

**MINUTES OF THE REGULAR ART JURY MEETING**  
**a.m.**

**January 22, 2008- 8:00**

**Rancho Santa Fe**  
**Association**

Present: President Jack Queen, Vice President Paul Slater, Secretary Diane Larsen, Members Bruce Hall and Michael Hammes

Also Present: Building Commissioner Robert Green, Senior Planner Kirk Dakan, Associate Planner Arnold Keene, Consulting Architect Andrew Wright and Administrative Assistant Jasie Gan

The Minutes of the January 8, 2008 meeting were approved as written.

**Staff Reports:**

Robert Green gave an update on the Dolan-King litigation.

The Art Jury meetings in April have to be rescheduled due to the lack of a quorum.

**Consent Calendar:** A motion was made, seconded and passed to approve the consent calendar.

**CONFERENCE ITEMS:**

Moe Property I.D. 36.19.1  
Workshop Application: Barn (1,008 sq. ft.), Fencing, Landscape, Resurface Access Road, Request to keep 3 horses on 4.06 acres

Mr. Moe, Architect Max Wuthrich and Landscape Architect George Mercer attended the meeting.

The Art Jury made the following comments:

1. Incorporate additional landscape screening between the new driveway and the east fence.
2. Provide a waste management plan.
3. Submit a Final Application according to the RSF Association's "New Submittal" schedule.

El Camino del Norte, LLC Property I.D. 1.4.6  
Workshop Application: Residence/Garage (10,815 sq. ft.), Attached Covered Areas (332 sq. ft.), Basement/Tuck-under (2,537 sq. ft.)

Architect Peter Trevino, Builder John Bianchi and Civil Engineer John Coffey attended the meeting.

The Art Jury made the following comments:

1. Reduce the bulk of the building. The Art Jury has concerns regarding the overall mass and bulk of the structure. The property is entirely sloping without any naturally occurring level or near-level areas to suggest a building pad; therefore, the building size compounds all issues regarding placement, grading and visibility. The Art Jury suggests making an aggressive effort to reduce the size of the structure. The Art Jury will withhold final judgment on the building size until the story poles are erected.
2. Please create a greater distance between the east side of the main residence and the driveway and east property line. The larger distance will allow for additional landscape screening along the east property line where there is the closest proximity to a neighboring home. Creating the greater distance can be accomplished by a combination of the following:
  - a. Moving the footprint of the home to the west.
  - b. Reducing the width of the master bedroom wing.

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- c. Reducing the overall size of the structure.
3. Revise the pool design to achieve the following:
  - a. Make the height of the exposed (downhill) side of the retaining wall for the vanishing edge pool no more than 18 inches in height.
  - b. Have the slope below the pool no greater than 3:1 to more closely match the existing slope.The above goals for the pool can be achieved by a combination of the following:
  - Move the pool closer to the house.
  - Have the pool at a lower elevation than the majority of the back patio by stepping down to the pool.
  - Reduce the north to south dimension of the pool.
  - Use a simpler geometry for the pool shape.
4. Please simplify the roof forms. The overall form of the structure responds to the hillside condition by reflecting the slope; however, some areas of the roofs are overly complicated and work against the overall appearance of the home.
5. Please simplify the architectural elevations. This is most applicable to the east elevation and the east side of the south elevation. Strive to create a simple elegance without extraneous additions to the facades. Simplifying the architecture will help simplify the roof forms as requested in the comment above.
6. Please submit a new Image Booklet to reflect the current design direction.
7. Submit another Workshop Application.

The Lilian at Rancho  
Santa Fe, LLC

Property I.D. C.3

Continued Hearing of Preliminary Application: Eight (8) Residential Units, Retail Space (4,169 +/- sq. ft.) at Street Level, Parking Structure (portions below grade), Grading, Colors and Materials, A variance from the provisions of the Rancho Santa Fe Protective Covenant to allow encroachment of subterranean parking structure into the required front side and rear setbacks.

Architect Allard Jansen, Todd Ray, Members Ed Mayers, Murray Hutchison and Charles Kendall attended the meeting.

Board Member Bill Beckman observed.

The Art Jury DEFERRED the project with the following comment:

Requested items were not submitted by the Association's submittal deadline.

Trend  
Investments, LLC

Property I.D. 1.6.2

Workshop Application: Residence/Garage (10,100 sq. ft.), Attached Covered Areas (740 sq. ft.), Basement/Tuck-under (1,750 sq. ft.), Tuck-under Garage (3,075 sq. ft.), Guesthouse (740 sq. ft.) with Basement/Tuck-under (820 sq. ft.), Grading, Retaining Walls, Fencing, Entry Gate/Pilasters, Landscape, Colors and Materials, Pool/Spa, Tennis Court

Marsha Weinberg, Architect Douglas Fess, Neighbors Mr. and Mrs. Snyder attended the meeting.

The Art Jury made the following comments:

1. Please completely redesign the project.
2. Please move the building site off the hillside portions of the site to the flatter areas (where the tennis court is now currently proposed).
3. Please redesign the building in the new location on the site. Please SUBSTANTIALLY reduce the bulk of the building.

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4. Please resubmit another Workshop application. Kindly ensure that the application is complete in accordance with the application submission requirements checklist.

It is the responsibility of the Art Jury to make aesthetic judgments. In the opinion of the Art Jury the proposed project is not aesthetically pleasing because of its bulk. Additionally the project fails to preserve the landscape features of the site. If this project were formally submitted findings of approval could not be made.

**CONSTRUCTION SITE SIGNS: Board Meeting of February 7, 2008**

Meigs Property I.D. 2089.38  
Temporary Construction Sign  
Mirabella Design/Build

The Art Jury is recommending APPROVAL of the Temporary Construction Site Sign to the Board of Directors at the February 7, 2008 meeting.

**REGULAR AGENDA ITEMS:**

Haahr Property I.D. 24.3.7  
As-Built Application: Retaining Wall

The Art Jury APPROVED the As-Built Application subject to the following condition:

1. Landscaping is required to screen the project from off-site. If for any reason the final, approved landscape installation does not meet this objective, the Association may require additional plantings, pursuant to Regulatory Code Section 42.0302. Any existing vegetation not shown and approved on the plans as "to be removed" shall be considered "Critical View" landscaping as defined in that regulation. Any trees or landscaping damaged or destroyed during construction or transplanting shall be replaced in-kind with new materials prior to Final Inspection of the landscaping.

Herbert Property I.D. 37.5.1  
(Spitcaufsky) Workshop Application: Fencing, Landscape, Request to keep 2 horses on 2.68 acres

The Art Jury made the following comments:

1. All areas proposed for irrigated pasture shall be indicated on the plans.
2. Horse containment fencing shall be separated a minimum of 10 feet from side property lines and 20 feet along front property lines.
3. Landscaping shall be incorporated around the perimeter to provide screening of the property from off-site views.
4. Separate fencing from the edge of the driveway to allow landscape screening of the fence.
5. Provide a site plan that includes the entire 150 foot radius area.
6. Provide a landscape plan that indicates existing trees proposed to remain or be removed.
7. Provide a waste management plan.
8. Submit a Preliminary Application according to the RSF Association's "New Submittal" schedule.

Jameson Property I.D. 21.2.4  
Preliminary Application: Residence/Garage (10,088 sq. ft.), Attached Covered Areas (200 sq. ft.), Auto Port (608 sq. ft.), Pool House (1,046 sq. ft.) with Covered Patios (320 sq. ft.), Grading, Retaining Walls, Pool/Spa

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Per the applicant's request, the project was continued to the February 12, 2008 Art Jury meeting. Any additional or revised materials must be submitted by January 25, 2008.

Rancho Cielo Property I.D. 45.2.1  
Holdings Corp. Workshop Application: Residence/Garage (9,125 sq. ft.), Attached Covered Areas (736 sq. ft.), Basement/Tuck-under (1,060 sq. ft.), Guesthouse (850 sq. ft.), Grading

The Art Jury reviewed the story poles and has the following comments:

1. Please revise the story pole installation as follows:
  - a. As required by the Art Jury's Story Pole guidelines: *"Blue tape must be used to show the pad height on the story poles."*
2. Substantially reduce the amount of fill beneath the Veranda off of the Family Room. Adjust the story poles accordingly.
3. Reduce the exposed height of the retaining walls on the back side of the pool.
4. Make the fill slope on the north side of the house more gradual to more closely match the existing topography.
5. Show the site section lines on the site plan that are reflected in the sections shown on Page A4.
6. Submit another Workshop Application.

**CONSENT 1 AGENDA ITEMS:**

Block C Partners Property I.D. C.1  
Installation Details

The Art Jury DEFERRED the proposed installation details with the following comments:

Plans were submitted which showed a sliding door configuration. These plans were approved by the Art Jury and Board of Directors.

Specifications for a "NanaWall" were subsequently submitted which do not show the approved door configuration. **The "NanaWall" specifications are not approved. Revised specifications must be submitted and approved and a building permit must be issued by the Association prior to installation of the doors and windows.**

Submit details that are consistent with the Art Jury and Board approved plans.

Raptorfund Property I.D. 32.10.2  
Final Application: Revision to previously approved Addition (497 sq. ft.)

The Art Jury APPROVED the Final Application subject to the following conditions:

1. Landscaping is required to screen the project from off-site. If for any reason the final, approved landscape installation does not meet this objective, the Association may require additional plantings, pursuant to Regulatory Code Section 42.0302. Any existing vegetation not shown and approved on the plans as "to be removed" shall be considered "Critical View" landscaping as defined in that regulation. Any trees or landscaping damaged or destroyed during construction or transplanting shall be replaced in-kind with new materials prior to Final Inspection of the landscaping.

**CONSENT 2 AGENDA ITEMS:**

Doan

Property I.D. 12.2.3

Final Application: Residence/Garage (9,412 sq. ft.), Attached Covered Areas (890 sq. ft.), Detached Garage (1,205 sq. ft.), Barn (3,150 sq. ft.), Grading, Retaining Walls, Fencing, Entry Gate/Pilasters, Lighting, Landscape, Pool/Spa

The Art Jury APPROVED the Final Application subject to the following conditions:

1. Provide the following for staff review and approval prior to the issuance of any Association permits: A manufacturer's cut sheet of the "Tile Vents" shown in Detail 10 of Sheet D-2 which are proposed for the gable ends.
2. The tile roof shall be installed to achieve visual texture. The roof shall consist of the tile varieties/colors, and in the same percentages, shown on the approved "colors & materials" board. The roof shall be boosted and mudded a minimum of 20% and be installed with a random stagger.
3. The stucco color/texture is not approved at this time. During construction please install a stucco sample of approximately 100 square feet and inform staff. The Art Jury will review the stucco installation in the field and render its determination at that time. The Art Jury will have the ability to require changes to the color/texture if the sample is not acceptable.
4. Landscaping is required to screen the project from off-site. If for any reason the final, approved landscape installation does not meet this objective, the Association may require additional plantings, pursuant to Regulatory Code Section 42.0302. Any existing vegetation not shown and approved on the plans as "to be removed" shall be considered "Critical View" landscaping as defined in that regulation. Any trees or landscaping damaged or destroyed during construction or transplanting shall be replaced in-kind with new materials prior to Final Inspection of the landscaping.

Hanlon

Property I.D. 22.2.3

Final Application: Detached Studio (1,106 sq. ft.)

The Art Jury APPROVED the Final Application subject to the following condition:

1. Landscaping is required to screen the project from off-site. If for any reason the final, approved landscape installation does not meet this objective, the Association may require additional plantings, pursuant to Regulatory Code Section 42.0302. Any existing vegetation not shown and approved on the plans as "to be removed" shall be considered "Critical View" landscaping as defined in that regulation. Any trees or landscaping damaged or destroyed during construction or transplanting shall be replaced in-kind with new materials prior to Final Inspection of the landscaping.

Sergott

Property I.D. 17.2.4

Final Application: Roof Change to Previously Approved Detached Garage (1,276 sq. ft.)

The Art Jury APPROVED the Final Application subject to the following condition:

1. Landscaping is required to screen the project from off-site. If for any reason the final, approved landscape installation does not meet this objective, the Association may require additional plantings, pursuant to Regulatory Code Section 42.0302. Any existing vegetation not shown and approved on the plans as "to be removed" shall be considered "Critical View" landscaping as defined in that regulation. Any trees or landscaping damaged or destroyed during construction or transplanting shall be replaced in-kind with new materials prior to Final Inspection of the landscaping.

**ART JURY SITE VISITS:**

The Art Jury made site visits from 1:30 to 3:15 p.m. to the following locations:

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Name	Address
Clark	Zumaque
Herbert (Spitcaufsky)	Los Arboles
Jameson	Via de Fortuna
Kirn	Via de Fortuna
Moe	Linea del Cielo
Noble	Zumaque
Poage	Via del Alba
Rancho Cielo Holdings Corp.	Linea del Cielo
Wilkinson	Los Morros

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*President*