



Rancho Peñasquitos Planning Board Meeting Minutes

February 4, 2009

Attendees: Dan Barker, Jon Becker, Joost Bende, Morri Chowaiki, Bill Diehl, Sudha Garudadri, Tuesdee Halperin, Wayne Kaneyuki, John Keating, Lynn Murphy, Jeanine Politte, Keith Rhodes, Scot Sandstrom, Charles Sellers, Mike Shoecraft, John Spelta, Dennis Spurr

Absent: Bill Dumka, Jim LaGrone

Community Members & Guests (Voluntary Sign-in): Patricia (BMR)

1. The meeting was called to order at 7:50 pm at the Doubletree Golf Resort located at 14455 Peñasquitos Drive, San Diego, California 92129. A Quorum was present.
2. Agenda Modifications: Torrey Highlands Public Facilities Financing Plan changed to Information Only (deferred to March meeting)
3. MINUTES: Correct line 5, 6 & 7 to read as “*Rhodes stated the Public Facilities Financing Plan was updated in June 06 for FY 2007.*”
Motion to approve the January 7, 2009 Rancho Peñasquitos Planning Board Meeting minutes as corrected. M/S/C - Bende/Rhodes /Approved 14-0-3 abstentions (Shoecraft, Murphy & Sandstrom).
4. Guests: no representative from Fire Stations 40,42,44,or 46
5. NON-AGENDA, PUBLIC COMMENTS:
 - a. Chowaiki asked Diehl if he and the City are aware that kids are using the Skateboard Park every night and whether it was still closed. Diehl stated that on one occasion he called the Police and it took them 1 ½ hours to respond; they spoke with the kids about trespassing and escorted them off the premises. Kids are climbing over the wrought iron fencing, technically trespassing. Chowaiki asked who is responsible if someone gets hurt; Diehl responded that the City is insured and there is a sign posted stating why the park is closed (due to warped ramps).
 - b. Halperin inquired if anyone knew who owned the trailers that have been located on the northeast corner of Carmel Valley Rd. x Camino del Sur; Spelta stated that the property is owned by PUSD. Council District Rep., Stephen Heverly, will check into and report back to RPPB.
6. ANNOUNCEMENTS & INFORMATION ITEMS:
 - a. San Diego City Mayoral Office, Stephen Lew – not in attendance
 - b. San Diego City Council District 1 Report – Stephen Heverly
 - Dist. 1 office is trying to speed up the repairs to the Skateboard Park ramps and noted that there are other issues with the structures they are also working on; will report next month on the progress that Kelly Broughton has with the builders.
 - Dist. 1 has 2 new staff members: Erin Demorest, joined the team as a representative and John Rivera will be Lightner’s Chief of Staff beginning February 23rd.
 - Emergency Medical Services are focusing on preparedness and training groups – contact Dist. 1 office if interested in training.
 - Lightner was at odds with other Council members over the request of a 2 year extension to bring the City Administration Building fire sprinklers into compliance with building

code; repairing the existing is estimated to cost \$5 million. Lightner voted against the extension (only no vote); Council approved the 2 year extension.

- Heverly invited emails from the community on concerns we might have.

Leisure Life Apartments - Barker informed the group that three RPPB members walked around the Leisure Life Apartments the previous day beginning around 5pm after receiving numerous emails from residents living on the property who felt it is unsafe and becoming blighted.

* Politte added that residents have received written notice in December '08 that they would be asked to move in the future and that owners would give them 60 days notice to vacate.

* Barker stated that during the walk, a number of unlocked doors to empty units were found, there was a lot of vandalism and numerous broken windows, some have been boarded over and others partially covered with cardboard or tape. In one of the open units, it looked like someone was sleeping there at night (graffiti on the walls, trash strewn around the unit, holes in the drywall, a sleeping bag on the floor and a bat nearby. He estimated 10% of the units were vacant and noted that some of the empty units were being stripped for materials assumedly by the management company. The complex has security beginning at 5pm each night and while the three walked around from building to building for almost 1½ hours, no one approached to ask what they were doing nor did they see anyone in a security uniform. Barker reported that he wanted to bring their findings before the full board for discussion.

* Bende and Barker noted that the owners have a pending project before the City to redevelop the property (ministerial review/approval pending under an expedited process due to affordable component) encouraging the City to hold the property owner accountable.

* Heverly informed RPPB that Council member Lightner is seated on the Public Safety and Neighborhood Services Committee as well as the Vice Chair of the Land Use and Housing Committee; he would bring RPPB's concerns to her attention.

* Politte added that Council might look into compliance issues because some of the units' rent had been subsidized in the past and it is possible the owners are still getting rent subsidies from either HUD or the City of San Diego Housing Commission.

* Barker also asked that the owners shore up the fencing around the empty swimming pool so no small children fall in.

- c. San Diego City Planning & Community Investment Report, Tim Nguyen – not in attendance
- d. State of California, 75th Assembly District Report – Oscar Urteaga
 - Urteaga reported that the State still did not have an approved budget; Fletcher is working to address long term needs and goals.
 - Fletcher has been appointed Vice Chair of Healthcare Committee, and is a member of the following committees: Accountability & Oversight Committee, Water, Park & Recreation Committee and Housing & Community Development Committee.
 - Coffee Open House will be held in the Mira Mesa office in March – additional info will be out when finalized. Additionally, if anyone in the community is interested in hosting a coffee, give their office a call.
 - 75th Assembly District website hosts a weekly “Capital Update” video which posts each Tuesday AM; most recently highlighting the Escondido “Rapping Math Teacher.”
 - Budget issues & 2 furlough days per month

- * Barker stated that the furloughs will hurt the minimum wage worker.
- * Diehl inquired about Fletchers position on sales tax on services (vets, etc.). Urteaga stated Fletcher was against the additional sales tax. Sellers added that the sales tax has been on/off the table for years, other states have it; professional accountant services would also be included.

7. BUSINESS.

- i. Torrey Highlands Public Facilities Financing Plan (Information Only) –
Becker reported that the group (Becker, Rhodes, Dumka) met last week with City Staff (Gabriel, Broughton, Tracanna, & Strong) and are still waiting for a response to their list of questions from the City. The FBA language change releases areas north of 56 so they can move forward, fund and begin their infrastructure projects.
 - Diehl stated that he feels they're almost there, but has concerns about projects with unfunded sources of revenue.
 - Becker stated that once City Council approves, the PFFP would take effect for FY2010.

8. REPORTS.

- a. Chair Report – Charles Sellers
 - Sellers shared that Environmental Services Dept. is conducting an auto products recycling event on March 28th in Mira Mesa (other dates/locations); distributed handout.
 - Sellers shared the updated Development Services Dept. Project Management organizational chart; emailing to RPPB members.
 - Sellers noted that Development Services is contemplating a rules change for Community Gardens Regulations; CPC believes it should be reviewed by CPGs also.
 - Indemnification Ordinance is still not approved. CPC wanted to provide input into the changes recommended by City Attorney Goldsmith. Goldsmith took comments, will review/revise before bringing final back to City Council. Barker added that Goldsmith had previously stated he believed the CPGs were already indemnified. Sellers added that procedural issues are the root of concern: attendance at COW: effective date of indemnification, time allowed before members have to attend or take online COW, should COW be repeated/how often or if member leaves CPG, must they take COW again; options.
- b. Vice-Chair Report, Jon Becker – no report
- c. Secretary Report, Jeanine Politte – no report
- d. Standing Committee Reports:
 - Land Use (Jon Becker)
 - Hamidy Properties (Alamazon St.) will be next month's agenda.
 - BMR Mitigated Negative Declaration/Subarea Plan Amendment may be on next month's agenda.
 - Torrey Brooke II - punch list status (TB I) still has outstanding issues. Development Service Dept. has not responded to inquiries about status. It was noted that although the City won't tie TB II approval to the TB I punch list completion, RPPB asked Heverly to bring to Council member Lightner's attention.
 - Sandstrom stated he could represent RPPB at City Council meeting on 2/17/09.
 - Bende questioned why the City would allow a developer another project when they can't complete the existing project to the satisfaction of the City Engineer; suggesting that Lightner move to table the item until completed. Heverly will take information Councilmember Lightner.

- Wireless (Lynn Murphy)
 - Committee meeting is scheduled for February 12th due to school vacation; still waiting to hear from project rep (PQ Crown Castle) if they plan to attend.
 - Politte asked Sellers if he had received a response to his inquiry about whether the Verizon Carmel Resort Project environmental docs incorporated our conditions. Sellers noted that he received an email response (Simon Tse) and that our conditions would indeed be included in the final permit and are unrelated to the environmental document or Mitigated Negative Declaration.
- e. Ad Hoc Committee Reports:
 - Bylaws/Elections (Joost Bende)
 - Elections are March 4th at the PQ Library, 12:30 – 6:00pm, and the Doubletree from 6:30 – 7:30pm; all odd seats are up for election and incumbents are running unopposed. Members who have already served 8 consecutive years are allowed to run for a seat and may serve as long as the number of those members does not exceed 25% of the voting membership per Council Policy 600-24; number of seats will not exceed 25% for this election.
 - Community Funds (Bill Diehl)
 - Diehl reported that he emailed Charlette Strong about all Community Funds to do a comparison; CIP #s don't match up with PQ's.
 - Fire Protection (Dennis Spurr)
 - Spurr reported the Council has good leadership, is following Scripps Ranch's lead, and has 3 distinct areas of focus –education, home assessment, and brush management. Grant writing is in process.
 - Santa Fe Summit (Jon Becker) – no report
 - Transportation (John Keating)
 - Keating reported he received reports that the Black Mtn. Rd. x CA-56 interchange was backing up; upon City investigation, it was found that the crosswalk traffic signal buttons were stuck and repaired.
 - I-15 x Mercy Rd. metered signal does not talk to City street signal near Kentucky Fried Chicken; City and Caltrans are working on mitigating delays.
 - CA-56 between Black Mtn. Rd. and Camino del Sur (west bound) on ramp merge is narrow; has would like to ask Caltrans to stripe shoulder to become 3rd lane temporarily to widen.
 - Chowaiqi inquired if the backup was because of the narrowing or because of the number of drivers (demand)?
 - Keating stated he is attempting to find a safer situation for all drivers. Sellers asked Keating to write a letter as Chair of Traffic Committee requesting that the shoulder be restriped; send a copy to Sellers and the secretary.
 - Patricia (BMR) asked about signal change delays at Old Course Rd. x Camino del Sur; Keating noted there had been no complaints and recommended that she report to City via online reporting system.
- f. Liaison and Organization Reports:
 - Black Mountain Ranch Open Space (Bill Diehl)
 - Diehl reported that the Ranger Station was tentatively scheduled to break ground in August.
 - Trails for All People would like to make a presentation at a future meeting.
 - Next meeting is March 12th (every other month).

- MCAS Miramar Community Leaders Forum (Dennis Spurr)
 - Spurr attended the scoping meeting for F-35B Joint Strike Fighter's move to Miramar on 2/3/09; purpose was to review the proposal, EIS approach, and National Environmental Policy Act process. F-35B is the highly-advanced, next-generation stealth aircraft designed to replace aging Marine Corps squadrons of AV-8 Harriers and F/A-18A/B/C Hornets, tentatively scheduled for 2011; 10 squadrons to be distributed between here and Yuma.
 - Becker inquired about sound issues. Spurr responded that the single engine aircraft noise may not be much different – sound will be limited to base (take off/landing) and use the same routes as existing aircraft
 - Bende asked if the aircraft would practice touch & goes in the existing pattern. Spurr stated that yes they would, adding that because of the vertical landing capabilities additional noise would be generated at the helicopter deck.
- Recreation Council (Jim LaGrone)
 - Diehl reported that Hilltop Park ribbon cutting will be scheduled soon, flagpole is not in yet.
 - Linear Park is open but there are safety concerns with the kick plate on the gate; screws sticking out approx. 2 inches. Also the fencing may be residential grade not commercial, has skinnier posts; being looked into.
 - Met with City today on status of Canyonside Park ball field lighting upgrade; installation to begin on 2/17/09 and will take 6-8 days to complete. \$25K in contingency assigned for that project, unused funds will be returned.
 - Diehl reported on his meeting as a member of the City Park and Recreation Board; reviewed 3 projects, 2 were approved on a consent agenda: 1. recommendation on two proposed memorials for Naval Training Center Park, 2. rename Mission Bay Park's South Shores; the 3rd agenda item was for the plan change to Canyonside Park, additional tennis courts. Board expressed concern that the project pays its fair share, standardize leases. The Board also discussed Balboa Park's future, the need for a single point of contact for all buildings, considering the recommendation that a private-public partnership in the form of a 501c3 nonprofit assist the city with oversight and management of the park; similar to St. Louis Arch management/relationship with City of St. Louis. There also are plans getting underway to celebrate the 100th Anniversary of Balboa Park in 2015.
- Town Council (Mike Shoecraft)
 - Shoecraft reported that the Town Council is meeting on 2/5/09 at 7pm. Presentations include Water Watch San Diego and the City Fire Fighters presentation on closures and impacts.
 - Bende reminded the group of the Feb. 10th Community Forum on Water Conservation at the PQ Library, 6:00-7:30pm.
- Park Village LMAD (Jon Becker)
 - Becker reported the entry monument projects are moving forward but with escalating costs which include 35% contingency; City made it a CIP project.
- Peñasquitos East LMAD (Bill Diehl)
 - Diehl working on sign issue, should have updated status next month.
 - Bende inquired if the LMAD would be looking at increasing fees (property taxes); Diehl stated the budget is good until 2014 barring the inclusion of paying prevailing wage.

- Torrey Highlands LMAD (Scot Sandstrom)
 - Sandstrom reported that the punch lists for D.R. Horton are almost complete; portion is ready to be turned over. Progress is still being made.

The meeting was adjourned at 9:28 pm.

Respectfully submitted,
Jeanine Politte, RPPB Secretary

Approved 2/4/09 as presented, 17 in favor-0 against-1 abstention (Dumka).