



Rancho Peñasquitos Planning Board Meeting Minutes

December 2, 2009

Attendees: Jon Becker, Joost Bende, Bill Diehl, Bill Dumka, Wayne Kaneyuki, John Keating, Jeanine Politte, Keith Rhodes, Charles Sellers, Mike Shoecraft, Dennis Spurr, John Spelta

Absent: Dan Barker, Morri Chowaiki, Sudha Garudadri, Tuesdee Halperin, Lynn Murphy, Scot Sandstrom, Jim LaGrone

Community Members & Guests (Voluntary Sign-in): J. Gonzales, R. Dieterle, G. Reyes

1. The meeting was called to order at 7:33 pm at the Doubletree Golf Resort located at 14455 Peñasquitos Drive, San Diego, California 92129. A Quorum was present.
2. Agenda Modifications: Deferred the November 4, 2009 minutes to next meeting.
3. MINUTES:
Motion: To approve the September 2, 2009 Rancho Peñasquitos Planning Board Meeting minutes as presented. M/S/C - Shoecraft/Kaneyuki/Approved 10-0-1 abstention (Sellers).
4. Guests:
 - a. No representatives from Fire Stations or Police Dept. were present.
5. NON-AGENDA, PUBLIC COMMENTS:
 - a. Godofredo Reyes inquired about the meeting timeline and status of the Our Lady of Mt. Carmel Catholic Church's project plans. Becker states that OLMC has been meeting with parishioners and met with RPPB LUC last month about modifications. Tentative plan is public presentation at the next (January 2010) RPPB LUC meeting and the regular meeting; possible sub-committee meetings will follow.
 - b. Diehl announced Park & Rec's Winter Wonderland event at Hilltop Park on 12/5/09 from 10am – 3pm with snow, rides, pictures with Santa, etc. Resident inquired how events were noticed to the residents. Diehl stated that announcements are posted at all parks, in quarterly flyer.
6. ANNOUNCEMENTS & INFORMATION ITEMS:
 - a. San Diego City Mayoral Office – Stephen Lew was not present.
 - b. San Diego City Council District 1 Report – Stephen Heverly was not present due to illness. Sellers noted that the City Council District 1 Budget meeting was scheduled for tonight; all comments should be forwarded to District 1 offices.
 - c. San Diego City Planning & Community Investment Report – Michael Prinz was not present.
 - d. CA 75th Assembly District Report – Oscar Urteaga was not present.
7. REPORTS.
 - a. Chair Report – Charles Sellers appointed Kelly Lemker to the Wireless Committee; Lemker, a past RPPB elected member and resident of the community, has already taken the COW class which also indemnifies her per Council Policy. Murphy will remain the Wireless Committee Chair.
 - b. Vice-Chair Report, Jon Becker – no report.
 - c. Secretary Report, Jeanine Politte – no report.

d. Standing Committee Reports:

➤ Land Use (Jon Becker)

- PPH - Becker reported that PPH would go before Planning Commission on 12/17/09 due to zoning change, commercial zone from industrial zone. Will talk with District 1 office to be sure that height limits are included per our conditions.
 - Due to zone change, Sellers inquired if RPPB should review the plan once again before it goes to Commission? Bende responded that other than the height restriction we were seeking, all our other conditions should be included. Becker added there are two discretionary approvals: 1) application for the building, 2) zoning. Sellers will talk to Heverly about being at Planning Commission to be sure our conditions are included in the record.
- OLMC – Will be back in January 2010 with modified plan which includes opening up the entrance into neighborhood, change in set backs/ heights, and color palette.

➤ Wireless (Lynn Murphy)

- Kaneyuki reported the committee met in November to hear 2 projects (Clearwire for Sprint) one is on top of Black Mtn. includes an additional array (4G) and uses the existing pad and equipment box, and the other site is at Westview High School which includes an additional 14" diameter pole with array. None of the carriers on Black Mtn. have been required to re-vegetate the area with native vegetation and no one seems to be aware of requirements, what is already up there (being used or not). Becky Siskowski (Clearwire Rep) is looking into what landscaping can be used. As to Westview site, the location overlooks the athletic fields.

4 items of concern: landscaping, photos, photo sims, chain link fencing
Becker will contact Alex Hempton about landscape conditions for the Black Mtn. project. Committee invited Siskowski will return in January with pictures and better photo simulations of both sites.

- Becker asked if the CUP could require them to remove wireless facilities when no longer in use. Sellers believes the CUPs are open ended, but under federal law telecom sites may not to be left when not in use. The problem is that we have so many facilities up on Black Mtn. and only the landlord knows who all the tenants are. There are regulations that require them to be removed, but whose jurisdiction is it to enforce; BM site is considered private property.
- Wireless Committee will not meet in December.
- Another Clearwire project is coming up at Evergreen Nursery site.

8. BUSINESS.

- a. **Heritage Bluffs Project, BMR JO#43-0177 (Action Item)** – Pat Millay (representative of Del Mar Heritage) distributed an updated project description handout.

4 Recusals – Becker, Keating, Spelta, Dumka

Sellers stated that LUC reviewed the project at Committee meeting and are bringing forth a unanimous approval of the project.

Millay reviewed the project which is now 207 residential units (116 single-family residential lots & 91 multi-family units, 36 of which will be affordable). Housing unit number adjustment from previously proposed are based on MHPA adjustment, net 2

acres taken and given back to open space – avoids impacts to drainage, setbacks, and natural habitats. Project proposal requests a change in the zoning from AR-1 to RS-1-14, RX-1-1, RM1-1 and RM-1-2 with the request for a few deviations to side and street yard setbacks as specifically noted in proposed guidelines.

Sellers noted that due to the recusals, Bende chaired the LUC meeting. Bende reported that LUC reviewed all plans, went over all issues/concerns and design guidelines; adding that the Project Summary distributed by developer's representatives need to be dated to ensure that viewer is getting the latest project details. He spoke with John Fisher (City Project Manager) & Bill Dumka to answer questions. Bende reported that the LUC recommends the following motion approved 3-0-0 in LUC.

Motion: To approve the project with conditions:

- 1) Planning Board is concerned that proposed development only has one means of egress. Strongly suggest that developments greater than 100 units have 2 means of egress.
- 2) Encourage assignees/future applicants going through substantial conformance review appear and review project at local Planning Board.

M/S/C – Bende/Diehl/Discussion.

Bende added that the architecture meets the Community Plan for the area. One way in & out, Street J) in the eastern cluster of BMR is of concern related to fire safety. Issues in the design guidelines that were fire related included eaves, planters that were agreed to be removed from guidelines. Single egress issue will be mitigated by measures recommended by Fire Marshall, which applicant will explain.

i. Planning Board Member Comments:

- Rhodes asked if there was an easement that could have been used as a 2nd egress? Millay responded that issues relating to the easement which had steep slopes and was environmentally sensitive, and fire safety were brought to the city immediately. Applicant has purchased a brush rig to be housed at the new fire station located at Wine Creek & Carmel Valley Rd. and all units will have a fire suppression system (ie. sprinklering) per the Fire Marshall's conditions (letter included in handout). Rhodes stated his concern that residents will come back to RPPB asking why we approved the project with limited egress. Related previous experiences in the community with single egress neighborhoods and previous accidents, fires, etc. Owners will not be sensitive to the mitigation taken on their behalf now if they still can't get out.
- Bende reviewed the topography which is an issue and reason for the conditions in the motion; agrees with Rhodes that 2nd access should be included. Millay stated that the 2nd access was preferred, but was shot down by environmental, fire protection and the city as just not feasible.
- Spurr noted that fire tends to burn up hill and not down; if construction is designed as 'shelter in place', residents may have a chance if the brush rig is out on another call or if the community loses water pressure. It gives residents another option if they can't get out of the area. Recommends Shelter in Place.
- Bende inquired about additional costs to construct as 'shelter in place'? Millay stated that would take new analysis to review additional costs. Spurr added that the guidelines include a Class A roof, enclosed eaves, non-burnable outside, double pain windows, distance of vegetation from house, reasonable set backs, which would sell him on buying in the area.

- Sellers/Spurr stated that adding the condition of build to ‘shelter in place’ standards or provide a 2nd egress to the motion was reasonable.
- Shoecraft inquired if the one egress was wide enough for 4 lanes. Millay stated that it is bigger than one lane each way, 3 is possible; all lanes going out in emergency.
- Spurr related the events around the Witch Creek Fire evacuation of Rancho Peñasquitos when fire came into Rancho Bernardo heading toward Rancho Santa Fe, the concern was that the fire would turn and go up Black Mtn. and down into Rancho Peñasquitos. Similarly, fire coming right up the only road (1 egress) will require residents to shelter in place.
- Rhodes asked Dumka if there were any other projects in BMR with only 1 egress point. Dumka stated that there are some elements under 100 units that will have only 1 egress point.

Sellers read the motion as amended.

Motion: To approve the project with conditions:

- 1) Planning Board is concerned that proposed development only has one means of egress. Strongly suggest that developments greater than 100 units have 2 means of egress. Approval is contingent on either a 2nd egress point or all units being built to “shelter in place” standards.
- 2) Encourage assignees/future applicants going through substantial conformance review appear and review project at local Planning Board.

M/S/C – Bende/Diehl/Approved, 6 in favor – 2 opposed – 0 abstentions - 4 recusals (Becker, Keating, Spelta, Dumka).

b. **Doubletree Resort Improvements Presentation (Informational Item)** – Managing Director, Joseph Kruvi

Managed by Doubletree/Hilton for the owners, Mass Mutual. Hotel will be remodeled to the Doubletree standards. Fitness Center is presently under way, guest rooms’ furnishings (furniture, lighting, plasma TVs, bedding, draperies, etc.) will be updated next, then the lobby, followed by the bar/restaurant. The bar/restaurant will be more contemporary and neighborhood friendly. Landscaping will be updated with water conservation in mind. Funding was recently recurred to accomplish the plans. The group commented on how these changes are what the community had previously suggested during previous discussions with the ownership in their bid to propose redeveloping the property a few years ago.

Spurr invited Kruvi to elaborate on the changes to the restaurant. Due to changes in the industry for hotel food service – most guests eat breakfast on site for free and neighbors tend to use a more neighborhood friendly combination bar/restaurant.

Becker inquired if the fitness center will still be available to local residents. Kruvi stated their intent to make it state of the art to encourage more memberships. Becker also inquired about landscaping, appearance will be similar.

Kaneyuki asked for more details on restaurant change. An event room will probably take the present restaurant location and food service will be provided in the bar with outside seating – still working on the details of the change.

9. **REPORTS (continued).**

a. **Ad Hoc Committee Reports:**

- Bylaws/Elections (Joost Bende) – Elections will be in March, committee will be formed in January. Even district seats will be up for election, odd seats can run election.
- Community Funds (Bill Diehl)
 - Diehl reported that Stephen Heverly is looking into whether or not City Funds may be used for nonprofit organizations.
 - Should see a refund of monies not spent that were set aside for Canyonside Park lighting and Dog Park.
 - Dog Park was resurfaced to remove ruts in turf. Sellers noted that areas of grass are not growing. Looking into replacing with artificial turf in large dog section (25' ark from entrance) of park, but city has no standards for artificial turf and wants us to research on their behalf even though they aren't paying for it.
- Fire Protection (Dennis Spurr) – Park & Rec in collaboration with Alpha Project cleared brush around BM Open Space Park edges in Rancho Peñasquitos, moving cul-de-sac to cul-de-sac where houses interface with canyons. The City's Public Safety Committee Report on Brush Mgmt. is being consolidated, PQ is rated Priority Area #10. FEMA grant funds are paying for brush mitigation. A 15 page report, Comprehensive 10 Year Wildfire Risk Reduction Plan prepared by Citizens for Responsible Wildfire Risk Reduction was presented to City staff. Recommended regulation changes that include: all properties, old and new construction meet standards in the next 10 years – class A roofs, double pane windows, vegetation, fireproof construction, enclosed eaves, etc. Spurr will email report to Politte.
- Cresta Bella (Dan Barker) – Sellers reported that Cresta Bella has applied for permit to erect 4 signs at the entrance to their project. Signage request will come before RPPB.
- Our Lady of Mt. Carmel (Jon Becker) – Plans have been modified and sent back to City staff for review. Cycle issues will need to be reviewed due to changes. Brief discussion about changes including height, color, bulk and scale, set backs. Politte inquired if photo sims were shown? Becker stated that birds-eye viewpoints were shown, local neighbors to property did attend the last meeting.
- Transportation (John Keating)
 - City staff is looking at traffic/design issues, site distances at Defreitas at Black Mtn. Rd. t-intersection at resident's request.
 - Carmel Mtn. Rd. & Black Mtn. Rd. drivers – enforcement issue. Keating looking into further.
 - Salmon River Rd. angled parking will be reviewed/approved once resident who requested restriping (Mike Young) gets signatures from neighbors. Diehl added that the Rec Council supported his proposal. If the resident does not move forward with signature gathering, maybe the rec council or RPPB might take the next steps.
 - Keating hasn't heard back from City staff on SR-56 Bike Exchange recommendations. Sellers reported that the November minutes won't be ready until the January meeting to forward to City staff.
 - Becker reported that No U-Turn sign is down; will call Steve Denny.
 - Politte inquired on status of Paseo Montril angled parking. No update.

b. Liaison and Organization Reports:

- Black Mountain Ranch Open Space (Bill Diehl) – looking into ground cover on trails at glider port.
- MCAS Miramar Community Leaders Forum (Dennis Spurr) – no report.
- Recreation Council (Jim LaGrone) – Diehl reported in LaGrone's absence.
 - Winter Wonderland Dec. 5th at Hilltop Park.
 - Skate Board Park - No update on timeline to repair ramps. Shade structure at Skate Park is broken, will cost approx. \$450 to repair.
 - Rec Council Board elections are coming up although they need candidates to come forward.
 - New refrigerator has been purchased for Hilltop Park.
 - Canyonside Park reclaimed water is still in process. If hose can be attached to water ball fields, water must be potable.
 - Diehl will check on status of completion to Rolling Hills Park new handball courts.
- Town Council (Mike Shoecraft) – November meeting had the largest attendance due to waterwise gardening & conservation presentation by Toome and Nancarro. Community events may be posted to the Town Council website. RPPB will send out a blast email that meeting announcements will also be posted on the Town Council website. Next meeting is 12/3/09.
- Park Village LMAD (Jon Becker) –
 - Budget is almost complete. Have hired new contractor.
 - Spurr inquired about dead vegetation at bottom of canyon. Becker talked to Wong & Wilkes, do not need to get site bio, just need fire department approval to remove.
- Peñasquitos East LMAD (Bill Diehl) – Diehl reported that there is 1 active member.
- Torrey Highlands LMAD (Morri Chowaiki) – Sellers read Chowaiki's emailed report via in his absence.
 - We approved the FY 2011 budget, assessments will be suspended again this year.
 - We have asked that the city start the RFP process for a designer for identification signs that will be placed at 4 locations in community.
 - Collins Ranch HOA may keep control of their slopes and do maintenance.
 - Trash cans will be placed by Westview High School near Its a Grind (coffee shop) and entrance to school by stadium.
 - Also, we are working with the city to get reclaimed water service to the MAD. Rhodes noted that the reclaimed water would have to come up the southern portion of Camino del Sur when completed.

The meeting was adjourned at 9:30pm.

Respectfully submitted,
Jeanine Politte, RPPB Secretary

Approved 1/6/2010, 9 in favor – 0 against – 5 abstentions.