



Rancho Peñasquitos Planning Board Meeting Minutes

June 3, 2009

Attendees: Dan Barker, Jon Becker, Morri Chowaiki, Bill Diehl, Bill Dumka, Sudha Garudadri, Tuesdee Halperin, Wayne Kaneyuki, John Keating, Jim LaGrone, Jeanine Politte, Scot Sandstrom, Charles Sellers, Mike Shoecraft, John Spelta, Dennis Spurr

Absent: Lynn Murphy, Joost Bende, Keith Rhodes

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

1. The meeting was called to order at 7:40 pm at the Doubletree Golf Resort located at 14455 Peñasquitos Drive, San Diego, California 92129. A Quorum was present.
2. Agenda Modifications: Defer Our Lady of Mt. Carmel Church project to July (OLMC is conducting community outreach).
3. MINUTES: Corrections were recommended.
Motion to approve the May 6, 2009 Rancho Peñasquitos Planning Board Meeting minutes as corrected. M/S/C - LaGrone/Becker/Approved 14-0-1 abstention (Sandstrom).
4. Guests: No representatives were present from Fire Department.
5. NON-AGENDA, PUBLIC COMMENTS:
 - a. Diehl invited residents to attend the Flag Pole dedication at Hilltop Park on Flag Day, June 14th at 2:00pm.
 - b. Spelta invited residents to participate in the DelSur 5K Run on June 6th. Pre registration begins at 7am, race begins at 8:00am.
 - c. Halperin shared that 2nd Chance Animal Rescue needs fostering homes due to an increase in strays they are not able to accommodate.
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
 - City announced a Level 2 Drought Alert beginning on June 1st; mandatory watering regulations are available at <http://www.sandiego.gov/water/conservation/drought/>.
 - Rancho Peñasquitos Town Council is hosting a presentation by the Water Dept on June 4th at 7:00pm at the Doubletree. Councilmember Lightner plans to attend.
 - Lightner is planning to reconvene the Los Peñasquitos Canyon Taskforce. The Canyon is within City Council Dist. 1 & 5 and Dist. 3 of the County Board of Supervisors; hoping to meet by the end of June. Becker inquired if this would be a joint task force; Heverly stated that it would be formed to be a decision making body, the Citizen's Advisory Committee is glad its being reconstituted.
 - Lightner released a Budget memo which highlighted unpaid business tax notices – she is making recommendation to waive fees beyond recovery for 1st time offenders and notifying small business owners of their responsibility to pay.
 - Diehl inquired about whether independent contractors who were notified to pay would be required; Heverly said they should check with City.
 - Linear Park (Dog Park) – YMCA leases the adjacent land for their parking lot. YMCA will be using the lot during summer months for their camp transportation, but Dog Park

users may use the south end of the parking lot. Cindy Phelan (YMCA Director) has spoken with Sellers and Diehl added that the Rec Council has assigned a member to be a liaison between both groups of users. There will be a meeting on June 7th at 7:00pm at the park to get the information out to the public.

- Diehl inquired if ADA required parking would apply to street parking. Keating responded that the Dog Park does not have parking assigned to it, so no requirement for ADA, although the YMCA parking lot does have handicapped parking available.

- Keating stated that he received an request for a striped crosswalk at Fairgrove Ln. x Salmon River Rd. (3 way stop) noting that there is a striped crosswalk at Fairgrove Ln. x Twin Trails Dr. by the YMCA near Vons.

- Lightner has asked that PPH project be returned to staff to review with possible change in zoning from industrial to commercial with 30' height limit, also asking staff and developer to come back to Council. Becker/Heverly confirmed that project would come back to Planning Commission; confirmed by City Attorney's office.

- Keating inquired why Lightner wanted the zoning to be commercial; Heverly will get back to RPPB with more info.

- Sellers stated that BMR CPA was on 6/2/09 City Council consent agenda and adopted. Sellers asked why Councilmember Frye dissented. Dumka stated there were water concerns (developing parcels when in a drought alert); it was pointed out that the amendment reduced the amount of water use. BMR agreed to sell the small adjoining parcel to the Neighboring property (Montecito) prior to Planning Commission meeting that would allow a 2nd point of access for their property, but the price was unacceptable. BMR has not heard back from Montecito owner since. Sellers expressed his concern that Lightner would allow the project to move forward without comment from RPPB stating that he did not receive a call prior to City Council meeting and asked Heverly to get more information. Dumka added that the staff report was representative of RPPB's conditions.

- PPH was also on 6/2/09 City Council agenda and returned to staff with direction; Sellers stated he was unable to attend the meeting. Heverly stated Council members asked a lot of questions about staff reports and public comments Council President Hueso suggested that if it came back it would provide additional opportunity to address everyone's concerns; Lightner did share the community's concerns. Becker added that PPH did conduct a town hall meeting last Thursday at the site inviting the neighbors, qa dozen or so attended.

- Becker stated that he reevaluated the project with the commercial zoning recommended and deviations would be necessary to apply RPPB's conditions. Sellers added that the change would bring the project back to RPPB.

- Sellers stated that the THPFFP was approved last week with a change in the proposed FBA fees (7% increase). Diehl stated that he received a call from Charlette & John Tracana to inform us that the increase was not their idea.

- Sellers added that he will review the PPH & THPFFP meeting videos to discuss at the next RPPB meeting.

- Sandstrom informed the group that Kilroy Realty lent an unoccupied warehouse space in RB to the PUSD grad night committees to build their sets for Grad night; community members will be able to view the sets at each high school on June 10th.

c. San Diego City Planning & Community Investment Report – Tim Nguyen was not in attendance.

7. BUSINESS.

a. **Community Forests Advisory Board presentation – (Info Only)**

Becker, a FASLA member, introduced Vicky Estrada who is an urban designer. She reviewed why the Board was established and the role it can play in the community. (PPT distributed)

- Pamela Shotwell noted that she has seen a 25% decrease in trees in her neighborhood (Calle Juanito in the Rolling Hills neighborhood) and confirmed that her shade trees reduce home heat by 10°.

- Kaneyuki inquired about the public right of way and dedication of trees in the median along Carmel Mtn. Rd.; yes.

- Becker noted that RPPB has had concerns about street trees in the Leisure Life/Cresta Bella future development. We would want to protect the street trees in the right of way adding that protection of street median trees might have to be initiated by LMADs.

- Becker stated that the City has an established list of trees for the public right of way. From a fire standpoint, Palm trees are the worst.

b. **Cambridge School (Action Item) – Kathi Riser**

Riser introduced Jean Kim, the school's founder. She stated the project hasn't changed since their last presentation before RPPB. The Cambridge School CUP will be the 2nd one on the site, the Taiwanese Church may exercise their CUP at some time in the future and at that time the Cambridge School will have to vacate. This CUP will preclude the Church's CUP.

* The traffic Study (5/7/09) showed no long term impacts on Azuaga or Carmel Mtn. Rd. at Rancho Peñasquitos Blvd.

* Hours of school operations: 8:15am – 3:00pm; 150 student enrollment.

* 3 evergreen trees will be added to soften the view of modulars which will be painted same as the fellowship hall to blend in.

* Negative Declaration published 6/1/09 will be before the hearing officer July 8th at the soonest.

- Becker added that there will be 2 concurrent CUPs (Taiwanese Senior facilities & Cambridge School. Church use will not overlap school use.

- Keating asked if the traffic study could sunset (10 year time limit) if we find there is actually is a problem. Becker stated that RPPB could modify to 5 +5 years.

- Riser stated they would like to enroll 150 students, but there presently is 62 students and would probably increase about 20 students per year.

- Becker reported that the Land Use Committee approved the project and reviewed the conditions.

- Kaneyiki noted that the area is already busy and that 150 new in and out trips will impact traffic and restated Bende's previously reported statement with concern and dislike of modules, expressing that his (Kaneyuki's) feelings were the same.

Motion: To approve the Cambridge School CUP with the following conditions:

1. No regularly scheduled activities beyond 3:00 PM

2. The two new portable buildings shall be painted a color scheme that compliments the color scheme of the existing Fellowship Hall.

3. Plant ten 15-gallon evergreen trees, to grow to a mature height of a minimum 8' tall, to screen the portable buildings from Azuaga Street.

4. If the Taiwanese Church CUP is perfected, the Cambridge School CUP will expire. (This would be “as stated” in the conditions of the language of the C.U.P. per the City)

M/S/C – Becker/Sandstrom/Approved, 13 in favor – 3 against – 0 recusals- 0 abstentions.

8. REPORTS.

a. Chair Report – Charles Sellers

- Sellers stated that he is unable to attend CPC Meetings and invited RPPB members who were interested in attending to contact him; meets 4th Tuesday of month from 7-9pm at 9192 Topaz Way, Kearny Mesa.

- Issues discussed at previous CPC meeting included:

1) Indemnification ordinance passed, now working on indemnifying non CPG members who participate on sub-committees.

* LU & H voted 4-0 in favor with conditions: 1) must attend a COW training, 2) CPG must appoint and record in the minutes.

2) Brown Act

3) California Environmental Quality Act (CEQA) process

4) Wireless requirements – also being discussed at the Mayor’s Stakeholders meeting

5) BIA – Urban infill and redevelopment

6) Environmental Health Coalition is seeking support from City – stimulus money (handout)

7) Fair Housing Workshops will be held on 6/9/09 at Vista Bringle Terrace Rec Center.

- Sellers also informed the members that the Mayor is recommending Jim Waring to the San Diego Housing Commission. Members shared their opinions and Politte inquired if this might be something we could make a recommendation to the Mayor on whether we would support or not. Sellers stated that it would not matter.

b. Vice-Chair Report – Jon Becker, no report.

c. Secretary Report – Jeanine Politte reported that the PQ-NE Action Group 3rd Annual Community Picnic was scheduled for Sat. June 6th from 11-3pm at Rolling Hills Park, inviting everyone to attend.

d. Standing Committee Reports:

➤ Land Use (Jon Becker) – Becker reported OLMC will be attending the July meeting to present their project.

➤ Wireless (Lynn Murphy) – Sellers reported that Verizon will be the 1st in of the wireless carriers at Del Norte High School. There is space for 4 overall. They are presently working with the wireless committee to refine the conditions. The wireless facilities will be located on the light standards in the football stadium. Verizon’s equipment vault measures 24’ x 12’ and will be located above ground.

e. Ad Hoc Committee Reports:

➤ Bylaws/Elections (Joost Bende) – no report

➤ Community Funds (Bill Diehl) – Diehl reported that the city has security at the Skatepark from 11am – 8pm because both junior & high school aged youth were jumping the fence and using the facilities; it’s a liability to the city if kids are hurt on the substandard/damaged ramps. Diehl added that the KUSI Turko report, with youth who were trespassing and stating that their taxes paid for the park, was inaccurate.

- FBA monies from the 1st homes built in PQ paid for the Skatepark. There was brief discussion about how community leaders and groups such as RPPB could educate the youth on how the different group interact and their roles by presenting to their Civics classes or Career Day. Sellers added that the only way to change knowledge is to teach this generation (1 person with a PPT presentation).
- Fire Protection (Dennis Spurr) – Meeting was postponed until 6/10/09 – no additional news.
 - Cresta Bella (Dan Barker) – Barker is working with Heverly to get a copy of the project plans so that RPPB reps can view.
 - Heverly added that the Developer has said they will provide a copy.
 - With a project of this size, should it be a ministerial process or require more discretion in the decision making process which would include community prevue.
 - Pamela Shotwell inquired about the size of the project. Barker reported 368 units; 307 + 61 afforded by density bonus for inclusionary housing. The last viewing showed clusters of 2 story buildings with parking, height limited to 30'. The previous plan allowed up to 1,000 units which the community did not favor, the developer changed their plan to comply with the Community Plan guidelines.
 - Sellers added that in a ministerial process, RPPB has not say but the City has to comply with the guidelines in approving the plans. Both the original Cresta Bella & Doubletree plans were in conflict with the Community Plan and with the community's wishes. Politte added that because of these two projects, the community elected 2 local residents to RPPB.
 - Sandstrom added that RPPB is concerned with how a major project like this is interpreted/reviewed by City staff without input from the community.
 - Transportation (John Keating) – Asked Heverly to assist with contacting Steve Denny to initiate the request for installation of crosswalks on all 3 sides of the intersection at Fairgrove Lane x Salmon River Rd.
- f. Liaison and Organization Reports:
- Black Mountain Ranch Open Space (Bill Diehl) – was unable to attend the last meeting.
 - MCAS Miramar Community Leaders Forum (Dennis Spurr)- was unable to attend the meeting. Spurr reported that he was responding to a north PQ resident's concern of an appearance of increased air traffic at night which seemed to be propeller based; noting that it was probably civilian air traffic. Will continue to follow up with resident.
 - Recreation Council (Jim LaGrone)
 - LaGrone reported that the Rec Council purchased a balance beam (\$1200) for Canyonside Gym.
 - 6 BBQ pits which were not orderd by Rec Council were delivered to Canyonside Park; but the center director did order and the Council is stuck with the bill.
 - Reclaimed water hook up should happen this year. BBQ Pits and picnic tables have been moved west of the tennis courts where reclaimed water will not be used.
 - Reviewed staffing changes at Hilltop and Canyonside Parks.
 - Fireworks will be held at Westview High School on July 3rd.
 - Diehl reported on the SD Park Board meeting. City Parks are to be watered on MWF only from 10pm – 10am, 10 minutes per station. Call Mary Nye, Area Manager, about watering issues in parks at 858-538-8132.

- Town Council (Mike Shoecraft) – Next meeting is 6/4/09 at Doubletree with presentation from City Water Dept. on Level 2 Drought watering restrictions.
- Park Village LMAD (Jon Becker) – Scouts are looking for projects, but one scout will be fencing the far end of the park.
- Peñasquitos East LMAD (Bill Diehl) – Adobe Bluffs canyon has been cleaned up, there was a lot of non-native vegetation and debris that was blocking water flow. Community entrance signs (CIP Project) has received City budget approval.
- Torrey Highlands LMAD (Morri Chowaiki) – Chowaiki reported that there is progress along Camino Del Sur and Camino Santa Fe completing the punch list from D.R. Horton.
 - Sellers asked Chowaiki to keep RPPB members updated on the status of Torrey Brook I punch list. Heverly will forward recent email on the subject to Sellers.

The meeting was adjourned at 9:55pm.

Respectfully submitted,
Jeanine Politte, RPPB Secretary

Approved 7/1/09, 14 in favor – 0 against – 2 abstentions (Murphy, Shoecraft).