



RANCHO PEÑASQUITOS PLANNING BOARD REGULAR MEETING AGENDA

Wednesday; August 1, 2007 at 7:30 PM

Sandpiper Room at the DoubleTree Golf Resort
14455 Peñasquitos Drive; San Diego, CA 92129-1603

7:30 pm Call to Order

7:31 pm Agenda Modifications

7:35 pm Approval of Minutes (June 6, 2007)

7:45 pm San Diego Fire Department

7:50 pm Public Forum: (Limited to 3 minutes per person and 12 minutes per topic)

8:00 pm Announcements & Informational Items:

- San Diego City Council District One (Woo-Jin Shim: wshim@sandiego.gov)
- San Diego City Planning & Community Investment (Jennifer Cordeau: jcordeau@sandiego.gov)
- San Diego County Water Authority Pipeline Update

New Business:

8:20pm Official Notice of proposed new Bylaws for approval on 9/5/07 – Bill Diehl (Info Item);

8:30pm Informational presentation by Torrey Brooke II;

8:45pm Informational presentation by Santa Fe Summit II and III;

9:00pm Approve loan of Community Funds to complete Phase II at Hilltop Community Park (\$656,000.00), to be paid back from FBA, except for \$245,000.00 - Bill Diehl (ACTION ITEM);

9:10pm Approve additional Community Funds to Complete Hilltop Community Park Phase II (\$245,000.00 included in the \$656,000.00) – Bill Diehl (ACTION ITEM);

9:20pm Clarification of Brown Act application to the RPPB - Bende/Sellers (Info Item);

Chair Report: Charles Sellers (cts.cpa@sdccu.net)

Vice-Chair Report: Joost Bende (rppb@san.rr.com)

Secretary Report: Jeanine Politte (jeanine@jpolitte.com)

Standing Committee Reports:

- Land Use (Jon Becker: jon.becker@tcb.aecom.com)
- Wireless (Lynn Murphy: rp_murphys@sbcglobal.net)

Ad Hoc Committee Reports:

- Bylaws & Elections (Bill Diehl)
- Community Funds (Bill Diehl)
- Transportation (Jim LaGrone)

Liaison and Organization Reports:

- Community Planners Cmte (Charles Sellers)
- Black Mtn Open Space (Sudha Garudadri)
- MCAS Miramar CLF (Spurr and Diehl)
- Park View Estates (Bende and Diehl)
- Peñasquitos East MAD (Bill Diehl)
- Recreation Council (Jim LaGrone)
- Town Council (Ted Jobson)

10:00pm Adjournment

LAND USE COMM MEETS AT 6:30PM ON 8-1-07 RE: TORREY BROOKE AND SANTA FE SUMMIT PROJECTS.

WIRELESS COMMITTEE WILL MEET ON AUGUST 16, 2007 AT 6:30PM IN THE DOUBLETREE RESORT.

FUTURE RPPB MEETINGS: 9-5-07; 10-3-07; 11-7-07; 12-5-07; 1-2-08; 2-6-08; 3-5-08; 4-2-08; 5-7-08; 6-4-08.



Rancho Peñasquitos Planning Board Meeting Minutes

June 6, 2007

Attendees: Dan Barker, Jon Becker, Joost Bende, Bill Diehl, Sudha Garudadri, Ted Jobson, Wayne Kaneyuki, Pamela Kelly, Jim LaGrone, Lynn Murphy, Jeanine Politte, Keith Rhodes, Charles Sellers, Dennis Spurr, Christopher Woo

1. The meeting was called to order at 6:42 pm at the Doubletree Golf Resort located at 14455 Peñasquitos Drive, San Diego, California 92129. A Quorum was present.
2. Agenda Modifications:
 - a. Change requested by Cornerstone Representatives for their 7:30pm Presentation on the Doubletree Golf Resort to be an INFO ONLY ITEM.
3. Guests:
 - a. Fire Department, Engine 42 – Brush Management Guide for Private Property was distributed. High Fire Danger at this time, property owners should be sure to create a “defensible space” clearance around their property.
4. MINUTES:

Motion to approve the May 2, 2007 Rancho Peñasquitos Planning Board Meeting minutes as presented. M/S/C - LaGrone/Bende /Approved 11-0-0.
5. NON-AGENDA, PUBLIC COMMENTS:
 - a. Sabrina Witner, Torrey Highlands, asked about timeline for seating reps from their community to the RPPB. Charles Sellers - upon final approval of the Bylaws with the new CP 600-24 bylaws shell, the open positions (BMR &TH) will be filled.
 - b. Bill Diehl – Fireworks will be at Westview High School on July 3rd.
6. ANNOUNCEMENTS & INFORMATION ITEMS:
 - a. San Diego City Council District 1 Report – Woo-Jin Shim
- Black Mtn. Ranch providing the funding to install traffic signal at Black Mtn. Community Park entrance. Bernardo Center Drive at Carmel Valley Rd. will stay closed until traffic light is installed.
 - b. San Diego City Planning & Community Investment Report – Jennifer Cordeau – no report
7. BUSINESS.
 - a. Approval of PFFP and FBA for FYE June 30, 2008 –
 - i. Planning Board Member Questions & Comments:
 - Charles Sellers - Table 9, Skateboard Park Completion is not listed, should be modified to include project completion year as 2011.
 - ii. Public Questions & Comments: none

Motion to approve the Rancho Peñasquitos DRAFT Public Facilities Financing Plan and Facilities Benefit Assessment as presented with the inclusion of Skateboard Park completion in Year 2011. M/S/C - Diehl/Bende /Approved 14-0-0.

8. REPORTS.

- a. Chair Report – Charles Sellers
 - i. Attended the CPC Meeting – committee is continuing its work reviewing the proposed general plan, strategic framework section was approved, next meeting will review the Economic Prosperity Element of the General Plan. The Tierrasanta representative proposed a Community’s Bill of Rights be added to the General Plan.
 - ii. City Council approved CP 600-24 & the new Bylaws Shell on May 22nd, 2007. Charles noted that RPPB will have 6 months to modify their Bylaws within the shell and submit for approval.
 - iii. CPCI (Community Planning & Community Investment) - the Planning Division is shifting their focus to updating Community Plans. Rancho Peñasquitos’ Community Plan is not in need of update at this time. CPCI Rep. Jennifer Cordeau will now be attending our meetings quarterly; next scheduled to attend our August meeting.
- b. Vice-Chair Report – Joost Bende - none
- c. Secretary Report – Jeanine Politte –
 - i. COW is scheduled - will email updated COW and training schedule.
- d. Standing Committee Reports:
 - Land Use (Jon Becker) – none in addition to 7:30pm presentation
 - Wireless (Lynn Murphy) – Next meeting – June 21st, 2007 at 6:30pm Oakmont Rm. at Doubletree; tentative presentation by Sprint (Reservoir)
- e. Ad Hoc Committee Reports:
 - Bylaws/Elections (Bill Diehl) – City Council has recognized the liabilities of planning groups and added a new section in the Bylaws Shell to provide guidance. Steve Egbert & Bill will insert our previously approved bylaws into the shell and have ready for review and modification at the August meeting, followed by a vote to approve in September.
 - Community Funds (Bill Diehl) – Still looking into Ranger Station project issue, if the project was completed and whether the \$40,000 allocated to the project was spent as committed.
 - Transportation (Jim LaGrone) – Jim is still waiting for planning board member input on suggestions for locating the electronic speed signs (2).
- f. Liaison and Organization Reports:
 - Community Planners Committee (Charles Sellers) – noted under Chair’s Report.
 - Black Mountain Ranch Open Space (Sudha Garudadri) - none
 - MCAS Miramar Community Leaders Forum (Spurr and Diehl) – Charles Sellers thanked the volunteers (5) who stepped forward to represent RPPB on this committee. Based on their background and commitment to other committees, he selected Dennis Spurr with Bill Diehl as the alternate.
 - Park View Estates (Bende and Diehl) – reviewing options as an advisory body with Woo-Jin Shim, Councilman Peters’ office.
 - Peñasquitos East MAD (Bill Diehl) – Bill is checking into reclaimed water, solar powered watering system at Sunridge Vista Park. Monument signs at entrances to community are going out to bid. Bill briefly discussed the drainage mitigation needed to fix the hillside water runoff on the sidewalk that was mentioned in the San Diego

Union-Tribune column “Fix-It” this week (Black Mtn. Rd. south of Canyon View Elementary on east side of road.)

- Recreation Council (Jim LaGrone) – July 3rd Fireworks at Westview High School, July 28th Movie in the Park at Canyonside Park sponsored by Time Warner – “Over the Hedge”. Shade Structures for Skatepark were delayed due to lost permit (Park & Rec is funding). Plans for Linear Park (Dog Park) were rejected by the city – going back to contractor to modify.
- Town Council (Ted Jobson) – Fiesta was huge success – more of everything. Town Council was sole sponsor this year and proceeds will stay in Rancho Peñasquitos.

MEETING WAS ADJOURNED AT 7:18pm to take a short recess.

MEETING WAS RECONVENED at 7:34pm.

9. PROJECT PRESENTATION.

a. **Cornerstone Real Estate Advisors, Doubletree Golf Resort Redevelopment Proposal for “The Glens at Rancho Peñasquitos”**

Approximately 15 renderings were displayed around the room of the project. (Note: Cornerstone is presently not an applicant.) Meeting was attended by approximately 250 community members, media, and representatives for the property owner.

Mark Higgins, Cornerstone Real Estate Advisors Western Regional Director, shared a brief list of reasons why Cornerstone would like to redevelop the property. Cornerstone said it is an underperforming property with an undersized golf course and does not believe the resort is sustainable noting an investment of about \$8 million in improvements during the last five years and facing capital improvements to refurbish the golf course.

Ken Ryan, KTG Y Group and a consultant to Cornerstone, gave a brief history of their interaction with the community over the past few years – focus groups, workshops, smaller group meetings with residents this past fall (2006) and early again this year (2007). He noted that they would not ask for approval of their project at this meeting.

Key Points of the 127.0 acre project:

- Remove the Golf Course
- 53.5 acres – 200 single family detached homes, 1-2 stories with 2,500 sq.ft.– 3,500 sq.ft., \$700,000 - \$1.0 million price range.
- 52.0 acres – Parks & open space maintained by HOA
- 5.5 acres – Hotel, rebuild and move closer to Interstate 15
- 10.0 acres – Create Retail Center
- 5.0 acres – Community Center with similar amenities to existing membership driven fitness center, pool, tennis courts and community meeting rooms
- 1.0 acre – Gas Pipeline easement
- Widen Peñasquitos Drive and add dedicated turn lanes
- Entrance to redevelopment area at Cuca Street with 4 way traffic light
- 2nd Entrance – a Right-in/Right-out on Carmel Mountain Rd., half-way between Interstate 15 and Peñasquitos Drive.

i. Planning Board Member Comments:

- Joost Bende – Thanked the developers for giving the community an opportunity to provide input on their plans.
 - ~ Community Plan was updated in 1993, although it has been over 10 years since last update, does the Plan apply to our community today?
 - ~ Referred to the Community Plan’s overall goals; specifically, providing diverse housing opportunities for a variety of household types, lifestyles and income levels, while maximizing the health, safety and welfare of the community , and providing public parks and recreation facilities as needed, while preserving and maintaining landscaped and natural open space areas.
 - ~ Referenced the “Glens” description in the Community Plan which recommends the golf course be preserved as a unifying open space element and buffer from the freeway, and to maintain the existing quality of development in the area. When the neighborhood commercial area redevelops, the scale and character of the development should be compatible with the neighborhood in terms of architectural style and color (Spanish mission or Old West ranch style).
 - ~ The Community Plan map of the “Glens” also states “Preserve Golf Course Use”. Presently we have a 121 acre golf course (private open space) versus the proposed 52 acres of open space and parks per Cornerstone’s materials – Private v. Public.
- Pamela Kelly – How many homes? Response: 200 single family homes. Only the 2 entrances for vehicle traffic? Response: yes. Could trail connections be used for emergency access? Response: not planned for that.
- Dennis Spurr – none
- Jim LaGrone – none
- Bill Diehl – Asked if parks would be maintained by HOA? Response: yes.
- Keith Rhodes – none
- Jon Becker –
 - ~ Asked the developers if they reached out to the whole community when meeting with community members? Cornerstone reps felt they did, although community members voice disagreement.
 - ~ Cornerstone’s Community Plan amendment would only include their property and not the adjacent properties - Cohen’s “Cresta Bella” project or the property behind the Albertsons.
- Jeanine Politte –
 - ~ Not in favor of the Right-out exit onto Carmel Mountain Rd. Residents, hotel guests, shoppers, and community center members would use the Right-out; and in most cases, would want to cross all lanes of traffic to get into the left turn lane and make a U-turn to go toward the highway or a left into the other shopping center. There is already too much traffic coming from the bridge. The right turn lane onto Peñasquitos Drive is always backed up, as is the left turn lane into the shopping center/gas station, and the two lanes going straight. The Right-out exit is just too dangerous!

- Lynn Murphy –
 - ~ Lynn asked about the zoning history of the founding site which was open space and visitor commercial.
 - ~ How many homes per acre? The board discussed how to formulate.
 - Based on Cornerstone's materials:
 - 200 homes / 53.5 acres = 3.74 homes per acre OR
 - 200 homes / 110.5 acres (53.5 acres homes + 52.0 parks + 5.0 community center) = 1.8 homes per acre
 - ~ Would not want the quality of the 'human environment' affected by proposed plans.
 - ~ In reference to the adjacent properties, is Cornerstone taking a holistic view to encompass the adjacent properties on both sides of Carmel Mtn. Rd. which would impact traffic when redeveloped, noting that Carmel Mtn. Rd. is already an alternative to the Highway 56 / I-15 interchange.
- Wayne Kaneyuki – Concerned that Carmel Mountain Rd. does not become another congested Mira Mesa Blvd.
- Dan Barker –
 - ~ Gave a brief history of the "Glens" which was originally planned as a retirement community in 1962.
 - ~ He questioned Cornerstone's view that the viability of the golf course is the impetus behind the change to the site.
 - ~ Shared crime stats for the area between 4/26/07 – 5/21/07 (using the ARJIS website). Dan noted that 37 crimes (nuisance crimes not included) took place within a mile of the property. The police department is doing their best, but the additional homes, secluded parks and additional retail will provide more opportunities for criminals.
 - ~ There is need for upscale resorts with conference space in our area according to the SD North Chamber of Commerce.
 - ~ Repeated that the Community Plan states to Preserve the Golf Course.
 - ~ Believes the Right-in / Right-out is a bad idea as is opening up Peñasquitos Drive on the north end to traffic from Camino Del Norte and the 4S Ranch community. As people by-pass the entrance ramps to I-15 at Camino Del Norte, Peñasquitos Drive would become a freeway.
- Ted Jobson – none
- Joost Bende – Developer will need to initiate a plan amendment change to move their ideas forward.
 - ~ Suggestions: 1) increase the size of the buffer between the highway and new homes, decrease number of homes to 160-165 and increase the amount of open space.
- Charles Sellers – Thanked the developers for their good faith effort to inform the community.
 - ~ Plans presented are conceptual in nature and may end up looking a lot different.
 - ~ Golf course is private open space and whether or not it is economically viable is not really relevant.
 - ~ Use restrictions may have lapsed.

- Keith Rhodes – Councilmember Scott Peters respects the opinion of this board and is usually behind the community, not the developer; but the city is looking for revenue generated from redevelopment.
- ii. Public Questions & Comment:
- Aaron Barrish – 11 year resident is concerned about traffic impacts and an increase in accidents, cost to join Community center, amount of open space will shrink as developer moves forward, does not want more homes, or loss of views, and concerned about increased safety issues for children.
 - Dave Heffron – 10 year resident with 3 kids and very active in the community. The HOA, who will maintain the parks could gate the community and turn our open space into private parks for the residents in their neighborhood. Not opposed to redevelopment, but concerned about access to parks & open space.
 - Lisa Scally – Doesn't believe what they say charmingly. You will take away the heart of this community if open space is removed.
 - Nels Lundgren - 20 year resident. With plans to widen the road (Peñasquitos Drive), he would like other projects included in planning to see how many lanes would be needed, big picture.
 - Jesus Garcia – Does not want change. Does open space include private back yards and roads? What are the impacts to traffic and the level of service? Will volunteer to work on a Traffic Subcommittee. Response: Ken Ryan said that Rick Engineering looked at other projects in the pipeline, specifically Cresta Bella, and they believe they can maintain our current level of service with mitigation.
 - Anita Hawkins – 37 years in community and PQ Townhomes board member. She golfs regularly and the Doubletree golf course is not a Cow Pasture as it was called earlier. How long will it take to process the planning and timeline on start of construction? Ken Ryan: 3 or 4 years before construction would begin. They would prefer to work with community to redevelop, but selling is an option.
 - Dave Wigmore, 21 year resident – concerned about HOA restricting access to open space, when they will be financially responsible. Would prefer Cornerstone take a holistic approach – whole v. incremental view. RPPB Vice Chair, Joost Bende added that Cresta Bella had been invited to the table and tentatively agreed, but won't join the conversation.
 - Mark Vigori, a 4 year resident and architect noted that the open space buffer areas are largely sloping hillside and unusable. Ball fields and usable parks are open space. Depictions presented on boards do not show reality and the traffic entrances won't work. Doesn't want change, "Open Space" is our community.
 - Frank Villecs – He and his wife, Kathy are 14 year residents. Golf course was the reason they moved here – course is not too short as claimed by Cornerstone. Thought Cornerstone's diagrams were nice but not realistic. Concerned that they will end up looking at rooftops resulting in negative affects on their property value. Don't want more construction (dirt and dust included) after dealing with the inconvenience of the I-15 construction and the traffic problems.
 - Keith Nyberg – 5 year resident and wife's family has been here for 30 years. If one project and community plan amendment is approved, concerned that the other

projects will get their plans approved also – no stopping the increases. Trust is an issue. Prefers a holistic approach to any zoning or community plan change – and asks not to take advantage of us.

- Marty Zod – 4 years. “Devil is in the Details” Doesn’t like the quality of life impacts that a 4-6 lane road outside his home will have.
- Gary Brave – CC&R’s gave privileges to community residents and groups. Would like to see exact placement of homes/lots, infrastructure including sewer plant, water tower, etc. and plans for accommodating all the new students. Suggested a moratorium on building more homes in the area.
- Darrell Stock – landscape contractor and 20 years+ resident (30 years in San Diego). Traffic is a big problem; the ‘funnel’ affect on roads from the new bridge and speed of traffic. Wondered what happened to the time share idea.
- Jane “Loves her PQ” and has for her whole life - 37 years. Keep the Passion and continue to fight to maintain the PQ that is in the community plan. This development will have lots of kids and no additional schools in the plans.
- Deborah Russell is a 13 year resident – Schools are old. Mello Roos funds go where PUSD decides; we have one of the slowest PD response times; traffic is bad; community center looks nice.
- Mike Gabocy – Concerned about additional student impacts on schools. Inquired about how traffic projections are made to determine transportation needs. Joost Bende explained that Average Daily Trips (ADTs) are determined by the size and type of project at build out.
- Elvis Lank has lived in PQ for 10 years. The Doubletree’s Golf Pro told him that the last 6 months are the best they’ve ever done. Golf/hotels can make a profit but removing the golf course will have a drastic impact on the community, would prefer to see a quality resort not homes.
- Jon Pak – 1 year. Great value to living in PQ. Owns on golf course and is concerned with protection if the private golf course becomes publicly accessible open space; concerned with his property value and security that comes with change to land use. Feels the Doubletree needs to increase its capacity to hold larger events.
- Kevin Scanlin – Architect, live on Peñasquitos Drive. Wondered if all options had been explored – besides earlier comments, golf memberships, and ways to improve the existing?
- Lisa Vellora – Concerned that new homes won’t be compatible with existing; increased traffic to get to shopping centers in Carmel Mtn. Ranch, night & weekend parking is already an issue. Time share or condos with golf course is a good idea. Will community center and pool be affordable? Usable parks, not slopes. Rolling Hills needs work.
- Joe Prezina – Lives on 5th Fairway overlooking “open space”. Asked the board to respond – what is the process for community input? Is golf course off the map – not viable, not big enough, and obsolete? Charles Sellers: will talk to them about viability.

- John Loft – moved here from Mira Mesa 4 years ago. “My property is worth something because I can get to it, the value drops if I can’t.” Passion - stay involved and informed. Change should be on our terms, not the developers.
- Name not given - requested clarification that Cornerstone is the owner.
- Cecilia Hillary, a 38 year resident – initially all amenities were free to use by homeowners and over time that changed. Feels the golf course and the fitness center are not viable due to a lack of maintenance. Remodel and keep it up, this is the Heart of our Community.
- Jason Keltner – likes the idea of condo/time-shares. Asked if the hotel is self-sustaining? ‘Preserve the Golf Course.’
- Name unknown and says he has lived here 8 months. If they’re not going to try to fix – golf course won’t survive.
- Aaron Barrish – Would like to see the houses laid onto illustration. Ken Ryan replied that the buffer is now a fairway and the illustrations showed where homes would be.
- Name unknown – HOA will have the right to make changes.
- Charles Sellers – We all seem to have similar concerns and a number of the board members live in this area, contact us.
- Joost Bende asked for an informal show of hands from those who were still present – Would you approve a community plan change initiation? Less than five attendees raised their hands. (Note - At this late hour, more than half the attendees had left.)
Process: Briefly, Cornerstone can apply to the city for a community plan change amendment, will submit impact reports to the planning department and come back to this group a number of times for public review, and the project will go before the planning commission and city council.

Ken Ryan thanked the community for allowing Cornerstone to make their presentation; will have to review what they heard tonight from the community and decide if they are going to ask for a change to the community plan.

The meeting was adjourned at 10:20pm.

Respectfully submitted,
Jeanine Politte, RPPB Secretary

Approved as presented, 8/1/07.