



# RANCHO PEÑASQUITOS PLANNING BOARD REGULAR MEETING AGENDA

**Wednesday; August 6, 2008 at 7:30 PM**

**Ballroom** 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** (July 2, 2008)

**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 Mayoral Office (Stephen Lew: [slew@san Diego.gov](mailto:slew@san Diego.gov))
- San Diego City Council District One (Nathan Batchelder: [nbatchelder@san Diego.gov](mailto:nbatchelder@san Diego.gov))
- San Diego City Planning & Community Investment (Tim Nguyen: [tnguyen@san Diego.gov](mailto:tnguyen@san Diego.gov))

**BUSINESS:**

**8:15 pm – Rancho Peñasquitos Pump Station (Action Item)**

**8:45 pm – BMR North Village CPA/SPA (Action Item)**

**9:30 pm - REPORTS:**

**Chair Report: Charles Sellers** ([cts.cpa@sdccu.net](mailto:cts.cpa@sdccu.net))

**Vice-Chair: Jon Becker** ([jon.becker@tcb.aecom.com](mailto:jon.becker@tcb.aecom.com))

**Secretary Report: Jeanine Politte** ([jeanine@jpolitte.com](mailto:jeanine@jpolitte.com))

**Standing Committee Reports:**

- Land Use (Jon Becker: [jon.becker@tcb.aecom.com](mailto:jon.becker@tcb.aecom.com))
- Wireless (Lynn Murphy: [rp\\_murphys@sbcglobal.net](mailto:rp_murphys@sbcglobal.net))

**Ad Hoc Committee Reports:**

- Bylaws & Elections (Joost Bende)
- Community Funds (Bill Diehl)
- Fire Protection (Dennis Spurr)
- Santa Fe Summit (Jon Becker)
- Transportation (John Keating)

**Liaison and Organization Reports:**

- Black Mtn Open Space (Pamela Kelly)
- MCAS Miramar CLF (Dennis Spurr)
- Recreation Council (Jim LaGrone)
- Town Council (Mike Shoecraft)
- Park Village MAD (Jon Becker)
- Peñasquitos East MAD (Bill Diehl)
- Torrey Highlands MAD (Scot Sandstrom)

**10:00 pm - ADJOURNMENT.**

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**LAND USE COMMITTEE WILL MEET AT 6:30PM IN THE BALLROOM, DOUBLETREE RESORT RE: BMR NORTH VILLAGE.  
WIRELESS COMMITTEE WILL MEET ON THURS. AUG. 21, 2008 AT 6:30PM IN THE OAKMONT RM., DOUBLETREE RESORT.  
FUTURE RPPB MTGS: 9-3-08; 10-1-08; 11-5-08; 12-3-08; 1-7-09; 2-4-09; 3-4-09; 4-1-09; 5-6-09; 6-3-09; 7-1-09.**



## Rancho Peñasquitos Planning Board Meeting Minutes

July 2, 2008

Attendees: Dan Barker, Jon Becker, Sudha Garudadri, Wayne Kaneyuki, John Keating, Lynn Murphy, Jeanine Politte, Keith Rhodes, Charles Sellers, Mike Shoecraft, Dennis Spurr

Absent: Joost Bende, Bill Diehl, Pamela Kelly, Jim LaGrone,

Community Members & Guests (Voluntary Sign-in): John Spelta, Tuesdee Halperin, Scot Sandstrom, Bill Dumka, Patrick Clemes, Karen Clemes, Pam Blackwill, Glenn Hirashiki, David Robertson, Alan DeWeese

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1. The RPPB meeting was called to order at 7:50 pm at the Doubletree Golf Resort located at 14455 Peñasquitos Drive, San Diego, California 92129 following an extended LUC meeting. A Quorum was present.
2. Agenda Modifications: Remove Rancho Peñasquitos Pump Station presentation from the agenda at representative's request.
3. MINUTES:  
**Motion** to approve the June 4, 2008 Rancho Peñasquitos Planning Board Meeting minutes as presented. M/S/C - Spurr/Barker/Approved 11-0-0.
4. NON-AGENDA, PUBLIC COMMENTS:
  - a. Frank Chula inquired about the repaving of Peñasquitos Drive and the damage to his vehicle from driving on the deteriorating road. Madeleine Baudoin, Representative from Council District 1, stated that it is on the schedule for October but the City Attorney has not signed off on the bond to cover expense to repave. Baudoin will email claim forms to Politte, RPPB Secretary, to distribute to residents as requested.
  - b. Sherri Lightner introduced herself, one of two candidates in runoff for Council District 1 in November.
  - c. Charles Sellers, private citizen, spoke about candidate Lightner and endorsed her for Council District 1.
5. ANNOUNCEMENTS & INFORMATION ITEMS:
  - a. San Diego City Council District 1 Report – Madeleine Baudoin
    - Announced that she is leaving Council District 1 staff on July 30<sup>th</sup> to become the Associate Director of Public Policy for BioCom.
    - Introduced her replacement, Nathan Batchelder.
    - Linear Park is moving forward contingent on left over funds from Canyonside Park upgrades. Councilman Peters sent a memo to move funds to begin and City Council needs to approve dedication as Dog Park for 1 year trial period.
  - b. San Diego City Planning & Community Investment Report – Tim Nguyen
    - no announcements
6. BUSINESS.
  - a. **Black Mountain Ranch CPA (Info Item)** – Bill Dumka showed the previous development plans and the revised version noting the following:
    - The Hotel has been reconfigures and moved into the Town Center, the golf course will become open space, the commercial area (225,000 sq. ft.) has been reconfigured (street modifications); hoping to go before the Planning Commission this fall. Staff is working

on addendum to existing EIR (no major changes to development).

i. Planning Board Member Comments:

- Becker requested that details of commercial changes be presented to RPPB before the next meeting to allow time to review.

- Keating requested a summary paper detailing the specifics of the proposed changes to include: EIR addendum, revised tentative map, subarea plan, rezone due to change in boundaries, etc. Additional questions answered by Dumka: # of dwelling units – no change, development footprint will not change except the fire station will increase, total ADT will be the same just redistributed due to commercial changes. John Fisher is the contact at BMR for additional questions.

- Kaneyuki noted that the entrances into the commercial area were previously proposed at 4 lanes. Dumka stated that city staff asked for additional streets, requesting 2 lanes because there are more entrances into the commercial area. Commercial area is not longer insulated by residential.

b. **Torrey Brooke II, Project 2118** – (See June 4, 2008 minutes for background information and more detail on community concern.)

\* Becker recused himself due to his company's affiliation with TB II.

i. Homeowner's representative, Karen Cledes, summarized that the homeowners immediately impacted by Torrey Brooke II (Barcelona Development) were never noticed of RPPB meetings last year where the developer presented their plans. The neighbors were noticed back in 2002 and the project never moved forward. Their issues include: massing, view corridors, pad height/set backs, design did not align with existing community or subarea plan. Cledes stated that on June 5, 2008 the Planning Commission continued the project because there were many concerns expressed by the neighbors, no design guidelines or plans to look at, and asked the developer to meet with the community and look at alternatives. Cledes reported that the neighbor's representatives met with the developer's attorney and discussed their concerns, but no additional meeting was scheduled until right before the LUC meeting tonight where the developer distributed a sheet listing their changes.

Paul Metcalf, a land use expert, was hired by the neighbors to assist them in reviewing the plans presented issues for consideration (see attached). The neighbors do not feel they have had a chance to participate and feel their suggestions will benefit both sides; they would like to see design guidelines. They are requesting that RPPB withdraw our recommendation of September 2007 to allow more time for discussion.

ii. Developer representatives, Russ De Phillips and Roger Bhatia reviewed their list of changes which they felt addressed the neighbors concerns (see attached).

- Sellers asked for additional information/discrepancies on what RPPB approved in comparison to their sheet of changes specifically: that RPPB approved a 28' height limit and asked if the plans that were presented to the city, had 35' heights for the homes? Mr. DePhillips stated they did not, the plans presented to the city have gone through numerous revisions since initially submitted, designs are similar to prior development. The neighbors plan requires vacation of street/private drive to get additional 5', setback code is 10' and developer is giving them 15'. They have redesigned building plans and landscape plan. They feel they have complied with all requirements set forth by City and asked RPPB to approve their recommendations.

## iii. Planning Board Member Comments:

- Rhodes stated it would be hard to change his prior vote approving the project, unless the plans we approved were not a true representation of the project.
- Garudadri asked if the neighbor's objections were aesthetic or functional?
- Sellers stated that if the Planning Commission still has concerns, they could make the developers make changes. DePhillips stated that they brought the design/construction guidelines to RPPB and the LUC in 2007.
- Metcalf stated that the neighbors would like to see those documents; they have not to-date.
- Rhodes added that views are not protected in San Diego and the process is working.
- DePhillips stated they can redo the design guidelines/renderings with elevations, spelled out for the neighbors by July 10<sup>th</sup> when it would be on the Planning Commission docket again.
- Spurr felt there was not effective notice to the neighbors, The opportunity for and the lack of dialogue over this past month until tonight was losing time. The developer has two publics to convince – the neighbors and the Planning Commission. If resolved, they are moving in the right direction.
- Keating stated that if the project does come back to RPPB, it may fall on the side of the community.
- Barker asked Metcalf about their handout, specifically: 1) page 63 notes pedestrian environment/\* trails adding that this does not apply to this developer, 2) page 77 states “lot design shall be adapted to topography.” Their design is more organic. The LUC and the full RPPB board went over the details in 2007 and he feels that both sides are using smoke and mirrors. Barker questioned whether RPPB could go back and recind the prior motion to approve. He hopes the 2 sides would attempt to work together.
- Politte stated that as the Secretary, it is her duty to notify community members who are on our email list and the city of all RPPB meeting agenda items. Notice of the 2007 RPPB meetings were sent via email and it is the obligation of the community to track those meetings if they are aware of developments that concern them or a potential issue. In her opinion, the neighbors were given notice that the project was on our agenda to be acted upon. She would like both sides to work together to resolve their concerns.
- Murphy asked DePhillips about the environmental report; DePhillips explained they encountered additional expenses to get the plan approved, spent 2 years on the project and attended 3-4 meetings to get things unstuck. Murphy stated she felt they were overstating the cost to redo the bio report, that the inventory of issues had already been done and mitigation was the only additional expense. The Planning Commission requested they work with the neighbors and that hasn't happened. The size and scale of development, surrounding land use and community property is geographically inconsistent with neighboring properties. The project we approved, the time to revisit is not unreasonable as we voted based on no neighbors input. We are here to represent the neighbors and we owe it to the community.
- Kaneyuki asked the developer if there are substantial changes since we approved the plan. Bhatia stated they can accommodate the items listed on their handout.
- Sandstrom asked if project approved last fall was based on the old plans; developer nodded heads. Sandstrom stated that there was a 2 year gap in cycle letters, developer taking their time, but after 6 years, since initial noticing, the developer has an

obligation to neighbors. They are not far apart in their concern issues and remedies that he recommends the developer go to the Planning Commission and ask for a 30 day delay to work out a compromise, return to RPPB for further review. He also suggested that the use of tiered retaining walls needs to be discussed with the city again as they are being used in many situations that mirror this development.

- Rhodes suggested that RPPB draft a letter supporting the continuance for another 30 days with the expectation that the 2 parties will resolve the issues.

- Sellers stated that substantial progress has been made and requesting an additional 30 day continuance for further discussion to bring forth a plan needs the developer's cooperation.

-- Mr. DePhillips agreed to send a formal request to Project Manager, Derek Johnson, to push item off the Planning Commission agenda until August. Sellers requested copies of the letter/email also be sent to himself and K. Clemes. He would also email Mr. Johnson that the letter was coming.

**Motion:** To table the discussion of Torrey Brook II project and remedies until the August RPPB LUC & regular board meetings. M.S.C – Rhodes/Barker/Approved, 10-0-0-1 recusal (Becker).

iv. Public Questions & Comment:

- Patrick Clemes inquired about RPPB's recommendation that Torrey Brooke I HOA annex TB II into their HOA and that has not been a part of this discussion. Sellers asked if the Barcelona HOA would accept them. Clemes stated that the Barcelona HOA met last night and noted that they have not received any request from the developer, but would prefer that TB I HOA annex TB II so they meet the Torrey Highlands guidelines. Sellers directed DePhillips to talk with both HOAs to get a confirmation on which might take them. Sandstrom added that the TB I HOA could potentially assess the two homes excessively due to their distance from the rest of the TB I development so they may want to consider a 3<sup>rd</sup> option of a separate HOA for the 2 homes.

7. Break – 4 minutes

8. REPORTS.

a. Chair Report, Charles Sellers – no report

b. Vice-Chair Report – Jon Becker

- Becker informed RPPB members that individual planning board representatives from another planning board are petitioning other groups to hear and vote against a particular project. The project in question is in the Mission Valley planning area and outside our planning boundaries. He recommends that if these individuals come to RPPB, we ensure that both parties are invited to present their side – equal time.

c. Secretary Report, Jeanine Politte – no report

d. Standing Committee Reports:

➤ Land Use (Jon Becker) – already discussed BMR & TB II.

Barker added that Cresta Bella is in the process of getting a grading permit; project will be within zoning and community plan guidelines, a ministerial review process.

- Sellers asked if they can clear the land without a Community Plan amendment.

- Rhodes answered that if the plan is within zone conformance, ministerial. They will have to complete an EIR for the new project and traffic study. He suggested that because it is a new project, it should come before RPPB and we don't want to be excluded from the review process.

- Sellers asked Barker to follow-up with project manager.
- Wireless (Lynn Murphy) – July 10<sup>th</sup> is next meeting to review Yolo Court project, Oakmont Room at 6:30pm.
- e. Ad Hoc Committee Reports:
  - Bylaws/Elections (Joost Bende) – Sellers reported that Bernie Turgeon has out bylaws. Batchelder will follow-up to see where they stand in the process.
  - Community Funds (Bill Diehl) – no report
  - Fire Prevention (Dennis Spurr) – Spurr mentioned an email that was sent with the FEMA link <http://www.fema.gov/news/newsrelease.fema?id=11227>. Plans to work with Town Council to tailor protection to PQ, move conversation to living with Fire - protect our selves. Embers and not the flame front will cause the most damage. We need to better understand the topography – city won't allow clearing further than 100' out from structures on property. CALFIRE map shows most of PQ in the fire zone. Spurr reported that he has made the changes to protect his home which backs to BMOS Park
  - Santa Fe Summit (Jon Becker) – no updates
  - Transportation (John Keating) – no report
- f. Liaison and Organization Reports:
  - Black Mountain Ranch Open Space (Pamela Kelly) – no report
  - MCAS Miramar Community Leaders Forum (Spurr and Diehl) – Spurr reported that Miramar has a school liaison program that assists families with children before they arrive in San Diego; info is on their website. Noise complaints should be send to Tony Gwynn, Assistant Aviation Operations Liaison can help with how to file noise complaints and gather information. <http://www.miramar.usmc.mil/WebPages/NoiseComplaints/NoiseComplaints.htm>
    - Sellers noted that flight paths were violated during the US Open by both fixed wing and rotor aircraft. He thinks the ¼ miles should be extended to 1 mile for future events.
  - Recreation Council (Jim LaGrone) – July 3<sup>rd</sup> Fireworks at Westview High School, gates open at 7:30pm.
  - Town Council (Mike Shoecraft) – July meeting changed to July 10<sup>th</sup> at 7pm. Randy Nielsen relected as President; bylaws state other seats approved at July meeting.
  - Park Village MAD (Jon Becker) – Becker stated the signage along Black Mtn. Rd. north of community entrance is being redesigned with lights added. The City Council agenda, tentatively July 20<sup>th</sup> (actually 22<sup>nd</sup>) has the expense reimbursement from PV MAD to BMR for Black Mountain Rd. improvements.
  - Peñasquitos East MAD (Bill Diehl) – no report
  - Torrey Highlands MAD (Scot Sandstrom) – no report

The meeting was adjourned at 10:20pm.

Respectfully submitted,  
Jeanine Politte, RPPB Secretary

Approved 8/6/08, 12-0-1 abstention.