

SAN DIEGUITO PLANNING GROUP

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

MINUTES OF MEETING

NOVEMBER 1, 2012

1. CALLED TO ORDER 7:05 P.M. PLEDGE OF ALLEGIANCE
Present: Willis, Christenfeld, Arsivaud-Benjamin, Lemarie, Dill, Jones, Marks, Barnard, Liska, Epstein, Hoppenrath, Clotfelter
Absent: none
2. AGENDA REVIEW
3. APPROVAL OF MINUTES: Misc. Prior Meetings [Circulated to Members during Meeting for initials, comments if any]
4. OPEN FORUM:
 1. Jacqueline reports that Harmony Grove Village developer will be at Town Council meeting Nov 7
 2. Town Council Board requesting a separate zipcode, prompted by approved community plan.
 3. Laurel Lemarie informed that she read an article in the RSF Review that a project is going to development in The Crosby.
 4. Bruce Liska extends our Thank you to RSF Fire members here tonight to answer questions regarding Chinese Church.
 5. Chairman Marks commented regarding LED billboards issue coming forth. Be sure to review the information in the book.
 6. Laurel Lemarie informs that the Final EIR (need to confirm it is final and not draft) for RSF Roundabouts is nearing release for comment.
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. **PROJECT PRIORITY LIST SHOULD BE SUBMITTED NO LATER THAN 11-15-2012.**
 - B. **Road Improvements:** We are accepting recommendations to report to the county any roads in the San Dieguito area that are in need of repair. The Department of Public Works solicits such input from planning groups on an annual basis. If you know of a section of road in significant need of repair, please bring it to the attention of the Chair, or attend the meeting. Laurel will submit current list via email to members to be reviewed at next meeting.
6. MAJOR PROJECTS AND LAND USE ITEMS:
 - A. **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: Don Willis (858) 481-6922 **POSTPONED TO 11-15-2012**
 - B. **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

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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 – **POSTPONED TO 11-15-2012**

- C. 3940-12-002 (VAC12-002), 3600-REZ10-004, 3300-P10-037 REPL1 Chinese Bible Church** – request for vacation of open space, MUP rezone, and preliminary grading plan RPL1. Applicant Ron Harper (858) 449-4425. / Planner: B. Liska (858)756-5391

May 2 letter previously submitted by SDPG. Changes have been proposed, eliminating one building (without reducing sq footage), reducing parking spaces, with reduction to maximum allowable heights for 2 out of 5 towers.

Ron Harper, representing applicant, continued the presentation. Changes have been presented to HOA's, letters to residents, advertised in newspaper, and posted in public posting sites. Applicant has to install two traffic signals to address the fire dept's concerns.

Speakers for both sides opined their position and the reasons: Adam Smith (opponent), Pierce Liu (proponent), Yuyu Su (proponent), Artie Johanson (opponent), Edcon Chang (proponent), Eric Rehberg (opponent), Dr. Chunwai Chan (proponent), Jam D. Patel (opponent), Brian Jiang (proponent).

Bruce Liska reviewed the lawsuit currently in process by neighboring HOA for an easement, which will hopefully be resolved by March, 2013.

The traffic study is still not available to the Planning Group. The fire department representative also commented that they have not yet seen the traffic study that, according to the applicant's representative, Ron Harper, has been accepted.

The Chair summarized the response of the Planning Group in May, which was submitted to the County in a letter at that time. The presentation in front of the Group does not show significant changes that would allow the members to change their position.

MOTION by Bruce Liska recommends denial of the application presented. (see attached motion)

Seconded: Jones

Ayes = 11 nos = 0 abstain = 1
Lemarie

Members Epstein, Clotfelter, Lemarie, and Arsivaud-Benjamin notes for the record that their major objection is not being allowed to review the Traffic Study Report, and may give some reconsideration after review of the report.

- D. AD 3000-12-022 5913 El Camino del Norte, Rancho Santa Fe** – request to add two story 4,464 sf guest living quarters and two guest parking spaced at existing motorcourt. Applicant: Fredrick Howe/contact: Max Wuthrich (858) 756-1788 / Planner: Lois Jones (760) 755-7189 Request for oversized guest quarters – no impact to the neighbors or visible from the street.

MOTION by Lois Jones to approve project as presented. Seconded: Arsivaud-Benjamin

Ayes = 12 nos = 0 abstain = 0

- E. 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: Jim Laret (858) 259-8212 / Planner: Laurel Lemarie (858) 756-2835 Submittal of site plan and boundary adjustment – this property is on the County Trails Map

MOTION by Laurel Lemarie that, although the applicant has requested an extension to the hearing, the Planning Group wants to be on record that they are opposed to the relinquishment of trails on this property. Seconded: Liska

Ayes = 12 nos = 0 abstain = 0

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- F. VAR3970-12-012 – 10760 Thornmint Rd, San Diego** – request for parking variance. Applicant: Kid Ventures/Terry Strom-Strom Entitlement – Permitting PM 951-970-7995, APN 678-292-19. Planner: Kevin Barnard (858) 688-1700 Request for Parking variance – this is a modification of the existing parking variance. The existing academy occupying 80% of the space busses its students to the facility and currently holds a parking variance. Kid Ventures for enrichment classes for children K-12. Stan Tice, neighboring tenant asked some questions

MOTION by Kevin Barnard to recommend approval of the variance as presented. Seconded: Christenfeld

Ayes = 12 nos = 0 abstain = 0

- G. MOD P95-012W – 1790 Rancho Summit Dr. Encinitas 92024** – request for modification of MUP. APN#264-591-13-00 Applicant: Verizon Wireless, Planner: Don Willis (858) 481-6922 **OFF CALENDAR – COMPLETED.**

- H. VAR 3970-12-013 – 10770 Thornmint Rd., SD** – request for parking variance. APN #678-292-18-00, Applicant: Dom DiLuigi/Silver State Equity, Terry Strom-Strom Entitlement-Permitting PM (951) 970-7995, Planner: Kevin Barnard (858) 688-1700 Request for Parking variance – this is a request to allow 70 parking spaces, which will be limited by the attendants in the building at any one time. The County must have an enforcing mechanism to ensure the tenant comply. The type of business is intended to target a specific audience and not a general health facility.

MOTION by Kevin Barnard to approve application as presented. Seconded: Lemarie

Ayes = 12 nos = 0 abstain = 0

7. 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. Vote for new member – **Postponed to 11-15-12**

Meeting adjourned 9:40 p.m.

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