



RANCHO PEÑASQUITOS PLANNING BOARD REGULAR MEETING AGENDA

Wednesday; March 5, 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

7:33 pm - Agenda Modifications

7:35 pm – Fire Dept/Park & Rec fire prevention presentation (Info Item)

8:30 pm - Approval of Minutes (February 6, 2008)

8:45 pm - Public Forum (Limited to 3 minutes per person and 12 minutes per topic)

9:00 pm - Announcements & Informational Items:

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

New Business:

9:15 pm – Urban Forestry Initiative (Information Item)

9:30 pm – Annual Election Results (Information Item)

10:00pm - Reports:

Chair Report: Charles Sellers (cts.cpa@sdccu.net)

Vice-Chair Report: Joost Bende (rppb@san.rr.com)

Secretary Report: Jeanine Politte (jeanine@jpolitte.com)

Standing Committee Reports:

- Land Use (Jon Becker: jon.becker@tcb.aecom.com)
- Wireless (Lynn Murphy: 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)

10:30pm - Adjournment.

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

WIRELESS COMMITTEE WILL MEET ON MARCH 20, 2008 AT 6:30PM IN THE DOUBLETREE RESORT.

FUTURE RPPB MEETINGS: 4-2-08; 5-7-08; 6-4-08; 7-2-08; 8-6-08; 9-3-08; 10-1-08; 11-5-08; 12-3-08; 1-7-09.



Rancho Peñasquitos Planning Board Meeting Minutes

February 6, 2008

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.

Absent: Christopher Woo

Community Members & Guests (Voluntary Sign-in): Morri Chowaike, Sabrina Leitner, John Andrusiak, Jill Gower, Laila Cummings, John Spelta, Tuesdee Halperin, Scot Sandstrom, Bill Dumka, John Keating.

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1. The meeting was called to order at 7:35pm at the Doubletree Golf Resort located at 14455 Peñasquitos Drive, San Diego, California 92129. A Quorum was present.
 2. Agenda Modifications: Urban Forestry, Information Item, will not be presenting, reschedule March. Agenda.
 3. MINUTES: Reviewed.
 - Motion to approve the December 5, 2007 Rancho Peñasquitos Planning Board Meeting minutes as presented. M/S/C - LaGrone/Shoecraft/Approved 13-0-0.
 - Motion to approve the January 9, 2008 Rancho Peñasquitos Planning Board Meeting minutes as presented. M/S/C - LaGrone/Shoecraft/Approved 12-0-1 Abstention (Murphy).
 4. Guests:
 - a. Fire Department representative not present.
 5. NON-AGENDA, PUBLIC COMMENTS:
 - a. Scot Sandstrom inquired about the status of the elections pursuant to the new bylaws. - Charles Sellers replied that the elections would take place under the guides of the new bylaws.
 - b. Sabrina Leitner asked for details on election process. Charles answered that residents 18 years of age and older with identification proving residency would be allowed to vote for candidates in the community area where they reside - BMR residents vote for BMR candidates, TH residents vote for TH candidates, PQ residents vote for a candidate in the district of PQ in which they reside and for the Renter-at-Large seat. Charles noted that approval of the election results would be on the April agenda. Reps would be seated following the approval, but noted that until the Bylaws are approved, only PQ representatives will be seated. Bill Diehl added the election locations and times:
Hilltop Park 2:00-5:00pm
Doubletree Golf Resort 6:00-7:30pms
 - c. Hwy. 56 Sound Mitigation - Judith McDunna, a community member, is concerned that mitigation presently being done is inadequate to resolve sound levels along the north side Hwy. 56 between Black Mtn. Rd. and the Peñasquitos Canyon Overpass. Sound levels have increased and will increase further along Hwy. 56 as traffic levels increase with build out. A sound study completed in 2005, prior to build out, found that more mitigation was needed, and the post sound study is flawed by the community's accounts. Caltrans and the City have been arguing back and forth as to who is responsible; Carl Savage, Caltrans, told the neighbors that Caltrans has not taken responsibility for this portion of Hwy 56 because they want the City to complete the sound mitigation.

Presently the City is taking out a wall and replacing with a slightly higher wall that will step down toward the existing 4 ft. wall, but not the height the neighbors are asking for. At build out, the wall will again need to be replaced to mitigate the increased sound levels. The neighbors are asking RPPB to recommend to the City that a 10 ft. – 12 ft. continuous sound wall be completed between Black Mtn. Rd. and the Peñasquitos Canyon Overpass, and encourage Caltrans and the City to sit down and get the mitigation done now.

- Janice Banussisi, a community member, added that commercial buildings along Hwy. 56 were empty when sound study was completed. She is also concerned about the air quality due to increased traffic and the exhaust. Breaks in the sound wall act as a funnel into the neighborhood. Sound study registered 64 decibels and to get a wall, the requirement is 65 decibels; study can get different readings dependent on day of week, level of traffic on Hwy. 56 and speeds. She added that the War Bonnet cul-de-sac reading was 66 decibels.

- Keith Rhodes asked the community members present what resolution they are asking for. He added that the 4 lanes eventually are planned to become 6 lanes and mitigation is based on the existing 4 lanes. He also added that special footings could have been installed whereby the wall could be heightened at a later date without tearing down the existing wall, retrenching, reconstructing a whole new wall and disrupting the neighborhoods.

- Charles asked Madeleine to schedule a meeting with Scott Peters to sit down with the neighbors and resolve this mitigation issue and the safety of the community in a cost effective.

6. ANNOUNCEMENTS & INFORMATION ITEMS:

a. San Diego City Council District 1 Report – Madeleine Baudoin

- Noted that Charles now has copies of the appeals acknowledgements pertaining to wireless projects filed last month.

- Email issues, if you do not get a response from her call her directly, 619-236-7293.

- Torrey Del Mar Park Opening was a great event.

- Ranger Station – construction docs will be completed in next 2 weeks, should take 5 months to get contracting docs approved, then construction.

- Canyonside Park lights – on Council docket in March.

- Hilltop Park Phase II groundbreaking is scheduled for March 11.

- Peñasquitos Drive – Madeleine said that the whole street was scheduled to be repaved in 2009, but money was found to bump up the timeline on a portion of the road, between Carmel Mtn. Rd. and Cuca St., which will be completed this year. The rest will be completed in 2009.

- A Fire Department representative is scheduled to attend the March RPPB meeting to report on the findings of the report prepared following the October fires. Charles will invite the lead person overseeing the use of Goats in brush mitigation to make a presentation.

- Joost Bende & Bill Diehl inquired/suggested holding a fundraiser for the additional funds needed to complete the Ranger Station noting that the price has gone since approval of project.

- Bill Diehl asked Madeleine when she thought the Bylaws might get approved; send a timeline to Charles.

b. San Diego City Planning & Community Investment Report, Jennifer Cordeau - No report.

7. BUSINESS.

- a. Santa Fe Summit II & III, Jim Gabriel, Randy Hana and Bob Little (Kilroy Realty)
View studies/renderings were presented as requested by the Sub-committee, from Hilltop Park, Laurentian Drive, Carmel Valley Rd (crest of road at the park), Hwy. 56 heading west at Carmel Mtn. Rd. overpass and Camino del Sur/Highland Village Place intersection, and a view from within the project site.

Planning Board Member & Community Comments:

- Jon Becker added that the Land Use committee reviewed the renderings at the Land Use committee meeting prior to the regular meeting of RPPB. Issues of concern included: traffic circulation egress/ingress, visual impact, bulk and scale of project and John Keating brought up traffic signal issues and alignment to parking and drop off areas. Jon noted that this item is still informational, the next SCR letter was due out this Friday, Feb. 8, 2008.
- Dan Barker is concerned with the visual impact and bulk/scale of project as a 10-story building noting the building will look out of place. He appreciates that the developers are listening to RPPB's concerns.
- Jon Becker encouraged the developers to consider a lower building height.
- Dennis Spurr asked for clarification on the 2 parking structures - #1 would be 3 stories above ground with 1 story below and #2 would be 4 stories above ground.
- Joost Bende added, there has been a lack of input from eastern PQ at the sub-committee level; his comments included:
 - * the renderings do not show an impact of ocean views, but the view studies do not represent all view impacts and he would like to see additional view studies/renderings from western vantage points looking east;
 - * would like the bulk & mass broken up more; added that a 10-story building would set precedent for the closest areas of Carmel Valley;
 - * appreciates the step down toward the canyon;
 - * recommends low-squatty buildings, similar to the convention center, possibly no taller than 8 stories with 6 stories above freeway and 2 below highway grade;
 - * believes more work still needs to be done to satisfy the community.
- Jim LaGrone asked if there is a comparable property in Carmel Valley that is 10-stories with 280,000 sq.ft. None noted.
- Rob Little added that that the site is considered an employment center in the corridor.
- Joost Bende asked if developer had explored building the 2 buildings on underground parking to decrease footprint. Cost prohibitive.
- Jim LaGrone as if during the SCR process, RPPB would ever get a chance to provide input. Charles Sellers added that RPPB can appeal the decision to the Planning Commission causing the Planning Department to prepare a report, then we can provide comment; reason for working with developer to resolve issues now.
- Jim Gabriel noted that the existing PDP language specifies project has to go through SCR process.
- Wayne Kaneyuki stated that a sea of cement does not belong in this neighborhood.
- Lynn Murphy asked if we could recap the Community Plan and its changes. Keith agreed that the history of this area is forgotten and reminded the attendees that the site was originally planned to be the City's operations center. When the city did not have the funds to develop the property, the Community Plan was changed and sold to home developers; this site was always expected to be office space.

- Charles Sellers added, the Torrey Highlands Community Plan was amended by city council to include the residential, but the SFS site was always planned to be Employment center.
- Morri Chowaiki asked, reasons for a 10-story building v. the two 4 to 5 story structures? Randy Hana said the plan is a sustainable design, using best planning strategy for this site. Plan allows for more green space and less heat generation from paved surfaces.
- Joost Bende noted that the Community Plan does not state height limitations, but the employment center conceptual drawing shows 17 buildings. Joost read for the record page 80, paragraph 2 of the Torrey Highlands Community Plan:

“The following elements shall be avoided: large blank, flat wall surfaces; exposed, untreated concrete block walls; large expanses of reflective surfaces; chain link fencing with barbed wire (for security reasons, barbed wire in combination with solid masonry walls, plaster surfaced walls or wooden fences may be acceptable); “stuck on” mansard roofs on a small portion of the roofline; loading doors facing the street; and exposed roof drains”

Joost added the need to break up the north and south articulation, modify facade materials and knock off 2 stories.

- Lynn Murphy stated that the community does not want a 10-story building.
- John Keating - if site planning is the developer’s reason for a 10-story building, then show us a similar example and how a 10-story building benefits us v. two 5 story buildings.
- Jon Becker asked again about subterranean parking and asked the developers to address modifications to the circulation patterns, intersections, traffic signal usage, egress/ingress; existing design plan and the 2000+ cars parking onsite don’t take advantage of traffic signals.
- Charles Sellers stated the sub-committee had more work to do to make progress toward community concerns. Jon restated that he hopes we can come to consensus on the best plan for the community.

8. REPORTS.

a. Chair Report – Charles Sellers

CPC Committee Report - Still working on ‘indemnification ordinance’ wording; 2 areas of dispute: 1) ‘conflict of interest’ version presented by City Attorney. CPC prefers “direct economic interest”, City Attorney agreed to make change to all instances. 2) ‘withdraw from representing planning group members’ allows the City Attorney’s office alone to investigate and make determination whether to defend. City Attorney prefers to use the language in CA Govt. Code Section 995, which obligates the State to defend employees under specific conditions. The CPC still prefers its own version. Both texts will go before the City Council, with one being adopted in the next few months.

b. Vice-Chair Report, Joost Bende – None.

c. Secretary Report – Jeanine Politte

Jeanine contacted Pomerado Publishing about coverage of local meetings, planning group elections, and events, following an email from Patricia in BMR that Jose Lopez was no longer covering PQ. Jeanine noted that Peñasquitos is no longer listed as a community on the Corridor News masthead. Her contact confirmed they are down to two reporters and Jose is covering sports/entertainment. A decision was made prior to the sale to new

owners not to cover PQ at all for financial reasons, but has since decided to cover MCHS & WHS athletics. Jeanine will contact Editor Steve Dryer to get more information.

d. Standing Committee Reports:

- Land Use (Jon Becker) – Jon reported there is no new news on the Doubletree. Dan Barker reported on a new Cresta Bella project. Note: Dan was asked by the RPPB Chair to check status as we have not received any information from planning or the developer. Dan reported that Cresta Bella is going through preliminary review for plans that will comply with the Community Plan. Planner's review notes that a traffic study will be required to address impact, driveway access, parking requirements and internal circulation; 30 foot height limit and 15 foot setback requirement apply.
Keypoints: 307 units; 31 buildings (30 – 10 unit bldgs. & 1 – 7 unit bldg.); 2 stories; 1 clubhouse and pool; 2 recreation areas; gross density is 10 units per acre; parking includes: 630 spaces for residents, 30 spaces for clubhouse, 368 garage spaces (total does not include tandem spaces), and 307 surface spaces; 1,009 sq. ft. average per unit.
- Wireless (Lynn Murphy) - Lynn reported that the Yolo Ct. wireless project consultant has changed and will come before the committee following new consultant's review of project. Lynn also stated that there are 6-8 wireless projects needing RPPB review and approval at future meetings.

e. Ad Hoc Committee Reports:

- Bylaws/Elections (Bill Diehl) – Charles said the bylaws are in the City's hands, RPPB is proceeding with elections.
March 5th – 2:00-5:00pm at Hilltop Park and 6:00-7:30pm at Doubletree Resort. Bill read the names of the candidates and invited them to introduce themselves.
Rancho Peñasquitos - Dist. 2: Dennis Spurr, Dist. 4: Lynn Murphy, Dist. 6: Wayne Kaneyuki, Dist. 8: Joost Bende, Dist. 10: John Keating, Renter-at-Large: Pam Kelly.
Torrey Highlands - Morri Chowaiki, Ann Sabrina Leitner, Heather Riley, Scot Sandstrom.
Black Mountain Ranch - Tuesdee Halperin, John Spelta.
- Community Funds (Bill Diehl) – Bill has contacted Charlotte Strom, costing data and fund amounts do not seem to jive with what he believes should be available.
Transportation (Jim LaGrone) – Jim & Madeleine reported that Caltrans has agreed to place a pedestrian crossing sign, diagonally stripe crossing area on Black Mtn. Rd., and add a signal light to allow pedestrians and bikers time to cross.
At the Torrey Del Mar Park opening, it was observed that speed limit signs were necessary around the park – city is installing.

f. Liaison and Organization Reports:

- Community Planners Committee (Charles Sellers) – Covered in Chairs report.
- Black Mountain Ranch Open Space (Sudha Garudadri) – Charles will email the Ranger again, due to no response.
- MCAS Miramar Community Leaders Forum (Spurr and Diehl) – Dennis Spurr reported that MCAS is expecting more complaints because of redirected flights due to the Buick Invitational. Gunnery Sgt. David talked about Boot Camp at the last CLF meeting. Land Use Draft will be available in March.
Sabrina Leitner asked about increased activity; Dennis recommends visiting the website and noted that helicopters are going out with strike forces. Patricia from

BMR added that they operate during specific hours.

Dennis added that the military is sensitive to community concerns.

- Peñasquitos East MAD (Bill Diehl) – Did not meet; Bill added that the budget has been approved and they are working on the community entrance signs.
- Recreation Council (Jim LaGrone) – Jim reported, Herme Diaz is the new P&R area manager. Pop Warner Cheer is going to Nat’l Competition this month and Girls Softball Camp is holding a camp this month at Canyonside Park. Hilltop Park Phase II begins Feb. 11th and will take approx. 160 days affecting the Tot Lot only.

Off Leash Park finally received Water Authority approval (8 months from start to approval); next step is the permit and to transfer community funds hopefully prior to Scott Peters leaves office.

Canyonside Lights – need to move community funds to pay for project.

- Town Council (Mike Shoecraft) – Next Council meeting: Rancho de los Peñasquitos Fiesta planning at 6:00pm, Grants Committee meets at 5:30pm and the Town Council regular meeting begins at 7:00pm here at the Doubletree on the 1st Thursday of the month.

Mike reported the Town Council is planning a Candidate Forum for April 3rd.

Pamela Kelly reminded everyone that the Do Not Call Registry only keeps submitted phone numbers in the registry for 5 years, you may need to renew your submission.

The meeting was adjourned at 10:18pm.

Respectfully submitted,
Jeanine Politte, RPPB Secretary

Approved 3/5/08 as corrected.