

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

**February 26, 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, Alternate Consulting Architect James Alcorn and Administrative Assistant Jasie Gan

The Minutes of the February 12, 2008 meeting were approved as written.

**Staff Reports:**

Robert Green announced that the annual Lily Awards presentation is approaching and requested for nominations.

Potential dates for the annual Art Jury retreat were discussed. Date will be confirmed at the next meeting.

**New Business:**

Association member Ken Dunford presented some concerns he has with the post office and its operations. The Art Jury will discuss the issues during the review of the post office's application for a loading dock cover.

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

**CONFERENCE ITEMS:**

First American Trust Property I.D. 17.5.7  
Continued Mediation: Tennis Court, Play Yard, Retaining Walls, Grading, Fencing

Board Member Lois Jones conducted the mediation.

The mediation was successful. The Art Jury APPROVED the Preliminary Application subject to the following conditions:

1. An abbreviated court fence shall be used.
2. The court fence shall be black vinyl coated chain link with flat black uprights.
3. The court shall be screened with landscaping. Submit detailed plans for staff review and approval.
4. A dark colored plaster surface shall be used to blend with the surrounding landscaping. Submit details for staff review and approval.
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.

**Findings.**

In approving the tennis court the Art Jury made the following findings:

1. This site has unique topography and configuration.

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2. The project, as amended, proposes a court location which because of the topography and landscaping of this particular site will result in it being integrated into the landscape features of this particular site and being well screened from adjoining residences.
3. The intrusion into 25% slopes is very small in area and no material effect on a significant landform will result.
4. The project incorporates many mitigating design features such as significant recessing of the court into the grade, extensive screen landscaping, reduced court surface area and abbreviated fencing have resulted in a court which is better integrated into the landscape features of the site.

Ahles

Property I.D. 24.11.9

Preliminary Application: Pool House (1,220 sq. ft.), Fencing

Mr. Ahles, Neighbors Mr. and Mrs. Short, Mr. and Mrs. Nicholl, Mr. and Mrs. Kahn and Mrs. Best attended the meeting.

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

1. Eliminate the Fire Department required driveway. The amount of grading and paving required for a driveway to climb to the top of the slope would be excessive.
  - a. As an alternative to the currently proposed driveway, work with the Fire Department to arrive at a solution whereby the Fire Department would park on a turnout above the pool pad.
    - i. Design a pedestrian path for the Fire personnel to reach the pool pad that meets the requirements of the Fire Department.
2. Significantly reduce the size of the proposed pool house.
3. Do not locate the pool equipment on the slope. Please locate the pool equipment on the same pad as the pool and pool house, this will minimize the amount of grading on the slope and reduce the equipment area's visibility.
4. Move the pool away from the slope to eliminate the need for additional retaining walls.
5. Please give the pool house additional architectural character. It is understood that the design is matching the appearance of the main residence; however, the pool house could have a more aesthetic look while still adhering to the spirit of the existing home.
6. Please complete the previously approved construction on your property. Paragraph 6 of the Rancho Santa Fe Protective Covenant requires that construction "*shall be prosecuted with reasonable diligence from the time of commencement until the same shall be fully completed.*"

Los Arbolados Ltd.

Property I.D. 30.2.1

Preliminary Application: 6 Units (16,279 sq. ft.), Attached Covered Areas (1,310 sq. ft.), Basement/Tuck-under (1,075 sq. ft.), Attached Garage (2,121 sq. ft.) with Tuck-under (1,215 sq. ft.). Grading, Retaining Walls, Fencing, Landscape, Pool/Spa

Mr. Clotfelter, Architect Matin Taraz, Attorney Matt Peterson, Neighbors Phyllis Paul, Marion Dodson and Jack Robbins attended the meeting.

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

1. Submit the following revisions for staff review and approval:
  - a. Incorporate additional Oak trees to replace the Pines that have been removed. These trees shall provide screening of the structures from off-site views.
  - b. Relocate the proposed fence along Via de La Valle to a location on the interior side of the berm so it will not be visible from the road. The proposed location will be prominent from off-site views.
  - c. Decorative paving shall be used in the driveways. Submit details (inserts, apron areas etc).
2. This proposal shall not include a gate.

3. Grouping of trees and large shrubs shall be provided to screen the residences at the south side of the property. **Note: Complete details of adequate and large-scale screening in this location must be submitted with the Final application in order for the application to be regarded as complete. Staff has been instructed to reject the application if such details are not submitted.**

Paik & Wheeler            Property I.D. 33.6.2 & 19  
Boundary Adjustment

Associate Planner Liz Avalon did a presentation on the proposed Boundary Adjustment.

The Art Jury considered the required findings related to the submitted Paik/Wheeler Boundary Adjustment map, RSFA/BA-07-05, (date-stamped January 18, 2008), and voted to forward to the Board of Directors a recommendation of conditional approval with applicable standard conditions, as contained in Chapter 60 of the Regulatory Code.

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

Regulatory Code            Chapter 44 – Off-street Parking Regulation  
Update

Covenant Administrator Ivan Holler, Associate Planner Liz Avalon and Assistant Planner Nikki Flynn attended the meeting.

The Art Jury recommended approval of the updates with the following revisions:

1. Section 44.0503 Single Family Dwellings. "...If the third parking space is not enclosed, then such parking space shall be located in a screened area, subject to the approval of the **Board Art Jury**, ..."
2. Section 44.0701 Size and Access. "An off-street parking space shall be an unobstructed space or area other than a street alley, not less than ~~40~~ **9** feet wide and ~~20~~ **18** feet long, ..."

### **CONSTRUCTION SITE SIGNS: Board Meeting March 6, 2008**

Humber                      Property I.D. 2129.93  
Temporary Construction Sign  
"Hanley Construction Co."

The Art Jury is recommending APPROVAL of the Temporary Construction Site Sign to the Board of Directors at the March 6, 2008 meeting.

### **REGULAR AGENDA ITEMS:**

Bickoff                      Property I.D. 7.6.4  
Colors and Materials

The Art Jury approved the material samples provided on site. Prior to installation provide specifications of the materials for staff review and approval.

Cambon                      Property I.D. 7.2.6  
Preliminary Application: Addition (891 sq. ft.) Attached Covered Areas (312 sq. ft.)

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

1. Eliminate the proposed second driveway.
2. Submit a revised trim color that is either lighter or darker than the proposed stucco color to create a contrast. The currently proposed trim color is too close in tone to the proposed stucco.
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.

Herbert Property I.D. 37.5.1  
Final Application: Fencing, Landscape, Request to keep 2 horses on 2.68 acres

The Art Jury DEFERRED the Final Application for staff review and approval:

1. Separate the pasture fencing a minimum of 10 feet from the side and rear property lines. The Art Jury requires this separation to allow sufficient area for substantial landscape screening and to lessen the impact of Horse-keeping on adjoining properties.

The Art Jury has conditionally approved the application to keep 2 horses on 2.68 acres. This approval will not be final until after an Association building permit has been issued, and Association staff has approved a final inspection. No horses are to be brought onto the property until after final inspection is approved.

Knickrehm Property I.D. 46.1.2  
Workshop Application: Addition (3,044 sq. ft.), Basement/Tuck-under (1,316 sq. ft.),  
Grading

The project was continued to the March 11, 2008 Art Jury meeting.

Lago Lindo Property I.D. 3.3.2  
Development Workshop Application: Residence/Garage (5,645 sq. ft.), Attached Covered Areas (1,541 sq. ft.), Basement/Tuck-under (2,188 sq. ft.), Guesthouse (1,023 sq. ft.), Double Story Detached Garage (1,364 sq. ft.), Barn (1,939 sq. ft.), Request to keep 4 horses on 4.24 acres, Grading, Retaining Walls, Landscape

Consulting architect Andrew Wright abstained. James Alcorn stood in as alternate consulting architect.

The Art Jury made the following comments:

**Main Residence**

1. Consider making the long axis of the house parallel to the topographic lines to reduce the amount of grading.

**Accessory Uses**

2. Reduce the number of proposed accessory uses. There are too many accessory uses proposed for the site, thus creating a "crowded" site plan with a significant amount of structure and hardscape that increases the amount of grading, increases visual prominence and limits the area that can be devoted to landscape screening.

3. Substantially reduce the size (or eliminate) the riding ring from the proposal. There is insufficient level area on the site to accommodate a facility like a riding ring of the proposed size which requires a large flat pad. The proposed size of the riding ring requires far too much grading and is contrary to the topography of the site.
4. Create a more gradual slope below the proposed pool. By reducing the size of the riding ring there will be more room between the pool and the ring allowing for a more gradual slope.
5. Relocate the round ring to an area further from neighboring homes (or preferably eliminate the round ring and use the riding ring for the uses intended for the round ring.)
6. Reduce the size of the barn. The central aisle could be eliminated to reduce the overall size and height. The stalls could also be reduced in size.
  - a. When redesigning the barn, please ensure that there is room for the outdoor turnouts from the barn stalls. Please show the turnouts with your revised design.
7. The barn and any other horse keeping improvements cannot be approved until the Boundary Adjustment has its Final approval from both the County and the Rancho Santa Fe Association.
8. Please eliminate the second floor from the detached garage.
9. Please reduce the proposed number of garage spaces from six to four.

**Technical / Submittal Requirements**

10. Please submit an image booklet and design concept statement as required by the Application Requirements Checklist.
11. Submit multiple cross sections through the entire site to help explain the proposed grading.
12. Please correct the topography lines on the Grading Plan (Sheet A-0). In the area of the existing house:
  - a. the topography lines are absent rather than indicating the existing pad.
  - b. there are too many topography lines for the amount of topographic fall.
13. Submit a copy of the original topographic plan that was the basis for the grading plan, stamped by a Civil Engineer or surveyor.
14. Submit another Workshop Application.

The Lilian at Rancho Santa Fe, LLC      Property I.D C.3  
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

The application was rejected. The applicant did not submit the information necessary for consideration of a floor area ratio bonus.

Mabee                      Property I.D. 36.15.4  
Final Application: Patio Wall

Art Jury member Bruce Hall abstained.

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

1. Incorporate perimeter landscaping around the new wall for filtering from off-site views. Submit a landscape plan for staff review and approval.
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

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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.), Veranda (140 sq. ft.), Grading

The Art Jury made the following comments:

1. Submit a Preliminary Application according to the RSF Association's "New Submittal" schedule.
2. Revise and correct the 246-foot and 244-foot topo-lines on the north side of the pool on Sheet A-3.
3. Substantial landscape screening shall be required around roadside areas to provide filtering of the residence from off-site views.

RSF Association/ Property I.D. 34.6.1  
RSF Field Final Application: Extend fence, Raise portion of fence, Frame and Netting over top of fenced area for safety

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

1. All fencing shall be green vinyl coated chainlink.
2. Overhead netting shall match the green chainlink color.
3. Overhead netting shall be maintained in a good condition.
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 Property I.D. 27.1.4  
Pres. Church Final Application: Temporary Classroom Construction Trailer (1,440 sq. ft.)

Art Jury member Diane Larsen abstained.

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

1. Submittal of a landscape plan for the trailer area for staff review and approval consisting of potted plants and shrubs grouped around the trailers prior to installation of any trailers.
2. Submit a color board for the proposed trailer for staff review and approval prior to installation of any trailers.
3. Return of the enclosed agreement, signed by the Church Administrator prior to installation of any trailers. See enclosed.

Wheeler Property I.D. 33.6.19  
Workshop Application: Detached Garage/Conservatory/Greenhouse (1,613 sq. ft.), Guesthouse with Covered Area (1,378 sq. ft.), Wine Cellar (225 sq. ft.), Fencing, Entry Gate/Pilasters, Pool/Spa

The Art Jury made the following comments:

1. Please verify the status of the design/building permit for the remodel of the home. Identify any changes that may be proposed for the remodel of the main residence to ensure that the residence and accessory structures are architecturally compatible. The Art Jury does not want the project to be reviewed in a piecemeal manner.
2. Reduce the size of the pool to limit the amount of required grading.
3. Please substantially reduce the size of the guest house.
4. The concept of the detached garage with conservatory above could be acceptable if the form and details of the building are revised to create a more traditional appearance.
5. The driveway cannot be approved until the proposed boundary adjustment is approved by the Art Jury and Board of Directors and has Final approval from both the County and the Rancho Santa Fe Association.
6. Fencing shall be separated a minimum of 20 feet from the front property line to allow a sufficient area for substantial landscape screening. Fencing along side and rear property lines shall be separated a minimum of 5 feet from the property line to allow for landscaping to screen the fence from off-site views. Fencing may be placed on or near the property line with a letter of agreement from the adjoining property owner.
7. Entry gates and pilasters shall not exceed 6 feet in height.
8. Submit another Workshop Application.

Woolley

Property I.D. 31.2.2

Final Application: Loading Dock Cover

1. Loading dock cover.

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

The application proposes a 16ft x 18ft +/- sheet metal roof supported on 11ft 4in high wooden columns and frame. The roof structure is proposed on top of an elevated loading dock for the post office building. The existing post office building is a contemporary Spanish stucco building with a tile roof. The loading dock is visible from within the parking lot and the adjoining streets of La Flecha and Avenida de Acacias.

The Protective Covenant contains the following:

*"WHEREAS, 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 and the fine architecture and other improvements established by its property owners; and WHEREAS, these 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;..." (Covenant Preamble).*

Additionally, paragraph 46 of the Rancho Santa Fe Protective Covenant requires projects *"to insure a uniform and reasonably high standard of artistic result and attractiveness."*

It is the responsibility of the Art Jury to make aesthetic determinations. The Art Jury considers that a *"...reasonably high standard of artistic result and attractiveness in exterior and physical appearance...."* required by Paragraph 46 of the Protective Covenant and *"fine architecture"* noted in the Covenant Preamble would be achieved by building additions which are consistent with design of the exterior of the rest of the building. The Art Jury noted that the proposed wood and metal dock cover is not consistent with the contemporary Spanish design of the building and it would diminish the architectural quality of the existing exterior appearance. Therefore the finding required by Paragraph 46 of the Protective Covenant that the project would maintain *"...reasonably high standard of artistic result and attractiveness in exterior and physical appearance...."* could not be made.

2. Covenant Violations.

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Previously this facility was used solely as a local post office, and the Art Jury supports the continuing use of this facility as a local post office, operating during normal business hours of 9am – 5pm.

However, the use of this building has recently changed. The facility now also serves as a 24 hour a day regional receiving and distribution hub for other post offices, in addition to functioning as a local post office.

There are attendant Covenant violations which are a result of the change of use of this building, namely:

- Outdoor storage. The existing building is not big enough to house the materials which are shipped to this facility for redistribution to other facilities. This results in outdoor storage of materials in violation of the Protective Covenant, including but not limited to numerous storage containers, three trash dumpsters, various metal carts, tarps, trash cans and a trash/recycling “box”, in violation of the Protective Covenant (please see the visual clutter provisions in Chapter 11 of the Rancho Santa Fe Regulatory Code – attached).
- Delivery Noise. The number of deliveries to this 24 hour regional facility materially exceed those normally necessary for a local post office. The Association is particularly concerned that the additional deliveries start at **3.45 AM**, and various members have contacted the Association to complain that these deliveries are waking them up at night. Because these additional deliveries are disturbing neighboring residences in the middle of the night, such deliveries violate the Protective Covenant (for example, see Par. 101 of the Protective Covenant, attached, which provides that no building shall be used in a fashion that is offensive by reason of noise).
- Prohibited use. Because materials are delivered to this facility for distribution to other post offices in the region, this post office has become a “distribution and receiving station”. Such use is expressly prohibited by the Protective Covenant in the particular use class district in which this property is located (please see Par. 102 of the Protective Covenant - attached).

Additionally the following item has been constructed without Association permits and is therefore a violation of the Protective Covenant.

- A concrete ramp in the loading dock.

In order to remedy the violations, within 60 days of the date of this letter please complete the following:

1. Remove all outdoor containers, including the trash dumpsters.
2. Desist from making deliveries which are offensive by reason of noise.
3. Discontinue the use of this facility as a “distributing” or “receiving” station.
4. Either remove the concrete ramp or file a valid application with the Association Art Jury for consideration of this feature (note: please do not assume that filing an application will guarantee approval of this feature).

**CONSENT 1 AGENDA ITEMS:**

Badger Property I.D. F.3  
Final Application: Commercial Sign  
“Netgain Financial”

The Art Jury is recommending APPROVAL of the Commercial Sign to the Board of Directors. The Art Jury recommendation will be forwarded to the Board at the March 6, 2008 meeting.

El Camino del Norte, LLC Property I.D. 1.4.6  
Workshop Application: Residence/Garage (9,638 sq. ft.) Attached Covered Areas  
(1,500 sq. ft.)

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The Art Jury made the following comments:

1. The Art Jury appreciates the changes made to the application in response to the previous comments.
2. Please continue to refine the building forms as follows:
  - a. Visually lighten the appearance of the balcony over the garage. The proportions of the materials are oversized.
  - b. Increase the mass (width) of the arch supports on the arch of the covered porch off of the "Kitchen Nook".
  - c. Have three arches supporting the long porch off of the "Family Room" instead of two. The length of the porch is too long to be supported by only two arches and creates arches with widths that are out of proportion with their heights.
3. Continue to revise the retaining wall edge of the pool to reduce the amount of exposed retaining wall.
4. Please construct story poles for an Art Jury bulk check (the Art Jury wishes to check the bulk of your building with story poles before you submit a Preliminary Application). 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. The floor levels shall be depicted between the poles with blue tape/ribbons.
  - c. 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.
5. Submit another Workshop Application.

Kalench &  
Broyles

Property I.D. J.2.4  
Workshop Application: Residence/Garage (8,415 sq. ft.), Attached Covered Areas (1,300 sq. ft.), Detached Garage (666 sq. ft.), Pool House (404 sq. ft.)

The Art Jury made the following comments:

1. Submit a full Workshop submittal. Please construct story poles for an Art Jury bulk check (the Art Jury wishes to check the bulk of your building with story poles before you submit a Preliminary Application). 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. The floor levels shall be depicted between the poles with blue tape/ribbons.
  - c. 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.
2. Revise the alignment of the driveway to be more organic in form. The driveway configuration does not appear compatible with the terrain and the proposed residence. The Art Jury suggests the existing driveway may be more compatible with the serpentine shape.
3. Please reduce the size and configuration of the lawn and lawn paving. The proposed reinforced lawn area does not present a shape that is compatible with the site.
4. Provide substantial landscape screening of the residence from the street and other residences.

Macaluso

Property I.D. 14.5.3  
Preliminary Application: Addition (900 sq. ft.), Detached Garage (1,132 sq. ft.), Entry Gate/Pilasters, Landscape

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

1. The proposed berm is not approved since it will result in the elimination of existing landscaping.

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.

MacLeod

Property I.D. 11.3.1

Final Application: Addition (650 sq. ft.), Fencing, Re-roof

The Art Jury APPROVED the Addition and Re-roof subject to the following conditions:

1. Colors and materials shall match the existing building.
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.

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

1. Separate the fence a minimum of 20 feet from the front property to allow a substantial area for landscape screening of the fence.
2. Fencing along side and rear property lines shall be separated a minimum of 5 feet to allow an area for landscape screening. Fencing may be allowed on or near these property lines with a letter of agreement from the adjoining property owner.

Rosetta

Property I.D. 33.6.20

Final Application: Change to Previously Approved Guesthouse  
(776 sq. ft.)

The Art Jury DENIED the revision to the guesthouse with the following comments:

### **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;...*" The project does not maintain the character of the community because of the high prominence of the structure on the steeply, graded slope.

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 from construction of the guest house in the previously approved location that requires less grading and artificial fill slope.

The application proposes a revision to a previously approved guest house location. There is a four-foot drop in the natural topography beneath the footprint of the denied guest house. The structure is proposed to sit on a graded pad. The amount of grading required to accommodate the revised location would make the development visually dominate the slope rather than being subordinate to the natural terrain

The grading for the denied guest house location was completed contrary to the approved grading plan and thus constitutes a violation of Paragraph 46 of the Protective Covenant. Please revise the grading to make it consistent with the approved grading plan by March 21, 2008.

**CONSENT 2 AGENDA ITEMS:**

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

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

1. The pastures shall be maintained in a grassy condition.
2. Provide screen planting of the existing brow ditch. Submit details for staff review and approval.
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.

The Art Jury has conditionally approved the application to keep 4 horses on 5.14 acres. This approval will not be final until after an Association building permit has been issued, the horse keeping facilities are constructed and Association staff has approved a final inspection. No horses are to be brought onto the property until after final inspection is approved.

Raptorfund Property I.D. 32.10.2  
Final Application: Outdoor Patio Fireplace

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.

Simpson Property I.D. 2089.55  
Final Application: Living Area Addition (869 sq. ft.), Attached Covered Areas (38 sq. ft.), Garage Addition (132 sq. ft.), Fencing, Landscape

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:

Name	Address
Aasted	Zumaque
Bickoff	Avenida Alondra
Cambon	La Crescenta
Cleary	La Flecha
Daily	El Camino Real
Lago Lindo Development	Lago Lindo
North County Custom Homes	Zumaque
Rancho Cielo Holding Corp.	Linea del Cielo
Wheeler	Linea del Cielo