



## Rancho Peñasquitos Planning Board Meeting Minutes

December 1, 2010

**DRAFT**

Attendees: Jon Becker, Joost Bende, Morri Chowaiki, Thom Clark, Bill Diehl, Bill Dumka, John Keating, Jeanine Politte, Keith Rhodes, Charles Sellers, Mike Shoecraft, John Spelta, Dennis Spurr

Absent: Dan Barker, Jim LaGrone, Lynn Murphy, Scot Sandstrom

Community Members & Guests (Voluntary Sign-in): Andre Gold

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1. The meeting was called to order at 7:40pm at the Doubletree Golf Resort located at 14455 Peñasquitos Drive, San Diego, California 92129. A Quorum was present.
  2. Agenda Modifications: Change Torrey Highlands Pedestrian Bridge agenda item to “Information Only”.  
Prinz stated that this item is a preliminary review at City Staff’s request to remove T. H. Pedestrian Bridge (T-10) from PFFP; discussion/comments:
    - Diehl & Rhodes recommended a subcommittee meet prior to presentation for further review. Rhodes added, City staff will be reviewing 2012 PFFP/FBAs this spring, a subcommittee review before receiving recommendations from City staff on whole FBA/PFFP review seems incomplete.
    - Becker recommended inviting Charlette Strong to meeting.
    - Further discussion during agenda item to decide next steps. Sellers will place on February agenda for further discussion & approval.
  3. MINUTES: No corrections were recommended.  
**Motion:** To approve the November 3, 2010 Rancho Peñasquitos Planning Board Meeting minutes as presented. M/S/C - Becker/Clark/Approved 9 in favor-0 against-2 abstentions (Shoecraft/Chowaiki).
  4. Guests:
    - a. No public safety agency was present.
  5. NON-AGENDA, PUBLIC COMMENTS:
    - a. Diehl reported that the Rec Council would be holding Winter Wonderland at Hilltop Park on Sat. December 4<sup>th</sup>, 11am – 3pm.
  6. ANNOUNCEMENTS & INFORMATION ITEMS:
    - a. San Diego City Council District 1 Report – Stephen Heverly
      - i. Approx. 35 attendees at the last Dog Park Meeting, Nov. 10<sup>th</sup>; neighbors of park expressed concern for noise at the park. A subcommittee (Rec Council) was established to review needs of the park.
      - ii. On Nov. 5<sup>th</sup> Councilmember Lightner sent a letter to David Jarrell, Deputy Chief Operating Officer for Public Works, requesting that he postpone signing off on the Peñasquitos Pump Station until all concerns by neighbor’s (Ferrells) have been resolved. Following up with Mr. Jarrett’s office as no response has been received.
      - iii. Peñasquitos Drive traffic issues are being reviewed by City staff in response to Deborah Williams’ request (agenda item). V-calm sign placement are being reviewed by City staff; given a timeline of 6 months to be installed. Up to Mayor’s office to get

it installed.

- Politte inquired if a permanent v-calm sign was requested; address of where it will be placed. Heverly did not have exact address of location.
- Politte also inquired about request at last meeting to place speed trailers on Peñasquitos Drive and Del Diablo St./Andorra Way. Heverly will check on status.
- iv. Councilmember Lightner has a budget memo on her website. Heverly noted that there has been no movement from the Mayor's office to do mid-year adjustments.
- v. Diehl inquired about traffic monitoring counter strips at the intersection of Rancho Peñasquitos Blvd & Calle de las Rosas and along Black Mtn. Rd. between Vons shopping center and Carmel Mtn. Rd. Heverly was not aware.
- b. San Diego City Planning & Community Investment Report – Michael Prinz, no report.

## 7. BUSINESS.

### a. **Torrey Highlands Pedestrian Bridge (Information item) – Michael Prinz**

Rhodes recused himself; Rhodes Crossing's FBA fees will be used for this bridge.

Gary Halbert, at the request of some of the home builders contact PUSD and district does not want pedestrian bridge built in part because they would have to maintain it. Staff is recommending removal of T-10 from the PFFP. The project is not engineered, but listed in the PFFP with tentative cost to construct at \$4.8 million. The location is approximate to benefit students crossing Camino del Sur near Westview High School. The bridge is not in the Community Plan but would need approval to be removed from the PFFP, then forwarded to LU&H Committee as well as City Council for approval. RPPB comments & questions will be brought to City Staff for additional investigation & response at the February 2011 RPPB meeting.

#### i. Comments/Questions:

- Becker inquired if approximate location was at Torrey Meadows Dr. over Camino del Sur; Prinz stated that location has not yet been decided, but could possibly be at the intersection or midblock.
- Keating added that it would have to be on school property, district giving an easement to City to build. Keating wanted more information on the history of the bridge, how it got into the PFFP. Prinz stated that DSD staff said that Gary Hubbard was involved and there was community concern for safety crossing Camino del Sur.
  - o Rhodes added, it was not originally in the PFFP and added because there possibly could be community concerns for safety; over time price has skyrocketed.
  - o Prinz added that planning & facilities financing staff do not have an opinion on need/costs at this time.
- Diehl asked if PUSD has stated whether they intend to abandon the elementary school site near Westview now that Willow Grove Elementary has been built? Prinz was not aware of PUSD's opinion.
  - o Chowaiki added that 4 years ago a decision was made that only one of the 2 elementary sites would be built.
- Chowaiki inquired if any pedestrian crossing accidents or kids getting hurt have been recorded since Westview was built? Prinz was unaware of any but it would be discussed by staff. Chowaiki added that his community cares more about Road B (2<sup>nd</sup> exit for their community) and the park getting built before a pedestrian bridge.

- Becker asked for a forecast from PUSD on school site usage to identify if a school will be built over there.
- Keating added that it would be helpful to know design plans, where it might be built, and whether it will be built into topography so kids would use.
- Rhodes stated that his development will be affected if FBA fees are removed, which history has proven that FBA fees will not be removed. In 1980's, Carmel Mtn. Ranch was looking to put in a pedestrian bridge over Ted Williams Parkway and residents asked for RPPB's support. Studies were done at that time which showed a limited number of students would use bridge; other issues of safety/visibility were addressed.
- Sellers stated that he heard from a number of residents who stated that they did not want to FBA funds removed if bridge was removed from PFFP, but redirected to another project like a park.
- Rhodes stated that FBA fees for Torrey Highlands started out at \$16,000 per single family home. In 2005, the fees went up to \$38,000 or \$42,000 per home. Before the bubble ended, you couldn't build anymore because of the traffic phasing plan in Torrey Highlands. Pardee wanted to build their project out, set up a committee to review and the City admitted that they had not collected enough FBA fees; that more units had been sold than they realized and there was less land to be developed so they kicked the FBA fees to \$84,000 in July. His property was enjoined which meant the roads south could not be built. The Committee was successful in getting the properties north of SR-56 released in October so they could finish building. FBAs grew to \$112,000 per single family home in Torrey Highlands and 60% of that for multiple family; should look at community plan to see what could be built now.
- Sellers stated that placement of a bridge is important referencing the one placed over Black Mtn. Rd. at Galvin (Mira Mesa) which does not seem to get enough use, more now that there is an elementary school nearby but possibly not enough students in the area at this time, theoretically elementary students need a bridge more than high school students.
- Becker asked for a better defined location with photos of area, visibility, elevations, etc.
- Prinz recapped requested information for follow-up: suggested placement/location of bridge, how close to signalized intersection, and plans to build elementary school.
  - o Prinz will email Politte the PUSD email to John Leppard stating their concerns about the pedestrian bridge for distribution to the planning board.
- Clark inquired how funding might be augmented? Prinz is not aware of fund augmenting in this community but will bring that back to staff
- Rhodes stated that the city will find ways to use that money. City is cutting rec facilities & staff, has no money to maintain parks.
- Diehl stated that it costs the city \$5,000 per acre of park land to maintain each year. City is already cutting budgets for rec centers and staff potentially closing Black Mtn. gym and reducing hours at Canyonside. Park & Recreation Council is working on policy to utilize volunteers to keep centers open. Rancho Peñasquitos' money for programs is really coming from YMCA's programs that use our community facilities. These funds also pay for fireworks display, special

community events. As far as new parks, the City has never turned down a new park; City found the money & contracted out maintenance for BMR Community Park.

**b. Peñasquitos Drive Traffic Issues (Information Item) – Deborah Williams**

Williams, a 10 year resident of Peñasquitos, briefed RPPB on traffic concerns and recent accidents along Peñasquitos Drive. In June 2009, two of her vehicles were hit by a drunk driver, totaling both around 2am. She contacted Council Dist. 1 offices shortly thereafter. Recently vehicles up the street from her were hit and a pedestrian was hit crossing the street on a Saturday afternoon. She has encountered being honked at while she slows to enter her driveway and rude drivers. She has been working with Council District 1 staff (Heverly) to research options that might slow traffic as speed is concern. She stated that a study was conducted that showed traffic exceeded the speed limit (35mph) by 8-10 mph, clocking people going 50-55mph. She added that staff has been looking for a location to place a v-calm monitor which she doesn't feel like it's a permanent fix. Williams has also talked with officials about lowering the speed limit to 25mph and speed bumps; would like to speed up the process of getting v-calm signs installed or other device to calm the speed.

**i. Comments/Questions:**

- Becker inquired as to the exact location of her home; on Peñasquitos Drive across from Peñasquitos Court. Williams stated that she looks down the road and as people come around the curve, drivers are drifting into the bike lane.
- Williams answered that there is no HOA in this community, in response to Chowaike's question.
- Bende stated that this issue is similar to issues that RPPB responded to for residents along Sundance between Black Mtn. Rd. & Carmel Mtn. Rd. near Sundance Elementary where stop signs were installed.
- Politte stated that the 3 way stop at Del Diablo is the only stop from Rolling Hills Elementary to Carmel Mtn. Rd. It's easy to gain speed going down hill and traffic going uphill rarely stops at the 3 way stop sign rolling through the right turn. Not sure if there is a safe place to put additional stop signs along Peñasquitos Drive. Would like to know the history of accidents, where they took place along Peñasquitos Drive. Speed bumps would be horrible, the noise they generate when a vehicle goes over it times the hundreds of vehicles.
- Spurr stated that this community has kept the extension of Peñasquitos Drive north into Black Mtn. Ranch from being completed so all traffic is local.
- Politte stated that we are already looking at putting a crosswalk or stop at Cuca St. at the request of the Doubletree for safer crossing of Church goers who use the Doubletree parking lot on Sundays. But when the Doubletree was looking at redeveloping they wanted to put an all way stoplight at Cuca with all traffic coming out of the development at Cuca St. and the community was against that.
- Spurr asked if Williams thought a stop sign would slow traffic; Williams thinks that it will take law enforcement to slow traffic.
- Heverly added that Council office has requested studies for stop signs at Cuca St. and Janal Way. With the current point system, neither location meets required traffic counts and would need RPPB's recommendation.
- Bende added that a recommendation from RPPB with a petition by community members could get the stop signs placed.

- Politte suggested that this might be a project for the PQ-NE Action Group.
- Andre Gold, local resident, stated that the accident up the street from Williams involved 3 vehicles and happened at 9pm. These accidents happened at night and there is no illumination between streetlights, bike lanes are hard to see.
- Spurr suggested that reflectors be placed along the both sides of traffic lane to help keep traffic out of bike lane and away from cars parked along the curb.
- Politte agreed to take the issue to the PQ-NE Action Group for discussion and possible education campaign; timely with the holidays coming up. ‘Slow Down’ signs were previously used (distributed through Councilman Peters’ office previously) and we can check into that also.
- Sellers asked Heverly to report back on the list of options: the placement of reflectors/box dots, status on permanent v-calm placement and requirements for possibly 2 stop signs on Peñasquitos Drive, number of potential petition signatures needed dependent on locations. Sellers requested that Williams work with Heverly to prioritize remedies. Sellers will add to the February agenda for further review, action on steps to be taken.
  - o Polite noted that the location of stop signs at Cuca St. and number of petition signatures required would increase significantly when Cresta Bella is opened.

- c. **Sprint CUP Renewal at Mesa Verde Middle School (Action item) – Charles Sellers**  
Sprint has applied to extend their CUP 10 years, with no changes to existing cell sites on 3 of 4 flagpoles at Mesa Verde Middle School. Sellers’ talked with Alexis Osborn, applicant’s representative, about the project and walked the site to review existing cell site. Sellers recommended that the flagpoles get a new coat of paint and the addition of fresh bark be placed in the planting beds. Because this project is on a school site, Sellers reported that the Telecom Committee makes no recommendation for or against the project. Sellers read a prepared motion.

**Motion:** To approve the Crown Castle Peñasquitos West Project Number 203710 subject to the following conditions: 1) All four flagpoles along the driveway are to be repainted in a color and texture as chosen by the school; and 2) All plant beds outside the Administration building and in front of the school are to be reapplied with decorative tree bark. M/S/C – Spurr/Diehl/Discussion.

- i. Politte asked if the greenery in planting beds need to be replaced also; Sellers said shrubbery looked good.
- ii. Becker asked if PUSD had been contacted to provide any comments. Sellers did not contact the school or PUSD and stated that PUSD will not discuss, the Principal may not even know about the renewal, but he added bark to benefit the school. The school does have the option to say they do not want the bark.

With no additional questions or comments, Sellers called for a vote on the motion as read. The motion was approved, 10 in favor – 2 opposed (Sellers/Bende) – 0 abstentions – 0 recusals.

## 8. REPORTS.

- a. Chair Report – Charles Sellers

- RPPB was granted our seat on the Los Peñasquitos Canyon Preserve CAC. Sellers submitted a letter to the CAC appointing Becker (Representative) & Keating (Alternate). Committee meets every 2 months and it’s a perpetual appointment. Becker stated they are a very active committee.

- Recently received correspondence about a hearing on Evergreen Nursery Cell site which was to add panels to existing tree, not the large 'pineapple' that RPPB denied approval; RPPB never received formal paperwork on the final plans.
- b. Vice-Chair Report, Jon Becker – no report.
- c. Secretary Report, Jeanine Politte – no report.
- d. Standing Committee Reports:
  - Land Use (Jon Becker)

Sellers stated he had received paperwork for one project on Alamazon St., Khouli residences, project #210143, but applicant has not contacted Sellers to present.
  - Telecomm (Lynn Murphy)

Sellers reported he has received paperwork for one project; CUP renewal, a mono-palm along SR-56 near PPH. This item will be on January agenda. Original CUP allowed 12 panels and they only installed 9, but with the renewal, they will add the other 3 panels.
- e. Ad Hoc Committee Reports:
  - Cresta Bella/Doubletree (Dan Barker)
    - Politte spoke with Barker about project and last month's discussion about the placement of the affordable/inclusionary units over in one corner of the property (smaller units are in buildings located at corner of Gerana & Carmel Mtn. Rd.). Barker believed that the affordable units were distributed throughout the property. Barker was concerned that putting all affordable units in one area of the project did not represent the intention of the inclusionary housing bonus.
    - Becker stated that the inclusionary may be sold off to a nonprofit for development; Bende thought they would do it themselves.
    - The inclusionary units have not been built yet and many of the market rate units are almost finished. Politte asked if the developer could get their Certificate of Occupancies for completed units without completion of the affordable/inclusionary units or should they get their certificates?
    - Bende stated that developer should not get their certificates without completion of affordable units.
    - RPPB continues to monitor and make sure that developer complies with project as approved.
    - Becker asked Politte to have Barker contact him to get name of Housing Commission representative that Barker can talk with about the affordable units.
  - Our Lady of Mt. Carmel (Joost Bende) – no report
    - Spurr noted that he saw construction equipment parked on site a few weeks ago.
  - PPH Community Wellness Campus (Jon Becker) – no report
  - Pacific Highlands Ranch (Scot Sandstrom)
    - Sellers received an email from Jeff Smith about status with Prop C and he forwarded it to Rhodes/Sandstrom. Rhodes stated that he reviewed the Carmel Valley Planning Group agenda and they were setting up a committee to review their transportation phasing plan following the passage of Prop C. Sellers added that RPPB requested to be consulted on changes made as it will affect our community; we wait and see if their representatives include us.
  - Santa Fe Summit II & III (Morri Chowaiki)
    - Illegal Food Drive signage was taken down to expose end of road reflectors that should have never been covered. Some food was collected and given to Father Joe's

- before Thanksgiving.
  - Bylaws/Elections (Joost Bende) – no report
- f. Liaison and Organization Reports:
- Black Mountain Open Space Park (Bill Diehl)
    - Trails Master Plan changes may be ready by January meeting; this is an unfunded City project. Diehl received a call from City staff last week inquiring about the use of community funds to pay for the regional park trails changes. Diehl responded to their request, reiterating RPPB's concerns, by explaining that community funds are for the Rancho Peñasquitos community and it would be an inappropriate use of these funds for a regional park. He also reminded them that Rancho Peñasquitos had already contributed to the Ranger Station and \$40,000 for the cultural study.
    - Bende stated for the institutional memory of this board that RPPB has given generously to regional parks projects, more than our neighboring communities. City has not gone after funds from the other communities that benefit from these regional park assets.
    - The Ranger Station is still short funds to build it, looking for donations. Cost will continue to increase; a modest modular structure could be placed now.
  - CPCI Facilities Financing (Bill Diehl)
    - 3 Peñasquitos MADs will be on January agenda for review & approval.
  - MCAS Miramar Community Leaders Forum (Dennis Spurr)
    - vhl Divas concert this Friday, airing Sunday night.
    - Travelogue presentation on NATO.
    - Cemetery has opened, biggest expansion since Civil War in all of US.
  - PQ Fire Safe Council (Dennis Spurr)
    - Last month's presentation was rained out.
    - Grant application completion is in the process. Becker added that Ann Faggi is willing to assist with writing the grant app. Next meeting is in January, but grant app should be complete by then; Shoecraft will also follow up with committee.
  - PQ Town Council (Mike Shoecraft)
    - Last month, presentation on City Council redistricting. Mira Mesa TC wants to combine Kearney Mesa, Mira Mesa & Rancho Peñasquitos into one district. It was suggested that we stay on this, trying to keep the I-15 communities together possibly combining Rancho Peñasquitos, Rancho Bernardo & Carmel Mtn. Ranch into District 5. Average population per district is 150,000; Town Council has a committee working on redistricting; will keep us apprised. Final boundaries won't be announced until 1/1/2012.
    - No presentation at tomorrow's meeting.
  - Recreation Council (Jim LaGrone)
    - Diehl reported that Council authorized equipment purchased by YMCA funds; to buy new mats.
    - Dog Park meeting concerns: property values, community trails, bike path, mud/grass/dust, noise, and after hour use of dog park. Recommendations: another dog pen, slats between pens, water for dogs, official signage must have City letterhead, additional benches & chairs, signs for noise, change entrance closer to street, shade structure, artificial turf, security lighting for nighttime use. Diehl suggested that night users could use other parks that already have lighting or Bende suggested bringing your own flashlight.

- Winter Wonderland is this Saturday December 4 11am – 3pm.
- Next Rec Council meeting is December 9<sup>th</sup> at 7:30pm at Hilltop Park – board elections.
- Politte asked if funds raised by renting to YMCA & other groups pays for community events like Winter Wonderland, Oktoberfest, Spring Egg Hunts, Fireworks, etc.
- Los Pen Canyon Psv CAC (Jon Becker)
  - Faggi has an at-large seat on Committee.
  - One member asked to have all encroachments on the canyon enforced.
- Park Village LMAD (Jon Becker)
  - Reviewing budget, PVLAMAD has paid 41% for community monument signage (disproportionate share) which should be reviewed.
- Peñasquitos East LMAD (Bill Diehl)
  - Meets tomorrow on budget.
  - Vegetation along Black Mtn. Rd. from Carmel Mtn. Rd. toward Oviedo is too high at 1<sup>st</sup> left turn; will discuss putting something lower in there if necessary.
- Torrey Highlands LMAD (Morri Chowaiki)
  - Met last month on budget.
  - Met with designer for monument signs.
- Transportation Agencies (John Keating)
  - No comment on the Mitigated Neg Dec for the Sabre Springs Transit Center parking structure; traffic study showed no significant impacts. SANDAG's comment period ends 12/2/2010.
  - No progress on the parking restrictions on Camino de la Luna in Santaluz; unable to contact Steve Denny at the City.
  - No progress on bike interchange at Black Mtn. Rd./SR-56; City & Caltrans still talking.
  - Peñasquitos Drive was addressed earlier on agenda.
  - Sellers/Diehl commented that we are still waiting for parking recounts by City Staff along Salmon River Rd. to determine need for additional parking during high usage times at park; possible restriping & angled parking next to Dog Park.

The meeting was adjourned at 10:20pm.

Respectfully submitted,  
Jeanine Politte, RPPB Secretary

Approved 1/5/2011, 10 in favor – 1 against – 2 abstentions (Barker/Shoecraft)