



Rancho Peñasquitos Planning Board Meeting Minutes

March 4, 2015

Attendees: Jon Becker, Thom Clark, Bill Diehl, Bill Dumka, Stephen Egbert, Steve Gore, John Keating, Ruth Loucks, Jack McGuire, Darren Parker, Darshana Patel, Jeanine Politte, Brian Reschke, Keith Rhodes, Mike Shoecraft, Rod Simmons, Ramesses Surban, Brooke Whalen

Absent: none

Community Members & Guests (Voluntary Sign-in): Brian Eshelman, Ron Stevens, Ben Powers, Gustavo Rivera, Frank Landis, Laura Cutchall, Ron Bouman, Qiang Shen, Bradlee Chang, Elizabeth Pinner, Sandra Toolson, Dan Christensen, Jeremy Tuler, James Jeon, Lori & David Hill, Denise Bryan, Jeff Brazel, Steven Govek, Shellie Boyd, Tom Monroe, Gloria Kuramoto, W. Richard Gravel, John Herlich, Ryan Braun, Paterno Guevarra, Mark Thompson, Katie Jurowski, Cat Cusack, Iliana Marks, David Almilli, Tamra Barker, Mary Ann Eisele, Dana Gibson, Patricia Miceli, Steve Tallent, Margie Miller, Steven Miller, Jerry Correia, Barry Arenson, Lee Mason, Ralph Paige, Pam Blackwill, Jing Xu, Michael Ma

Speaker Slips: Lisa McGuigan, Mick McGuigan, Melissa Harris, Derrick Anderson, Barbara Denike, Linda McClain, Mark McClain, Ryan Smith

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1. The meeting was called to order at 7:32 pm at the Doubletree located at 14455 Peñasquitos Drive, San Diego, California 92129. A Quorum (16) was present.
[Note: Members Reschke and Gore were conducting election activities outside of the meeting room.]
 2. Agenda Modifications: none
 3. APPROVAL OF MINUTES: February 4, 2015
Motion: To approve the February 4, 2015 Rancho Peñasquitos Planning Board Meeting minutes as corrected. M/S/C - Shoecraft/Becker/Approved, 16 in favor – 0 against – 0 abstentions.
 4. Public Safety Agencies: not present
 5. Public Forum:
 - a. Lisa & Mick McGuigan and Ryan Braun reported on bad sewer odors (BSO) on Peñasquitos Drive across from the Doubletree Fitness Center which have been ongoing for many years with no resolution. They are meeting with the City Utilities and working on a long term solution that modifies some of the sewer line connections and manholes on Peñasquitos Drive eliminating the BSO experiences. They asked if anyone else in the neighborhood has a BSO problem, please contact them. (handout)
 - Politte added that she contacted Rolf Lee, Project Manager for the Sewer Pump Station Abandonment and the new sewer mains that were installed from Paymogo to Del Diablo Way on Peñasquitos Dr. The City is altering the Bioxide dosage to treat the waste water that flows from Pump Station 84 to help reduce the odors as it travels through the waste water mains to the Carmel Mtn. Rd. connection. They are also planning to alter the connections into the main line from neighborhoods and homes.

- Lisa McGuigan said the bioxide treatment adjustments is not working, but they have provided a list of contact names with the City if you have BSO issues.
 - b. Melissa Harris said her neighbors met with Keith Rhodes last week. She said they are getting closer to an agreement. Are the changes an improvement over what was previously approved? She didn't think so and asked Rhodes to come up with a better plan for Rhodes Crossing. (handout showing previously approved project and proposed project)
 - c. Derrick Anderson introduced himself. He is the new owner of the property (Lot 210) on Alamazon St. that RPPB approved for the single family home known as the Perez Residence. He plans to build the approved project once all his permits and contracts are finalized, probably start in a few weeks. It was noted there is not a lot of grading for this site.
 - d. Tom Monroe said he attended the Rhodes Crossing meeting last week. The City told them this area is designated for high density. He asked who would know which areas? They also want to know which areas are proposed for high density.
 - e. Gloria Kuramoto is concerned with Rhodes Crossing Area 3B which was previously approved for the private park. It has been proposed by Rhodes to change this Area to residential units (40 unit complex) as it would be too expensive to maintain as a park. Her research shows Area 3B as a wildlife corridor. She inquired about the impacts of night lighting and residential, asking that RPPB consider that issue. She doesn't want residential on Area 3B.
6. ANNOUNCEMENTS & INFORMATION ITEMS:
- a. San Diego City Development Services Dept. Report – Michael Prinz
 - The DMM and Carmel Mtn. Natural Resources Management Plans (NRMP) and the PQ & TH Community Plan Amendments will go to Planning Commission on March 26th; CP amendments show offsite trail connections. Most of the trails identified are in Pacific Highlands Ranch, Del Mar Mesa and Carmel Valley.
 - Simmons asked if the NRMP includes new trails and connection or the previously presented and approved plans? Prinz replied, yes and the connections are the same through PQ and TH.
 - Becker asked if consideration of the East-West connection was included? Prinz replied, the connection remains the unchanged because of objections from the wildlife agencies; language was added to DMM plan about future connections.
 - Diehl said, if the plans have changed since reviewed/approved, shouldn't the plans come back to Park & Recreation Board and us for review again? Prinz will check with Chris Zirkle and get back to us.
 - Gary Levitt said the Del Mar Mesa Planning Group was told the plans had not changed, only waiting for the NRMP.
 - Prinz said the Community Plan Amendments to identify the alignments; the NRMP that was approved by Park and Rec Board has not changed.
 - Rhodes inquired where the documents could be found for review. Prinz said the plans are posted on the city website for DMM Community Profile.
 - b. San Diego City Council Member Mark Kersey, District 5 Report – Garrett Hager
 - Free CPR Workshop scheduled on March 17th at 6:30pm at the Scripps Ranch Library; no certificate. Councilmember is co-hosting with Scripps Ranch Community Association and San Diego Project Heartbeat.
 - City is looking to fill openings on the following commissions and boards: Parks

Advisory Board, Human Relations Commission, Senior Affairs Advisory Board and the Citizens Review Board on Police Practices. Email your resume to the Council Office if interested in filling these openings.

- c. San Diego City Council Member Chris Cate, District 6 Report – Luis Pallera
 - RP Little League opening ceremonies are this Saturday; Councilmember will be in attendance and throwing out opening pitch.
 - Attended Senior Volunteer Patrol graduation and took a tour of the NE Substation.

** Reschke and Gore concluded the election activities and joined the rest of the board for a Quorum of 18 members.

- d. San Diego County Supervisor Dave Roberts, District 3 Report – Representative not present
- e. CA Assembly Member Brian Maienschein, 77th District Report – Michael Lieberman
 - Taking applications for interns from High School Seniors and college age residents.
 - Assembly member's legislation package is ready, but still need Bill numbers.
 - Becker inquired on the status of the T-9 (Torrey Meadows) bridge over SR 56? Lieberman will check with Caltrans and get back to us.
- f. CA State Senator Marty Block, District 39 Report – Joyce Temporal, not present
 - Clark reported on SB15, which keeps college tuition down is currently at the Senate Education Committee.
- g. U.S. Congressman Scott Peters Report, 52nd District Report – Hugo Carmona, not present

7. BUSINESS.

- a. **Verizon Modification to an Existing Wireless Communication Facility, NUP and NDP, PTN 354682 at Westview High School, 13500 Camino del Sur** – Monica Moretta Swing, Sequoia Deployment Services, Inc. (Action Item)
 - Swing said the project is a modification of an existing WCF on a light standard at the football stadium at Westview High School; it replaces 3 antennas and adds 3 antennas on a 90 foot light structure with replacement of some of the equipment in the enclosure.
 - Parker (Telecom Committee Chair) reported the site currently has 6 antennas, Swing confirmed. He would like Verizon to screen the antennas with a radio dome, but added that the City doesn't want that.
 - Swing said the antenna is mounted flush, as close to the pole as possible to be seen as a vertical element. They use swivel brackets so the antenna will be 12 inches from the pole.
 - Parker noted the antenna are flush mounted to the pole they are already there and other carriers have similar sites, 600 feet away from nearest residence. He has no issue with the project.
 - Clark inquired about the chin covers? Swing said they conceal the cabling. It satisfies the City's concerns of hiding the wiring and looks like a single antenna panel.
 - Becker inquired about the need for additional antennas? Swing replied, increase data capacity, expands the network, LTE capable.
 - Diehl inquired about the lease. Swing said approval extends the LUP, which expires next month for 10 more years.
 - Surban requested confirmation that there was no change to the equipment enclosure. Swing replied, no change.

Motion: To approve the Verizon Modification to an Existing Wireless Communication Facility, NUP and NDP, PTN 354682 at Westview High School, 13500 Camino del Sur

as presented. M/S/C – Parker/Diehl/Approved, 16 in favor – 2 against (Politte, Shoecraft) – 0 abstentions/recusals.

Note: Politte & Shoecraft noted the reason for voting against the project was that the site is on school grounds.

b. **Merge 56 Community Plan Amendment Project Update** – Gary Levitt/Sea Breeze Development (Information Item)

- Clark reviewed the process for this item on the agenda (presentation, board questions/comments followed by audience comments/questions) asking the audience to direct their questions to the Chair and to not repeat questions that have already been expressed.
- Keating stepped into the audience (recused himself because he is a consultant on this project).
- Levitt reviewed the original Rhodes Crossing plan for this portion known as Merge 56 (40 acre site) and their proposed project. As part of their project they have to complete Camino del Sur south of SR 56 to Dormouse and Carmel Mtn. Rd. to Camino del Sur. Some of the other issues of concern that have come out include traffic and schools. The plan was originally approved in 1998-2000 with big box stores, a storage facility, a large parking lot and multi-family residential units on their portion of the Rhodes Crossing. The KB Homes portion is underway as approved (located on both sides of SR 56 at Carmel Mtn. Rd.). Merge 56 is not asking for more trips (ADTs). He reviewed Sea Breeze's Core Values (authenticity, vibrancy, walk ability, sustainability). A majority of the Merge 56 proposal is residential; 85-90 Townhouses and flats above retail, and 84 single family homes. They created the walkabout and bike able links through the property. The main entrance into Merge 56 from Camino del Sur will be 4 lanes and 2 lanes throughout the inside of the project; main street comes to a traffic circle hub with roads into the different areas of the project. They have changed the townhomes on the south side of main street to retail with for sale flats above. Buildings range from 3-6 stories.
- Ricardo Rabines with Safdie Rabines Architects reviewed the plans, the plaza, main street and building locations further to illustrate the feel and experience within the project.
- Levitt said, they are asking the community to accept the heights, including the 6 story office building, if done right. He added, Santa Fe Summit (next to Intuit) has 4-6 story buildings in its next phase. The office building is 45' lower than existing homes. 6 stories is 175' in height. The 4-story flats building is 35' lower than existing homes. Site elevations are between 376' and 420'. The gas station [Rhodes Crossing, adjacent to the Merge 56 project] is at the lowest point at 366'. They need to accommodate these uses so they can afford to build a quality product; it's risky.
- Levitt reviewed the roads. The original plan was Camino del Sur as 4 lanes to Dormouse and is in the plan today. Updated traffic studies show reduced ADTs on Camino del Sur; 8,400 vehicles per day. A single family home generated 10 trips per day. 14,000-15,000 can be handled on 2 lanes. The original plan for Camino del Sur (previously noted as Camino Ruiz) showed the road crossing the preserve into Mira Mesa, but the connection was removed from related community plans and PFFPs at the requests of the communities. Sea Breeze wants to build Camino del Sur and Carmel Mtn. Rd. as 2 lane roads with a roundabout at the entrance to Merge 56 on Carmel Mtn. Rd. He added that traffic lights cause drivers to speed up to beat the

light, and a roundabout forces slowing. In a fire or an emergency, the 2 lanes functions so drivers can still get past emergency vehicles. The proposed 2 lanes would include a 6' bike lane, 3' buffer, 12' drive lane, 10' median mirrored in the other direction. Levitt said that this is the right solution for the location. There would be sidewalks and a decomposed granite (DG) trail on one side of Camino del Sur. The Carmel Mtn. Rd. bridge (over SR 56) currently is 2 lanes and 2 lanes in their proposed plan (5' sidewalk + 5' bike lane + 11' drive lane || 11' drive lane + 5' bike lane + 5' sidewalk); it should also force drivers to slow down.

- Levitt said they have submitted this version of their plan to the City and anticipate the EIR will come in with traffic numbers sometime in April, out for public comment in May, then asking for CPG support once comments are received and disseminated.
- Levitt noted that architecture is very important.

RPPB member comments/questions:

- Politte noted, Merge 56's letter (prepared by Latitude33, dated March 2, 2015) which stated that there has been no opposition to the proposed lane reductions from 4 lanes to 2 lanes. Politte said that comment defies reality, there is opposition and she prefers 4 lanes for safety reasons and resident evacuations in an emergency.
- Surban inquired about the retaining walls. Randi Coopersmith, Latitude33, said that facing SR 56 would be a planted crib wall for habitat protection on the south side of the Caltrans access road. Surban asked for clarification, the Private Drive would end at Carmel Mtn. Rd. with bollards or a barrier? Yes. Wider sidewalks surrounding the Merge 56 project was confirmed. Surban inquired what was considered in the traffic studies for the roads that suggest the 4 lanes should be 2 lanes? Levitt replied, they have included surrounding projects and extra units for the Rhodes Crossing portion in case there is approval of their proposed changes. Levitt said the original Rhodes Crossing plan had approximately 20,000 trips per day planned; only people in the surrounding community will use these streets. Coopersmith added that they will be getting the traffic study results from the City shortly. Levitt and Keating added, the traffic studies took into account the Merge 56 project (as proposed), the Diocese Property, Rhodes Crossing (as recently proposed), KB Homes and Santa Fe Summit II & III (adjacent to Intuit) at full build out and left SR 56 as a 4 lane highway (note: SR 56 will be expanded in a number of years). Keating said they are trying to right size the roads and he doesn't feel that drivers will use this as a shortcut. Keating said that he, as a consultant on the project, made the suggestion to reduce widths based on the new numbers and doesn't think the roads will get much cut through traffic from outside the area due to distance. Surban asked if 2 lanes would accommodate fire trucks; Keating replied yes. Politte said if they are blocked or SDFD stages multiple trucks on the road, people will not be able to get through.
- Clark made it clear that Keating stepped into the audience because he is a consultant on this project, is not speaking for the board and will recuse himself on any votes by the board. Clark asked if the Reclassification of Black Mtn. Rd. Community Plan Amendment was considered in the traffic studies? Keating said it was a part of the model used; they used the current traffic capacity for Black Mtn. Rd. and it shouldn't cause a shift in traffic.
- Gore suggested the pedestrian view should be considered and the TH community is excited about it. When considering height we need to be able to visualize with simulations (Google Earth provides a terrain view). The Via Panacea neighborhood is

- at a higher elevation and it would help to show that visually. Gore made suggestions on views that they put on their website. Rhodes reminded the board that all the projects are to be looked at together [per RPPB CPA Initiation approvals].
- Patel asked if they considered the additional traffic that will be traveling down to Park Village Elementary, the park and the Preserve once opened up adding that people will come to the Peñasquitos Creek park to access the Preserve's trails? She added, 2 lanes that open up to 4 lanes in front of Park Village Elementary will cause drivers to speed up; prefers that 4 lanes stay 4 lanes the whole way. If the wildlife corridor is too remain in the community, the originally planned private park (Rhodes Crossing project) should remain also to maintain the corridor. She suggested, to build as 4 lanes and stripe for 2 lanes in anticipation of future traffic. She added that School boundaries may change once the roads are completed. What is included for walk ability between neighborhoods and how does one use a roundabout.
 - Levitt said the park doesn't generate another 6,000 trips per day. 4 lanes would be 98' wide and 2 lanes would be 54' wide. He noted that on Camino del Sur adjacent to Merge 56 the sidewalk would be 10' wide and on the other side it would 5' wide with a 5' wide DG path. The sidewalks on Carmel Mtn. Rd. would be 5' wide. Levitt reviewed how the roundabout and pedestrian crossing would work. Patel asked if there are traffic lights; Levitt said the roundabout driver's on the left have the right of way. Circulate San Diego are working on Vision Zero Plan (zero fatalities) and they promote roundabouts.
 - Diehl noted that Torrey Meadows Neighborhood Park (behind Westview H. S.) will be completed before this project. Is there a plan to connect the SR 56 bike paths to the project? Additionally, changes in the mix of single family, multi-family and commercial will change the mix in the FBA fees collected and could affect infrastructure projects in the PFFPs. Levitt said the SR 56 bike path connects to Camino del Sur and Caltrans is suggesting they connect to the bike path on the eastern edge of the project. Additionally, Seabreeze has not recently analyzed impacts to FBA fees with the proposed Merge 56 project. Diehl inquired about parking lot classification for FBA fees? Levitt said they are commercial. Diehl said they can build a multi-story project and pay a smaller FBA fee. Diehl added, the movie theater would increase ADTs versus the original storage facility use and so would the office buildings; were those considered? Levitt said that fast food drive through traffic is more than office use; the project is using less than 19,000 trips per day as planned today. Mix of use means a single parking space will have multiple users each day.
 - Shoecraft prefers 4 lane roads adding that he understands the money is in the FBA for the 4 lanes now. If not built as 4 lanes, where would the remaining funds be used? Becker said the reallocation would be determined by RPPB. Levitt said he was surprised there is opposition to 2 lanes, this should be the easy part of the process and it is costing them money.
 - Clark noted that CA is a car culture, this isn't New York. If the road is built too small and in time found that more lanes are needed, it is counterintuitive and will need to rebuilt.
 - Reschke asked for confirmation of the estimated trips per day on southern portion of Camino del Sur? 8,000 ADTs (roughly 10 per home). He added that it seems like the study included just the existing homes and doesn't include the rest of Rancho Peñasquitos and surrounding areas who will want to go to the area to shop or down to

the Preserve or Canyonside Park. This center will draw from a larger area of residences when it opens.

- Dumka said that they had looked at this property years ago and they did not see a need for more than 2 lanes either.
- Loucks said that she does not like parking garages, they take away from a walk able community. The 6 story office building will stick out and she wants to see better illustrations. She would hope that Sea Breeze takes the community's wants into consideration for Camino del Sur and Carmel Mtn. Rd. Levitt said the decks and outside areas on the 6-story office building will make it a nicer place to work and more interesting visually. The economics need to work and they do with 6 stories, but if the community says the building needs to be 4 stories it will look like the Intuit building. A nicer building will get higher rents and provides a nicer place to work and look at; only a portion of the building is 6 stories.
- Whalen said that she appreciates their efforts in putting the pedestrian first, that they evaluated the traffic and trust the studies are accurate, and creating a sense of community and a destination.
- Rhodes noted that the Merge 56 project could be great. When Camino del Sur and Carmel Mtn. Rd. were designed, city staff said they should grade them to 4 lanes, pave outside lanes with bark in the middle for 2 lanes, then if the additional lanes are needed the roads could be paved to 4 lanes by removing the bark. That's how the 2 lane roads were defined for Torrey Highlands. It is up to the community, what they want built. He added that the Carmel Mtn. Rd. bridge will never get widened if Carmel Mtn. Rd. is 2 lanes. He suggested the we consider what the City required the rest of Torrey Highlands development to do.
- Parker inquired about the roads, the changes submitted, and the timeline. Levitt said the first draft of their plan was 4 lanes, the second submittal reduced the roads to 2 lanes. Parker said that he is not sold on 2 lanes and can't think of a community with commercial and residential mixed use that only has 2 lane roads. Levitt noted La Jolla. Parker added, he doesn't feel the project is pedestrian friendly or inviting and needs to be more open at the entrances. He also noted that the recreational area within the residential units is too small. The office above the retail terraces are a concern. Levitt said the plaza area outside the theater and retail will be full with people using it all the time. Parker said he thinks it's a great project with some changes. He asked what do they lose if 4 lanes are built? Levitt said they don't lose anything.
- Simmons, referencing the trails, said people will go there and park in Merge 56 parking. Torrey Santa Fe HOA wanted 5 easements for trailheads vacated. The trail will merge with DG trail along Camino del Sur. He suggested that not knowing the status of the Diocese Property is a problem and that he'd like to see how the two intermingle.
- Egbert said his comments had already been conveyed.
- Becker said he would like to see photo sims of the office complex. We want some assurance the articulation carries with property if sold. Levitt said they have no plans to sell. Becker added, cut through traffic would use the roundabout then flow through the project to get to SR 56. Keating replied, the quickest access route to SR 56 for some residents will be via Black Mtn. Rd. The studies accommodated cut through trips; drivers can cut through the project or stay on main road to the Camino del Sur and Carmel Mtn. Rd. intersection. Becker noted the 5' wide sidewalk adjacent to

Merge 56 on Carmel Mtn. Rd. and wider along the Camino del Sur adjacency with 5' wide sidewalks on other side of those streets. The community has expressed concern with connectivity south and north for pedestrians. He would like to see wider sidewalks on both sides and have the DG continued south to Park Village. Levitt said they would look at continuing the DG portion down to Park Village. Becker inquired about the wildlife connection. Levitt said the height of the road is not high enough for a tunnel so now the wildlife have a bigger risk of crossing a 4 lane road. Becker noted that it looks like FBA fees will be about the same but asked them to look at.

Additionally, he suggested that maybe a park could go in at the Diocese property. Levitt said the Merge project, Rhodes Crossing, Santa Fe Summit and the Diocese property are the remaining projects that will pay FBA fees and the City will determine what those are for each specific project.

- Clark noted his traffic concerns were previously addressed. He added, that if the Diocese gets developed as commercial office space, it creates an office gateway massed in one spot. He prefers the office back on the other side of the project to break that up. Having the retail on the south side across from the plaza, but it is really just retail and not a plaza that creates that space. Levitt said the street entrances into Merge 56 becomes part of the plaza, a main street feel. Clark said he was also concerned with the backside view of the parking structures, “boxes” of buildings.

Speaker slips:

- Margie Miller said she likes the European feel, but added that we are not European. She said, she has a CA mindset and if she lived there she'd feel like she lived at the mall; she needs and wants her roads. It sounds nice, but she's not sure it will be that comfortable.
- Barbara Denike – not present. Speaker slip noted she was opposed to Merge 56 and Rhodes Crossing.
- Linda McClain said that more impacts with more residences is a concern; need to consider schools and parks for families. The design is beautiful, but lacks support for families/children who are living there.
- Dr. Ryan Smith said schools are already impacted. Deer Canyon Elementary has 35 students per class at all grade levels with no expansion capacity to take on additional students. Additional concerns include: daily rush hour traffic on SR 56 is already a parking lot, drought conditions and the impacts on our water supply if more homes are built.
- Barry Arenson noting the Rhodes Crossing project meeting last week, asked that there be a cohesive review of all projects. Local streets are already packed with vehicles which causes people to take short cuts through neighborhoods. He is concerned that Sundance Avenue is and will be used for cut through traffic and asked that we look beyond the immediate local traffic. He said don't plan for Sunday morning traffic and asked if potential traffic jams were considered i.e. movie theater gets out, Westview H. S. activities end and other community activities all hit the roads at the same time. He said roundabouts will not handle the amount of traffic and we need signaled intersections. He is concerned that there are no additional fire stations; safety issues. We all moved here for the quality of life. He noted old Highway 395 which was one lane bumper to bumper from Claremont Mesa Blvd. to Poway.
- Mark McClain said that infrastructure capacity needs to be addressed, i.e. how many

students, sewer/water/infrastructure, traffic, etc. needs to be addressed.

Additional Community questions/comments:

- Mary Alice Schmidt asked about the parking structures, will it be free, is any below grade, and does the number of spaces exceed City requirements? Levitt said there is underground parking below the theater and another structure, each of the 4 parking structures is 4 levels (3 above ground, 1 subterranean).
- Shelly Boyd said Torrey Santa Fe accesses SR 56 via the current intersection next to the gas station. She asked if SR 56 on/off ramps, the intersections north and south of SR 56 will be able to handle all the additional traffic generated by the new projects and cut through traffic from the surrounding neighborhoods once roads are completed? Levitt said that drivers who do not want access to SR 56 but want to go north into Torrey Meadows or from north to south of SR 56 will be able to use the future bridge [T-9 Torrey Meadows Bridge] as an alternative. Keating replied, the intersections to get on SR 56 will be replaced with cloverleaf interchange. The additional traffic has been considered and will be built in the future. Boyd asked about the size of retail stores and whether a Walmart or similar is planned? Levitt replied, no and provided examples of small retailers that will fit into the square footage of the building structures planned.
- Levitt noted, the Torrey Highlands Community was planned for 2,900 residential units, the schools and parks were included with the phase shift vote. Parks and schools were planned and approved in the Community Plan. They are not trying to squeeze more units into the project.
- Becker added that during the mid 1990's Community Planning process, the adopted phase shift considered the anticipated infrastructure needs based on generated population rates.
- Patel said that she has spoken with PUSD board members about potential capacity issues. Elementary schools are currently under enrolled and the school board will be looking at the facilities agenda expressed by some of the residents. Becker added, for the first time PUSD has 3 School Board members who reside in Rancho Peñasquitos and they are aware of potential impacts with these projects. He added that as new residential units are built, school boundaries may shift. Clark added that residents could email him and he would provide the contact info for Sandy Burgoine with PUSD, who is the person to speak to with about schools and capacity concerns.
- Frank Landis noted the vacant retail space on the north side of SR 56 (Albertson's Center) and concerned with new vacant storefronts; is there really a need for more retail. Gore noted the vacancies at that center are related to ownership/management adding there is a need for more community spaces like Merge 56. Landis noted that this is located adjacent to the last open space area in California, Del Mar Mesa Preserve. He asked if the roundabouts were sized for commercial semi-trucks? Keating replied, yes it will be designed to accommodate the largest allowed vehicle size in CA.
- Mary Ann Eisele said it is hard for the community wrap their heads around. The plan got approved in 2004, but she said it probably shouldn't have. She appreciates what they [Sea Breeze] are trying to do with the project, there's a nice transition to existing neighborhoods. But use and height are a concern and from a pedestrian perspective, the set back will make office building not look too big. She likes the roundabout because it eliminates the left hand turn - safety issue. likes the walk ability and would

like the DG trail to go up Carmel Mtn. Rd. also. In regards to the Fitness center building, she was concerned with height. Rabines replied, it would be 2 stories. When they articulate the upper stories will it be graded in terms of height? How high is a 3 story parking garage. Rabines said it is really 2.5 stories, 3rd story is open so it's just cars. She asked if the building noted on the northern private drive has a walkway behind it? Levitt said yes, they want people to walk within the project. Once approved, will they be able to change the square footage for tenants or fudge the size of spaces? In the process, a Substantial Conformance Review (SCR) can be used if necessary to make a change and the public can go to the City to object.

- Charles Chang said that he doesn't see a need to extend Camino del Sur south to Park Village. After 30 years, will the extension make it safer? Quality of life concerns include additional noise, traffic, school safety issues, and loss of open space.
- Bradley Chang said he prefers 4 lanes on Camino del Sur; peak need will be when there is a wildfire and 10,000 residents will want to get out with at least 2 lanes, may need all 4 lanes. He added that he understands the quality of life concerns mentioned but suggested it be paved to 4 lanes with access (striped) to 2 lanes. It can be widened in the future if needed.
- Brian Eshelman prefers the 2 lane Camino del Sur option if SDFD approves.
- Lisa Arnold said the sidewalks need to be as wide as possible for people using a wheelchair. She would like to be able to walk to shopping, likes parking structures vs. having to walk through lots.
- John Erickson asked about build phasing of the project? Levitt said the commercial is dependent on finding tenants but could be built at the same time as the residential. Erickson asked if the commercial could be changed to residential? Levitt said no, not unless there is a public vote. Erickson said he prefers 2 lane Camino del Sur, but SR 56 does have accidents and traffic jams. When it gets congested, drivers will exit and cut through; was that taken into account in the studies? Levitt said he does not see this as a short cut.
- Guy Okiri prefers the 2 lane road and keeping the traffic moving slow near the school.
- Mary Ann Eisele asked the number of movie screens and seats. Levitt said, 8-10 screens and between 1250-1800 seats. She referenced the \$2 million EOB that RPPB negotiated with Rhodes in 2004, suggesting that their neighborhoods took the 'hit' with additional density, more commercial and that they should benefit more from the EOB than the rest of community; ideas: a park on top of a parking structure for the residents of the area. She encouraged the board to revisit the EOB.
- A resident inquired if Merge 56 was planning to install Solar? No response.
- Lisa Arnold asked if a Tot Lot was envisioned for the Merge 56 center? Levitt said they will look at that.

c. **RPPB Election Results** – Brian Reschke, RPPB (Information Item)

Reschke reported the final vote counts for the election as follows:

Dist. 1 Jeanine Politte	8 Yes, 1 No
Dist. 3 Thom Clark	2 Yes, 0 No
Dist. 5 Ramesses Surban	2 Yes, 0 No
Dist. 7 No Candidate	-----
Dist. 9 Bill Diehl	1 Yes, 0 No
Dist. 11 Jon Becker	11 Yes, 0 No

BMR #1 Ruth Loucks 2 Yes, 0 No
 TH #1 No Candidate -----

- Clark thanked the Committee for their efforts.
- Diehl said there should not have been a NO vote on the ballots. Elections are a ‘selection’ of one candidate from the candidates running just like City Council elections.
- Reschke said he disagreed, the required 2/3 vote needed [incumbents with 8 or more years] could only be accomplished by a Yes or No vote, similar to electing judges.
- Diehl said if they are running unopposed, they can’t get anything but 100% of the votes cast.
- Politte said if the candidate is running unopposed, they aren’t running against anyone so by conducting a yes/no vote, they are technically running against themselves.
- Reschke said he felt that Council Policy 600-24 would support his stance that a Yes/No vote is required.
- Politte disagreed and suggested that before next year we talk with staff to confirm the procedures. She added that the Bylaws and exhibits are clear on the procedures for conducting the election and should have been followed. Additionally, she didn’t feel the Yes/No vote should be challenged as it did not affect the outcome of the winning candidates.
- Becker said this is a Bylaws issue.
- Clark told Reschke to take it up with the Bylaws Committee.

8. REPORTS.

- a. Chair Report – Thom Clark
 - There are multiple EIRs out there that will impact our community and he will pdf and send out the board members: Climate Change, Citywide Manhole improvements are a couple.
- b. Vice-Chair Report – Jon Becker, no report
- c. Secretary Report – Jeanine Politte, no report
- d. Standing Committee Reports:
 - Land Use (Ramesses Surban)
 - Clark said that he has been asked to institute a Merge 56 Ad-Hoc Committee but noted that we already have a LUC and we should utilize the LUC as the venue for project dialogue with the community on the Merge 56 and Rhodes projects. Additionally, the Sundance Avenue neighborhood is angry about construction traffic that is going through the neighborhood. Becker noted we can set up some of the framework for the discussions.
 - o Rhodes said that is a good idea. He noted that we have a small percentage of residents attending RPPB meeting who are determining the outcomes of a project that will impact the whole community[s]. Additionally, he noted the \$2 million EOB will be paid by himself when the 342 units are built and occupancy is approved. He suggested that RPPB might want to revisit the EOB if there are more impacts being felt and if there are better uses of the EOB. He is open to the discussion.
 - o Becker noted the Planning Commission asked us to assure that all the projects are looked at together. He added that he did not think Merge 56 would be ready to come back to us for a recommendation in May as was suggested.
 - o Clark said he will talk with Surban the LUC Chair to lay out a plan.

- Politte reported, the Khouli residences are almost completely built and on the market.
 - Telecomm (Darren Parker), no report
 - Politte said that she has been in contact with the community members who presented in opposition to the Verizon Ridgewood Park project. They plan to make a presentation when the project goes to Planning Commission. The board was split on the vote to approve the project and she suggested that we support the group if they need to appeal the project to City Council. Politte said that Parker had reported at the meeting that everything was signed off and it wasn't per the cycle review comments that we received and Kerrigan Diehl had said it was just language cleanup. If we don't do any more about this project – fine, but we should be more cautious with our recommendations in the future. Becker said that historically, this board has only made a decision upon receipt of the environmental document for a project. Politte said she would encourage the members to attend the Commission meeting and show their support for the neighbors by filling out a speaker slip and commenting. Rhodes said, the members need to be clear if they speak that they are not representing RPPB with their comments. Politte agreed and added that the Commission will get our minutes and they will see there was confusion and missing information. McGuire asked for a summary of Politte's suggestion. It was noted that this was not on the agenda so no recommendation could be voted on. Gore said he received a number of letters from residents on this project after our vote to approve and it didn't change his vote. Politte asked if there was any member who voted for the project who would vote differently now? Surban asked if we got the documents needed to render a decision? Politte said that we got the documents, but did we have accurate information to make that decision? Clark said we had the documents, made our decision following the process guidelines, so let's move on.
- e. Ad Hoc Committee Reports:
- Doubletree Resort (Jeanine Politte)
 - A Dear Neighbor letter about the golf course closure and a renovation timeline was received via email from Maureen Cohen and distributed to our email list.
 - RPPB 2015 Elections (Brian Reschke)
 - Politte asked the committee to put all election documents in a sealed envelope and get to her for filing with other RPPB records. Politte added that any challenges to the election should be submitted to the committee within 24 hours.
 - RPPB Bylaws Revisions (Ramesses Surban)
 - Surban reported on the status of the bylaws and a tentative timeline. The committee is doing a thorough job, not a quick job. The plan is to give board members 2 weeks to review the draft before discussion at the next meeting.
 - Clark noted he would like adequate time to review it. Citywide, there are 22 CPGs that have accepted the Shell with staff filling in the CPG information. 3 other groups are writing their own, 11 have not responded and 6-7 are just beginning the process. He added that Betsy McCullough said she wanted the revised Bylaws as fast as possible, no timetable.

f. Liaison and Organization Reports:

- Black Mountain Open Space Park (Bill Diehl)
 - Simmons noted the official Ribbon Cutting for the new trail will be on March 28th.
- Community Funds (Bill Diehl)
 - Diehl noted the previously reported September 2014 balances have not been updated to include the outstanding projects. It take time to close out projects.
- MCAS Miramar Community Leaders Forum (Stephen Egbert)
 - Explosive Ordinance presentation.
- PQ Fire Safe Council (Mike Shoecraft)
 - March 8th at 9:00pm, Dateline (NBC Channel 7) will broadcast a report on the First Night and Following Day of the 2003 Cedar Fire.
 - PERC presentation by Postal Inspectors “It’s a Scam”; March 10th 6:30pm at the Library.
- PQ Town Council (Darshana Patel)
 - Town Council elections will be conducted at the Fiesta on Saturday May 2nd; April 19th is deadline to file applications.
 - Clark noted that he had been asked for a Letter of Support from RPPB for the YMCA Farmers Market and was informed that approval by the board was needed. He also informed the board that he provided a letter of recommendation for Surban, but was unaware that he needed the board’s approval.
 - Surban noted that during the committee’s review of the Bylaws, we discussed that if letters are sent from “RPPB” it should be voted on.
 - Politte added that letters of support representing the view of the board have previously been approved by a vote and the new Bylaws Shell has a section specifically addressing to this now. The Fiesta letter and others were voted on every year up until the last couple of years.

Motion: To approve writing a letter of support for the YMCA Farmers Market. M/S/C – Becker/Politte/Discussion.

- Surban asked if we can do that if not on the agenda? Politte said that this is not a project and didn’t see it being an issue. Becker said that we’ve never put it on the agenda in the past for this type of letter. Rhodes said we should have it on the agenda.
- Clark asked Patel if it was time sensitive? Patel said they haven’t been told it was needed so it would be appropriate for a letter.
- Discussion that the item is not on the agenda and no motion should be allowed, and procedures for letters that represent RPPB’s position in support.
- Surban said this should not be voted on, it’s not on the agenda.
- Diehl suggested a straw vote.
- Rhodes said the letter would support without community input and shouldn’t be voted on.
- Clark said if don’t agree, vote no and the motion fails.
- Patel said that if she knew this would happen, she would have requested a modification. We should follow the rules and asked that it be put on the agenda at the next meeting.
- Politte rescinded her second of the motion. No vote.

- PQ Recreation Council (Steve Gore)
 - Diehl reported on Rec Council events: Spring Egg Hunt Saturday April 4th at 10 am sharp. They have scheduled Flag Day Ceremonies at Hilltop Park, Fireworks will be on July 2nd at Westview High School, Polynesian Getaway 8/21/15, Oktoberfest (date TBD) and Winter Wonderland on 12/5/15.
 - They will have a booth at the Fiesta.
- Los Pen Canyon Psv CAC (John Keating) – no meeting
- Park Village LMAD (Jon Becker)
 - Still implementing recycled water installation.
- Peñasquitos East LMAD (Bill Diehl) – no report
- Torrey Highlands LMAD (Darren Parker) – no report
- Transportation Agencies (John Keating)
 - Politte reported that approximately 11 runs of one MTS route has been dropped for lack of ridership since Rob Schupp presented to RPPB.

The meeting was adjourned at 11:24 pm.

Respectfully submitted,

Jeanine Politte
RPPB Secretary

Approved 5/6/15, 14 in favor – 0 against – 0 recusals/abstentions.