

SAN DIEGUITO PLANNING GROUP

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

MINUTES OF MEETING

MARCH 29, 2012

1. CALLED TO ORDER: 7:06 P.M. PLEDGE OF ALLEGIANCE
PRESENT: Willis, Christenfeld, Lemarie Dill, Jones, Marks, Liska, Epstein, Arsivaud-Benjamin, Clotfelter, Schlosser
ABSENT: Weinstein
2. AGENDA REVIEW
3. APPROVAL OF MINUTES:
4. OPEN FORUM:
 - A. Don Willis reports on the Retirement development in the City of San Diego. What should have been a Prop A-FUA property, has been circumvented by the Planner with the City which has exempted the property from public vote and allowing the project to move forward.
 - B. The chair made a plea to the extensive audience for volunteers to serve on The Planning Group.
 - C. Bill Schlosser discussed the Notice from Escondido regarding expansion of Citricado Pkwy.
5. GENERAL PLANNING ITEMS:
 - a. **General Plan Update;** Community Plans, Draft Residential Guidelines, review specific areas primarily in Harmony Grove and Elfin Forest, including SD 2 and SD 15; planner: Lois Jones. **POSTPONED TO 4-12-2012**
 - 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 4-12-2012**
 - c. **Cielo Village Sign appeal to be heard March 9th by the Planning Commission** – on agenda for informational purposes only. **OFF CALENDAR**
 - d. **Ethics Training Costs for Planning Group Members** – discussion of alternatives – Laurel LeMarie. **POSTPONED TO 4-12-2012**
 - 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 2nd meeting of chairs of planning and sponsor groups. TO BOARD ON 3/28 **OPEN FORUM**
 - j. **County of San Diego – Climate Action Plan – available for review at**
http://www.sdcounty.ca.gov/dplu/Public_Review_Non-CEQA.html **POSTPONED TO 4-12-12**

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- k. **MUP Mod - P95-012W1 (3301-95-012-01) - Verizon Wireless Cell Site** at 1790 Rancho Summit Drive, Olivenhain Mun. Water District - Project is the installation of new 30kW emergency backup diesel generator with a diesel tank in a new 9' 10" x 11' 2" completely enclosed manufactured generator sound enclosure - Project Contact: John Bitterly (714) 349-5539 / DPLU Planner: Marisa Smith (858) 694-2621 / Planning Group: Don willis (858) 481-6922

MOTION by Don Willis to recommend approval as presented, with the condition that it match the existing buildings in color and materials and they meet Community Plan's dark sky policy.

Seconded: Christenfeld

Ayes = 10

nos = 0

abstain = 0

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 Extensive audience, and list of names/phone#/email addresses on file. Project is approximately 9 acres.

Ron Harper, Project Manager, made presentation, reviewing the changes made since the original presentation as a result of community outreach meetings. He also listed the various reports & studies done to address concerns brought up during these meetings. The elevations show a very large 3 story/layered building, centered in the center of the property. He offered his comments justifying the approval of this project.

Fire Chief Michel from RSF Fire Dept. offered their concerns to the access in case of an emergency.

Steven Jones, representing residents in opposition to the project, made his presentation. He had petition in his possession containing almost 5,000 signatures in opposition.

Five attendees spoke in favor of the project, to include: 1) importance to the elderly residents, 2) support beyond the regular church attendance, 3) follow the appropriate regulations, 4) easy access for those who do not drive, 5) usage would be alternate flow than from heavy commuter periods,

Five attendees in opposition brought forth issues: 1) The concern for drainage & open space, especially during rains – what happens to the flooding? 2) following the Specific Plan's intention is critical – this project does not do that, 3) The project does not meet the character of the community, 4) future growth in Black Mountain will contribute to the "perfect storm" of traffic at Four Gee Rd. & Cam Del Norte intersection. Density is nightmarish.

Planning Group does not feel they can provide an official position at this point, without the Traffic Study. As such, Bruce Liska proposed a letter outlining points that need to be submitted as a progress report, which will include the following feedback and concerns from the hearing: 1) Size of the complex, Bulk of the buildings, height of towers does not meet the MUP requirements of the Specific Plan, 2) Traffic analysis report was not available and traffic issues as outlined in more detail in his letter is of great concern in this very congested, high density area, 3) Concern for evacuation and other emergencies at the RSF Fire station will be very impacted, 4) RR/RS designation allows civic use with an MUP better than RS-2. The Planning Group members are not comfortable yet with submittal of comments, so the hearing is continued to allow further discussion to create an appropriate response.

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D. Election of Officers for 2012

D. CONSIDERATION OF APPLICATION FOR MEMBERSHIP BY MID HOPPENRATH.

Vote taken by present members:

Ayes = 9

nos = 0

abstain = 1

Arsivaud-Benjamin

Meeting adjourned 11:01 p.m.

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