

PUBLIC NOTICE

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

MINUTES OF MEETING

January 9, 2014

1. CALLED TO ORDER 7:10 P.M. PLEDGE OF ALLEGIANCE
present: Willis, Christenfeld, Lemarie, Dill, Jones, Liska, Epstein, Hoppenrath, Barnard
absent: Arsivaud-Benjamin, Clotfelter, Osborn
2. AGENDA REVIEW
3. APPROVAL OF MINUTES: Misc. Prior Meetings [Circulated to Members during Meeting for initials, comments if any]
4. OPEN FORUM:
 - A. Lois Jones reports that there are copies available of the El Apajo Master Drainage Plan available for the taking.
 - B. Lois Jones reports of meeting with Zephyr Partners regarding an 8-parcel project coming forth on Aliso Canyon Road. This project will be coming before the Planning Group in the next few months.
 - C. Laurel Lemarie reports that she has completed the training and has her certificate.
 - D. Laurel Lemarie reports that rumors say there is a new regulation being presented for a vote at the FCC that allows cell sites to be installed without public review if it is placed in the Road right-of-way.
 - E. Don Willis reports that he complained about the lack of activity to correct the drainage for the wetlands area on the corner of Via de la Valle and El Camino Real to the City of San Diego without an adequate response.
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. **San Diego County Parks & Recreation** – presentation of Long Term Business Plan Update, presented by Mark Massen, Sr. Project Mgr., mark.massen@sdcounty.ca.gov, 858-966-1351 Plan is on their website. Good discussion ensued regarding how to get the maintenance for new parks facilitated. Chuck Tucker is the lead to assist with that. The presentation tonight is to cover Part 2 of the update. No action taken.
 - C. **City Of San Diego El Camino Real road improvement** - presentation on progress for El Camino Real improvements by Dean Marsden, City of San Diego, Right of Way Design Division/Public Works. 619-533-4608; DMarsden@sandiego.gov **scheduled 7:30 TIME CERTAIN 2-6-2014**
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 representing The

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Pritzkers 760-744-7125 DPS Planner: Ashley Gungle, 858-495-5375; SDPG Planner: Laurel Lemarie (858) 756-2835 **Postponed until further notice.**

B. **PDS2013- VAC 13-002; ER 0308-051A; AD 13-037; LPRM 13-004 located at the corner of Rambla de las Flores and El Acebo in Rancho Santa Fe; APN 268-080-20&21; 268-100-39&40** - The principal encroachments are pedestrian trails in the remainder of the Biological Open Space. In several instances, these will occur on existing, graded routes. One new proposal is the switchback at the northeastern area. The feature would not be visible except when actually on the trail due to the height of the Chaparral in this area. Another trail area is between the guest house lot 2 and lot 3, through the narrow Biological Open Space area. These trails, especially the new one, would have to be carefully designed and constructed since in some areas, the soil is very sandy and erosive. No horse use on the trails is contemplated since this would introduce high-nitrogen weeds into these preserve area. Applicant: Zain Rodriguez for TX-CA Holdings, LLC 619-325-6333; PDS Planner: Beth Ehsan 858-694-3103; SDPG Member: Laurel Lemarie 858-756-2835 **Postponed to 1-23-2014**

C. **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.**

D. **PDS 2013 AD 13-045** located at 14771 Roxbury in Rancho Santa Fe (Santa Fe Farms). Proposed two-story 2,011sf guest living quarters on two acres with primary residence of 9,986 sf. APN 303-100-53. Applicant: Peter Trevino representing Sunwest Builders Development, LLC 760-294-3316; PDS Planner: Melanie Tylke 858-694-3721; SDPG Member: Mid Hoppenrath (760) 747-1145 There remains two issues to be resolved – fuel modification zone and the plans are incomplete and floorplans and elevations of existing structures need to be submitted as part of the project plans.

MOTION by Mid Hoppenrath to recommend approval of the project, with the condition the applicant meets the two issues brought forth by The County be met, that includes fuel modification zone and the resubmittal of plans to include floorplans and elevations. Seconded: Epstein

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

E. **PDS 2013 AD 13-044** located at 5315 La Glorieta, Rancho Santa Fe in Rancho Santa Fe. Proposal for as-built guest living quarters of 1,471 sf w/as-built loft of 265 sf and new covered porch of 40sf. APN 268-111-09. Applicant: Max Wuthrich representing Pat & Candyce Miles 858-756-1788; PDS Planner: Emmet Aquino 858-694-8845; SDPG Member: Laurel Lemarie 858-756-2835 **Postponed to 1-23-2014**

F. **PDS 2013 STP 13-027** located at Top O' the Morning Way & the Road to Rio, Crosby Estates lot #307. Site plan and D Designator for new 2-story single family home with pool and attached 4-car garage. APN 267-210-13-00, Applicant: Mark Radford representing Henry Matson, 760-432-0348; PDS Planner: Emmet Aquino 858-694-8845; SDPG Rep Ira Epstein 858-759-0255 **Postponed to 1-23-2013**

G. **Appeal to Board of Supervisors of application PDS 2005 3100-5456, PDS 2011-3300-11-031 Cielo de Lusardi Project, Rancho Cielo** - Overturn the Planning Commission's approvals, including overturning the environmental findings, the grant of exemption of the Resource Protection Ordinance, the adoption of a resolution approving Tentative Map 5456, the granting of Major Use Permit 11-031, and the adoption of findings. Applicant: Delano & Delano, Everett DeLano 760-510-1562; SDPG Member: Doug Dill 760-736-4333

Mike Noorani, resident of Cielo, provided some comments regarding the appeal. He is not in favor of this project because of a number of issues. The appeal is based upon a 33-year-old Environmental report that cannot possibly be relevant today.

David Radel supports the comments made by Mr. Noorani. He advises that there is now a non-profit organization formed to bring forth lawsuits against the developers and to force the County to re-address the Final Environmental Impact Report. Reclaimed water is also a broken promise listed in the EIR.

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