



# RANCHO PEÑASQUITOS PLANNING BOARD REGULAR MEETING AGENDA

**Wednesday; January 9, 2008 at 7:30 PM**

**Sandpiper Room at the DoubleTree Golf Resort  
14455 Peñasquitos Drive; San Diego, CA 92129-1603**

**7:30 pm - Call to Order**

**7:31 pm - Agenda Modifications**

**7:35 pm - Approval of Minutes** (December 5, 2007)

**7:45 pm - San Diego Fire Department** (Stations 40 and/or 42)

**7:50 pm - Public Forum** (Limited to 3 minutes per person and 12 minutes per topic)

**8:00 pm - Announcements & Informational Items:**

- San Diego City Mayoral Office (Stephen Lew: [slew@sanidiego.gov](mailto:slew@sanidiego.gov))
- San Diego City Council District One (Madeleine Baudoin: [mbaudoin@sanidiego.gov](mailto:mbaudoin@sanidiego.gov))
- San Diego City Planning & Community Investment (Jennifer Cordeau: [jcordeau@sanidiego.gov](mailto:jcordeau@sanidiego.gov))

**New Business: None**

**8:30pm - Reports:**

**Chair Report: Charles Sellers** ([cts.cpa@sdccu.net](mailto:cts.cpa@sdccu.net))

**Vice-Chair Report: Joost Bende** ([rppb@san.rr.com](mailto:rppb@san.rr.com))

**Secretary Report: Jeanine Politte** ([jeanine@jpolitte.com](mailto:jeanine@jpolitte.com))

**Standing Committee Reports:**

- Land Use (Jon Becker: [jon.becker@tcb.aecom.com](mailto:jon.becker@tcb.aecom.com))
- Wireless (Lynn Murphy: [rp\\_murphys@sbcglobal.net](mailto:rp_murphys@sbcglobal.net))

**Ad Hoc Committee Reports:**

- Bylaws & Elections (Bill Diehl)
- Community Funds (Bill Diehl)
- Transportation (Jim LaGrone)
- Santa Fe Summit (Jon Becker)

**Liaison and Organization Reports:**

- Community Planners Cmte (Charles Sellers)
- Black Mtn Open Space (Sudha Garudadri)
- MCAS Miramar CLF (Dennis Spurr)
- Peñasquitos East MAD (Bill Diehl)
- Recreation Council (Jim LaGrone)
- Town Council (Mike Shoecraft)

**9:30pm - Adjournment.**

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LAND USE COMMITTEE WILL NOT MEET THIS MONTH (JANUARY 2008).

WIRELESS COMMITTEE WILL MEET ON JANUARY 17, 2008 AT 6:30PM IN THE DOUBLETREE RESORT.

FUTURE RPPB MEETINGS: 2-6-08; 3-5-08; 4-2-08; 5-7-08; 6-4-08; 7-2-08; 8-6-08; 9-3-08; 10-1-08; 11-5-08.



## Rancho Peñasquitos Planning Board Meeting Minutes

December 5, 2007

Attendees: Dan Barker, Jon Becker, Joost Bende, Bill Diehl, Sudha Garudadri, Wayne Kaneyuki, Pamela Kelly, Jim LaGrone, Lynn Murphy, Jeanine Politte, Keith Rhodes, Charles Sellers, Mike Shoecraft, Dennis Spurr, Christopher Woo

Absent: none

Community Members & Guests (Voluntary Sign-in): Tim Tweeten, Ed Stewart, Morri Chowaiki, Ellen Vasquez, John Spelta, John Keating, Sabrina Leitner, Nihal Khan, Tuesdee Halperin, Pamela Blackwill, Sherri Lightner, Darcy Ashly

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1. The meeting was called to order at 7:38 pm at the Doubletree Golf Resort located at 14455 Peñasquitos Drive, San Diego, California 92129. A Quorum was present.
2. Agenda Modifications: none
3. MINUTES: Corrections were recommended. Page 2, Item 7d, line 5 should read “Subarea Plan” instead of “Community Plan”; and Page 3, Item 8d, Land Use Committee Report should read “Jon would **not** like to see a substantial conformance review approach...”  
**Motion** to approve the November 7, 2007 Rancho Peñasquitos Planning Board Meeting minutes as corrected. M/S/C - Spurr/LaGrone/Approved 11-0-2 Abstentions (Kaneyuki / Bende).  
Additional discussion on BMR item of the minutes—
  - The BMR Community Plan/Subarea Plan ballot information is posted online for recall during future discussions.
  - Noting M. Merrifield’s comments at the November meeting about wanting to see commercial located nearer the residential & transit areas. Keith Rhodes noted that we will need to revisit some of those commercial issues again with the requested Subarea plan amendment.
4. Guests:
  - a. No Fire Dept. Representative present
5. NON-AGENDA, PUBLIC COMMENTS:
  - a. Sabrina Leitner - will BMR & TH seats be on the March ballot and what is the process to be a candidate? Joost Bende suggested that an agenda modification be made to cover the election process under Reports.
  - b. Tim Tweeten - concerned about 10-story building - Santa Fe Summit II & III is on the agenda; community member was asked to hold his comments until the item is discussed.
  - c. Ed Stewart is concerned about the wireless project to be constructed on Yolo Ct. Charles Sellers noted that there a number of wireless projects in the pipeline and we are waiting for them to contact the Wireless Committee Chair to be added to the committee agenda and make a presentation on their project. Jeanine Politte added that she confirmed a room for the committee to meet on December 13<sup>th</sup> if needed.
  - d. Sherri Lightner, candidate for City Council District 1, said a few words.
  - e. Morri Chowaiki, TH resident inquired about the status of park behind Westview H.S. and the access road. Bill Diehl will cover under Rec Council report.

- f. John Overland (MAD volunteer committee member) said that fire prevention issues were brought up at City Budget meeting earlier today and Bill added that a fire prevention district is being considered.
- g. Wayne Kaneyuki asked Joost Bende if he had gotten any response from New Hope Church about removing the trailers. Joost said they are in the process of moving the trailers off the property.

6. ANNOUNCEMENTS & INFORMATION ITEMS:

- a. San Diego City Council District 1 Report – Madeleine Baudoin
  - shared handout on Brush Management
  - Hilltop Park expansion contract has been awarded, construction should begin early 2008.
  - City Council voted to approve the Recycled Water Reuse Study (Toilet to Tap) pilot program (1 year) which should begin next year.
  - Council District 1 is coordinating with Fire Department and Park & Rec to remove excess brush from Black Mtn. Open Space & other open space.
  - Jeanine Politte asked for specific detail on the Density Bonus Amendments approved by City Council on November 6, 2007 and the effect on future/existing projects and our Community Plan. Jennifer Cordeau will email details to RPPB members.
  - Community Questions on Recycled Water Reuse Study (Toilet to Tap) pilot program:
    - \* Sherri Lightner – when will program go into effect?
    - \* Jim LaGrone – area of city affected by pilot program?
    - \* Keith Rhodes – will treated water go into any reservoir?
    - \* Bill Diehl - example of drinking treated water can be seen in Eastlake where contractors hooked up commercial property to recycled water line instead of fresh water line.
  - Sabrina Leitner commented on aggressive growth of Pampas Grass in BMR/TH, extreme fire hazard. Madeleine will discuss with Brush Management team.
- b. San Diego City Planning & Community Investment Report – Jennifer Cordeau
  - BMR Subarea Plan amendment initiation announcement notice went out – hearing is December 13<sup>th</sup>.
  - General Plan is at Land Use & Housing today; it's taken 5 years to-date to get it done.

7. BUSINESS.

- a. January RPPB Meeting date change – board members will not be in town due to holidays and PUSD schedule. Jeanine Politte has tentatively scheduled a room at DoubleTree for January 9th.  
**Motion:** To move RPPB January meeting to January 9, 2008. M/S/C – Sellers/Spurr/  
Approved 13-0-0.
- b. Statement of Position on Santa Fe Summit II & III SCR process – ACTION ITEM  
RPPB invited Tim Daly, Development Project Manager and SFS II & III Representatives to attend the meeting. Tim Daly declined due to scheduling conflict, Jim Gabriel & Randy Hana attended on behalf of SFS II & III.  
Jim Gabriel reiterated his email correspondence stating that he was concerned that this item was listed as an action item; he had asked the item be postponed until the January meeting to allow more time to prepare. Ultimately he hoped that the conversation would be about the process and not about the project review or project specifics. Torrey Highlands employment center was envisioned as a concentrated center and is exactly

what is being reviewed – nothing in their plan deviates from existing zones. SFS is in their 3<sup>rd</sup> review cycle. Jim Gabriel stated, “We would object to any position that would contradict the process with the city at this time.”

i. Planning Board Member Comments:

- Joost Bende’s recollection was that the plans originally were for 4-5 story buildings. Jim Gabriel stated that the previous applicant’s proposal may have been for 4-5 stories, but in August 2007, during their informational presentation, he showed a plan that included the 10 story building.

- Charles Sellers recalled the original plan not including 10 stories. Jim Gabriel added the Development Permit provided guidelines without specific heights.

- Joost added that they would need to conform with Torrey Highlands Community Plan which prescribes height limitations.

- Charles added that zones may be in conflict with Community Plan.

- Joost compared project to Sunroad Bldg.; feels applicant is heading down same path, wants to change the entitlement from multiple buildings to single, taller building with same square footage. Change brings forth issues including interrupted public views, community plan conflicts, relationship to the coastal zone, FAA approval, etc.

- Jim Gabriel objected to Sunroad comparison. The project is different, gone through FAA approval, Guideline requirements are what they must meet.

- Jon Becker noted that they must meet the zoning & design guidelines, 3 permits: NUP, PDP, & SDP. Submitted for the record, pages 8 & 13 of Design Guidelines and Development Standards pertaining to the Employment Center at Torrey Highlands (see attached). Briefly: **Development Standards - IP-2-1 Development Criteria** “Where any provision within this document is more restrictive than the San Diego Land Development Code, this document shall take precedence.” AND **Design Guidelines Building Design** “...illustrated in Figures 12 (a thru g). These show acceptable design concepts for various buildings ranging from 2 story’s through 6 stories. Future development is not required to be identical to the illustrations provided in this document, but should be found in substantial conformance with these concepts and the guidelines as presented below.”

- Keith Rhodes added that his experience is if it is not in the plan, it’s not envisioned, resulting in resistance. Keith recalled Jim Gabriel saying that the city wants the change to 1 building instead of 2 - we need reasons why this is the appropriate thing to do and the reasons that may have led to the change since the original application was filed by Gary Levitt, Seabreeze.

- Bill Diehl injected that the only way we will have input is to submit a process change or review.

- Joost – timing of our meetings is an issue.

- Jeanine Politte asked Jim Gabriel where they are in the cycle process stating that she has only seen 1 SCR cycle issues report & letter dated 7/31/07. Charles added that he has received 2 reports/letters and they are in their 3<sup>rd</sup> review cycle; will send report/letter to RPPB members.

ii. Public Questions & Comment:

- Morri Chowaiki is a 6 year TH resident concerned that a 10 story building will affect the standard of living for TH residents. They have only 1 way in or out of TH.

- Jim Gabriel added that the parcel used for the staging the construction of the Intuit building will be restored to its prior condition.

- Sabrina Leitner who lives across Hwy. 56 from the site is concerned with loss of

views and additional traffic to the area.

- Charles added that traffic should not increase because square footage of building(s) is not changing.

- Tim Tweeten, 28 year PQ resident, stated this project is absolutely the worst travesty in PQ. He has contacted Scott Peters office and has received no response. Sunroad is in an industrial setting, not residential. He hopes the panel (RPPB) will take a proactive stance to stop the 10 story building. He is appalled that Kilroy would propose a building that tall in this setting.

- Randy Hana asked that the group only talk about the SCR process and not the project, asking us to hold off on taking a vote on the SCR process until a later date.

- Madeleine Baudoin, responding to Tim Tweeten's lack of response from Councilman Peters' office – it is Councilman Peters' opinion that review of project is up to Development Services Dept. Peters can not do anything about the process. Historically, Peters doesn't like the SCR process, wishes it would come before City Council.

- Joost noted that Councilman Peters will not take a position at this time because the decision is appeal able to City Planning Commission. RPPB has a flawless record with City Council not overturning our recommendations.

**Motion:** To authorize the RPPB Chair to appeal an approval decision for Santa Fe Summit II & III (PDP/SDP No. 40-0315) under the SCR process. M/S/C – Bende/Kaneyuki/additional discussion.

\* Appeal reasons/grounds: keep our rights open should DSD approve; take position that SFS should not be considered under the SCR process, plan does not comply with Community Plan.

- John Keating – no traffic impact due to same square footage, SCR environmental doc – mitigated negative declaration.

\* 2<sup>nd</sup> appeal – breakdown to environmental, community plan, massing is different causing need for reassessment.

- Paul Boyl, Deer Canyon Place resident, would like RPPB to recommend that this should be discretionary process, not substantial conformance.

**Call for vote on Motion.** 14-0-1 abstention (Keith Rhodes abstains - decision could affect his project, but votes to support the community).

- Agenda Action item on SCR process – Charles stated that RPPB reps are meeting with Tim Daly next Wednesday. Joost suggested that RPPB wait to allow applicant to present their plan at a later meeting; Charles asked “should we table the action on the SCR process?”

-- Keith reminded those who saw the August presentation, City DSD directed applicant to make changes.

-- Joost added that if this plan is approved by DSD, it could affect future applicants asking for greater density. If Community Plan notes 3-6 stories, Hillcrest Project “Monster Building” may set precedence for Planning Groups to counter DSD decisions.

-- Jim LaGrone asked about the timeline if we need to appeal. Charles said we would receive notification of decision, file appeal, get on calendar.

-- Lynn Murphy asked if it's appropriate to note that a 10 story building is not in the character of the community plan? Do we have written communication records with Tim Daly and others to support our appeal?

\*\*\* The group agreed to table the statement of position on the Santa Fe Summit II & III SCR process to a future meeting.

8. REPORTS.

- a. Chair Report – Charles Sellers
  - Met with Scott Peters, re: fire response questions and project updates. Charles will forward meeting information to RPPB Members.
- b. Vice-Chair Report – Joost Bende: none
- c. Secretary Report – Jeanine Politte: none
- d. Standing Committee Reports:
  - Land Use (Jon Becker)
    - BMRLLC has filed application to amend the BMR Subarea Plan; public hearing is scheduled December 13, 2007.
    - Nothing new on DoubleTree; Charles contacted Alexander Lew, Project Planner with KTG Y Group, Inc for an update.
    - Santa Fe Summit II & III: previously discussed.
  - Wireless (Lynn Murphy) – no contact from project representatives to be added to the Committee calendar.
    - Charles added that the BMMS cell site negative declaration went final on 12/3/07 and Kelly Lemker wrote a letter in response to the approval. Our next step is to file an appeal with the Planning Commission. It was noted that if Scott Peters were to consider an appeal, he would like to know grounds of appeal. We should be able to appeal on environmental grounds.
- e. Ad Hoc Committee Reports:
  - Bylaws/Elections (Bill Diehl) -
    - Bill and Steve Egbert have finalized incorporating all RPPB suggested changes. Will email to Jennifer Cordeau on Monday AM with cover letter explaining any deviations from the shell. Jennifer stated that getting Bylaws approved by March election may not happen - City Attorney will approve bylaws without deviations / City Council must approve bylaws with deviations of any type.
    - Jeanine Politte asked how the committee had decided to handle her seat becoming either a TH or BMR seat as there will be 1 year left in her term. The elections committee will need to review.
    - Bill added that attendance requirements for this first election of BMR & TH seats will be waived. Application must be submitted to Election Committee by the February meeting. 2 seats for BMR & 2 seats for TH – initially the largest vote recipient per BMR & TH communities will be seated for a 2 year term, and the 2nd largest number of vote recipient in each of the communities will be seated for a 1 year term to stagger seat elections in the future.
    - Email application and information to all on email lists and ask them to forward to persons who might be interested in running for a position.
    - Carmel Valley News is running an article on RPPB election.
    - We can run a community service announcement about election on Channel 24, City broadcast network.
    - If Bylaws are not approved in time for election, can we vote for BMR & TH seats when the seats are not part of RPPB according to last approved Bylaws? Can we run election listing the seats anyway and seat them once the Bylaws are approved, or can seats be appointed by Chair? Still need clarification.

- Community Funds (Bill Diehl) - Bill has a call into Charlette Strong.
- Transportation (Jim LaGrone) -
  - Morri Chowaiki asked about Torrey Santa Fe Rd. 1-way in/out of Torrey Highlands Community noting that Steve Gore, a local real estate agent, mentioned FBA/permits and how TH was cordoned off in his newsletter. Morri wanted more info on the connector road to park behind Westview High School.
  - Keith added that FBA funds are expended to pay people back for credits when there were no funds in FBA at time work was done as part of transportation phasing plan for TH. Rhodes Crossing traffic phasing plan is in limbo until environmental enjoyment is settled and roads can be built. FBA will also get funds from Santa Fe Summit.
  - Madeleine Baudoin added the \$7.0 million project/bridge at Camino de Sur/Carmel Mtn. Rd. will infuse funds into the FBA once developer pulls permits, but is not tied to Rhodes Crossing – this is a phasing plan priority.
  - Jim said that both Caltrans & the city agree that that the south bound traffic lights at Black Mtn. Rd. / Hwy 56 need to be reset with a delay to allow pedestrian/bike traffic to cross safely, but neither is willing to pay for staff to reprogram light.
  - Carmel Mtn. Rd. is being repaved presently and Madeleine is working to get Peñasquitos Drive moved up on the repaving list.
- f. Liaison and Organization Reports:
  - Community Planners Committee (Charles Sellers)
    - Suggested changes to Indemnification Ordinance, but the City Attorney's office did not like the changes (CPC used insurance terminology). CPC is still reviewing. CPC did not like language pertaining to the conditions under which the City Attorney could chose to defend or not defend a planning group or representatives.
  - Black Mountain Ranch Open Space (Sudha Garudadri) – no meeting.
    - Charles said that the Coastal Commission is piloting a program using goats. Madeleine added that the budget includes funding for 5 additional staff. Madeleine will invite the Fire Dept. and Park & Rec to make a presentation on changes we can expect following the fires. She also noted that the Brush Management does brush thinning and the Fire Dept. assesses fire load.
  - MCAS Miramar Community Leaders Forum (Dennis Spurr and Bill Diehl)
    - Dennis reported that Wing Support Group 37 Master Sergeant made a presentation on ordinance. On December 13<sup>th</sup>, Airport Land Use update for Miramar, noise impacts, flight zones, etc.
  - Peñasquitos East MAD (Bill Diehl)
    - Bill reported that MAD has had to dip into reserves \$12,000 for this year. Should be okay until 2012 to re-ballot for additional funds. (\$302,000 budget / \$314,000 this year, includes community monuments). We can contract the job out, which avoids the city's management fee. PQ East MAD is not overseen by RPPB, Bill is looking for copies of organizing docs.
    - New MAD – Bill reported that the city has a fund to help groups establish a new MAD, loan the start up costs which will have to be repaid.
  - Recreation Council (Jim LaGrone)
    - Next meeting is Dec. 13<sup>th</sup>; Winter Wonderland was a huge success.
    - Bill Diehl reported that Dog Park plans are still at the Water Authority for review, next on priority list – should review in Jan. 2008, construction tentatively begins in June. Torrey Del Mar Park is ready to turn over to city on Jan. 17<sup>th</sup>; ribbon cutting

- will be in late January with Scott Peters. Hilltop Park upgrade construction should begin in January. Ridgewood Park now in process of choosing play equipment.
- March 2008 Rec Council elections – Bill Diehl & Lois Mangarelli are termed out, Lois is not interested in the chair position.
  - Bill reported on Staff changes with Park & Rec.
  - In regards to park behind Westview High School, Torrey Highlands South is slated to open in 2010. Bill said that he has not seen plans but park will contain the required comfort station.
  - Santaluz Park next to elementary school is moving along.
  - Town Council (Mike Shoecraft)
    - Next Town Council meeting is tomorrow at 7:00pm, here at the Doubletree.
    - Town Council will hold a candidate forum in January 2008.
    - 2008 Fiesta planning begins in December.

The meeting was adjourned at 9:52pm.

Respectfully submitted,  
Jeanine Politte, RPPB Secretary  
Approved as presented, 2/6/08.



## C. DEVELOPMENT STANDARDS – IP-2-1

### Development Criteria

The Employment Center at Torrey Highlands has been designed to be developed in accordance with the regulations governing IP-2-1 Zoning. This document and the San Diego Land Development Code govern the criterion for development within the project. Where any provision within this document is more restrictive than the San Diego Land Development Code, this document shall take precedence.

### Permitted Uses – IP-2-1

The industrial lots within the Employment Center at Torrey Highlands may be developed with all uses consistent with the use regulations of the Land Development Code, including the following:

- Individual Businesses , Corporate Headquarters, Research and Development, Biotechnology and Professional Office
- Ancillary uses (Ancillary uses are limited to 5% of the Sub area's Employment Center. Additional square footage may be permitted if warranted by traffic studies. Ancillary uses are counted as part of the overall square footage and cannot be freestanding structures).
- Daycare facilities
- Food services
- Health club

### Overall Site Development Standards for the IP-2-1 Zone

The following criteria shall also be considered when placing a structure on an individual lot:

- Buildings may be placed in any location within the development pad of each industrial lot provided the required following setbacks (including brush management, zone one) are met and the placement is consistent with the site design criteria established in this section.
- The minimum setback for structures adjacent to the MSCP is twenty-five (25) feet from the first floor of the structure and shall be measured from the top of slope. For building elevations facing the MSCP, each additional story above

## E. DESIGN GUIDELINES

### Building Orientation

- In single lot condition:
  - Primary façade shall face Street 'A'.
  - A common drive to assist traffic flow to and from Street 'A' shall be accommodated by each lot. Reciprocal access easements are also required.
  - Development of outdoor eating and meeting areas are encouraged.
- In multiple lot combinations:
  - Buildings shall be designed to allow shared courtyards or plaza areas to create usable exterior space.
  - Front entrances may face the interior of the project to promote a campus-like setting, provided that the street facing facades are designed to provide interest along the streetscape.
  - Buildings are permitted to be constructed across lot lines if the adjoining parcels are within the same ownership.
  - A common drive to assist traffic flow to and from Street 'A' must be accommodated by each lot. Reciprocal access easements are required.
  - Development of outdoor eating and meeting areas are encouraged.

### Building Design

Concepts for exterior building designs are illustrated in Figures 12 (a thru g). These show acceptable design concepts for various buildings ranging from 2 story's through 6 stories. Future development is not required to be identical to the illustrations provided in this document, but should be found in substantial conformance with these concepts and the guidelines as presented below.

Multi story buildings should be sculptured with the building forms broken both horizontally and vertically. Consideration should be given to the following options

#### Vertical

- Top-floor massing variable from typical floors
- Combining two or more floors to create variety