

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

**MINUTES OF MEETING**

**APRIL 9, 2015**

1. CALLED TO ORDER 7:02 P.M. PLEDGE OF ALLEGIANCE  
Present: Willis, Christenfeld, Arsivaud-Benjamin, Lemarie, Dill, Jones, Liska, Hoppenrath, Fisch, Biszantz, Parillo  
Absent: None
2. AGENDA REVIEW
3. APPROVAL OF MINUTES
4. OPEN FORUM:
  - A. Mark Henkel, whose project was previously approved by SDPG, was required to make a few minor changes to his plans. He is asking a consensus by The Group to allow his project to go forward, if there is no objection by any members. There were no objections and the Chair felt it not necessary to place the changes on formal hearing.
  - B. Chair Liska shared the UT article *The Wonder Of The Brain*, as well as a book he shared with Don about time. He highly recommends both of these pieces of read... and Nikko Christenfeld was also featured in the article.
  - C. Phil Fisch report that there was approximately \$250,000 approved and street repairs have begun in 4-S Ranch.
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. Ordinance and would add a new chapter to the County Code related to Reasonable Accommodation. The project also includes proposed revisions to the County's Defense and Indemnification Agreement. ***Postponed to 5-14-15***
  - B. **Olivenhain Municipal Water District** is proposing constructing a left turn pocket along the Dove Canyon Road in 4S Ranch. The purpose of the left turn pocket is to allow traffic to turn into the 4S Ranch Water Reclamation Facility, at 16595 Dove Canyon Road, from the southbound lanes. OMWD wishes a letter of support to the SD County DPW for this proposed project from the local planning group. Contacts: Hoch Consulting (Representing OMWD), Adam Hoch, (858)431-9767; OMWD, George Briest, Engineering Manager, (760)753-6466; DPW, Michael Kenny, Highway Engineer, (858)694-2212; SDPG Member: Phil Fisch 858.967.5323 After investigating the viability, the applicant decided the cost was not worth pursuing. Therefore, the project was withdrawn.
  - C. **PACE Program Application** – This program encourages the conservation of agricultural properties throughout the County by providing financial compensation to property owners in exchange for placing an agricultural conservation easement on their property. The 2015 application period for the program application will end April 30<sup>th</sup>. Application materials are available on the program website and at PDS offices. [AgConservation@sdcounty.ca.gov](mailto:AgConservation@sdcounty.ca.gov). no comment.

**DISCLAIMER:** The California Public Records Act requires governments in California to provide non-confidential and non-privileged records to individuals who request them. The Act extends to business and records established by Community Planning Groups, Sponsor Groups, and Design Review Boards, as entities of the County of San Diego. The content of distribution lists, if maintained by the groups for group business, is not confidential and the County's procedure is to work with the applicable advisory body to provide the information if requested under the Public Records Act.

Please consider this a courtesy notice that you are a member of the distribution list for the San Dieguito Planning Group. You may recommend changes to your personal information you believe are in error by submitting a written request that credibly shows the error. If you believe that your personal information is being used for a purpose other than what was intended when submitted, you may contact us. In all cases, we will take reasonable steps to verify your identity before granting access or making corrections.

6. MAJOR PROJECTS AND LAND USE ITEMS:

- A. **PDS 2015 MUP 15-003, ER 15-08-002 – Verizon Double Peak located at 21230 Questhaven Rd., San Marcos** – Major Use Permit application proposing to install 12 antennas, 12 remote radio units, and 1 microwave dish antenna on a 45' high monopine. The equipment necessary to operate the facility will be located in a proposed 11'6" x 16'10" prefabricated equipment shelter on a new concrete pad. Also, installation of a proposed emergency generator inside a concrete block wall enclosure with stucco finish to match existing building. APN #679-050-04-00 Applicant: Margie Sullivan representing Verizon Wireless 760-613-3488; PDS Planner: Melanie Tylke 858-694-3721; SDPG Member: Doug Dill 760-736-4333 **Postponed to 5-14-15**
- B. **PDS 2014 STP 14-005** Site plan for 7,096 sf single family dwelling with 690 sf guest house on previously graded pad, located at 16681 Riding High Way & Coconut Grove Court in The Crosby Estates. No exceptions or waivers are required for this project. APN 267-201-14 Applicant: John Jensen Architects for applicant, Joe Gallagher, 858-756-7426; DPS Planner: Don Kraft 858-694-3856; SDPG Member: Mid Hoppenrath 760-747-1145 **Tabled. The application has been withdrawn.**
- C. **PDS2014 STP 14-006 V Setback Designator located at 8080 Hightime Ridge, San Diego** APN 267-201-03-00 Applicant: Philip Quatrino representing Jonathon & Melody Mohseni 858-527-0818; PDS Planner: Don Kraft 858-694-3856; SDPG Member: Mid Hoppenrath 760-747-1145 **Tabled. The application has been withdrawn.**
- D. **PDS2014 STP14-026 – site plan for 3,397 sf Single Family home and garage, tack room on 4.98 acres** located at Avenida de Pompeii in Santa Fe Valley. APN #269-100-47. Applicant: Michael Azurmi representing Tom & Anne Bache 619-417-1400; PDS Planner: Vincent Kattoula 858-694-3959; SDPG Member: Mid Hoppenrath 760-747-1145 **Postponed to 5-14-2015**
- E. **PDS 2014 GPA 14-007, MUP 14-046, TM 5595, EB 14-08-17 Application for tentative map requiring a general plan amendment and major use permit for 56-unit, age-restricted condominium project located on 28.69 acres located at the northeast corner of Via de la Valle and Calzada del Bosque.** APN #268-180-51-00, 268-180-01-00, 258-180-39,00 268-180-50-00 Applicant: Ali Shapouri on behalf of Larry Gene Mabee Revocable Trust & Golden Eagle Land Investment LP 858-756-8340; PDS Planner: Michael Johnson 858-694-3429; SDPG Member: Don Willis 481-1535 **Postponed to 5-14-15**
- F. **PDS 2015-HLP 15-002; ER 15-08-003 Application for Habitat Loss Permit to address the impact of 20.1 acres of coastal sage scrub occupied by the California gnatcatcher.** The project (PDS2013-LDGRMJ-00015) consists of a major grading permit for a private horsekeeping facility and grape planting project. A previous HLP application expired in 2008. APN #228-400-15, 16, 22 Applicant: Hedy Levine representing Brendan Thiessen/Harmony Grove Partners LP 619-232-9200x125; PDS Planner: Ashley Gungle 858-495-5375; SDPG Member: Shannon Biszantz 619-417-4655 **Postponed to 5-14-15**
- G. **PDS2015 VAC-15-001, ER-96-08-023E, BC-15-002-0** Request for vacation of open space located at 15931 Via de Santa Fe, Rancho Santa Fe. APN#269-183-44,45 Applicant: John Winn for Michael Kelly 858-292-7770; PDS Planner: Beth Ehsan 858-694-3103; SDPG Member: Laurel Lemarie 858-756-2835 **Postponed to 5-14-15**
- H. **PDS 2015 VAR-15-005** Request for variance to front yard setback located at 6325 La Valle Plateada, Rancho Santa Fe. APN#266-241-05-00 Applicant: Max Wuthrich for Jillian Spear/Jerrold Spector 858-756-1788. PDS Planner: Benjamin Mills 858-495-5234; SDPG Member: Tim Parillo 415-238-6961 This project meets the Covenant's setback requirements, but needs a County variance to meet the County standards.

**MOTION** by Tim Parillo to recommend approval as submitted. Seconded: Fisch

Ayes = 10

nos = 0

abstain = 0

absent/vacant = 5

**DISCLAIMER:** The California Public Records Act requires governments in California to provide non-confidential and non-privileged records to individuals who request them. The Act extends to business and records established by Community Planning Groups, Sponsor Groups, and Design Review Boards, as entities of the County of San Diego. The content of distribution lists, if maintained by the groups for group business, is not confidential and the County's procedure is to work with the applicable advisory body to provide the information if requested under the Public Records Act.

Please consider this a courtesy notice that you are a member of the distribution list for the San Dieguito Planning Group. You may recommend changes to your personal information you believe are in error by submitting a written request that credibly shows the error. If you believe that your personal information is being used for a purpose other than what was intended when submitted, you may contact us. In all cases, we will take reasonable steps to verify your identity before granting access or making corrections.

7. ADMINISTRATIVE MATTERS:
- A. Community Reports - none
  - B. Consideration and comments on circulation mail – negative declaration on the Beekeeping ordinance
  - C. Future agenda items and planning – reminder to advise the Chair the status of your project for the next meeting. We'll determine a time certain for Rancho Librado once we have a better view of the active agenda.
  - D. Prospective & returning Planning Group Members
  - E. Supply orders and reimbursement of expenses

Meeting adjourned at 8:15 p.m.

**DISCLAIMER:** The California Public Records Act requires governments in California to provide non-confidential and non-privileged records to individuals who request them. The Act extends to business and records established by Community Planning Groups, Sponsor Groups, and Design Review Boards, as entities of the County of San Diego. The content of distribution lists, if maintained by the groups for group business, is not confidential and the County's procedure is to work with the applicable advisory body to provide the information if requested under the Public Records Act.

Please consider this a courtesy notice that you are a member of the distribution list for the San Dieguito Planning Group. You may recommend changes to your personal information you believe are in error by submitting a written request that credibly shows the error. If you believe that your personal information is being used for a purpose other than what was intended when submitted, you may contact us. In all cases, we will take reasonable steps to verify your identity before granting access or making corrections.