



## Rancho Peñasquitos Planning Board Meeting Minutes June 3 , 2020

**NOTE: DUE TO THE COVID-19 PANDEMIC, FUTURE RPPB MEETING LOCATIONS WILL BE DETERMINED ON A MONTH TO MONTH BASIS, AND MAY BE HELD VIA VIDEO CONFERENCE. PLEASE VISIT THE RPPB WEBSITE FOR DETAILS AND UPDATES**

<u>Attendance</u>					
<u>Seat</u>	<u>Board Member</u>		<u>Seat</u>	<u>Board Member</u>	
District 1	Geoffrey Patrick-VC	Present	District 2	Stephen Egbert	Present
District 3	Thom Clark	Absent	District 4	Mike Shoecraft	Present
District 5	VACANT		District 6	VACANT	
District 7	Randy Steffler	Present	District 8	VACANT	
District 9	Corey Buckner	Present	District 10	Darshana Patel	Absent
District 11	Jon Becker-C	Present	RP Town Council	Jocelyn Lomahan	Present
BMR 1	Brian Reschke	Present	BMR 2	VACANT	
Commercial 1 / Secretary	Pamela Blackwill	Present	Commercial 2	Alex Plishner	Present
Renter-at-large	VACANT		Rec Council	Steve Leffler	Present
Torrey Highlands 1	Sabrina Leitner	Absent	Torrey Highlands 2	VACANT	

**Attendance Notes:** 11 total RPPB members present; Brian Reschke joined meeting at 8:37 p.m.; 10 RPPB members are eligible to vote on tonight's motions.

### Community Members & Guests (Voluntary Sign-in):

7:37 pm – The Call to Order (all times listed are approximate)

7:37pm – Agenda Modification:

None

7:32 pm – Approval of Minutes of May 6, 2020: Buckner/Blackwill 9-0-0 Motion Passes (Randy Steffler audio trouble)

7:45 pm—Approval of Special Meeting Minutes of May 13: Buckner/Mike Shoecraft Discussion 9-0-0 Motion Passes (Steffler not logged in)

7:48 pm – Public Safety Agencies -- Not in attendance.

7:48 -- Public Forum - Non-Agenda Items (3 minutes per person and 12 minutes per topic)

**Dale Politte:** Regarding the Juniper development; last communication with Sarah Osborne was that there were 70 responses received to the EIR; unsure how long it will take to be issued the final EIR. Some responses were quite lengthy. Thanks to the Board for being great volunteers and allowing the conversation back and forth during the meeting. May be some issues going forward. Perhaps a precedent will be set. Perhaps the Board can clear up that issue as we go forward.

Jon Becker asks Michael Prinz to speak regarding updates on how Zoom meetings will be evaluated going forward. Prinz/ S.D, Planning Dept. regarding the Junipers Project, don't know how long the final EIR will take as he is not involved in the project. Regarding the planning groups during the executive order, the City council approved a temporary amendment to measure 624 regarding planning group operations to allow for virtual meetings. Most groups are using the Zoom platform. The City Planning Dept. uses Teams for official staff meetings as they do not have a Zoom license. The City has allowed planning groups to purchase zoom accounts and are providing funding for that. We will evaluate the situation further in the coming months.



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### Public Officials (Community Announcements and Informational Items)

**7:51 pm San Diego City Planning Department** -Katie Witherspoon: [KatieW@sandiego.gov](mailto:KatieW@sandiego.gov)

Not present

**7:53 pm San Diego City Council, Fifth District Mark Kersey** –Mark Schafer: [mschafer@sandiego.gov](mailto:mschafer@sandiego.gov)

Not present

**8:09 pm-San Diego City Council Sixth District Chris Cate**—Luis Pallera- [lpallera@sandiego.gov](mailto:lpallera@sandiego.gov)

Present: short update: the protesting by students from Mira Mesa High School was peaceful; no issues with the students; the meeting last month regarding funding for Merge and the roadway projects, Bry and Kersey had a joint letter in favor of the funding approach and sent a letter to Mayor.

Had our may budget revisions; library hours to be restored and we are hoping to have library funding restored, as well as brush management funding. It will be a tough year, but we remain optimistic.

Jon Becker: Is there a chance for future planning board meetings at the library? i.e. public forum meetings?

Pallera: not yet; will come later with updates about larger gathering allowances.

S. Leffler: what about park and rec budget? Pallera: a lot of funding was already allocated. Mira Mesa working to have expansion. We will have to find out when the final budget numbers come down. With Comi-con being cancelled etc., budgets took a big hit. Leffler: timeframe for budget? Pallera: Tues. June 9 is the first vote on the budget. Jon: I know there have been substantial cuts to Park and Rec per a recent meeting I attended.

S. Egbert: The Torrey Highlands money we spoke about, part of that was discussion was that someone was going to attend the other planning groups meetings. Do we have any word on their response? J. Becker: Regarding the Carmel Valley planning group, I attended, with Gary Levitt. They took a straw vote, but I believe it was viewed in good favor. The Chair was positive and considered bringing it forward as an action item in July. I did not attend the Del Mar Mesa. Luis Pallera will forward Bry's letter sent to the Mayor on to J. Becker.

**8:09 pm-San Diego County, District 3 Supervisor Kristin Gaspar-Melanie Woods** – [mwoods@sandiego.gov](mailto:mwoods@sandiego.gov)

Not present; no report

**8:09 pm-CA State 77th Assembly District, Member Brian Maienschein-Rik Hauptfeld**:

[rikard.hauptfeld@asm.ca.gov](mailto:rikard.hauptfeld@asm.ca.gov)

Not present; no report

**8:09 pm -CA State Senate District 39, Senator Toni Atkins** (Jason Weisz: [Jason.Weisz@sen.ca.gov](mailto:Jason.Weisz@sen.ca.gov))

Not present; no report

**8:09 pm-US Congressman 52nd District, Scott Peters** (Jason Bercovitch): [Jason.Bercovitch@mail.house.gov](mailto:Jason.Bercovitch@mail.house.gov))

Not present; no report



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### **BUSINESS:**

#### **8:02 pm (Action Item) Appointments for Land Use and Wireless Committees-Seating of Officers and Appointing of Board Seats (RPPB-Jon Becker)**

Jon Becker:

Land Use Appointments: appoint the following RPPB members to the Land Use Committee **9-0-0**

Alex Plishner--Chair

Darshana Patel

Geoffrey Patrick

Jon Becker

Wireless Committee Appointments: **9-0-0**

Randy Steffler--Chair

Brian Reshke

Steve Leffler

Mike Shoecraft

#### **8:08 pm (Action Item) Black Mountain Road Community Plan Amendment-To support the Rancho Peñasquitos CPA submitted to the City in 2014 to eliminate the widening of Black Mountain Road, Project No. 357262; applicant is Black Mountain Ranch, LLC. (Dumka/Silverman/Plishner)**

Alex Plishner, Stephan Silverman, Bill Dumka representing.

Bill Dumka: This has been a 6-8 year process so far. In 2010, the RPPB had created a subcommittee to review the financing plans; in the process it came to light that the project to widen Black Mountain Road (BMR) from 4 to 6 lanes that are identified in community plan, that there was no funding for and it would be disruptive. So in 2011, a subcommittee recommended to delete that project from the 3 PFFPs. The next step was to remove it from the community plan from 6 lanes back to 4 lanes. Needed a named applicant to bring it forward, so Black Mountain LLC agreed to be the applicant. In 2014 BMR put together the application to initiate with the planning commission. The planning commission authorized City staff to work on it; then a formal app was submitted. 6 years later, we are trying to get on a planning commission hearing. The EIR is done, we have worked with CALTRANS, etc. The City planning staff has asked that we provide an update and get a resolution from the RPPB on the actual action itself that whereby the Planning Board takes an actual position on amending the community plan.

Jon Becker: John Keating evaluated it from a traffic perspective.

M. Prinz: the City Council ultimately has to approve it; they have the final determination. All Bill Dumka said is correct. When changing the community plan, the city requires all issues be evaluated. There was substantial review of the traffic study. What resulted was input of the group in terms of identifying improvements to the bridge over SR 56, given the 6 lane facility won't be going forward. Also will require amending the BMR sub area plan as well in order to go from a 6 lane arterial roadway to 4 lanes. The action should reflect approval of the project, namely that 2 plans are being amended: the Peñasquitos Plan being the primary. Jon Becker: it will leave the roadway the way it is today. Widening it seemed impractical. Alex Plishner: It is not really feasible to go to 6 lanes without impacting private property; would have to condemn private property. Jon Becker: Further Discussion? Stephen Egbert: the report said funding for 10 percent was available; so what happens to that? Bill Dumka: it should go back to those homeowners that contributed. Theoretically, those financing plans have been collecting funds for years. According to Tom Tomlinson, those funds should be returned, but there is no mechanism for that. That will be Tomlinson's issue to solve. M. Prinz: the fee is based on all of the facilities in the plan; we can follow up in the future. R. Steffler: what about cyclists wanting improvements along that BMR stretch of road? Bill Dumka: a



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project could be created to add bike lanes; a separate new project. Jon Becker: there are class 2 striped lanes there for both North and South bound lanes. M. Prinz: It could be done as part of the transportation group that is within storm water planning. It is either consistent with the bicyclist master plan, but the class 2 is sufficient for the roadway at this time.

Jeanine Politte-community member: this project was brought forward when I was on the board, I am personally in favor of it. It is consistent in the letter as what I recall.

**Motion-As Amended: To support the Rancho Peñasquitos Community Plan Amendment submitted to the City in 2014 that would amend the Rancho Peñasquitos Community Plan and the associated project in the Black Mountain Ranch Sub Area Plan to eliminate the widening of Black Mountain Road, Project No. 357262; applicant is Black Mountain Ranch, LLC.**

**Buckner/Leffler: 7-0-0** (Recusals: Jon Becker and Alex Plishner) Motion passes

### REPORTS:

#### 8:31 Chair Report: Jon Becker ([rppb.chair@gmail.com](mailto:rppb.chair@gmail.com))

- The Carmel Valley Planning Board posed concerns about moving FBA funds and getting payment back, although they were favorable from their straw vote; will put as an action item at July meeting.
- Lets continue to update minutes on the City website
- NORA 1. At 9691 Via Mar Way, to add solar;
- Randy Steffler: at the CPC: a lot of presentations; there was one approved;
- Jon Becker: concerns expressed that large, new projects would go forward under a ministerial process. Debates over taking and putting funds in a general pot. The analogy was as with the Merge 56 issue, that it would bring forward projects that would otherwise not come forward; there are some merits.

(Note: Brian Reshke joined meeting at 8:37)

#### 8:38 pm Vice-Chair: Geoffrey Patrick([anahsrad@gmail.com](mailto:anahsrad@gmail.com))

Thom was reimbursed for expenses

Jon Becker will be reimbursed for Zoom expenses

#### 8:39 pm Secretary Report: Pamela Blackwill ([rppb.secretary@gmail.com](mailto:rppb.secretary@gmail.com))

Thanks for updates to the Roster

### Standing Committee Reports:

#### 8:40 pm Land Use: Alex Plishner ([alex.plishner@lennar.com](mailto:alex.plishner@lennar.com))

No meeting; nothing scheduled for next month

Stephen Egbert: the Hotel is almost leveled. The trees are gone; not sure how long it will stay like that. Q: do they have permission to build?

Randy Steffler: Do the traffic studies no longer apply to the hotel? Is that traffic study in with the Millenium project?

Geoffrey Patrick: under the ministerial process, then they would not be required. Junipers did a traffic study, but it considered it as a hotel. Developer is going along with the applicant. Seems development services is not there to serve us, but rather the developer.



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Jon Becker: I know that S. Haight and PQ action group sent a letter...any response or feedback?

Dale Politte: a lawsuit was filed; they have demolition permit; the suit asked that it be a discretionary process. That is all I know.

**8:45 pm Wireless Communication Facilities: Randy Steffler ([randy.steffler@gmail.com](mailto:randy.steffler@gmail.com))**

Randy Steffler: the 5G system is getting more publicity; the city announced that they are fast tracking the process for the antennas; the city could be approving these sites without asking for our input. The millimeter process requires a lot more antennas and poles. Verizon is getting involved in it.

**Ad Hoc Committee Reports:**

**8:49 pm Media/Communications/Website: Geoffrey Patrick**

Dale Politte: go to Save PQ.org website for all the detail and info about the lawsuit.

**Liaison and Organization Reports:**

**8:51 pm Black Mountain Open Space:**

No report. Note: this position needs to be filled.

Egbert: what does this involve? Shoecraft: they are currently not meeting; I am on their distribution list.

Egbert: I would be willing to dabble, give me notice of the next meeting.

**8:52 pm Community Funds: Thom Clark**

not present; no report.

**8:53 pm MCAS Miramar CLF: Stephen Egbert**

We have not met, but

I had sent an email to Camper, and received a response that said there was nothing noteworthy to pass on; still under Covid restrictions; starting to relax some restrictions; will keep us updated on the airshow.

**8:54 pm PQ Fire Safe Council: Mike Shoecraft**

We are not planning to meet until September. I have been passing on information to a small group that regularly attends.

**8:56 pm Town Council: Jocelyn Lomahan**

We will be meeting tomorrow via Zoom. We have 4 new Town Council members. On a corner we posted a "Congrats" poster for the graduates.

**9:04 pm PQ Recreation Council: Steve Leffler**

No meeting since January. Mike Shoecraft had asked about Flag Day; no answer yet, will try to get a definitive answer. The tennis facility is open now; the county health department website has the protocol,

Brian Reschke: will park and rec have funds for the Festival? Steve Leffler: as far as I know, yes. Reschke: we want to reschedule our Fiesta, but don't want to step on Park and Rec toes, but we would like that date in October.

**9:06 pm Los Penasquitos Canyon Preserve CAC: Thom Clark**

No report

**9:06 pm Park Village LMAD: Jon Becker**



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Phase 2 done

**9:06 pm Penasquitos East LMAD: Geoffrey Patrick**  
No report

**9:06 pm Torrey Highlands LMAD: Sabrina Leitner**  
No report.

**9:07 pm Black Mountain Ranch South LMAD: Brian Reschke**  
No meeting; no report.

**9:07pm Transportation Agencies: Corey Buckner**  
More bollards knocked down and put back up.

**9:07 pm ADJOURNMENT**

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**FUTURE MEETINGS:**

**07/01/2020, 09/02/2020, 10/07/2020, 11/4/20**

**SEATS AVAILBLE BASED ON DISTRICT VACANCIES:**

**BMR 2 / DISTRICT 5 / DISTRICT 6 / DISTRICT 8 / RENTER-AT-LARGE/TORREY  
HIGHLANDS 2**