

SAN DIEGUITO PLANNING GROUP

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

Minutes of Meeting March 16, 2017

1. CALL TO ORDER: 7:02 P.M. PLEDGE OF ALLEGIANCE
Present: D. Dill, S. Biszantz (left at 9:33 pm), L. Lemarie, D. Willis, N. Christenfeld, M. Hoppenrath, T. Parillo, P. Fisch, J. Arsivaud-Benjamin
Absent: J. Zagara
2. AGENDA REVIEW and APPROVAL OF MINUTES [Circulated to members during meeting for initials/comments]
4. OPEN FORUM: *Jacqueline Arsivaud-Benjamin* confirmed she had invited the consultant for the Hacienda del Mar project, Stephanie Saathoff of The Clay group, to come address the next SDPG meeting to discuss their project, and requested the item be agendaized. *N. Christenfeld* reported the dump site along Del Dios Highway was cleaned up and chained off. *L. Lemarie* noted that storm water is being pumped on the Who property in Del Mar. *J. Arsivaud-Benjamin* remarked that the Country Club Drive bridge project in Harmony Grove that was given a 9.5 million dollar budget has been suddenly stopped apparently because the low water structure did not meet the terms of the law. The Elfin Forest Harmony Grove Town Council is requesting public records on the issue to further understand the next steps. *T. Parillo* is concerned over the speeding traffic in Rancho Santa Fe and was wondering whether permanent speed radar trailers could be of some benefit.
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).
Motion: By D. Dill, **second** by M. Hoppenrath, to merge all LPPA boundaries within San Dieguito Planning Area into the SDPG jurisdiction.
Vote: ayes = 8 nos = 0 abstain = 0 absent/vacant = 7
 - 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)), *Arnold Torma*, KOA Corp., and *Larry Goldenhersh* of the Fairbanks Ranch Assoc. were present to answer questions. *D. Dill* reviewed and updated project details. TAC has approved the project; traffic signals are preferred to roundabouts.
Motion: By D. Dill, **second** by D. Willis, to approve as presented with the condition that the new signal lights are coordinated with the light at El Apajo.
Vote: ayes = 7 nos = 0 abstain = 2 absent/vacant = 6
Lemarie
Biszantz
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 April 13th**
 - 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.

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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 April 13th**

- 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.

Motion: By L. Lemarie, **second** by D. Dill, to approve as presented.

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

- 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. *Tim Seaman* reviewed project details. *L. Lemarie* recused herself because she owns the neighboring property.

Motion: By T. Parillo, **second** by N. Christenfeld, to approve as presented.

Vote: ayes = 8 nos = 0 abstain = 0 absent/vacant = 7

- 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 April 13th**

- 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. Project appeared to conform to D-2 designator restrictions.

Motion: By P. Fisch, **second** by D. Dill, to approve as presented, with the condition that there is a dedication of the on-site portion of the San Dieguito River Park Trail.

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

- 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." *J. Arsivaud-Benjamin* cautioned about setting a precedent as there were more developments being considered in fire-prone areas. *M. Hoppenrath* reported her experiences during 4 emergency evacuations noting that people tend to drive out extra cars, campers, boats, and recreational vehicles, causing a larger than expected congestion of evacuating vehicles. She felt that the proposed mitigation, additional fire hydrants and wider roads but with no added traffic lanes, would be of no help during an evacuation. She noted that a panicked driver could block the only road out and trap remaining residents.

Motion: By P. Fisch, **second** by D. Dill, to accept Fire Marshall letter and their mitigation approach.

Vote: ayes = 2 nos = 5 abstain = 1 absent/vacant = 7

Willis Parillo Christenfeld
Fisch Dill
Hoppenrath
Lemarie
Arsivaud-Benjamin

- 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

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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.

Motion: By D. Dill, **second** by N. Christenfeld, to approve letter submitted by SDPG (see appendix).

Vote: ayes = 8 nos = 0 abstain = 0 absent/vacant = 7

- 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**
- 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. Project appeared to conform to D2 designator restrictions.
Motion: By P. Fisch, **second** by D. Dill, to approve as presented, with the condition that there is a dedication of the on-site portion of the San Dieguito River Park Trail.
Vote: ayes = 9 nos = 0 abstain = 0 absent/vacant = 6
- 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. *Ken Ayers* described the project, stating that economic recession had delayed completion of the project. *Camille Perkins*, a long-time neighbor, explained her desire for water easement grants to allow a personal water meter and for a timeline for Baumann road improvements, and concerns about fire-prone vegetation on the nearby golf course property and golf balls dropping onto her property. *Ken Ayers* volunteered to try to help her with the golf course issues, although the course is not part of his project. She was by advised by the group to consult with the water district about getting a meter.
Motion: By J. Arsivaud-Benjamin, **second** by M. Hoppenrath, to approve their map extension with the following conditions: Bumann road improvements should proceed as soon as map is finalized, and on-site storm water management BMPs should be implemented promptly to minimize runoff on neighboring properties.
Vote: ayes = 9 nos = 0 abstain = 0 absent/vacant = 6
- 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).
Motion: By L. Lemarie, **second** by N. Christenfeld, to approve as presented.
Vote: ayes = 9 nos = 0 abstain = 0 absent/vacant = 6
- 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).
Continued to April 13th

7. ADMINISTRATIVE MATTERS:

- A. Community Reports
- B. Consideration and comments on circulation mail

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- C. Future agenda items and planning
- D. Prospective & returning Planning Group Members:
Motion: By D. Dill, **second** by L. Lemarie, to accept Steve Thomas as a member of the San Dieguito Planning Group to represent the Fairbanks Ranch area of the planning group.
Vote: ayes = 8 nos = 0 abstain = 0 absent/vacant = 7
- E. Supply orders and reimbursement of expenses

Adjourned 10:30 pm.

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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Appendix

March 9, 2017

Martha Blake
Development Project Manager III
City of San Diego Development Services Department
Land Development Services Department
1222 1st Ave
San Diego, CA 92101
[\(619\) 446-5375](tel:6194465375)

RE: Project No. 488318/SCH. No. [2016121081](#), *Hacienda Del Mar, 3975 Via de la Valle*

Dear Ms. Blake,

The SDPG (San Dieguito Planning Group) requests to be added to the information distribution list concerning the project referenced above.

The SDPG concerns regarding this project are as follows:

- Most of the residents impacted by this project do not live in the City San Diego. The proposed project is located in the flood plain on the north side of the San Dieguito River Valley bordering the long established unincorporated rural residential community of Sun Valley. This high-intensity project is in direct conflict with the surrounding low-density residential neighborhoods.
- Area storm water run-off and seasonal streams drain from the north side of Via del la Valle on to the proposed project's parcel that has been an integral part of the San Dieguito River flood plain. Raising the parcel by 15 feet will reduce the size of the San Dieguito River Valley flood plain, increasing the flood intensity in the remaining river flood plain.
- Existing Level F traffic congestion on Via de la Valle and El Camino Real will only be exacerbated by the high-intensity use by this new project. Traffic congestion will continue at Level F since City of San Diego road and bridge improvements feed onto narrower unimproved 2-lane county roads to the east and north.
- What is the housing market need that this project is serving? The region already has established senior residence housing such as Casa Palmera, Whispering Palms, and several other similar facilities in the area. Is there an urgent need for this type of development at this location?

Thank you for the opportunity to allow the SDPG to share our concerns about this proposed project and we look forward to being added to the Hacienda Del Mar information distribution list.

Best Regards,
Douglas Dill
Chair, Seat 15
San Dieguito Planning Group
[760.736.4333](tel:760.736.4333)
theddills@att.net

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