

# PUBLIC NOTICE

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

**September 10, 2015**  
**Final Agenda --- REGULAR MEETING**

**Place of Meeting:** RANCHO SANTA FE FIRE STATION (meeting room), 16936 El Fuego, Rancho Santa Fe, California. TBM 1168-D3, (El Fuego intersects Linea del Cielo at the west end of the village.)

A final agenda, including changes and additions if any, may be posted in front of the U.S. Post Office, Rancho Santa Fe, seventy-two (72) hours before the meeting. Certain matters, as may be noted, will be set for a time certain. Matters on the agenda are NOT necessarily heard in the order listed. Continuances, if any, will be announced at the start of the meeting or may be contained in a final agenda. Time devoted to an item will vary depending on its complexity, importance to the group and public, and the length of the agenda.

NOTE: Please complete a speaker slip if you wish to speak on an issue. (Including Open Forum)

1. CALL TO ORDER: 7:00 P.M. PLEDGE OF ALLEGIANCE
2. AGENDA REVIEW
3. APPROVAL OF MINUTES: Misc. Prior Meetings [Circulated to Members during Meeting for initials, comments if any]
4. OPEN FORUM: Public and group member comments on non-agenda items only. (3 minute time limit per speaker.) No official action may be taken at this meeting on any new matters raised. Complete speaker slip prior to your presentation.
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. **Capital Road improvement list** – request by RSFA to add to our priority list the construction of a sidewalk on the north side of La Granada from El Tordo Road to de las Acacias. SDPG Member: Laurel Lemarie
  - C. **REQUEST FOR INCREASING TIMED PARKING IN VILLAGE OF RANCHO SANTA FE** – request by Rancho Santa Fe Association to increase timed parking, as outlined in RSFA staff report and for SDPG to request TAC add this to their agenda.
6. MAJOR PROJECTS AND LAND USE ITEMS:
  - A. **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
  - B. **PDS 2014 GPA 14-007, MUP 14-046, TM 5595, EB 14-08-17 Application for tentative map requiring**

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**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 **7:30 TIME CERTAIN**

- C. **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
- D. **NOTICE OF PREPARATION for PDS2015-SP-15-002 Specific Plan; PDS2015-SP-15-002-PDS-PLN-346; PDS2015-SP-15-002-PDS-PLN-399; PDS2015-SP-15-002-PDS-PLN-524; PDS2015-REZ-15-003 Rezone; PDS2015-TM-5600; PDS2015-ER-15-08-006; PDS2015-MUP-15-002 – Harmony Grove South** - Request for comments to NOP for Proposal for residential village, open space, and trails consisting of 453 dwelling units on 111 acres, currently zoned A70 and RR. Project includes applications for specific plan, major use permit, rezone, tentative map, and environmental review. APN's 235-011-06, 238-021-08, 238-021-09, 238-021-10. Applicant: David Kovach representing RCS Harmony Partners, LLC 949-300-6742; PDS Planner: Marisa Smith 858-694-2621; SDPG Member: Mid Hoppenrath 760-747-1145 **due to time limitations and necessary deadlines, ONLY information for NOP will be heard at this meeting. A complete presentation of the project is scheduled for October 8 at 7:30 time certain.**
- E. **PDS2015- STP 15-011, PDS2015 ER 95-08-021** Proposed 5520 sf 4 bedroom single family home with attached 4 car garage on existing pre-graded pad with existing keystone retaining wall, landscaped with pool, proposed 6' retaining wall at east slope bank 125 linear ft located at 16681 Riding High Way, The Crosby/San Diego, CA 92127, APN #267-201-14-00. Applicant: Mark Radford for Karl Voigtlander 760-432-0341; PDS Planner: Aaron Hollister 858-495-5448; SDPG Member: Phil Fisch 858-592-6758
- F. **PDS2015 AD-15-022 Request for Administrative permit for oversized 12-car garage & guest house** to be attached to main residence on 7.69 acres located at 14610 Diegueno Road, Rancho Santa Fe. APN #303-040-54-00. Applicant: Mark Radford for Steve Sourapas 760-432-0348; PDS Planner: Aaron Hollister 858-495-5448; SDPG Member: Shannon Biszantz 619-417-4655
- G. **PDS2015 TPM 21229 Application for tentative parcel map on 16.17 acres with four parcels + remainder 2.24-acre parcel** located at 7722 Rancho Santa Fe View Court, Rancho Santa Fe. APN #265-380-24. Applicant: Doug Logan for H&J Devco, LLC 760-510-3152; PDS Planner: Michael Johnson 858-694-3429; SDPG Member: Tim Parillo 415-238-6961 **POSTPONED TO 10-8-2015**
- H. **PDS 2015 AD-15-027 Application for tranquility noise berm located at 16701 Camino Sierra del Sur.** Discretionary Permit to construct an earthen berm and a solid wall for security and safety and to deflect noise and traffic coming from San Dieguito Road away from the residential portions of the property 16701 Camino Sierra Del Sur (APN: 269-202-31-00) Fairbanks Ranch. A six foot solid wall would be constructed along the top of the berm. APN #269-202-31-00. Applicant: Kenneth Discenza representing Exploron Corporation 619-442-8467. PDS Planner: Bronwyn Brown 858-495-5516; SDPG Member: Laurel Lemarie 858-756-2835
- A. **PDS 2015- VA 15-008 request for variance for front yard setback located at 5024 El Acebo, Rancho Santa Fe.** Due to the narrow shape of the property, strict application of the 100 foot front yard setback on three sides of the property reduces the most developable part of the property to a mere 10 feet in width,

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renders it undevelopable and effectively robs the property of the opportunity to house a new structure .  
APN 268-070-13-00 Applicant: Matin Taraz for Woman Family Trust 858-775-0505; PDS Planner:  
Emmet Aquino 858-694-8845; PDS Planner: Shannon Bisantz 619-417-4655 **POSTPONED TO 10-8-  
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
- E. Supply orders and reimbursement of expenses

**NOTE: San Dieguito Planning Group needs new volunteers to fill vacancies on the planning group. This is an opportunity for you to participate in the preservation and responsible development of your community. If you wish to participate, we request you provide the chair with a current resume and attend 2 or 3 meetings, depending on our meeting schedule in the next few months.**

<b>Future Meeting Dates:</b>	7/9/15	8/13/15	9/10/15	10/8/15	11/12/15	12/10/15
Bruce Liska, Chair	858-756-5391	FAX 858-756-5391		e-mail: bruce.bettyliska@gmail.com		
Doug Dill, Vice-Chair	760-736-4333	FAX 760-736-4333		e-mail: theddills@att.net		
Lois Jones, Secretary	760-755-7189	FAX 858-455-1421		e-mail: loikaj@cox.net		

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