

SAN DIEGUITO PLANNING GROUP

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

Minutes of Meeting

October 12, 2017

1. CALL TO ORDER: 7:08 P.M. PLEDGE OF ALLEGIANCE
Present: D. Dill, L. Lemarie, D. Willis, M. Hoppenrath, J. Arsivaud-Benjamin, J. Zagara, P. Fisch, N. Christenfeld, Steve Thomas, Susan Williams (non-voting)
Absent: T. Parillo, S. Biszantz
2. AGENDA REVIEW
3. APPROVAL OF MINUTES [Circulated to members during meeting for initials/comments]
4. OPEN FORUM: J. Arsivaud-Benjamin announced the Elfin Forest Harmony Grove Town Council is sponsoring a "Keeping it Rural" charity run on December 3rd. D. Willis noted that within days of finally resurfacing a road near his home, the County had to rip it up to repair a broken pipe. L. Lemarie said that RSF Association voted to approve broadband service with 85% being fiber optic cable.
5. GENERAL PLANNING ITEMS:
 - A. **2018 PLDO List and Programming Priorities.** Discussion of San Diego County Department of Parks and Recreation request for input on the Park Lands Dedication Ordinance (PLDO) and Recreation Programming priorities for San Dieguito's Park Planning Area (LPPA) and our draft Parks Master Plan. **Continued to Nov. 9th**
6. MAJOR PROJECTS AND LAND USE ITEMS:
 - A. **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 Nov. 9th**
 - B. **PDS2017-TM-5456TE Cielo De Lusardi Tentative Map Time Extension.** Proposed 19 lot subdivision on 270 acres, Lots 1-18 are single family residential and Lot 19 is a condominium lot for 19 air space units, located within the Rancho Cielo Estates, at end of Avenida Barranca, south of Cerro Del Sol and east of Via Dora, APNs 265-300-02, 265-300-03, 265-300-05. Owner: Cielo 182 LLC & Lavender Hill Ranch LLC, [760-744-3133](tel:760-744-3133); Project Representative: Michael Levin, Excel Engineering, [760-745-8118](tel:760-745-8118); PDS Planner: Heather Steven, 858-495-5802; SDPG Member: Doug Dill, 760-736-4333. *Matt Simmons* of CCI Connect gave a brief presentation in support of the project. The SDPG approved the original project. The project is 20 units smaller than allowed, and has three emergency secondary access roads. All current County building standards were met or exceeded. *Mike Levin* of Excel Engineering reported on soils testing, including stability analysis, continuous monitoring during fill work, and seismic survey evaluations that are being done to prevent the site failures that occurred on other project areas in Cielo. *David Rader*, a resident of Cielo, felt that the condo units were too big and might end up being subdivided as time shares and that the area roads were not sufficient for the projected density (letter appended). *D. Dill* noted that the SDPG was currently only considering a time extension of the tentative map. *Mark Detwiler* was opposed to the project, especially while the cause of the earth movement near the site was unknown. He felt shelter in place was not a feasible approach to fire safety (letter appended). The group felt that this time extension should be approved because it was in conformance with the GP, but that the concept of further urban development in wildfire interface areas should be revisited.

Motion: By D. Dill, **second** by J. Arsivaud-Benjamin, to approve as presented.
Vote: ayes = 9 nos = 0 abstain = 0 absent/vacant = 4
 - C. **PDS2017-TM-5278TE Anderson Tentative Map Time Extension.** One 18.98 parcel proposed subdivision into 5 lots

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ranging from 2 to 8 acres, located at 20252 Elfin Forest Road, Elfin Forest, CA 92029, APN 679-100-12. Applicant: Eric Anderson, 760-471-1464; Project Contact: KARN Engineering & Surveying, Inc., 760-728-1134; PDS Planner: Lori V. Radcliffe-Meyers, 858-495-5340; SDPG Member: Doug Dill, 760-736-4333.

Motion: By D. Dill, **second** by J. Zagara, to approve as presented.

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

- D. **PDS2016-MUP-16-016, APN 267-161-05.** Application for major use permit to install 12 panel antennas, 9 RRUs and 5 Raycaps within a new 41' tall monoecalyptus at 17576 Via Del Bravo, Rancho Santa Fe, to allow T-Mobile to relocate their antennas from a monopalm. Owner Crown Castle – Laura Whitten; Applicant Verizon Wireless, contact Jill Cleveland, Plancom Inc, [760-716-4833](tel:760-716-4833); PDS Planner: Morgan Norville, Morgan.Norville@sdcounty.ca.gov, [858-495-5329](tel:858-495-5329); SDPG member: Don Willis, [858-922-4227](tel:858-922-4227). **Removed from agenda**
- E. **PDS2017-STP-17-022 - Mobilitie Small Cell Project.** Small cell site project located in existing right-of-way, to be installed on an existing street light pole near Dove Canyon Road and Camino San Bernardo. Project consists of installation of transport and backhaul equipment; omni directional antenna, integrated GPS, UE Relay, Remote Radio Head, and auxiliary equipment on existing concrete light pole. Applicant (Mobilitie) Contact: Todd Philips, [858-242-2157](tel:858-242-2157); PDS Planner: Marisa Smith, [858-694-2621](tel:858-694-2621); SDPG Member: Don Willis, [858-922-4227](tel:858-922-4227). **Removed from agenda**
- F. **PDS2017-STP-17-034 Bridges Lot 46 Discretionary Site Plan Permit.** Review for “D” designator, single-story single family residences (6183 sq. ft.) with attached garage and detached guest house (506 sq. ft.) and garage (535 sq. ft.) on a 1.26 acre lot located at 4555 Calle Messina (lot 46), nearest cross street: Calle La Serra, Rancho Santa Fe, CA 92024; APN: 264-650-06-00. Owner: Cape Point Dev, LLC, [949-441-7442](tel:949-441-7442); Applicant: Karl Voigtlander (Mark Radford Architect), [760-432-0348](tel:760-432-0348); PDS Planner: Sean Oberbauer, [858-495-5747](tel:858-495-5747); SDPG Member: Joe Zagara, [858-756-4211](tel:858-756-4211). **Removed from agenda**
- G. **PDS2017-STP-17-033 Bridges Lot 33 & PDS2017-STP-17-034. Bridges Lot 34.** APN 264-650-04. One-story single family residences with attached garages and detached guest houses. Owner- Cape Point Development/Applicant: Karl Voigtlander (for Mark Radford Architects), [760-432-0348](tel:760-432-0348); PDS Planner: Sean Oberbauer, [858-495-5747](tel:858-495-5747); SDPG member: Joe Zagara, [858-756-4211](tel:858-756-4211). **Removed from agenda**
- H. **PDS2017-VAR-54-148W1 Variance Modification.** Construct 4,450 sq. ft. 2-story residence (2,280 sq. ft. footprint) on existing 6000 sq. ft. lot; demolish existing single story house and casita. Located at 6136 Paseo Delicias (nearest cross street: El Tordo) in Rancho Santa Fe Village, APN: 266-271-13-00. Owner/Applicant: Mark and Margaret Madura, 619-994-5590; PDS Planner: Lori Radcliffe-Meyers, 858-495-5340; SDPG Member: Laurel Lemarie, 858-756-2835. *Barbara Meyers*, a next-door neighbor and president of the Paseo II Homeowners Association, did not oppose project but read a letter detailing her concerns about personal privacy regarding window placement along the common boundary and protection from construction dirt and debris. Tim Parillo, member of the RSF Covenant Design Review Committee, submitted a letter of support. Both letters are appended.

Motion: By L. Lemarie, **second** by N. Christenfeld, to approve as presented, noting comments in attached letter.

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

- I. **PDS2014-SPA-14-001 (SPA), PDS2010-330-10-037 (MUP), PDS2012-3940-12-002 (VAC), Log No. PDS2014-3910-95-08-007 (ER); Sch No. 214011018, Chinese Bible Church.** Proposed plan to construct and operate a church complex on 9.1 acres consisting of five buildings totaling 89,234 square feet. The proposed project is located along the east side of Four Gee Road, north of Camino Del Norte, APN 678-060-27-00 and 678422-03-00. Review and comment on the Draft Supplemental Environmental Impact Report and Public Review of a Specific Plan Amendment. SDPG Member: Philip Fisch, [858-967-5323](tel:858-967-5323). *P. Fisch* gave an overview of the project and opened the discussion. *Ron Harper Jr*, representing the applicant, gave a presentation. *J. Arsivaud-Benjamin* questioned whether private vantage points were allowed in the sightline displays. *Dave Sibbet*, County Planning Dept Manager, said private views were acceptable for a Major Use Permit. *Mr. Harper* said the project met the highest standards of the County. The church congregation could reach 1,000 people and outdoor activities for up to 400 people are permitted from 8 am to 10 pm daily. The parking areas (for up to 417 cars) are adjacent to residential homes. In many areas, current residential fencing is wrought iron, and proposed church fencing is chain link, providing no visual barrier. The site is currently zoned for 4 residential units. There were 6 proponents present. *Derek Wong*, a co-founder of the church, said that the current three campuses would be consolidated into this one site

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and would reduce vehicle trips for many in the area. *Edward Duran* of City Church thought the project would have a positive impact on the community. *Vickie Lee* lived in the area over 10 years and felt the church would be a very good neighbor and would help the community. *Lynn Chou* was a proponent. *Yun Oliver Long* felt the land would be developed anyway and that the church would be a better neighbor. He said many of the congregation were professional scientists or engineers. *Thomas Zeng* was hoping to have a church within walking distance of his home. There were 9 opponents in attendance. Most were not opposed to the congregation but only to the selection of this site for the church. *Gerald Kent* gave a brief presentation, remarking that the project was out of scale with neighboring buildings, parking would overflow into neighborhood, 4,000 signatures from the community in opposition to the project were on record, and that the site was not suitable for that intensity of use. Neighbors *Scott Dedie*, *Jason Hightower*, and *Linda Donlay* lived in homes that overlooked the site and were concerned about intensity of use, noise, especially at night, privacy, and reduction in home values. *Patti Anders* felt the project should follow the County GP, and that there had been insufficient analysis of the impact of the church bell. *Vivian Lin*, a resident of La Vina and of Chinese ancestry, felt church members should respect the neighbors. She chose the location of her first home because it was safe and quiet with not much traffic. She felt this project was too large with too many negative impacts on the neighbors. *Mus Lukmani* wondered how a site planned for four homes becomes a project for 1,000 people? He had concerns about lighting, traffic, and noise. *Dan Latour* was a La Vina HOA board member who said the project would lower home values and have a negative impact on neighbors. *Mel Da Costa* lived in Savenna and felt Four Gee Road was too small to support the traffic of this project. He worried he would have problems with ingress/egress to his home. *P. Fisch* read a draft SDPG comment letter and the group discussed revisions.

Motion: By D. Dill, **second** by M. Hoppenrath, to approve comment letter as discussed.
Vote: ayes = 9 nos = 0 abstain = 0 absent/vacant = 4

- J. **PDS2017-STP-17-038 Chan Residences Second Dwelling Unit Permit.** Existing single family residence located at 7401 Artesian Road, San Diego, 92067, APN 269-100-34; closest cross street Camino Del Sur. Proposed second dwelling unit with attached garage; new SDU = 1200 sf, attached garage = 476 sq ft. Owner: Allen Chan, [858-717-7708](tel:858-717-7708); Applicant's Representative: Dominic Ballerino, [858-261-5241](tel:858-261-5241); County Planner: Michelle Chan, [858-495-5428](tel:858-495-5428); SDPG Member: Doug Dill, [760-736-4333](tel:760-736-4333). **Removed from agenda**
- K. **PDS2017-VAR-17-010 Mullen Residence Discretionary Permit Variance.** 2-acre Lot for a proposed 5166 sf house including garages, guest house, porches and verandas located on Avenida Maravillas (nearest cross street: Mariposa), Rancho Santa Fe 92067, APN: 266-140-27-00. Owner: John Mullen, 760-473-8747; Applicant's Representative: Maxwell Wuthrich (B+W Architects), 858-756-1788; County PDS Planner: Nicholas Koutoufidis, 858-495-5329; SDPG Member: Laurel Lemarie, 858-756-2835.

Motion: By L. Lemarie, **second** by N. Christenfeld, to approve as presented.
Vote: ayes = 9 nos = 0 abstain = 0 absent/vacant = 4

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

NOTE: The San Dieguito Planning Group currently has vacancies. 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: 11/9/17 12/14/17 1/11/18 2/8/18 3/8/17 4/12/18

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

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Appendices

Item 6B

(1) Thursday, October 12, 2017

RE: Opposition to the proposed Lusardi Project

Dear SDPG,

I represent the community of Cielo and the Cielo HOA is aware of this situation. I believe this is a very important issue as indicated in my previous email correspondence.

PUBLIC NOTICE FAILURE

Because of the many short notices and last minute cancellations, I am again respectfully requesting that the Lusardi Project be put on hold for at least two weeks so that the Mt. Israel and Cielo Residents can attend this important hearing that effect their communities. It seems that the Cielo and Mt. Israel communities are consistently not given a reasonable amount time to plan on attending the SDPG meeting to comment on the proposed Lusardi project.

OPPOSITION TO THE LUSARDI PROJECT

The single road access issue in conjunction with the lack of "construction only access" is placing the Cielo and Mt Israel communities in jeopardy. This, combined with the continued delays of RCE's obligation to complete North Via Ambiente, is exasperating a very dangerous situation. I am also concerned that RCE may be facing other financial commitments associated with the recent geotechnical issues in parcel M that may cause further erosion of their commitment to complete the secondary access to Harmony Grove Road as part of the completion of the Rancho Cielo Specific Plan requirements. As you are aware, the typical fire storm affecting our community is a Santa Ana wind condition that will cause the fire to travel on an east to west directional path and the current secondary access road (Connemera through Mt. Israel) will evacuate residents into the path of the fire going east and ending up in a traffic jam on Del Dios Highway. Based on previous fires, please understand that most death and injuries happened when residents were forced to use unsafe and senseless fire access routes that led them into the fire rather than away from the fire and/or got into a traffic jam in the path of fire. This is why there is an approved and required secondary road access for the Cielo residents to safely evacuate using the North Via Ambiente connection to Harmony Grove Road, allowing access to the west and away from the path of a fire. This is consistent with the Cielo Specific Plan and Tentative Map conditions of approval. The Project lacks adequate secondary fire access. The fire protection plan adopted to address the Project's fire safety impacts is inadequate and incapable of fully mitigating or avoiding fire safety risks to new and existing residents. This includes the ability to safely evacuate in the event of a fire, including those from a Santa Ana wind driven fire.

It is becoming apparent that the County failed to adopt additional feasible mitigation measures and alternatives that would reduce or avoid the Project's fire safety impacts. The "shelter-in-place" concept adopted by the Fire Department as EIR mitigation for this public safety threat has proven to be inadequate during the last couple of local wild fires. I, along with two others, met with the Fire Chief and was informed by him that they (the fire Department) "lacked adequate resources for shelter in place" and that is why he called for the evacuation of Cielo. The approximately 200 residences were in gridlock. Currently, the secondary Connemera exit are to evacuate the Cielo Residents onto very narrow, two lane roads that are not used by the public. They are presently at, or near, unusable conditions. Any additional units, such as those proposed by the Lusardi project, increase the probability of a failed evacuation. Panic and a stampede mentality may ensue.

The Cielo main evacuation exit going south on Calle Ambiente is through a narrow security gate and is only wide enough for one vehicle at a time. This area is extremely overburdened due to constant construction traffic causing a "pinch point". Moreover, evacuating vehicles will be unable to exit anyway because Del Dios will be grid locked. The County of San Diego is needed to coordinate the implementation of this critical piece of infrastructure that was a condition of their approval. I am sure they are also concerned about their potential liability in the event of a major fire that leads to loss of life due to lack of a proper and required secondary access for any community such as Cielo. The County has failed to insure timely implementation of the North Via Ambiente and allowed additional permits to be issued regardless of inadequate secondary access exits. I can't see how additional units can be approved for this community with a less than adequate secondary access consideration, as required by the original approvals of the entitlement documents.

(2) Comments from Mount Israel Resident Mark Detwiler:

I request that the Planning Group disapprove this project.

One reason for the numerous continuances of this item has to do with grading issues relating to the condemned Cielo Homes.

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The only comment I have received from the County about the condemned Cielo homes is basically that the original grading was approved. The fact that the grading design is flawed and storm water runoff onto the open space preserve caused damage to down slope property seems to be above the "pay grade" of the County engineer who kindly answered my inquiry. A new design of the condemned Cielo lots should, in my opinion, address the slope failure that was a result of storm water discharge into the open space preserve. I have not been informed about any aspect of the revised design of the condemned lots. I would think that the Cielo HOA and County have liability for damage to down slope properties caused by storm water from above if the new design does not adequately address the storm water discharge issue. I have previously made comments in writing to the PG addressing this project and they should be of record.

My additional comment relates to fire safety and evacuation issues. A vast open space preserve surrounds Cielo and likely the Lusardi project. Unlike an open space easement, in an open space PRESERVE, it is my understanding that there can be no vegetation modification for wildfire threat mitigation. That is a major concern for the proposed project and the entire region. I might add that this change in classification to PRESERVE was done in the last few years without my knowledge. The proposed residential units of Lusardi increases the total number of units in a built out Cielo SPA to an approximate number over 500. There is Via Ambiente, and two other narrow emergency only evacuation roads for the entire Cielo development. The "shelter in place" concept adopted by the Fire Department as EIR mitigation for this public safety threat was proved inadequate during the last local wild fire. I was informed by the Fire Department that they lacked adequate resources for shelter in place and called for evacuation. The then less than 200 residence were in gridlock. The planned two lane roads are to evacuate the entire Cielo development onto more narrow two lane roads that are presently at or near level F, overburdened. Any additional units increases the impact.

As a local resident, I ask the PG, our elected representatives, to disapprove this project because grading issues have not, to my knowledge been resolved and fire safety mitigations have proved to be inadequate and thus, in my opinion fail to meet the requirements of the amended 1980s Rancho Cielo EIR.

Regards
David Radel – Cielo Resident
david@hireground.us
C: 714-235-9445

Item 6H

(1) Barbara Mayers President Paseo II Homeowners Association 6132-6134 Paseo Delicias Rancho Santa Fe, CA 92067

October 9, 2017

RE: PDS2017-VAR-54-148W1 Variance Modification – Madura Residence, 6136 Paseo Delicas

San Dieguito Planning Group Chair,

Paseo II shares a common southwest property line with the Madura property. The following are a list of mitigation measures Paseo II Homeowners Association requests to protect the Paseo II residents during the Madura property construction and for permanent privacy afterwards.

1. Appropriate sheeting to cover the entire Northeast side of 6134 Paseo Delicias (from roof edge to ground, front to back) to help prevent construction related soiling, damage and rodent control. 2. Position side windows of new construction to facilitate maximum privacy. Prevent from directly looking into existing windows of 6134 Paseo Delicias, in particular the dining room. 3. Establish permanent vegetation screening higher than the existing masonry wall dividing the two properties. Select vegetation that at maturity will be a minimum height of twenty feet with planting on the Madura side of the wall. As an example, Italian Cypress (*Cupressus Sempervirens*) can be used for this screening, spaced 5 feet apart on the Madura side of the wall since the 6134 Paseo Delicias side of the wall has utility and access requirements preventing planting of any kind.

Thank you for your consideration of these matters.

Barbara Mayers President Paseo II Homeowners Association

(2) Fellow SDPG members,

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This letter is in support of a proposal to replace an existing single story residence on Paseo Delicias with a two story building that will function as a duplex. Since I am also a member of the RSF Covenant Design Review Committee, and will be away for both the Sept and Oct SDPG, I thought it would be important for me to explain to you where this stands with the Association in case it is heard before my return.

The proposal is generally favored by the CDRC and is progressing from a conceptual application to the formal plan phase. There is no formal approval at the concept phase, only at the plan and final phases.

The proposed building is harmonious with the surrounding community. Even more importantly, it's a model of the architectural standard prescribed by the Protective Covenant (unlike several of the neighboring buildings that were apparently constructed without much regard to the Covenant, perhaps circa '60s-'80s). The architect is one of the best in the area and has designed countless top quality homes in RSF. My hope is that excellent buildings such as the applicant's will breathe life back into the village and that unappealing nonconforming buildings near it will eventually be torn down and replaced by ones such as this.

We looked closely at the proposed tandem garage parking in the rear and found that to be acceptable. It's obviously better to provide more parking than less. Tandem is never ideal, but the hassles associated with it fall upon the residents, not the neighbors or community.

The CDRC received and considered input from neighbors, and visited the site both before and after story poles were erected. Association staff met with the adjacent neighbor twice. In our view, the proposal is reasonable in scale, mass and height, and is a positive change to the block. While the noise and disruption from construction are undoubtedly unpleasant for the immediate neighbors, that is a normal consequence of living in a high(ish) density area.

Tim Parillo

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