

SAN DIEGUITO PLANNING GROUP

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

Minutes of Meeting

December 8, 2016

1. CALL TO ORDER: 7:01 P.M. PLEDGE OF ALLEGIANCE
Present: D. Dill, D. Willis, S. Biszantz, J. Zagara, N. Christenfeld, B. Liska, M. Hoppenrath, P. Fisch, J. Arsivaud-Benjamin, L. Lemarie
Absent: T. Parillo

2. AGENDA REVIEW

3. APPROVAL OF MINUTES: Misc. Prior Meetings [Circulated to members during meeting for initials/comments]

4. OPEN FORUM:

D. Willis said that his homeowners association had a presentation from Hacienda Del Mar developers regarding a proposed senior citizens' facility on the old Who property. This project is not within the SDPG area, but it is close by and they may address the group in the near future. *J. Arsivaud-Benjamin* reported that the recent Keeping It Rural fundraiser run in Elfin Forest was a success and raised more money than it had in the previous year. Also, the Valiano DEIR was issued with a January 30th deadline for public comment. *L. Lemarie* said she recently met Ken King, former SDPG chair, and he is doing well. *B. Liska* announced he was leaving the SDPG after 18 years of service. He joined the group on September 22, 1998. *Arne Johanson* commented on new development in 4S Ranch. He felt the Shaw project failed because it did not provide 2 access roads. He noted that the hillside had a history of fire loss. *D. Dill* remarked that this project will be reviewed by the SDDPG shortly.

5. GENERAL PLANNING ITEMS:

- A. **Property Specific Request (SD15) to General Plan Amendment & Rezone (GPA12-005; REZ14-006)** 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, or approx. 5-fold increase in density. Parcel is located on San Elijo Road, west of old (closed) county landfill and east of Old Creek Ranch subdivision in City of San Marcos near a densely developed suburban area. *Stephen Bieri*, the property owner, said he is pursuing a parallel processing path with San Marcos and the County. *J. Arsivaud-Benjamin* asked whether the PSR was major or minor (not clear), also about inclusion in the MSCP and PAMA; property is in both. The southern most part of the project that would be preserved as open space is in the existing wildlife corridor. *Matt Simmons* said those issues, along with traffic mitigation measures and particular commercial uses, would be addressed later at the time of project approval (no specific project is being considered now). There have been no complaints received.

Motion: by D. Dill, second by B. Liska, to approve applicant's request to change from SR-1 to a combination of General Commercial (C-1), VR-10.9, and SR-0.5 .

Vote: ayes = 10 nos = 0 abstain = 0 absent/vacant = 5

- B. **2016-2017 PLDO Funds SDPG Property Acquisition List.** The members reviewed the 2015-2016 list. Current PLDO policy is at <http://www.sandiegocounty.gov/content/dam/sdc/cob/docs/policy/F-26.pdf>. *J. Arsivaud-Benjamin* said Maintenance Benefit Districts can be placed to maintain parks; *D. Dill* said County will revisit #1 park request in Harmony Grove area. *D. Willis* will develop a better description of the San Dieguito playground area. Del Dios Town Council secretary *Braden Clemeshaw* said that his community did not wish to attract more traffic and visitors to Del Dios and therefore were not requesting improvements to their parks. Requests for these park improvements in Del Dios will be withdrawn from the SDPG PLDO list.
- C. **Discussion of possible action regarding illegal dumping along Del Dios Highway** in the community of Del Dios. Item prompted by open forum request from Del Dios resident.

Motion: by N. Christenfeld, second by S. Biszantz, to send letter from group informing Supervisor Horn's office of the illegal dumping for possible further action.

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Please consider this a courtesy notice that you are a member of the distribution list for the San Dieguito Planning Group. You may recommend changes to your personal information you believe are in error by submitting a written request that credibly shows the error. If you believe that your personal information is being used for a purpose other than what was intended when submitted, you may contact us. In all cases, we will take reasonable steps to verify your identity before granting access or making corrections.

Vote: ayes = 10 nos = 0 abstain = 0 absent/vacant = 5

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 Jan. 12th**
- 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 Jan. 12th**
- 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 monopalm. Owner Crown Castle – Laura Whitten; Applicant Verizon Wireless, contact Jill Cleveland, Plancom 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 Jan. 12th**
- D. **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](tel:858-527-0818). PDS planner Michelle Chan [858-495-5428](tel:858-495-5428). SDPG member Laurel Lemarie, [858-756-2835](tel:858-756-2835). **Continued to Jan. 12th**
- E. **PDS2016-STP-16-029, Bridges Lots 43-46. Site Plan Review;** 4 one-story single family residences with attached garages and detached guest houses. APNs 264-650-03, 264-650-04, 264-650-05, 264-650-06. Owner's Name: Cape Point Development, LLC, 949-441-7442; Applicant's Name: Mark Radford Arch, 760-432-0348; County Planner: Michelle Chan, 858-495-5428; SDPG member Joe Zagara, 858-765-4211. **Continued to Jan. 12th**

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. *D. Dill* announced that beginning in January 2017, the SDPG will reduce the number of members from 15 to 13. And, much to the regret of the group, Bruce Liska will vacate Seat #7.

Motion: by N. Christenfeld, second by J. Zagara, to recognize last meeting for B. Liska after 18 years of community service as a member of the San Dieguito Planning Group.

Vote: ayes = 9 nos = 0 abstain = 1 absent/vacant = 5
B. Liska

- E. Supply orders and reimbursement of expenses

Adjourned: 8:16 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.

Future Meeting Dates: 1/12/17 2/9/17 3/9/17 4/13/17 5/11/17 6/8/17

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

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