

# SAN DIEGUITO PLANNING GROUP

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

## MINUTES OF MEETING

JUNE 7, 2012

1. CALLED TO ORDER 7:12 P.M. PLEDGE OF ALLEGIANCE
2. AGENDA REVIEW
3. APPROVAL OF MINUTES:
4. OPEN FORUM:
  - a. Laurel Lemarie announced that SDPG filed an appeal to the approved application by Richard Cavanaugh for property in Whispering Palms. Deadline for the filing is Friday, June 8.
  - b. Lois Jones announced that the new owners have begun 3-phase changes to The Inn At Rancho Santa Fe, with Phase 3 being the part that would be of consideration for SDPG. This property is in a Specific Plan so we need to review the Plan prior to it coming before the Group.
  - c. Mark Detweiler from Mt. Israel inquired about the Horsekeeping Ordinance and was advised that a member from the DPLU will be making a presentation to The Planning Group tentatively scheduled first meeting in August.
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 6-21-2012**
  - 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. We are getting pressure from the County to provide a list, soon. **POSTPONED TO 6-21-2012**
  - c. **SPECIAL AGENDA ITEM:**

**Proposed Amendments to the Rancho Cielo SPA to eliminate inconsistencies and permit condo project to be built. Public Forum** Sami Real and Bob Citrano from DPLU came to explain the process, the progress of the application, and what their research revealed. The Prado plan was created in the 1960's. This area encompassed a smaller area than the final Specific Plan, which was created in 1981 and amended 6 times, settling with 719 DU's with current version adopted in 2003. With applications submitted for development and during the GP process, DPLU discovered inconsistencies and has had to correct those inconsistencies. Planning Commission tentatively scheduled for July 20<sup>th</sup> to review the process. Changes being proposed are to correct the inconsistencies with the two plans to encompass from both plans the community characteristics and land use information, without making changes that would force a Specific Plan Amendment.

Discussion:

    1. Nadia Patino, homeowner, recommends to accumulate the issues and address all of them at once. A parcel for light commercial village center was to be surrounded by small estate housing, all up on the plateau. Now these two parcels are being proposed for condominiums surrounded by estate housing. It is too inconsistent.
    2. Erik Schraner of Seltzer, Caplan, McMahon, & Vitek, Law firm, is representing a group of

- homeowners and submitted a letter of the objections to the changes being proposed.
3. Mike Noorani, homeowner, submitted letters and petitions objecting the Condominium project. He asks that the proper process be taken for all proposals. The homeowners claim they have not been properly notified of proposals, rejection of their inquiries from the DPLU, and the requirements for environmental and other required reports ignored. The community requests PROPER input to projects.
  4. Lynn Thomas, homeowner, accuses the County of creating a smoke screen to allow the condominium project to move forward outside the proper channels. This project is a Civic C-36 zoned property. County has proposed changes to the zoning of this parcel to allow development.
  5. Sharon Schulzki, homeowner, points out the removal of a large list of the policies.
  6. Tom Lambert, homeowner, expressed his dissatisfaction with the notification process and the eliminations/revisions. He expressed these problems have forced the members of the community to hire an attorney.
  7. Mark Detwiler, a resident of Mt. Israel and long-standing member of the community with historic information, has expressed his concerns that the issues that were strongly argued in the 1980's have been completely stricken. He is surprised with the changes being proposed and expressed his concerns of how this will affect his community as well.
  8. Gregory Arnold, homeowner, submitted a County notice P11-031/TM5456RPL indicating 19 more condominium units in addition to the project under scrutiny.

**MOTION** by Doug Dill as attached. Seconded: Ira Epstein Discussion ensued to determine how to draft the motion to adequately allow the community and members to offer comments.

SPA05-004, TM5440, TM 5441 applications are currently before the BOS. We request that no further action for this application be taken until the issues of the Specific Plan and Community Plan changes be adequately addressed and approved.

Ayes = 8

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 The Applicant will be required to respond to the Staff report by the end of August. Bruce recommends this item be tabled until after that date.

**POSTPONED TO 8-16-2012**

- B. 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 **DUPLICATE ITEM – COMPLETED. TAKE OFF AGENDA.**

- C. 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: Paul Marks

**MOTION** by Doug Dill to recommend denial of the project, based on the 7 points in his motion, attached. Seconded: Lemarie.

Ayes = 8

nos = 0

abstain = 0

**D. P 12-006, 3300-12-006 Del Dios Water Tank, Verizon Cellular – 9885 Orange Lane, Del Dios – near Lookout Place - Proposal to attach new power antennas to existing water tank, new microwave antenna to new 50ft Mono-Broadleaf pole and equipment in 500 square foot equipment enclosure – walls 6 to 9,5 feet high – 5th carrier on site applicant contact Adam Jones 714-357-1398 Planner: Ira Epstein CORRECT PLANNER IS DON WILLIS. CONTINUED TO 6-21-2012 to allow Applicant representative and community member to have more conversation.**

7. REPORTS AND GENERAL DISCUSSION: none

DEL DIOS	NICOLAS CHRISTENFELD
PARKS / TAC/COUNTY PARKS	
GENERAL PLAN 2020 + COMMUNITY PLAN	LOIS JONES
SAN DIEGUITO RIVER PARK	BRUCE LISKA/CHACO CLOTFELTER
4S RANCH	
RSF ASSOCIATION	LOIS JONES
ROADS & TRAFFIC / SANDAG	
EL CAMINO REAL/VIA DE LA VALLE	DON WILLIS
ELFIN FOREST	DOUG DILL / JACQUELINE ARSIVAUD- 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.

**Motion** by Doug Dill that the San Dleguito Planning Group cannot support the application based on the following issues:

1. The Specific Plan intended for this subarea to be the Club House for the Golf Course, however Starwood decided to move the Club House in place of the proposed hotel. This property is allowed three large residential lots under the Specific Plan. The Specific Plan never intended to place 13 homes at this location, since this area is really not a part of the Crosby or Lakes, and located outside the gates to Crosby.
2. The Specific Plan transfer provisions are not intended to move units across two or three subareas, it was intended to save open space on adjacent subareas (coterminous subareas) and the sending subarea was intended to be placed in open space. The proposed transfer violates this policy and they are not proposing open space easement on the sending subarea.

The applicant has represented that this transfer is permitted under the SPA, which appears to be incorrect.

3. The traffic impacts associated with the proposal was not contemplated in the original Specific Plan EIR. It was assumed that the traffic would split between south and north, however the location of the proposed project will not lend itself to everyday use of the southern access due to location of the proposed project outside the gates and the northern location of the project, adjacent to Del Dios Hwy. Most, if not all, residents will be using the Del Dios Hwy vs. going through the gates to the south.
4. There has not been an Addendum to the original EIR a subsequent EIR, or a supplemental EIR! Given the passage of time and changes made to the Specific Plan over the years, the adoption of the General Plan Update, development to the south within the City of San Diego, as well as the location of the proposed project, it is safe to assume that a complete addendum to the original EIR, or more than likely a subsequent EIR should be required for this project. There are potential traffic impacts beyond what was contemplated by the original EIR,
5. The proposed density for this project is not consistent with the residential densities within this portion of Santa Fe Valley, Rancho Cielo, or other properties within 1/2 mile of the project site. A complete and comprehensive Land use compatibility analysis should have been conducted for this project.

There does not appear to be an analysis of whether any modification to the SPA text is consistent with the General Plan Update, which would be required to approve this proposed project.

From an aerial view or plot plan, the impact of this project is not immediately apparent. A drive onto the site itself, however, reflects a very high density project, compounded by steep slopes on two sides, resulting in a very narrow interior road, and large houses on very small building pads. Given the density of surrounding properties, the 3 housing sites presently permitted on this site appear to be appropriate.

6. Given the dead end location of this project, during an emergency evacuation the only way out of this project will bring a large portion of the residents of Crosby, Lakes, and all residents of this proposed project into a single lane exiting the Crosby northern gate into Del Dios Hwy. This will cause a major safety issue for evacuation of residents since there is conflict between the 13 residents exiting the dead end road into Being Crosby Blvd. and everyone else trying to leave. This situation is further exasperated considering emergency vehicles and fire truck that may need to enter the proposed project form the same location by making a left turn into the project site from Being Crosby Blvd.
7. Photographs provided by the applicant purport to show that the trees along Del Dios Highway screen the project from public view from the highway.

Those photographs were taken prior to the periodic trimming of the trees, and were taken parallel to the highway, where there combined impact appears to be greater.

From an inspection of the site, it appears the row of red tile roofs will be directly visible from the highway, and present a dense urban feel, rather than the low density contemplated by the SPA. The SPA was designed to gradually reduce density as properties were located farther from 4-S Ranch and Rancho Bernardo to the east. The area bordering Del Dios Highway was to be at the lower levels of density.

8. The issues that recently came to light with inconsistencies of the Community Plan and General Plan as they pertain to Specific Plans needs to be addressed prior to approval of this Specific Plan Amendment to make sure it does not conflict with the guiding Plans.
9. The density of this project is inconsistent with the community character and would set a precedent that is not currently in existence in this area.

Seconded: Lemarie

Motion carries with 8 yes, -0- nos, and -0- abstains.

June 7, 2012

## San Dieguito Community Planning Group Public Meeting

**SUBJECT:** Amendment to the San Dieguito Community Plan, regarding the Rancho Cielo Specific Plan text, as follows:

**APPLICANT:** County of San Diego

**PROJECT/CASE NUMBER(S):** 3800 12-003 (GPA)

**PROJECT DESCRIPTION:** The San Diego County Department of Planning and Land Use proposes a General Plan Amendment to the San Dieguito Community Plan, by making changes to the descriptive text of the Rancho Cielo Specific Plan. These textual changes are intended to correct a long standing inconsistency within the Community Plan and reflect the most recent Rancho Cielo Specific Plan Amendment (SPA00-003) adopted by the Board of Supervisors on December 3, 2003. This General Plan Amendment will preserve the Rancho Cielo Specific Plan overall density of 0.27 dwelling units per acre.

**MOTION:** Request continuation for 90 days.

To date, many Rancho Cielo residents have signed a petition opposing the proposed Rancho Cielo Specific Plan Amendment. There are a number of issues raised by the Rancho Cielo residents about the proposed Rancho Cielo Specific Plan Amendment that have not been addressed by the applicant.

Due to the public notice to the Rancho Cielo Homeowners Association being sent to the wrong address, the community has only become recently aware of the proposed Rancho Cielo Specific Plan Amendment. The notice was apparently sent to the law firm that formed the homeowners association documents instead of the homeowners association.

SPA05-004, TM5440, TM 5441 applications are currently before the BOS. We request that no further action for this application be taken until the issues of the Specific Plan and Community Plan changes be adequately addressed and approved.

Since proper public notification did not happen, due process was not performed, preventing proper public review of the proposed Rancho Cielo Specific Plan Amendment. Request that the proposed Rancho Cielo Specific Plan Amendment be returned to DPLU staff and allow 90 days public review for adequate and properly noticed public input.

Motion submitted by: Douglas Dill

Seconded: Ira Epstein

Motion passes with 8 Yes, -0- No, -0- Abstain