

# SAN DIEGUITO PLANNING GROUP

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

## MINUTES OF MEETING

DECEMBER 5, 2013

1. CALLED TO ORDER 7:08 P.M. PLEDGE OF ALLEGIANCE  
Present: Christenfeld, Lemarie, Willis, Dill, Clotfelter, Liska, Epstein, Hoppenrath  
Absent: Arsivaud-Benjamin, Barnard, Osborn, Jones
2. AGENDA REVIEW
3. APPROVAL OF MINUTES: None circulated.
4. OPEN FORUM: No comments.
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. We need to keep working on getting our list created. The chair would like to see something that we can submit by the end of the year.  
  
Hoppenrath: Confirmed that Susan Carter, Deputy Director of the San Dieguito River Park Joint Powers Authority expressed interest in SDPG PLDO funds be earmarked for the 21.34 acre “Hu Property”, APN 302-0903-100, at the southeast corner of Via de la Valle and El Camino Real.
6. MAJOR PROJECTS AND LAND USE ITEMS:
  - A. **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 representing The Pritzkers 760-744-7125 DPS Planner: Ashley Gungle, 858-495-5375; SDPG Planner: Laurel Lemarie (858) 756-2835 **Postponed until further notice.**
  - B. **PDS2013- VAC 13-002; ER 0308-051A; AD 13-037; LPRM 13-004 located at the corner of Rambla de las Flores and El Acebo in Rancho Santa Fe; APN 268-080-20&21; 268-100-39&40** - The principal encroachments are pedestrian trails in the remainder of the Biological Open Space. In several instances, these will occur on existing, graded routes. One new proposal is the switchback at the northeastern area. The feature would not be visible except when actually on the trail due to the height of the Chaparral in this area. Another trail area is between the guest house lot 2 and lot 3, through the narrow Biological Open Space area. These trails, especially the new one, would have to be carefully designed and constructed since in some areas, the soil is very sandy and erosive. No horse use on the trails is contemplated since this would introduce high-nitrogen weeds into these preserve area. Applicant: Zain Rodriguez for TX-CA Holdings, LLC 619-325-6333; PDS Planner: Beth Ehsan 858-694-3103; SDPG Member: Laurel Lemarie 858-756-2835 **Continued until further notice.**
  - C. **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:

*These minutes are subject to corrections at upcoming regularly scheduled meetings. Please check minutes of future meetings for corrections. Speaker slips are kept on file with these minutes.*

Beth Ehsan, 858-694-3103; SDPG Planner: Kevin Barnard 858-688-1700 **Postponed until further notice.**

- D. **PDS 2013-STP 13-024; PDS2013 ER 13-08-014 Estates Lot #323, Top O' The Morning Way & the Road to Rio in The Crosby Estates** New two story single family home on pre-graded pad in existing community development, fully landscaped and irrigated with pool, attached 4-car garage. APN 267-210-29-00. Applicant: Mark Radford representing M. Volt, 760-432-0341; County Planner: Michael Johnson 858-694-3429; SDPG Planner: Ira Epstein 858-759-0255

Motion (Epstein): Approve as submitted.  
Second: Christenfeld  
VOTE: 8 yes, 0 no, 0 abstain

- E. **PDS 2013-STP 13-023** located at 9732 Kalmia Lane, Escondido, CA proposal for 2 story sgl fam residence w/2car garage. 3<sup>rd</sup> Place is fire dept access. Proposed residence is partially located on S80 portion of lot. Grading will be limited to less than 200 cf with grading & septic system installation on RR portion and S80 portions. Landscaping plans included. APN 270-089-08-00. Applicant: George Montello representing Richard Trafton 619-997-7078; PDS Planner: Michael Johnson 858-694-3429; SDPG Planner: Nikko Christenfeld 760-741-1953

Christenfeld: Slight redesign of a house burned in last major Del Dios wildfire. After careful review, S80 zoning does not restrict the project as proposed from moving forward. It is consistent and compatible with existing development in the neighborhood.

Motion (Christenfeld): Approve as submitted.  
Second: Clotfelder  
VOTE: 8 yes, 0 no, 0 abstain

- F. **PDS 2013-ER-13-13-001, STP-13-025** located at Fairbanks Village Plaza, 16236 San Dieguito Road, Rancho Santa Fe. Proposed Verizon cell site with 12 antennas and 12 RRU's on existing tower and proposed emergency generator building of 16" x 10'8" x 11'10". APN #269-152-13-00 Applicant: Margie Sullivan representing Verizon 760-613-3488; SDPG Planner Don Willis 858-481-1535

Willis: Verizon is taking over an existing 12-year old Nextel (obsolete/non-operational) cell tower facility. They propose to install their 4G LTE equipment to improve coverage of the busy San Dieguito Road/Arapaho intersection area. As part of the installation Verizon will build an attached backup power enclosure (ref photo sims).

Motion (Willis): Approve as submitted with following comments (acceptable to the applicant):  
1. Match existing structure architecture, color and roof finish.  
2. Continue mid-wall ledge trim from existing structure to proposed generator structure.  
3. No exterior lighting unless on a one-hour timer.  
Second: Christenfeld  
VOTE: 8 yes, 0 no, 0 abstain

- G. **PDS 2013 AD 13-045** located at 14771 Roxbury in Rancho Santa Fe (Santa Fe Farms). Proposed two-story 2,011sf guest living quarters on two acres with primary residence of 9,986 sf. APN 303-100-53. Applicant: Peter Trevino representing Sunwest Builders Development, LLC 760-294-3316; PDS Planner: Melanie Tylke 858-694-3721; SDPG Member: Mid Hoppenrath (760) 747-1145 **Postponed to 1-9-2014**

- H. **PDS 2013 AD 13-044** located at 5315 La Glorieta, Rancho Santa Fe in Rancho Santa Fe. Proposal for as-built guest living quarters of 1,471 sf w/as-built loft of 265 sf and new covered porch of 40sf. APN 268-111-09. Applicant: Max Wuthrich representing Pat & Candyce Miles 858-756-1788; PDS Planner: Emmet Aquino 858-694-8845; SDPG Member: Laurel Lemarie 858-756-2835 **Postponed to 1-9-2014**

7. ADMINISTRATIVE MATTERS:

- A. Community Reports - NONE
- B. Consideration and comments on circulation mail – NONE
- C. Future agenda items and planning – reminder to have continued agenda items ready for the January 9<sup>th</sup>

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meeting.

**D.** Look for date of next Annual (2014) County Training typically scheduled for the month of January.

8. Meeting adjourned at 7:50 p.m.

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