

PUBLIC NOTICE

SAN DIEGUITO PLANNING GROUP

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

March 16, 2017

Final Agenda --- REGULAR MEETING

Place of Meeting: RANCHO SANTA FE FIRE STATION (meeting room), 16936 El Fuego, Rancho Santa Fe, California, TBM 1168-D3, (El Fuego intersects Linea del Cielo at the west end of the village.) A final agenda, including changes and additions if any, may be posted in front of the U.S. Post Office, Rancho Santa Fe, seventy-two (72) hours before the meeting. You can access the County's digital document search engine by visiting <http://www.sandiegocounty.gov/content/sdc/pds/doclibrary.html>. Certain matters, as may be noted, will be set for a time certain. Matters on the agenda are NOT necessarily heard in the order listed. Continuances, if any, will be announced at the start of the meeting or may be contained in a final agenda. Time devoted to an item will vary depending on its complexity, importance to the group and public, and the length of the agenda.

NOTE: Please complete a speaker slip if you wish to speak on an issue. (Including Open Forum)

1. CALL TO ORDER: 7:00 P.M. PLEDGE OF ALLEGIANCE
2. AGENDA REVIEW
3. APPROVAL OF MINUTES: Misc. Prior Meetings [Circulated to members during meeting for initials/comments]
4. OPEN FORUM: Public and group member comments on non-agenda items only (3-minute time limit per speaker). No official action may be taken at this meeting on any new matters raised. Complete speaker slip prior to your presentation.
5. GENERAL PLANNING ITEMS:
 - A. **PLDO Fund LPPA (Local Park Planning Area) Realignment Update.** Align County Park and Recreation LPPA with SDPG boundaries. North portion of SDPG area, Eden Valley is in a separate County LPPA. Park and Recreation wishes to consolidate this portion with SDPG LPPA. SDPG Member: Doug Dill, [760.736.4333](tel:760.736.4333).
 - B. **Fairbanks Ranch HOA warrant for traffic signal installations on San Dieguito Road.** Consolidate/formalize last month's SDPG meeting comments into a motion that can be presented at the next Traffic Advisory Committee. Charles M. Schwinger, Senior Civil Engineer with KOA Corporation ([858-300-8967](tel:858-300-8967)) will present their findings and answer questions. SDPG Member: Douglas Dill, [760.736.4333](tel:760.736.4333).
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 16th**
 - 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

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Access and Correction of Personal Information

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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 16th**

- 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 16th**
- 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 16th**
- 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 16th**
- F. **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: Benjamin Mills (858) 495-5234; SDPG Member: Phil Fisch (858) 592-6758. **Continued to March 16th**
- G. **PDS2016-TM-5081TE, Shaw Subdivision Tentative Map Time Extension** The SDPG approved this extension in January with a stipulation that a second access be considered. The Rancho Santa Fe Fire Protection District decided that the "project attributes and enhancements and/or community benefits substantially mitigate the lack of secondary access for the project." The SDPG members will discuss whether they can support this extension without the secondary access.
- H. **Hacienda del Mar, City of San Diego Project No. 488318/SCH. No. 2016121081.** Located in the City of San Diego at 3975 Via de la Valle. Review and approve SDPG letter to the City of San Diego Development Services Department concerning this project. Project is to be an independent and assisted living facility with memory care units, on the vacant 23.88-acre site next to the polo fields. The project to have 38 percent lot coverage, with the development clustered on the eastern side of the property, positioned toward the hill with approximately 150 units in a mixture of one- and two-story buildings. The project will require about 10 to 12 feet of fill to raise the parcel out of the floodplain. Developer: Milan Capital; SDPG Member: Douglas Dill, 760-736-4333.
- I. **PDS2017-STP-17-007 Site Plan Permit for Village Center in Harmony Grove Village.** Proposed 25,500 sq ft, four- building commercial retail center comprises two parcels totaling 2.8 acres with a FAR of 0.2. Access is off Country Living Way and the center is visible from Country Club Drive. A hitching post for horses and 8 handicap parking spaces are included. Owner CalAtlantic Group, Inc (858)-618-4911; applicant New Urban West Inc, (310)-864-2427, jasonh@nuwi.com; County Planner: Michelle Chan 858-495-5428; SDPG planner, Mid Hoppenrath, 760-747-1145; midhop@gmail.com. **Continued to April 13th**

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- J. **PDS2017-STP-17-006 Site Plan Permit.** Proposed two story main residence, guest house, barn, and pool. Located at Artesian Road Lot 46 and Avenida De Pompeii, Santa Fe Valley; APN: 269-100-46-00. Owner: Gbbs, Inc., 858-353-8706; Applicant Contact: Kim Kindel, 760-420-8485; PDS Planner: Michelle Chan, 858-495-5428; SDPG Member: Philip Fisch, 858-592-6758.
- K. **PDS2017-TM-5270TE Bridges Tentative Map Time Extension.** Bridges Lot #215, 3 lots on 267.2 Acres, NW end of Calle Ponte Bella, Rancho Santa Fe, CA, APNs 264-102-24, 264-102-25, 264-103-10. Owner: Lennar Homes/HCC Investors, LLC, Ken Ayers, 858.759.3600; Applicant Representative: Barry Munson, PE, 858.345.1156; County Planner: Michelle Chan, 858-495-5428; SDPG Member: Jacqueline Arsivaud-Benjamin, 760.855.0444.
- L. **PDS2017-TM-5617 Discretionary Permit for Tentative Map.** Los Arbolados in Rancho Santa Fe Condominium Conversion application for a tentative map for the purpose of a condominium conversion of an existing 11 home parcel, APN 266-291-18. Located at 6169-6180E Paseo Arbolado, Rancho Santa Fe, CA 92067, cross: Via de Santa Fe. Applicant: Kurt Clotfelter, [858-525-1149](tel:858-525-1149); PDS Planner: Robert Hingtgen, [858-694-3712](tel:858-694-3712); SDPG Member: Laurel Lemarie, [858-756-2835](tel:858-756-2835).
- M. **PDS2017-TM-5556TE Santa Fe Hills Tentative Map Time Extension.** 2 lots, 20 Acres, north of Artesian Road and west of Caminito del Ventecito, APN 267-147-01, 267-147-02. Applicant: Hunsaker & Associates, Daniel Rehm, [858-558-1414](tel:858-558-1414); County Planner: Gregory Mattson at [858-694-2249](tel:858-694-2249); SDPG Member: Phil Fisch, [858-592-6758](tel:858-592-6758).

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: Discuss and possible motion to accept Steve Thomas as a member of the San Dieguito Planning Group to represent the Fairbanks Ranch area of the planning group
- 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: 4/13/17 5/11/17 6/8/17 7/13/17 8/10/17 9/14/17

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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