

SAN DIEGUITO PLANNING GROUP

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

MINUTES OF MEETING

NOVEMBER 12, 2015

1. CALLED TO ORDER AT 7:02 P.M. PLEDGE OF ALLEGIANCE
Present: Willis, Christenfeld, Arsivaud-Benjamin, Lemarie, Dill, Jones, Liska, Biszantz, Hoppenrath, Fisch
Absent: Parillo
2. AGENDA REVIEW
3. APPROVAL OF MINUTES:
4. OPEN FORUM:
 - A. Jacqueline Arsivaud-Benjamin reports that she will attend a breakfast meeting tomorrow presented by Urban Land Institute, who researches the best development for urban environments. The topic of upcoming GPA's being proposed will have some discussion.
 - B. Laurel Lemarie reports that 75% of returned survey are in support of roundabouts. The RSFA Board has responded to the County that they are now in support of roundabouts.
 - C. Mid Hoppenrath reports that City of Escondido just provided \$100,000 to complete the multi-use trail to Harmony Grove Village.
 - D. Lois Jones reports that she attended a roundtable with Speaker of the House, Toni Atkins, regarding the water issues faced by San Diego. The message emphasized by the participants was that the 25% water reduction ordered throughout the State by Governor Brown was inappropriate because the County has been practicing conservation as part of their water plan since 1991.
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. Several properties were identified. All members must submit details of proposed locations to Lois before next meeting so a final list can be approved.
 - B. **DPW MULTI YEAR ROAD MAINTENANCE PROGRAM** – request by DPW for priority list for roadway resurfacing and maintenance. They would like to have submittal of the list by October, 2015.
MOTION by Laurel Lemarie to approve compiled list as submitted with added locations, and including the request for rubberized surfaces, and replace rather than chipseal these roads. Seconded: Don Willis
Ayes = 9 nos = 0 abstain = 0 absent/vacant = 0
 - C. **Capital Road improvement list** – Request by County DPW to review and continue Priority List for 5 year program. Request by RSFA to support and endorse Roundabouts at the 3 intersections of Del Dios Hwy/Camino del Norte, El Monte Video/Avenida de Acacias, and Via de la Valle/Avenida de Acacias. The Chair has directed Laurel Lemarie to draft a letter for his signature.
MOTION by Bruce Liska to approve the submittal of a supportive letter in favor of Roundabouts. Seconded: Christenfeld
Ayes = 9 nos = 0 abstain = 0 absent/vacant = 6
 - D. **LOCAL COASTAL PROGRAM** PowerPoint presentation to provide information for upcoming review and possible update. The presentation will include definition of LCPs, process of updating the County LCP, benefits of LCPs, existing issues, and answer questions regarding the program. PDS Planner: Daniel

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Serrano 858-694-3680; SDPG Member: Lois Jones 760-755-7189 **7:30 TIME CERTAIN** Prompted by a an approved grant, presentation is to discuss updating the Local Coastal Program, which was last done in the mid 1980's, to include Coastal Commission boundary adjustments for purposes of development permitting process. Timing for the project is to present to the BOS in fall, 2016 and Coastal Commission spring, 2017. Planning Group should see the staff again mid-spring, 2016.

- E. **DRAFT WINERY ORDINANCE AMENDMENTS** –in order to resolve discrepancies with existing ordinance language. These amendments would not change the purpose or intent of the Ordinance, but have been proposed to eliminate any ambiguity in the requirements for different winery types and to strengthen the County's ability to document compliance with the Ordinance. Public comment period closes November 23rd to the newest draft. PDS Planner: Heather Lingelser 858-495-5802; SDPG Member: Lois Jones 760-755-7189 **Posponed to 12-10-2015**

6. MAJOR PROJECTS AND LAND USE ITEMS:

- A. **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 The applicant would like to develop ½ acre of his lot, but it is designated as Coastal Sage Scrub sensitive. However, the fire of 2007 may have destroyed this property, the applicant has reduced his project to ¼ acre. He needs a waiver of the D-2 designator in order to continue forward with the project. The biologist is compiling a study concerning the viability for the gnatcatcher. He is dedicating a horse trail on the east end of the property. He is constructing the road on the footprint of the SDGE access road. This satisfies the fire department access as well.

MOTION by Mid Hoppenrath the approve the project as submitted, with an appropriate waiver of the D-Designator. Seconded: Lemarie

Ayes = 9 nos = 0 abstain = 0 absent/vacant = 6

- B. **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 until further notice.**

- C. **PDS2015 TPM 21229 Application for tentative parcel map on 16.17 acres with four parcels + remainder 2.24-acre parcel** located at 7722 Rancho Santa Fe View Court, Rancho Santa Fe. APN #265-380-24. Applicant: Doug Logan for H&J Devco, LLC 760-510-3152; PDS Planner: Michael Johnson 858-694-3429; SDPG Member: Tim Parillo 415-238-6961 **Postponed until further notice.**

- D. **PDS 2015- VA 15-008 request for variance for front yard setback located at 5024 El Acebo, Rancho Santa Fe.** Due to the narrow shape of the property, strict application of the 100 foot front yard setback on three sides of the property reduces the most developable part of the property to a mere 10 feet in width, renders it undevelopable and effectively robs the property of the opportunity to house a new structure . APN 268-070-13-00 Applicant: Matin Taraz for Woman Family Trust 858-775-0505; PDS Planner: Emmet Aquino 858-694-8845; PDS Planner: Shannon Bisantz 619-417-4655

MOTION by Shannon Bisantz to approve the project as presented. Seconded: Doug Dill

Ayes = 8 nos = 1 abstain = 0 absent/vacant = 6

Fisch

- E. **PDS 2014 LDGRMJ-00017, PDS 2015-ER-18-08-019 - NOTICE TO ADOPT A NEGATIVE**

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DECLARATION for grading plan of 10 acre parcel located at via de las Flores in Rancho Santa Fe. APN #264-110-30. Applicant: Rancho Santa Fe LLC/Roland Virissimo 619-300-9114; PDS Planner: Emmet Aquino 858-694-8845; SDPG Member: Jacqueline Arsivaud-Benjamin 760-855-0444 **Tabled – off calendar**

F. PDS 2015-TM5609, PDS 2015-ER 15-08-020 – Application for 16 Detached Residential Condominiums located at 7 Royce Dr & Linea del Cielo in Rancho Santa Fe - Tentative Subdivision Map for Condominium Purposes: 13 existing units, 2 will be demolished, the remaining 11 will be converted to condominiums, and 5 new units will be built. APN 266-281-04, 268-120-15, 268-120-16, 268-120-17, 268-120-44, 268-120-45, 268-120-46. Applicant: Michael Smith for JMIR RSF Inn LLC/JMI Realty LLC 858-259-8212, ext 110; PDS Planner: Robert Hingtgen 858-694-3712; SDPG Member: Laurel Lemarie 858-756-2835 **Postponed to 12-10-2015**

G. City of San Diego 2982/SCH no. 1999071104 Comments for draft Environmental Impact Report for bridge/re-alignment/widening/modification of El Camino Real between Via de la Valle & San Dieguito Road. Public Comment period ends November 9, 2015. Applicant: City of San Diego, Public Works; City of SD Planner: Morris Dye 619-446-5201; SDPG Member: Bruce Liska 858-756-5391

MOTION by Doug Dill to approve the Chair's letter as submitted. Seconded: Arsivaud-Benjamin
Ayes = 9 nos = 0 abstain = 0 absent/vacant = 0

H. PDS 2015 AD 15-038 – Application for administrative permit requesting conversion of existing over-garage 856 sf guest quarters into a second dwelling located at 3972 Stonebridge Ct. on 2.86 acres in Rancho Santa Fe – APN #262-190-06 Applicant: Peter Klein for Shelly Perry 619-990-4602; PDS Planner: Don Kraft 858-694-3856; SDPG Member: Don Willis 858-481-1535 **Postponed to 12-10-2015**

I. PDS 2015 VAR-97-008W1 Request for modification of variance to adjust the rear yard setback to 25' to apply to the entire rear yard. Located at 1646 Lugano Lane, Del Mar. APN 302-010-2500. Applicant: Chris Schoeneck for Alex Zikakis 858-344-9541; PDS Planner: Donald Kraft 858-694-3856; SDPG Member: Nikko Christenfeld 760-741-1953

MOTION by Nikko Christenfeld to approve the project as presented. Seconded: Arsivaud-Benjamin
Ayes = 9 nos = 0 abstain = 0 absent/vacant = 6

J. PDS 2015 TPM21232 request for lot split to create 2 lots on 7.13 acres located at 17445 Via de Fortuna, Rancho Santa Fe. APN 266-110-04-00 Applicant: Michael Smith for Steve & Jean Hamerslag 858-259-8212 x110; PDS Planner: Marisa Smith 858-694-2621; SDPG Member: Tim Parillo **Postponed to 12-10-2015**

7. ADMINISTRATIVE MATTERS:

A. Community Reports –
Elfin Forest "Keeping It Rural" fundraiser was very successful. Funds will be used to research projects to keep it rural.

B. Consideration and comments on circulation mail

C. Future agenda items and planning

D. Prospective & returning Planning Group Members, Review & possible change of total Seat Numbers

MOTION by Bruce Liska to nominate Joe Zagara, resident of Rancho Santa Fe, to fill Seat #5 for term that ends December, 2016. Seconded: Phil Fisch

Ayes = 9 nos = 0 abstain = 0 absent/vacant = 6

E. Supply orders and reimbursement of expenses

Meeting adjourned 9:50 p.m.

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