



## Rancho Peñasquitos Planning Board Meeting Minutes

April 1, 2015

Attendees: Jon Becker, Corey Buckner (appointed 4/1/15), Thom Clark, Bill Diehl, Stephen Egbert, John Keating, Ruth Loucks, Jack McGuire, Darshana Patel, Brian Reschke, Keith Rhodes, Ramesses Surban, Mike Shoecraft, Rod Simmons, Booke Whalen.

Absent: Bill Dumka, Jeanine Politte, Darren Parker, Steve Gore

Community Members & Guests (Voluntary Sign-In): Elizabeth Pinner, John Ziebarth, Frank Landis, Scott Goss, Linda McClain, Mark McClain, Barry Arenson, Barbara Denike, Sebastian Capella, Patricia Miceli, Lisa Arnold, Charles Shi, Jennifer Burstedt, Gloria Kuramoto, Tamra Barker, Ann-Marie McCorwich, Barbara Camarillo

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1. The meeting was called to order at 7:40 pm at the Doubletree Golf Resort located at 14455 Peñasquitos Drive, San Diego, CA 92129. A Quorum was present.
  2. Agenda Modifications: Farmers Market Letter of Recommendation on behalf of the YMCA.  
**Motion: To modify the April 1, 2015 Agenda to add an Action Item regarding a letter of support for the YMCA and a farmers market. M/S/C - Clark/Patel/Approved, 12 in favor - 0 against, - 0 recusals/abstentions.**
  3. Public Safety Agencies: None present.
  4. MINUTES: March 2015 Minutes not available for approval.
  5. NON-AGENDA, PUBLIC COMMENTS :
    - a) One Paseo Project in Carmel Valley –
      - John Ziebarth reviewed the project, the review process and four planning groups voted against the project due to the project size compared to what was previously approved for the site. City Council approved it, creating a new zone just for this mixed use project. He asked RPPB to consider expressing its concern for the project and supporting the four planning groups who denied the project; asking the City Council to revisit and rescind their approval.
      - Tyler Sherer, Atlantis Group, spoke on behalf of One Paseo. He requested that everyone view the website for the facts.
      - Becker asked if the zone creation was a result of the 150 ft. building height in the mixed use project?
        - Sherer said this was a six year process and they worked with City Planners to develop this concept. Those buildings are at the lowest elevation of the site and will be offices, adding that El Camino Real is a bus corridor. They will need to get MTS back to revisit providing transportation.
        - Unnamed resident noted that there is no transit anywhere along the SR-56 corridor and bus transportation will not be implemented.
        - Sherer said there was a bus corridor along El Camino Real in the community plan with a transit center. They are creating a need for transit with this project, adding that they are in talks with MTS.
        - Ziebarth noted that they did a study on mass transit, which may be in place by 2035; the study didn't show any more than 8 riders. The General Plan talks about Community Village and Urban Village; the Community Village is already in place.
        - Gary Levitt said the Carmel Valley Planning Group provided an alternative, reduced size project that was acceptable to the community. He reviewed the process and testimony at the City Council, noting that he thought it was embarrassing watching the process. We should be objecting to how this project was approved at City Council.
        - Sherer said they worked with the planning group and City planners over 6 years and

many of the City's recommendations were incorporated; that was why City Council approved the project.

- b) Mary Ann Eisele asked RPPB to go back and review the history of Rhodes Crossing, speaking specifically about the Rhodes Crossing residential component. She provided a handout to RPPB members. Two issues: additional residential units in 3A as noted in the EOB and the caveats approved in 2004 by RPPB and the City. She said the community looks to the planning board to be a strong advocate to protect the community plan and hold developers accountable.
    - Rhodes attempted to comment on his project when an unnamed community member made derogatory comments suggesting that he shouldn't be allowed to speak.
  - c) Gloria Kuramoto reviewed the EOB letter (handout); the letter states that the approval of the EOB payments caused the board to support the Rhodes Crossing project changes. Ten years later we are facing another increase; asking the board to support the previous agreement and not allow additional units or changes proposed.
  - d) Keating asked if these organized comments are appropriate when we have this project [Rhodes Crossing] before us?
    - Clark said that if it is not on the agenda, the Public Forum is for these types of comments.
  - e) Barry Arenson is concerned that construction/grading traffic is using Sundance Avenue through the residential neighborhood to Twin Trails. He said he thought that the current permits require the construction traffic to use Carmel Mtn. Rd. and Black Mtn. Rd. He brought this to City Engineers' attention and received a response stating the contractors were allowed to use Sundance. He asked RPPB to contact the City and ask that construction traffic not use the existing residential portion of Sundance or Twin Trails.
    - Becker and Keating noted that RPPB would contact staff.
  - f) Elizabeth Pinner noted that she was present when Rhodes Crossing was discussed back in 2004 and reiterated the previous comments.
  - g) Keith Rhodes said that Community Plans change, RPCP has changed many times since initiated. The number of units were planned before the highway was routed and finished. The City wanted more density in 2-4 story buildings in this area. When the plan was changed, extra benefit was agreed to. Additional units bring in more FBA funds that will bring more benefit in addition to the EOB. In 1995, the road that serviced the approved 270,000 sq. ft. of commercial use was right along the fence. Torrey Highlands didn't want all that commercial so he shifted a portion. He wants to work with the community. He added that the single family homes would be of comparable quality to existing homes, probably priced around \$700,000 and be in a private neighborhood. It will be a nice addition to the overall community.
  - h) Rhodes added, he will call KB Homes tomorrow and make them aware of RPPB's restriction to only use Carmel Mtn. Rd. to access their parcels.
  - i) Bill Diehl announced there is a Spring Egg Hunt planned for April 5<sup>th</sup> at 10:00 am at 4 neighborhood parks.
6. ANNOUNCEMENTS & INFORMATION ITEMS:
- a) San Diego City Development-Michael Prinz – Not present. Clark provided updated land use issues for Merge 56/Rhodes/KB Homes during the Land Use Report.
  - b) San Diego Council District 6 Report –Garrett Hager – SDPD NE Substation is first to get AEDs (Automated External Defibrillators) for each police vehicle. Councilmember Mark Kersey participated in Black Mt. Open Space trail project ribbon cutting ceremonies and proposed a 311 City wide call in line for issues.
    - Unnamed resident asked who they can call if they disagree that more density is being suggested by staff?
    - Becker suggested that residents contact Michael Prinz, but added that housing recommendations originate at SANDAG and filter down to the City based on projected population increases. All cities in the area have to absorb this growth.

- Unnamed speaker said that local, SANDAG and state governments have jurisdiction over housing inventory, the need for additional housing, types of housing, density, location, etc.
  - Unknown named speaker talked about water restrictions and asked how we can increase density and not add more.
  - Clark asked Hager about the status of the infrastructure survey? Hager said the results will be coming back to the Infrastructure committee soon; will get back to Clark on date.
  - Unnamed resident asked how Councilmember Kersey voted on One Paseo? Hager said he voted in favor. Hager added that the office cannot comment on a decision that has yet to be made [referring to local projects still under review].
- c) San Diego Council District 5 Report – Luis Pallera - Councilmember Chris Cate participated in the Little League season opener. He noted upcoming events that Cate plans to attend.
- Becker asked about street repaving in the area. Pallera said that he believes that Park Village area roads should be slurry sealed and completed by July.
  - Unnamed resident noted that the bike lane between Sundance and Sedorus is buckled and people cannot safely use the designated bike lane. She also asked about the One Paseo approval; reason why the City Council voted in favor of the full project vs. the compromised (reduced size) project. Pallera said Cate voted in favor of One Paseo.
- d) San Diego County 3<sup>rd</sup> District Supervisor Dave Roberts Office Report – No representative
- e) Assemblyman Brian Maienschein's Office Report – No Representative
- f) Congressman 52<sup>nd</sup> District Scott Peters - No Representative

7. BUSINESS:

a) **YMCA Farmers Market Letter of support - RPPB Chair**

Patel said it would be a Certified Farmers Market, no crafts, and will be open on Saturdays from 9am-2pm. The market would be aligned with YMCA's mission and funds would support YMCA projects. The letter would be to show RPPB's support for a market pending all permits and approval by the City. It would not infringe on Dog Park parking.

**Motion:** To approve sending a letter of support for the YMCA's Farmers Market. M/S/C - Clark/Keating/Approved, 12 in favor - 0 against, - 0 recusals/abstentions.

b) **Bylaws Draft Review – Ramesses Surban, Ad Hoc Committee Chair**

Diehl said that the committee spent 4 nights going line by line. It is a rewrite of the existing bylaws with a few modifications. He thanked the committee for their time and work. Surban added that the committee has thoroughly vetted it and reviewed some of the major changes.

Discussion included: verification/proof of residency, expanded discussion regarding the filling of vacancies by eligible community members from adjacent districts (McGuire & Loucks expressed opposition, Patricia (BMR) expressed opposition) and adding the Maintenance District Seats into the bylaws.

- Patricia (BMR) inquired about the lack of inclusion of the BMR MAD (not the BMR Open Space MAD). She explained that BMR residents have been paying a substantial amount of money into the MAD for more than a decade, but have gotten little information about it. It was suggested that BMR may have not turned it over to the City yet. The Board agreed to look into this matter and to add BMR MAD to the collection of other MADs in the bylaws. Members encouraged Patricia to volunteer for this position as BMR MAD representative.
- Additional discussion regarding community outreach when there is a vacancy and potential solutions.

**Motion:** To approve the draft Bylaws and send to City staff for review with the addition of the following:

- 1) Article IV, Section 3 – “When the Rancho de los Peñasquitos Planning Board is unable to fill a vacancy within 120 days, as specified above, and the planning group has more than

twelve members, a [add – diligent and substantial effort to] search for a new member should continue, however either the seat may remain vacant until the next planning group election, or these bylaws may be amended to permit decreased membership to a minimum of 12 members.”

- 2) Article VIII, Section 3, paragraph (d) - Park Village and Torrey Highlands MADs, should be [3 members] each. Add [Black Mountain Ranch MAD - pursuant to BMR MAD bylaws].

M/S/C - Keating/McGuire/Approved, 11 in favor - 0 against - 1 abstention (Clark).

- Once reviewed by staff and a response is received, any suggested changes will be incorporated and resubmitted to RPPB for discussion at a future meeting and final approval.

c) **Ratify RPPB Elections Results**

Dist. 1 Jeanine Politte

Dist. 3 Thom Clark

Dist. 5 Ramesses Surban

Dist. 7 No Candidate

Dist. 9 Bill Diehl

Dist. 11 Jon Becker

BMR #1 Ruth Loucks

TH #1 No Candidate

**Motion:** To ratify the election results. M/S/C - Becker/Surban/Approved, (McGuire excused) 11 in favor - 0 against - 0 recusals/abstentions.

d) **Elections of Officers and Appointments –**

- 1) Appointment of District 7 Seat

**Motion:** To nominate Corey Buckner to fill District 7 seat. M/S/C - Clark /Keating/ Approved, (McGuire excused) 11 in favor - 0 against - 0 recusals/abstentions.

- 2) Appointment of Commercial 1 Seat

**Motion:** To nominate Keith Rhodes to fill the Commercial 1 seat. M/S/C- Reschke/ Becker/Approved, (McGuire excused) 11 in favor - 0 against, - 0 abstentions.

- 3) Election of Officers & Committee Chair Appointments

Chair

**Motion:** Move to nominate Ramesses Surban as Chairperson. M/S/C – Diehl/ Rhodes/Approved, (McGuire excused) 11 in favor – 0 against – 1 abstention (Clark).

Vice Chair

**Motion:** Move to nominate Jon Becker as Vice-Chair. M/S/C – Clark/Keating/ Approved, (McGuire excused) 11 in favor - 0 against, - 0 abstentions.

Secretary

**Motion:** Move to nominate Jeanine Politte as Secretary. M/S/C – Clark/Becker/ Approved, 11 in favor – 0 against – 0 abstentions.

Land Use Chair - Move appointment to May 6, 2015

Telecomm Chair - Move appointment to May 6, 2015

- Clark noted that the District 8 seat still remains vacant and we’ve received Parker’s application for Torrey Highlands 1 seat.

- e) Remove Ad Hoc Committees and Reports as the projects are no longer active.

8. **REPORTS**

- 1) Chair Report –Thom Clark-None

- 2) Vice-Chair Report – Jon Becker, CPC approved update to pedestrian crossings policies. Council President Sheri Lightner (District 1) has considered placing a moratorium on Community Plan Amendments based upon concerns with the water supply. It was noted that the Doubletree Golf Course is now closed.

- 3) Secretary Report – Jeanine Politte, not present

- 4) Standing Committee Reports

- a) Land Use (Ramesses Surban), per LUC report
  - John Ziebarth –against One Paseo process
  - Tyler Sherer-for One Paseo process
  - Mary Ann Eisele-history of Rhodes Crossing
  - Gloria Kuramoto-Noted the March 25, 2004 motion that all the additional housing shall be single family
  - Barry Arenson- concerns over Sundance traffic and needs to be rerouted
  - Elizabeth Pinner- supported comments from Mary Ann Eisele
- b) Telecomm (Darren Parker), not present
- 5) Ad Hoc Committee Reports: No reports
- 6) Liaison and Organization Reports:
  - a) Black Mtn. Open Space (Bill Diehl)-No update
  - b) Community Funds (Bill Diehl)- No report
  - c) MCAS Miramar CLF (Stephen Egbert)- Updated on illegal activity on the base property.
  - d) PQ Fire Safe Council (Mike Shoecraft)- Next outreach meeting is Sat. July 18, 8:00am – 4:30pm at Hilltop Park on “Fire Operations in the Wildland Urban Interface.”  
Reservation is required (flyers are available on the back table). Learn what firefighters learn to protect your home and community, how to prepare your home, evacuation and survival.
  - e) PQ Town Council (Darshana Patel)- Fiesta May 2, 2015 and business networking opportunities
  - f) PQ Recreation Council (Steve Gore)-Bill Diehl- Spring Egg Hunt, April 4th
  - g) Los Pen Cyn Prsv CAC (Rod Simmons)-No Report
  - h) Park Village LMAD (Jon Becker)-Ongoing improvements for the recycled water conversion.
  - i) Penasquitos East LMAD (Bill Diehl)-No report
  - j) Torrey Highland LMAD(Darren Parker)-No Report
  - k) Transportation Agencies (John Keating)-No Report

Egbert reported, City Environmental Services has scheduled another community cleanup on April 29th – Sundevil Way / Stater Bros area.

The meeting was adjourned at 10:40pm.

Minutes recorded by Jon Becker in absence of RPPB Secretary.

Approved 5/6/2015, 12 in favor – 0 against – 2 abstentions (Dumka, Politte).