

# SAN DIEGUITO PLANNING GROUP

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

## Minutes of Meeting

January 12, 2017

1. CALL TO ORDER: 7:06 P.M. PLEDGE OF ALLEGIANCE  
Present: D. Dill, D. Willis, S. Biszantz, J. Zagara, N. Christenfeld, M. Hoppenrath, T. Parillo, P. Fisch, J. Arsivaud-Benjamin, L. Lemarie  
Absent: none
2. AGENDA REVIEW
3. APPROVAL OF MINUTES: Misc. Prior Meetings [Circulated to members during meeting for initials/comments]
4. OPEN FORUM: D. Dill explained requirements for planning group training.
5. GENERAL PLANNING ITEMS:
  - A. **2016-2017 PLDO Funds SDPG Property Acquisition List.** The members will review the 2015-2016 list. Link to current PLDO policy is <http://www.sandiegocounty.gov/content/dam/sdc/cob/docs/policy/F-26.pdf> **Continued to Feb. 9<sup>th</sup>**
6. MAJOR PROJECTS AND LAND USE ITEMS:
  - A. **VALIANO Recirculation DEIR. PDS2013-SP-13-001, PDS2013-GPA-13-001, PDS2013-REZ-13- 001, PDS2013-TM-5575, PDS2014-MUP-14-019, PDS2013-STP-13-003, PDS2013-ER-13-08- 002.** Discussion of recirculated DEIR. For details see [www.sandiegocounty.gov/content/sdc/pds/Current\\_Projects/valiano.html](http://www.sandiegocounty.gov/content/sdc/pds/Current_Projects/valiano.html). Comments on the recirculated Draft Revised EIR must be received no later than January 30, 2017 at 4:00 P.M. Project contact: Michelle Chan, [Michelle.Chan@sdcounty.ca.gov](mailto:Michelle.Chan@sdcounty.ca.gov) (858) 495-5428, SDPG member: Jacqueline Arsivaud-Benjamin (760) 855-0444. *David Sibbet*, PDS, was in attendance to answer questions. The applicant's representative, *Lance Waite*, gave a brief overview and explained that they hoped the proposed changes would allow development under one set of guidelines and were not designed as an attempt to ignore the Community Plan (CP). He pointed out that there would be no changes to Neighborhood 5 (N5) as a result of the proposed removal from the CP. *M. Hoppenrath* read the draft SDPG comment letter. The public discussion period was opened; more than 26 people recorded their opposition to the removal of N5 from the Harmony Grove (HG) CP. After hearing many residents' comments about feeling offended that the developer did not recognize the existence of their community, *L. Waite* apologized for the perceived insult. *Cory Schmelzer*, a business owner who lives in HG and watched residents desperately trying to evacuate in the Cocos fire, and *Michael O'Connor*, a retired Escondido firefighter, were concerned about adding more density in a fire-prone area. *M. O'Connor* felt there was no housing crisis, but rather a leadership crisis that would consider putting people in harm's way to satisfy developers' needs. *Bill Osborn*, an Eden Valley resident and former firefighter, remarked on the difficulty of evacuating while towing horse trailers and passing large emergency vehicles on narrow roads and said that people would die if more homes were added and there was another Cocos-type fire. *Janean Huston*, defending the strong sense of community, remarked that she knew all the neighbors in her community here, while in contrast, she did not now her neighbors when she lived in the city, even though those urban neighbors lived much closer. *Virginia McManas* noted the residents' job is to protect the land and that she was proud to be part of a strong community that could be successful in blocking bad development. *JP Theberge*, Vice Chair of the EFHG Town Council, said the residents were not opposed to developing the land according to the GP, which allowed for growth. He said the removal of N5 would divide the community and create a precedent felt throughout the County. *Wendy Said*, who lived directly across from N5, said carving this parcel out of the CP would physically separate her from HG. She said she moved here for the low density core values protected by the HG CP and did not want to lose any more neighbors to the fires. Long-time HG resident *Jon Dummer* described how N5 used to be a horse ranch where neighborhood kids gathered to learn to ride and play together. He said folks moved to HG because they love the rural way of life and that must be protected by the CP. *Richard Murphy*, long-time EF resident, questioned the quality of Helix evaluations, calling them full of errors and biased due to overstated claims of a housing crisis and understated impacts for excessive housing. *Eric Anderson* supported the SDPG comment letter and called for a better product from the developer that would follow the CP and require less grading and therefore could be produced at a lower

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price. Wayne Veres of Coronado Hills explained how 30 years ago he bought his home overlooking the rural valley and now worried that his view and the tranquility it brought to his everyday life would be lost to excessive density. He felt this was the last rural valley in the area and the removal of N5 and resultant densification would be very disruptive.

**Motion:** by J. Arsivaud-Benjamin, second by M. Hoppenrath, to approve SDPG DEIR comment letter as read.

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

- B. **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 Feb. 9<sup>th</sup>**
- C. **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 Feb. 9<sup>th</sup>**
- 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 El Tordo LLC. Applicant representative 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). New regulations required the applicant to relocate. Applicant said project was well received by community and would allow the pharmacy to remain in Rancho Santa Fe. Some concerns were raised by T. Parillo that the Art Jury may have issues with the rooftop parking.

**Motion:** by L. Lemarie, second by J. Zagara, to approve as presented with condition that project receives approval by the Art Jury.

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

- 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. Applicant demonstrated that all setbacks conformed to regulations.

**Motion:** by J. Zagara, second by T. Parillo, to approve as presented. S. Bisantz left at 10 pm.

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

- F. **PDS2016-TM-5081TE, Shaw Subdivision Tentative Map Time Extension.** Located Northerly of Camino Santa Fe and Four Gee Road, APN 678-060-41, APN 680-060-42, APN 678-020-25. 37 Dwelling units, 47 total lots, 123.4 acres. Applicant: Jerome Shaw, 858.454.1007; PDS Planner: Bronwyn Brown, 858.495.5516; SDPG Member: Phil Fisch, 858-592-6758. Matt Semic representing the applicant, explained that the already approved project was requesting a 6-year extension to allow time to meet new stormwater drainage and other regulations. The project conforms to the GP. Neighbor Arne Johanson believes there is a fire safety issue and suggested a secondary fire road access route be made available, and also wanted the rise in Camino Santa Fe road to be appropriately graded when the road was improved. Marcus Lempel and Deborah Horowitz, residents of Salvati, were opposed to the development and did not want more density. D. Dill explained that the density was allowed years ago according to the GP even though it might appear to be just happening now. David Garriott was concerned about fire evacuation routes and the prevailing Santa Anna winds typically encountered during wildfires. He wanted any secondary fire road to ensure a safe evacuation route. He also was concerned that the new homes would offer unobstructed views into neighboring homes and this would affect his quality of life.

**Motion:** by P. Fisch, second by J. Arsivaud-Benjamin, to recommend approval with the following conditions: 1) applicant should strongly consider adding a secondary access fire road; and 2) applicant should work with neighbors to consider location and design of homes in Salvati subdivision to maximize privacy and minimize visual impact of project homes.

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

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Adjourned: 10:30 pm.

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: 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:** /9/17                      4/13/17                      5/11/17                      6/8/17                      7/13/17                      8/10/17

Doug Dill, Chair	760-736-4333	FAX 760-736-4333	e-mail: <a href="mailto:theddills@att.net">theddills@att.net</a>
Tim Parillo, Vice-Chair	415-238-6961		e-mail: <a href="mailto:tparillo@gmail.com">tparillo@gmail.com</a>
Mid Hoppenrath, Secretary	760-747-1145		e-mail: <a href="mailto:midhop@gmail.com">midhop@gmail.com</a>

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