

**SAN DIEGUITO PLANNING GROUP**  
P.O. Box 2789, Rancho Santa Fe, CA, 92067

MINUTES OF MEETING

February 6, 2014

**AMENDED**  
Changes noted in RED  
and underscored in  
Item #5B

1. CALLED TO ORDER 7:08 P.M. PLEDGE OF ALLEGIANCE  
Present: Willis, Lemarie, Dill, Jones, Liska, Epstein, Barnard, Clotfelter  
Absent: Arsivaud-Benjamin, Christenfeld, Hoppenrath, Osborn
2. AGENDA REVIEW
3. APPROVAL OF MINUTES:
4. OPEN FORUM:
  - A. Don Willis inquired about the large lines currently being installed along Via de la Valle and what has happened to the undergrounding of lines? Bill Liska informed him that he has a meeting next week to discuss this with the planner.
  - B. Doug Dill reports that in Harmony Grove, that several parcels recognized as Harmony Grove Meadows, 111 acres, has changed hands now owned by Kovax, the same development company that developed Santa Luz. This property is currently zoned for 170 du's.
  - C. Kevn Barnard reports that the Escondido Creek Conservancy has hired a new Executive Director, Ann Van Lear. Several parcels have come into acquisition as part of the conservation efforts. They have an ambitious plan upcoming for future a regional park.
  - D. Laurel Lemarie reports that Pam Bender has made an application with Encinitas to dedicate an existing trail that connects Camino del Norte to La Bajada. They now have 122 signatures on the petition, that requires notarized signatures for \$6. The signature collectors are posted at Trader Joe's in Encinitas. Those interested in supporting this effort should go to Trader Joe's.
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 next meeting***
  - B. **City Of San Diego El Camino Real road improvement** - presentation on progress for El Camino Real improvements by Dean Marsden, City of San Diego, Right of Way Design Division/Public Works. 619-533-4608; DMarsden@sandiego.gov - presentation by Dean Marsden from the City of San Diego. The current bridge has been deemed 'structurally inefficient' **deficient**. It would not allow 100 year flood waters to pass underneath **at the north end of the bridge**. Traffic daily trip's will increase in 2035 by **nearly** 200%. It is currently at level F **during peak hours**. The City still intends to align the road ~~to the east to~~ **with the side-existing side street private street called de la Valle Place** on the north side of Via de la Valle. The current bridge will be removed, according to the new EIR. There are several different proposals for alignment, with each creating impacts that will need to be mitigated. Roundabouts have been studied, but it is not the preferred alternative. By 2035, the levels would increase to Level F, as well as the circles would require a large footprint that creates issues. River JPA, SANDAG, CalTrans, and the City are collaborating to work with the mitigation properties. Draft EIR is expected by summer, 2014. Much of the funding is from the federal government which means the project must also meet NEPA (National Environment Protection Act) requirements. Coastal Commission boundary is the eastern side of El Camino Real, which if the road is moved, **there has been some discussion that they will** ~~then they~~ want to also move the boundary to retain the 'eastern edge of El Camino Real' **but nothing has been determined at this time**. The proposed bridge will be 4 lanes. With approval from CEQA and NEPA the summer of 2015, construction is projected to begin January, 2017. Bridge design has ability to accommodate in the future a ramp for horses,

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bicycles, and pedestrians. The agreement with The Polo Club has expired (in 2012) but the Polo Club has continued to operate and any agreement has been placed on hold until they decide how the City will proceed with this project. The future of this parcel is undetermined. The owner of the private property on the corner is aware of this alignment, and Mr. Marsden ~~does not know what the plan~~ **did not have information regarding the status of this project at this time**. The segment running on the border of Mary's Tack & Feed will remain in place for access to those properties as well ShowPark but access to that will be on El Camino, after turning from Via de la Valle. The restaurants that currently are aligned to the existing light will have more issues for their patrons. The widening of the western side of Via de la Valle is being developed by a developer. It is currently not yet showing any activity. No SDPG action needed at this time.

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 **Postponed to 2-20-14**
- 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: Beth Ehsan, 858-694-3103; SDPG Planner: Kevin Barnard 858-688-1700 **Postponed to 3-6-14.**
- D. **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 **Duplicate of project already heard & completed.**
- E. **PDS 2013 STP 13-027** located at Top O' the Morning Way & the Road to Rio, Crosby Estates lot #307. Site plan and D Designator for new 2-story single family home with pool and attached 4-car garage. APN 267-210-13-00, Applicant: Mark Radford representing Henry Matson, 760-432-0348; PDS Planner: Emmet Aquino 858-694-8845; SDPG Rep Ira Epstein 858-759-0255 Property is 43,000+ sf and the house is planned to be 5,300, 2story.

**MOTION** by Ira Epstein is to recommend approval as presented. Seconded: Clotfelter

Ayes = 8                      nos = 0                      abstain =                      absent = 4                      vacancies = 3

- F. **Chinese Bible Church Notice of Preparation** – Follow up for SDPG official response to NOP. Final public responses due no later than February 10. Send responses to Kristen Blackson, Environmental Coordinator, PDS 858-694-2019/Kristen.blackson@sdcountry.ca.gov; SDPG Member: Bruce Liska 858-756-5391 discussion for the draft response to the NOP for the Chinese Bible Church pursued. Comments include the spirit of the zoning ordinance is violated by allowing a 'mega' church in a residentially zoned area. With various comments, a final draft has been composed and ready to be submitted. Mr. Phil Fish, from the adjacent neighborhood offered his observations of how content, quiet, and peaceful this neighborhood currently is and that this project will severely impact this area by increased traffic and all-day and evening activity.

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**MOTION** by Bruce Liska to approve the revised letter for submittal. The final draft is attached to these minutes. Seconded:  
Dill

Ayes = 8 nos = 0                      abstain = 0                      absent = 4                      vacancies = 3

G.     **Minor deviation to approved site plan** located at 16625 Dove Cyn Rd., 4-S Ranch. Applicant: Jerry Murdock/Ultra Signs 619-520-2966; PDS Planner: Debra Frischer 858-495-5201; SDPG Planner: Don Willis **Postponed to 2-20-14**

H.     **PDS 2013 STP 13-030** located at 17505 Camino Brisa Del Mar in San Diego. Site plan for 4,732 sf two-story family home on 2.5 acres. APN 678-070-17 Applicant: Phil Gaitaud representing Robert Riddle; PDS Planner Melanie Tylke 858-694-3721; SDPG member: Chaco Clotfelter 858-342-3050 **Postponed to 2-20-14**

I.     **Sprint Site SD54XC421** located at 6046 El Tordo, Rancho Santa Fe. Request for site plan waiver for modification of existing site to remove existing equipment cabinets on rooftop and relocate them into the parking garage, and replace current antennas with new ones. Applicant Alexander Novak from Novation Grp Consulting on behalf of Sprint Telecommunications 847-430-3547; PDS Planner                      ; SDPG Member Don Willis 858-481-1535  
**Postponed to 2-20-14**

7.     ADMINISTRATIVE MATTERS:

A.     Community Reports

B.     Consideration and comments on circulation mail

C.     Future agenda items and planning

D.     Vote for new members

1.     applicant from 4-S Ranch. Phil Fish, who resides in Bernardo Point in 4-S Ranch, has expressed interest in serving on the Group. He reviewed his resume/background.

E.     County Filings (Form 700) & Required Training (Ethics)

Meeting adjourned at 9:01 p.m.

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