

SAN DIEGUITO PLANNING GROUP

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

MINUTES OF A MEETING

MARCH 20, 2014

1. CALLED TO ORDER 7:00 P.M. PLEDGE OF ALLEGIANCE
present: Willis, Christenfeld, Lemarie, Jones, Liska, Barnard, Hoppenrath, Clotfelter
absent: Dill, Epstein, Osborn, Arsivaud-Benjamin
2. AGENDA REVIEW
3. APPROVAL OF MINUTES: Misc. Prior Meetings
4. OPEN FORUM:
 - A. Laurel Lemarie discusses an update to a Code Enforcement violation that has been in limbo for two years at The County.
 - B. Lois shared that San Dieguito River Valley Conservancy is hosting, along with California Center of the Arts, Escondido and Plein Air Painters of America, a special and unique fund raising event at the Center on April 5th.
 - C. Bruce relayed that Ira Epstein is ill, and gave the Group an update as to his condition.
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. **Postponed to 4-3-14**
 - B. **County of San Diego Water preservation projects – Watershed Protection Program** – Presentation by Gladys Gonzalez to explain the purpose of program, the criteria for projects, and open the opportunity for identifying possible projects. Also in attendance is Christine Sloan, Project Manager. DPW Planner: Gladys Gonzalez 619-851-5629; SDPG Member: Lois Jones 760-755-7189 Christine made a presentation explaining the program, which is being promoted by the Stormwater Containment Ordinance. ProjectCleanWater.org provides more information on what homeowners can do to manage their stormwater to protect the watershed. New requirements also include new regulations for requested upgrades must be met. The County is compiling a list of plausible projects that they can include in their program.
 - C. **Request by County for list for Prioritized Capital Road Improvements** – SDPG Member: Bruce Liska (858) 756-5391 Review of report compiled by Bruce and Bill Schlosser. With some conversation and comments to the Priority list, other items were added to the list. Bruce will make the additions and submit the new list to The County.
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 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 Querencia, 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

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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

Motion by Laurel Lemarie to recommend approval as submitted, for the vacation of open space for two sections as designated with agreed upon mitigation of same. Seconded: Hoppenrath

Ayes = 8 nos = 0 abstain = 0 absent/vacant = 7

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. **Minor deviation to approved site plan** located at 16625 Dove Cyn Rd., 4-S Ranch. Applicant: Jerry Murdock/Ultra Signs 619-520-2966; PDS Planner: Debra Frischer 858-495-5201; SDPG Planner: Don Willis The sign is consistent to the zoning as submitted.

Motion by Don Willis to approve as submitted. Seconded: Hoppenrath

Ayes = 8 nos = 0 abstain = 0 absent/vacant = 7

E. **PDS 2013 STP 13-030** located at 17505 Camino Brisa Del Mar in San Diego. Site plan for 4,732 sf two-story family home on 2.5 acres. APN 678-070-17 Applicant: Phil Gaitaud representing Robert Riddle; PDS Planner Melanie Tylke 858-694-3721; SDPG member: Chaco Clotfelter 858-342-3050 **Postponed to 4-3-14**

F. **Sprint Site SD54XC421** located at 6046 El Tordo, Rancho Santa Fe. Request for site plan waiver for modification of existing site to remove existing equipment cabinets on rooftop and relocate them into the parking garage, and replace current antennas with new ones. Applicant Alexander Novak from Novation Grp Consulting on behalf of Sprint Telecommunications 847-430-3547; PDS Planner: Connor McGee; SDPG Member Don Willis 858-481-1535

MOTION by Don Willis to approve as submitted. Seconded: Clotfelter

Ayes = 8 nos = 0 abstain = 0 absent/vacant = 7

G. **PDS2014 VAR 14-001** located at 7102 Via de Maya, Rancho Santa Fe. Request for front yard variance from 100' to 60' on 2.86 acre parcel. APN 267-030-27-00. Applicant: Max Wuthrich on behalf of Conrad & Suzi Vaplon (858)756-1788; DPS Planner: Don Kraft (858)694-3856; SDPG Member: Lois Jones (760)755-7189 **Postponed to 4-3-14**

H. **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 **Postponed to 4-3-14**

I.

PDS2013 TPM 21207, ER13-08-008, STP 13-018 Tentative Parcel Map for two parcels on 25.17 acres located at Artesian Road and Rio Vista Road in Santa Fe Valley. Revisions to original plans. Apn 269-100-28. Applicant: David Caron for Lischewski Trust 760-746-4955; PDS Planner: Ashley Gungle 858-495-5375; SDPG Project Person: Bill Osborn 619-507-9312 **Previously reviewed 8-22-2013 Postponed to 4-3-14**

J. **PDS 2014 AD 14-015 located at 6735 Poco Lago, near Caminito Santo Tomas in Rancho Santa Fe** Request for administrative permit to encroach into open space to install solar system offsite. APN #303-100-30-00 Applicant: Larry VanderrPloeg representing Jack Fraser 760-315-2150; PDS Planner: Don Kraft 858-694-3856; SDPG Member: Laurel Lemarie 858-756-2835 The applicant wants to install 91 panels on the slope behind his house, along with the 26 panels on the roof of his home.

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MOTION by Laurel Lemarie to recommend approval as presented, conditioned upon January 29 approval letter by HOA as authentic (our copy not signed). Seconded: Christenfeld

Ayes = 8 nos = 0 abstain = 0 absent/vacant = 7

K. PDS2-14 STP 14-006 V Setback Designator located at 8080 Hightime Ridge, San Diego APN 267-201-03-00 Applicant: Ashley Prikosovits representing Jonathon & Melody Mohseni 858-829-6191; PDS Planner: Don Kraft 858-694-3856; SDPG Member: Mid Hoppenrath 760-747-1145 **Postponed to 4-3-2014**

7. ADMINISTRATIVE MATTERS:

A. Community Reports

B. Consideration and comments on circulation mail

B. Future agenda items and planning

C. Vote for new members – applicant, Phil Fisch, has attended 3 meetings, and presented his resume.

MOTION by Chair Bruce Liska to approve the nomination for appointment to Seat #3 to complete the term ending December 2016.

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

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

E. Other – Annual bill for \$232.00 for post office box has been approved for payment by the Chair, and subsequent submittal to The County for reimbursement.

Meeting adjourned at 9:28 p.m.