

# SAN DIEGUITO PLANNING GROUP

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

## Minutes of Meeting February 9, 2017

1. CALL TO ORDER: 7:05 P.M. PLEDGE OF ALLEGIANCE  
Present: D. Dill, S. Biszantz, J. Zagara, N. Christenfeld, M. Hoppenrath, T. Parillo, P. Fisch, J. Arsivaud-Benjamin  
Absent: L. Lemarie, D. Willis
2. AGENDA REVIEW and APPROVAL OF MINUTES [Circulated to members during meeting for initials/comments]
4. OPEN FORUM: *M. Hoppenrath* reported that installation of a new recycled water pipeline for Rincon del Diablo Water District destined to service the Harmony Grove Village and parts of the ERTC was scheduled to begin on Harmony Heights Road in mid-February. *D. Dill* reported that the property specific referral # SD15 would be heard by the Planning Commission at their next meeting (for more information contact Kevin Johnston of PDS). *P. Fisch* updated the planning group concerning a letter from the Rancho Santa Fe Fire Protection District approving the **PDS2016-TM-5081TE, Shaw Subdivision Tentative Map Time Extension** that the group approved in January with a stipulation that a second access be considered. Chief Tony Michel from the Rancho Santa Fe Fire Protection District stated in his February 7, 2017 letter that the "project attributes and enhancements and/or community benefits substantially mitigate the lack of secondary access for the project." Chef Michel went on to list the attributes in detail.
5. GENERAL PLANNING ITEMS:
  - A. **2016-2017 PLDO Fund 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 March 9<sup>th</sup>**
  - B. **Fairbanks Ranch HOA warrant for traffic signal installations on San Dieguito Road.** To provide safer egress out of the subdivision, the Fairbanks Ranch Association has commissioned a traffic engineering study/evaluation by KOA Corporation for traffic signals at Circa Del Sur (Gate 6 to serve the south community) and Via Dos Valles (Gate 2 to serve the north community). *Arnold Torma* and *Charles M. Schwinger*, Senior Civil Engineers with KOA Corporation (858-300-8967), presented their findings that these two additional signal lights on San Dieguito Road beyond the one existing at El Apajo would improve the safety for area residents and through traffic. The first additional light would be ~1400 ft to the north from the one at El Apajo, and the next would be ~2180 ft farther north. The group had many concerns about so many lights in such a short interval of roadway, and the inevitable delays this would cause to through traffic. *J. Arsivaud-Benjamin* asked whether roundabouts would be a better alternative, but *T. Parillo* noted that the 50 mph speed limit meant that traffic would be delayed and the presenters agreed, adding that this could force cars into overly long queues. *J. Arsivaud-Benjamin* noted this was contrary to what the prior County presentations to the CPG on the benefits of roundabouts had presented, and suggested the applicant evaluate both options of traffic light and roundabout at a single gate (#2), with data showing how each might impact the 18,000 daily trips on San Dieguito. *J. Arsivaud-Benjamin* asked about financing and *A Torma* said the Fairbanks Ranch Association was privately paying for the capital improvement project but that the County would be responsible for maintenance. *T. Parillo* asked about level of service (LOS) and *C. Schwinger* said they had not determined this but estimated it to be at "E." *S. Biszantz* remarked on the long queues of cars already created by the nearby school at 8 am and 3:30 pm, noting that cars often short cut through the shopping center and that created a dangerous condition. She felt more lights could cause more back-ups and exacerbate the situation. *P. Fisch* thought 3 lights within ½ mile was too close. *A. Torma* felt both lights were necessary due to line-of-sight issues on the road. The idea of keeping just the light at gate #2 was extensively discussed as it would also create windows of opportunity for the South Fairbanks traffic to turn left as traffic on San Dieguito would be stopped. *M. Hoppenrath* asked whether residents could use side streets to access the sole signal at gate #2 but *A.Torma* said that the interior streets do not connect. *S. Biszantz* noted that service vehicles can cause obstruction every morning by waiting at the gates to be processed individually and suggested that residents give their service workers tags to allow entry at other gates first before proposing such drastic changes on San Dieguito Rd. The presenters believed that proper timing of the lights to favor through traffic could help to alleviate problems with backup and *D. Dill* commented on his good experience with favorable timing patterns at Harmony Grove Village Parkway, adding that maybe a behavioral adjustment was needed for the through traffic drivers. A resident, *Steve Thomas*, thought the SDPG should have a chance to see the actual traffic data showing the very poor line of sight at gate #2. He reported that there was a significant problem for residents waiting at the gate to safely enter the traffic flow on San Dieguito Road. He was especially concerned for elderly residents and often impatient younger drivers. He remarked that flashing lights and extra police patrols had only solved the problem on a temporary basis. He also noted it is up to residents to pay for gate tags for the staff servicing their homes and that not everyone had done so. *C. Schwinger* gave the SDPG chair a copy of the data to review.

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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 March 9<sup>th</sup>**
- 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 March 9<sup>th</sup>**
- C. **PDS2017-AD-17-001, Best Residence Administrative Permit.** Located at 320 Flores de Oro, RSF, APN 265-422-11-00. Proposed 1,198 sq. ft. 2-bedroom, 2-bath accessory dwelling unit with a 480 sq. ft. basement and two new parking spaces. Applicant Contact: Drew Hubbell, 619-231-0046; County PDS Planner: Michelle Chan, 858-495-5428; SDPG member: Laurel Lemarie, 858-756-2835. **Continued to March 9<sup>th</sup>**
- D. **PDS2017-AD-17-002, Flatley 2nd Dwelling Unit Basement Administrative Permit.** Location: 5456 Vista de Fortuna, RSF, CA; APN 265-110-28-00. Request to construct a below grade 968 sq. ft. basement for mechanical and storage needs directly under a 827 sq. ft. second dwelling unit. Owner: Jay Flatley, (858) 202-4501; Applicant Contact: Tim Seaman, (619) 993-8846; County Planner: Sean Oberbauer, (858) 495-5747; SDPG Member: Tim Parillo, 415-238-6961. **Continued to March 9<sup>th</sup>**
- E. **PDS2017-STP-17-002 Artesian Lot 44 Site Plan D2 Designator.** Location: Artesian Road at Santa Fe Knolls, APN 269-100-44-00. Proposed single story residence with 4-car detached garage with attached guest living quarters, pool and detached pool bath. Owner: Dykmans Family Trust, (619) 977-4096; Project Contact: Kim Kindel, (760) 420-8485; County Planner: Michelle Chan, (858) 495-5428, SDPG member: Phil Fisch, (858) 592-6758. **Continued to March 9<sup>th</sup>**
- F. **PDS2016-STP-16-025 Crosby Lot 323 Site Plan Permit.** Located within the Santa Fe Valley Specific Plan at 16582 Road to Rio, APN: 267-210-29. Project has a V setback and D1 Site Plan Permit to construct a 2-story, single-family home with attached 3-car garage, pool and landscaping. Owner: Kelly Doan, [619-889-3300](tel:619-889-3300); Applicant: Mark Radford Architects, [760-432-0348](tel:760-432-0348); PDS Planner: Morgan Norville, [858-495-5329](tel:858-495-5329); SDPG member: Nicholas Christenfeld, [760-741-1953](tel:760-741-1953). *Mark Radford* gave a brief presentation explaining that the project conformed to all regulations.  
**Motion:** By J. Arsivaud-Benjamin, **second** by T. Parillo, to approve as presented.  
**Vote:** ayes = 8                      nos = 0                      abstain = 0                      absent/vacant = 5
- G. **PDS2017-STP-17-004 Clark Residence Site Plan Permit.** Single family residence restricted to a 1/4 acre of development due to a D-2 Designator. Located at Avenida de Pompei and Artesian Road in Santa Fe Valley, APN: 269-100-48 Owner: David Clark, (619) 818-0677; Applicant Representative: dk Greene Consulting, (760) 310-9408; County Planner: Lori Radcliffe-Meyers, (858) 495-5340; SDPG Member: Phil Fisch, (858) 592-6758. **Continued to March 9<sup>th</sup>**

7. ADMINISTRATIVE MATTERS:

- A. Community Reports  
B. Consideration and comments on circulation mail  
C. Future agenda items and planning: *P. Fisch* asked when the group number reduction would take effect; what about D2 designators, and who needs online ethics training. *D. Dill* said BoS needs to approve new group size on next consent calendar, recommended checking with PDS for D2, and will check into who needs ethics training.  
D. Prospective & returning Planning Group Members: *D. Dill* noted *Steve Thomas* is considering joining the SDPG.  
E. Supply orders and reimbursement of expenses

Adjourned: 8:35 pm.

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**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  
Tim Parillo, Vice-Chair  
Mid Hoppenrath, Secretary

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