

SAN DIEGUITO PLANNING GROUP

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

Minutes of Meeting

July 12th, 2018

1. CALL TO ORDER: 7:07 P.M. PLEDGE OF ALLEGIANCE
Present: D. Dill, T. Parillo, L. Lemarie, M. Hoppenrath, J. Zagara, P. Fisch, N. Christenfeld, S. Williams, D. Willis
Absent: S. Thomas, J. Arsivaud-Benjamin, S. Biszantz
2. AGENDA REVIEW
3. APPROVAL OF MINUTES [Circulated to members during meeting for initials/comments]
4. OPEN FORUM: D. Willis reported that the California State Assembly ruled to allow second dwelling units by right (no special permitting required) and now his neighborhood association is suing a resident that is building a second home in his front yard. L. Lemarie noted that some members of the Rancho Santa Fe Association board were not aware of the serious deleterious issues involved with the HGVS and Valiano GPAs. T. Parillo commented that the RSFA would likely be submitting a letter to the BoS and some members would attend the July 25th hearing. Camille Zeleny (in attendance/audience) felt that the GPAs were inappropriate and that it was of utmost importance that the public be made aware of the issues involved.
5. GENERAL PLANNING ITEMS:
 - A. **County GPA 'Bundling' Process and Recent GPAs in SDPG Area.** Follow-up discussion on the current planning (and political) situation with 8 or 9 GPAs (including Valiano and Harmony Grove Village South; tentative BoS public hearing date July 25th) led to the conclusion that because similar bundling had been done in the past and that it appeared to be legal, there was no point in pursuing the matter at this time. Members who attended the Planning Commission meeting recalled that Commissioner Beck apologized to the Planning Group saying that it did appear that their input regarding problems with these GPAs was not being adequately considered. He felt the Valiano Vineyards alternative was the best GP-compliant plan he had seen in all his years on the Planning Commission and regretted that the County staff choose to ignore consideration of this plan. He and other Commissioners urged the community to add financial analysis to the plan and present it to the BoS. S. Williams noted that David Sibbet, County Planning Manager, had told her the County was likely not going to be able to provide the 12 feet of DG shoulder on Country Club Drive that was a condition of approval in their motion for Valiano. The Planning Group discussed a draft letter to the Board of Supervisors regarding the proposed GPA items (see Appendix). Some members were concerned that more adverse impacts should be included, but others felt we had adequately covered those issues in our official comments to the DEIR and in our motions for denial of both projects.

Motion: By D. Dill, **second** by S. Williams, approve (with member edits) submittal of SDPG chairperson memo (see draft below in *Appendix*) to the Board of Supervisors in regards to urging the BoS to NOT approve the Valiano and HGVS GPAs.

Vote: ayes = 9 nos = 0 abstain = 0 absent/vacant = 4

Motion: By D. Dill, **second** by S. Williams, to grant the SDPG chairperson approval to submit documentation to appeal BoS decision if one or both GPAs (Valiano and/or HGVS) were approved.

Vote: ayes = 9 nos = 0 abstain = 0 absent/vacant = 4

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- B. **Harmony Grove Village Update.** Discussion on various HGV issues; Country Club pedestrian crossing, Harmony Grove Road improvements, non-compliance of home construction builders/vendors, and waste water treatment facility lighting. SDPG Member: Susan Williams, 760-212-3280. *S. Williams* reported that there has been some animosity between the developer and the new residents over issues at the wastewater treatment plant. Hours of operation should be limited to 7 am to 7 pm, but the noise of truck traffic around the facility early in the morning (before dawn) is disturbing nearby residents. She said the County and the neighbors had made some progress recently after involving code enforcement. In addition, the current lighting situation at the wastewater treatment plant is unacceptable, with strong lighting similar to that used at sporting events. Developer has ordered new lights but the temporary solution of taping plastic bags to the fixtures is not working. The developer will build the requested crosswalk on Country Club Drive at Rafter to allow residents of Canter Ridge safe access to the large public park. She reported that there may be some minor blasting noise while the developer makes required improvements to shoulder of Harmony Grove Road.
- C. **4S Ranch Industrial Park Parking Prohibition Zone.** Discuss and vote on recommending to DPW implementation of an overnight parking prohibition zone on the streets within the 4S Ranch Business Park. Streets included Coastwood Road, Thornmint Court, Willow Court, Thornmint Road, except the southern side from Goldentop Rd to Mesamint Rd. Goldentop Road, except from the southern cul de sac to Thornmint Rd. No prohibition on Mesamint Road. Applicant: 4S Ranch Business HOA; HOA Representative: Khoa Nguyen, 619.550.6037; SDPG Member, Phil Fisch, 858-592-6758. *George Chial*, president, 4S Ranch Business Park Association, discussed the growing problem of semi-trailer trucks, campers and commercial vehicles parked for greater than 72 hours on public streets in the business park. He felt it was a traffic safety concern, citing reduced visibility on business driveways on affected streets. He had consulted with the County department of Public Works and CHP, who said enforcement of the existing 72-hour limit was difficult. They suggested he ask for approval of “No Overnight Parking” signs on selected streets, with a time interval from 10 pm to 5 am daily. Phil Rath was retained to advise the Association and showed photos of trucks being repaired on public streets with tools and oil canisters clearly visible, as well as of attempts to transfer loads while blocking the street. He reported that most problem vehicles belonged to independent truckers. *P Fisch* told the group he had counted over 40 trucks parked on those roads. *Khoa Nguyen* supported the use of the signs. *Liz Mullarkey*, owner of Gymniny Kids, Inc, also on the board of directors of the association, said parking priority should be given to those who pay rents and mortgages in the business park. *Clyde Marion* of Hawthorne Machinery reported at least three accidents had occurred due to reduced visibility caused by trucks parking near business driveways. He was in favor of using the signs. *Adrienne Navarra* of Jerome’s supported the use of the signs only if the streets surrounding their business were not included. She said they operated 24 hours a day and would take responsibility for enforcement of the 72-hour limit on those roads. *D. Willis* asked if all affected businesses were notified of the plan to use the signs, and *Phil Rath* said they had all been notified.

Motion: By P. Fisch, **second** by T. Parillo, to endorse proposed prohibition zone as presented.

Vote: ayes = 9 nos = 0 abstain = 0 absent/vacant = 4

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; SDPG Member: Don Willis [\(858\) 481-6922](tel:858-481-6922). *Chris Nichelson* gave a presentation of the

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proposed 150-room senior housing project on 23-acre site across from Surf Cup Park. More than half the parcel is open space with public trails and native vegetation. Proposed level of care is independent, assisted living, and memory care. *D. Willis* said the neighbors seemed to like this reduced design better and *T Parillo* asked that the developer pay attention to the quality of the materials and use muted colors with minimal signage. The applicant said they would use mid-tone earth hues. The project is located in the City of San Diego and the applicant is appearing at the SDPG meetings as a courtesy to their neighbors.

- B. **PDS2018-AD-18-008 Garage Administrative Permit.** Proposed 4,410 sq. ft. vehicle storage garage at [6893 Spyglass Lane, Rancho Santa Fe, CA 92067](#). Nearest cross street: St. Andrews Road, APN: 303-060-46-00. Owner: David W. Hearst, 760-861-5881; Applicant's Contact: James Carl, 619-445-1340; PDS Planner: John Leavitt, 858-495-5448; SDPG Member: Steve Thomas, 858-232-8580. *Jim Carl* of Accel Framing presented the project to remove existing tennis court and replace with 12-car garage. The plan is approved by the HOA and neighbors have no complaints.

Motion: By D. Dill, **second** by J. Zagara, to approve as presented.

Vote: ayes = 9 nos = 0 abstain = 0 absent/vacant = 4

- C. **PDS2018-MUP-94-022W3 Del Dios East BUN.** Minor use permit for a Tier 3 modification cell site upgrade/improvements in Del Dios, located at the corner of Date Lane and Del Dios Hwy, APN 238-050-02. Owner: Del Dios Mutual Water Company, 760-580-5805; Applicant: Michael Blackwell, 714-396-8227; PDS Planner: Angelica Truong, 858-495-5421; SDPG Member(s): Don Willis, 858-481-6922, Nicholas Christenfeld, 760-741-1953. **Continued to Aug. 9th**
- D. **PDS2018-TPM-21266 Fortuna Ranch Road Lot Split.** Located at 3615 Fortuna Ranch Road, APN 264-101-50, 2-lot split from a 4.98-acre lot with existing residential house, guest house and farm house. Owner: dasMOD, LLC, 714-507-0799; Applicant's Representative: Christopher Miller, 858-436-5386; PDS Planner: Lori Radcliffe-Meyers, 858-495-5340; SDPG Member: Doug Dill, 760-420-7909. **Continued to Aug. 9th**
- E. **PDS2015-TM-5609, PDS2015-ER-15-08-020 – RSF Inn Condo Conversions.** Possible follow-on vote for the application for 13 existing detached residential condominium conversions located at 7 Royce Drive and Linea del Cielo in Rancho Santa Fe. Vote is regarding the omission (Board Policy I-92) from undergrounding of the existing transmission and distribution overhead utility wires based on the reduction in scale of the project. APN 266-281-04, 268-120-15, 268-120-16, 268-120-17, 268-120-44, 268-120-45, 268-120-46. Owners: JMIR RSF Inn LLC/JMI Realty LLC 858-259-8212; Applicant's Representative: W. Justin Suiter, 858-259-8212; PDS Planner: Jeff Smyer, 858-495-5438; SDPG Member: Laurel Lemarie 858-756-2835.

Motion: B L Lemarie, **second** by P. Fisch, to support applicant's request for I-92 exception (waiver of requirement to underground overhead utility lines) and recognize that existing condo conversion structures meet the objective of the D designator.

Vote: ayes = 9 nos = 0 abstain = 0 absent/vacant = 4

- F. **PDS2018-AD-18-012 MacDonalD Oversized Accessory Structure.** Administrative permit for addition to pool outdoor room and storage space. Located at [5973 Rancho Diegueno Road](#) (cross street – San Dieguito Road) Rancho Santa Fe, CA 92067, APN 302-303-06-00. Applicant's Representative: Mark House, 619-733-7949; PDS Planner: Souphalak Sakdarak, 858-694-3037; SDPG Member: Joe Zagara, 858-756-4211. *Mark House*, architect for project, gave an overview: design plan would replace existing degraded trellis with enclosed barbecue area and upper observation deck. A waiver would be required for the approximately 530 square foot overage. The decision of the HOA was not yet known. A neighbor, *Firouz Memarazadeh*, complained that the location and the height of the new structure would impair his view from certain areas in his yard.

Motion: By J. Zagara, **second** by T. Parillo, to approve as presented subject to HOA approval.

Vote: ayes = 9 nos = 0 abstain = 0 absent/vacant = 4

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7. ADMINISTRATIVE MATTERS:

- A. Community Reports *S. Williams* reports a camp of transients located near HGV.
- 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

Adjourned 10:09 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.

Future Meeting Dates: 8/9/18 9/13/1 10/11/18 11/8/18 12/13/18 1/10/19

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

Appendix

Dear Chair, Vice Chair and Supervisors,

The San Dieguito Planning Group disagrees with the Planning Commission's conclusions regarding the proposed Valiano and Harmony Grove Village South General Plan Amendments. We encourage the Board of Supervisors to vote against both projects for the following summarized reasons, as well as others explained in more detail in the SDPG DEIR Comments and Agenda Recommendation Motions related to Valiano and Harmony Grove Village South GPAs.

1.) The County General Plan was thoughtfully constructed; the zoning approved for both project areas was not erroneous and reflects the appropriate density for the sites negotiated with neighboring areas. There is no need for a GPA that would award the owner a zoning arbitrage and encourage others to attempt the same rather than buy and develop property needing no zoning density changes.

The unintended consequences of this GPA-earned zoning arbitrage are that by approving GPAs like this, the County encourages FEWER applications to build in targeted dense zones where land is more expensive and MORE applications to rezone inexpensive, low-density areas. We end up with development exactly contrary to the GP because the economic incentives become reversed.

2.) The County Plan includes sufficient other areas already zoned for such projects in areas the County determined were more appropriate for growth. Although approvals are behind the pace set by the County to achieve planned housing expansion, that does not mean that GPA standards should be lowered to achieve approval objectives. Instead, the County should question why developers are not requesting growth in targeted areas and are instead attempting arbitrage in unapproved areas. (See 1. above.)

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3.) Valiano and Harmony Grove Village South GPAs introduce more density that is deleterious to the immediate community and contributes to the further incremental congestion and sprawl that conflicts with the North County character and County Plan.

Please understand that the SDPG consists of 12 members from all across District 3 and 5, many of whom are not directly affected by these two projects and have diverse backgrounds. The Group routinely votes in favor of development when merited, and yet voted unanimously against both projects. Our members include:

Douglas Dill – Elfin Forest – Former IT Marketing Executive

Tim Parillo - RSF Covenant - Multi-family Real Estate Investor, Retired Institutional Financier

Mid Hoppenrath – Harmony Grove – Retired Technical Communications Business Owner

Jacqueline Arsivaud-Benjamin - Elfin Forest – CEO, Technology Entrepreneur – EF/HG Town Council Chair

Joe Zagara – RSF Covenant – Commercial Real Estate Developer/Investor

Nicholas Christenfeld – Del Dios – UCSD Professor, Department of Psychology

Philip Fisch – 4S Ranch – Defense Industry Executive

Shannon Biszantz – Whispering Palms - Realtor

Steve Thomas – Fairbanks Ranch – CEO, Sr. Healthcare IT/IS Executive

Susan Williams – Harmony Grove Village – Marketing Executive

Laurel Lemarie – RSF Covenant – Community Volunteer, DAR, Equestrian

Don Willis – Sun Valley – General Contractor

The SDPG feels that the Board of Supervisors may underestimate the broad unpopularity of these projects. In closing, The San Dieguito Planning Group unanimously encourages The San Diego County Board of Supervisors to vote against the proposed Valiano and Harmony Grove Village South General Plan Amendments.

(end of draft letter)

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