

SAN DIEGUITO PLANNING GROUP

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

Minutes of Meeting

May 10th, 2018

1. CALL TO ORDER: 7:04 P.M. PLEDGE OF ALLEGIANCE
Present: D. Dill, S. Thomas, L. Lemarie, S. Biszantz, M. Hoppenrath, J. Zagara, P. Fisch, N. Christenfeld, S. Williams
Absent: T. Parillo, J. Arsivaud-Benjamin, D. Willis
2. AGENDA REVIEW
3. APPROVAL OF MINUTES [Circulated to members during meeting for initials/comments]
4. OPEN FORUM: *N. Christenfeld* reports that the large car display barn in Del Dios is being built. *L. Lemarie* noted that she is reviewing CPUC use of 20A funds for undergrounding SDG&E electric service wires, because original wood poles are not always removed after installation of replacement metal poles, allowing some fire danger to remain. She noted that if Rancho Santa Fe burns, coastal towns would be threatened.
5. GENERAL PLANNING ITEMS:
 - A. **San Diego County DPR PLDO Update Presentation** of Department of Parks and Recreation draft recommendations to update the Park Lands Dedication Ordinance and Board Policies F-26 and I-44 and create a new Board Policy G-19 Design Guidelines and Standards for County Parks and Recreational Facilities. Department of Parks and Recreation Presenter: Marcus Lubich, MPA, Senior Park Project Manager, (858) 966-1348. *Marcus Lubich* thanked *D. Dill* for serving on the Advisory Committee. *Mr Lubich* presented a summary of the changes being proposed in the update of the Park Lands Dedication Ordinance that was started in July of 2016. Changes include, inter alia, local park planning boundaries based on community plan areas; different fees for single family, multifamily, and accessory dwelling units; and use of up to 25% of fees for trails each fiscal year (but no operation or maintenance expenses). New passive and active uses are allowed, such as dog parks, equestrian centers, exercise stations, and bike parks. Credit will be given for steep slopes or stormwater facilities with recreational uses, and for off-site dedications with a 3-mile driving distance. Synthetic turf is preferred for some uses. A minimum park size of 0.4 acres is suggested for public parks, and credit can be given for excess parkland dedications. These changes, if accepted, will likely not apply to current PLDO funds. Proposed update may be heard by the Board of Supervisors in June 2018.
 - B. **County GPA 'Bundling' Process.** Discussion on the current planning (and political) situation with 8 or 9 GPAs (including Valiano and Harmony Grove Village South) up for consideration by the Board of Supervisors this year when the state laws limits counties from approving NO more than 4 GPAs per year. Group expressed concerns over this practice. *M. Hoppenrath* reported that *J. Arsivaud-Benjamin* commented in open forum on this strategy at the May 9th BoS hearing, and Supervisor *Jacob* directed staff to look into the matter.
 - C. **Harmony Grove Village Wastewater Reorganization** (Rincon del Diablo Municipal Water District; San Diego County Sanitation District) (Ref. Nos.: RO17-10; SI(S)17-10; LP(A)17-10). Planning Group to provide comments to preliminary LAFCO staff report on the proposed reorganization that involves detachment of the Harmony Grove Village sewer service area from the San Diego County Sanitation District (SD) with the Rincon del Diablo MWD assuming sewer service responsibility in addition to water and recycled water services. The activation of sewer service for RDDMWD would be restricted to the existing HGV sewer service boundary of the County SD. *P. Fisch* noted that transfer provides no apparent benefit to the community but increases the opportunity for expansion of the sewage treatment plant, something the HG Community Plan and the HGV Specific Area Plan prohibits.

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Motion: By D. Dill, **second** by M. Hoppenrath, that the planning group opposes the transfer to Rincon del Diablo MWD of the HGV wastewater Treatment Plant. There is NOTHING in the LAFCO memorandum of May 4th, 2018 that restricts Rincon del Diablo MWD from *expanding* the current treatment plant service area that exists today under County jurisdiction of the HGV sewage treatment facility. The communities of Harmony Grove, (including the ‘Village’), Eden Valley, and Elfin Forest require that the HGV Wastewater Treatment Plant limit into perpetuity the existing sphere of influence coterminous with the HGV service area that is in full force with the San Diego County Sanitation District.

Vote: ayes = 8 nos = 0 abstain = 1 absent/vacant = 3
S. Thomas

- D. **County of San Diego Planning Commission Meeting**, Friday, May 11th. Planning Group discussed member presentations regarding the proposed Valiano GPA item on the PC agenda.

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 June 14th*
- B. **PDS2018-AD-18-004 Fortuna Farms Administrative Permit**. Waiver for an additional 5,564 sq ft service building. Private residence and equestrian facility on an eight acre parcel located at the corner of Via De Fortuna and El Camino Del Norte, Rancho Santa Fe; APN 265-160-2500. Property Owners: Caroline LaBarre and Tim Porthouse, [520-390-4470](tel:520-390-4470); Applicant’s Contact: Allard Jansen Architects, [619-450-6550](tel:619-450-6550); PDS Planner: John Leavitt, [858-495-5448](tel:858-495-5448); SDPG Member: Laurel Lemarie, [858-756-2835](tel:858-756-2835). Owners presented plans for an attractive equestrian facility with an on-site residence.

Motion: By L. Lemarie, **second** by M. Hoppenrath, to approve as presented.

Vote: ayes = 9 nos = 0 abstain = 0 absent/vacant = 4

- C. **PDS2018-IC-18-009 Harmony Grove Village RSFFPD Station #5**. The Rancho Santa Fe Fire Protection District is currently in the development stages for the construction of a new fire station 5 in Harmony Grove Village. Deputy-Fire Chief Fred Cox will present a proposed site plan of the project, building design and elevations for the new station. Parcel located at [2604 Overlook Point Drive, Harmony Grove, CA 92029](#), 2.54 acres, APN: 235-562-02-00. The planning group will review and make a recommendation vote. Owner: RSFFPD, Chief Tony Michel, 858-756-5971; PDS Project Manager: Souphalak Sakdarak, 858-495-5214. Deputy Chief Fred Cox presented plans for the proposed HGV fire station #5. The attractive building features large bifold main garage doors instead of the roll-up design for efficiency and safety, outdoor picnic/trellis area, large community room, and ample parking. Design is HOA approved. Design phase should be completed in November, construction should take 1 year. S. Williams suggested offering office space to local law enforcement to encourage a greater presence in the area, and also thought a larger outdoor area could be used for community events such as pancake breakfasts.

Motion: by D. Dill, **second** by L. Lemarie, to approve as presented, with future consideration of office space to be shared with sheriffs/law enforcement and opportunity for outdoor community area.

Vote: ayes = 9 nos = 0 abstain = 0 absent/vacant = 4

- D. **PDS2018-TPM-21207TE Lichewski Trust Tentative Parcel Map- Time Extension**. 2-lot subdivision on 25.17 acres, located West of Rio Vista Road, off Artesian Road, APN 269-100-28 Owner: Lichewski Trust, 858-715-4092; Applicant Contact: Marlus Sinca, CTE, Inc., 760-746-4955; PDS Planner: Marisa

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Smith, 858 694-2621; SDPG Member: Phil Fisch, 858-967-5323. Applicants are requesting a 3-year time extension.

Motion: By P. Fisch, **second** by N. Christenfeld, to approve as presented.

Vote: ayes = 9 nos = 0 abstain = 0 absent/vacant = 4

- E. **PDS2018-STP-04-016M11 Li Residence Discretionary Permit.** Proposed pool house, BBQ and Fire Pit with a portion to be located within setback at existing residence. Located at [10215 Winecreek Court, San Diego, CA 92127](#), cross street: Winecreek Road, APN: 312-283-02-00. Owner: David Li, 619-410-7606; Applicant Contact: Steve Coles, 760-745-6012; PDS Planner: John Leavitt, 858-495-5448; SDPG Member: Philip Fisch, 858-592-6758. Design has been approved by HOA, no neighbors have complained.

Motion: By P. Fisch, **second** by S. Williams, to approve as presented.

Vote: ayes = 9 nos = 0 abstain = 0 absent/vacant = 4

- F. **PDS2018-AD-18-008 Garage Administrative Permit.** Proposed 4,410 sq. ft. vehicle storage garage at [6893 Spyglass Lane, Rancho Santa Fe, CA 92091](#). Nearest cross street: St. Andrews Road, APN: 303-060-46-00. Owner: David W. Hurst, 760-861-5881; Applicant's Contact: James Carl, 619-445-1340; PDS Planner: John Leavitt, 858-495-5448; SDPG Member: Steve Thomas, 858-232-8580. **Continued to June 14th**

- G. **PDS 2015-TM5609, PDS 2015-ER 15-08-020 – RSF Inn Condo Conversions.** Application for 13 existing detached residential condominium conversions located at 7 Royce Drive and Linea del Cielo in Rancho Santa Fe. Tentative Subdivision Map for condominium conversion purposes of 13 existing units. APN 266-281-04, 268-120-15, 268-120-16, 268-120-17, 268-120-44, 268-120-45, 268-120-46. Owners: JMIR RSF Inn LLC/JMI Realty LLC 858-259-8212; Applicants Representative: W. Justin Suiter, 858-259-8212; PDS Planner: Jeff Smyer, 858-495-5438; SDPG Member: Laurel Lemarie 858-756-2835. Requirements to underground overhead utility service lines have proved too costly and design had to be reduced to be economically viable.

Motion: By L. Lemarie, **second** by S. Bizantz, to approve conversion of 13 existing structures to condo units which is a reduction of previous plan for 16 units.

Vote: ayes = 9 nos = 0 abstain = 0 absent/vacant = 4

- H. **PDS2017-STP-17-042 RSF Village Gateway Center Site Plan.** Although already voted to recommend at the February 2018 SDPG meeting, the DPW has requested we acknowledge the partial vacation of roadway easements on La Granda and La Flecha as indicated in the diagram below. Project located at [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. 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. L. Lemarie felt that nearby parking might be adversely affected, applicant remarked that parking would be restricted at the Post Office and employees of commercial tenants would be required to park in the underground parking structure.

Motion: By D. Dill, **second** by P. Fisch, to acknowledge vacation as presented.

Vote: ayes = 8 nos = 0 abstain = 1 absent/vacant = 3

L. Lemarie

- I. **GS2018-VAC-0045 Palm Lane Vacation of a Portion of Easement.** The Department of Public Works has determined that a portion of Palm Lane (in Del Dios) is proposed to be vacated, it is unnecessary for present or prospective use. Palm Lane is a public right-of-way that is not part of the County Maintained Road System and is currently unimproved. Location of segment is at the southern boundary of Del Dios Lot 3, APN: 270-121-06. Lot Owner: Seth and Brooke Bucher; County Planner: Tom McCabe, 858-694-2883;

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SDPG Member: Niko Christenfeld, 760-741-1953. County planner Richard Chen presented an overview of the area of the proposed vacation. No neighbors complained.

Motion: By N. Christenfeld, **second** by L. Lemarie, to approve as presented.

Vote: ayes = 9 nos = 0 abstain = 0 absent/vacant = 4

7. ADMINISTRATIVE MATTERS:

A. Community Reports. S. Byszantz noted that small 900 sq ft units in Whispering Palms are renting for \$2,900/month and are less than 5% rented. L. Lemarie recalled the horse and rider accident at a street crossing and noted that more equestrian crossing lights are being requested by area neighbors.

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;

Motion: By D. Dill, **second** by N. Christenfeld, to reimburse S. Williams \$18.31 for tablecloth used at PG meeting.

Vote: ayes = 8 nos = 0 abstain = 1 absent/vacant = 3
S. Williams

Adjourned at 10:07 pm

NOTE: The San Dieguito Planning Group currently has one vacancy. If you wish to become a member of the 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: 6/14/18 7/12/18 8/9/18 9/13/18 10/11/18 11/8/18

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 Hoppennath, Secretary	760-747-1145		e-mail: midhop@gmail.com

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