

SAN DIEGUITO PLANNING GROUP

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

Minutes of Meeting

March 8th, 2018

1. CALL TO ORDER: 7:05 P.M. PLEDGE OF ALLEGIANCE
Present: D. Dill, T. Parillo, S. Biszantz, M. Hoppenrath, J. Zagara, P. Fisch, N. Christenfeld, S. Williams, J. Arsivaud-Benjamin, S. Thomas, L. Lemarie
Absent: D. Willis
2. AGENDA REVIEW
3. APPROVAL OF MINUTES [Circulated to members during meeting for initials/comments]
4. OPEN FORUM:
5. GENERAL PLANNING ITEMS:
6. MAJOR PROJECTS AND LAND USE ITEMS:
 - A. **Hacienda Santa Fe Senior Facility.** Proposed project is located in the City of San Diego on the southeastern corner of Via de la Valle at El Camino Real. The developer will present an overview of the project with Q&A in preparation for the release of a draft EIR sometime in the first quarter of 2018. Project Developer: Milan Capital Management - Bret Bernard, AICP, Director of Planning & Development, [714-687-0000](tel:714-687-0000), [ext119](tel:714-687-0000); SDPG member: Don Willis [\(858\) 481-6922](tel:858-481-6922). **Continued to April 5th**
 - B. **Property Specific Request (SD15) to General Plan Amendment & Rezone (GPA12-005; REZ14-006)** PDS Planner Kevin Johnston to answer questions concerning the proposed change from SR-1 to a combination of General Commercial (C-1), VR-10.9, and SR-0.5 bringing an estimated total potential dwelling unit increase of 301 units. The parcel(s) are located adjacent to a City of San Marcos suburban area, and the property owner is exploring annexation. The group revisited their original decision because new information had become public through the release of a new EIR and to accommodate community feedback. Project web page at - <http://www.sandiegocounty.gov/content/dam/sdc/pds/advance/PSR/prelim-analysis-sd15.pdf>
Applicant/Owner *Steve Bieri* gave a brief overview of his request; they have not submitted specific project plans. Property is within the San Marcos SOI and he prefers to develop in that city. He said any project developed in the County would follow the Guiding Principles of the General Plan and conform to the Community Development Model.
Kevin Johnston explained why the proposed rezone would not be inconsistent with LU-1.2 and would have a "D" designator requiring development according to LEED guidelines.
The group first addressed the issue of whether they would change the last motion, agenda item 5A made at the December 8, 2016 SDPG meeting supporting the PSR-Owner Request Map. Members discussed that given additional County Staff provided information, such as the SD15 'Alternative' map, strong public concern, and the fact that this motion specifies land use changes, such as a 5x increase in density of residential dwelling units and adding commercial uses that would significantly increase development potential, they would like to reconsider the motion. The property is in a designated Very High Fire Severity Zone.

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L. Lemarie said an upzone now would mean the owner could get higher density “by right”. Kevin Johnston clarified that higher density would not be “by right” but rather subject to discretionary approval, but that the maximum density allowed would be determined by the zoning.

T. Parillo felt that if the group disapproved of the upzone, it would be easier to stop a bad plan in the future from going forward.

N. Christenfeld believed that the zoning should determine the density appropriate for the property. A Specific Plan Amendment and Subdivision Map would be more appropriate in evaluating a 5x increase in density.

S. Biszantz thought the main focus should be the commercial area along the street. She asked the owner for his preferences, and Steve Bieri answered that he felt mixed use with residential and commercial would be best.

P. Fisch thought that it would be better to keep the ‘Existing’ zoning rather than speculate on the merits of possible future development.

Motion: By J. Arsivaud-Benjamin, **second** by S. Williams, to retain existing County zoning.

Vote: ayes = 9 nos = 0 abstain = 2 absent/vacant = 2
S. Biszantz
D. Dill

- C. **PDS2018-AD-18-002 Kahatibi Open Space Encroachment Administrative Permit.** [16268 Via Cazadero, Rancho Santa Fe, CA 92067](#), APN 269-201-52-00. The project deviation is the installation of a boundary wall along the property lines. Applicant Representative: Kenneth Discenza, [619-540-7462](#); PDS Planner: Sean Oberbauer, [858-495-5747](#); SDPG Member: Steve Thomas, [858-232-8580](#).

Motion: By S. Thomas, **second** by J. Arsivaud-Benjamin, to approve as presented.

Vote: ayes = 11 nos = 0 abstain = 0 absent/vacant = 2

- D. **PDS2018-AD-18-004 Fortuna Farms Administrative Permit.** Waiver for an additional 5,564 sq ft service building. Private residence and equestrian facility on an eight-acre parcel located at the corner of Via De Fortuna and El Camino Del Norte, Rancho Santa Fe; APN 265-160-2500. Property Owners: Caroline LaBarre and Tim Porthouse, [520-390-4470](#); Applicant’s Contact: Allard Jansen Architects, [619-450-6550](#); PDS Planner: John Leavitt, [858-495-5448](#); SDPG Member: Laurel Lemarie, [858-756-2835](#). **Continued to May 10th**

7. ADMINISTRATIVE MATTERS:

- A. Community Reports
- B. Consideration and comments on circulation mail
- C. Future agenda items and planning
- D. Prospective & returning Planning Group members
- E. Supply orders and reimbursement of expenses – printing of 400 new speaker slips @ cost of \$34.05

Motion: By D. Dill, **second** by J. Zagara, to approve County reimbursement to secretary for printing fees.

Vote: ayes = 11 nos = 0 abstain = 0 absent/vacant = 2

Adjourned 9:40 pm.

NOTE: The San Dieguito Planning Group currently has one vacancy. If you wish to become a member of the SDPG, please provide the chair with your current resume and plan to attend 2 or 3 meetings in advance of processing your application for membership.

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Future Meeting Dates: 4/5/18 5/10/18 6/14/18 7/12/18 8/9/18 9/13/18

Doug Dill, Chair 760-736-4333 FAX 760-736-4333 e-mail: theddills@att.net
Tim Parillo, Vice-Chair 415-238-6961 e-mail: tparillo@gmail.com
Mid Hoppenrath, Secretary 760-747-1145 e-mail: midhop@gmail.com

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