

SAN DIEGUITO PLANNING GROUP

PO Box 2789, Rancho Santa Fe, California 92067

MINUTES OF MEETING

MARCH 19, 2015

1. CALL TO ORDER at 7:09 P.M. PLEDGE OF ALLEGIANCE
Present: Willis, Christenfeld, Arsivaud-Benjamin, Lemarie, Dill, Jones, Liska, Fisch, Hoppenrath, Parillo, Biszantz
Absent: none
 2. AGENDA REVIEW
 3. APPROVAL OF MINUTES: Misc. Prior Meetings [Circulated to Members during Meeting for initials, comments if any]
 4. OPEN FORUM:
 - A. Don Willis reports that One Paseo in Del Mar passed at the City of San Diego, despite the objection of the community at large. Unless there is an appeal to that decision, the project will go forward.
 - B. Jacqueline Arsivaud-Benjamin reports that the project known as Harmony Grove Meadows is coming forth. It originally was 25-26 parcels, was increased to 216 during the GP Update, and the developer is proposing 465.
 - C. Lois Jones inquires as to how to proceed to investigate the plans that the Inn has to demolishing the single family homes and re-building multi-dwelling units.
 - D. Shannon Biszantz asked where she should direct members of whispering Palms to voice their concerns about traffic on Calzada del Bosque. She was advised to start at the Dept. of Public Works/Traffic division.
 - E. Lois Jones advised that she is currently going through SD Water Authority's Water Ambassador program. Enthusiastic conversation ensued as to the water opportunities and concerns throughout the County.
 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. Don Willis discussed recent information he has that the property on the corner of Via de la Valle and El Camino Real may be at a price that would be viable for use of PLDO funds, with other supporters. More research will be necessary.
 - B. **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 **Postponed to 4-9-2015**
 - C. **Review of LU-1.2 Leapfrog Development** – correspondence submitted by Chair of Valley Center PG, advising discussions at February PDS workshops, and possible action. Draft letter was submitted to be presented to BOS voicing our concerns that the PDS staff will submit new changes of LU 1.2 without public review and consideration of comments.
- MOTION** by Jacqueline Arsivaud-Benjamin to approve the revised letter. Seconded: Dill
Ayes = 10 nos = 0 abstain = 0 absent/vacant = 0
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 VALLEY/VALIANO** – Request extension (from 45 to 90 days) to the Integral/Valiano DEIR for 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: Doug Dill/Jacqueline Arsivaud Benjamin, 760-855-0444. Doug Dill submitted a letter for approval requesting the extension which includes 6 bullet points to substantiate this request. In addition, he provided a letter that was submitted to PDS from Elfin Forest/Harmony Grove Town Council indicating the community's concern about the impact, magnitude and complexity of this project. Review of the draft letter commenced, and wordsmithed.

MOTION by Doug Dill to submit revised letter as reviewed. Seconded: Mid Hoppenrath

Approved = 10

nos = 0

abstain = 0

absent/vacant = 5

- B. **PDS 2015 MUP 15-003, ER 15-08-002 – Verizon Double Peak located at 21230 Questhaven Rd., San Marcos** – Major Use Permit application proposing to install 12 antennas, 12 remote radio units, and 1 microwave dish antenna on a 45' high monopine. The equipment necessary to operate the facility will be located in a proposed 11'6" x 16'10" prefabricated equipment shelter on a new concrete pad. Also, installation of a proposed emergency generator inside a concrete block wall enclosure with stucco finish to match existing building. APN #679-050-04-00 Applicant: Margie Sullivan representing Verizon Wireless 760-613-3488; PDS Planner: Melanie Tylke 858-694-3721; SDPG Member: Doug Dill 760-736-4333 **Postponed to 4-9-2015**
- 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 until further notice.**
- 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 until further notice.**
- E. **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 **Remove from agenda – application withdrawn**
- F. **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 **Postponed to 4-9-2015**
- G. **PDS 2014 GPA 14-007, MUP 14-046, TM 5595, EB 14-08-17-Rancho Librado Application for tentative map requiring a general plan amendment and major use permit for 56-unit, age-restricted condominium project located on 28.69 acres located at the northeast corner of Via de la Valle and Calzada del Bosque.** APN #268-180-51-00, 268-180-01-00, 258-180-39,00 268-180-50-00 Applicant: Ali Shapouri on behalf of Larry Gene Mabee Revocable Trust & Golden Eagle Land Investment LP 858-756-8340; PDS Planner: Michael Johnson 858-694-3429; SDPG Member: Don Willis 481-1535 **Postponed to 4-9-2015**
- H. **PDS 2014 AD-14-065 application for Administrative Permit for 2nd dwelling unit with basement garage at 8881 Detwiler Rd. in Escondido.** APN #264-130-54-00 Applicant: Shinj Isaacs for Ned Israelsen 760-707-8119; PDS Planner: Bronwyn Brown 858-4955516; SDPG Member: Nikko Christenfeld 760-741-1953 Applicant had to re-design to fit community character and had to change the location to meet setback requirements as well as fire district requirements. The neighbors have no objections. Issues remaining is a cultural specialist for archeological preservation as well as the fire district to inspect it once again. They are required to re-do Detweiler road – widening to 20 ft. They've been approved for their septic system and were able to use their existing leach field and the permit has been issued.

MOTION by Nikko Christenfeld to recommend approve the project as presented. Seconded: Dill

Ayes = 10

nos = 0

abstain = 0

absent/vacant = 5

- I. **PDS 2015-HLP 15-002; ER 15-08-003 Application for Habitat Loss Permit to address the impact of 20.1 acres of coastal sage scrub occupied by the California gnatcatcher.** The project (PDS2013-LDGRMJ-00015) consists of a major grading permit for a private horsekeeping facility and grape planting project. A previous HLP application expired in 2008. APN #228-400-15, 16, 22 Applicant: Hedy Levine representing Brendan Thiessen/Harmony Grove Partners LP 619-232-9200x125; PDS Planner: Ashley Gungle 858-495-5375; SDPG Member: Shannon Biszantz 619-417-4655 **Postponed to 4-9-2015**

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 – appointments at BOS went through.
- E. Supply orders and reimbursement of expenses – box bill is due March 31st. Motion to submit to County for payment passed unanimously.

Meeting adjourned at 9:47 p.m.