

SAN DIEGUITO PLANNING GROUP

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

Minutes of Meeting

August 11, 2016

1. CALL TO ORDER: 7:05 P.M. PLEDGE OF ALLEGIANCE
Present: D. Dill, D. Willis, T. Parillo, L. Lemarie, J. Zagara, P. Fisch, N. Christenfeld, J. Arsivaud-Benjamin, M. Hoppenrath
Absent: S. Biszantz, B. Liska
2. AGENDA REVIEW
3. APPROVAL OF MINUTES
4. OPEN FORUM: D. Willis reported that the City of San Diego approved the Surf Cup taking over the Polo Fields lease; Surf Cup claims they will have only 8 events per year, but they are allowed 25 events. J. Arsivaud-Benjamin attended a Climate Action Plan meeting; she reminded the group that the Sierra Club successfully sued the County stating that the County CAP was not adequate to lower greenhouse gas emissions as per the GP. She pointed out that the Lilac Hills development would avoid CAP requirements if approved under the upcoming November ballot initiative. L. Lemarie noted that there was construction in the RSF Village to extend the natural gas pipeline. P. Fisch commented that the all-way stop sign in 4S Ranch was approved by the Traffic Commission and will be installed before school starts. He remarked that the commercial area near Camino Del Sur is being developed and now includes a Target and a Sprouts. He had no update on parking complaints by tenants in the area of Thornmint Road, 4S Ranch section of the Rancho Bernardo Industrial Park. J. Zagara noted that the County is working on resurfacing parts of San Elijo Road in Rancho Santa Fe.
5. GENERAL PLANNING ITEMS:
 - A. **8210 Artesian Road residence code enforcement issue.** (PDS2016 ENFCOM-000144 - Code Enforcement Officer, Sheila Ligayon, PDS – Code Compliance Division. 858-505-6699). **Removed from schedule**
6. MAJOR PROJECTS AND LAND USE ITEMS:
 - A. **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, rep. by Jessica Engelman, 760-458-0023; PDS Planner: Linda Vo, 858-495-5316; SDPG member: Tim Parillo 415-238-6961. **Continued to September 8th**
 - B. **PDS2015 TPM-21232, APN 266-110-04, Discretionary permit for tentative parcel map for a minor subdivision on 7.12 acres on two parcels on east side of Via De Fortuna n/o San Elijo, RSF.** Owners: Steven J. Hamerslag & Jean Hamerslag, P.O. Box 730. RSF, CA 92067, PDS Planner Marisa Smith 858-694-2621; SDPG member: Tim Parillo 415-238-6961. **Continued to September 8th**
 - C. **PDS2014 STP-14-026 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.** County has provided a clarifying statement (see **Exhibit A** below) of their proposed solution to applicant's wish to have graded slopes surrounding home site instead of retaining walls without wavering from D2 guidelines and is requesting Planning Group's support. Applicant: Tom & Anne Bache, 858-748-2130; PDS Planner: David Sibbet 858-694-3091; SDPG Member: Mid Hoppenrath 760-747-1145.
Motion: By M. Hoppenrath, second by L. Lemarie, to approve County's proposed solution to applicant's wish to have graded slopes surrounding home site instead of retaining walls without wavering from D2 guidelines.
Vote: ayes = 7 nos = 2 abstain = 0 absent/vacant = 6
J. Arsivaud-Benjamin

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N. Christenfeld

After the above motion's non-consequential (no-majority) vote, further D2 designator discussion lead by D. Willis with SDPG members proposed the following motion:

Motion: By D. Willis, second by N. Christenfeld: The D2 designator could be understood to permit minimal additional temporary grading only when necessary to remove the need for retaining walls. Since this property is in compliance with this understanding, the SDPG approves it as presented.

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

- D. **PDS2016 AD-16-014, Administrative permit for Strauss Guest Living Quarters, 7008 El Vuelo Del Este, RSF, 92067, APN 267-030-38-00.** New guest quarters of 1,292 s.f. on 2.96 acre lot w/ existing 13,230 s.f. house and 1,055 s.f. garage, owners Matt and Iris Strauss, architect/point-contact G. Kellogg (Kelly) Crain II, 858-792-7834. PDS Project Manager Conor McGee 858-505-6523. SDPG Member: Joe Zagara 858-756-4211.

Motion: By J. Zagara, second by T. Parillo, to approve as presented.

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

- E. **PDS2016-STP16-008. Allman Residence Custom Home, Discretionary Permit Application,** within the Santa Fe Valley SPA, 16689 Rose of Tralee Lane, San Diego, CA 92127. APN 267-201-09-00. Owner's Name: Lee Ann Allman, 619-507-7011; Applicant's Contact: Stephen Ray, 619-992-8656; PDS Planner: Jeffery Melo, 858-694-3292; SDPG Member: N. Christenfeld, 760-741-1953. **Continued to September 8th**

7. ADMINISTRATIVE MATTERS:

- A. Community Reports – J. Arsivaud-Benjamin reported that the Valiano GPA is expected to be recirculated at the end of August.

Patty Webster of the Sun Valley HOA introduced herself to the group and remarked that she will be attending meetings occasionally. The meeting was adjourned at 8:36 pm.

Future Meeting Dates:	9/8/16	10/13/16	11/10/16	12/8/16	1/12/17	2/9/17
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		

Exhibit A: On Wed, Jul 20, 2016 at 12:08 PM, McGee, Conor <Conor.McGee@sdcounty.ca.gov> wrote:

The "D2" designator requirement to limit the "building envelope" to ¼ acre will remain, as well as the requirement for a Limited Building Zone and Open Space easements over the remaining portions of the site. The "building envelope will be defined as the flat area extending 15 feet from the exterior walls of the proposed house and tack shed. In order to avoid a retaining wall, graded slopes will be created that will extend from the edge of the building envelope to the natural slope of the property. These slopes will not extend beyond the limited building zone and will be planted with fire district approved plants and irrigated to maintain a natural appearing slope – both in accordance with the Community Plan and with Fire District requirements for defensible space. The Limited Building Zone will prohibit any structures from being built beyond the home and tack shed – the area will be periodically maintained to ensure adequate defensible space and will not be considered a habitat area.

The only difference with regard to this "D2" designator vs. others is that staff have determined limited temporary grading activities beyond the ¼ acre should be allowable to avoid the need for a retaining wall. As per above, these slopes will be required to maintain a natural appearance with irrigated plantings. This same allowance for temporary grading activities would be extended to future "D2" designator properties of which there are roughly 15 in the area of Artesian Road that also contain a "D2" designator.

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