



Rancho Peñasquitos Planning Board Meeting Minutes March 6, 2019

Attendees: Jon Becker, Geoffrey Patrick, Mike Shoecraft, Corey Buckner, Darshana Patel, Sabrina Leitner, Brooke Whalen, Pamela Blackwill, Alex Plishner, Jonathan Palinkas, Steve Leffler

Absent: Thom Clark, Joseph Schmelzer, Stephen Egbert, Ramesses Surban, Cynthia McShane, Brian Reschke,

Community Members & Guests (Voluntary Sign-in):

Randy Steffler, Mark and Linda McClain, Jeanine Politte, Jocelyn Lomahan, Daniel Ferguson, Robert Laird, Gary Levitt, Marni von Wilpert

7:35 pm – The Call to Order (all times listed are approximate)

7:40 pm – Agenda Modifications-Jon Becker: *Motion to change the 8:10 item under Business, to ratify the Secretary's report on Ineligible Status of Commercial Seat #2 from an action item, to a **potential** action item.* Becker notes that the Bylaws state that a 2/3 vote could be implemented and identify that the volunteer could be allowed to state their position.

MSC: Jon Becker/Corey Buckner Vote: 8 / 0 / 1 abstention (note: 2 members were absent for this vote due to board elections)

7:50 pm – Approval of Minutes (February 6, 2019)

Approval of Meeting Minutes tabled until April Meeting

7:52 pm – Public Safety Agencies (Fire Station 40, San Diego Police Northeastern Substation)-not present

7:53 pm – Public Forum - Non-Agenda Items (3 minutes per person and 12 minutes per topic) (paraphrased)

Speaker: Gary Levitt of Merge 56: Would like the Board to appeal to the City Council on behalf of the Merge 56 Project, especially in the interest of the public streets; USFWS was closed during the government shutdown, but they are getting close on permits from the environmental agencies; this week there was a tour of the (Merge) property by the Regional Water Board and this was the first time they sent a project manager even though they have had the application for 5 years; they came up with a long list of issues on the public streets portion of the project; please send a letter, the streets are important and we need to keep the pressure on the Regional Board, City, etc. The Merge project is being hit with 5x higher mitigation; feel it is a negotiating ploy.

Jon Becker: Will discuss how we can give support during the Chair Report.

8:00 pm – Public Officials (Community Announcements and Informational Items)

- San Diego City Planning Department (Dan Monroe: DMMonroe@sandiego.gov)
 - *Not present, no report*
- San Diego City Council, Fifth District Mark Kersey (Quinton Grounds: QGrounds@sandiego.gov)
 - **1. Quinton Grounds:** Council Member Kersey would like to solicit input from the Board on the following: Storm Water has added a classification for a separated bike lane, designed like that of the one on Balboa Ave. with the plastic bollards; and he would like to know how the Board feels about adding a separated bike lane on Camino del Sur starting at 1500 feet north of Dormouse to San Dieguito Road to Carmel Valley Road. Council Member Kersey sees several issues, the first being street sweeping, a second being disabled vehicles getting through to the shoulder.

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Discussion: Brooke Whalen: How was this section selected? **Quinton Grounds:** Not selected formally. **Brooke Whalen:** there is already a 10 foot wide sidewalk in this area. **Quinton Grounds:** this would add another larger area. **Corey Buckner:** Bike riders dislike those tremendously; debris builds up that they don't want to ride through, such as flat tires, etc. Would be better if it were designed as the bike lane along 56. **Brooke Whalen:** adding the bike lane would be redundant; there is already a 10' wide sidewalk serving as a multi-use trail if a rider is uncomfortable. **Quinton Grounds:** those were some of our concerns as well. **Geoffrey Patrick:** It takes away an escape for the bike if there is an issue. Is it a high bike use area? Is there even a need? There have been a lot of close calls. **Quinton Grounds:** Traffic engineers observed traffic conditions, the CFO of Rady's Children's hospital was killed; and it costs a lot to build, therefore we are soliciting feedback. **Corey Buckner:** would like to look at PQ bike lanes overall. i.e.-Carmel Mtn. Road has lanes, but across the way there are a lot of kids. If we add bike paths, let's tie all the bike lanes together so it's safe. **Jonathan Palinkas:** I think at least adding a striped buffer. **Quinton Grounds:** emails would be helpful to show the department where the community stands on the issue.

- 2. **Darshana Patel:** Asked regarding an update on the giant sinkhole. **Quinton Grounds:** I can get you an update; please send an email reminder.
- 3. **Quinton Grounds:** Has been accepted to Officer Candidate School; this will be his last or second to last meeting; looking for a temporary replacement for his position.
- San Diego City Council Sixth District Chris Cate Maddy Garret: MGarrett@sandiego.gov
- *Not present; no report*
- San Diego County, District 3 Supervisor Kristin Gaspar (Jason Paguio: Jason.Paguio@sdcounty.ca.gov)
- *Not present, no report*
- CA State 77th Assembly District, Member Brian Maienschein (Lance Witmond: Lance.Witmond@asm.ca.gov)
- 1. **Lance Witmond:** Assembly Member Maienschein has signed 27 bills; I will give you an update on 2: the first is 8D1443 to provide oversight for technical assistance centers for mental health needs; the counties have different needs and there is no way for counties to share services. Second is 8734 which is a pilot program for coaching services for counties to offer as a resource to families looking for more stability. He has had a busy load.
- CA State Senate District 39, Senator Toni Atkins (Jason Weisz: Jason.Weisz@sen.ca.gov)
- *Not present; no report*
- US Congressman 52nd District, Scott Peters (Jason Bercovitch: Jason.Bercovitch@mail.house.gov)
- *Not present, no report*

BUSINESS:

8:15 pm Potential Action Item (see Agenda Modification) –Ratification of Secretary's Report on Ineligible Status of Commercial Seat #2 Representative & Declaration of (Potential) Vacancy—Joe Schmelzer (absent) Jon Becker presenting:

Jon Becker: last month it was discussed that if a member was absent more than 4 times, the Board Secretary would notify you, and you could potentially be removed from the Board. Per the Bylaws, it could be a potential action item. However, the Bylaws are unclear about what constitutes "present" vs "not present", and therefore I would like to ask Alex Plishner to give his statement.

Darshana Patel: Point of clarification: we could also check the minutes.

Jon: the minutes did not clearly state with regard to his attendance; and we had 2 June meetings.

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Alex Plishner: I was made aware of the issue; It is the June 27, October 3, and January 2 meetings that are in question. I believe I was here for 3 of those, but am sometimes late. Obviously I did not sign in. The June 27 meeting was originally scheduled for July 4th but a vote was taken to reschedule because it was a holiday. I made the board aware at that time that I had a business trip and could not make the June 27 meeting. I feel it is not fair to get docked for a rescheduled meeting. If you look at the sign-in rule, then, yes...I missed signing in. My life is scheduled way in advance, I have many evening commitments, my wife and I plan accordingly to avoid meeting dates so I can be here. Any night I miss is because I have to stay home when my wife works in order to be with the kids. Otherwise I am always here. The Bylaws are to weed out those who don't really want to be here, but that is for you to judge. We are all volunteers. I have made an important commitment to this group, my Homeowner's Association, and other groups and hardly ever have a night off. But I signed up for it, and do it with a smile. I know we follow Bylaws, and I don't take it personally. I fully intended to follow the rules.

Discussion:

Jon Becker: Thank you. We have an option to get a 2/3 vote to ratify the notice regarding absences. The CPC's approach is that, off the bat, everyone has to verbally acknowledge their presence, rather than passing around a sheet. **Geoffrey Patrick:** Do the Bylaws mention signing in? (yes) So if the Bylaws are clear, the ambiguity is whether it has been violated. But if Alex says he was here... **Corey Buckner:** yes, that is the issue. If Ramasses was here, we could ask...in the past, he has missed 3, there are no excused absences, so the only question is was he here or not here? Did we look at the minutes? **Jon Becker:** yes, and the answer is not indicated in the minutes. **Geoffrey Patrick:** his word is as good as that sheet. **Corey Buckner:** is it yearly, or per term? **Answer as clarified:** It is during one year period from April to March and when in office. Terms are 2 years, 1 year, or balance of what is left.

So we are good, it is in the minutes now that he was here on June 6. **Geoffrey Patrick:** Can we correct the Bylaws to be clear? **Jon Becker:** We would need to start a Bylaws committee; it is a lengthy process.

Note: no action taken following discussion; no vote taken

8:30 p.m. Action Item: Approve Expenses to renew 3 website domain names and potentially purchase microphone and speaker(s)-Jon Becker: I am covering the website issue for Thom Clark. He paid the cost of the websites for \$54.51. We have \$500 offered by the City, and I need a motion to reimburse Thom \$54.51.

Corey Buckner: Motion to reimburse Thom \$54.51 plus provide funds to purchase a portable PA System not to exceed \$200. **Geoffrey Patrick:** Seconds the Motion / Vote Passes: 11-0-0

Discussion:

Pam Blackwill: (presents research regarding portable PA systems and their cost)

Alex Plishner: regarding the microphone, in a prior group, the logistics of using 1 microphone is an issue. Would suggest having 4 microphones. Otherwise it slows the meeting down. 1 for the Chair, 1 for the audience, 2 to the Board, etc. **Geoffrey Patrick:** for the price, quality may be an issue.

Corey: We will only need it once in a while so it doesn't need to be anything great. **Geoffrey Patrick:** Could have a stand with one microphone. **Jon Becker:** also, someone will have to take charge of getting it here. **Pam Blackwill:** will front the cost of a portable PA system and bring to a meeting to test. Cost will be reimbursed if Board accepts the system.

8:40 p.m. Information Item-Election Results (Mike Shoecraft):

District 1: Geoffrey Patrick (Incumbent)

District 3: Thom Clark (Incumbent) Received no (0) votes, not re-elected.

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District 5: no candidate
District 7: Randy Steffler
District 9: no candidate
District 11: Jon Becker (Incumbent)
Torrey Highlands At Large #1: Sabrina Leitner (incumbent)
Black Mtn. Ranch At Large #1: no candidate

Discussion: Jon Becker: will ratify appointments for office results at next month's meeting.

Mike Shoecraft: Board Members and public will have 24 hours to notify the Board of any issues with the results. **Jon Becker:** Thank you to the Board Members who helped with the election—Mike and Jonathan, and anyone else who helped out.

8:30 pm REPORTS

Chair Report: Jon Becker for Thom Clark (rppb.chair@gmail.com)

With regard to the Merge 56 letter, need to know that the group is in support, or know if the group has issues, with the Board writing a letter on Board letterhead. Thom had started writing the Merge letter.

Also, regarding another letter. Terra Vista II notified the Board that they were not notified that we were voting at the Board meeting to approve the mini storage. But per the City, there are multiple opportunities to see a project application. The letter would state that this Board does not notify in a radius. **Corey Buckner:** Plus when residents bought their homes, they signed that they knew.

Vice-Chair Report: Jon Becker (jbecker@projectdesign.com).

-May 18-Community Orientation Workshops-in the Silver Room in the City Concourse, or online.

Geoffrey Patrick (comment): attended the development process workshop. They discussed CEQA, the development process, it was pretty basic. Learned that half of all EIR's are appealed. They then go to a process 5, to City Council. Also, other Group's Bylaws, require that the first cycle review for a project come before the Board.

-June 27-PCOW

-City is asking about the Board attending a Padre game and Petco. We could set up a Doodle to see who is interested in attending.

-Belgian Waffle Ride is May 5

-CPC: Land Development Code update was not approved. With CEQA, there is a 14 day comment period; City tried to change to 3 days, but it did not pass. Also, sought to enhance Infrastructure Benefit Districts, to isolate districts, to be set up by Council so as tax values rise, it would pay for improvements without adding to the tax dole. **Steve Leffler:** So, out of property tax? **Jon Becker:** it focuses it into that district, and not into the general fund. **Geoffrey Patrick:** So improvements pay for themselves.

Secretary Report: Joseph Schmelzer (rppb.secretary@gmail.com)

absent/no report Per Jon, Joe apologizes for his absence due to business travels

Standing Committee Reports:

- **Land Use** (Alex Plishner alex.plishner@calatl.com)

- Land Use met tonight regarding the Junipers Project, specifically on the architecture and character. There was no action item; information only. There will be a series of other meetings on other aspects of the project.

- There will be a new application next month for a tentative map for the last residential parcel in Black Mountain Ranch. It is an information item. There is no Community Plan Amendment or rezone; it is a subarea of BMR. It will be more of an introductory presentation. We will wait for the Environmental Doc before meeting on it. **Corey Buckner:** we used to have it come to Land Use

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first, then wait 1 month until bringing it before the Board. **Alex Plishner:** Cycle comments do go to the Chair. **Geoffrey Patrick:** We have drawings for the Junipers. **Alex Plishner:** Docs are sent to Thom and (Alex). We get cycle comments. **Geoffrey Patrick:** The workshop did provide many email contacts to keep looped in.

- **Wireless Communications Facilities (Joseph Schmelzer: rppb.secretary@gmail.com)**
- **Jon Becker for Joe Schmelzer:** No updates, but via the website, there will be another application for a Dish co-location on Black Mountain.

Ad Hoc Committee Reports:

- **Media/Communications/Website** (Brooke Whalen)
- **Brooke Whalen:** Previously provided a link on the City website for the meeting agenda, but I will also post to our web page so we comply with requirements.

Liaison and Organization Reports:

- **Black Mountain Open Space Park** (Mike Shoecraft): we will meet next Thursday. There is no agenda for the meeting yet. It has been a while since we met.
- **Community Funds** (Thom Clark) Thom Clark absent; **Jon Becker for Thom Clarke:** The City is short staffed, but we need to push them with regard to Community Funds.
- **MCAS Miramar CLF** (Stephen Egbert) absent/ no report

PQ Fire Safe Council (Mike Shoecraft): Meeting at 7 p.m. on Thursday 3/21.

- Meeting at Church on BMR. We are working on completing an evacuation plan for PQ. **Jon Becker:** Any contact with the Junipers group? **Mike Shoecraft:** A committee member is working on that. **Geoffrey Patrick:** Question: when the Fire Marshall was here, talked about the road at Andorra Way, said that it was not a fire exit, and was only emergency vehicles. Is there a law about that? **Mike Shoecraft:** There would only be one exit. We don't have anything indicating that is an exit. The purpose is only for emergency vehicles to get in. **Darshana Patel:** Did he say that the direction of the fire goes the other way?

- **PQ Town Council** (Jonathan Palinkas)

Will meet here tomorrow at 7:30. The PQ Fun Run is May 4. PQ Town Council will meet on May 5. The theme for this year's Fiesta is Wizard of Oz: "There's No Place Like PQ.", The Nomination Deadline for PQ Volunteer of the Year is April 13th, Link to nominate is <http://bit.ly/2mGdUus> . The PQ Town Council funded both MC and Westview Grad Nights. We will approve a grant to the West View High School Science Olympian. We are still fundraising for the July 3rd fireworks. There is a Go Fund Me page on Facebook. **Sabrina Leitner:** what % is funded? **Jonathan Palinkas:** We are under what is needed. We are still looking for a corporate donor. **Sabrina Leitner:** Can you re-post on Facebook so it is easy to find? (yes) **Darshana Patel:** Community members are asking about grad night? Did you get those emails? **Jonathan Palinkas:** I don't receive those...I think they go to Kate. Have her contact me.

- **PQ Recreation Council** (Steve Leffler) 1. Last meeting 2/28/2019

2. 1st Feb 15th Father/Daughter Dance at Black Mountain Middle School Multipurpose Center. Went well. Approximately 150 attended.
3. March 28th Meeting will be held at Hotel Karlan to allow community briefing for Junipers Project open space.

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4. Revised CP 700-42 SOP for Recreation Advisory Groups (formerly Recreation Councils) approved by Recreation Council Working Group 1/29, Parks and Recreation Area Committee (CP 1 and CP 2)(2/6) and Park and Recreation Board (2/21). City Council PS&LN Committee will hear on 3/13. City Council on 4/8.

5. Recreation Council appointed Steve Leffler representative to RPPB for April 2019 to March 2020 term. **Jon Becker:** So everyone has adapted to how fundraising is now done? **Steve Leffler:** Yes. We have gone ahead with the dissolution of the 501C3.

- **Los Peñasquitos Canyon Preserve CAC** (Joseph Schmelzer) **Darshana Patel for Joe Schmelzer:** The Sierra Club had a representative attend our meeting where we voted, they expected significant community protest and seeing none, they decided to work with the applicant to garner community benefit in exchange to not "publicly oppose" the project. They were negotiating for \$500,000 from the applicant to Sierra Club. They were shocked that there was significant opposition and decided to work with the opposition groups because the other option now has bad optics. It was disappointing that they assumed our 0-12-2-2 vote did not reflect significant opposition

Jon Becker: Was an action committee formed? **Darshana Patel:** Yes; 501C4 will accept donations for the legal fund for Protect our Preserve.

- **Park Village LMAD** (Jon Becker)The first walk through to start phase 1 was delayed due to the rain.

- **Peñasquitos East LMAD** (Geoffrey Patrick) Concrete stamping at PQ Drive and Carmel Mountain Road will start after Rancho Bernardo

- **Torrey Highlands LMAD** (Sabrina Leitner) I was gone for February meeting. **Brooke Whalen:** Solicited landscape proposals from 2 firms. They are being negotiated. **Sabrina Leitner-** Proposals went out for landscape architect and one was chosen, we're waiting on a purchase order to start work. Plant material is 18+ years old and we need to select new plant material and start replanting. Aztec Landscaping is the new general landscaper for the LMAD as of November 2018.

- **Black Mountain Ranch South MAD** (Brian Reschke)

- Not here/no report

- **Transportation Agencies** (Corey Buckner)-no report

8:59 pm ADJOURNMENT

COMMITTEE MEETINGS,

LAND USE COMMITTEE - Will meet at 6:30pm in the Hotel Karlan (Doubletree Resort)

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WIRELESS COMMUNICATIONS FACILITIES COMMITTEE -

FUTURE RPPB Meetings will be held at the Hotel Karlan (Doubletree Resort), same room as board meeting, 14455 Peñasquitos Drive.

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