

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

**February 12, 2008- 8:00**

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

Present: President Jack Queen, Vice President Paul Slater, Secretary Diane Larsen and Member Bruce Hall

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

Absent: Member Mike Hammes

The Minutes of the January 22, 2008 meeting were approved as written.

**Staff Reports:** Due to the lack of a quorum, the April 8<sup>th</sup> meeting has been rescheduled to April 7<sup>th</sup> and the April 22<sup>nd</sup> meeting has been rescheduled to April 21<sup>st</sup>.

**New Business:** The Historic Preservation Committee is working on a Demolition Ordinance. Staff noted that the Board of Directors was not in favor of this concept.

**Consent Calendar:** A motion was made, seconded and passed to approve the consent calendar with the following change: Chitea moved to the regular agenda.

**CONFERENCE ITEMS:**

Clark Property I.D. J.2.7  
Workshop Application: Residence/Garage (5,361 sq. ft.), Attached Covered Areas (537 sq. ft.), Guesthouse (600 sq. ft.), Grading, Retaining Walls, Fencing, Entry Gate/Pilasters, Pool/Spa

Mr. Clark and Architect John Jensen attended the meeting.

The Art Jury made the following comments:

1. Please reduce the amount of fill. In the opinion of the Art Jury, the proposed fill has an unnatural appearance. Additionally the Art Jury considers that the existing site grading has an unnatural appearance. Please adjust the proposed fill and modify the existing site grades to have a more natural appearance. It may be an acceptable option to reduce the pad height slightly depending on the design.
2. In the opinion of the Art Jury the bulk of the proposed residence and guest house is far too large. The proposed house and guest house do not blend with the landscape features of the site and the result is not aesthetically appealing. Please eliminate the proposed detached guest house; reduce the bulk of the residence; reduce the building's prominence and provide more room around the structure for landscaping.
3. Please submit Fire Department stamped plans with the next Workshop application.

Holcombe Property I.D. 2089.69  
Appeal: Art Jury Denial of As-Built Covered Patio (200 sq. ft.)

Bob and Jeff Holcombe attended the meeting.

Board Member Lois Jones conducted the mediation. The mediation was unsuccessful.

Please remove the unapproved construction by April 14, 2008.

The applicant stated to Association staff that it is not his intent to take the appeal to the Rancho Santa Fe Board of Directors; therefore, staff will not initiate the procedure for bringing the appeal to the Board.

**Consistency with the Rancho Santa Fe Protective Covenant**

The Art Jury considers that the project as currently proposed is not consistent with the Rancho Santa Fe Protective Covenant. The Preamble of the Rancho Santa Fe Protective Covenant states that "...*Rancho Santa Fe is unusually attractive and valuable as a high class place of residence because of the rare quality of its landscape, trees and shrubs...*" The Covenant further goes on to state that "...*property owners are most desirous of preserving, continuing and maintaining this character of community and rare landscape features and of upholding the quality of all future architecture and improvements; and of restricting the use, height and bulk of buildings;...*". In the opinion of the Art Jury the project does not maintain the character of the community because the unapproved structure's bulk results in a tightly constricted appearance for the portion of the property in which it was built.

Paragraph 46 of the Rancho Santa Fe Protective Covenant requires projects "*to insure a uniform and reasonably high standard of artistic result and attractiveness.*" The Art Jury considers that a "*reasonably high standard of artistic result and attractiveness*" would be derived by maintaining the more open nature of the site by removing the unapproved structure.

The application requests the approval of a three-sided, 200 square-foot building that was constructed without Art Jury approval. This building is located on the north side of the existing home's driveway between the main residence and the side-yard setback line. The main residence and the new structure are linked by a stucco wall which varies in height from eight to ten feet and has a passage with a pair of wooden doors. The south side of the new structure directly abuts the north side of the gravel driveway with no landscaping between. The Art Jury considers that the assembly of the new structure and wall attached to the garage next to the driveway creates a crowded appearance in a small area that does not result in the required "reasonably high standard of artistic result" and therefore cannot approve the requested, as-built structure.

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

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

1. Please provide a landscaping plan with the Final Application which includes under-story planting in the front yard to block views of the house.
2. The Art Jury noted that landscaping in Rancho Santa Fe is informal in nature. The Art Jury requested that in order to maintain an informal landscape appearance that site trees be left un-clipped to grow in a natural shape.
3. Integrate the proposed guesthouse into the grade.
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.

Village Community  
Pres. Church

Property I.D. 27.1.4

Final Application: Sanctuary/Chapel/Administration Building (26,207 sq. ft.), Trellis (858 sq. ft.), Education Building (9,876 sq. ft.), Grading, Retaining Walls, Fencing, Lighting, Landscape, Propane Tank

Art Jury Member Diane Larsen abstained.

The Art Jury DEFERRED the Final Application with the following comments:

**Parcel 1 Not Included**

1. This Art Jury decision is for Block 27, Lot 1, Parcel 4. No decision of any kind is made, nor is any future Art Jury decision implied, regarding the Church-owned property at Block 27, Lot 1, Parcel 1 which contains a single-family home. Any land use other than single-family on Parcel 1 requires a Covenant Modification for a change in Use Class approved by the Rancho Santa Fe Board of Directors.

**Parking Phasing Plan**

2. Submit a construction phasing plan, with accompanying site plan(s) to illustrate the amount of parking that will remain available to church patrons during the various phases of construction.

**Roundabout Alternative**

3. Please submit an alternative conceptual site plan and parking analysis showing the parking / driveway layout that would be required if the roundabout at Paseo Delicias and Via de Santa Fe were to be constructed by San Diego County. Submit the alternative site plan with the rest of the revised application materials according to the RSF Association's "New Submittal" schedule, this will allow for noticing of the alternative plan. By submitting an alternative site plan at this time, the Art Jury can review the concept in light of the previous discussions regarding parking. If this alternative site/parking plan were to be approved by the Art Jury, no further approvals from the Art Jury would be needed if the County right-of-way dedication subsequently is required in the same form by the County.

**Parking Spaces**

4. Revise the site plan sheets to make all of the new and reconfigured parking spaces conform to the Rancho Santa Fe Regulatory Code (Chapter 44) requirement of 9 feet by 20 feet. Make any necessary adjustments to the parking analysis and resubmit the parking analysis.

**Classroom Building Design**

5. Revise the design of the proposed Classroom Building:
  - a. Redesign the Classroom Building's tower to be more reflective of the rest of the design of the project. The tower has a "modern" appearance that is inconsistent with the balance of the proposed new construction. A redesign of the classroom tower was first requested in the Art Jury letter of July 27, 2006 (comment #11 of that letter).
  - b. Balconies: Give the classroom balconies a more substantial appearance.
    - i. Increase the dimensions of the supporting beams.
    - ii. Reduce the spacing between the supporting beams.
    - iii. Reduce the overall width of the balconies to achieve a more proportional relationship to the doors.

**Roofs**

6. Submit full sized samples and indicate the manufacturer and model of the roof tile for the:
  - a. Barrel Tile
  - b. Tile on both of the domes – upper and lower.
7. Indicate percentages of roof tile boosting and mudding for the barrel tile.

**Stucco**

8. The requested stucco treatment is a hand-applied, steel troweled, Santa Barbara finish with integral color. Final stucco finish requires further approval by the Art Jury of a sample installation. Prior to stucco application, the contractor shall install a 100-square-foot sample of stucco utilizing the actual application procedure to be used on the balance of the project and illustrating the true finish and color. The Art Jury will review the stucco sample during a regularly scheduled Art Jury meeting. The Art Jury will have the right to require changes and request another sample before Final approval of the stucco is granted.
9. The elevations do not indicate the location of any stucco control joints or reveal screeds, yet control joints and reveals are shown in the detail sheets. **NOTE: To create a traditional appearance for the stucco, please minimize the use of control joints and reveals as much as possible and preferably, completely eliminate.**

- a. If the control joints and/or reveals cannot be eliminated, please show all of their locations on the elevations.
10. Please revise the details for window and door openings (as well as any other details that describe a stucco edge), to specify the use of metal lath at the radius rather than a screed. The metal lath will create a softer, hand-finished appearance whereas the screed produces a sharper, machined appearance.

**Architectural Details**

11. The design for the eaves must be refined and softened to be consistent with the traditional design of the project. Provide revised construction details to illustrate a revised eave detail(s) for both the sanctuary building and the classroom building.
12. Create a more refined appearance for the wide, stucco bands on the main tower of the sanctuary beneath the arched openings. Include a construction detail(s) for these items.
13. Provide a construction detail(s) for the scalloped stucco molding at the base of the dome.
14. Indicate the treatment of the rectangular details on the side of the chapel wall.

**USE RESTRICTIONS**

These restrictions will be in effect upon Final Approval of the project by the Art Jury. They are included at this time for information purposes only. Upon Final Approval of the project an agreement embodying the following comments will be prepared that will be signed by the Church and the Association and recorded. The following restrictions are preliminary at this time and will be amended and refined prior to Final Approval.

**Agreement**

The following conditions are necessary to ensure that the use of the property is conducted in a manner that maintains adequate parking, consistent with the submitted parking study and its supplements.

The Village Presbyterian Church (and its successors and assigns) agrees to conduct the activities on the subject property in compliance with the following restrictions:

1. The Sunday services shall be scheduled such that the beginning of a service shall be a minimum of one hour later than the conclusion of a prior service. This will allow the parking spaces occupied for the prior service to be vacated and available for the use of those attending the subsequent service.
2. During the duration of the Sunday services (including both morning services and afternoon services) and for a period extending one hour following the conclusion of a Sunday service, there shall be no other activities occurring on the church property other than Sunday school sessions and day care for the children of those attending services.
3. Neither the chapel nor the Fellowship Center shall be used during Sunday services other than for Sunday school activities.
4. It is recognized that the church will utilize the sanctuary, chapel and other buildings for various uses other than services when services are not in session. The church shall not schedule activities during non-service times that will by themselves, or in combination, exceed a total of 560 attendees at a given time.
5. It is recognized that there will be rare occasions such as Easter and Christmas when there will be insufficient on-site parking to accommodate unusually high attendance on those days.

**Revisions to Use Restrictions**

The Art Jury shall have continuing authority over the regulation of activities occurring on the church property for the purposes of maintaining adequate parking and preventing the regular or undue use of neighboring streets to accommodate parking for church activities. Therefore; the Art Jury will have the right to amend the "Use Restrictions" at a noticed Art Jury meeting. The possible amendments to the Use Restrictions could include but are not limited to:

- a. Modifying the timing of Sunday church services.
- b. Modifying the number, nature, timing and maximum attendance of uses occurring on the subject site on Sundays (other than church services).
- c. Modifying the number, nature, timing and maximum attendance of uses occurring on the subject site on days of the week other than Sunday.

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Revisions to the Use Restrictions by the Art Jury may be appealed to the Rancho Santa Fe Association Board of Directors in conformance with Paragraphs 64-68 of the Rancho Santa Fe Protective Covenant.

**Enforcement and Remedies for Non-compliance**

In the event of non-compliance with the Use Restrictions, the Rancho Santa Fe Association shall have the authority to enforce compliance through any legal remedy, including a court injunction. In the event that litigation is necessary to gain compliance with the use restrictions, the Church will be responsible for reimbursing the Rancho Santa Fe Association for all attorney and court fees associated with enforcing these restrictions.

LS Hawaii Properties, LLC                      Property I.D. 10.1.4  
Request for Change of Conditions to a Conditionally Approved Subdivision

The Art Jury voted to forward a recommendation that the Association Board grant the change of condition request, modifying the language of Special Condition #7 of Board Resolution No. 2005-104 to read as follows.

“Relocation of the existing water easement as shown on the plan RSFA/TM-04-05 Revised #2, date stamped by the Association February 25, 2005 is not required prior to the Association accepting the Subdivision as final. Any proposed relocation of the existing water easement will be subject to Art Jury review and approval at such time that a building permit application is filed.”

The Board of Directors will conduct a public hearing and consider the application and the Art Jury’s recommendations at their meeting on March 6, 2008, beginning at 9 a.m. at the Association office.

**CONSTRUCTION SITE SIGNS: Board Meeting of February 21, 2008**

Wilkinson                                  Property I.D. 22.2.4  
Temporary Construction Sign  
The Design Build Company

The Art Jury is withholding approval of the Temporary Construction Site Sign until the final building application has been approved.

**REGULAR AGENDA ITEMS:**

Bellezza, LLC                              Property I.D. 9.8.7  
Workshop Application: Story Poles Bulk Check

The Art Jury visited the site and assessed the project’s overall size, height, bulk and design. After evaluating the poles the Art Jury requested that the project be redesigned with the following comments:

1. Please use an alternate siting and design to reduce the height bulk and prominence of the building. Please locate the building to the west (rear) of the proposed pad.
2. Re-grading of the site as proposed is acceptable in concept to the Art Jury.
3. Submit another Workshop Application.

Bellezza, LLC                              Property I.D. 9.8.6  
(Farasa, LLC)                              Workshop Application: Story Poles Bulk Check

The Art Jury made the following comments:

- 1 The Art Jury thanked the applicant for redesigning the building

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2. Submit a Preliminary Application according to the RSF Association's "New Submittal" schedule.
3. Explore methods to reduce the visibility of the chimneys.
4. Provide screen planting including but not limited to planting on the south eastern boundary and the south boundary.

Bickoff Property I.D. 7.6.4  
Colors and Materials

The review of colors and materials has been deferred pending payment of the Association's Annual Assessment dues.

Chittea Property I.D. 27.5.5  
Final Application: Barn Rebuild (730 sq. ft.)

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

1. Provide column details for staff review and approval prior to issuance of any permits.
2. The cupola shall be removed. Submit details for staff review and approval prior to issuance of any permits.
3. Screen landscaping plans shall be submitted for staff review and approval prior to issuance of any permits.
4. Colors and materials shall match the existing building.
5. 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.

Clow Property I.D. 34.7.1  
Workshop Application: Addition (210 sq. ft.), Attached Covered Areas (70 sq. ft.),  
Detached Garage (1,398 sq. ft.)

The project was continued per the applicant's request. Submit a revised application form and plans according to the RSF Association's "Re-submittal" schedule.

Elmonte 3, LLC Property I.D. 11.1.3  
(Karp) Workshop Application: Residence (6,655 sq. ft.), Attached Covered Areas (986 sq. ft.),  
Basement/Tuck-under (1,914 sq. ft.), Tuck-under Garage (1,880 sq. ft.), Guesthouse  
(1,100 sq. ft.), Grading, Retaining Walls, Pool/Spa

The Art Jury made the following comments:

1. Please move the structure completely over the existing tennis court pad (eliminate portions which protrude).
2. Reduce the building's bulk.
3. Pursue a lot line adjustment.
4. The vanishing edge pool shall be no more than 18" above adjacent grade.

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5. The Art Jury encourages the applicant to file an application for the adjoining site to allow consideration of the cumulative effects of building in this location (please note all prior correspondence on both these sites).
6. Submit another Workshop Application.

Huntington Hotel Co. Property I.D. 2129.15  
Final Application: Multi Tenant Commercial Sign

The Art Jury reviewed the applicant's written and graphic materials submitted on January 25, 2008 with the application for the February 12, 2008 meeting. The Art Jury maintained its previous position of January 8, 2008.

The Art Jury therefore cannot recommend approval to the Board:

**Consistency with the Rancho Santa Fe Protective Covenant**

The Art Jury considers that the project as currently proposed is not consistent with the Rancho Santa Fe Protective Covenant. The Preamble of the Rancho Santa Fe Protective Covenant states that "...*Rancho Santa Fe is unusually attractive and valuable as a high class place of residence because of the rare quality of its landscape...*" The Covenant further goes on to state that "...*property owners are most desirous of preserving, continuing and maintaining this character of community and rare landscape features and of upholding the quality of all future architecture and improvements;...*" In the opinion of the Art Jury the project would not maintain the character of the community because the proposed sign facing onto El Tordo would create a multiplicity of signs intended for pedestrian usage on a section of street that is not the source of pedestrian traffic for the office buildings. This increase in the amount of signs with little practical utility would detract from the character of the community.

Paragraph 46 of the Rancho Santa Fe Protective Covenant which requires projects "*to insure a uniform and reasonably high standard of artistic result and attractiveness...*" The Art Jury considers that a "*reasonably high standard of artistic result and attractiveness*" would be derived from the preservation of views which are predominated by "*fine architecture and other improvements*" without the intrusion of visually prominent commercial signs.

The application requests the approval of a Multiple Tenant Sign for buildings which face onto both El Tordo and La Sendita. The parking areas for all of the buildings are accessed from La Sendita. The section of El Tordo where the Multiple Tenant Sign is proposed has very little pedestrian traffic thus the main views of the sign would be from passing cars severely limiting the effectiveness (and thus the need) of small multiple tenant signs. The Art Jury considers that the erection of more signs with limited utility does not result in the required "reasonably high standard of artistic result" and does not result in the preservation of the "rare quality" of the community's landscape and therefore cannot recommend approval of the request to the Board of Directors.

It is the Art Jury's belief that the project can be revised to the satisfaction of all parties if the location is changed to La Sendita. The Art Jury therefore requests that the applicant revise the design so that the Art Jury may eventually recommend to the Board to approve the project.

Smith Property I.D. 47.5.1  
As-Built Application: Skylight Shades

The Art Jury DENIED the As-Built Application with the following comments:

Please remove the unapproved skylight shades within 30 days from the date of this letter.

**Consistency with the Rancho Santa Fe Protective Covenant**

The Art Jury considers that the project as currently proposed is not consistent with the Rancho Santa Fe Protective Covenant. The Preamble of the Rancho Santa Fe Protective Covenant states that "...*Rancho Santa Fe is unusually attractive and valuable as a high class place of residence because of the rare quality of its landscape...*" The Covenant further goes on to state that "...*property owners are most desirous of preserving, continuing and maintaining this character of community and rare landscape features and of upholding the quality of all future architecture and improvements;...*" Paragraph 155 of the Covenant states that: "*In this hilly country, roofs will be much seen from above, and their form and color are important to the success and attractiveness of the property.*" In the opinion of the Art Jury the project does not maintain the character of the community because: the installed shades add to the height of the skylight assemblies; the shade's untraditional shape accentuates their prominence; and the mechanical nature of the shades detracts from the appearance of the roof.

The denied skylight shades do not achieve a high artistic result as required by the Rancho Santa Fe Protective Covenant. The Art Jury considers that the installed shades are not aesthetically acceptable for use in the Covenant area and the appearance is not consistent with Paragraph 46 of the Rancho Santa Fe Protective Covenant which requires projects "*to insure a uniform and reasonably high standard of artistic result and attractiveness, in exterior and physical appearance of said property and improvements.*" The Art Jury considers that a "*reasonably high standard of artistic result and attractiveness*" would be derived by maintaining a low profile for the skylights through the removal of the shades and the associated mechanical mechanisms.

#### **CONSENT 1 AGENDA ITEMS:**

Flather                      Property I.D. 10.4.13  
Workshop Application: Residence/Garage (11,031 sq. ft.), Attached Covered Areas (1,371 sq. ft.), Guesthouse (1,071 sq. ft.), Grading, Retaining Walls, Fencing, Entry Gate/Pilasters, Landscape, Pool/Spa

The Art Jury made the following comments:

The Art Jury appreciates the changes that have made to date in response to the previous comments.

#### **Overall Comment**

The current design has a significant amount of the property devoted to the proposed structures' footprint(s), paving, grading and decorative landscape. The Art Jury's concern regarding this large area of development can be overcome in different ways:

- A reduction in the size of the structure, or
- The creation of a more compact development footprint, or
- A combination of the two above options.

Please review the comments, and build upon the previous revisions to create a more compact design with greater design cohesion.

#### **Grading / Site Plan**

1. Further reduce the amount of grading.
  - a. Further reduce the amount of cut for the driveway on the north side of the house. A small portion of the grading is still greater than the ten-foot maximum. The fact that a portion of the cut still exceeds the maximum – and a larger portion is right at the maximum – indicates that too much slope modification is necessary to accommodate the proposed project.
  - b. Further integrate the house with the slope rather than relying on a massive cut at the driveway as described in Comment 1.a above.
  - c. Further increase the amount of stepping within the floor plan.
  - d. Make the rear patio area (between the house and the pool) more compact to reduce the amount of grading and reduce the footprint of the developed portion of the site.
  - e. Please use the photographs submitted with the imagery booklet as inspiration for integrating the home with the hillside

### **Paving**

2. Reduce the amount of proposed paving.
  - a. Revise the entry point of the driveway to eliminate the “Y” in the driveway. By entering the site from a point further south than the current proposal, the main driveway can incorporate the southerly Fire Department driveway.
  - b. Revise the configuration of the building to reduce the need for the long Fire Department driveways. Creating a more compact footprint would help to meet the Fire Department’s required 150-foot hose-pull requirement.
    - i. Consider splitting the garage into two sections, with two garage spaces attached to the residence and two detached spaces cut into the hill. If properly configured, the backup areas for the attached/detached garages could be shared with each other and also shared with the Fire Department hammerhead as well.
  - c. Substantially reduce the size of the front motor court. The large size of the motor court increases the amount of required grading, increases the amount of paving and reduces the amount of landscaping.
  - d. Reduce the width of the driveway to no more than 16 feet – the minimum that the Fire Department allows.
  - e. Reduce the amount of back-up paving associated with the garages. 40 feet is proposed, a reasonable backup dimension is 32 feet.
  - f. Reduce the size of the Fire Department hammerhead that is located beyond the garages to no more than is required by the Fire Department. If the house/site plan were reconfigured, the hammerhead could be eliminated.
  - g. Substantially reduce the hardscape surrounding the pool areas and increase the landscape planters in this area.

### **Architecture**

3. As stated in the grading comments above, please integrate the forms of the house with the site’s topography. As specifically stated in comment #1.e refer to the submitted photographs as an inspiration for the way in which Tuscan architecture is integrated with landforms.
4. Create a greater sense of cohesion to the overall design of the main residence by creating a dominant organizing element that the balance of the residence could naturally build up to. The Art Jury encouraged the applicant to consider additional two-story space to :
  - a. Create a unifying element, and
  - b. Reduce the footprint of the development.Additional second story will only be acceptable if it is used as an organizing element that is integrated with the rest of the building and enhances the overall appearance of the project.
5. Please modify the south-facing glazing on the second floor to make it compatible with the rest of the design.
6. Please bring more unity to the first floor elevations that face the pool. There is a multiplicity of different types of arches and columns that creates a disjointed appearance for that portion of the building.

### **Landscape Architecture**

7. Further increase the area devoted to the citrus grove. Reduce the amount of coverage devoted to building, driveways and other hardscape, lawn and other ornamental landscaping. The Art Jury is committed to continuing the use of citrus groves in this area for the main landscape theme.
8. Fencing along the roadway shall be placed a minimum of 20 feet inside the property line to allow a large landscaped area for screening of the fence.
9. The vehicle turn-around near the driveway gate is not required on a cul-de-sac.
10. Fencing along rear and side property lines shall be separated a minimum of 5 feet from the property line to allow landscape screening of the fence. Fencing may be allowed on the property line with a letter of agreement from the adjoining property owner.

### **Procedure**

11. Submit another Workshop Application.

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Kirn Property I.D. 6.3.12  
Final Application: Remodel of Existing Residence, Addition (92 sq. ft.), Re-roof, Colors and Materials

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

1. New exterior materials to match existing materials.
2. 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.

La Glorieta, LLC Property I.D. 2129.103  
(Regan) Workshop Application: Residence/Garage (6,148 sq. ft.), Attached Covered Areas (840 sq. ft.)

The Art Jury made the following comments:

1. Please construct story poles for an Art Jury bulk check (the Art Jury wishes to check the bulk of the building with story poles before a Preliminary Application is submitted). Submit the following according to the RSF Association's "Re-submittal" schedule:
  - a. A site/floor plan that includes the location of the story poles in relation to the proposed building, as well as the height of each pole. All plans shall be at least 1/8"-1' scale.
  - b. A statement (certification) signed and stamped by a California Registered Surveyor or Civil Engineer stating that the proposed grade datum, location, height of the poles and the marked pad height is accurate.
  - c. No application fee is required.

Noble Property I.D. 15.3.5  
Workshop Application: Addition (1,771.53 sq. ft.), Attached Covered Areas (57.14 sq. ft.), Detached Garage (800 sq. ft.), Shed (186 sq. ft.), Fencing, Entry Gate/Pilasters, Lighting, Landscape, Pool/Spa, Tennis Court, Propane Tank, Driveway, Motorcourt

The Art Jury made the following comments:

1. Please eliminate the tennis court from the proposal.
2. Please replace the proposed wrought iron fence with a wood fence with black, vinyl coated chain link.
3. Please verify with the Fire Department that the proposed motor court will satisfy the requirements for a fire truck turnaround.

Poage Property I.D. 43.2.3  
Preliminary Application: Barn (2,449 sq. ft.), Grading, Retaining Walls, Fencing, Entry Gate/Pilasters, Landscape, Colors and Materials, Request to keep 4 horses on 5.14 acres

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

1. The pasture shall be maintained in a grassy condition.
2. 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

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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.

The Art Jury DEFERRED the landscape plan for staff review and approval:

1. Adjust the turn-around to a location that will preserve the Eucalyptus which is now proposed for removal due to its location in the current hammerhead.
2. Provide a manure maintenance plan.
3. Revise the landscape plan with a less formal planting plan. The Art Jury is not in favor of the proposed single species hedge planting along the perimeter. Please revise the plan to a more natural appearance that will provide substantial filtering of the area.
4. Please note the proposed Photinia fraseri shrub typically does not perform well. Incorporate a more reliable shrub that is compatible with the surrounding community landscape.

Rancho Riding Club                      Property I.D. 34.2.1  
Final Application: Fencing

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.

Wilkinson                      Property I.D. 22.2.4  
Final Application: Pool House with Covered Patio (1,280 sq. ft.), Retaining Walls,  
Fencing, Landscape, Pool/Spa

The Art Jury DEFERRED the Final Application with the following comments:

1. Provide a topographic survey for the slope adjacent to the proposed game room.
2. Draw the elevations of the game room to show the proposed support where the slope drops off below the building.
3. As an alternative to the above, submit a revised plan showing the building moved off of the slope.

**CONSENT 2 AGENDA ITEMS:**

Aardema                      Property I.D. 34.5.2  
Final Application: Revision to Previously Approved Addition (416 sq. ft.), Garage  
Addition (149 sq. ft.), Re-roof, Repaint

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.

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Colmar Property I.D. 2129.50.2  
Final Application: Fencing, Spa, Replace Patio/Decking, Replace Windows, Colors and Materials

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

1. This proposal shall not include any grading except for excavation for the spa and seat wall.
2. 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.

Dodson Property I.D. 2089.28.1  
Preliminary Application: Living Area Addition (205 sq. ft.), Garage Addition (148 sq. ft.), Propane Tank

The Art Jury APPROVED the Preliminary Application as a Final 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.

Hubbard Property I.D. 2129.124  
Final Application: Addition (100 sq. ft.), Attached Covered Areas (740 sq. ft.), Landscape, Colors and Materials

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

1. The proposed lighting is not approved. Please submit specifications for all proposed lighting for staff review and approval prior to issuance of any permits. Please note up-lighting is not permitted per the RSF Regulatory Code.
2. Colors and materials shall match the existing building.
3. 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.

Menashe Property I.D. 33.2.9  
As-Built Application: Fencing

The Art Jury DEFERRED the As-Built Application for staff review and approval:

1. Provide a landscape plan for filtering of the fence from off-site views.
2. Submit paint colors for all new fencing.
3. 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.

Perlman Property I.D. 2089.4  
Preliminary Application: Detached Golf Cart Garage (120 sq. ft.)

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

1. New roof shall match the tile on the existing main residence.
2. 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.

Schoenfelder Property I.D. 2089.24  
Final Application: Retaining Walls, Fencing, Propane Tank, Trash Enclosure, Relocate Driveway

The Art Jury DEFERRED the Final Application with the following comment:

1. Submit a letter of approval from the neighbors for the fence proposed on the property line or inset the hedge 5 to 10 feet and provide landscape screening.

Spitcaufsky Property I.D. 37.5.2  
Final Application: Fencing

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

1. New fencing shall match the existing fence on site.
2. 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:

Name	Address
Aasted	Zumaque
Ahles	Reposa Alta

Bellezza, LLC	La Bajada
Bellezza, LLC (Farasa, LLC)	La Bajada
Kalench & Broyles	Zumaque
Woolley (Post Office)	Via de Santa Fe

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*President*