

SAN DIEGUITO PLANNING GROUP

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

Minutes of Meeting

January 11th, 2018

1. CALL TO ORDER: 7:04 P.M. PLEDGE OF ALLEGIANCE
Present: D. Dill, L. Lemarie (arrived at 8:04 pm), T. Parillo, S. Biszantz, M. Hoppenrath, J. Zagara, P. Fisch, N. Christenfeld, S. Williams, J. Arsivaud-Benjamin, D. Willis
Absent: Steve Thomas
2. AGENDA REVIEW
3. APPROVAL OF MINUTES [Circulated to members during meeting for initials/comments]
4. OPEN FORUM: no comments.
5. GENERAL PLANNING ITEMS:
 - A. **Development in Urban Wildland Interfaces.** Current, on-going development and proposed future development have raised fire safety concerns of residents in the San Dieguito Planning Group Area. Group will discuss a working list of recommendations for the following topics: shelter-in-place concept and impacts on evacuation traffic, current property owner's responsibilities, increasing depth of fuel modifications zone, and fire department responsibilities to develop evidence-based criteria for waivers of secondary access. *D. Dill* presented a draft letter addressing concerns of the group. There was discussion and minor edits were suggested.
Motion: By D. Dill, **second** by M. Hoppenrath to approve comment letter to DPW with minor edits suggested by group.
Vote: ayes = 11 nos = 0 abstain = 0 absent/vacant = 2
 - B. **DRAFT Unified Services Area Plan** review and comment. HHSA, Medical Care Services Division, EMS, has posted a report called "Improving Emergency Medical Services in San Diego County" for a 30-day comment period. Comment period has closed and this item was removed from the agenda.
 - C. **Safety crossing for equestrian users.** Group to discuss adding a safety crossing for equestrian users at 16255 and 16275 Via de la Valle, RSF, where there has been an incident of a vehicle hitting a horse and child rider. SDPG Member: Don Willis, 858-481-6922. *Dan Gizzo* of the Rancho Del Mar Association proposed a safety crossing be added to the intersection of Via de la Valle and La Gracia for equestrian users and pedestrians. He said he had about 10 letters from area residents in support of this crossing. *Kajsa Wibez* and *Bethany Nordberg* of the Horsemanship Academy spoke of the dangers of student riders crossing the street and the lack of any other safe way to cross. *S. Biszantz* lives in the area and agreed that it was difficult for pedestrians to cross the road and that a safe crossing was needed. *T. Parillo* said half of the problem was bad drivers in the area and stressed the need for better enforcement of traffic laws. *Mr. Gizzo* was advised to obtain the APN numbers of the properties that would be on either side of the proposed crossing, evidence of approval of these property owners, and evidence of notification of the Rancho Santa Fe Association as the crossing site is in the covenant, and to bring this information back to the planning group for possible follow up with the Traffic Advisory Committee (TAC).
 - D. **Harmony Grove Village Issues.** Group discussed need for a crosswalk (or stop sign) along

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Harmony Grove Village Parkway, lack of speed limit signs (and speeding) on Harmony Grove Village Parkway and County Club within the boundaries of HGV, and late night unsafe driving on Harmony Grove Road. S. Williams was advised to contact David Sibbet, DPS manager, for follow up. Intense nighttime work lighting for construction of model homes in HGV has been discontinued. SDPG Member: Susan Williams, [760-212-3280](tel:760-212-3280).

- E. **2018 DPW San Dieguito Planning Area Road Improvement and Repair List.** Discuss suggestions for new items to add to list for 2018. Group members are encouraged to provide descriptions of candidate road segments in need of improvements/repair to D. Dill for creation of a list by next meeting.

6. **MAJOR PROJECTS AND LAND USE ITEMS:**

- A. **Hacienda Santa Fe Senior Facility.** Proposed project is located in the City of San Diego on the southeastern corner of Via de la Valle at El Camino Real. The developer will present an overview of the project with Q&A in preparation for the release of a draft EIR sometime in the first quarter of 2018. Project Developer: Milan Capital Management - Bret Bernard, AICP, Director of Planning & Development, [714-687-0000](tel:714-687-0000), ext119; SDPG member: Don Willis ([858-481-6922](tel:858-481-6922)). **Continued to March 8th**
- B. **PDS2017-STP-17-042 RSF Village Gateway Center Site Plan.** Proposed retail, market, office project located at [6089 La Flecha](tel:6089-La-Flecha) on the triangular island between the intersections of La Flecha, La Granada, and Via De Santa Fe; APN 266-291-02, 266-291-01. 27,017-gross sq. ft., 25,620-net rentable floor area, two story building includes 65,000 sq. ft. subterranean 135-car parking garage. Applicant: Landrock Development, Enrique Landa, 858-756-3349; Applicant's Representative: Jim Simmons, 760-471-2365; PDS Planner: Marisa Smith at 858 694-2621; SDPG Member: Joe Zagara, 858-756-4211. **Continued to Feb. 8th**
- C. **Sahm Family Foundation Del Dios Ranch** - Introductory presentation by John Sherritt of Ainslie Communities, and Mike Wolfe and Ryan Birdseye of San Dieguito Engineering, of the proposed project that is consistent with the GP and community plan and includes 91 dwelling units on 210-acres comprised of the covenant Sahm Estate (one du) and adjacent unincorporated parcels northeast of the Del Dios Highway/El Camino del Norte intersections for the remaining 90 du's. Bob Cuthbertson reviewed the history of the property and the extensive philanthropic activities of the Sahm family. No development or related changes are proposed on the two parcels comprising with Sahm Estate within the Rancho Santa Fe Covenant; RSF Covenant: APN 265-231-13 (41.18 acres), APN 265-231-14 (8.38 acres). Proposed clustering of 90 lots under a conservation subdivision resulting in a tentative map on the 160 acre portion of the site; unincorporated San Diego County: APN 265-380-12 (11.68 ac.), APN 265-380-10 (4.52 ac.), APN 265-380-11 (6.54 ac.), APN 265-380-09 (5.43 ac.), APN 265-380-08 (108 ac.), APN 265-380-39 (5.22 ac.), APN 265-380-38 (2.74 ac.), APN 265-380-37 (2.97 ac.), APN 265-380-22 (2.49 ac.), APN 265-380-01 (56.12 ac.), and APN 265-380-07 (50.84 ac.). County Planner Denise Russell, Denise.Russell@sdcounty.ca.gov. The applicant plans on holding community meetings (264 invitations have been sent) for feedback from area residents and will be returning to the SDPG as plans become updated. J. Arsivaud-Benjamin asked about the value of on-site habitat and was told there was coastal sage scrub but no wildlife corridors. D. Dill commented on the LOS F rating of Del Dios Highway and difficulty of any planned mitigation. Mr Sherritt replied that they would use roundabouts to mitigate traffic. T. Parillo was surprised that a philanthropic family would build a project with maximum density not consistent with the neighborhood and that created traffic issues for surrounding residential streets. S. Biszantz asked about covenant portion and was told that was for sale and could have only 4 large lot

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homes. *D. Willis* was told there would be gates at both ends of the project but that Aliso Canyon Rd could be used as an emergency exit. *J. Arsivaud-Benjamin* noted that all traffic would still need to use Camino del Norte to exit. *L. Lemarié* suggested that the main entrance could be on Aliso Canyon Rd instead of Del Dios Highway. She also suggested that the entire property could possibly be annexed into the covenant if the density were lowered. *J. Arsivaud-Benjamin* suggested that the applicant return with an option C that would have 2-acre lots on the 160 acre property. *Susan White* of the Hacienda Santa FE POA was concerned about traffic issues and ingress/egress. She said there were already heavily impacted roads and residents had problems getting out of the community. *Peter Holowka* felt this project's clustered housing did not match the surrounding low-density estate residential and was concerned about a reduction in his property values. He felt the project would put an undue strain on the area schools. *Harris Jamil* thought the project design was too dense, pointing out that these would be the smallest lots in the area, and that the value of the surrounding homes would be affected.

- D. **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 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

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

Vote: ayes = 11 nos = 0 abstain = 0 absent/vacant = 2

- E. **PDS2014-LDPCHG-00072, Bagley Major Grading Plan Change.** The project site is located off Artesian Road at Camino Lima and Rio Vista Road. Notice of Intent to Adopt a Subsequent Negative Declaration available at (http://www.sdcounty.ca.gov/pds/ceqa_public_review.html) Comment deadline is 4:00pm, January 22, 2018. PDS Planner: Don Kraft, 858-694-3856; SDPG Member: Doug Dill, 760-736-4333. Group had no comments.
- F. **Property Specific Request (SD15) to General Plan Amendment & Rezone (GPA12-005; REZ14-006)** PDS Planner Kevin Johnston to answer questions concerning the 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. The parcel(s) are located adjacent to a densely developed City of San Marcos suburban area. Discuss rewording of last SDPG motion to clarify inconsistencies with LU-1.2, which prohibits leapfrog development. The property owner is exploring annexation to San Marcos. Additional information on the project can be found on the project web page at - <http://www.sandiegocounty.gov/content/dam/sdc/pds/advance/PSR/prelim-analysis-sd15.pdf> **Continued to Feb 8th**

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

Adjourned 10:02 pm

NOTE: The San Dieguito Planning Group currently has one vacancy. If you wish to become a member of the

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SDPG, please provide the chair with your current resume and plan to attend 2 or 3 meetings in advance of processing your application for membership.

Future Meeting Dates: 2/8/18 3/8/18 4/12/18 5/10/18 6/14/18 7/12/1

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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