



RANCHO PENASQUITOS PLANNING BOARD-MEETING MINUTES

WEDNESDAY, SEPTEMBER 4, 2019 AT 7:30 P.M.

All Times listed are approximate.

Attendance					
District	Board Member	Present	District	Board Member	Present
District 1	Geoffrey Patrick	X	District 2	Stephen Egbert	X
District 3	Thom Clark	X	District 4	Mike Shoecraft	X
District 5	VACANT		District 6	VACANT	
District 7	Randy Steffler	X	District 8	Cyndy Macshane	
District 9	Corey Buckner	X	District 10	Darshana Patel (VC)	X
District 11	Jon Becker (C)	X	BMR1	Brian Reschke	
BMR2	VACANT		Commercial 1	Pamela Blackwill	X
Commercial 2	Alex Plishner	X	Rec Council	Steve Leffler	X
Renter-at-Large	VACANT		Torrey Highlands 1	Sabrina Leitner	X
Torrey Highlands 2	Brooke Whalen	X	RP Town Council	VACANT	

X: present, seated

P: present, not seated

Community Members (Voluntary Sign-in)	
Todd Derbique	
Dale Politte	
Mike Denen	
Nancy Denen	
Dennis Spurr	
Bernie & Lorraine Marstall	
Mary Denaci	
Shari Collins	
Emanuel Higgins	
Corey Buckner	
Jeanine Politte	
David Robidouex	
Jocelyn Lomahan	

Time	Item	Notes
7:46	Call to Order	
7:47	Agenda Modifications	
	None	
7:47	Approval of Minutes	
	Motion to approve July 2019 Minutes, as amended	
		MSC: Pam Blackwill / Alex Plishner: 9/0/3-(Clark, Whalen, Patel) PASS
		Motion Passes
7:50	Public Safety Agencies Report	Fire Station 40, San Diego Police Northeastern Substation
		Not Present; No Report
7:50	Public Forum	Non-Agenda Items
	Speaker: David Robidouex	Concerned w/ the lack of landscape maintenance @ Canyonside in BMR. Grass is not dead bushes, weeds, etc. Soccer held there on Sat. Park could be a gem. Spoke w/ said project should be starting soon. Happy as a concerned citizen to help if needed.
	Speaker: Sabrina Leightner	To add to the above: there is a thread on "Next Door" re: Views West; also comments about no maintenance. Torrey Meadows is filled w/ weeds and trash. It is very disheartening.
	Speaker: Randy Steffler	Noticed in the past month or so, the maintenance at Hilltop Park-being mowed, but not edged. Grass is creeping into the housing tract. However, lights have been replaced.
7:56	Public Officials	
	San Diego Planning Department	Katie Witherspoon; KatieW@sandiego.gov Not present, no report
	San Diego City Council, 5th District, Mark Kersey	Brittany Siordia: bsiordia@sandiego.gov reporting Thanks for the park updates; can contact City staff. Torrey Meadows and Views West are already on our radar. An arborist has been requested. Please contact me if there are questions. Fun tip: road concerns, go to City of SD web/projects/finder. Great tool for road reports.

		Upcoming events: if w/in the City jurisdiction, there will be info. Darshana Patel: is park maint. Info included? (NO) would be helpful. Jon Becker: Is it a City arborist? (Yes...I believe that it is an arborist w/in Park and Rec. of the City. Geoffrey Patrick: Web Address? (Google "project finder, City of SD) Geoffrey Patrick: Thanks for following up on ADA ramps that were pending. Was not thrilled with the answer, but appreciate Brittany following up.
	San Diego City Council, 6 th District, Chris Cate	Maddy Garrett: MGarrett@sandiego.gov -Chris Cate Reporting
		Cate: Getting feedback from the folks in District 6 for the 2021 budget. Planning Groups & Town Councils can also submit. Google form on website to submit ideas. i.e. park maint., streets. Want to know what the neighborhood priorities are. July 1st budget was approved. Had a \$74 million deficit. Did not cut library or police. Have 37 new fire positions. Did cut overtime, but hired new staff as a "relief" pool. In the budget, pushed for the ability to offer incentives for new police officer recruits. We are 220 officers short for our 2021 plan. Pushing for \$250K for a "down payment" assistance program. Many officers, 30%, forced to live far out of City. Many transfer out of SD. Officer would get up to \$50K as a match to put down on a SD home. Finalizing the plan. A non-profit would manage the program. We are also funding 430 miles of street repairs. Permits are being processed for the HVAC @ Canyonside Rec. Ctr. All the feedback helps. Jon Becker: re: the budget, our group can offer a CIP wish list for projects. Is that something you have interaction with? Cate: Yes. look at different funding mechanisms. If potential to advocate for design of a project, it will get the process going. Jon: A lot of new development coming forward, which will bring in FBA funds, but we often don't have good interaction with Facilities Financing. Cate: you can interact, contact Tom Tomlinson. Cate: Last update? Jon: 2013 Cate: often a 3 year cycle. I can check w/ Tom on PQ plan update. Jon: We want to be proactive. S. Egbert: We know we are trying to get more housing, yet County constructed 43% fewer homes. Read about container homes on property, yet still less. Also rent containment. What is your philosophy on housing and densification? Cate: tricky...we don't have a lot of land, it is mostly infill. Could use, For ex. mining quarries. In Kearny Mesa, doing a plan update. A lot of rezoning of industrial for 20K housing units. i.e. on Convoy. Convert to housing. Clairemont also, could rezone some shopping centers. Grantville did it right-allowed construction of 8K units over last few years. S. Egbert: then why less housing built? Cate: Plan update process is arduous, slow, and extensive process. But the plan updates are imp. for this. Jon: same article said multi family coming forward are bit alotments. S. Lightner: Re: the parks, why the low maintainance...budgets? Cate: We have been setting the budget, large deficits. S. Lightner: cutbacks on park main.? Cate: yes...difficult...budget issues. Number of City staff was cut. Vacancies were kept open. Trying to increase service w/ staff, i.e. with medians, weeds, etc. Mayor cut \$300K from weed abatement. S. Lightner: We invested tax dollars, now they're being neglected. Will have to spend more to fix what we already paid to have installed. It's disheartening. T. Clark: Grandjury re: planning boards, and then the audit. Curious, on your side, what do you see as value of planning boards. We've talked about how to improve. Cate: Not always going to see eye to eye. I need folks on the ground that see things daily, to know what needs are. Some planning groups don't act in a transparent manner, they ruined things for the rest of us. As with the Rec Council. If acting w/in your bounds, understanding Brown Act and policy, if not, makes things difficult. Steve Leffler: Canyonside-parking lot update? Cate: was just checking on this. We were told design was starting. S. Leffler: was told due to financial reasons. Cate: will check. Alex Plishner: re: housing supply, if all we had to deal w/ was the real estate mkt, but the hardest part is
	San Diego County, District 3 Supervisor Kristin Gaspar	Melanie Woods: Melanie.woods@sandiego.gov
		<i>Not present, no report</i>

	CA State 77th Assembly District, Member Brian Maienschein	Rikard Hauptfeld; Rikard.Hauptfeld@asm.ca.gov
		Since July, Assemblyman Maienschein has been working on a Bill that would domestic abuse for costs associated with emotional therapy animals.
		Bill 734 that establishes a pilot program to serve foster families. Provides coaching and requires families to provide an evaluation of the training.
		Next year will be a census year; it will be the first year it can be submitted online.
	CA State Senate District 39, Senator Toni Atkins	Jason Weisz: representing. Jason.Weisz@sen.ca.gov
		<i>Not present, no report</i>
	US Congressman 52nd District, Scott Peters	Jason Bercovitch representing. Jason.Bercovitch@mail.house.gov
		<i>Not present, no report</i>
Business		
8:33	Appointment of Corey Buckner to fill empty RPPB Seat/District 9	Jon Becker: the position has been appropriately advertised. Corey, please join us on the board. Thank you for participating.

<p>8:34</p>	<p>(Action Item) Chris Vuong w/ J5 Infrastructure Partners will present Proj No. 617097-T Mobile Del Norte High School; located at 16601 Nighthawk Lane, SD.</p>	<p>Discussion: Jon inquires as to any info/modification requests. C. Vuong: T Mobile will conceal all the antennae; will install w/ a cleaner look; the photo sym is accurate-it is a cylinder that goes over it; cables are in the light standard. Bldg is a 12x20 w/ sloped metal roof (see 3rd sym) Randy: where? C. Vuong: the dark circle is the light standard, w/ trenching to the rectangular enclosure for equip. Randy: were the poles originally designed to handle lights? What about the added weight? With multiple carriers on same pole, in a high wind? C. Vuong: for each, the City requires new calculations for appv'l, so is structurally sound. Jon: Why the new facility? to increase coverage? C. Vuong: needed to increase coverage. Not 5G yet. Geoffrey: Does school receive compensation? how much? C. Vuong: yes...appx. \$2K/mos. Geoffrey: power usage? C. Vuong: not my field; not sure. A. Plishner: School is ideal location. B. Whalen: if trenching, will landscape be replaced? C. Vuong: Yes...City will require. We are required to submit a landscape plan. D. Patel: When will work be done? During a school break? C. Vuong: As much as possible, yes. Want smooth transition. S. Lightner: What is the approval process? City? PUSD? D. Patel: District approves also. J. Becker: Can we screen w/ more trees? will provide shade also. C. Vuong: As w/ Verizon, no tall trees. It won't be unsightly. J. Becker: would be nice to add trees for a shaded walkway. C. Vuong: the picture doesn't give a</p>
		<p>MSC: Geoffrey Patrick/Alex Plishner</p>
		<p>Jon Becker: would like to amend the motion to add 2 trees. Amendment accepted.</p>
		<p>MSC: Geoffrey Patrick/Alex Plishner 12/1/0 (M. Shoecraft) Passed as amended.</p>

8:53	(Action Item) Paul Slotemaker w/ Verizon-modify existing facility at 10985 Ave. Maria, SD 92129	P. Slotemaker: project is an existing wireless facility, disguised as a Pine tree. This would not normally need review, but the time limit is up, so we need a permit for a 25' tree. Have photo sims. Existing tree is faded and City is asking that all branches be replaced. The scope is small. Will be the same height. Antennae will have needle "socks." They help it blend in and are an upgrade. There were no issues from the wireless subcommittee. J. Becker: so this is largely due to time limit for CUP? P. Slotemaker: Yes. 10 years are up. So if any new work is needed, must go back through the permit process, then we're good for another 10 years. Randy: Equipment cabinet? P. Slotemaker: it is on the ground in a fenced enclosure. Only replacing one cable. Can't be seen by the neighbors. it is a small change...it is already screened. S. Egbert: Have diesel emergency backup? P. Slotemaker: Could be a battery backup...there is always a backup system, but it is not part of this uptrade project.
		MSC: Mke Shoecraft/Corey Buckner 13/0/0/0
9:07	(Action Item) Appointment of Secretary to RPPB	Motion: Discussion: Jon Becker asks for volunteers. No members present volunteer for the position. Pam Blackwill offers to be an interim Secretary for the September and October meetings pending a future volunteer. Motion is to appoint Pamela Blackwill as interim Secretary.
		MSC: Geoffrey Patrick/Alex Plishner 13/0/0/0
9:14	(Info Item) Los Pen Cyn Preserve CAC (open position):	Jon Becker: Joe S. did this before stepping down. The meetings are monthly. (Thom Clark volunteered and was accepted for the position.)
	Reports	

9:15	Chair Report (Jon Becker, rppb.chair@gmail.com)	1. Appointments to fill empty RPPB seats for: a) Secretary (x-Schmelzer), b) BMR-2 (x-Schmelzer), c) District 5, d) District 6, e) Renter-at-Large (x-Reschke) 2. Faribanks Terrace II: received SCR: a) 1.68 acre/empty lot located at Zavlasky Place/Templeton Street/Paseo del Sur, b) project has 31 age restricted affordable apartments, and 14 townhomes (including some from the Avion project). 3. CPC: a) updated to the Land Development Code: (1) Housing Elements Updates and up-coming workshops, b) Regulations of sidewalk vending--product vs. service: (1) concerns over monitoring, (2) \$30 permit fee, (3) 8 a.m. to 10 p.m. in commercial areas, (4) Food vendors need permits from the Dept. of Health, c) Dockless Mobility Data Sharing: (1) Enforce scooter & bike companies to provide data re: (a) locations (b) geo fencing (c) accidents (d) are concerns over enforcement and ability to interpret the data, d) Fire Safe Council--i) Sat, September 21, 2019, ii) 9:30 a.m.-1 p.m. PDT, iii) Rancho Penasquitos Library, 13330 Salmon River
9:19	Vice Chair Report: Darshana Patel anahsrad@gmail.com	I testified at City Council meeting on behalf of the Board to not support the Cisterra Project. Council felt that it was a done deal. There will be a second meeting on the 9th. Several environmental groups will be going. Also, Props A & H for appeal; needs a vote of the people. The City Attorney asked for an opinion, but Staff said no, that they recommend we approve. So the Planning Group's opinion was, because it was removed from Prop A, and no vote was needed. But it was put in Prop H. Cisterra removed 2 floors off parking garage, and 1 floor off office building.
9:22	Secretary Report	Joseph Schmelzer. rppb.secretary@gmail.com
		<i>No report</i>
	<i>Standing Committee Reports</i>	
9:23	Land Use Committee	Alex Plishner: alex.plishner@calatl.com
		1. We heard the information item on the Junipers Project, re: fire evacuation plan. We anticipate a Land Use vote coming up next month or so. 2. Also, received a package on residential in BMR--affordable project. Chelsea is the applicant. It was sent as information only. It won't come to this group. 3. The Pacific Village grand opening will be Oct. 12, 2019. We have not heard from the apartment builders in months--but we have set up the buildable pad for them. 2 years is the timeline for our buildout...pre-sold 2 phases; released 45 homes. S. Egbert: Will all be released at the same time? A. Plishner: Yes--3 for-sale products releasing.
9:27	Wireless Communications	Randy Steffler: randy.steffler@gmail.com

		I will present Manual's report next month... we will be recommending for approval.
	Ad Hoc Committee Reports	
9:28	Media Communications /	Brooke Whalen
		There have been concerns re: the posting of the agenda. They typically come on Sunday night, but we need to get the information by the Thursday to meet the 5 business day rule. D. Patel: What is the cut-off for agenda requests? A. Plishner: all the way to the end. J. Becker: Follow the by-laws--"should" put on website. Agenda goes from Chair, to Secretary, to Brooke. 72 hours.
	Liaison and Organization Reports	
	Black Mountain Open Space Park	Brooke Whalen
		<i>No meeting; no report</i>
	Community Funds	Thom Clark
		I have a note from May to call Angela A. (Facilities Financing) I will call her again.
9:33	MCAS Miramar CLF	Stephen Egbert
		1. We met, and went to the Energy and Water Operations Center. Engineers there. They generate natural gas. The dump produces energy; lots of solar on base (micro grid). 2. The Air Show is Sept. 27, 28, 29.
9:36	PQ Fire Safe Council	Mike Shoecraft
		There will be an Emergency Prep. Seminar @ the PQ library on Sat., Sept. 21, from 9:30-1. Homeland Security will be there, Red Cross, etc. Tables will be set up outside. There is a registration form on the Town Council's website.
9:37	PQ Town Council	VACANT
		J. Becker: Jonathan Palinkas has resigned. He is committing to Town Council. C. Buckner: I will ask Town Council to appoint someone to us.
9:38	PQ Recreation Council	Steve Leffler
		We were dark last month. Oktoberfest is coming up. If a permit was obtained, there will be a beer garden. Info: Oktoberfest Friday, October 18, 2019 Hilltop Recreation Center 6:00 - 10:00pm
9:39	Los Peñasquitos Canyon Preserve	Thom Clark
		Missed last month; no report

9:40	Park Village LMAD	Jon Becker
		Are in phase II of improvements
9:41	Peñasquitos East LMAD	Geoffrey Patrick
		The concrete stamping of the median has been completed. I will see about the next segment. R. Steffler: was it coming up? A. Plisher: it was asphalt...we require stamped concrete. S. Egbert: with the PQ Village project, there is a lot going on @ Cuca. A. Plishner: the turnpocket is being improved as required...it turns left into the project from S on CMR. Also, there is a new street light at
9:43	Torrey Highlands LMAD	Sabrina Leitner
		We have been walking the area...are seeing improvement. We meet quarterly w/ City staff--will be meeting on Sept. 10. We have a punch list and meet to address issues. We need a new L-Mad contact because Erica is gone. J. Becker: The Park and Rec director retired. S. Leitner: Is Park Village refreshing their landscape? J. Becker: Yes. S. Leitner: We are looking to do that. We hired an
	Black Mountain Ranch South	Brian Reschke
		<i>Not present; no report</i>
Time	Item	Notes
9:48	Transportation Agencies	Corey Buckner
		We had speakers come regarding the stop signs at Del Sur. I am meeting them there on Friday to decide if I will bring it to the Board.
9:50	Adjournment	
Note:	Motions are recorded as follows:	"MSC" =
		M= Motion Made By
		S= Motion Seconded By
		C=Conclusion or Result of Vote
		F=For, A=Against, B=Abstain, R=Recuse

Vote Count: F/A/B/R

Committee Meetings	
Land Use Committee	See notes
Wireless Facilities Meeting	See notes
Future Meetings	Will be held at the Hotel Karlan (Doubletree Resort), same room as board
	10/2/2019; 11/6/2019; 12/4/2019;