

**MINUTES OF THE REGULAR ART JURY MEETING**

**April 21, 2008- 8:00 a.m.  
Rancho Santa Fe  
Association**

Present: Vice President Paul Slater, 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

Absent: President Jack Queen and Secretary Diane Larsen

The Minutes of the April 7, 2008 meeting were approved as written.

**Consent Calendar:** A motion was made, seconded and passed to approve the Consent 2 Agenda.

**CONSTRUCTION SITE SIGNS: Board Meeting of May 1, 2008**

Fitzpatrick Property I.D. 44.5.2  
Temporary Construction Sign  
"Sumac Development, Inc."

The Art Jury is recommending APPROVAL of the Temporary Construction Site Sign to the Board of Directors at the May 1, 2008 meeting.

Tanz Property I.D. 35.2.1  
Temporary Construction Sign  
"Smith Brothers Construction"

The Art Jury is recommending APPROVAL of the Temporary Construction Site Sign to the Board of Directors subject to the condition that a flat finish shall be used.

The Art Jury recommendation will be forwarded to the Board at the May 1, 2008 meeting.

**REGULAR AGENDA ITEMS:**

Lago Lindo Development Property I.D. 3.3.2  
Workshop Application: Residence/Garage (6,097 sq. ft.), Attached Covered Areas (1,541 sq. ft.), Basement/Tuck-under (2,188 sq. ft.), Guesthouse (1,023 sq. ft.), Detached Garage (903 sq. ft.), Barn (1,400 sq. ft.), Grading, Retaining Walls, Landscape, Request for 1 additional horse to existing 3 horse permit on 4.24 acres

Consulting Architect Andrew Wright abstained.

The Art Jury made the following comments:

1. Substantially reduce the amount of fill beneath the pool and surrounding patios. In some areas there is up to nine-plus feet of fill.
2. Please check both the topography/grading plans and the story poles. The heights of the story poles appeared inconsistent with the proposed amount of fill in the patio areas.
3. Submit another Workshop Application.

Aasted Property I.D. J.2.1  
Workshop Application: Residence/Garage (5,968 sq. ft.), Attached Covered Areas (1,028 sq. ft.), Grading, Landscape, Pool/Spa

1. GRADING

- a. With the next application please submit a grading plan prepared and stamped by a civil engineer. The grading plan must use topographic lines (not symbols) to show the existing, as-built condition (not the previous pre-fire condition) as well as proposed grades. The submitted site plan, grading plan and landscape plan must all be consistent. The currently submitted plans do not agree with one another. The Art Jury will make no decisions regarding the project without the above requested plans being submitted to the Art Jury's satisfaction.
- b. Revise the grading plan for the graded cut on the north side of the house:
  - i. Pull the base of the slope further back to allow the house to be pulled further back from the top of the fill slope to the south.
  - ii. Reduce the steepness of the slope. The steeply cut slope has a very artificial appearance. Reducing the steepness of the slope will also create a more open appearance for the home's setting.
- c. Revise the grading on the landscape plan. It appears that berms are being located on the fill slope, which would not be possible.

2. DRIVEWAY / TURNAROUND

- a. Please move the paving for the garage back-up as far from the edge of slope as possible. Now that the hammerhead is no longer located at the garage back-up, the back-up area can be made much smaller and the retaining wall can be eliminated from the edge.
- b. Please move the Fire Department required hammerhead to a position located opposite the front entry gate structure; this would create a more direct orientation between the guest parking and the entry gate and reduce grading. The "T" portion of the hammerhead could be oriented towards the gate to reduce the amount of fill that would be required if the "T" were on the other side of the driveway.
- c. Provide significant landscape screening between the top of the slope and the backup areas.

3. SOLAR PANELS

- a. Show details of the solar panels. See attached Solar Panels guidelines including submittal checklist.
  - b. Stake the corners of the proposed solar panels.
4. Please reduce the height and scale of the front entry gate structure.
  5. Please show the gazebo (which is illustrated on the landscape plan), on the site plan and grading plans as well. Provide a concept drawing of the gazebo. The Art Jury has made no determination regarding the advisability of the gazebo.
  6. Show doors on the pool equipment enclosure.
  7. Submit all architectural elevations with the next application.
  8. All proposed fencing shall be indicated on the landscape plan.
  9. Provide substantial landscape screening between the residence and the street.
  10. Mounding is indicated on the landscape plan along the street. The existing topography is not compatible with the proposed mounding.
  11. Please submit another Workshop Application.

Woodson

Property I.D. 16.6.1

Workshop Application: Residence/Garage (10,381 sq. ft.), Attached Covered Areas (1,019 sq. ft.), Basement/Tuck-under (750 sq. ft.), Detached Garage (1,525 sq. ft.), Guest Quarters (627 sq. ft.), Outdoor Kitchen (311 sq. ft.), Grading, Retaining Walls, Fencing, Entry Gate/Pilasters, Pool/Spa

The following comments from the Art Jury letter of March 27, 2008 appear to have not been addressed:

1. "The guest house/ workout room assembly appears to be excessively tall and prominent. Please reduce the height of these elements via an alternate design which provides a gentler transition in grades between the tennis court and the guest house.
2. Please provide increased screen landscape area along the east property line between the drive and the property line/ adjoining the tennis court "

The Art Jury had the following additional comments:

1. Please adjust grades to provide a flatter area between the face of the “office, master bedroom, master bathroom” elements and the top of slope.
2. Tennis court parking should be grass-crete.
3. Please note: A Fire Department stamped plan must be provided with the next Workshop submittal.

The Art Jury noted that a more aesthetically appealing transition should be made between the tennis court and the proposed guest house/workout room. The Art Jury suggested rearranging these facilities while still maintaining the semicircular building form (e.g. relocate the workout room to the side of the tennis court; switch the guest house and garage locations to provide a closer relationship of the guest house to the pool; move the pool to the east and provide more deck area; provide landscape screening between the tennis court and the “garage” court rear).

**CONSENT 1 AGENDA ITEMS:**

Ahles Property I.D. 24.11.9  
Preliminary Application: Pool House (943 sq. ft.) with Covered Patio (396 sq. ft.),  
Fencing, Landscape, Pool/Spa

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

1. Please lower the elevation of the pool to 230 feet this will reduce the amount of fill and the steepness of the fill slope.
2. Please clearly depict the driveway that goes from the proposed gate to the slope.
  - a. Describe the driveway’s width, materials and grading.
  - b. Please describe the intended use(s) for the driveway.
3. Please revise the patio roof to an open trellis design rather than the currently proposed flat roof.
4. Please describe the following on the pool house elevations:
  - a. Siding material
  - b. Window frame design and material.
  - c. Exterior window trim design and material.
5. Please construct story poles for an Art Jury bulk check. 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.

Halliday Property I.D. 16.4.2  
Preliminary Application: Solar

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

1. All perimeter vegetation shown on the approved plan “A” shall remain in place to screen the proposed panels.
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

*Art Jury Meeting Minutes, April 21, 2008*  
*Page 4*

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.

Kaestner Property I.D. 16.4.8  
Workshop Application: Residence (6,731 sq. ft.), Attached Covered Areas (709 sq. ft.),  
Detached Garage (748 sq. ft.), Guesthouse (618 sq. ft.)

The Art Jury made the following comments:

1. Please revise the detached garage.
  - a. The flat roof is not consistent the rest of the design.
  - b. Lower the plate height of the garage to be more consistent with the balance of the project.
2. Submit elevations for all facades.
3. Reduce the size of the window on Bedroom #2, or eliminate the shutters. The shutters are not large enough to span the size of the window opening.
4. 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:
  - d. 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.
  - e. The floor levels shall be depicted between the poles with blue tape/ribbons.
  - f. 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. Show the proposed improvements to the private driveway.
6. Submit another Workshop Application.

Kunkle Property I.D. 30.1.3  
Preliminary Application: Two Story Duplex (4,890 sq. ft.), Attached Covered Areas  
(522 sq. ft.), Basement/Tuck-under (709 sq. ft.), Tuck-under Garage (1,229 sq. ft.),  
Grading, Retaining Walls, Landscape, Colors and Materials

The Art Jury continued the application to the meeting of May 6, 2008 for further discussion.

Although the project was continued, the Art Jury has major concerns regarding the design and still believes that the proposed structure is not aesthetically pleasing. The recurring design problems are a result of the overall size and bulk of the proposed project. A downsizing of the project would ameliorate many of the reservations that the Art Jury has regarding the proposal.

The Art Jury has always had serious concerns regarding the design of the project. As more detail has been submitted, the more problems the Art Jury has observed. Each review of this particular project has had the character of a problem solving exercise in an attempt to make the relatively large building fit on a small lot with many constraints. There is a fundamental problem with the building mass, its outer form can only be articulated so much to create an aesthetic result. The Art Jury will be discussing these concerns when it reviews the project again at the meeting of May 6, 2008.

Leonard Property I.D. 9.1.4  
Preliminary Application: Pool House with Covered Areas (1,630 sq. ft.), Grading

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

1. Colors and materials shall match the existing building.

*Art Jury Meeting Minutes, April 21, 2008*  
*Page 5*

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.

Paxton Property I.D. 44.3.1  
Workshop Application: Addition (1,486 sq. ft.), Attached Covered Areas (1,038 sq. ft.), Detached Storage Building (1,050 sq. ft.), Green House (240 sq. ft.), Pool/Spa

The Art Jury made the following comments:

1. Please provide conceptual grading plans at a larger scale produced by a registered civil engineer showing the entry drive. Please explore a joint/shared drive to improve the aesthetics of this element.
2. The Art Jury considers that the massing of the building has a ranch style appearance however exterior materials and forms (such as the rock work and large timbers) are not consistent with a ranch style design type. The Art Jury is in favor of a ranch style design, but is not in favor aesthetically of the "rustic/mountain" style design proposed. Please modify the design to reflect a ranch style building.
3. The exterior appearance of the existing detached garage/guest house should be modified to match a ranch style design of the main house.
4. Submit another Workshop Application.

Rancho Cielo Holdings Corp. Property I.D. 45.2.1  
Preliminary 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 APPROVED the Preliminary Application subject to the following conditions:

1. Submit colors and materials.
2. Submit a landscape plan with the following revisions:
  - a. Provide on a single sheet, a site plan that indicates proposed landscaping and hard-scaping. The current submittal has numerous sheets at a large scale with matchlines, which make a comprehensive review by the Art Jury difficult.
  - b. Reduce the length of the hammerhead near the entry gate to 20 feet.
  - c. Substantially increase the landscape screening trees and shrubs along the roadside planter areas.
  - d. The Art Jury noted some mounding may be approvable along the road side planter areas pending further review.

Roland Property I.D. J.2.3  
Workshop Application: Gazebo (170 sq. ft.), Detached Garage (725 sq. ft.), Detached Studio (937 sq. ft.)

The Art Jury made the following comments:

1. Submit a Preliminary Application according to the RSF Association's "New Submittal" schedule.
2. Please add some additional architectural interest to the "blank" facades of the garage and art studio.
3. Please clarify whether or not the current proposal includes a deck over the slope. The site plan shows a deck but there is no mention of it in the rest of the application.

Ryan Property I.D. 20.2.1

*Art Jury Meeting Minutes, April 21, 2008*  
*Page 6*

Workshop Application: First Floor Addition (470 sq. ft.), Tuck-under Addition (1,248 sq. ft.), Tuck-under Garage (705 sq. ft.)

The Art Jury made the following comments:

1. Revise the concept to substantially reduce the amount of paving.
  - a. Consider reorienting the garage doors to face north.
2. With future applications please submit a topographic plan prepared by a civil engineer or surveyor. The Art Jury can make no further comments without accurate topographic information.
3. Please submit all information on standard sized sheets (e.g. 24 " x 36" rather than 8½ " x 11").

**CONSENT 2 AGENDA ITEMS:**

Fishman Property I.D. 9.6.3  
Final Application: Replace pasture fence, Re-roof existing horse shed, Two Shade Structures (768 sq. ft.), Pasture

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

1. Please submit a plan for staff review and approval stating that the pastures shall be irrigated and will be maintained with healthy grass at all times.
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.

Gatlin III Property I.D. 31.5.6  
Final Application: Addition (590 sq. ft.), Attached Covered Areas (700 sq. ft.)

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

1. All perimeter landscaping shall be retained and maintained at its current height at a minimum.
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.

Las Casitas Property I.D. 30.1.5  
Condo Association Final Application: Fencing, Landscape, Repaint

The Art Jury APPROVED the repaint subject to the following conditions:

1. Colors #1, #2 or #3 are approved from the color chart submitted on April 15, 2008.
2. The white trim color is approved from the color chart submitted on March 25, 2008.

The Art Jury APPROVED the fence subject to the following conditions:

- 1 The fence shall be painted to match the approved color of the building

*Art Jury Meeting Minutes, April 21, 2008*  
*Page 7*

2. Old fencing shall be removed to create a uniform appearance.
3. Provide a landscaping plan for screening of the fence from off-site views.
4. Fence height shall not exceed five feet in height from the parking lot side.

Rancho Santa Fe      Property I.D. 38.2.1  
Osuna Ranch      Final Application: Corral 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.

Wolf      Property I.D. 33.8.1  
Final Application: Fencing

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

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

**ART JURY SITE VISITS:**

The Art Jury made site visits from to the following locations:

Name	Address
Aasted	Zumaque
Lago Lindo Development	Lago Lindo

---

*President*