

# SAN DIEGUITO PLANNING GROUP

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

## MINUTES OF MEETING

JULY 10, 2014

1. CALLED TO ORDER at 7:02 P.M. PLEDGE OF ALLEGIANCE  
present: Hoppenrath, Barnard, Epstein (left at 8:30) , Dill, Jones, Willis, Christenfeld, Arsivaud-Benjamin  
absent: Clotfelter, Fisch, Liska
2. AGENDA REVIEW
3. APPROVAL OF MINUTES
4. OPEN FORUM:
  - A. Don Willis reports that El Camino Real just south of Sun Valley Road is currently under repair – FINALLY.
  - B. Laurel Lemarie reports she's attempting to recruit new members – one from Cielo, one from Whispering Palms.
  - C. Ralph McKinnie, President of Sun Valley, reports that their horse trail runs the length of Sun Valley Road, and several years ago were granted a NO PARKING Fri-Sun, 8-noon sign on the road by the County. A new problem that has erupted is that the new residents are allowing their workers to park on the trail. He is inquiring as to the proper process to request that NO PARKING be increased to 7:00 am – 9:00 p.m., 7 days a week. His homeowner's association is meeting on Monday to draft a letter to the County for their request and will present it to SDPG. Chair Dill recommends we agendize this item for next meeting.
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. Ordinance and would add a new chapter to the County Code related to Reasonable Accommodation. The project also includes proposed revisions to the County's Defense and Indemnification Agreement.
  - B. **POD 13-003 - Negative Declaration and draft Zoning Ordinance Update** No. 30 and County Code Amendments out for 45-day public review June 26 – August 11. This latest update proposes to amend various sections of the Zoning Ordinance, make minor revisions to the Noise  
  
Below are links to a summary of the proposed changes, grouped by subject, and a link to the draft ordinances which can be accessed today. The draft ordinances are also contained in the Negative Declaration document.
    - a) The CEQA Public Review webpage [http://www.sdcounty.ca.gov/pds/ceqa\\_public\\_review.html](http://www.sdcounty.ca.gov/pds/ceqa_public_review.html)
    - b) Link to Summary <http://www.sdcounty.ca.gov/pds/regulatory/docs/pod-13-003/pod-13-003-zoaccasbs.pdf>
    - c) Link to Draft ZO Amendment <http://www.sdcounty.ca.gov/pds/regulatory/docs/pod-13-003/pod-13-003-zosou.pdf>
    - d) Link to Draft Co Code Amendment <http://www.sdcounty.ca.gov/pds/regulatory/docs/pod-13-003/pod-13-003-ccsou.pdf>
    - e) Link to Draft Defense and Indemnification Agreement <http://www.sdcounty.ca.gov/pds/regulatory/docs/pod-13-003/pod-13-003-dia.pdf>Chair Dill will submit a letter indicating that the Negative Declaration has been reviewed and there are no comments.
6. MAJOR PROJECTS AND LAND USE ITEMS:
  - A. **SP13-001, GPA13-001, STP13-003, TM5575, REZ13-001, ER13-08-002 Eden Hills Valiano** located in Eden Valley at Mt. Whitney & Country Club Drive; APN#232-013-01,02,03, 232-020-55, 232-492-01, 232-

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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 Representatives from Integral Communities include Paul Tryan, Matt Simmons, Ed Milterberger, and Melissa Krause. Melissa provided the largest portion of the presentation. This will not be a gated community. It will include affordable housing, as required, approximately 20% of entire project. Dedicated open space has been increased to approximately 61% of the total space, increased from approximately 51% and totals 216 acres. In order to meet these numbers, they have purchased additional land. It also allowed increasing some lots, allow for animal keeping (56 1/3-1/2 acre lots). Density has been decreased from 2.0 du/ac to 1.4 du/ac. The comparison is based on the addition of the acquired property. [www.valianoliving.com](http://www.valianoliving.com) is under construction to include these changes.

Kevin Barnard questioned the open space included in the lots. Is it not possible to reduce the lots, and move the open space into a better management option to retain the natural habitat.

Mid Hoppenrath asked why a new sewer plant was necessary instead of being included in Escondido or Felicitos or San Marcos. The EIR being drafted will include several options to investigate what would be the best option. She also inquired about processes that are not yet approved by County Sanitation, but is close enough that it could affect the development of the project.

Mid also raised the question of what will convince the community and the County to allow the General Plan Amendment to change the Community Plan as well as the newly adopted General Plan. How does the existing community benefit from this change? The response by Mr. Tryan offered as explanation the urban buffer in cases of fire emergency, an established equestrian trail, an addition of new people into the community, and acknowledged the density impact. He also mentioned their responsibility to provide homes to the region. Further conversation ensued regarding the evacuation problems and the pros and cons of Shelter In Place. The representatives mentioned that they have a meeting with San Marcos Fire District officials to address fire dept. requirements on Monday.

Chair Dill remarks that the density that is being proposed is difficult to accept, especially when the General Plan was carefully crafted to retain the low density into the future and this increase does not meet that criteria.

The agricultural portion of the project does not lend well for the high cost of water, and will the HOA be willing to take on a high expense to maintain that landscape? Kevin Barnard recommends that should the project's groves not be economically feasible, this land should be returned to natural open space and ensure that it will not fall to additional development.

Janeen Huston from Eden Valley commented that the approved density of 118 du's not be increased to 338 du's as proposed. In this area, it would not add positively to the character of the community. The wildlife 'linkage' is non-existent as proposed. The animals would not easily find those linkages.

What exactly is the definition of 'Affordable Housing' in this project? Do all homeowners have the right to build a casita or above their garage and then place it up for rent, as is implied in this conversation? And do those additional living spaces add to the count of dwelling units? It was indicated that these additional living spaces would not be considered as additional du's. Can the CC&R's create certain restrictions to prevent abuse.

Bill Osborn, resident of Harmony Grove, asked about the steep slopes and limited building zones. He is very concerned about the fire prevention efforts to protect homes and prevent fuel for wildfire. He also mentioned that the current design is prime for complete destruction in a fire. Eden Valley Lane on the plans shows it will be widened 65' , which will eliminate several properties' front yards. The applicant says that is only the easement, and the 24' width will not be changed. A straw poll of the 17 attendees, all residents of Eden Valley/Harmony Grove, are ALL opposed to the project as presented this evening.

Wendy Said, resident of Eden Valley, is extremely concerned about the elimination of some roads in this iteration and how it negatively impacts the evacuation. Other audience members emphasized how important it is to understand the fire dangers with this incredible increase in density without good evacuation alternatives.

**B. PDS 2014 MUP 14-019-PLN 346, PDS 2014 SP 13-001 PLN-TM, PDS 2014 MUP 14-019-PLN 399S,**

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**MUP 14-019-PLN 346S – EDEN HILLS** – Administrative Permit for Major Use Permit for sewer system to service 334 homes in proposed Eden Hills development. Applicant: Melissa Krause, Fuscoe Engineering, representative for The Eden Hills Project Owner, LLC; PDS Planner: Beth Ehsan 858-694-3103; SDPG Member: Kevin Barnard 858-688-1700 **Postponed to 8-14-2014**

- 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 8-14-2014**
  - D. **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 **Waiting for re-submittal – postponed until further notice.**
  - E. **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 **Waiting for re-submittal – postponed until further notice.**
  - F. **PDS 2013- AD 13-045 located at 14771 Roxbury, Rancho Santa Fe.** Request for oversized guest living quarters for property with 9,986 sf main residence. APN #303-100-53. Applicant: Peter Trevino for Sunwest Builders Development LLC 760-294-3316; PDS Planner: Melanie Tylke 858-694-3721; SDPG Member: Nikko Christenfeld 760-741-1953 – **Remove from agenda – no action needed**
  - G. **PDS 2014 AD14-037 located at La Crescenta & Via de Fortuna** – request for oversized detached guest house of 987 sf. with 192 sf. of covered porch on 2.09 acres. APN 265-101-22. Applicant: Max Wuthrich for Gary & Kathy Lawrence, 858-756-1788; PDS Planner: Bradley Sonnenburg 858-495-5340; SDPG Member: Lois Jones 760-755-7189 The project has been approved by the Rancho Santa Fe Art Jury. There was one inquiry from a neighbor, but after seeing the plans and the intended use, it answered his concerns.
- MOTION** by Lois Jones to recommend approval of the project as presented. Seconded: Lemarie  
Ayes = 8                      nos = 0                      absent/abstain = 4                      vacant = 3
- H. **PDS 2014- STP 14-014 located at 9 Camelot Knolls Parcel 4 & Artesian Road** – Site plan for 5,959 sf family residence on 7.98 acres in Santa Fe Valley. Applicant: Mike Haaland for New West Investments 619-588-5967 (owner no.) [mikehaaland@gmail.com](mailto:mikehaaland@gmail.com); PDS Planner: Vince Kattoula 858-694-3959; SDPG Member: Phil Fisch 858-592-6758 **Postponed to 8-14-2014**
  - I. **PDS 2014 TM 5589 located at 18531 Aliso Canyon Road in Rancho Santa Fe** – proposed 8-lot residential subdivision on 29.81 acres with minimum 2-acre parcel, with proposed private street for access and hook up to sewer. APN #265-270-84. Applicant: Zephyr Partners, RE LLC 858-461-5109 PDS Planner: Marisa Smith 858-694-2621. SDPG Member: Laurel Lemarie 858-756-2835 **Postponed to 8-14-2014**

7. ADMINISTRATIVE MATTERS:

- A. Community Reports
- B. Consideration and comments on circulation mail
- C. Future agenda items and planning
- D. County Filings (Form 700) & Required Training (Ethics)
- D. Revised Meeting schedule for future SDPG meetings

Meeting adjourned at 9:25 p.m.