

SAN DIEGUITO PLANNING GROUP

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

MINUTES OF MEETING

MARCH 14, 2013

1. CALL TO ORDER 7:15 P.M. PLEDGE OF ALLEGIANCE
Present: Willis, Christenfeld, Lemarie, Dill, Jones, Liska, Epstein, Hoppenrath, Barnard
Absent: Benjamin-Arsivaud, Clotfelter, Marks
2. AGENDA REVIEW
3. APPROVAL OF MINUTES:
4. OPEN FORUM:
 - A. Don Willis asked what the status of the undergrounding of lines on Via de la Valle. Chair Liska reports that there will be an update presentation in the next month or so. The City employee in charge of this project has now become an employee of SDG&E in charge of undergrounding of utilities.
 - B. Laurel Lemarie reports that we have several vacant seats on the Planning Group. If you are interested, please contact the Chair.
 - C. Lois Jones reports that there will be a fundraiser on behalf of the opponents to the project at the corner of Via de la Valle and El Camino Real in the City of San Diego in the interest of protecting the San Dieguito River at that location, next to the polo fields. They were successful in stopping the project from going forward as presented, but accumulated legal bills that need to be paid. The proceeds from this fundraiser will go toward the expenses incurred.
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. Nothing to report. **Continued to 3-28-2013**
 - 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 Nothing to report. **Continued to 3-28-2013**
 - 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 Nothing to report. **Continued to 3-28-2013**
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: **To be heard 4-11-2013**
 - 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 3-28-2013**

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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 from meeting of 1-3-2013.

Proposed alternatives include faux trees, but the height of the trees make it unfeasible, to extend the wall of the tank by 11' to attach their antennas to, taking the height of those antennas to 40'. The dilemma forcing the height of the antennas is that they have to be located a minimum of 5' from other antennas already attached to the tank. The last alternative is to add the antennas to the tank without the façade.

We have requested they return with photo simulations with pushing the antennas onto the middle of the water tank without the tank extension. The item is **continued to 3-28-2013.**

- 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

Doug Dill summarized the project and its progress to this point. Approximately 45 residents are in attendance for this meeting, as is Dennis Campbell and Sami Real from the County. Replacement Maps are being presented this evening. Mark Rosen, representing the applicant is the presenter. Rancho Cielo Master plan encompasses 528 legal residential lots with all tentative maps approved and recorded. Within the project borders, have two sites zoned C-36, which the applicant intends to have more intense development in exchange for preservation of open space acres. The Open space has been dedicated. The two lots in question have a recorded map with defined lots and developable open space. Both lots of developable area are ridgetop properties. 42 units from parcel H will reduce the density to 31 lots, and the removed du's moved to the open space lot on the other parcel. Architectural development is to be in similar in style to the private residences and in conformance to the Rancho Cielo Design Guidelines.

There were concerns about the visual impacts so the applicant hired an approved consultant to study the impacts. Simulations were presented of the visual impacts. County has not yet approved the proposals to preserve the visual impacts, so what we are seeing this evening is draft.

Studies to pursue recommendations made include: a) move some of the lots from one location to a less impacting location was not feasible as it would create a significant (over 85%) loss of units; b) a study was also plotted to a parcel that has since been sold and is no longer within the project boundaries. But it also created a significant loss of parcels, and would create a more significant visual impact to Del Dios, The Crosby Estates, and surrounding properties; c) attempts to shift the project to another location is also not feasible as it would require a complete re-design, entitlements, and substantial funding that makes it impractical; and d) re-plot the properties to standard custom estate 1-acre parcels would encroach into the open space (opportunity was BEFORE recording of maps but open space is now fully preserved) and would allow only at best 12 lots, which also creates a loss of revenue for the project that has already been expended.

Infrastructure has been completed including sewer, utilities, and roads, open space has been dedicated, and has no new significant impacts.

After a 10 minute break to allow the Planning Group members to review the pictures presented, community members are called to speak.

Lynn Thomas, resident – pointed out that developers take little regard to the preservation of community character, sensitive habitat, pursuance of existing zoning allowances, and abuse of the 'grandfathered' approvals.

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Mike Noorani, resident – Pointed out inaccuracies from the presentation, recommends to SDG&E to deny the plans submitted, and has not complied with the MUP for the C-36 lots.

Mike Schultski, resident – Mentioned BOS stated clearly that they don't want to see development on ridgelines, and clustered development. Possible solutions proposed were based on the lots currently developed. Future development lots are not on ridgelines. Why can't the solution be to get off the ridgelines and place them on the future development lots? Landscaping simulations do not take into account the soil (granite!), in which NOTHING grows!

Nicole Dunn, resident – Ridgeline plantings are part of the Design Guidelines, and the proposed plans do not comply with those guidelines. There is question as to whether the Fire District has full approval of the plans submitted.

Vice Chair Dill closed the floor and took questions from Planning Group members and members had multiple questions, including questions of Planning Commission's participation, when the project is planned to return to the BOS, what the structure of the HOAs are, what changes to the Specific Plan have already been implemented and disclosed to the new owners and residents.

A homeowner who also sits on the board of the Master Homeowner's Association spoke regarding the rationale for the neutral position of the Master HOA.

Sami Real, DPLU – Spoke on the presentation to the Planning Commission. The original project was heard by the Planning Commission, but there are no significant changes to the original project that would trigger a new review by the Planning Commission. The County studied the existing EIR and found nothing significant enough to trigger a new EIR. The C-36 zoning is currently on these two parcels, intended in the original projects that these be the HOA offices, small retail, and the fire station. The Plan was not updated when these facilities were moved closer to The Highway, anticipating that would be done with an SPA upon development of the parcels in question.

Vice Chair Dill closes the project discussion, ***continuing the project, to be determined at a later date.***

- E. PDS2013-AD-13-005 – Administrative permit application for 1,115 sf 2nd dwelling unit on 2nd story over new detached 480sf garage.** Located at 16946 Circa del Sur, Fairbanks Ranch 92009. APN #269-202-19. Applicant Contact: Greg Danskin, Architect for Charlie Grubbs, 760-532-2361, Cty Planner: Don Kraft, 858-694-3856; SDPG Planner: Ira Epstein 858-759-0255 The main house facing Circa del Sur completely hides the unit from the street, and the street behind the property shows no site of the proposed addition.

MOTION by Ira Epstein to approve the plans dated 2013-02-13 as presented. Seconded: Dill
Ayes = 9 nos = 0 abstain = 0

- F. PDS2013-AD-13-006 – Administrative permit application for 795 sf guest living quarters and entry gate.** Property is 1.78 acres located at 6515 Mimulus, Rancho Santa Fe 92067 APN 265-213-02. Applicant Contact: Don Looney for Bruce & Jeanne Nordstrom, 760-434-7969; County Planner: Lisa Sims 858-694-3029; SDPG Planner: Nikko Christenfeld 760-741-1953 Fire Dept. & Art Jury has approved with condition of landscape screening. The only neighbor visually affected, Marian Dodson, has no issues with the project.

MOTION by Nikko Christenfeld recommends approval as presented. Seconded: Epstein
Ayes = 9 nos = 0 abstain = 0

- G. PDS2013-AD-13-007 – Administrative permit application for 1,231 sf guest living quarters and 89 sf rec room.** Located at 17109 Paseo Hermosa (& San Dieguito Rd), Solana Beach, CA 92075 APN 269-181-03-00. Applicant Contact: Steven Barger for William Bradley 760-743-4217; County Planner: Don Kraft 858-694-3856; SDPG Planner: Mid Hoppenrath (760) 747-1145 Scott Sandstrom of New Pointe Communities representing the applicant made the presentation. The over-sized guest quarters sits behind the RV garage within the interior of the property, and next to the swimming pool. There is no visibility from neighboring properties. The Fairbanks Ranch Design Committee has not yet taken a position on the project.

Susan Fonss, neighboring resident, brought forth the problems with the drainage that ensued as a result of the applicant's original development of the property, which has yet to be mitigated. The backyard was filled approximately 3 feet, and was approved without fixing this problem.

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Tom Brown, a neighboring resident, also stated his concerns to this drainage issue, and also noted that his neighbor's swimming pool fills with dirt from this run-off.

Mitch Adler, a neighboring resident, also has complaints of the applicant's attitude to cooperate with his neighbors.

Discussion ensued about what steps the neighbors can do to force remediation.

MOTION by Ira Epstein to recommend denial of the project as presented. Seconded: Lemarie.

Chair Liska asked whether the issues brought forth by the neighbors will be addressed during the process of this project. The applicant's response was no, this was a planning document, and the issue would not be addressed until the construction documents were created. Member Jones disputed his argument in that the Group should be allowed to request the results to the engineering study to determine whether the drainage issues would be exacerbated, or required to be repaired as a condition of the permit.

MOTION modified by Ira Epstein, has requested a withdrawal of his recommendation for denial, and change it to requesting a continuance to April 24 to allow the Fairbanks Ranch Association & Art Design Board the opportunity to review and address the issues of this application. The Planning Group has concerns regarding the impact of the existing drainage problems will have with the construction of this project. Seconded: Lemarie

Ayes = 9 nos = 0 abstain = 0

H. SP13-001, GPA13-001, STP13-003, TM5575, REZ13-001, ER13-08-002 Eden Hills Valiano located in Eden Valley at Mt. Whitney & Country Club Lane; APN#232-013-01,02,03, 232-020-55, 232-492-01, 232-500-18thru23, 235-031-41 Request for tentative map approval, general plan amendment to accommodate the change in land use for a 5-neighborhood development. Applicant contact: Melissa Krause of Integral Communities, for Eden Hills Property Owner, LLC, 760-944-7511; County Planner: Beth Ehsan, 858-694-3103; SDPG Planner: Kevin Barnard 858-688-1700 **Postponed to 3-28-2013**

. 7. ADMINISTRATIVE MATTERS:

- A.** Community Reports
- B.** Consideration and comments on circulation mail
- C.** Future agenda items and planning
- D.** Vote for new members
- E.** County Filings (Form 700) & Required Training (Ethics) reminder: Form 700 is due no later than MARCH 29 & Required Ethics Training is required to validate the members' vote.

Meeting adjourned at 11:05 p.m.

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