

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

MINUTES OF MEETING

November 13, 2014

1. CALLED TO ORDER at 7:02 P.M.
Present: Willis, Arsivaud-Benjamin, Lemarie, Dill, Jones, Liska, Barnard (left at 8:00 pm), Hoppenrath, Fisch, Biszantz (member in waiting)
Absent: Clotfelter, Christenfeld, Epstein
2. AGENDA REVIEW
3. APPROVAL OF MINUTES:
4. OPEN FORUM:
 - A. Don Willis reports that the City has some projects coming up – The Polo grounds are now on month-to-month until they can determine the El Camino Real street alignment, and new proposed conditions of proposed lease. An agreement has been made, without public input, for revisions to the use of the property. The Surf Cup is a contender as primary lessee with Polo Club secondary.
 - B. Don Willis reports the “Who property” (corner of Via de la Valle & El Camino Real) is moving forward to promote development of their property.
 - C. Lois Jones reports that Supervisor Dave Roberts’ Chief of Staff and Planning & Land Use advisor are both retiring at the end of the year. They have prospects for filling the positions, but not yet confirmed.
 - D. Phil Fisch reports that the stop signs we reviewed this summer have finally been installed and are working very well.
 - E. Shannon Biszantz reports that the Nicholas property on Via de la Valle is being listed for sale.
 - F. Bruce Liska offered our welcome and appreciation to Shannon’s incoming membership.
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. Nothing to report.
 - B. **Proposal for a RSF Village Farmer’s Market.** Presentation by applicant for a farmer’s market to be held every Saturday between 10am-2pm, located on El Tordo between Linea del Cielo and Avenida de Acacias. Rancho Santa Fe Association has approved a 9-month trial period. Applicants: RSF Village Farmers Market, Tasha Ardan and Brandon Janiss, 760.522.2053; SD County DPW, Robert Fuller, 858.694-3862. **Tabled – application withdrawn**
 - C. **Olivenhain Municipal Water District** is proposing constructing a left turn pocket along the Dove Canyon Road in 4S Ranch. The purpose of the left turn pocket is to allow traffic to turn into the 4S Ranch Water Reclamation Facility, at 16595 Dove Canyon Road, from the southbound lanes. OMWD wishes a letter of support to the SD County DPW for this proposed project from the local planning group. Contacts: Hoch Consulting (Representing OMWD), Adam Hoch, (858)431-9767; OMWD, George Briest, Engineering Manager, (760)753-6466; DPW, Michael Kenny, Highway Engineer, (858)694-2212; SDPG Member: Phil Fisch 858.967.5323 **tentatively scheduled for 12-11-2014**
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,**

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Please consider this a courtesy notice that you are a member of the distribution list for the San Dieguito Planning Group. You may recommend changes to your personal information you believe are in error by submitting a written request that credibly shows the error. If you believe that your personal information is being used for a purpose other than what was intended when submitted, you may contact us. In all cases, we will take reasonable steps to verify your identity before granting access or making corrections.

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 2014 MUP 14-030 – Verison 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 Member: Don Willis 858-481-1535 **Postponed until further notice.**
- C. **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 12-11-2014**
- D. **PDS2014 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 **Postponed to 12-11-2014**
- E. **PDS2014 AD 14-049** Administrative permit application for 894 sf second dwelling on 1.25 acres with existing home located at 16807 Via de la Valle, Rancho Santa Fe. Applicant: Dominic Ballerino for Atlas Equity fund, 858-216-5241; PDS Planner: Emmet Aquino 858-694-8845; SDPG Member: Jacqueline Arsivaud-Benjamin 760-855-0444 Dominic ballerina of GPG, representing the owner, was present to answer questions.

Motion by Jacqueline Arsivaud-Benjamin to to recommend approve with condition that two off-street parking spots be shown on the plan. Seconded: Dill

Ayes = 9 nos = 0 abstain = 1 absent/vacant = 5
Bisantz

- F. **PDS2014 AD14-050** Administrative permit application for 2,496 sf guest living quarters on 2.24 acre lot with existing 7,496 sf home w/attached garage located at 6072 Avenida Alteras & Calle Mayor in Fairbanks Ranch. Applicant: Dave Henrikson for Weimin Ji & Hao Chen 951-764-2302; PDS Planner: Bronwyn Brown 858-495-5516; SDPG Member: Laurel Lemarie 858.756.2835 **Postponed to 12-11-2014**
- G. **PDS2014-AD-14-051. Brush clearing Administrative Permit** at Rambla De Las Flores and El Acebo, RSF; APN 268-100-38 and APN 268-080-20. Applicant: Michael Smith, (858) 259-8212; PDS Planner: Beth Ehsan, (858) 694-3103; SDPG Planner: Laurel Lamarie, (858) 756-2835. John Curtis of TX-CA, representing the applicant, was present to answer questions.

MOTION by Laurel Lemarie to recommend approval as presented. Seconded: Dill

Ayes = 9 nos = 0 abstain = 1 absent/vacant = 5
Bisantz

- H. **PDS2014-AD14-052. 2nd Dwelling Unit Administrative Permit** at 6413 Rancho Santa Fe Farms Drive, Rancho Santa Fe, CA (across the street from RSF Farms Road); APN 303-050-07 and APN 303-050-24 (two APNs for a single legal lot). Applicant: Adam & Marie Svet, (415) 577-1977; PDS Planner: Bronwyn Brown, (858) 694-5516; SDPG Planner: Phil Fisch 858.967.5323 Property owner, Adam Svet, and his architect, Tyler Van Stright, were present to answer questions.

MOTION by Phil Fisch to recommend approval of the permit with condition that all issues noted in the County scoping letter dated 11-6-2014 are met, and that the existing barn structure be removed prior to construction of the second dwelling unit. Seconded: Jones

Ayes = 9 nos = 0 abstain = 1 absent/vacant = 5

I. **PDS2014 STP14-026 – site plan for 3,397 sf Single Family home and garage, tack room on 4.98 acres** located at Avenida de Pompeii in Santa Fe Valley. APN #269-100-47. Applicant: Michael Azurmi representing Tom & Anne Bache 619-417-1400; PDS Planner: Vincent Kattoula 858-694-3959; SDPG Member: Mid Hoppenrath 760-747-1145 The applicant, Tom Bache, was present to answer questions. The property has a D2 designator on the property, allowing development on only .25 acre of the parcel. The scoping letter notes that the landscaping plan has not yet been submitted, as acknowledged by the applicant. The Group discussed the problem of D2 and how it affects his plans. We recommend the applicant go back to the County with his environmental report that argues the current position of the D2.
Continued to 12-11-2014

J. **MUP-13-001M1 - The Bridges Clubhouse AT&T Minor Deviation.** The applicant is proposing to slightly modify a previously approved cell site by adding a stone color in place of where faux windows were originally going to be installed. Applicant: Ted Marioncelli 760-807-1850; PDS Planner: Mike Johnson 858-694-3429; SDPG Member: Don Willis 858-481-1535

MOTION by Don Willis that there are no objections to the minor deviation and it is approved as submitted.

Ayes = 8 nos = 0 abstain = 1 absent/vacant = 6

K. **PDS2013- AD 14-055 – Administrative permit for 237.5 sf addition to existing 1,152 sf guest house** located at 5570 San Elijo in Rancho Santa Fe. APN#266-371-09 Applicant: Stephen Ray on behalf of Anthony Lienau 619-992-8656; PDS Planner: Donald Kraft 858-694-3856; SDPG Member: Chaco Clotfelter 858-342-3050 **Scheduled for 12-11-2014.**

7. ADMINISTRATIVE MATTERS:

A. Community Reports

1. Bruce inquires about TAC's position on San Dieguito Road speed limit issue. Doug reports that it is currently 'under study'.

B. Consideration and comments on circulation mail

C. Future agenda items and planning

D. Prospective Planning Group Members –

1. 2 existing members and 1 new member have been appointed to even numbered seats because they went through the voting process, and their terms begin January 1. The other members filling the even numbered seats are required to apply to retain their seats. Don Willis is transferring to Seat #1.

2. Tim Parillo, a resident of Rancho Santa Fe Covenant, attended our meeting and is showing some interest in joining the Planning group.

Meeting adjourned at 9:16 p.m.