

# SAN DIEGUITO PLANNING GROUP

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

## MINUTES OF MEETING

**MARCH 1, 2012**

1. CALLED TO ORDER 7:05 P.M. PLEDGE OF ALLEGIANCE  
PRESENT: Willis, Christenfeld, Dill, Jones, Marks, Lemarie, Epstein, Arsivaud-Benjamin  
ABSENT: Schlosser, Weinstein, Clotfelter, Liska
2. AGENDA REVIEW
3. APPROVAL OF MINUTES:
4. OPEN FORUM:
  - A. **We regret that we must note the passing of our long time planning group member, Jack McGee. Jack has been on leave for an extended period of time due to health issues, and we are very sorry he will not be returning. He was always a very valuable resource and without complaint accepted difficult tasks relevant to the entire San Dieguito Community, and we have missed him at every meeting.**
  - B. More discussion ensued about the El Camino Real Bridge. Final plans remain a moving target. Ali Shapouri addressed Sun Valley's HOA regarding the project on the corner.
  - C. Project in Del Dios, approved by SDPG w/some downsizing, has begun, only with revisions to include a second story.
5. GENERAL PLANNING ITEMS:
  - a. **General Plan Update;** Community Plans, Draft Residential Guidelines **POSTPONED TO 3-15-2012**
  - b. **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. **POSTPONED TO 3-15-2012**
  - c. **Cielo Village Sign appeal to be heard March 9<sup>th</sup> by the Planning Commission –** on agenda **for informational purposes** only.
  - d. **SDG&E presentation** re: conversion of wood to steel poles, fiber optic cable install – Tie Line 13804 is the new project name; presented by SDGE representative, Amber Starbuck. 12KV lines (south side of Via de la Valle) now has a project Manager to move the project forward. Environmental components being documented, and undergrounding will be forthcoming – is not yet on calendar. The north/south lines have been de-energized to begin removal. Project 13825 update also reviewed. Alignment is still preliminary and subject to revision.
  - e. **Escondido General Plan Update -** possible action on recommendations for changes, EIR update – particular attention to Eden Valley and Harmony Grove – including but

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not limited to compatibility with surrounding uses and traffic access. **OFF CALENDAR**

- f. **Tiered Equine Ordinance POD 11-011** – possible comment on proposed ordinance. **OFF CALENDAR**
- g. **Ethics Training Costs for Planning Group Members** – discussion of alternatives. County approved reimbursement for certification, with appropriate processing. FPPC website has free online training. Laurel will investigate.
- h. **Update: S96-048, T-Mobile Facility at 6031 La Flecha** has been **withdrawn** by applicant.
- i. **Discussion of Red Tape Task Force Report – possible response** – includes possible review of Valley Center member manual, for possible adoption by planning group to address issues; possible acceptance of approved points from February 2<sup>nd</sup> meeting of chairs of planning and sponsor groups. Recommendations were made at BOS meeting yesterday, with some items approved, and others being returned to staff for further analysis. Next meeting critical to Planning Group existence will be Wednesday, March 28. Argument for the slower process in the unincorporated versus the incorporated cities is more logical, by the very nature of development in the more open space requires more scrutiny by many different agencies, whereas city development is more inclined to be in-fill to existing suburban environments.
- j. **County of San Diego – Climate Action Plan – available for review at**  
[http://www.sdcounty.ca.gov/dplu/Public\\_Review\\_Non-CEQA.html](http://www.sdcounty.ca.gov/dplu/Public_Review_Non-CEQA.html) **POSTPONED TO 3-15-2012**

6. MAJOR PROJECTS AND LAND USE ITEMS:

- A. **3300-10-037 (P10-037RPL1), REZ 10-004 P 10-037 REZ 10-004 CHINESE BIBLE MUP/REZONE – KIVA 09-0117132 – Santa Fe Valley Chinese Church 16919 Four Gee Road n/o Tallus Glen.** Proposed church in Santa Fe Valley Specific Plan area – 1000 seat main sanctuary, to expand to 1500, with classrooms, offices recreation, school, and ancillary uses. 43 ft. high with two 57 ft. towers; S88 zone to RS-2 zone Applicant contact: Ron Harper, Jr. 858-449-4425 Planner: Bruce Liska **POSTPONED TO 3-15-2012**
- B. **STP 10-025 3501-10-025-01 Gilding Residence Lot 313 Crosby Estates** - site plan modification, Top O' the Morning Way and The Road to Reo - APN 267-210-18 appl. Contact: Mark Radford 760-432-0348 Planner: Ira Epstein 858-759-0255  
**MOTION** by Ira Epstein to approve project as presented. Seconded: Lemarie  
Ayes = 7                      nos = 0                      abstain = 1  
Marks
- C. AD 12-004 Administrative permit for entry gate structure and signage. County planner: Don Kraft **DUPLICATE OF ITEM 6G – THIS ITEM OFF CALENDAR**
- D. **Maitland Site Plan Waiver Request – apn 286-360-02** – Request for approval of as-built additions to residence – 856 sq. ft., including bedroom, baths, extended family room – one story – subject to El Apajo D Designator Applicant Contact: John Jensen 858-756-2526 Planner: Ira Epstein – 856 sf living space was enclosed outside permit, and applicant now wants to bring the home up to permit so he can sell the property.  
**MOTION** by Ira Epstein to approve request of Waiver as presented. Seconded: Dill

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Ayes = 8                      nos = 0                      abstain = 0

**E. 3813-11-001 [REZ 11-001] – TM 5669 –SPA-11-001, STP 11-014] - Crosby Enclave** apn 267-190-03-00 s/e corner of Del Dios Hwy and Bing Crosby Boulevard, north side of entry to Crosby Estates – requires rezone from S88/A70/RR to RS7, specific plan amendment, site plan review, and subdivision map; Proposal would increase density from 3 single family residential units to 15 lots with 13 dwelling units on 8 acres, entry from Bing Crosby Blvd. - @ 52% of property below 15% slope, with >40% above 50% slope – minimum net lot size @6300 sq. ft. [@ 0.15 acre] Owner: TOR Investments; Applicant California West Communities – contact Dan Rehm 858-558-4500 Planner: TBA **POSTPONED TO 3-15-2012**

**F. Discussion of Red Tape Task Force Report** – possible response. **DUPLICATE OF ITEM 5i – THIS ITEM OFF CALENDER.**

**G. AD 12-004 Pilasters at Mission Ranch Lots 1 & 23** - applicant California West Communities, Mike Lake, 760-918-2823 – County Contact: Don Kraff 858-694-3856 Stone pilasters are 11 ft. tall as a design feature of the entrance. Wooden faux gates also part of the design – they will not close. The purpose is to separate the community from it's adjacent properties, with a 'sense of arrival'.

**MOTION** by Paul Marks to recommend approval as presented. Seconded: Arsivaud-Benjamin  
Ayes – 7                      nos – 0                      abstain – 1  
Marks

**H. AD 11-045 Mission Ranch – Admin Permit for Guest Living Quarters – apn 678-032-10,11,17 & 18 – Maxine Lane** - construction of 4 guest living quarters on 4 existing lots, 600 sq. ft. each – dw. units from 4238 to 4555 sq. ft. on lots of less than 20,000 sq. ft. – zoning ordinance section 6156.k - East of Alva Road – north and south of future extension of Ralph's Ranch Road Contact Person: Mary Nettles 760-918-2829 – 6 of the homes have a large enough lot to build the casitas without administrative permit, but 4 lots need the permit. The casitas are optional for the purchaser of the lot.

**MOTION** by Paul Marks to approve the application as presented. Seconded: Epstein  
Ayes = 8                      nos = 0                      abstain = 0

**I. 3500-12-002 (STP12-002) Cornell Site Plan "D" designator—El Apajo and Via de Santa Fe;** design plan review for single family residence with 4 car garage attached by a patio cover on he left hand side of the main house and a second dwelling unit built on the rear of the house. Applicant contact Jorge A. Becerril (619) 405-0813; Planner, Ira S Epstein **POSTPONED TO 3-15-2012**

7. REPORTS AND GENERAL DISCUSSION:

DEL DIOS  
PARKS / TAC/COUNTY PARKS  
GENERAL PLAN 2020 + COMMUNITY PLAN  
SAN DIEGUITO RIVER PARK  
4S RANCH  
RSF ASSOCIATION  
ROADS & TRAFFIC / SANDAG  
EL CAMINO REAL/VIA DE LA VALLE  
ELFIN FOREST

NICOLAS CHRISTENFELD  
**need new representative**  
LOIS JONES  
BRUCE LISKA/CHACO CLOTFELTER  
TOM HICKERSON  
BILL SCHLOSSER/LOIS JONES  
BILL SCHLOSSER  
DON WILLIS/JACK McGEE  
DOUG DILL / JACQUELINE ARSIVAUD-

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BENJAMIN

8. ADMINISTRATIVE MATTERS:

- A. Consideration and comments on circulation mail
- B. Future agenda items and planning
- C. Adding potential projects to Transnet & PLDO Funds Lists for future votes – no action to be taken, except as noted above.
- D. ***Election of Officers for 2012 – May be postponed due to RED TAPE Task Force Issues.***
- E. **CONSIDERATION OF APPLICATION FOR MEMBERSHIP BY MID HOPPENRATH**

Meeting adjourned 8:55 pm

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