



Rancho Peñasquitos Planning Board Meeting Minutes

September 4, 2013

Attendees: Jon Becker, Joost Bende, Thom Clark, Bill Diehl, Steve Gore, Mike Kenney, Cynthia Macshane, Darren Parker, Jeanine Politte, Keith Rhodes, Mike Shoecraft, Dennis Spurr, Ramesses Surban, Zachary Tanton, Melinda Vasquez

Absent: Bill Dumka, John Keating, Ruth Loucks

Community Members & Guests (Voluntary Sign-in): Jason Holland

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. Moment by Thom Clark: Acknowledgment of past performance by board members;
 - a. Jeanine Politte (Secretary) b. Joost Bende (Vice-Chair) c. Jon Becker (Chair)
 - b. He also acknowledged that Melinda Vasquez has agreed to take the role of Secretary moving forward.
3. Agenda Modifications: Clark read the procedures to modify an item to action item sighting the Brown Act. Sea Breeze has asked that their item be modified to an Action item as the initiation is going to Planning Commission on Sept. 19, 2013.
 - a. Motion to change information item for Rhodes Crossing/Sea Breeze to an action item; unanimous approval. M/S/C – Bende/Becker/Approved, 13 in favor, 0 against, 0 abstentions.
4. Approve MINUTES:
 - a. Motion: To suspend approval of the June 26, 2013 Rancho Peñasquitos Planning Board Meeting minutes till additional corrections can be made. M/S/C - Bende/Vasquez/Approved, 14 in favor, 0 against, 0 abstentions.
5. Guests:
 - a. Public Safety Agencies – none
6. NON-AGENDA, PUBLIC COMMENTS:
 - a. Keith Rhodes – Regarding the Rhodes Crossing development, he met with Jon Becker and has heard from the environmental agencies; he'd like to be on the board agenda for next month.
 - b. John Becker-On behalf of chairing that, if anyone is interested in being a part of the some of the dialogue please see me.
 - c. Lisa Ross-Del Mar Mesa planning board and president of Friends of Del Mar Mesa. Over 900 acres of their planning area is the Del Mar Mesa Preserve. We would like to be a part of the planning process to do our job of preserving the property up there. We want you to be attuned to protecting the wildlife corridor (17 endangered species) and the recreational experience. When you consider the change in your community plan, remember there were 20 months of negotiations, (Prop M in 1998) which created Torrey Highlands. We are concerned with any project that is adjacent to the preserve. We would love to invite you up to the Del Mar Mesa Preserve to hike it and come see for yourself the importance of this property. The Diocese property is right up against the Preserve and when originally planned, the uses were determined and based on their impacts on the Preserve.
7. ANNOUNCEMENTS & INFORMATION ITEMS:
 - a. San Diego City Development Services Dept. Report – Michael Prinz, no report
 - b. San Diego City Council Member Mark Kersey, District 5 Report – Lee Friedman
 - Mayor Filner is no longer Mayor Filner. Todd Gloria is interim Mayor and the Special election is November 19, 2013.

- Next Infrastructure meeting is Sept. 26 from 9-12.
 - Views West Park grand re-opening; ADA upgrades and new play/shade structures were installed.
 - Diehl asked about a barrier on his sidewalk to cover a broken water meter cover, which has since been replaced. Bende noted that the water department is probably doing routine inspection and repairs.
- c. San Diego City Council Member Lorrie Zapf, District 6 Report –Conrad Wear
- Code enforcement issues;; Salmon River Rd. water easement is being looked at regarding RV's being parked there.
 - New Sidewalk café/restaurant regulations city-wide to allow outside seating; reducing the cost to get permits.
 - Surban inquired on the status of enforcement on advertising vehicles previously discussed. He contacted staff and asked Wear to follow up.
 - Becker inquired about Community Forums advisory board's District 6 vacancy and appointment; asking to move those forward.
 - Thom Clark-Where about is the sidewalk cafe? Wear: BrooklynGirl. It used to be \$10,000 and now it cost \$400 to install 10 tables outside.
- d. San Diego County Supervisor Dave Roberts, District 3 Report – Tighe Jaffe
- Email from Tighe Jaffe read by Jeanine Politte:
 - There is a slow down during the summer legislatively speaking. There is fire protection legislation (item24) scheduled for next Tuesday's (9/10/13) board meeting and Disaster Preparedness (item 1).
 - Neighborhood Reinvestment Program Grants are being accepted by the Supervisor; basic info at <http://www.sdcountry.ca.gov/auditor/nrp.html>.
- e. 77th Assembly District, Member Brian Maienschein's Office Report – Michael Lieberman
- Assembly member Maienschein is slated to attend RPPB's meeting in October.
 - Bike path on SR-56 - Cal Trans has signed a minor contract to install barriers in 3 or 4 trouble spots and should be completed in FY2014/done in next couple months. K-rails will not be installed.
 - On the legislative front, there are only 8 days left in the session and we are done next Friday. There will be a big push in the next couple of weeks. The Governor has signed the Assembly member's bill pertaining to Youth Sports volunteer background checks. There are some other bills that need cleaning up of the language.
- f. 52nd District, U.S. Congressman Scott Peters' Office Report – Hugo Carmona
- Everyone's heard about Syria and the pending air strike. We are hosting a telephone town hall tomorrow night, 6-8pm. As of right now the Congressman is not leaning one way or another. He's looking forward to getting back to Congress next week to hear a full floor debate and review all documents. Feel free to email me or contact me to give the Congressman input.
 - Affordable Care Act - there will be a lot of workshops and mobile outreach on the program. He noted a lot of times seniors can't get out to our office. We are also hosting VA workshops to help get through the red tape.
 - As far as the budget, we are hoping that both parties will work together to get a budget passed. offered to distribute the August direct mail piece.
- g. Thom Clark-You just had a town hall last week in Poway and the one in August was cancelled last minute because a lot of people where not going to be able to attend. Do you have plans for another meeting? Carmona - I will let you know when the next Town Hall will be taking place.
8. BUSINESS-
- a. **Verizon Wright's Ranch Project #231240-Kerrigan Diehl/PlanCom, Inc.** (Action Item)
- Kerrigan Diehl – distributed handouts.
This is a project is located within the Santaluz HOA. We affectionately refer to it as a Fauxdobi (faux adobe design). Conceptually we have been working on it for the last 2-3 years. I am going to

introduce you to Joe Taylor, market consultant. My colleague Darrel Goroty has been largely working with the Santaluz HOA in developing this. We have developing it with the HOA. We call it the fauxdobi, because typically we are talking about antennas that are façade mounted, screened on some side of the building or a fake tree. We call it Fauxdobi because of the Spanish style architecture. It is capable of accommodating 3 carriers; Verizon, AT&T and a third carrier. It's a two story that mimics the residences in the neighborhood. We have a residential style in mind similar to a club house feel, a more residential feel. Verizon has 15 antennas proposed and all equipment is inside the structure and FRP material. We contemplated a microwave dish inside the faux-chimney. AT&T would have 12 antenna and room for another carrier. There is a completely enclosed generator and a spot for a third carrier equipment enclosure. We've got loggia architectural features, beams, stucco and curb walls to help with noise. This project that will be going to council. There is environmentally sensitive land on the site. We need a site development permit; however, environmental has recognized that it is already pre-disturbed so we are not impacting the ESL. There is no exception for that so that is why we are going forward with those permits. It's a standalone structure about 77 feet long, 30 ft wide, and about 28 1/2 ft tall (2-stories), 1,500 square feet, kind of club house type of feel. We are proud of, proud of the fact that we've done something unique in an area that lends itself to do something like this. And especially working with HOA they have been good partners with us providing design feedback/review. Certainly Joe and I are happy to take any questions and we can go from there.

- Parker – Is the RF report only based on Verizon's use? Would like to see a full RF report to include all carriers.
- Parker - On your plans there is no landscaping or irrigation that I have seen, are they proposed? K. Diehl - There is no proposed landscaping, but they could add if requested. Parker added that it is an interesting design. They seem that they met all Santaluz HOA architectural requirements and there will be a 6 foot high perimeter wrought iron fencing.
- Tanton commented that it's an interesting design.
- Rhodes noted that it is a much better design than the faux trees all over our communities.
- Bende: This is a prime example of what can be extracted from wireless companies. We need to hold the bar higher for our community as well. Are there generators? Will they be tested once a month? K. Diehl: Yes, they are emergency backup generators and will be tested monthly.
- Bende – What are the walls constructed of and will it be stick-built? Kerrigan Diehl noted that it is stick built and they've done the noise study, is unsure of R-value.
- B. Diehl inquired about FBA fees as it is a commercial facility to be generated. Taylor said that Santaluz has a credit with the City. Diehl recommended that the FBA amount be attributed to BMR FBA fees collected.
- Becker – What was this site on the original tentative map? Taylor noted that it was open space and this project takes away the building restricted easement and all mitigation requirements. Becker asked for confirmation that the HOA is in approval of the project; K. Diehl said yes.
- Becker – There were no conditions to landscape? Taylor said that he believes that the HOA will approve that condition as it moves forward.
- Clark – can we make our approval contingent on landscaping per the HOA requirements; it is visible from San Dieguito Rd.? All the drawings say “proposed”; what does that mean? K. Diehl said the plans are moving forward and it was probably just the architect's keyword.
- Parker & K. Diehl noted that project is proposed for Verizon right now (the application in front of us) but AT&T is interested and will come forward with their use permit.
- Becker inquired about facility ownership and maintenance; K Diehl noted that Santaluz will own the facility and Verizon will be responsible for all maintenance.
- Politte inquired about additional security measures to avoid problems with bored youth. Taylor said that there shouldn't be problems as it is located in a gated community with private security services.

- Kenney asked when construction would begin because there is zero cell signal at this time.
 - Gore – Del Sur residents have no cell service either. Will this help their service as well? Would it be possible to increase the height to cover those residents to the north. There are more customers in Del Sur than Santaluz and a lot of money available if done. K. Diehl said there are height restrictions, but will talk with technicians.
 - Surban asked whether AT&T would need to come to us for their use permit for this facility; yes. Is there risk of fire with this type of structure.
 - Politte suggested for future projects that we get the plans/sims early to allow more time to review the proposed and make a more informed decision.
 - Bende noted that the plans say the generator size is 150 gallons.
 - **Motion:** To approve Verizon “Wright’s Ranch” Project #231240 - Neighborhood Use Permit, a Site Development Permit, a Planned Development Permit (to amend the previous PRD 95-0173) and a Tentative Map (to amend the previous TM 95-0173) located on the southwest side of San Dieguito Road and southeast of Montien Road with the following condition: to work with the Santaluz HOA on landscaping. M/S/C- Parker/Surban, Approved; I/O/A, 13/1 /0 (Politte).
- b. **Proposed Plan Amendment Initiative ‘Rhodes Crossing’-Paul Metcalf/Sea Breeze Properties (Information Item)**
- Clark: Handed out a summary page on the amendment process from the City’s website that requires that the applicant show; (i) The amendment request appears to be consistent with the goals and policies of the General Plan and community plan and any community plan specific amendment criteria; (ii) The proposed amendment provides additional public benefit to the community as compared to the existing land use designation, density/intensity range, plan policy or site design; (iii) Public facilities appear to be available to serve the proposed increase in density/intensity or their provision will be addressed as a component of the amendment process.
 - Metcalf - This project, originally part of the Rhodes Crossing prop, has been purchased by Sea Breeze. It is located next to the freeway between Carmel Mtn. Rd. and Camino del Sur, We would like to change the zoning from commercial regional and medium residential to local mixed use category for more flexibility. We are asking for the right to move forward in this process.
 - Michael Prinz/SDCDS-The staff has reviewed the draft plan amendment initiation and recommends the approval of the initiation to Planning Commission. They have identified some of the issues: appropriateness of the changes, mixed used designation impacts, site configuration, compatibility with adjacent sites and the integration with the other project (Kilroy), potential impact to the vernal pools and pedestrian circulation and transportation improvements.
 - Becker – The Land Use Committee reviewed and vetted some concerns, i.e. the residential and commercial component changes. Staff has agreed to review this proposal along with the other 2 projects (Kilroy/Diocese & Rhodes Crossing). LUC voted on a motion to approve the initiation; 8 in favor – 4 against - 2 abstentions.
 - Gore noted that what they are proposing will add a much needed element if the vision becomes reality.
 - Politte asked for specific details on what they are thinking of changing. Rhodes said that Sea Breeze bought not only the commercial element but the self-storage and multi-family areas. Politte said she is willing to look at their proposal.
 - Becker said that his only hesitation is that it has the same constrictions as the original approval including the widening of Carmel Mtn. Rd. over SR-56. Metcalf added that without the roads, there is no development; they would look at it. It was noted that they are subject to existing traffic requirements.

- Diehl noted that change would impact FBA fees overall and doesn't want to lose funds that the community has been waiting to acquire. If they reduce home unit types, it could impact fees collected.
- Prinz added that any change requiring modification to FBA monies would be reviewed and if necessary the fees would be adjusted.
- Bende reviewed the 3 key findings that must be made as noted on the Plan Amendment Initiation handout and could make the findings. Metcalf confirmed that there would probably be a reduction in the commercial component and housing could change to 120 market rate and 47 affordable rate housing units with potential residential/commercial mixed use. Office or commercial space would be allowed under the mixed use designation and zone but amount is still being considered.
- **Motion:** To approve the Community Plan Amendment Initiation for the Seabreeze/Merge 56 project that the 3 findings can be made, with the following conditions: 1) evaluate all 3 community plan initiations (Seabreeze/Merge 56, Kilroy/SantaFe Summit IV and Rhodes Crossing) relative to each other and the shared public facilities, 2) evaluate the projects and the single family residential, multi-family residential, commercial square footage and the ADTs will not exceed the voter approved caps for Torrey Highlands as a community, 3) Bring the reconsideration back to RPPB for the Transportation Phasing Plan, 4) bring back to RPPB for reconsideration the Facilities Financing Plan, 5) the ADTs will not exceed the existing entitlement for the property. M/S/C – Bende/Kenney/Discussion.
- Rhodes noted that the Transportation Phasing Plan for Rhodes Crossing and that Sea Breeze has purchased Units 4, 5 & 10. Unit 4 was 242 housing units, Unit 5 was the self-storage (273,000 sq. ft.) and Unit 10 was 250,000 sq. ft. of commercial office space. He added that Sea Breeze is contracted and would be responsible to build the remaining segments of Carmel Mtn. Rd. and Camino del Sur. The commercial can be occupied once roads are built but Sea Breeze must be working with Caltrans to complete widening of Carmel Mtn. Rd. across SR-56 if it is determined to be required.
- Tanton inquired if environmental studies had been completed for the vernal pools. Metcalf stated there is provision for the vernal pools to stay in place in fenced containments. The City is in process to complete their ACP (take permit) and Metcalf added that Sea Breeze is working with appropriate agencies on the ACP and vernal pools. Rhodes said the agencies have reviewed and they are considered isolated pools.
- Clark – Environmental will come back and he said the topic will need further discussion beyond tonight.
- Parker asked for clarification that 242 would be the max units (120 + 47) adding that he doesn't like co-mingling of residential and commercial in suburban settings, better downtown. Brief discussion on the availability of public transit; none in the area at this time and if ridership is there to add routes.
- Clark noted his intrigue with all 3 properties, the nexus between Torrey Highlands and Rancho Peñasquitos; incredible potential individually and collectively. With no further discussion, Clark called for a vote on the motion as follows:

Motion: To approve the Community Plan Amendment Initiation for the Seabreeze/Merge 56 project that the 3 findings can be made, with the following conditions: 1) evaluate all 3 community plan initiations (Seabreeze/Merge 56, Kilroy/SantaFe Summit IV and Rhodes Crossing) relative to each other and the shared public facilities, 2) evaluate the projects and the single family residential, multi-family residential, commercial square footage and the ADTs will not exceed the voter approved caps for Torrey Highlands as a community, 3) Bring the reconsideration back to RPPB for the Transportation Phasing Plan, 4) bring back to RPPB for reconsideration the Facilities Financing

Plan, 5) the ADTs will not exceed the existing entitlement for the property. M/S/C - Bende/Kenney/Approved 15 in favor, 0 against, 0 recusals.

- c. **Proposed Plan Amendment Initiative for “Diocese Property”-Robin Madaffer/Kilroy (Action Item)**
- Madaffer said that they consider this project as Santa Fe Summit 4 – Change zoning from land use designation Limited Commercial to Employment Center. They have submitted their letter to City staff and will go to Planning Commission on Sept. 19th also.
 - Michael Prinz/SDCDS- Staff has reviewed and is recommending to the Planning Commission to approve the plan amendment initiation. Issues of concern include: zoning, intensity of the site (Commercial FAR), site design considerations include: adjacency guidelines as it relates to Del Mar Preserve and open space (view corridors & habitat), trail connections , compatibility and integration of the new development with the other 2 projects, impacts to Public Facilities Finance Plan, roads, etc. They will be required to look at the impacts to the financing plan, roadways (vehicular & pedestrian pathways).
 - Bende reviewed the key findings. He noted that the proposal would change from commercial limited to employment center. He asked Prinz to include review of Deer Canyon in addition to Del Mar Mesa. The employment centers intensification of ADTs should be looked at also. Madaffer noted that Kilroy does not believe that there is an intensification of use, no traffic study has been done; entitlement for church has expired. Bende noted the use is very different.
 - Bende asked Madaffer to explain how this proposal request appears to be consistent with the goals and policies of the General Plan and the community plan. Madaffer said that Kilroy addressed each of those points in their letter to staff and read a portion of the letter. Note: RPPB did not have a copy of the letter to include with the minutes.
 - Prinz added that because the Diocese has no interest in developing the site, the proposal could be considered appropriate use for the site with mitigation. He also said that the change to Employment center could increase the number of jobs and increase in wages in the area.
 - Bende noted that the church plans fit within the community and encouraged Kilroy to try to incorporate a campus feel like the church had planned, start low near the open space. The folks here from Del Mar Mesa will have impact concerns.
 - Diehl asked the size of parcel. Madaffer said it is 11 acres. Discussion on surrounding land is designated open space. Prinz said that will be taken into consideration, compliant with adjacency to open space guidelines.
 - Macshane – Shouldn’t we be holding onto land use of the religious capacity? Prinz said that they aren’t just limited to that use because the owner has no interest in developing as a church.
 - Becker is concerned that the bulk and scale of the other Santa Fe Summit projects not carry over to this parcel and that there is a cap on the traffic.
 - Politte noted her concern that the parcel is surrounded on 3 sides. How compatible can an office building or light industrial fit this close to open space? It will impact the open space.
 - Kenney noted that they should have a chance to prove what they want to put there, but that Community Plans are being decimated and there will be watchful eyes as this moves forward.
 - Gore said that he isn’t impressed by the points used to state benefit to the community used in the letter and could be used for any area of the City. He believes there is no economic value for those living in Torrey Highlands; not sure if he’d support it.
 - Shoecraft said he could not support this project with open space on 3 sides of the project.
 - Surban said he shares many of the board member’s concerns, noting that this project could appear compatible with the 3 criteria and could be met by any applicant. Discussion on appearance of compatibility.
 - Becker noted that these are published requirements, the process that should be followed. As the detail comes forward, we will review and make a decision on compatibility.

- Prinz said that the Planning Commission's decision will be based on whether the criteria is met and planning group recommendations.
- Bende referring to the letter that Prinz and staff prepared finding the 3 criteria had been met to approve an initiation, asked specifically about how the report met with the Torrey Highlands Community Plan. The applicant identified numerous criteria to support the findings
- Rhodes – City approved change of originally planned the Joint Operation Center/Transit Center to residential. Staff cannot compare the JOC use (employment center) to this parcel or use the Community Plan in an inaccurate capacity.
- Parker – This opens it up for other uses.
- Prinz said there is no specific use at this time, just looking at possibilities.
- Gore noted that the proposal will intensify density and won't benefit the community.
- Brian Brady/Madaffer – Understands there are concerns about open space. It needs to be done right with high quality changes/uses.
- Discussion about amount of office space stated at LUC and this meeting by Sea Breeze.
- Clark noted that is not our charge tonight; approve or disapprove the initiation.
- Tanton noted that he sees the group disputing if the findings can be made for this initiation.
- Prinz said that the planning board needs to decide if these guidelines are consistent. Staff could not identify any significant concerns on the proposed initiation at this time in the process. The current designation is very limited, but are there benefits to the community if changed/rezoned and mitigated.
- Bende said he has the same concerns as with Sea Breeze, that there is a transportation phasing plan, the community plan, and the phase shift which allowed the development that has taken place to-date. Changes will come back to this board.
- Becker noted that these three projects need to be reviewed together so that one doesn't scoop up additional ADTs which reduces ADTs for one of the other property owners.
- Bende - This is only an initiation, similar to the Cresta Bella initiation and not a future guarantee by this board. The motion should include a condition that all 3 projects be reviewed together.
- **Motion:** To approve the Community Plan Amendment Initiation for Santa Fe Summit IV (Kilroy/Diocese property) with the following conditions: 1) evaluate all 3 community plan initiations (Kilroy/SantaFe Summit IV, Seabreeze/Merge 56 and Rhodes Crossing) relative to each other and the shared public facilities, 2) evaluate the project so as to not exceed any approved voter caps, 3) bring the Transportation Phasing Plan back to RPPB for evaluation of the additional ADTs generated by this project, 4) bring back to RPPB for reconsideration the Facilities Financing Plan for additional facilities that may be required due to additional ADTs generated, 5) evaluate in regards to its adjacency to Deer Canyon and Del Mar Mesa Preserve, 6) as a courtesy to Del Mar Mesa Planning Group, they be invited to participate in the review of this project. M/S/C – Bende/Vasquez/ Discussion.
- Clark spent a lot of time reviewing the initiation and the criteria; but he thinks it has huge potential for the community if done really well.
- Becker wanted to clarify that the Transportation Phasing be considered as a condition in the motion; doesn't want to open up. Amendment to the motion was agreed to by Bende and Vasquez.
- Gore – Sea Breeze vision is consistent with, but Kilroy's proposal is not consistent with Community Plan.
- Diehl noted other items that we've approved to be remove from the Community Plans, ie. Pedestrian Bridge which the City has agreed to remove from the PFFP/FBA; additionally the Community Plan language needs cleanup. Becker asked if it could be done concurrently? Prinz said that could be done.

- Bende proposed that school sites be rezoned to match adjacent sites v. present zoning of agricultural land.
- Prinz noted that schools don't have to follow City zoning requirements and we can't ask the applicant to take on additional work at their expense.
- Patricia (BMR) asked if we are still discussing whether the Diocese can sell their property? No, the Diocese is under contract with Kilroy to explore options.
- Surban asked if the foreseen conflicts are consistent with the Community Plan. He asked Prinz if it's a more of a balance between them. Prinz noted that it's a quantitative and qualitative balance.
- Clark, with no further discussion, called for a vote on the amended motion as follows:

Motion: To approve the Community Plan Amendment Initiation for Santa Fe Summit IV (Kilroy/Diocese property) with the following conditions: 1) evaluate all 3 community plan initiations (Kilroy/SantaFe Summit IV, Seabreeze/Merge 56 and Rhodes Crossing) relative to each other and the shared public facilities, 2) evaluate the project so as to not exceed any approved voter caps, 3) bring the Transportation Phasing Plan back to RPPB for evaluation of the additional ADTs generated by this project, 4) bring back to RPPB for reconsideration the Facilities Financing Plan for additional facilities that may be required due to additional ADTs generated, 5) evaluate in regards to its adjacency to Deer Canyon and Del Mar Mesa Preserve, 6) as a courtesy to Del Mar Mesa Planning Group, they be invited to participate in the review of this project. M/S/C - Bende/Vasquez/Approved 10 in favor, 5 against, 0 recusals.

- Madaffer was asked on the status of the T-9 Bridge. The associated cooperative agreement between the City and Caltrans had language changes, a new Caltrans form. This should be completed shortly so they can begin to move forward.

d. RPPB Vacancies/Appointments (Torrey Highlands #2 & PQ Dist 6 - Thom Clark/RPPB (Action Item))

- Clark said that he received two applications for the Torrey Highlands seat; Dan Valentine (present) Steven Ybarra (not present) at the board meeting.
- Clark invited Valentine to tell us about himself and reasons for joining the board.
- Clark read Ybarra's application in his absence.
- Clark asked Valentine to step out of the room.
- Clark noted that Ybarra was celebrating his birthday and couldn't make it. Discussion.
- A vote was taken and the Board voted on the appointment of Dan Valentine ; Approved, I/O/A; 15/0/0.

Clark asked for motion to continue the meeting or adjourn the meeting due to time. Diehl suggested that reports be moved to the top of the agenda for future meetings.

Motion: To continue the meeting. M/S/C - Rhodes/Diehl/ Approved, 8 favor, 7 against, 0 recusals.

9. REPORTS.

a. Chair Report – Thom Clark

- The CIP committee has met a number of times and he attended a City training session. The city wants our prioritized list of projects September 24, but our list can be submitted following our October meeting. We can also resubmit the list of projects from last year if we run into time constraints. Regardless, Joe LaCava recommended that we limit the projects to 5 or 6 to have a better chance of getting them funded. Clark added that he will be unavailable over this next month and still needs to get the committee together. Becker said that he gave Joe LaCava a heads up last

year and it was acceptable to submit late; we should put on our agenda the item for October.

Discussion on changing the list or resubmitting the same projects. A request for suggestions was posted via the Town Council and none have been received to-date. Discussion on use of Facebook as method of outreach.

- CPC Ad-Hoc committee is working on the rewrite of Council Policy 600-24.

b. Vice-Chair Report – Jon Becker

- Los Peñasquitos Canyon Watershed Task Force is looking for community members to volunteer.
- Urban Forest outreach group is looking for additional Urban Forest Management Plan funding to hire an additional forester.

c. Secretary Report – Jeanine Politte

- RCF (Residential Care Facility) on Del Diablo – Community Care License is still pending.

d. Standing Committee Reports:

1. Land Use (Ramesses Surban) –

- Clark noted that an Alamazon Residence (Juan Noe) is coming forward.
- Discussion on status of the Ong Residence.
- Politte noted that Khouli's plans are still be reviewed and revised.

2. Telecomm (Darren Parker) – no report

e. Ad Hoc Committee Reports:

1. FBA/PFFP Prioritization (Keith Rhodes)

- Discussion on next steps to update the PFFP/FBA and meet with City staff; agenda item in October.
- Discussion on lack of involvement from Torrey Highlands residents for Initiations; hopefully there will be more participation as we review the proposals. When the details are available, we hope that the community will be here.
- Becker/Kenney are coordinating meetings with staff on the Black Mtn. Rd. reclassification to remove the widening from the FBA & Community Plan.

2. Doubletree Resort (Jeanine Politte)

- It was noted that the Doubletree's reps were present tonight.

3. Santa Fe Summit II & III (Darren Parker) – no report

4. RPPB Electronic Media Site (Steve Gore) – no updates

5. Community Funds (Bill Diehl) – still waiting to get balances on accounts

6. Arch-Dioocese Property (Thom Clark) – no report

7. Rhodes Crossing (Jon Becker)

- Add to the October agenda.

8. Black Mtn. Rd. Reclassification – (Mike Kenney)

f. Liaison and Organization Reports:

1. Black Mountain Open Space Park (Bill Diehl)-

- Meeting next week. Trail for All People is moving forward. Mercy Rd. at Black Mtn. Rd. is planned to be widened which is affecting the timeline on the Ranger Station.

2. MCAS Miramar Community Leaders Forum (Dennis Spurr)-

- Air show scheduled October 4-5. There are lots of changes to the program.

3. PQ Fire Safe Council (Dennis Spurr/Mike Shoecraft)-

- Shoecraft reported that 2417 properties were inspected during the San Diego Brush Management inspections; 301 were in violation (12%) but most were not corrected right away due to proximity to MSCP. They will be checking back for compliance now that Gnatcatcher breeding season is over.
- Annual PERC event for Emergency Preparedness is at 6:30 at the Library next Tuesday;

- Creating Family Evacuation Plan.
- Spurr added that Natures Image was contracted to cut down brush in MSCP down to 2 inches – 10 feet from the property line.
4. RP Town Council (Cynthia Macshane)-
 - Dave Roberts visited the Town Council.
 - SDPD made a presentation on drug use in the community.
 - Use of vehicles as Signage - there is a Code Violation category (temporary advertising vehicle) which is not enforced by the Police. SDPD only enforces the 72 hour rule for parking vehicles. Contact the Code Enforcement Div. for a temporary advertising vehicle violation. 1st ticket is \$250, 2nd is \$1000.
 - Community event signs are still in process.
 5. PQ Recreation Council (Steve Gore)
 - Diehl reported that Views West Neighborhood Park's ribbon cutting was August 29, 2013. They corrected the park entrance sign.
 - Rec Council approved the overflow parking as part of the GDP.
 - Community requests are coming in to upgrade other parks.
 - Original community monument sign is now at Hilltop – looks great!
 6. Los Pen Canyon Preserve CAC (John Keating)
 - Becker noted that attendance has been poor due to the chair; no report.
 7. Park Village LMAD (Jon Becker)
 - Expanding lighting.
 8. Peñasquitos East LMAD (Bill Diehl)
 - New low-maintenance landscaping along Rancho Peñasquitos Blvd. is complete.
 9. Torrey Highlands LMAD (Darren Parker)-
 - Monument signs are still going through the process; in the City's hands.
 10. Transportation Agencies (John Keating)- Clark reviewed Keatings report.
 - Two locations for the V-calm on Calle de las Rosas have been denied by the adjacent properties; a 3rd letter (new location on a street pole) was sent and staff will keep Keating informed. Discussion on the impact that moving to a location that won't help.
 - Diehl said the stop signs are not slowing down the drivers.
 - No response on the list of remedies.
 - Construction for bike improvements, no response to Keating's comments.
 - Calderon Rd. school parking issues – no parking signs and new striping are going in; the Oleson's say there is no enforcement.
 - Valentine will forward Caltran's response to Bike Path mitigation along SR-56.

The meeting was adjourned at 11:30 pm.

Respectfully submitted,

Melinda Vasquez
RPPB Secretary

Approved 2/5/2014, 10 in favor – 0 against – 4 abstentions (Simmons, Dumka, Loucks, Vasquez).



Rancho Peñasquitos Planning Board Meeting Minutes December 4, 2013

Attendees: John Keating, Bill Dumka, Ruth Loucks, Keith Rhodes, Bill Diehl, Jon Becker, Thom Clark, Melinda Vasquez, Jeanine Politte, Mike Kenney, Darren Parker, Cynthia Macshane, Zachary Tanton.

Absent: Dennis Spurr, Mike Shoecraft, Dan Valentine, Ramesses Surban, Joost Bende, Steve Gore.

Community Members & Guests (Voluntary Sign-in): Jacob Song, Stephen Egbert, Juan Noe, Juan Quemado

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. Quorum was present.
2. Agenda Modifications: Removed Perez Residence (SDP for 11506 Alamazon St.) item because the applicant didn't attend or present the project at the Land Use Committee meeting.
3. Approve MINUTES: (September 4, 2013, October 2, 2013, and November 6, 2013) – Motion to move the approval of the minutes to next meeting for January 8, 2014. Discussion is to review September, October, November and December minutes. M/S/C Clark/Becker/Approved by unanimous vote.
 - Becker & Politte noted that it was best to have all the minutes together due to the motions made on the Community Plan amendment initiations.
 - Discussion on what should be included in the minutes. Politte offered to work with Vasquez on documentation of details and motions. Clark added that he would like us to approve 4 months of minutes at the January meeting and asked the members to get their changes to Vasquez
4. Guests: None
5. NON-AGENDA, PUBLIC COMMENTS: None
6. ANNOUNCEMENTS & INFORMATION ITEMS:
 - a. San Diego City Development Services Dept. Report – Michael Prinz
 - Absent
 - b. San Diego City Council Member Mark Kersey, District 5 Report – Lee Friedman
 - c. Infrastructure workshops held by Kersey. 120 million dollar bond for infrastructure was passed. Bike master plan will cost around 300 million dollars over 20 years. Fire Department and community members joined Kersey at the public safety workshop. Neighborhood watch organizations are needed. Property crimes and thefts have been on the rise the last year or so but unfortunately the Police are over stretched. Kersey's office is putting together a strategy to deal with the issue. There is an ordinance change for electric vehicle only parking is on the Consent Calendar on 12/10/13 for the City Council to approve electric cars like CarstoGo or hybrids to encourage people to invest in green cars. Parking advisory committee is looking for volunteers from District 5.
 - d. San Diego City Council Member Lorrie Zapf, District 6 Report –Conrad Wear
 - Mayoral Run-off Election will be February 4th or 11th. City is looking at updating parts of the city plan instead of doing the entire city. It is important that Carbon Monoxide detectors be installed as it is required by law in every home. Burn institute will provide free installation for the elderly. The City and Caltrans are working on traffic projects submitted by RPPB; ie. traffic light retiming at Mercy Rd on ramp. Becker would like to schedule a meeting with Councilmember and staff on reclassification of Black Mtn. Rd. and a Community Plan amendment.
 - Diehl would like Parks Dept. and Planning Dept. to provide a workshop to the Park and Rec Board on EBUs and how they are determined.

- e. San Diego County Supervisor Dave Roberts, District 3 Report – Tighe Jaffe
 - Absent, Vasquez gave report: Tighe will give the legislative update at the Town Council meeting on Thursday.
 - f. 77th Assembly District, Member Brian Maienschein’s Office Report – Michael Lieberman
 - Absent
 - g. 52nd District, U.S. Congressman Scott Peters’ Office Report – Hugo Carmona
 - Absent
7. BUSINESS-
- a. **Perez residence, 11506 Alamazon St. San Diego City Project #282493** (Potential Action Item) –It was stated that Mr. Juan Noe did not attend the Land Use committee meeting. Therefore, no one knows the project well enough to take action. The item was removed from the agenda.
 - Motion to give Juan Noe 3 minutes of public forum to discuss project. M/S/C- Keating/ Parker/ Approved; Yes: 11 No; Rhodes, Politte; Abstentions: 0

Noe: Six empty lots are vacant. SFR two story house over a basement/garage and do not plan any major grading to the site. Property has sensitive area so only 25% of the property can be used. He’d like to be scheduled for the January 8, 2013 meeting. Discussion of what materials the applicant should bring to the meeting, ie. number of copies of the plans for the whole board.

Becker: Has the environmental documents been approved?

Noe: No, it’s pending.

Clark: I recommend that you attend the Land Use committee at 6:30 p.m. on January 8, 2013.
8. REPORTS
- a. Chair Report – Thom Clark
 - I invited Bill Fulton to attend one of our Board meetings to discuss the restructure of City Planning Dept. He said he was trying to attend every planning board. Fulton discussed the differentiation between neighborhoods and communities, as well as the restructuring of the City Planning Department.

Carmel Mountain Ranch and Sabre Springs Planning Boards have merged.

Wellness Campus Time Extension will be on the January’s agenda.

Traffic calming: The speed humps on Via Fiesta between Via Inez and Camino de la Rosa. Clark emailed Claudia regarding the speed bumps or traffic calming.

Macshane: Are you asking about the results of a traffic study? The Town Council dealt with the request for traffic calming, but should the Planning board be notified?

Politte: Yes, the Town Council shouldn’t be doing anything on traffic studies. Why is this coming directly from Traffic Engineering and suggested that we track whether staff try to push this through without our recommendation.

Keating: Black Mtn Road speed reduction plan is off the table. Speed survey will be redone by Traffic Engineering.
 - Plan Amendments: I received an email from Gary Levitts and he stated that they will be coming back in February.
 - Merge 56 Project- We heard this summer that the community wanted to be involved and I haven’t heard anything from the community. I’m curious if anyone has heard anything because I don’t want us to be presented with a solution and the community hasn’t been notified.

Rhodes: I’m not sure that I want to come here with a blank sheet of paper but I envision coming here with an idea and get feedback from the community.

Clark: What did we, the community, mean by “participation?”

Rhodes and Kenney: Developers should come to the RPPB to review the project plans for input.

Becker: I think we should reach out to the developers for an update and ask questions even if it’s not an action item.

Clark: Should the chairs of the three Adhoc Committees reach out to the Developers for an update?
Rhodes: We should shoot them an email for status on the projects.

- Multi-Year capital plan is being proposed, which would follow other major California Cities.
- Plastic Bags will come back as an ordinance next year.
- Medical Marijuana cooperatives is coming back as an initiative.
- Failings: If a board doesn't file an Annual Report, then the board isn't in compliance with the bylaws. I will put this together and put it as an action item for February 2014.
- State of the City on January 15, 2013 at Balboa Theatre from 6:00 pm to 7:30 pm. It's first come, first serve.
- Clark appointed a new Adhoc committee for March 2014 Elections: Bill Diehl, Jeanine Politte will Co-Chair the committee (paperwork).

b. Vice-Chair Report – Jon Becker

- No Report

c. Secretary Report – Melinda Vasquez

- Moving forward I would like to mail out the minutes within 7 days of the prior meeting for the members to review and make changes to the minutes. I will review the requests against the audio and then revise the minutes. Seven days before the next meeting, I will send out the final draft of the minutes for review.

d. Standing Committee Reports:

➤ Land Use (Ramesses Surban)-Absent

- Report by Politte: Heritage Bluffs II, a boundary adjustment is being worked. The city just received it so the comments from staff are being reviewed. The full info presentation will be in February. The Del Sur Court was changed from the Hotel in 2008/9 to senior living. Their application is complete by the City but not sure if they are moving forward with it at this time. The Land Use is high density but it shouldn't be an issue.
- Diehl added that there is grading activity for the 2nd bridge on Carmel Valley Rd. and the bridge on Camino del Sur.

➤ Telecomm (Darren Parker)-No report

e. Ad Hoc Committee Reports:

➤ FBA/PFFP Prioritization (Keith Rhodes)

- The email sent to everyone earlier is the final draft. It looked to me to have everything in it. That was for Torrey Highlands but we haven't heard from Peñasquitos if they want to do it. We need to have our ear the ground and be sure that they don't come to us with something one month and then ask us to approve it the next month.

➤ Doubletree Resort (Jeanine Politte)

- Doubletree has a new management company, Evolution Hospitality. They are going to do the updates that they previously told us about before Laurus purchased the property. It's still owned by Laurus Corporation. They have made a lot of employee changes; cooks, housekeeping, fitness center. Remodeling is going to be great with a \$2 million budget.

➤ Santa Fe Summit II & III (Darren Parker) – No report

➤ RPPB Electronic Media Site (Steve Gore) – No report

➤ Community Funds (Bill Diehl) – No report

➤ Santa Fe Summit IV (Thom Clark) – No report (spoke earlier)

➤ Rhodes Crossing (Jon Becker) –

Rhodes noted the Planning Commission approved their initiation.

- Black Mtn. Road Reclassification (Mike Kenney) – No report

f. Liaison and Organization Reports:

- Black Mountain Open Space Park (Bill Diehl) – The next meeting is in January.
- MCAS Miramar Community Leaders Forum (Dennis Spurr) – No report
- PQ Fire Safe Council (Dennis Spurr/Mike Shoecraft) – No report
- RP Town Council (Cynthia Macshane) - Town council has extra money this year. The police come each month. Don't leave your garage door openers visible in the car. I'm working on working with Conrad Wear to put together a cheat sheet with information for the community concerns and to post it on our website. We put on the Mayoral Forum on Dec 3, 2013. Vasquez: It was a standing room in the back, more PQ residents attended than in previous years and Alison Ash moderated the event. The feed is available on line through Channel 10 website. Macshane: We are attending the PUSD meetings. They currently have a 22 million dollar deficit.
 - Diehl: Is the Town Council going to have a table at the Winter Wonderland?
 - Tanton: Yes, can we still sell our T-shirts?
 - Diehl: Sure.
- PQ Recreation Council (Steve Gore) Diehl reported - There was no meeting last month. Winter Wonderland is going on, come rain or shine. We have 80 tons of snow coming. Next week is our elections. Skate park is closed for construction. It should re-open mid March. We did some fill at Penasquitos Creek Neighborhood Park. It is closed for reseeding, leveled out and to fill in some holes.
- Los Pen Canyon Preserves CAC (John Keating) - Absent
- Park Village LMAD (Jon Becker) We have a couple new projects coming up and we will be adding a couple new trees. In January the LMAD's will be coming to the planning board for approval of the budget.
- Peñasquitos East LMAD (Bill Diehl) - Budget Meeting is on December 11, 2013 at 1:00 pm, downtown on the 5th floor is our budget meeting. Becker: Did you get any feedback from Cory about the Black Mountain? Diehl: No, still waiting on it.
- Torrey Highlands LMAD (Darren Parker) - We haven't met but I think we are going to meet next week. The budget has been cut so only 4 signs have been approved. The cost and the decreased budget is the reason for the decrease of approved signs.
- Transportation Agencies (John Keating) – No report

Diehl: FYI, V-Calm is on the downhill side of Calle de las Rosas on the curve.

Jacob Song was invited to introduce himself – I am here to watch and listen to what the board is talking about for the Boy Scout Troop 626.

The meeting was adjourned at 9:40 pm.

Respectfully submitted,

Melinda Vasquez
RPPB Secretary

Approved 2/5/2014, 8 in favor – 0 against – 6 abstentions (Valentine, Spurr, Shoecraft, Simmons, Surban, Vasquez).