

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

MINUTES OF MEETING

SEPTEMBER 11, 2014

1. CALL TO ORDER: 7:09 P.M. PLEDGE OF ALLEGIANCE
Present: Fisch, Hoppenrath, Epstein, Dill, Jones, Lemarie, Arsivaud-Benjamin, Christenfeld, Willis, Barnard (arr at 7:50)
Absent: Liska, Clotfelter
2. AGENDA REVIEW
3. APPROVAL OF MINUTES: Misc. Prior Meetings
4. OPEN FORUM:
 - A. Laurel Lemarie reports that the RSF Garden Club is for sale.
 - B. Mid Hoppenrath reports that the Elfin Forest sign delineating the community has now been installed.
 - C. Don Willis reports that he heard on the news that 79 cell sites were discovered along the East Coast, which turned out to be installed by China to monitor our airwaves!
 - D. Coast News contacted Doug Dill to ask more questions about the LAFCO letter submitted for the area in Harmony Grove/Eden Valley that is currently under development.
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. **Continued to 10-9-2014**
6. MAJOR PROJECTS AND LAND USE ITEMS:
 - A. **PDS 2014 MUP 14-019-PLN 346, PDS 2014 SP 13-001 PLN-TM, PDS 2014 MUP 14-019-PLN 399S, 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 indefinitely**
 - B. **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Riddle; PDS Planner Melanie Tylke 858-694-3721; SDPG member: Chaco Clotfelter 858-342-3050 **Off calendar – application withdrawn.**
 - C. **PDS 2014 MUP 14-030 – Verizon Double Peak** – Major Use Permit request for 12 antennas, 12 remote radio units, and 1 microwave dish antenna on a 45' high monopine. Also proposed is a 11'6" x 16'10" prefabricated equipment shelter on concrete pad and emergency generator housed in a concrete block wall enclosure with stucco wall to match existing building located at 21230 Questhaven Road in San Marcos. Applicant: Margie Sullivan representing Verizon Wireless 760-613-3488; PDS Planner: Melanie Tylke 858-694-3721; SDPG

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Member: Don Willis 858-481-1535. Property has many code violations that need to be rectified by the property owner, such as the greenhouse portion of the workshop is built within the setbacks, and the owner is operating a commercial business without license, and the pool has not yet had a final inspection. These and other violations need to be taken care of before the applicant can move ahead with their plans. Mr. Herman, resident of San Elijo Hills, feels this is very responsible planning and would greatly benefit the residents in the area and he supports the project. John Signorino, resident of Questhaven Hills, is one of the closest neighbors to the site and supports this project, and has feedback from their neighbors who also have no objection to the site.

Although there is little concern with the cell site itself as it appears to be an appropriate location and is generally favored by the Planning Group members, there are many concerns that in rectifying the violations it creates too many variables to be able to go forward with a supporting motion at this time. The Planning Group feels the project is not complete enough with these issues to offer a final response and have chosen to request the applicant return once these issues have been adequately resolved.

- D. **PDS2014 stp 14-016** – Site plan for 6,500 sf single family residence + 1,100 sf garage with 2nd story living area above garage, and a V-Designator located at Road to Rio in The Crosby Estates. Applicant: Reggie Reyes representing Mark & Tiffany & Mark Henkel 858-922-6246; PDS Planner: Vincent Kattoula 858-694-3959; SDPG Member: Mid Hoppenrath 760-747-1145 Review of the required elevations did not appear to pose a significant issue for the Del Dios viewshed.

MOTION by Mid Hoppenrath to recommend approval as presented. Seconded: Lemarie

Ayes = 9 abstain = 0 nos = 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 **Postponed to 10-9-2014**

- F. **PDS2-14 STP 14-006 V Setback Designator located at 8080 Hightime Ridge, San Diego** APN 267-201-03-00 Applicant: Philip Quatrino representing Jonathon & Melody Mohseni 858-527-0818; PDS Planner: Don Kraft 858-694-3856; SDPG Member: Mid Hoppenrath 760-747-1145 **Continued to 10-9-2014**

7. ADMINISTRATIVE MATTERS:

- A. Community Reports – TAC – there is a request on the next agenda for disabled parking on Avenida de Acacias in front of the library in the Village.
- B. Consideration and comments on circulation mail
- C. Future agenda items and planning
1. Shannon Biszantz was introduced by Laurel Lemarie. She is a resident of Whispering Palms, and has lived in the community her entire life and has registered for a Group position (seat #14) for the November election. She will provide a resume to the Chair at the next meeting. Don Willis' term ends in December (seat #14) and he has offered to move to Seat #1 to finish out the term for that seat.
 2. Lois handed out the newly published and approved Community Plan and Elfin Forest/Harmony Grove addendum.
- D. County Filings (Form 700) & Required Training (Ethics)
- E. Revised Meeting schedule for future SDPG meetings

Meeting adjourned at 9:04 p.m.

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