



Rancho Peñasquitos Planning Board Meeting Minutes

June 3, 2015

Attendees: Jon Becker, Bill Diehl, Bill Dumka, Stephen Egbert, Steve Gore, John Keating, Ruth Loucks, Jack McGuire, Darshana Patel, Jeanine Politte, Brian Reschke

Absent: Corey Buckner, Darren Parker, Keith Rhodes, Mike Shoecraft, Rod Simmons, Ramesses Surban, Brooke Whalen

Community Members & Guests (Voluntary Sign-in): Denise Bryan, Jennifer Burstedt, Melissa Harris, Kenn & Martha Laundroche, Nancy Denen, Jerry Tuler, Susan Sindelar, Afreosa Sultan, Teddy Luszcz, Gary Westerburg, Pam Blackwill, Holly Sepa, Liz Gyokery, Brian & Carolina Dealy, Mary Ann Eisele, Cynthia Fuller, Matthew Golding, Mary Molitor, Sebastian Capella, Lisa Arnold, Jas Arnold, Kajal Anandpura, Mark Kurzava, Brian Eshelman, Kathleen Burke, Howard Barker, Katy McClelland, Harold Meza, Mark McClain.

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1. The meeting was called to order at 7:35 pm at the Doubletree Golf Resort located at 14455 Peñasquitos Drive, San Diego, California 92129. A Quorum was present.
 2. Agenda Modifications: none
 3. APPROVAL OF MINUTES: no minutes available for May
 4. Public Safety Agencies: none present
 5. Public Forum:
 - a. Nancy Denen (speaker slip) – concerned with speeding on Andorra Way, Del Diablo Way and Alamazon St. She has spoken with Officer's Oliveras & O'Malley and is asking for a traffic engineering evaluation of north Rancho Peñasquitos for more stop signs and getting the speed trailer deployed in the neighborhood. She has requested these streets be put on the trailer list.
 - b. Diehl reported that Flag Day Ceremonies will be on June 14th at 2:00pm at Hilltop Park.
 6. ANNOUNCEMENTS & INFORMATION ITEMS:
 - a. San Diego City Planning Dept. Report – Michael Prinz
 - Black Mtn. Rd. Reclassification CPA Update – traffic study comments have been sent back to the applicant. The environmental process, CEQA process will begin in a few weeks and a Scoping Meeting will be scheduled (TBD). Note: the CPA would keep Black Mtn. Rd at its current configuration.
 - Diehl inquired if we can get an update on the increased SR-56 traffic from new development west of us? Prinz will discuss with staff.
 - b. San Diego City Council Member Mark Kersey, District 5 Report – Garrett Hager
 - Community Softball Tournament - City Council office & SDPD NE will participate. 6/14/15 10am-12pm at RB Recreation Center Field 3 (W. Bernardo Dr.); invited the community to participate.
 - Rancho Bernardo's new monument is ready to be unveiled, 6/13/15 at 10 am.
 - Councilman Kersey will participate in Scripps Ranch July 4th Parade (starting at Hoyt at 10am).
 - KB Home construction traffic – Council office has spoken with KB staff & will continue, and Keith Rhodes is talking with KB also. Politte noted that the permits she

- received did not include our recommendation to restrict construction traffic to Carmel Mtn. Rd. and Black Mtn. Rd. Lisa Arnold said there are a couple of signs that need to be adjusted. It was also noted that contractors change and the word needs to filter to them.
- Politte noted that District 5 staff is working on getting answers to concerns about BMR South MAD, budgeting process and taxpayer participation; Hager will pass along those responses.
- c. San Diego City Council Member Chris Cate, District 6 Report – Luis Pallera
- District 6 Market in Mira Mesa was a joint effort, highlighting community and neighbors.
 - Held a breakfast showcasing 2016 budget items.
 - Attended the Fiesta, RPLL Closing ceremonies and participated in the Home Run Derby.
 - Diehl asked for the status on the proposed Black Mtn. Rd. speed limit increases between Mercy Rd. and SR-56. Becker added that Carmel Valley Rd may increase also.
- d. San Diego County Supervisor Dave Roberts, District 3 Report – Harold Meza
- Supervisor Roberts attended the Mira Mesa market event, Fiesta, Mira Mesa and Rancho Bernardo parades on July 4th.
 - County's 2016 fiscal year has begun, 2016, budget is \$5.4 billion. Community Enhancement Grants is budgeted at \$4 million.
- e. CA Assembly Member Brian Maienschein, 77th District Report – Michael Lieberman, not present
- f. CA State Senate District 39, Senator Marty Block – Joyce Temporal, not present
- g. U.S. Congressman Scott Peters Report, 52nd District Report – no liaison was present
7. BUSINESS. (order of agenda items was revised)
- a. **RPPB Bylaws Update** – Jeanine Politte, RPPB (Action Item)
- Politte reported on the revisions to our draft bylaws that City staff, Betsy McCullough, has recommended. Some of the language changes are language that she is adding to all CPG bylaws and other language changes that Politte worked on with Betsy include:
 - Per the City Attorney's office, CP 600-2 states that 2 concurrent vacancies requires a special election to fill those seats. If we have a high turnover in members we could potentially be required to hold a special election every month, even if we have 2 applicants who want to fill 2 different vacant seats. The special election would be handled the same way our annual elections. RPPB has a unique structure where BMR & TH have 2 seats each, otherwise all our districts are represented by single member. The committee will be looking at crafting language and the processes to fill all vacancy situations that might occur. If we get specific enough, we may get the City Attorney's approval.
 - Draft language pertaining to filling a vacancy by an adjacent district eligible member language after 102 days never came up as an issue with Betsy.
 - Article IX changes we wanted to make (change 'elected' members to 'voting' members) will not be acceptable to the City Attorney's office (we need to accept shell language). Article IX Section1 does state that elected and appointed members are afforded the same rights for representation and indemnification.

- New language pertaining to appointed members, they are subject to the same removal provisions as elected members per Articles III, IV, IX.
 - Removal of Members due to eligibility and attendance requirement violations are handled procedurally by the board with a vote of the board to support the findings of violation. Board member action is taken in a public forum, no secret voting per the Brown Act.
 - Betsy recommended that we remove references of “intends to be domiciled within the boundary for entire term” from Article VIII Section 1 (b) descriptions and from the application. On the application, we added above the signature line “I understand that I must retain eligibility to remain on the planning board.”
 - The note pertaining to ‘No Yes/No voting...’ on the sample ballots exhibit was revised per Betsy’s recommendation. Politte said Robert’s Rules of Order confirmed that there is to be no yes/no voting or for/against any candidate. It’s a selection from the candidates running and blank ballots are not counted. We also added specific language to the election procedures to cover this. Council Policy and Administrative Guidelines direct CPGs to Robert’s Rules if and when an issue is not covered in their bylaws, CP or the guidelines.
 - Politte said, the revised Draft will be sent out to the full board as soon as the committee comes to an agreement on revised language, potentially before the next meeting. RPPB is ahead of the curve getting these done. Gore asked for a copy that included the old bylaws language for comparison. Politte said the draft copy will include the major changes with notes/comments. RPPB will need to review and approve them. Then the draft goes back to Betsy and the City Attorney’s office for review before coming back to us with possible changes they recommend. We will be able to accept those recommendations or not, then reapprove the final before submitting them for City Council approval.
 - Discussion on draft changes approval timeline, board member availability over the next couple months if the draft comes back for review and approval, members will have multiple chances to approve (draft & final version) but it will be ideal to get them before City Council early this fall but at least before 2016 so the next election can be run under the new bylaws.
- b. **Templeton Street in Black Mtn. Ranch, CPA – Bill Dumka (Action Item)**
- Dumka said the Community Plan Amendment would bring the Circulation Element of the subarea plan into conformance with recently approved Site Development Permit. It proposes to change the street designation for the portion that runs through the commercial center from a 2 lane collector to a 2 lane private driveway to match the prior approval of the commercial center. Staff review is pretty much complete.
 - Prinz said the Community Plan Amendment is needed to certify that all the environmental impacts associated with removing the roadway have been analyzed. Originally the Target Center project came forward as a Site Development Permit with using Templeton Street as a private driveway. Then they came back to remove the Irrevocable Offer to Dedicate (IOD) and privatize the roadway. Because it is a circulation element in the Community Plan it requires the amendment approved by City Council to allow the property owner to retain the land. The Circulation Element in the CPA needs to be modified to begin the environmental review process. The environmental process needs to certify that the environmental review has taken place and the change is in conformance with previously approved environmental analysis before going to City Council later this year.

- Dumka noted that the retail SDP project analyzed the traffic, was certified and this change is consistent with the previous certification.
- Becker asked if there was any other change associated with the amendment ie. street vacation? Dumka replied, no.
- Keating/Prinz noted that if the road was a 2 lane collector, it would require full curb, gutters, sidewalks, but as a private driveway it does not.
- Politte asked if there were any other changes/design alterations to the project we reviewed with this amendment? Dumka replied, the SDP and PDP remain the same for the retail center as RPPB approved, only change is to this road.
- Dumka recused himself.

Motion: To approve the Community Plan Amendment for Templeton Street as presented. M/S/C – McGuire/Loucks/Approved, 10 in favor – 0 against – 1 recusal (Dumka).

c. **Public Utilities Customer Advocate Community Presentation** – David Akin (Information Item)

- Akin provided handouts on water conservation and reading your meter. He helps the public navigate the complexities with the City.
- Discussed potable water, recycled water, and sewer plants. Desalinization Plant timeline and reused water (toilet to tap) plans. He reviewed water bills, fees, tiers, and sewer service charges. Sewer charge is based on lowest winter water consumption month. He discussed irrigation limitations ordered by City and testing/fixing all leaks. Pressure regulators on each home can be tested and adjusted, 60-80 psi is recommended. City is putting in new automated meters as the existing meters fail and in the near future the City will begin a planned replacement.
- Drought Level 2. Twice a week for regular sprinkler watering, for 5 minutes each station on your designated days of the week. Re-circulating fountains have no restriction. Hand watering can be done any day. No time restriction for drip irrigation but must be only your specific 2 days a week.
- Patricia (BMR) & Loucks - Condo meter surveys? City does multi-family and commercial meter/water surveys. They don't do individual meters within multi-family properties.
- Adding 5 additional code enforcement officers; identify violations, send warning letters to allow people to reform their practices and then they fine the customer. Initial fines are not much but they will go up if customer refuses to comply. Loucks asked what happens if the drought continues; bigger fines? Akin believes the community will do what needs to be done to reduce use.
- New Landscape Removal Rebates will be available beginning July 1st and he suggested that interested parties have their applications ready to submit that day as the funds will dry up quickly. Preapproval is required. Info can be found at wastenowater.org and SoCalWaterSmart.com. Minimum turf replacement is 500 sq. ft.
- Greywater Systems – They are working on developing rebate system but it will be a few months before ready. No permit needed if the system doesn't require a pump. No restrictions on washing machine water, but customer will want to use environmentally friendly detergents, etc.
- Rain barrels and collection of rain water options.
- Phone Center 533-3500 has more staff to handle number of calls; water main breaks, sewer spills, help navigating the system, etc.

- Egbert - Are there any whole house systems (filtration systems) that increase water use substantially? Akin was unaware of any. And the logic behind serving water in restaurants only when asked is due to having to wash the glass it is served in, not the water poured down the drain.
- Discussion on comparison of residential use to commercial/agricultural use and future prices.
- Reclaimed water (purple pipe) distribution will be increased. Becker/Diehl noted the process to get connected (parks & assessment districts) is lengthy.
- Diehl inquired if Akin's office oversees cable company box (broken). Check with Council office as the providers have a contract with the City.
- McClain asked at what point do we begin to look at restricting new development and that additional use? Akin noted that people need a place to live and this is the new normal.
- Public outreach to notify residents, sub-metered residents, renters, etc.
- Increased costs over time even though we reduce use.
- Do local reps have input on how the State will be managing/distributing water from the aquifer? MWA does have a seat on the board and input.

8. REPORTS.

a. Chair Report – Ramesses Surban, not present

b. Vice-Chair Report – Jon Becker

- One Paseo/Planning Process letter – 17 CPGs submitted letters to City Council. Most were against sending the project to a citywide vote. Politte will email RPPB's letter to all board members for their records.
- Black Mtn. Rd. Reclassification CPA – met with Chris Cates' office, will be helping push through process.
- Notice on Verizon Wireless Ridgewood Park Appeal hearing with City Council on CEQA Exemption is 6/30/15 in Council Chambers.
- Via Fiesta Traffic Calming – There is a new community request that City Traffic Engineering review conditions and reevaluate since we provided a 3 way stop sign. Discussion: RPPB is not sure why because the stop signs were installed. Patricia (BMR) noted that the Assisted Living Facility had begun construction. Becker will forward email stream to Keating for contact with staff.
- Notice of Increased Speed Limits – From 45 mph to 55 mph on Carmel Valley Rd. between Camino del Sur and Black Mtn. Rd. Keating added, that the increase is the City process to allow them to enforce the speed limit. Note: The median will be removed for the Sunrise Powerlink in the future; may still need environmental review.
- CPC report –
 - Becker reminded the group of the \$500 reimbursement budget allotted to us and noted that RPPB will need to submit any allowed expenses to staff before end of month which is fiscal year end. Discussion that the domain names were already renewed with funds left over from the board member's personal donations made last year. Politte noted that she could purchase paper and printer ink for meeting documents.
 - **Motion: To approve Politte purchasing a case of paper & 1 printer ink cartridge and to be reimbursed. M/S/C – Dumka/Gore/Approved, unanimous.**

- Short-Term Vacation Rental language revisions in the municipal code is in the works.
- Community Planning Groups support system was established following the outcome of the One Paseo project, where CPGs will be watching out for other CPGs.
- Eco Districts for Sustainability at ULI on 6/23/15 at 11:30am downtown.
- c. Secretary Report – Jeanine Politte
 - Politte will deliver thank you card to Thom Clark. Gore was thanked for picking up the card.
- d. Standing Committee Reports:
 - Land Use (Steve Gore)
 - Lennar & Atlantic Pacific Properties presented on their plans to redevelop Peñasquitos Villages (property behind the Albertsons/Haggens grocery store, south to Cuca St.).
 - It was noted that agenda items need more of a description.
 - Merge 56 has revised their plans with no buildings between SR-56 and the northerly private driveway. They hope to recapture some of the lost square footage within the rest of the development.
 - Telecomm (Darren Parker) – not present
 - Egbert reported on next month agenda - Verizon Wireless project “Bassmore” at MCHS football stadium. Replace one stadium light standard and add a new light standard, both with antennas plus equipment enclosure. He was told they do not intend to collocate another carrier into the enclosure.
 - Politte will get revised plans, environmental docs & cycle letters from City Project Mgr. and distribute to board members.
- e. Ad Hoc Committee Reports:
 - RPPB Bylaws Revisions (Ramesses Surban) - not present, no additional info
 - Media/Communications/Website (Brooke Whalen) - not present
- f. Liaison and Organization Reports:
 - Black Mountain Open Space Park (Rod Simmons) – not present
 - Diehl reported that Bill Dumka made a presentation on the trails that are going into Black Mtn. Ranch.
 - Community Funds (Bill Diehl) – no report
 - Brief discussion on cost to build the neighborhood park near Los Pen Elementary if built through the City (\$20 million) and if Atlantic Pacific Properties/Lennar built it, it could probably be done for \$5 million if included as part of their redevelopment proposal.
 - MCAS Miramar Community Leaders Forum (Stephen Egbert)
 - MCAS held a Mother’s Day event, Tribute to Military Wives, and Jerry Coleman’s wife was keynote speaker.
 - PQ Fire Safe Council (Mike Shoecraft) – not present
 - Becker reminded the group of the Firesafe Council’s event on July 18th “Fire Operations in the Wildland Urban Interface.” Reservations are required (flyers are available on the back table).
 - PQ Town Council (Darshana Patel)
 - Co-sponsored Mira Mesa Night Market event, unveiling 4 years of award recipients at Flag Day ceremonies, election results were ratified.

- PQ Recreation Council (Steve Gore)
 - Approved funds for Relay for Life, Sienna's Playgarden plans were reviewed/tentatively approved, funds approved for gymnastic mats and replacing a couple benches that were stolen/broken from the off-leash park.
 - YMCA's plan to hold Farmer's Market is in limbo; they don't own the parking lot and the lot was not in their lease.
 - July 9th, Mary Ngai is retiring after 32 years.
- Los Pen Canyon Psv CAC (John Keating) – no report
- Park Village LMAD (Jon Becker)
 - Have some resources that need to be spent before year end. Mulch is being spread; checking with insurance for reimbursement following accident on Rumex at Park Village Rd. that damaged LMAD property and looking into Black Mtn. Rd. improvements.
 - Reschke noted, water meters used to leak (next to basketball courts at PV Park) and may need to be replaced.
 - Patel mentioned that Park Village Elementary is looking into replacing some landscaping.
 - Discussion about graffiti at different parks and on school grounds recently.
- Peñasquitos East LMAD (Bill Diehl) – no report
- Torrey Highlands LMAD (Darren Parker) – not present
- Transportation Agencies (John Keating)
 - A letter was written to Caltrans to submit with their grant application for the I-5 Bicycle and Pedestrian Connection which connects SR 56 bike path to the Coastal Rail Trail. In the interest of meeting Caltrans deadline, Keating prepared and sent the letter on behalf of RPPB. Becker, Politte & Keating discussed prior to him sending it and the board needs to ratify support of the letter. Politte will email a copy of letter to full board.
Motion: To ratify that the board is in support of sending this letter. M/S/C - Becker/Patel/Approved, 10 in favor – 1 against (Diehl) – 0 recusals/abstentions.
Note: Diehl voted against it because it was not on the agenda.

Politte reported, the July RPPB meeting will likely be in the Ballroom as the renovation starts in the main building.

The meeting was adjourned at 10:01 pm.

Respectfully submitted,

Jeanine Politte
RPPB Secretary

Approved 9/2/2015, refer to 9/2/15 meeting minutes for the vote and member ineligibility related issue.