



Rancho Peñasquitos Planning Board Meeting Minutes

May 3, 2017

Attendees: Geoffrey Patrick, Thom Clark, Corey Buckner, Bill Diehl, Jon Becker, Stephen Egbert, Mike Shoecraft, Susan Sindelar, Cynthia Macshane, Darshana Patel, Brian Reschke, Joseph Schmelzer, Brooke Whalen, Pamela Blackwill, Alex Plishner, Steve Leffler

Absent: Darren Parker

Community Members & Guests (Voluntary Sign-in): Gloria Kuramoto; Jeff Frazec; Marco Panattoni; Khalil Hindi; Freada Simon-Hindi; Joanne Jansen; Joe Pierzina; Shari Collins; Annemarie Thornes

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1. The meeting was called to order at 7:35 pm at the Doubletree Golf Resort located at 14455 Peñasquitos Drive, San Diego, California 92129.
 2. Agenda Modifications
 - a. Motion: Remove Approve Boney Glen Utility Easement Vacation, Project No. 529042 / Map No. 21302, Lots 9 Run of the Knolls, *the project is still pending EIR. M/S/C – Thom Clark/Darshana Patel/Motion was approved 14-0-0.*
 3. Election of RPPB Secretary
 - a. Motion: *To nominate and elect Susan Sindelar as Secretary for the 2017-2018 Rancho Peñasquitos Planning Board. M/S/C – Jon Becker/Thom Clark/Motion was approved 15-0-0.*
 4. Confirm Organization's Appointees to RPPB (PQ Town Council)
 - a. No appointees given to RPPB for Town Council, motion postponed until receipt of application and letter.
 5. Approval of April 5, 2017 RPPB Meeting Minutes
 - a. Motion: *To approve the April 5, 2017 Rancho Peñasquitos Planning Board Meeting minutes as corrected. M/S/C – Susan Sindelar/Brian Reschke/Motion was approved 13-0-2 with Brooke Whalen and Susan Sindelar abstaining.*
 6. Public Safety Agencies: Not present, no report.
 7. Public Forum: None.
 8. ANNOUNCEMENTS & INFORMATION ITEMS:
 - a. San Diego City Planning Dept. Report
 - i. Sara Toma was present, no report. More information can be found at: <https://www.sandiego.gov/planning>
 - b. San Diego City Council Member Mark Kersey, District 5 Report
 - i. Kyle Rodenbo reported on various issues. More information can be found at: <https://www.sandiego.gov/citycouncil/cd5>
 1. Rattlesnake season, please watch out for your and your dogs' safety.
 2. There is an expected \$181 million for infrastructure as a result of Proposition H, which was sponsored by the Councilman

3. No update as to completion of Camino Del Sur repaving
 4. Darshana Patel – Requested an update on whether Café 56 will continue to remain vacant and was informed no new information is available.
 5. Bill Diehl – Requested information on how to get new bus benches and was informed to ask MTS
- c. San Diego City Council Member Chris Cate, District 6 Report
- i. Daniel Manley reported on various issues. More information can be found at: <https://www.sandiego.gov/citycouncil/cd6>
 1. Bill Diehl Day last week was successful
 2. Pet Event on May 20th at North Clairemont Park with San Diego Humane Society, free pet supplies, discounted vaccines 12:00-3:00pm.
 3. Darshana Patel – Requested update on water pump and was informed that there was no new information
- d. San Diego County Supervisor Kristin Gaspar, District 3 Report
- i. No representative was present, no report. More information can be found at: <http://www.sandiegocounty.gov/content/sdc/bos/district3.html>
- e. CA Assembly Member Brian Maienschein, 77th District Report
- i. Lance Witmond was not present, no report. More information can be found at: <https://ad77.asmr.org/>
- f. CA State Senator District 39, Senator Toni Atkins
- i. Jason Weisz was not present, no report. More information can be found at: <http://sd39.senate.ca.gov/>
- g. U.S. Congressman Scott Peters Report, 52nd District Report
- i. Jason Bercovitch was not present, no report. More information can be found at: <https://scottpeters.house.gov/>
9. BUSINESS.
- a. Approve request for \$133,000 from Park View Estates Fund 400221 for Canyonside Gym HV A/C system engineering services
 - i. Motion: *To approve \$133,000 from Park View Estates Fund 400221 for Canyonside Gym HV A/C system engineering services. M/S/C – Bill Diehl/Brian Reschke/Motion was approved 13-0-2 with Geoffrey Patrick and Brooke Whalen abstaining.*
 - ii. Darshana Patel inquired if the fund is depleted, and was informed that it is not because the dog park shade structure was denied funding
 - b. Approve Wireless Communication Facilities Committee's Members & Chair
 - i. *Appointment of Members and Chair of the Wireless Communications Facilities Committee for the 2017-2018 Rancho Peñasquitos Planning Board postponed until June 7, 2017 meeting.*
 - c. Approve Ad-Hoc Committee Member(s) & Chair (Media/Communications/Website)

- i. *Appointment of Members and Chair of the Media/Communications/Website Committee for the 2017-2018 Rancho Peñasquitos Planning Board postponed until May 3, 2017 meeting. M/S/C – Corey Buckner/Darshana Patel/ Motion was approved 15-0-0.*
- d. Appoint RPPB Members/Liaisons to Report on the Activities of Other Organizations and Advisory Groups
 - i. Motion: *To appoint RPPB Members/Liaisons for the following Organizations and Advisory Groups for the 2017-2018 Rancho Peñasquitos Planning Board:*
 - MCAS Miramar CLF -Stephen Egbert*
M/S/C – Corey Buckner/Thom Clark/Motion was approved 15-0-0.
 - Los Peñasquitos Canyon Preserve CAC – Joseph Schmelzer*
M/S/C – Corey Buckner/Darshana Patel/Motion was approved 15-0-0.
 - Torrey Highlands LMAD- Brooke Whalen*
M/S/C – Corey Buckner/Jon Becker/Motion was approved 15-0-0.
 - Transportation Agencies – postponed.*
- e. Approve FY 2017 Black Mountain Ranch Public Facilities Financing Plan
 - i. Bill Crane will present to the City Council in June
 - ii. Brian Reschke – Asked if funding can be used to fix Camino Del Sur and was told no it could not
 - iii. Jon Becker – Inquired if the decrease in funding is due to fewer developments being built and was informed that it was due to fewer projects needing funding
 - iv. *Alex Plishner arrived.*
 - v. Pamela Blackwill – Asked if the balance is now or after expenditures and was told that the funding will come out of balance
 - vi. Bill Diehl – Inquired if the estimate for library is correct and was told it was
 - vii. Patricia – Asked what stage of the development will the construction of the library begin. She was told the land was already purchased and construction would begin in 2020
 - viii. Corey Buckner – Inquired when the new fire station would be build and was told 2018-2019
 - ix. Motion: *To approve FY 2017 Black Mountain Ranch Public Facilities Financing Plan as presented. M/S/C –Jon Becker/ Thom Clark/ Motion was approved 14-1-1 with Geoffrey Patrick voting in opposition and Alex Plishner abstaining.*
- f. Approve The Junipers Community Plan Initiation Process Update
 - i. Sara Toma – Focus for RPPB is whether there are sufficient facilities and whether an initiation can go to planning commission
 - ii. 33 North – Requested that RPPB follow the LUC vote to begin initiation process
 - iii. Geoffrey Patrick – Expressed opposition that project is inconsistent with: goals of Community Plan that the major requirements of the Glens neighborhood are to preserve the land as open space and have it serve as buffer; pre-existing density

- intensity range, site design; and that there are not enough available public utilities based on fire evacuation issues.
- iv. Bill Diehl – Clarified that the land is not currently a golf course nor is designated as city park or open space
 - v. Stephen Egbert – Requested clarification that the vote is on initiation of developing from open space to low density residential and inquired how long process will take, was informed that it is unclear as the project has not yet even begun the initiation process and there are many steps with the city prior to any approval vote by RPPB
 - vi. Joseph Schmelzer – Join with Geoffrey Patrick in rationale for opposing project and expressed further concern that low density residential in the area will not benefit community.
 - vii. Khalil Hindi – Resident opposed to project and expressed concerned about impact on fire evacuations
 - viii. Robin Panattoni - Resident who expressed opposition to project
 - ix. Freada Simon-Hindi – Resident opposed to project based on concerns about impact on future fire evacuations and that it would be inconsistent with the community plan that the area is to remain “open space and buffer from freeway”
 - x. Joanne Jansen – Resident who expressed opposition to project
 - xi. Joe Pierzina – Resident who voiced opposition to any change to the community plan changing the land from open space. Expressed further concerns about the population housing increase and safety issues, including fire evacuation.
 - xii. Sherry Collins – Resident who objects to new housing on the previous golf course site and expressed concern about fire evacuation routes.
 - xiii. Annemarie Thornes – Resident who opposes the project as no other commercial project (commercial sport arena for youth) has been fully explored by the developer
 - xiv. Patricia – Inquired if the project is being designed similar to 4S Ranch and was told that the project is still pre-initiation and the developer is not committed to any plan yet
 - xv. Melanie Rodriguez – Resident inquiring if concerns should be expressed to the RPPB or the Planning Commission and then when it should be expressed and was informed that comments could be made at all meetings where the project is on the agenda
 - xvi. Brain Reschke – Indicated that the land itself, regardless of what is on it, operates as the buffer from the freeway. Indicated that if any people want something specific done with the land, they could attempt to purchase it and develop it. Clarified that PQ has already been deemed by the City to have a sufficient number of parks per residents and would not purchase the land for park development. Also inquired if the idea was to have affordable housing as inclusionary or whether the developer would pay the fee and was informed that it would be inclusionary. Requested information for other areas that have density concerns worse than PQ for fire evacuations
 - xvii. Thom Clark – Clarified that public facilities need only appear to be available to serve the proposed density intensity or that the Community Plan Amendment process will address the public facilities and the reason the facilities requirement is unclear at this

- point is because RPPB is not voting on a project only initiation of the planning process
- xviii. Michael Prinz – Explained that through the community plan amendment initiation process at the City, issues are examined and project alternatives are recommended and then a project is ultimately developed.
 - xix. Jon Becker – Explained to the public that an ad hoc committee is usually set up to facilitate communication and hold a meeting for expression of concerns about the project.
 - xx. Motion: *To approve proceeding with the initiation of community plan amendment of The Junipers Project. M/S/C – Thom Clark/Bill Diehl/ Motion was approved 11-4-1 with Geoffrey Patrick, Corey Buckner, Joe Schmelzer, and Mike Shoecraft voting in opposition and Steve Leffler abstaining.*
- g. Merge 56 Community Plan Amendment Update, Project No. 360009 / SCH No. 2014071065
- i. John Keating presented Merge 56 traffic issues.
 1. Will provide another alternative for PV residents to get to WVHS
 2. Will create another route to Black Mountain Road, but not sufficiently convenient (8 signals, 1.8 miles longer) to create detour from Hwy 56.
 3. A two lane road is the correct size for Camino Del Sur and Black Mountain Road. The reduced road costs will stay in FBA. The bridge will be widened to add a sidewalk and bike lane on each side of two lane road.
 4. The two lane 45 MPH road will provide traffic calming and force vehicle speeds to slow down at school zone. A 15 MPH roundabout at Dormouse Road, is another safety feature, (no stop lights) that could be studied through the FBA funding and will need to be approved by City and has the support of PVE school. The roundabout design is a recommended solution by the US Dept. of Transportation. The two lane narrower road will also require less grading.
 - h. Architect
 1. Highlighting pedestrian activities bordering commercial and retail spaces and pedestrian accessways btw retail and residential areas.
 - i. Randi Coopersmith
 1. Will bring more residences and businesses to community
 2. Less environmental impact because it will be a two lane road
 3. Provides reclaimed water line and trail connection through canyon
 4. Will provide a two to one ratio of vernal pool mitigation projects
 5. Estimated FBA funds will be \$30 million
 6. Request RPPB and residents to continue to communicate to make sure project incorporates requests

- ii. Darshana Patel – Inquired if there will be a plan to incorporate and build a new connection at Carmel Mountain Road for bike path and was informed that CalTrans will not allow a new ramp, but the existing one will likely be upgraded
- iii. Stephen Egbert – Asked if there is a way for bike path to get to the area and was informed there will be. Expressed concern about sufficient lighting for the parking structures and was informed there will be sufficient lighting and cameras
- iv. Joseph Schmelzer – Inquired about the creation of larger vernal pools and was told that making them larger in areas that are protected makes it easier for the pools to remain viable and secure
- v. Jon Becker – Asked if there will be circulation between commercial and residential or if it will be blocked to prevent through traffic. He was told it will be blocked to prevent shortcutting. Also inquired if there will be VCALM signs. He was told the developer will look into it.
- vi. Steve Leffler – Asked if there will be mass transit accommodation plans and was informed that there will be one stop if there is a bus line, but there are no plans for a bus line yet
- vii. Brooke Whalen – Asked what the width will be for sidewalks and was told there will be a five-foot sidewalk, four-foot shoulder for trail. Asked if there is a landscape buffer for trees along Camino Del Sur and was told there will be.
- viii. Patricia – Inquired if the roundabouts will be large enough for large buses and was told that they will accommodate firetrucks and commercial trucks if needed as well. Inquired how many affordable units will be on site and was told there will be 47 units. Inquired if there will be any shelter in place facilities and was told the developer will work with the fire department about that issue, but will be providing access roads regardless of shelter in place facilities.
- ix. Mary Ann Eisele – Asked if there will be trail access and was told that there will be
- x. Gloria Kuramoto – Expressed approval of the project
- xi. Cynthia Macshane – Asked if the project will include any energy conservation for commercial, LEED, or solar panels and was informed that it will incorporate energy conservation projects
- xii. Thom Clark – Expressed appreciation to the developer for the years long process and specifically how the commercial structure, façade and design, has taken community comments into account and that the LUC recommended unanimously to support the project
- xiii. Bill Diehl – Requested clarification of what “associated actions” are being approved and was informed that it was the Community Plan Amendment to change from regional commercial to local mixed use and the tentative map previously submitted
- xiv. Pamela Blackwill – Requested developer to communicate with Rhodes Crossing to provide an update on transportation issues
- xv. Thom Clark – Kevin O’Neill emailed to express appreciation that the new plan reduced the lanes from four to two and the resultant lesser environmental disruptions

due to grading, and stated that it appears that there may no longer be a need for a widening of the Carmel Mountain Road bridge

- xvi. Motion: *To approve Merge 56 Project and associated actions for Project No. 360009 /SCH No. 2014071065. M/S/C – Thom Clark/Alex Plishner/ Motion was approved 16-0-0.*

1. Jon Becker – Friendly Amendment to add *to include a study of Camino Del Sur south as it approaches Park Village Elementary School*, accepted by Thom Clark

10. REPORTS.

- a. Chair Report – Corey Buckner
- i. No report.
- b. Vice-Chair Report – Jon Becker
- i. Received notice of draft mitigated negative declaration for Pacific Village Project No. 470158 dated April 7, 2017.
- c. Secretary Report – Susan Sindelar
- i. No report.
- d. Standing Committee Reports:
- i. Land Use (Thom Clark)
 1. No report.
 - ii. Wireless Communications Facilities (Darren Parker)
 1. Not present, no report.
- e. Ad Hoc Committee Reports:
- i. Media/Communications/Website (Brooke Whalen)
 1. No report.
- f. Liaison and Organization Reports:
- i. Black Mountain Open Space Park (Bill Diehl)
 1. No report.
 - ii. Community Funds (Bill Diehl)
 1. No report.
 - iii. MCAS Miramar Community Leaders Forum (Stephen Egbert)
 1. Visited the brig during the last meeting.
 - iv. PQ Fire Safe Council (Mike Shoecraft)
 1. No report.
 - v. PQ Town Council (TBD)
 1. Fiesta is May 7, 2017 and a parade is planned.
 2. RPTC will host a ceremony honoring Bill Diehl for his many years of service.

- vi. PQ Recreation Council (Steve Leffler)
 - 1. There will be a budget reduction, which will cost a loss of two to four maintenance people, a special meeting will be held May 8, 2017 from 9:00am-12:00pm
 - 2. San Diego County Parks and Recreation will begin its Park Fits program on June 7, 2017 and run through August at all local parks
 - 3. June 11, 2017 will be Flag Day at Hill Top Park
 - 4. The parking lot at Canyonside will begin construction in December
 - 5. There will be a fundraising golf tournament and auction for Sienna's Playground at the VLC church
 - vii. Los Peñasquitos Canyon Preserve CAC (TBD)
 - 1. No report.
 - viii. Park Village LMAD (Jon Becker)
 - 1. No report.
 - ix. Peñasquitos East LMAD (Bill Diehl)
 - 1. Stamped concrete between the preschool and Black Mt. Road is complete.
 - x. Torrey Highlands LMAD (Brooke Whalen)
 - 1. No report.
 - xi. BMR South MAD (Brian Reschke)
 - 1. Patricia - MTS is eliminating the 20 bus line that goes through PQ and the whole north route. A new option would require 5 bus connections to get downtown. They are putting in another bus line 24. There is a survey online.
 - xii. Transportation Agencies (TBD)
 - 1. No report.
11. MEMBER COMMENTS: None.
- a. Corey Buckner – Expressed appreciation for Bill Diehl's service and friendship over years

The meeting was adjourned at 9:50 pm.

Respectfully submitted,

/s/

Susan Sindelar
RPPB Secretary