

**Attachment D – Form of Decision
Approving PDS2019-STP-14-016M1**



County of San Diego

DAHVIA LYNCH
DIRECTOR

PLANNING & DEVELOPMENT SERVICES
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VINCE NICOLETTI
ASSISTANT DIRECTOR

September 10, 2024

PERMITEE: MARK & TIFFANY HENKEL
SITE PLAN PERMIT
MINOR DEVIATION NO.: PDS2021-STP-14-016M1
PROPERTY: 7633 ROAD TO SINGAPORE, SAN DIEGO, CA 92127
APN: 267-210-22

DECISION OF THE DIRECTOR

A revised redlined plot plan stamped approved on September 10, 2024 was submitted by Shapouri & Associates on behalf of Mark and Tiffany Henkel for a "Minor Deviation" from plot plan approved in connection with Site Plan Permit PDS2014-STP-14-016 for a single-family dwelling. The applicant's request is to modify the rear yard landscaping in conformance with the Special Area Designator D1 for visually sensitive hillsides and ridgelines, with landscaping that has already been installed. This landscaping includes approximately 76 cape honeysuckle plants. The plans also indicate the location of 18 California Pepper trees that currently exist on the slope that replaced Sycamore and Strawberry trees (which is one less than shown on the previously permitted landscape plans from 2001 (PDS2001-3960-01-063) and 2015 (PDS2015-LP-15-022)). The site is located 7633 Road to Singapore, within the San Dieguito Community Plan area, and is subject to the Rural Residential (RR) Use Regulations.

Site Plan D1 Ordinance Compliance: The subject parcel is subject to the Special Area Designator D1, which was adopted to protect sensitive hillside and ridgelines from certain development impacts. The D1 Ordinance established Criterion 11, which states the following:

Ridgeline and hillside landscaping shall comply with the following standards:

- a. Landscaping shall be composed primarily of indigenous, drought tolerant plant materials.
- b. Landscaping shall be natural, meandering and informal in layout rather than planting in formal rows or straight lines"

The proposed minor deviation has been reviewed and found to be in compliance with these requirements. While the landscaping proposed is not strictly indigenous, it is proposed to replace and add to existing landscaping that was previously approved and also not strictly indigenous or drought tolerant. The overall character of landscaping on the site will not change, and California Pepper and Cape Honeysuckle are included in the Planting Palette of the Santa Fe Valley Specific Plan (page 7-20).

The Orange Cape Honeysuckle (*Tecoma capensis*) that was added is native to South Africa and is considered a Low water use species for Southern California according to the State of California's Water Use Classification of Landscape Species (WUCOLS). Low water use species perform well with relatively small amounts of irrigation water and would be categorized as drought tolerant once established (one to two years after planting). California Pepper trees (*Schinus molle*) are considered very low water use species once established (three to five years). They are native to northern South America and are considered a 'naturalized' species in southern California, meaning they have adapted to our local climatic conditions and are able to reproduce.

At maturity, the new landscaping is also similar in size to the landscaping it replaced. The original landscape plans included La Jolla Bougainvillea (approx. 4'-5' tall), Abilia (approx. 4'-6' tall), Sycamore trees (approx. 50' + tall) and Strawberry trees (approx. 20' tall). The new landscaping includes honeysuckle (approx. 6'-8' tall) and Pepper trees (approx. 50' tall).

We also reviewed the proposed minor deviation to determine if the new landscaping is natural, meandering, and informal in layout. While this appears to be a formal row as viewed from the top of the slope, it appears to be more informal in layout as viewed from other vantage points and the trees and other plants and structures in front of the landscaping obscure views of the Honeysuckle. There are no further sections of the D1 Designator that relate to landscaping. Because of these reasons, PDS has found that the proposed minor deviation PDS2021-STP-14-016M1 is consistent with the goal and intent of the D1 Designator.

Any changes to the existing irrigation system may require approval from the County Department of Environmental Health and Quality. In addition, the trees may be replaced in the same location with a similar tree if required by the Rancho Santa Fe Fire Protection District for any reason. Another minor deviation is also not required for seedlings and offshoots from the new landscaping.

Landscaping Cumulative Change

Project #	Approved Square Footage	Description	Percentage Change
3500-14-016	21,408 SF	Single family dwelling with associated grading and landscaping.	Baseline
PDS2021-STP-14-016M1	N/A	Change to rear yard landscaping, per approved site plan, and in conformance with the Special Area Designator D1 for visually sensitive hillsides and ridgelines.	1.9%**
Net Change			1.9%**

*This project has brought the net change to 1.9% for changes to the landscaping. Any future landscape changes may not exceed 8.1% in order to qualify for a Minor Deviation. Any change beyond a cumulative 10% requires a Modification.

** Please refer to attachment A for documentation on how the percent change was calculated.

In accordance with Section 7609 of The Zoning Ordinance, the Director of the Department of Planning & Development Services hereby finds that the proposed Minor Deviation does not constitute a substantial change in the Site Plan Permit and that said Deviation will not adversely affect adjacent property or adjacent property owners, and approves said Minor Deviation as per revised plot plan.

This approval for a Minor Deviation is limited to the applicant's request as detailed in the first paragraph above. Changes or omissions not specified in this form of decision, but are reflected in the attached plot plan have not been authorized.

The issuance of this permit by the County of San Diego does not authorize the applicant for said permit to violate any Federal, State or County laws, ordinances, regulations or policies including, but not limited to the Federal Endangered Species Act of 1973 and any amendments thereto (16 U.S.C. Section 1531 et seq.).

PLANNING & DEVELOPMENT SERVICES
DAHVIA LYNCH, DIRECTOR

By:



Michael Johnson, Group Program Manager
Project Planning Division

DL:AS:

Email cc:

Ashley Smith, Ashley.Smith2@sdcounty.ca.gov
Vicky Doan, vicky.doan@sdcounty.ca.gov

Attachment

Percent change calculation

September 10, 2024

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STP-14-016M1

List all Plants, Trees, and Shrubs from all combined projects:	(E) Size	(P) Size Minor Deviation LP only	(E) Spacing	(P) Spacing	(E) Quantity	(P) Quantity
- TM HOA LP	Includes HOA & STP		Includes TM & STP	Minor Deviation LP only	Includes TM & STP	Minor Deviation LP only
- STP LP	Baseline LP		Baseline LP		Baseline LP	
- Minor Deviation						
Bougainvillea	1 & 5 gallon		6' on center		165	
Glossy Abelia	1 & 5 gallon		6' on center		248	
Cape Honeysuckle		15 gallon		per plan		76
Dwarf Rosemary	1 gallon		3' on center		671	
French Lavender	1 & 5 gallon		4' on center		277	
Trees on slope STP baseline (2015)	24" box				11	
Myoporum	Flats		18" on center		48	
Trees on slope in 2001 HOA plan (Strawberry, pepper, sycamore)	24" box & 15 gallon				8	
Firethorn	1 & 5 gallon		6' on center		124	
Plants on 2015 county approved plan	various		various		3226	76
					4778	1.9%
Total number of trees added on slope						
2001 plan					8	
2015 plan					11	
total					19	
total number of trees on slope currently					18	
Change					-1	