



## Rancho Peñasquitos Planning Board Meeting Minutes

November 3, 2010

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

Absent: Dan Barker, Morri Chowaiki, Lynn Murphy

Community Members & Guests (Voluntary Sign-in):

- 
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: none
  3. MINUTES:
    - June 30, 2009 - Corrections were recommended for clarity.  
**Motion:** To approve the June 30, 2010 Rancho Peñasquitos Planning Board Meeting minutes as corrected. M/S/C - LaGrone/Spurr/Approved, 11 in favor-0 against, 2 abstentions (Bende & Diehl).
    - October 6, 2010 – No corrections.  
**Motion:** To approve the October 6, 2010 Rancho Peñasquitos Planning Board Meeting minutes as presented. M/S/C – Shoecraft/Diehl/Approved, 8 in favor-0 against-5 abstentions (Clark, LaGrone, Politte, Sandstrom & Spurr).
  4. Guests:
    - a. No public safety agencies present.
  5. NON-AGENDA, PUBLIC COMMENTS:
    - a. Bill Diehl informed those present that there would be a meeting on the PQ Dog Park, Nov. 10<sup>th</sup> at Canyonside Park Rec Ctr, 6:00pm.
    - b. Sellers noted that a proposal to eliminate T-10 Torrey Highlands Pedestrian Bridge from Public Facilities Financing Plan would be on RPPB's December agenda.
      - Bende stated that it is better to keep it in, harder to get it back into PFFP once removed.
      - Diehl noted that elimination has never been discussed in FBA meetings.
  6. ANNOUNCEMENTS & INFORMATION ITEMS:
    - a. San Diego City Mayoral Office – Stephen Lew was not present.
    - b. San Diego City Council District 1 Report – Stephen Heverly
      - i. Nov. 10<sup>th</sup> meeting on Dog Park at Canyonside Rec Ctr, 6:00pm to discuss management & future improvements to park. Agenda items include: Request for lighting & other improvements.  
Previous meeting about Dog Park was attended by approx. 30 local residents.
      - ii. Council District 1 Newsletter (most current issue) was emailed out.
      - iii. Super Centers (Big Box Stores) was on today's City Council agenda. New ordinance proposal included: requirement to provide an impact study by all applicants requesting 90,000 sq. ft. or more with 10% of nontaxable which focuses on Grocery Stores. This proposal, proffered by Councilmember Gloria, did not go to community groups prior to City Council. Heverly noted that proposals for projects of 100,000 sq. ft. are already required to prepare an EIS impact report (economic benefits analysis).

Passed 5 in favor-3 against (Lightner, DeMaio & Faulconer).

- Sellers noted that Councilmember Frye was against this proposal last time around (deciding vote), now supports it.
- Council meeting was attended by many, both for and against the proposal.
- iv. City Budget – Prop D failed, City is facing \$73 million shortfall next budget year (July 2011). Council, in coming months, will be working with committee on public safety & services to minimize impacts to communities. 2012 Budget proposal info is posted on Council District 1’s website.
  - Diehl asked if there were any planned mid-year cuts? Heverly agreed to let RPPB know of any updates. Diehl added that he was told by Director of Park & Rec that Black Mtn. Gym would be closed or hours cut & combined between the Gym and Canyonside Park with Director overseeing both centers.
  - Heverly added that he was told that all pools would be closed.
  - Heverly will keep RPPB informed of impacts being discussed.
- v. City Council changes – 2 new Council members take office in December, then new Council President will be selected & voted on by all council members.
  - Sellers added that the Council President appoints all committees and assignments.
  - Sandstrom added that Councilmember Lightner could be a swing vote on a lot of issues.
- c. San Diego City Planning & Community Investment Report – Michael Prinz was not present.

## 7. BUSINESS.

- a. Rancho Peñasquitos Community Monument Signage (Information Item) - handout
  - i. Becker reported that he is assisting staff with gathering input on design font, wording, and placement. Engineering group that is reviewing the sign proposal is looking at compatibility with ADA compliance for pedestrian accessibility with these signs. In theory, no pedestrian would be on the medians in contact with signs, but should reflect vehicle traffic instead. Handout reflects 3 different proposed design options with and without “Welcome to”. Previous designs were potentially difficult to read due to font type.
    - Politte asked if “Welcome to...” is removed, could that potentially allow for larger lettering which would be easier to see from a distance. Politte stated that using upper & lower case letters follows suit with what the highways signs are starting to change over to; Bende added that upper & lower case lettering meets Caltrans specs. Also concerned that 5” letters are not very large from a distance, 3” letters are worse. Lettering sizes of other communities’ monument signs should be taken into consideration.
    - Bende prefers styling of #2, likes legibility of 3<sup>rd</sup> option without “Welcome to”.
    - Politte prefers arial font on #3, people have hard time reading serif style.
    - Sandstrom prefers #3.
  - Straw vote taken on the concepts: Version 2 (with serif font) - 8, Version 3 – 6; without “Welcome to” – 10, with “Welcome to” - 4.
  - Emblem brand – prefer using PQ – 5 or RP – 9.
  - Sellers stated the premise is that we could agree on either Version 2 or 3 without “Welcome to” and a larger font size.
  - Brief discussion of logo design, which is not trademarked – logo is fine as

represented on the concepts.

- Bende asked there not be human representation on the sims, vehicles are preferred.

b. Rancho Peñasquitos Pump Station Issues (Information Item)

i. Heverly stated that Public Utilities Dept. has installed a shield on the camera that faces Farrell's property. Farrell's are still concerned as they can still see the camera. Heverly has asked that a new shield be installed. The Mayor's office is now involved; asking that this project not be signed off on until all issues are resolved. Trying to get a new sound study done or at least additional sound suppression. Farrell's also noted that there is another camera facing her property which they are trying to get a shield installed on. Concrete driveway which is shared with the City is cracked and any expansion of the crack should be City's responsibility. Farrell's also want a clear title to her property and a letter from the City stating their responsibility so no liens will be assessed to her property for work done on this project. They are getting mail for the project delivered to her home.

- Bende stated that the pump station building should have its own address visible from the street for mail delivery or emergency calls to the site.

- Neighbors have been concerned as to video footage taken from the site, how it is being used. Because of Homeland security regs, site of the video viewing site are not being shared. It was suggested that a CD of footage or still frame of what the cameras see distributed to the neighbors may mitigate with their concerns. Heverly also spoke with Mayor's office about installing a wall to block views of neighbor's yards.

- Sellers asked Heverly to include Sellers (cc) on his emails to City offices on this matter.

ii. Public Questions & Comment:

c. The Cambridge School CUP Modification (Action Item) - Kathi Riser

i. Becker reported an overview of the existing project which presently includes 2 modulars and the need for modification of the existing CUP under SCR to add 1 modular to accommodate the 150 students.

Riser reviewed their CUP and the proposal which is to add an additional modular on site to house existing student enrollment up to the approved 150 students. She noted that the CUP would expire when the church was ready to build their senior housing. Goal is get this additional modular installed before the 2011 school year. The Cambridge School will come back to amend the CUP to add more modulars on the upper pad (hillside) for 2012 school year. Did discuss adding 5 additional evergreen trees to screen the modulars interspersed with existing trees.

- Keating inquired if there would be any need for additional parking; Riser stated that number of spots would not change.

- Bende's concerns were transmitted to Becker prior to meeting and addressed in the LUC meeting. Modulars at New Hope Church have been removed so there are no longer temporary structures along this portion of SR-56 corridor. (Diehl noted that the Skateboard Park has a permanent modular on site.) Upon Bende's review of the application and presentation, he had no further concerns; he thanked the applicant for coming to the meeting to present the modification when they were not required to do so.

- It was also noted that when the church decides to build their sanctuary, 3 modulars will be removed.

**Motion:** To approve the request for the Cambridge School's SCR with the addition of 5 evergreen trees. M/S/C – Becker/Sandstrom/Approved, 14 in favor-0 against-0 recusals-0 abstentions.

8. REPORTS.

- a. Chair Report – Charles Sellers
  - Hazardous & Electronic Waste collection events (handouts)
- b. Vice-Chair Report – Jon Becker, no report
- c. Secretary Report – Jeanine Politte, no report
- d. Standing Committee Reports:
  - Land Use (Jon Becker)
    - PPH has placed signage on site and held PPH training today. Jeanine added that we did notify our email list that the training was happening.
  - Telecomm (Lynn Murphy)
    - Sellers noted that he received notice that the Evergreen Nursery project design has been approved; adding panels & dishes with additional fronds which is what we wanted – no giant pineapple. The hearing was today and RPPB was not notified.
    - Becker reported that Clearwire Ragweed project has been approved. Sellers noted that we need to follow up and be sure that they follow through with what we approved.
    - Sellers also noted that 2 renewals of existing sites are coming forward.
    - Diehl stated that he was informed that the Clearwire 4G light pole cell site at Canyonside Park is on hold.
- e. Ad Hoc Committee Reports:
  - Cresta Bella/Doubletree (Dan Barker)
    - Politte reported that Barker did have to talk with contractors about start times when grading/construction began. We've received a few emails concerning mass & height of structures; but added that greenery will soften the structures. Other members stated that architecture is nice, could have been much denser if developer had been approved for their initial plan, and when the scaffolding is removed and trees added, the structures will be hidden.
    - Clarification: bulk of the affordable units will be on the south end and will be smaller units. Sellers stated that if they had come before us for approval, we would have addressed placement of all affordable units on one section of the property.
  - Our Lady of Mt. Carmel (Joost Bende), no report
  - PPH Community Wellness Campus (Jon Becker)
    - Training gave the neighbors an opportunity to view traffic; no one on RPPB was nearby to observe. Heverly stated that PPH had a training a few weeks ago and Council District received complaints about; PPH was notified and asked to inform them of future events.
    - Bende discussed culture change at medical facilities including PPH and how they are educating/training their employees to changes in patient care.
    - There is no construction on the site at this time.
    - Traffic mitigations are in process; Heverly will check with Gary Pence on Black Mtn. Rd. timing changes to traffic signals and update us on mitigation progress.
  - Pacific Highlands Ranch (Scot Sandstrom)
    - Sellers reported that Prop C passed; transportation phasing plan changes, as

- promised by Tillson & his colleagues, will need to go to Planning Commission and City Council for approval.
- Santa Fe Summit II & III (Scot Sandstrom)
    - Waiting for tenants before they move forward.
  - Bylaws/Elections (Joost Bende), no report
- f. Liaison and Organization Reports:
- Black Mountain Open Space Park (Bill Diehl), no report
  - CPCI Facilities Financing (Bill Diehl), no report
  - MCAS Miramar Community Leaders Forum (Dennis Spurr), no report
  - PQ Fire Safe Council (Dennis Spurr)
    - Oct. 10<sup>th</sup> Community Fire Awareness Program at Hilltop Park – about a dozen community members showed up along with many officials; successful event.
    - Fire Watch will end shortly, but people are still signing up to participate.
    - Did a Home Site Assessment on Hopseed Lane which looks down on Ragweed. Owner was concerned about brush growth on neighbors' lots. Houses in area are well constructed.
    - Oct. 30<sup>th</sup> RB United Train the Trainers event – Spurr has seen a shift from clearing brush to focusing on the home. If communities embrace this change, he sees us being able to get insurance companies to reassess rates.
  - PQ Town Council (Mike Shoecraft)
    - Next meeting Nov. 4<sup>th</sup> - Presentation on City of San Diego redistricting.
  - Recreation Council (Jim LaGrone)
    - Great October Fest turn out.
    - Electing new officers next month.
    - Next October, will celebrate the 100<sup>th</sup> Anniversary of the Civil War with reenactment group at the Ranch House; will also put on a reenactment at the Fireworks in July.
    - Diehl added that Views West ADA park upgrades are on hold which includes the Tot Lot upgrade. City lost their share of funding (CBDG funds).
    - Diehl reported, Skateboard Park upgrades are on hold.
    - Diehl reported on the YMCA's holiday programs – will be able to sign your kids up for specific days, not just the whole week. Hopefully, City budget cuts will not affect use of Canyonside Gym; large revenue source for Canyonside Park.
    - Diehl added that Park & Rec Board is reviewing regulations for change; ie. whom is eligible to have keys to open/close rec centers.
  - Los Pen Canyon Psv CAC (Jon Becker)
    - Sellers asked Heverly the status of his letter and RPPB representation on the CAC. Lightner & Slater-Price directed CAC to include a seat for RPPB. Existing members were concerned about our participation, but will do as directed.
  - Park Village LMAD (Jon Becker)
    - New contractor is working out.
  - Peñasquitos East LMAD (Bill Diehl)
    - Scheduling budget meeting.
  - Torrey Highlands LMAD (Morri Chowaiki)
    - Sandstrom reported, they are meeting with Monument Sign(s) Contractor/Architect on Tuesday to begin process of design/approval.
    - Ongoing street bond release with D.R. Horton; landscaping is 70% complete. Street

bonds for Camino del Sur have not been released, some of the others have been released with a limited number still not released.

- CalTrans/SANDAG - Transportation (John Keating)
  - Politte commented on an item for future agenda; Peñasquitos Drive speed concerns, accidents in front of one particular home (Williams). Politte told her that she would need to contact Sellers about getting on the agenda in December.
  - Politte also asked if we could get the portable speed trailer placed on Del Diablo where it becomes Andorra Way for public awareness. There have been a number of complaints about speed of vehicles on this stretch of road which is downhill or citations being given to residents. Politte will email Heverly with location for placement of trailer.

Sellers asked if Council District office is taking further action on CCDC Redevelopment cap rescinded by Governor. Heverly stated that no additional steps have been taken by Council District 1 office. The City will benefit from the Governor's action.

The meeting was adjourned at 9:25pm.

Respectfully submitted,  
Jeanine Politte, RPPB Secretary

Approved 12/1/2010, 9 in favor – 0 against – 2 abstentions (Shoecraft/Chowaiki).