

## ***MINUTES OF THE REGULAR ART JURY MEETING***

***March 11, 2008- 8:00 a.m.  
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 February 26, 2008 meeting were approved as written.

### **Staff Reports:**

The annual Art Jury Retreat has been scheduled for June 10, 2008. It will be held at the RSF Golf Club immediately following the regular Art Jury meeting.

Robert Green updated the Art Jury on his discussion with the property owner regarding the post office.

Arnold Keene updated the Art Jury on the progress of the streetscape project.

The Village Community Presbyterian Church requested the deadline for the removal of the temporary classroom trailer to be moved to December 2009. The Art Jury decided to leave the deadline at August 2009; the church can file for a time extension prior to the deadline.

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

### **CONFERENCE ITEMS:**

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

Steve Royce attended the meeting.

The Art Jury maintained its previous position of January 8, 2008 and February 12, 2008.

The Art Jury therefore cannot recommend approval to the Board.

As an alternative to the current proposal the Art Jury suggests considering some of the following alternatives:

1. Rather than trying to identify all of the office tenants, create a unified identity for the four office buildings by referring to the office complex by a single marketing name. Propose an identifying sign for the unified office complex along El Tordo that then directs clients to the La Sendita access. The suggested "unified identity" sign would **not** include the individual tenants.
2. Locate a unified identity sign near the entrance to La Sendita to provide direction to clients unfamiliar with the office complex location.
3. Create a tenant sign in the parking area to direct clients to the proper buildings.

### **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

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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.

Leonard Property I.D. 9.1.4  
Preliminary Application: Guesthouse (990 sq. ft.) with Attached Covered Areas (350 sq. ft.)

Mr. and Mrs. Leonard and Designer Steve Ragan attended the meeting.

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

No significant changes were made to the project, so the Art Jury reiterates its comments from the meeting of January 8, 2008 along with new comments.

1. Please locate the guest house in a location that does not decrease the amount of open, landscaped area – thus the guest house can be located on either the sand volleyball court or the paddleball court. Locating the new guest house in either of these locations would move the guest house away from the slope, place the structure in an area that is less visible from neighboring properties and maintain the existing amount of open, landscaped area on the property.

Prior to the existing main residence was approved in 1997, the Art Jury had required reductions in the amount of development on the property because of concerns over the amount of development on the site. The Art Jury does not want to see a reduction in the undeveloped portion of the property; therefore, it requests the new building be placed where it will not require grading, will not reduce open areas, or reduce landscaping.

2. Please submit a new design that would be subject to review and approval of the Art Jury. The Art Jury is willing to consider alternative designs; however, the alternative design will be reviewed based on its aesthetic merits and its consistency with the Rancho Santa Fe Protective Covenant. A new location for the guest house would necessarily result in an automatic approval.

Clark Property I.D. J.2.7  
Workshop Application: Residence/Garage (5,493 sq. ft.), Attached Guesthouse on 2<sup>nd</sup> Floor (653 sq. ft.), Attached Covered Areas (394 sq. ft.), Grading, Retaining Walls, Fencing, Entry Gate/Pilasters, Pool/Spa

Mr. and Mrs. Clark and Architect John Jensen attended the meeting. The Art Jury expressed sympathy for the loss of the house in the recent fires. It is the duty of the Art Jury to review the proposal with respect to the Protective Covenant. Therefore, the Art Jury reviewed the application and made the following comments:

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The prior Art Jury letter dated February 14, 2008 contained the following:

“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.”

In reviewing the new application, the Art Jury noted the following:

1. Although the building has been revised, the redesign has not addressed the above comment about reduction in size (in fact the building has increased in size – prior submission 6,498 sq. ft.; this submission 6,540 sq. ft.). Please **SIGNIFICANTLY** reduce the bulk of the building. The proposed building is far too large for the limited building pad.
2. Please clarify existing and proposed grades on plans (plans show a 3:1 grading note).
3. Please reduce the number of garages.
4. Please eliminate the second story. This item would be unduly prominent on this “skyline” site.
5. Please eliminate the guest house.
6. Please reduce amount of paving.
7. Please relocate entry to the house to reduce intrusion of grading/ retaining walls onto slopes.
8. Please move the building back away from slopes all around to allow landscape screening.
9. Please provide Fire Department stamped plans for any new structure.
10. Submit another Workshop Application.

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

Mrs. Knickrehm, Architect Max Wuthrich and Landscape Architect George Mercer attended the meeting.

The Art Jury made the following comments:

Please completely redesign the project based on an entirely different concept with the addition(s) in a completely different location. Any attempts to merely revise the current concept with its large mass of structure near the edge of slope will not be productive. The currently proposed addition’s design and siting is not acceptable to the Art Jury.

**Siting Suggestions**

Comments 1, 2 and 3 relate to the Art Jury’s recommendations for the location(s) of the new addition(s).

1. Consider having a portion of the addition on the level area located to the south of the home, near the existing office. The existing office could be used for a different purpose, and the new room, with the view, could be used as the new office or other use where a view is desired.
2. It is strongly suggested that the pool be realigned to allow greater room and flexibility for the additions.
3. A second story addition that was integrated with the design of the existing house could be acceptable depending on the design.

**Proposal**

4. The Art Jury is not opposed in principle to the enlargement of the existing home subject to the review and approval of a design that is consistent with the Protective Covenant. The addition(s) must be designed in such a way that it respects and preserves the natural features of the site including the topography and area for landscape screening.
5. Please create an entirely new concept for the proposal. The current proposal would not be approved if it were submitted as a Preliminary application. Please relocate the proposed addition(s) based on the above comments and submit for another workshop.

**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” or preserve the “rare quality of its landscape” because locating the addition at the edge of the slope does not allow sufficient area between the addition and the slope to accommodate sufficient landscape screening. Landscape screening is necessary to maintain community character and preserve the community’s rare landscape features. The walk-out, lower level requires substantial grading of the slope and creates a two-story façade directly on the slope which limits the opportunities for landscape screening.

The application proposes a 105-foot long addition to a residence to be built at the top of a slope with a lower, walk-out floor cut into the slope. The location of the addition at the top of the slope would make the development visually dominate the slope rather than being subordinate to the natural terrain. Undisturbed natural terrain is part of the “community character” of Rancho Santa Fe and contributes to the “rare quality of its landscape”. By visually dominating the landform the proposed addition fails to preserve the community character and fails to preserve the rare quality of its landscape.

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 the preservation of an undisturbed slope and by having the addition located substantially away from the edge of the slope to allow for sufficient area to plant landscape screening. Allowing room for landscape screening would create a project that could be successfully screened with landscaping. Limiting grading would preserve mature, existing screen landscaping already growing on the slope thus adding to the high “artistic result”.

Regulatory Code Update Chapter 45 - Tennis Court Regulation

The Art Jury reviewed and discussed the proposed changes to the tennis court regulation. Robert Green will continue reviewing the regulation with the attorney and will bring back additional changes to the Art Jury.

**CONSTRUCTION SITE SIGNS: Board Meeting of March 20, 2008**

Rickerson Property I.D. 2129.121  
Temporary Construction Sign  
“Steigerwald-Dougherty”

The Art Jury is recommending APPROVAL of the Temporary Construction Site Sign to the Board of Directors at the March 20, 2008 meeting.

Tanz Property I.D. 35.2.1  
Temporary Construction Sign  
“Smith Brothers Construction”

The Art Jury DEFERRED the sign with the following comment:

Please revise and resubmit the sign showing that a **flat** finish will be used

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

The Art Jury is recommending APPROVAL of the Temporary Construction Site Sign to the Board of Directors at the March 20, 2008 meeting.

**REGULAR AGENDA ITEMS:**

Bickoff                              Property I.D. 7.6.4  
Request for Time Extension: Removal of Stockpile

The Art Jury APPROVED the request for a time extension. The stockpile shall be removed within 45 days from the date of this letter subject to the following conditions:

1. All tarps shall be removed immediately.
2. The Art Jury is not in favor of any further extensions of time beyond the one granted in this letter.
3. A plan shall be submitted in sufficient time to allow Art Jury consideration prior to the expiration of 45 days from the date of this letter. Submit in accordance with Association submission requirements. The plan shall show the following:
  - The proposed area and depth of placement of the dirt from the stockpile on the site.
  - The amount of dirt left in the stockpile prior to the proposed distribution on the site.
  - Quantities of dirt to be removed from the site.

Note: The requirement to submit the above plan, and the Art Jury consideration of the plan should not be construed as the future approval of such a plan. Upon consideration of the plan the Art Jury may approve the plan, approve the plan with conditions, or they may request that all or a portion of the stockpiled dirt be removed from the site.

Buechler                              Property I.D. 6.1.5  
Preliminary Application: Detached Garage (1,104 sq. ft.) with Nanny's Quarters and Workout Room (894 sq. ft.) on 2<sup>nd</sup> Floor, Remodel Bedroom, Outdoor Fireplace

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

1. Please revise the second-floor covered balcony off the workout room, both in appearance and in its relationship to the first floor:
  - a. The large span of the arch appears out of proportion with the mass of the second floor and results in an insubstantial appearance for the stucco mass above the arch.
  - b. Increase the mass of the corner stucco supports. The mass of the supporting corner areas of stucco is not substantial enough to give an authentic structural appearance.
  - c. Reverse the heights of the plates of the first and second floors, the plate height of second floor is taller than that of first floor thus giving the second floor a top heavy appearance. The desired volume can be achieved with vaulted ceilings.
  - d. Consider using two separate garage doors with a stucco support between them rather than a single large door, thus adding additional solid stucco mass on the first floor to serve as a stronger visual base for the second floor.
  - e. To maintain an authentic structural appearance for the cantilever please have brackets at the outside corners.
2. Please refine the appearance of the pedestrian "bridge" (and its supporting structure) that leads from the main residence to the second floor of the detached garage



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The building permit will be issued after the Historic Preservation Committee has recommended approval of the project. The committee will review the proposal on March 17, 2008.

Chandler Property I.D. 32.12.4  
Preliminary Application: Residence/Garage (7,420 sq. ft.), Attached Covered Areas (1,375 sq. ft.), Basement/Tuck-under (2,000 sq. ft.), Tuck-under Garage (4,300 sq. ft.), Guesthouse (900 sq. ft.), Gardener's Storage (650 sq. ft.), Grading, Landscape

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

The application is incomplete. Please submit a complete Preliminary Application per the Association application requirements checklist:

1. Please clearly show all existing and proposed grading in accordance with the Application Requirements Checklist.
2. Please provide consistent building elevations throughout. Accurately label ridge heights.
3. Please provide accurate spot heights throughout.
4. Please provide elevations of all sides of all buildings keyed to a site/floor plan.
5. Please accurately depict the grade in relation to building elevations.
6. Plans (except building elevations) should be at 1/8" scale.
7. Please move the gate back a minimum of 50' into the site. Provide a turnaround between the gate and the street.
8. Please separate the gardener's storage building motor-court a minimum of 10 feet from the property line and continue the courtyard wall around all sides. These walls shall be landscaped for screening from off-site views. Courtyard walls shall not exceed 5 feet in height.
9. The Art Jury is not in favor of the proposed location of the trash enclosure. Locate the structure inside the gate. The proposed location will be prominent from the off-site views. This location should accommodate a vehicle turn-around.
10. Incorporate two tall trees near the 'cherry allee' for screening of the tallest element of the residence from off-site views.
11. Note: Because the project was incomplete the Art Jury did not review all aspects of the proposal. The applicant should not assume that because an item is not mentioned in this letter it is automatically approved. Once the submittal is complete, the Art Jury will review the application. The Art Jury reserves the right to approve; approve with conditions; defer or deny the proposal or any aspect of the proposal.

Daily Property I.D. 35.5.1  
Workshop Application: Install Shelters over Existing Corrals, Request to keep 4 horses on 4.08 acres

The Art Jury made the following comments:

1. The Art Jury noted that 4 horses may be too many for the property given its physical and landscape character. Please provide further information regarding general maintenance and upkeep plans for the facilities and horses so the Art Jury may determine if 4 horses are suitable on this site.
2. Please note that if Fire Department requirements are a part of the proposed application further review for that aspect will be required. The Art Jury may find that Fire Department requirements such as new or larger driveways may restrict what uses the Art Jury might allow on the property.
3. The plans shall be reviewed with the Fire Department prior to further Art Jury review.
4. Submit a Preliminary Application according to the RSF Association's "New Submittal" schedule.

DeGrazier Property I.D. 2089.66

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Final Application: Residence/Garage (6,664 sq. ft.), Attached Covered Areas (892 sq. ft.), Guesthouse (568 sq. ft.), Grading, Lighting, Landscape, Pool/Spa

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

1. Please revise the detailing of the arches. In the opinion of the Art Jury, the proportions of some of the arches do not create the desired aesthetic result. The Art Jury has the right to review all aspects of the design consistent with Paragraph 46 of the Protective Covenant.
  - a. The arch bands are too low, making the proportions of the arch columns look short and stocky. It may not be possible to accommodate arches in some of the areas. The arches may need to be replaced with columns. Submit revised pages A-6, A-7 and A-8 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.

Galbraith                      Property I.D. 20.1.10  
Final Application: Fencing, Entry Gate/Pilasters

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

1. The Art Jury is not in favor of the fencing and driveway gate located at the front of the property. The Art Jury noted the character of the street does not have fences and gates visible from the street. These man-made features will be prominent from the street because of the close proximity to the property line (less than 10 feet).
2. The fence proposed along the rear and side yards are acceptable and may connect to the sides of the residence pending further review.

Holcombe                      Property I.D. 2089.69  
Final Application: Reduce As-Built Potting Shed to 168 sq. ft., Remove Arch at top of Gate

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

Please remove the unapproved portion of the design. The approved revisions shall be completed by April 30, 2008.

1. Please incorporate substantial landscaping between the new structure and the driveway. Submit a landscape plan for staff review and approval by March 31, 2008.
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.

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

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.

The Art Jury has conditionally approved the application to keep 3 horses on 4.06 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.

Williams Property I.D. 2089.28.1  
Final Application: Addition (156 sq. ft.), Courtyard Gates and Fireplace, Propane Tank

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

The concept of the proposed changes is acceptable with inclusion of the following comments:

1. Please move the proposed propane tank out of the 15-foot interior, side-yard setback.
2. Please revise the structure over the new gate. The narrow dimension of the top of the arch is out of proportion with its height and width. It is suggested that in lieu of an arch that a small gable roof with tile be used over the entry gate. This would match the look of the existing home.
3. Please revise the sitting room as follows: The new exterior wall facing the driveway should be inset to the full depth of the existing porch column. This will differentiate the new addition from the existing and create a shadow line to further break up the mass of the wall.

**CONSENT 2 AGENDA ITEMS:**

Helmstetter Property I.D. 7.9.1  
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 APPROVED the Final Application 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.

**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
Buechler	El Camino del Norte
Crespin Corp.	El Arco Iris
Dlugos	Linea del Cielo
Fonte	Zumaque
La Glorieta, LLC	Avenida Maravillas
Patterson	El Acebo del Norte
Spears	Calle Familia

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*President*