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

Minutes of Meeting

November 10, 2016

1. CALL TO ORDER: 8:01 P.M. PLEDGE OF ALLEGIANCE
Present: D. Dill, D. Willis, S. Biszantz, J. Zagara, N. Christenfeld, B. Liska, M. Hoppenrath, T. Parillo
Absent: P. Fisch, J. Arsivaud-Benjamin, L. Lemarie

2. AGENDA REVIEW

3. APPROVAL OF MINUTES: Minutes from 9/8/16 and 10/13/16 were approved at meeting.

4. OPEN FORUM:
N. Christenfeld reported a complaint from a neighbor who witnessed illegal dumping along Del Dios Highway and did not have a satisfactory response from County code enforcement. This issue will be added to the December SDPG agenda for further discussion and possible action.
Jim Desmond, current mayor of San Marcos, announced he was running for the seat of County Supervisor that would be vacated at the end of Bill Horn’s term in 2018.

5. GENERAL PLANNING ITEMS:
A. San Diego County Local Coastal Plan update. Kelly Bray, Land Use Environmental Planner with PDS (858-495-5340) presented an update on the County draft Local Coastal Plan (LCP) plan, available at www.sandiegocounty.gov/content/sdc/pds/advance/county-of-san-diego-local-coastal-program.html
The LCP includes a Land Use Plan and an Implementation Plan. The County plan makes no changes to currently approved land densities or uses. When the County assumes responsibility for issuing coastal development permits, residents living within the two square miles of land in the jurisdiction of the LCP will be no longer need to obtain additional approval from the Coastal Commission. The draft plan will likely be presented to the Board of Supervisors in January. Public comments are requested by Nov. 18th. Ensuing discussion revealed that the County will be no more aggressive than the Coastal Commission, the SDPG may be responsible for reviewing elements of the LCP, and K. Bray was not certain how the boundaries of the plan area were determined or could be changed.

B. Property Specific Request (SD15) to General Plan Amendment & Rezone (GPA12-005; REZ14-006) Kevin Johnston reviewed the proposed change from SR-1 to a combination of General Commercial (C-1), VR-10.9, and SR-0.5 bringing an estimated total potential dwelling unit increase of 301 units. Project is near a densely developed suburban area. Project as proposed may cause traffic congestion during fire evacuations and is not consistent with LU-1.2, which prohibits leapfrog development. County welcomes suggestions for alternative plans. Stephen Bieri, the property owner, said he is exploring annexation to San Marcos and will consider all possibilities. The SDPG members will make recommendations at the next meeting. Additional information on the project can be found on the project web page at - http://www.sandiegocounty.gov/content/dam/sdc/pds/advance/PSR/prelim-analysis-sd15.pdf Continued to Dec. 8th

C. 2016-2017 PLDO Funds SDPG Property Acquisition List. The members reviewed the 2015-2016 list. D. Dill will confer with County regarding several list items. D. Willis will develop a better description of the San Dieguito playground area and M Hoppenrath will solicit feedback from the Del Dios Town Council regarding improvements to their parks. Continued to Dec. 8th

D. EIR Notice of Preparation for the County of San Diego Climate Action Plan. No speakers were present and this item was removed from the agenda.

6. MAJOR PROJECTS AND LAND USE ITEMS:
A. PDS2016-STP-16-014, APN 267-210-02-00. Luukkonen Residence Site Plan Major Use Permit. 2 story single family residence with 4-car garage. Establish setbacks for Lot #296, The Crosby Estates, Top 'O' Morning Way, Owner: Mattias and Lena Luukkonen, 858-432-1374; Applicant's Representative: Scott Grunst,858-756-3553; PDS Planner: Gregory Mattson, 858-694-2249; SDPG Member: Joe Zagara, 858-756-4211. Continued to Dec. 8th
B. PDS2016-TPM-21243, APN 265-260-20-00. Tentative parcel map proposal to split existing 9.32 acre lot into 2 lots. Existing property contains ~13,000 sf main house and ~2,100 sf guest house. Application would provide a 2.86 acre lot with grading and utilities to create buildable pad near existing guest house. 18181 Via Roswitha, Rancho Santa Fe. Owner: Thomas Powell; Applicant’s representative: Matt De Vincenzo, 858-597-2001; PDS Planner: Don Kraft, 858-694-3856; SDPG member: Tim Parillo, 415-238-6961. **Continued to Dec. 8th**

C. PDS2016-MUP-16-016, APN 267-161-05. Application for major use permit to install 12 panel antennas, 9 RRUs and 5 Raycaps within a new 41’ tall monoecalyptus at 17576 Via Del Bravo, Rancho Santa Fe, to allow T-Mobile to relocate their antennas from a monopole. Owner Crown Castle – Laura Whitten; Applicant Verizon Wireless, contact Jill Cleveland, Plancorn Inc, 760-716-4833; PDS Planner: Morgan Norville, Morgan.Norville@sdcounty.ca.gov, 858-495-5329; SDPG member: Don Willis, 858-922-4227. **Continued to Dec. 8th**

D. PDS2016-STP-16-015, APN 264-660-03-00. Application for ‘D’ designator recommendation, Site plan for 2-story single family residence on previously graded lot. Owner: Joe Sangari, Applicant’s representative: John Jensen, 858-756-2526; PDS Planner: Chelsea Oakes 619-643-7938; SDPG Member: Laurel Lemarie, 858-756-2835. SDPG’s initial review found no significant problems.

Motion: By T. Parillo, second by N. Christenfeld, to approve as presented with exterior lighting to conform to dark skies policy.
Vote: ayes = 8  nos = 0  abstain = 0  absent/vacant = 7

E. PDS2016-ASD-16-026. Administrative permit for second dwelling unit with one bedroom at single family residence at 6307 La Valle Plateada, Rancho Santa Fe. Owners: Mr. and Mrs. Flowers; Applicant’s representative Michael Rollins 619-993-0003; County planner: Mr. Emmet Aquino 858-694-8845; SDPG member: Douglas Dill, 760-736-4333.

Motion: By D. Dill, second by N. Christenfeld, to approve as presented.
Vote: ayes = 8  nos = 0  abstain = 0  absent/vacant = 7

F. PDS2016-STP-16-024. Proposed new commercial retail structure for existing vacant lot in coastal overlay zone, EL Tordo at La Granada, APN 266-271-01-00 and 266-271-02-00. Owner’s name EL Tordo LLC. Applicant Ashley Prikosovits 858-527-0818, PDS planner Michelle Chan 858-495-5428, SDPG member Laurel Lemarie, 858-756-2835. **Continued to Dec. 8th**

G. PDS-2016-AD-16-024. Administrative permit for oversized, underground attached residential garage. APN 268-080-20, Querencia Lot 1 at Rambla De Las Flores and EL Acebo in Rancho Santa Fe. Owner TX-CA Holdings; Applicant Michael Smith mssmith@plsaengineering.com, 858-259-4812; PDS Planner Marisa Smith 858-694-2621; SDPG member Joe Zagara 858-756-4211.

Motion: By J. Zagara, second by N. Christenfeld, to approve as presented.
Vote: ayes = 8  nos = 0  abstain = 0  absent/vacant = 7

H. PDS-2015-HLP-15-002; ER 15-08-003 Application for Habitat Loss Permit (HLP) to address the impact of 20.1 acres of coastal sage scrub occupied by the California gnatcatcher. The project (PDS2013-LDGMMJ-00015) consists of a major grading permit for a private horsekeeping facility and grape planting project located in Eden Valley. There would be no on-site residential unit and no full-time on-site caretaker. A previous HLP application expired in 2008. APN 228-400-15, 16, 22. Applicant: Hedy Levine representing Brendan Thiessen/Harmony Grove Partners LP 619-232-9200 x125; PDS Planner: Ashley Gungle 858-495-5375; SDPG Member: Shannon Bisantz 619-417-4655. Applicant secured a 55-acre mitigation parcel, slightly larger than was required, but 5 miles away from the Eden Valley Community where the property is located. No alternative plan for relocation of facilities to non-sensitive on-site areas, as requested by M. Hoppenrath at the last SDPG hearing, was provided. S. Bisantz read a letter from the Elfin Forest Harmony Grove Town Council requesting a denial of the HLP. Two board members of the Friends of Eden Valley spoke for denial of the HLP: Andy Laderman felt that because the property is located adjacent to the Escondido Research and Technology Center and prezoned for business/industrial uses in the Escondido General Plan, that the owner, who had no real interest in horse property other than as a method to more easily obtain an HLP in this rural equestrian community. Janean Huston noted that the last owner was unsuccessful in his bid to build the Jet Ridge residential development due to granite deposits and sensitive habitat. She felt that a continuing loss of local habitat would degrade their rural environment and undermine their lifestyle, and make it more likely that habitat loss permits would be granted in the future. M. Hoppenrath commented that she lived in the nearby community and that many neighbors were able to enjoy horses and vineyards on similar larger acreages by locating structures away from sensitive on-site habitats. B. Liska felt that the owner should be able to place his facilities anywhere he wanted on his own property because he had purchased suitable mitigation land.
Motion: By S. Biszantz, second by M Hoppenrath. In keeping with community character and the expressed wishes of the Elfin Forest Harmony Grove Town Council and Friends of Eden Valley, we recommend the following: If they were to relocate the proposed facilities of their development, protecting the sensitive areas of the property, the proposed plan could be accomplished without the need for the proposed habitat loss.

Vote: ayes = 5 nos = 2 abstain = 1 absent/vacant = 7
B. Liska D. Willis
J. Zagara

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

Meeting adjourned at 10:04 pm.

NOTE: If you wish to participate on the SDPG, please provide the chair with a current resume and attend 2 or 3 meetings, depending on our meeting schedule in the next few months.

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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