

SAN DIEGUITO PLANNING GROUP

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

MINUTES OF MEETING

May 12, 2016

1. CALL TO ORDER: 7:00 P.M. PLEDGE OF ALLEGIANCE
Present: D. Dill, D. Willis, S. Biszantz, L. Lemarie, J. Zagara, T. Parillo, B. Liska, J. Arsivaud-Benjamin, M. Hoppenrath
Absent: P. Fisch, N. Christenfeld,
2. AGENDA REVIEW
3. APPROVAL OF MINUTES
4. OPEN FORUM:
 - A. T. Bache was seeking help from the planning group on an issue he was having with developing a lot for his family's new home. He was advised that this item will be added to the June 9th agenda so that the planning group can discuss and take action.
 - B. S. Biszantz distributed a Surf Club promotional flyer and the group asked her to invite them to a future meeting to discuss their plans for the polo fields property in Del Mar.
 - C. J. Arsivaud-Benjamin explained that there will be no traffic study impacts on Valiano from the soon-to-be-built connection of Via Ambiente to Harmony Grove Road because PDS estimates only 6% of the traffic is expected to go north to the Valiano site. There will be a meeting with San Marcos to address the traffic congestion at Elfin Forest Road and Twin Oaks Road.
 - D. M. Hoppenrath will ask B. Canseco to speak at the June meeting regarding County climate action plan.
5. GENERAL PLANNING ITEMS:
 1. **Notice and CD for CEQA 45-day Public Review Period for a Draft EIR dated April 2016 (SCH#2015061047-On File as Environmental Review Number: PDS2015-ER-15-00-001) for the Agricultural Promotion Ordinance and Including a Proposed General Plan Amendment, County of San Diego.** The draft EIR is labeled "County of San Diego Agricultural Promotion Program (POD 14-001) Draft Environmental Impact Report, April 2016". There may/may not be a motion for response comments. SDPG Planner: Bruce Liska, (858) 756-5391. **Continued until June 9th.**
6. MAJOR PROJECTS AND LAND USE ITEMS:
 - A. **PDS2015 TM5609, PDS2015 ER 15-08-020 Application for 16 detached residential condominiums located at 7 Royce Dr & Linea del Cielo in Rancho Santa Fe, PDS 2015-STP-15-032** Tentative Subdivision Map for Condominium Purposes: 13 existing units, 2 will be demolished, the remaining 11 will be converted to condominiums and 5 new units will be built. APN 266-281-04, 268-120-15, 268-120-45, and 268-120-46. Boundary adjustments concurrently to be processed between APN 266-281-08 and 266-281-15 and 268-120-45; APN 268-120-17 and 268-120-46; 268-120-48. Applicant: Michael Smith for JMIR RSF Inn LLC/JMI Realty LLC 858-259-8212, ext 110; PDS Planner: Vincent Kattoula 858-694-3959; SDPG Member: Laurel Lemarie 858-756-2835. J. Chatfield presented overview of the Residences at the Inn. Improvements include undergrounding of utilities, conversion from propane to natural gas, creation of extra on-site parking, and widening of Steven Royce Dr for better emergency vehicle access. Three additional units will be added; all five new units are single family detached homes. S. Dalton, applicant's architect, continued presentation, noting there was no community opposition and designs were ok with CDRC, but some issues had not yet received final approval. J Suiter, applicant's engineer, noted that new units will be similar in design and spacing to existing units.

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i. **Motion:** By L. Lemarie, **second** by T. Parillo, to approve project as presented.

Vote: ayes = 9 nos = 0 abstain = 0 absent/vacant = 6

- B. PDS2015 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. Hedy Levine, Director of Environmental Division, R.E.C. Consultants, Inc, presented details of the project. Briefly, the 43 acre property that adjoins the Escondido Research and Technology Center and the rural community of Eden Valley is requesting a habitat loss permit (HLP) to allow noncommercial equestrian/agricultural activities. The owner is seeking mitigation for 20.1 acres of coastal sage scrub and 14.6 acres of non-native grassland on property located approximately 5 miles away as there was no suitable property nearby. G. Hamann, the owner, was available for answering questions. M. Hoppenrath asked for more support for owner's claim that they could not create suitable private equestrian/agricultural activities without an HLP by using the remaining ~8 acres and suggested they submit an alternative plan showing how much of the property site could be presently utilized. Remarks from concerned neighbors included those from B. Osborn, who stressed that habitat was an important resource for the surrounding rural community and its loss would be a major negative impact; A. Hartman, a biologist, who was concerned that the fragmented, distant mitigation lands proposed would not be much better than the on-site mitigation and suggested that if the existing native 20 acres of gnatcatcher habitat would be left undisturbed it could serve as a mitigation bank in the future; J. Huston, who asked that a time restraint be imposed for creating the facilities and that a "stay" be established that would require use of the property as intended as a private equestrian/agricultural activities for a specified number of years to reassure neighbors that this was not just a guise to allow subsequent development for industrial uses. She supported A. Hartman's notion that on-site mitigation might be superior, noting that this property was surrounded by large lot ranches whereas the proposed mitigation land was surrounded by urban homes, and she supported M. Hoppenrath's request for an alternative plan not requiring an HLP. B. Thiessen of El Cajon commented that they had worked on the property issues for 3 years and felt the proposed mitigation represented a significant upgrade that would provide better connectivity for the wildlife existing on the proposed mitigation land. S. Biszantz read 2 letters from neighbors G. Hartman and P. Laderman who opposed granting the HLP and questioned the motives of the owner, feeling that future development with industrial uses might be the ultimate goal. S. Biszantz recommended time limits be imposed on grading and T. Parillo asked about total grading, which is 74,000 cu yd of cut and 24,000 cu yd of fill. The project will return to the planning group at a later date for further consideration after suitable mitigation land is secured.
- C. PDS2016 STP 89-094M1 Application for site plan 'D' designator recommendation for replacing existing Delicias restaurant signage with new Ponsaty's signage at 6106 Paseo Delicias (APN 266-271-20-00).** Applicant: TIPP Investments, LLC, represented by Jessica Engelman, 760-458-0023; PDS Planner: Linda Vo, 858-495-5316; SDPG member: Tim Parillo 415-238-6961. *Continued until June 9th*
- D. DS2016 VAR-16-002 Application for a variance to reduce front yard setback from 10 feet to 5 feet at 19434 4th Place in Del Dios. APN 272-025-06 Trust Account No. 2055572-D-04010.** The proposal would permit a second story guest living quarters at an existing single-family dwelling unit and garage. Access would be provided by a driveway connecting to 4th place. No earthwork is being proposed. Applicant: Janis Brown; PDS planner: Vincent Kattoula 858-694-3959; SDPG member: Nicholas Christenfeld 760-741-1953. *Continued until June 9th.*
- E. PDS2014 GPA 14-007, MUP 14-046, TM 5595, EB 14-08-17 Application for tentative map requiring a general plan amendment and major use permit for 56-unit, age-restricted condominium project**

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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 until further notice.**

F. **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 until further notice.**

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
 - i. **Motion:** By D. Dill, **second** by T. Parillo, to reduce planning group membership to 13.
Vote: ayes = 9 nos = 0 abstain = 0 absent/vacant = 6
- E. Supply orders and reimbursement of expenses

The meeting was adjourned at 9:47 pm.

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.

Future Meeting Dates:	6/9/16	7/14/16	8/11/16	9/8/16	10/13/16	11/10/16
Doug Dill, Chair	760-736-4333	FAX 760-736-4333		e-mail:	theddills@att.net	
Tim Parillo, Vice-Chair	415-238-6961			e-mail:	tparillo@gmail.com	
Mid Hoppenrath, Secretary	760-747-1145			e-mail:	midhop@gmail.com	

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