

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

MINUTES OF MEETING

APRIL 3, 2014

1. CALL TO ORDER: 7:02 P.M. PLEDGE OF ALLEGIANCE
present: Willis, Christenfeld, Arsivaud-Benjamin, Lemarie, Dill, Jones, Liska, Hoppenrath, Fisch (pending appt),
Barnard
absent: Epstein, Clotfelter, Osborn
2. AGENDA REVIEW
3. APPROVAL OF MINUTES:
4. OPEN FORUM:
 - A. Mid Hoppenrath reports that the roads in Harmony Grove have opened. Doug Dill expounds further that HG Village anticipates model homes opening in the Fall. Sewage treatment plant won't be online until 100+ homes have become occupied.
 - B. Laurel Lemarie reports her DAR Chapter is collecting old, tattered American Flags for disposal. There will be a celebration on the Midway for Flag Day, June 14th, in which they've offered to burn the flags there. If you dress in Red, White, & Blue there will be no admission fee.
 - C. Don Willis commented on the newspaper article about the El Camino bridge being in place a minimum of three more years.
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. ***Carried forward to next meeting***
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. **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 until further notice.***
 - C. **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 4-17-14***
 - D. **PDS2014 VAR 14-001** located at 7102 Via de Maya, Rancho Santa Fe. Request for front yard variance from 100' to 60' on 2.86 acre parcel. APN 267-030-27-00. Applicant: Max Wuthrich on behalf of Conrad & Suzi Vaplon (858)756-1788; DPS Planner: Don Kraft (858)694-3856; SDPG Member: Lois Jones (760)755-7189

MOTION by Lois Jones to recommend approval of the variance as presented. The constrained topography of this property prohibits the applicant from developing the property in the same fashion as their neighbors. It is also recommended that we be able to review the plans once the project has been designed, prior to approval of the project.
Seconded: Christenfeld

Ayes = 9

nos = 0

abstain = 0

absent/vacant = 6

- E. **PDS 2014 STP 14-005** Site plan for 7,096 sf single family dwelling with 690 sf guest house on previously graded pad, located at 16681 Riding High Way & Coconut Grove Court in The Crosby Estates. No exceptions or waivers are required for this project. APN 267-201-14 Applicant: John Jensen Architects for applicant, Joe Gallagher, 858-756-7426; DPS Planner: Don Kraft 858-694-3856; SDPG Member: Mid Hoppenrath 760-747-1145 – property has a V-Designator and a D-Designator for setbacks. FY setback is proposed for 15', SY setbacks proposed are 15' and 50'. No issues for the BY setbacks. The D-Designator requires multi-level to minimize the bulk and scale. The HOA has approved the project. The County has requested more information with the landscaping plan, indicating specifically the drought-tolerant plant list from the County and Fire Department. **Continued to 4-17-14.**
- F. **PDS2013 TPM 21207, ER13-08-008, STP 13-018 Tentative Parcel Map for two parcels on 25.17 acres located at Artesian Road and Rio Vista Road in Santa Fe Valley.** Revisions to original plans. APN 269-100-28. Applicant: David Caron for Lischewski Trust 760-746-4955; PDS Planner: Ashley Gungle 858-495-5375; SDPG Project Person: Bill Osborn 619-507-9312 **Previously reviewed 8-22-2013 Postponed to 4-17-14**
- G. **PDS2-14 STP 14-006 V Setback Designator located at 8080 Hightime Ridge, San Diego** APN 267-201-03-00 Applicant: Ashley Prikosovits representing Jonathon & Melody Mohseni 858-829-6191; PDS Planner: Don Kraft 858-694-3856; SDPG Member: Mid Hoppenrath 760-747-1145 **Postponed to 4-17-14**
- H. **PDS2014 STP 14-007** located at 6041 La Flecha in Rancho Santa Fe - proposal for a 5ft high roof parapet to be located around the perimeter of both north and south buildings for the purpose of screening AT&T communications antennas and related support equipment and updated base station equipment within existing ground level site. APN #266-300-34. Applicant: AT&T, represented by Jim Kennedy 619-993-1057; DPS Planner: Marisa Smith 858-694-2621; SDPG Member: Don Willis 858-481-1535 The parapet is constructed of a special fiberglass material (FRP) to don't interfere with the signaling. The RSF Art Jury and RSF Board have approved this project. The addition of the parapet would allow an opportunity to other carriers to co-locate at the same location. The base station is screened currently, and the boxes are being replaced.

MOTION by Don Willis to approve as presented with condition the applicant meets the conditions of the RSF Art Jury.
Seconded: Barnard

Ayes = 9

nos = 0

abstain = 0

absent/vacant = 6

7. ADMINISTRATIVE MATTERS:

- A. Community Reports
- B. Consideration and comments on circulation mail
- B. Future agenda items and planning
- C. Vote for new members – tabled until we have another candidate. Bill Osborn, from Seat #1, has submitted his resignation. The members of the Planning Group have reluctantly accepted it.
- D. County Filings (Form 700) & Required Annual Training & Ethics is bi-annual

Meeting adjourned at 8:28 p.m.