



RANCHO PEÑASQUITOS PLANNING BOARD REGULAR MEETING AGENDA

Wednesday; October 3, 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 (September 5, 2007)

7:45 pm San Diego Fire Department (Stations 40 and/or 42)

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 (Madeleine Baudoin: mbaudoin@sandiego.gov)
- San Diego City Planning & Community Investment (Jennifer Cordeau: jcordeau@sandiego.gov)

New Business:

8:10pm Informational presentation by City of San Diego - Metropolitan Wastewater Department;

8:30pm Vacation of Old Black Mtn. Road by City of San Diego to PUSD – Rheia Vigay (Action Item);

9:00pm Formation of Park View Estates community fund oversight body (Action Item);

9:30pm :

Chair Report: Charles Sellers (cts.cpa@sdcu.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 COMMITTEE DOES NOT MEET THIS MONTH.

WIRELESS COMMITTEE WILL MEET ON OCTOBER 18, 2007 AT 6:30PM IN THE DOUBLETREE RESORT.

FUTURE RPPB MEETINGS: 11-7-07; 12-5-07; 1-2-08; 2-6-08; 3-5-08; 4-2-08; 5-7-08; 6-4-08; 7-2-08; 8-6-08.



Rancho Peñasquitos Planning Board Meeting Minutes

September 5, 2007

Attendees: Dan Barker, Jon Becker, Joost Bende, Bill Diehl, Sudha Garudadri, Wayne Kaneyuki, Jim LaGrone, Lynn Murphy (7:38pm), Jeanine Politte, Keith Rhodes, Charles Sellers, Dennis Spurr, Christopher Woo **

Absent: Pamela Kelly, Ted Jobson

1. The meeting was called to order at 7:33pm at the Doubletree Golf Resort located at 14455 Peñasquitos Drive, San Diego, California 92129. A Quorum was present.
2. Agenda Modifications: Delete Taiwanese Lutheran Church Informational Presentation
3. MINUTES:
Motion: To approve the August 1, 2007 Rancho Peñasquitos Planning Board Meeting minutes as presented. M/S/C - LaGrone/Spurr /Approved 12-0-0.
4. Guests: none
5. NON-AGENDA, PUBLIC COMMENTS:
 - a. John Overland inquired – who handles CC&R concerns (number of families living in single family residences). Rancho Peñasquitos Town Council subcommittee, HOOPA, takes complaints and works to remedy the situation; City website has Code Compliance complaint form residents can complete.
 - b. Sherry Lightner, a candidate for City Council Seat in District 1, introduced herself and shared her community involvement.
 - c. Joost Bende- the expansion plans for New Hope Church included the temporary bungalows being removed following project completion. To-date the bungalows have still not been removed. Joost will coordinate getting a church representative to attend an RPPB meeting with Les Russell, a community member's assistance.
 - d. Bill Diehl – Rattlesnakes (big!) have been found at Black Mtn. Ranch Park and Canyonside Park.
6. ANNOUNCEMENTS & INFORMATION ITEMS:
 - a. San Diego City Council District 1 Report – Madeleine Baudoin
 - City Council has approved the loan to fund Ridgewood Park upgrades; could take 45 days to complete bid process. Bill Diehl said the City had not presented any plans for the project to PQ Rec Council for approval to-date and he suggested they be presented at the Sept. 27th local P&R Council meeting. Madeleine will check into.
 - PQ Town Council is planning an Emergency Preparedness Fair at Hilltop Park on October 13th, 10am -3pm at Hilltop Park.
 - Caltrans has resolved Bike Access issues at Camino del Sur / Hwy. 56
 - Joost Bende/Bill Diehl inquired on the status of the Park View Estates Fund committee. Background: In the 1990s, the committee was initiated to oversee PVEF by a San Diego City Council Resolution. All obligations to Black Mtn. Open Space from the fund, have been met and the remaining funds are for PQ Parks. RPPB wants to reconstitute or terminate the committee and initiate a new committee of Rancho Peñasquitos entities to oversee how the funds are used. Madeleine will check into next steps.

- Ranger Station – Bill Diehl said they are still looking for \$250,000.

** Chris Woo left the meeting at 7:48pm.

- b. San Diego City Planning & Community Investment Report – no report

7. BUSINESS.

a. **Black Mountain Ranch LLC Update – INFO ONLY**

Bill Dunka, BMRLLC, reviewed progress and potential changes to their planned development. Del Sur key updates: 8 builders, 250 closed escrows, 100 open escrows, 100 available homes with the project remain, 7 parks with swimming pools, have completed 204 affordable unit apartment complex, PUSD elementary school will be completed in fall 2008, PUSD's Del Norte H.S. due to open fall 2009. BMRLLC intends to pursue modifications to the North Village plan. Have not been able to find a developer for the golf course or hotel projects. They are planning to drop the golf course and convert to open space, move the adjacent hotel into the Town Center with fewer rooms and replace with residential or senior housing with no change in density units, to traffic, or development footprint. Verizano development (Shea Homes) has 44,000 sq.ft. of commercial not completed and BMRLLC will add it to square footage of the Del Sur Town Center area; realign streets to accommodate added commercial. The Town Center would be similar to 'Main Street' with a walk able character and no big box stores like 4S Ranch Town Center.

i. RPPB/Public Questions & Comments:

- BMR residents have not been noticed – recommended BMRLLC present plans to BMR Association.
- Retail street frontage on Main Street. Type of on-street parking could present issues.
- Is the open space that is proposed to replace the golf course dedicated open space? BMRLLC's intent is to dedicate, but city may refuse due to maintenance costs; alternative - HOA might be interested in maintaining; will discuss with city.
- Les Russell inquired about density units if age restricted housing was built and Bill replied he was not sure, might be 10 d.u. per acre.
- John Overland asked if the city might be interested in golf course – a number of RPPB members dismissed the idea that the city might add another golf course to its public facilities.
- Patricia (Cristamar) inquired if the Muslim Community Center on Via Fiesta Street could relocate to a commercial site near Main Street where it might be more appropriate. Joost Bende added that the developer decided early on that the specific parcel was designated for a religious institution, but added that if the MCC chose to sell the Via Fiesta St property and purchase another in the commercial area to build the MCC a conditional use permit if they so desired.
- RPPB Chair, Charles Sellers, thanked Bill for his time.

b. **Torrey Brooke II – ACTION ITEM**

Russ De Phillips and Roger Bhatia from Milberg & DePhillips, P.C. are asking for the approval of T.B. II from the full RPPB.

Background: 2 single family detached units instead of the 3 originally proposed on the 2.13 acre parcel located adjacent to Torrey Brooke I at the foot of La Herena Ct. Property will be served by private driveway with HOA to maintain and have CC&Rs. Architecture

is same as T.B.I - Italian style villas with tile roofs and stucco/stone exteriors, 28 ft. maximum height.

- i. LUC Meeting Report, 9/5/07 – DePhillips & Bhatia attended the LUC to present final plans and get a recommendation to approve from the sub-committee and the full RPPB. Note that Jon Becker recused himself (an affiliated firm did some environmental work on project).
 - All city cycle issues have been addressed and the committee approved a motion to recommend approval of the project plan with the added recommendation that the 2 homes are annexed into the existing HOA for Torrey Brooke I.
 - Charles noted that the committee expressed concern about private drive maintenance as an independent HOA, recommending they join the existing HOA; and questioned the sewer connection as the properties are located down hill of the sewer main.
- ii. Questions & Comments:
 - Keith Rhodes commented that cost to maintain a private road and the landscape might be a barrier to joining the existing HOA, conflicts could arise between the 2 property owners not agreeing on maintenance expenses if separate HOA, etc. Suggested that we make annexing into the existing HOA a condition of approval.
 - Joost Bende asked if there were other options to where the sewer line would connect to the trunk line so waste would not need to be pumped uphill.

Motion: To approve the project as presented with a strong recommendation that these 2 lots join the existing Torrey Brooke I HOA. M/S/C – Bende/LaGrone; Approved 11-0-0-1 Recusal (Becker).

c. **Reallocation of Community Funds priority – Bill Diehl**

Since the October 2006 RPPB approval of \$345,000 in community funds to be expensed for a specific list of projects, City Park Planning & Development Services has added development fees (approx. 25%) to the project costs. Bill would like RPPB to prioritize the list of projects that these monies will be allocated to fund. Brief discussion by board of the project order. Public Questions & Comment: none.

Motion: To reallocate the \$345,000 in Community Funds approved by RPPB at its October 4, 2006 meeting and prioritize funding of the projects in the following order:

1. Canyonside Lighting (Fields 6, 7, 8, & 9)
2. Off Leash Dog Park
3. Sidewalk Repair (Stargaze/Barrymore)
4. Bleachers (Canyonside Fields 8 & 9)
5. Pave Views West Batting Cage
6. Gravel Canyonside tree parking spot
7. Canyonside storage pad/landscaping
8. Park signs (Rolling Hills, Twin Trails, Ridgewood)
9. Tables & Chairs (Canyonside/Hilltop)

M/S/C - Bende/LaGrone; Approved 12-0-0.

Reference: October 4, 2006 meeting minutes - Motion: Diehl; 2nd James LaGrone - Approve allocation of Community funds for items as per the September 11, 2006 Community Fund Minutes. 13 for - 1 against - 0 abstentions.

d. **Bylaws Revision, Per City Mandate – Diehl/Egbert**

Board members have received a copy. Modifications that had been approved by RPPB

since beginning the Bylaws Update process a couple of years ago have been inserted where applicable.

i. Planning Board Member Comments:

- Charles Sellers recommended the revised Bylaws go to committee for additional review and revision. Following discussion, the group agreed to review and if it became evident that we did not have enough time - to defer the remaining questions/concerns to committee.
- Bylaws presentation - the group agreed it was best to sit down with city staff to review in person before taking a final vote.
- Discussion included the number of meetings prospective board candidates must attend to become an eligible community member; how best to track attendance eligibility; time needed to implement the requirement once bylaws are approved in reference to our 2008 elections - add a caveat about effective date of the bylaws.
- Committee took notes on recommended changes as discussed.

ii. Public Questions & Comment: none

Motion: To move to table the Bylaws review/discussion and remand back to committee to revise per the discussion and prepare a final draft version to bring back to the full RPPB for a vote. M/S/C - Sellers/Bende, Approved 12-0-0.

e. **Brown Act Clarification – Bende/Sellers**

Briefly, if there is not a project before the planning group, it is okay to meet with developers as individuals. Once they have submitted a project, building consensus outside of public and open meetings goes against the Brown Act. Let Charles Sellers know if you are contacted by or meeting with any group who might be planning to submit a plan that would come before the RPPB.

8. REPORTS.

a. Chair Report – Charles Sellers

- CPC canceled and DSD workshop/training schedule was shared with board members.

b. Vice-Chair Report – Joost Bende - none

c. Secretary Report – Jeanine Politte - none

d. Standing Committee Reports:

➤ Land Use (Jon Becker)

- Torrey Brooke II – previous agenda item

- Taiwanese Church on Azuaga St. has proposed to amend their CUP & PDP to include a school for approx. 90 students, Kindergarten (4 year olds) through 6th grade. Steve Maciej, Prana Consulting, presented the plans and answered questions. RPPB has not received cycle issues from city, although LUC discussed traffic issues and reviewed plans. Will be back next month as a possible Action Item.

- Santa Fe Summit letter about PDP or SDP – Charles will prepare, Attn: Tim Daly

➤ Wireless (Lynn Murphy)

- No August meeting to report. 3 projects are online to present at a Sub-committee meeting. Next meeting is tentatively scheduled for Sept. 20th, 6:30pm at Doubletree.

e. Ad Hoc Committee Reports:

➤ Bylaws/Elections (Bill Diehl) – previous agenda item

➤ Community Funds (Bill Diehl) - previous agenda item

➤ Transportation (Jim LaGrone)

- Bike Path Access at Camino del Sur/Hwy. 56 - Caltrans has put a hole in the fence

for bikers to go thru

- Bike and pedestrian protection at Black Mtn. Rd. and Hwy. 56 intersections – Caltrans is working on adjusting the timing of the lights to allow more time between changes.

f. Liaison and Organization Reports:

- Community Planners Committee (Charles Sellers) - none
- Black Mountain Ranch Open Space (Sudha Garudadri) - none
- MCAS Miramar Community Leaders Forum (Spurr and Diehl)
 - next meeting is tomorrow, Sept 6th
- Park View Estates (Bende and Diehl)
 - Bill is working with Madeleine Baudoin on establishing the committee.
- Peñasquitos East MAD (Bill Diehl)
 - Keith Rhodes is concerned he might have problems – Rhodes Crossing lies within 3 different MADS
 - Community Sign for Park Village – Bill will check on status.
- Recreation Council (Jim LaGrone)
 - Polynesian Getaway event was fun but did not have a huge turnout.
 - Council voted on the priority list presented by Bill for the Community Funds Reallocation discussion.
 - Bill Diehl attended the citywide Park Mtg. There are a number of new Mayor appointed members to the advisory. Bill expressed his concerns: 1) the 25-30% increase in project expenses for development fees; 2) use 20% of revenue to repair skate park structures that are wearing out sooner than expected.
- Town Council (Ted Jobson) - none

9. OTHER

- a. Water Conservation Summit, October 12, 2007 8:00am – 3:30pm at USD.
RSVP to <http://waterconservationsummit.com>
- b. Charles will email PQ Town Council about appointee's attendance or possible alternate/replacement.

Motion: To adjourn. M/S/C - Rhodes/ Kaneyuki, Approved.

The meeting was adjourned at 10:15pm.

Respectfully submitted,
Jeanine Politte, RPPB Secretary

Approved as written, 10/3/07.