

SAN DIEGUITO PLANNING GROUP

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

MINUTES OF MEETING

February 14, 2013

1. CALLED TO ORDER 7:10 P.M., PLEDGE OF ALLEGIANCE
Present: Willis, Christenfeld, Lemarie, Dill, Barnard, Epstein, Liska, Hoppenrath,
Absent: Clotfelter, Arsivaud-Benjamin, Jones
2. AGENDA REVIEW
3. APPROVAL OF MINUTES: Misc. Prior Meetings [Circulated to Members during Meeting for initials, comments if any]
4. OPEN FORUM:
 - A. Bill Osborn of Eden Valley announced that he has interest in being a new SDPG member. He will attend as an audience member the next few meetings. He also requested that a new proposed housing development project for Eden Valley be placed on the March 14th SDPG meeting as a 'General Planning' item. He would arrange a representative from the applicant, Integral Communities (<http://integralcommunities.com/>), to attend to provide an overview of what is being proposed.
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. **Continued to 02-28-2013**
 - B. **Community Plan Update** - Review of proposed draft changes to Community Plan for submittal of comments and corrections to DPLU. Advance Planner: Carl Stiehl, 858.694.2216; SDPG Planner: Lois Jones 760-755-7189 **Postponed to 02-28-2013**
 - C. **Tiered Equine Ordinance Draft EIR** – Public review period for comments ends March 20, 2013. County Planner: Carl Stiehl 858-694-2216; SDPG Planner: Jacqueline Arsivaud-Benjamin 760-855-0444 **Postponed to 03-14-2013**
6. MAJOR PROJECTS AND LAND USE ITEMS:
 - A. **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: **Carried forward until further notice.**
 - B. **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 760-744-7125 / Planner: Laurel Lemarie (858) 756-2835 **Postponed to 2-28-2013**

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- C. **P94-022W2; MUP Modification AT&T Mobility; Location: 9885 Orange Lane, Escondido 92029** – Modification of existing facility. Original 150 sf equipment area & 30; tall monopole with three 8' antennas & 6; high chain link fence. Modification will consist of removal of existing wooden pole & antennas and installation of equipment on existing water tank, including 12 total 8; panel antennas, 24 RRU's, 12 surge suppressors, 6 tower-mounted amplifiers, and 2 GPS antennas. Also 15' of FRP screening will be added to the water tower to the screen the antennas & equipment plus expansion of base station equipment area by approximately 60 sf. Applicant: AT&T Mobility, Doug Munson (619) 972-4944; Planning Group: Don Willis (858) 481-6922. **Continued to 02-28-2013.**
- D. **Rancho Cielo SPA05-004, TM5440, TM5441; Replacement Maps, project totals 23.06 acres, 11 condominium DUs on 'Village Center' parcel, 31 condominium DUs on 'Parcel H';** located at the intersection of Via Ambiente and El Brazo, Camino De Arriba, APNs 265-270-71, 264-410-02, 264-382-16. Submittal of proposed Preferred Project of 42 dwelling units, with revised architectural elevations and floor plans, as well as an Alternative Project with a total of 39 dwelling units, with reduced grading and the same revised architectural elevations and floor plans, as the Preferred Project. The Visual, Noise and Air Quality Studies will be submitted on December 4, 2012. Applicant: Rancho Cielo Estates, Ltd., Applicant's representative: Robert Chase, Fuscoe Engineering, (858) 554-1500; DPLU Planner: Dennis Campbell, (858) 505-6380; SDPG Planner: Doug Dill, (760) 736-4333 **Postponed to 02-28-2013**
- E. **Proposed Roundabouts, Del Dios Hwy/Avenida Acacias, Rancho Santa Fe** – Draft Environmental Report. Review of project and draft EIR, **public review period expires February 28, 2013.** SDPG Planner: Lois Jones 760-755-7189

Lemarie: The community comments and many concerns about this project were heard at the public hearing of the RSF Association meeting at the Garden club on February 7th.

Motion: Don Willis

1. Support certification of the EIR (this allows the County to move to the next step).
2. Request to have seat on any committee developed for this project.
3. Address the bicycle traffic and safety issues of same.
4. Review the concerns regarding the timing/placement of pedestrian/equestrian crossing signal poles (see attached PDF file addendum - *San Dieguito Planning Group Comments to DEIR RSF Roundabouts*).
5. Document construction detour routes and notify residence impacted by construction detour routes. Provide open forum for residence to air concerns to minimize construction detour impacts.

Second: Dill

VOTE: Yes: 8 Nos: 0 Abstain: 0

- F. **PDS2012-AD 12-038 Moyer Second Dwelling Unit** – request for detached building to include 334 sf game room/pool room, 209 sf wine cellar, 548 sf tandem garage, and 1200 sf upstairs second dwelling unit. Property is 2 acres, zoned RR, APN 266-220-31. Applicant rep: Dena Gillespie, 760-632-1982, SDPG Planner: Laurel Lemarie, 858-756-2835

Motion: Laurel Lemarie

1. Recommend approval as presented.

Second: Kevin Barnard

VOTE: Yes: 7 Nos: 0 Abstain: 1 (Willis)

- G. **PDS2013-AD-13-002 5955 El Montevideo/Via de Fortuna** Installation of DPE culverts under the equestrian trail to alleviate ponding of run-off of the trail. Applicant: Neil Bluhm Contact: Bill Snipes 619-697-9234, SDPG Planner: Chaco Clotfelter (858) 342-3050 **Continue to 02-28-2013**
- H. **PDS2013-MUP-13-001 – request by AT&T for a 4' height waiver to the 35' height limit to extend an existing tower element to conceal the proposed antennas** located on The Bridges golf course clubhouse located at 18550 Seven Bridges Road, Rancho Santa Fe, raising it 8 ft to accommodate 16 panel antennas. The equipment necessary to operate the facility will consist of outdoor equipment cabinets and two GPS antennas located within a 10' by 25' CMU equipment enclosure with a chainlink top. APN #264-103-10, applicant: AT&T Mobility, LLC, representative Jill Cleveland 760-420-4833, SDPG Planner: Don Willis (858) 481-1535 **Continue to 02-28-2013**

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. 7. ADMINISTRATIVE MATTERS:

- A. Reports: (Trails) Hoppenrath: Proposed Del Dios trail under Lake Drive waiting for right-of-way negotiations to be completed with impacted property owners.
- B. Future agenda items and planning
- C. Vote for new members
- D. Motion to request re-appoint by the Board of Supervisors of past members of the planning group who did not register for the 2012 election
MOTION: Dill
Request to re-instate Lois Jones (Seat 13) and Paul Marks (Seat 3)
Second: Christenfeld
VOTE: Yes: 8 Nos: 0 Abstain: 0

Meeting adjourned at 8:40 p.m.

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