



Rancho Peñasquitos Planning Board Meeting Minutes

September 2, 2009

Attendees: Dan Barker, Jon Becker, Joost Bende, Morri Chowaiki, Bill Diehl, Bill Dumka, Tuesdee Halperin, Wayne Kaneyuki, John Keating, Jim LaGrone, Jeanine Politte, Keith Rhodes, Mike Shoecraft, John Spelta, Dennis Spurr

Absent: Sudha Garudadri, Charles Sellers, Lynn Murphy, Scot Sandstrom

Community Members & Guests (Voluntary Sign-in): Pam Blackwill

1. Jon Becker, Vice Chair, called the meeting to order at 7:35pm at the Doubletree Golf Resort located at 14455 Peñasquitos Drive, San Diego, California 92129. A Quorum was present.
2. Agenda Modifications: Heritage Bluffs Project was postponed until October meeting.
3. MINUTES: Corrections were recommended.

Motion to approve the July 1, 2009 Rancho Peñasquitos Planning Board Meeting minutes as presented. M/S/C - Bende/LaGrone/Approved 11-0-3 abstentions (Spelta, Chowaiki, LaGrone).

4. Guests:
 - a. No representatives from Fire Stations present.
5. NON-AGENDA, PUBLIC COMMENTS:
 - a. David Fifer, Our Lady of Mt. Carmel Church representative, provided the status on their project. OLMC is looking to increase the setbacks, lowering the heights/mass and colors of their plans; will present in approximately 2 weeks to build church community consensus. OLMC reps would like to meet with the subcommittee in 4-5 weeks; will contact Becker to schedule.
 - Becker stated that he would like to schedule OLMC with the LUC committee in October, then move it to the subcommittee after that input to work through the details.
 - b. Patricia (BMR resident) shared her concerns about the Muslim Community Center at Via Fiesta & Via del Sul proceeding under the ministerial process. The community doesn't know what is planned as the only presentation to the community since coming before RPPB was at the ground breaking ceremony in August. Community members have shared some of their concerns with her, specifically: elevation of proposed and the impact on the 2 story apartment complex next door, parking, lighting, etc.
 - Becker noted that the process is similar to that in which Cresta Bella was processed and asked Stephen Heverly if he could check into getting plan info made available to be reviewed or set up an appointment with DSD to view, or invite the developer to come and present plans at RPPB meeting.
 - Patricia noted that the developer promised community interaction 4 years ago at an RPPB meeting. No notice has been given to neighbors of project.
 - Keating asked if once we get to view the plans; is there anything we can do about it?
 - Becker suggested that we could provide a venue for the community to discuss the plans

- and project concerns in hopes of making it a better project, leverage community concern.
- Bende stated that DSD has been known to approve plans that do not follow Community Plans, height limitations, uses, mass and scale, etc.
- Halperin added that the idea of having a meeting is goodwill, we are their neighbors and want to know what is being built.
- Patricia stated that neighbors initially tried to contact MCC representatives about their plans with no response.
- Heverly stated that he would try to get something planned this week.

- c. Kaneyuki inquired if anyone knew why there have been flood lights on at the top of Black Mtn. in the middle of the night.
 - Heverly stated that the City and SDG&E are repairing access gates which might be where the lights are coming from; Diehl noted that the park rangers should be checking on problems. Private security opens and locks access point from Black Mtn. Rd.
- d. Politte inquired if anyone knew why the utility/communication trailer was parked on Madrigal St. and left more than 72 hours with cones surrounding. The previous week there had been a number of utility trucks in the neighborhood, but they left the communications trailer. It was recommended that neighbors call the Police to complain about parked vehicle that does not belong.

6. ANNOUNCEMENTS & INFORMATION ITEMS:

- a. San Diego City Mayoral Office – Stephen Lew was not present.
- b. San Diego City Council District 1 Report – Stephen Heverly
 - i. There were no Council or Committee meetings during the August recess.
 - ii. Councilmember Lightner is working to get the Mayor's office to respond to community concerns:
 - street light outage complaints
 - Cresta Bella – Staff and RPPB members met to view trees that were planned to be removed, and the plans for replacement, etc. The Developer's attorney will be getting back to Heverly adding that all permits have not been awarded at this time. Complaints were received about dust in air during demo, insulation on Preschool Playground at PQ Lutheran Church, asbestos concerns in air blowing during demo – DSD stated the developer has complied with all hazardous check lists, air pollution control district requirements.
 - iii. Citywide water consumption was down 14% in July; city staff are responding to water waste complaints.
 - iv. Fire Season (Sept/Oct/Nov) – Council office has received calls about overgrown brush in PQ; working on a 24 Hour Watch program for PQ Canyon Preserve. Community meeting is scheduled for 9/13/09 12noon – 1:30pm at Park Village Community Park. He invited the community to report fire hazards to 619-533-4444 (Fire Hazard Advisor).
 - v. CERT Training – Heverly noted that the local CERT team is very active; adding that Lightner recently voted to approve an \$18,000 grant to support CERT training (more info on program– <http://sandiego.gov/fireandems/cert>).
 - vi. PPH – Becker inquires about status of PPH. Heverly will get an update adding that PPH will resubmit to Commission because of new Zone.
 - vii. Peñasquitos Drive Speed/Accidents – reported that a request was received for action

to slow traffic on Peñasquitos Drive following 2 accidents which totaled 3 cars in same vicinity. Steve Denny (Traffic Engineering Dept.) followed up by conducting a speed profile; 85% of cars traveled 8 miles over the speed limit. V-Calm equipment should be installed unless RPPB disagrees.

- c. San Diego City Planning & Community Investment Report – Tim Nguyen was not present. Mike Prinz will be our new representative.
- d. State of California, 75th Assembly District Report – Oscar Urteaga
 - Talking Points handout distributed; highlights:
 - Researching location for PQ Coffee – library or private home.
 - Assembly member Fletcher would tentatively like to speak at November 4th RPPB meeting.
 - Cuts in Corrections – Fletcher would like to cut responsibly (control spending to cut costs), he's against early prisoner release.
 - Jobs – unemployment is on the rise; need to do more to get people back to work.
 - Water Future – increase above ground storage (infrastructure).
 - Against Tax increase; in reference to largest tax increase in CA history.
 - Reform must include reorganizing/consolidating agencies reducing duplication.
 - Becker asked for Fletcher's opinion on Water issues, specifically maximizing use of reclaimed water. Urteaga stated that Fletcher is looking at all options and is in favor of desalinization, blending salt with fresh water in reclaimed water.

7. BUSINESS.

- a. **State Route 56 Bike Path Interchanges (Action Item)** – no City representative was present.
 - i. Planning Board Member Comments:
 - Keating handout compares interchange plan's alternatives. Not sure what action RPPB is suppose to take and why.
 - Rhodes stated that Carmel Mtn. Rd. has access to path and bikers can access the path from Camino del Sur. The alternatives proposed change the accesses. Rhodes asked where are the right of ways coming from? Tunnels were previously not favored due to safety. Which is safer going up to the traffic light than through a dark secluded tunnel? The last 3 facilities are not necessary, have steep grades or could encourage dangerous behavior by youth.
 - Becker stated what without formal presentation by City Staff, we would not take any action at this time.
 - Diehl noted that the FBA designates approx. \$5.4 million for Black Mtn. interchange.
 - Keating reviewed alternatives for Camino del Sur Rd.:
 - o Alt. 2 (Attachment 14) lines up with existing access ramp.
 - (i) Bende stated that Alt 2 path meets at the traffic light, whereas Alt 1, bikers would need to ride to the intersection. Keating stated that most bikers travel through and do not stop or exit at Camino del Sur; we need to be responsible with monies and save on costs.
 - (ii) \$1.75 Million FBA monies for these projects have been moved out into the future, Diehl stated.
 - (iii) Rhodes inquired as to how many bikers are really using the path, we should know the percentage that bike through and stop/leave the path at

this intersection. What are we paying per capita of bikers that use this path? Is the \$5 or \$6 million dollar expense worth it to make it easier for the bikers – best use of tax dollars?

(iv) LaGrone inquired as to timeline; 2011-2014 per PFFP.

(v) Keating stated that easily, hundreds of bikers are using the route on weekends; adding that it is more efficient for the path to meet at intersections, using traffic lights (pedestrian time frame) to control movement.

- Bende asked if we can just remove the last 3 items (Rancho Del Sol, Torrey Meadows Drive, Darkwood Canyon facilities) due to a lack of need and focus on Camino del Sur and Black Mtn. Rd. Interchanges, adding that RPPB took the Darkwood Canyon interchange off the list previously.
- Keating noted it is not a problem deleting the 3 facilities.
- Keating also added that Camino del Sur Alt 2 may not be worth the additional \$1 million.
- Rhodes would like to see results of a study of use. Will the Camino del Sur Alternatives result in traffic light service time degradation, flow of traffic – can we prove the argument for which is the best alternative?
- Keating stated that these projects and the City is promoting bicycle transportation.
- Chowaiki asked that RPPB push for the completion of Torrey Meadows Bridge first, before the bike path if the pots of money are the same.
- Keating to summarize Black Mtn. Interchange:
 - Black Mtn. Rd. Interchange will be alongside the embankment, whether under the ramps/bridge or over will always have a trail or path. Keating prefers Alt1 at \$4.6 million.
 - (i) Rhodes asked Keating to clarify that the Box Culverts under the on/off ramps would be approx. 18' wide and 8' high.
- Heverly will invite Jacobsen's replacement or his supervisor, Marnel Gibson, to attend the next meeting to present to RPPB.
- Keating stated that there might be TransNet monies available for the interchanges.
- Shoecraft added that I-15 interchanges are the most dangerous points along the bike path.
- Diehl asked why are Black Mtn. Rd. and Camino del Sur the only interchanges that require special access for bikers?

ii. Public Questions & Comment: none

b. **Black Mtn. Ranch Martial Arts CUP (Action Item)** – Tuesdee Halperin (recused herself)

Becker reported that the BMR Martial Arts will be located in the Albertson's shopping center on Camino del Sur. Site will be used as instructional studio; need CUP per City - existing approved use under PDP is retail so studio is in violation of PDP. Halperin stated that the use will not change as the studio has been operating for 1.5 years as a part of the community, no problems, and compliment services provided by other tenants. Halperin added that DSD said they may be amending the zoning in the future.

Motion: Approve CUP with conditions as follows: 1) Hours of Operation will be 7:00am – 10:00pm, 7 days a week, 2) use will be for instructional studio and retail, 3) CUP to run with term of lease for current lessee. M/S/C – Bende/LaGrone/ brief discussion.

- LaGrone inquired if other studio type businesses in the community will need to get a CUP also. Becker added that there are a lot of studios/class type businesses being conducted at shopping centers and they may each need to get their own CUP if not already in place due to this violation. Albertson's has no issues, landlord was never notified. No parking, signage or environmental issues.
- No additional comments/questions.

Becker called for a vote on the motion. 14 in favor – 0 against – 1 recusal (Halperin)

8. REPORTS.

- a. Chair Report – Charles Sellers was not in attendance.
- b. Vice-Chair Report – Jon Becker
 - Thanked Barker, Spurr, Heverly and Bende for their participation in reviewing the Cresta Bella landscape plans.
 - San Vicente Pipeline (Mercy Rd. x I-15) landscape meeting 9/10/09 3:30-5:30pm at Starbucks on Mercy Rd. * Falls under Mira Mesa Planning Group, but we've been invited to participate in the discussion.
- c. Secretary Report – Jeanine Politte, no report.
- d. Standing Committee Reports:
 - Land Use (Jon Becker)
 - Heritage Bluffs Project will be on the October meeting agenda.
 - OLMC will present at October LUC meeting, then to subcommittee for further discussion & revision.
 - Wireless (Lynn Murphy) – Kaneyuki reported that there were no projects being reviewed at this time.
- e. Ad Hoc Committee Reports:
 - Bylaws/Elections (Joost Bende) – no report
 - Community Funds (Bill Diehl)
 - BMOS Park – Diehl wanted members to be aware that the Trail For All People representative may ask for \$30,000 from FBA and may attend next meeting.
 - Fire Protection (Dennis Spurr)
 - Canyon Fire Watch Team (fire spotters) meeting will be 9/13/09 at Park Village Park at noon. Looking beyond “if” we have a fire and evacuation - Park Village is the largest cul de sac with one-way in or out.
 - October 11th Mtg. 1:00pm – Doubletree El Dorado Rm. – education presentations
 - Becker asked if there are grant monies available. Spurr stated that nothing has been granted yet, but they are putting plans together for when funding is granted. Becker asked how LMADs, individuals, HOAs might participate and the cost or is it premature to ask for monies from these groups?
 - Chowaiki noted that his HOA made calls requesting inspection from fire department and reporting fire safety issues; the fire department provided a list of guidelines to follow.
 - Spurr stated that the Witch Creek fire embers ignited brush & homes in Rancho Bernardo. Brush management and fortifying your home is key in reducing a

repeat of this fire.

- Other discussion points include: focus on Canyon ridge and common areas that would be fire line, shelter in place, without brush management control embers will still ignite brush at distances far from source; learn and plan response for future fires and include BMOS Park in future coordinated efforts.

➤ Cresta Bella/Doubletree (Dan Barker)

Thanked Heverly for coordinating and Bende, Becker, and Keating for reviewing Cresta Bella plans. Suffolk Construction will be holding a groundbreaking on October 1st and RPPB members have been invited to attend.

- Bende stated he is pleased with the look of the plans – complies with the Community Plan in architectural style and height limit; adding that permits for buildings 1-13 were granted (closest to corner of Carmel Mtn. Rd. & Peñasquitos Drive).
- Barker added that demolition permits were granted last week. Group met last Friday to look at the trees following concern expressed by local residents for loss of mature trees at the entrance of the community. Becker added that orange tagged trees will remain (blue tagged trees will be removed). The City's Urban Forrester, Drew Potocki, also viewed streetscape plans and made recommendations for larger trees and placement.
- Diehl noted that he asked PQEast MAD maintenance to monitor & report on any removal of MAD property.
- Keating added that a Traffic Study was conducted in 2005 but further study is not needed due to ministerial process. Barker stated that traffic is a concern – previously configured as cul de sacs with only one entrance per set of units and now all will be able to exit through any of the exits (through streets). No mitigation to surrounding streets like additional turn lanes or traffic lights.

➤ Transportation (John Keating)

- Salmon River Rd. crosswalks completed at Fairgrove Lane.
- Salmon River Rd. angled parking - Residents have proposed angled parking along Salmon River Rd. along the Dog Park side of the road which would utilize the rarely used center turn lane and double the number of parking spaces. Rendering (handout) needs additional revision to more accurately depict the proposed.
- Diehl inquired on the status of angled parking on Paseo Montril next to Millazzo Condominiums; Heverly will check on the status and report back to RPPB.
- Bende stated that recent police reports show cars being stolen regularly along Azuaga St.

f. Liaison and Organization Reports:

- Black Mountain Ranch Open Space (Bill Diehl) – will check with Park Rangers about lights reported earlier in the meeting.
- MCAS Miramar Community Leaders Forum (Dennis Spurr) – Blue Angels will be flying in the Air Show, 1st weekend in October.
- Recreation Council (Jim LaGrone)
 - BMR Community Park - illegally dumped 5 gal gas can was cleaned up.
 - July 4th Fireworks were great as was Polynesian Night.
 - Attaching Canyonside Park to reclaimed water, tentatively in November.

- Reviewed new Park & Rec staff.
- PQ Tennis Club has received a USTA award.
- Skateboard Park – Diehl reported that it will cost approx. \$265,000 to repair/replace the damaged structures at the park; cost includes sail shade structures and prefab structures the skateboarder would like to incorporate at the facility. It was also noted that approx. 30% of the \$265,000 covers administrative costs the City charges on all projects. Brief discussion on how best to distribute.
- Several comments have been received about Park usage. Pop Warner & Soccer are using for practice and games. A number of parks are being rehabbed so parks not regularly used are being utilized; Rec Council is working with leagues.
- Rolling Hills Park Handball Courts are being rehabbed, a more standardized size and design, at no cost to the city or taxpayer; no exclusive use has been guaranteed to group requesting opportunity to rehab the courts or the contractor.
- Town Council (Mike Shoecraft) – Shoecraft reported that Councilmember Lightner recently honored 4 past Town Council members for their service to the community.
 - Next meeting, Sept. 3rd, will include a presentation by A Trail for All People.
 - Town Council is now on Facebook.
- Park Village LMAD (Jon Becker) – Working on getting new plantings – a collective effort.
- Peñasquitos East LMAD (Bill Diehl) – Maintenance contract is up for renewal in November; option is to continue with present contractor.
 - Sunridge Mini Park (Azuaga St.) – residents would like the park to be upgraded, but there are a number of issues that need to be addressed: ADA requirements, ADA access is impossible/cost prohibitive/path grade is too steep; can change to cork surface which is ADA compatible and replace with like kind equipment without a complete ADA upgrade.
 - Cleaning up Rancho Peñasquitos Blvd. at Azuaga St. (NE Corner) – Put fresh bark there earlier this week on approx. 6' wide triangle. Slope and area behind the fencing is Caltrans property. Plan to put fresh bark along Azuaga St. also.
 - Community Landmark signs – CIPs have been approved, City must approve provider (3 bids are required which may be a problem as there are not that many providers).
- Torrey Highlands LMAD (Morri Chowaiki) –
 - Chowaiki reported that almost all of DR Horton's check list is completed and transferred to City, processing still needed for easements along sidewalks, trash cans at entrance to Westview HS and other locations where bikers park.
 - Requesting suggestions for Landmark sign – mockups to be developed for preview.

November 7th is Community Cleanup on Sundevil Way – provided through Environmental Services and the City of San Diego. More info will be distributed at a later date.

The meeting was adjourned at 9:50pm.

Respectfully submitted,
Jeanine Politte, RPPB Secretary

Approved 11/2/09, 10 in favor – 1 against – 1 abstention (Sellers).