



# RANCHO PEÑASQUITOS PLANNING BOARD REGULAR MEETING AGENDA

**Wednesday; January 7, 2009 at 7:30 PM**

El Dorado 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 3, 2008)

**7:45 pm - San Diego Fire Department** (Stations 40, 42, 44 and/or 46)

**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@san diego.gov](mailto:slew@san diego.gov))
- San Diego City Council District One (Kyle Haverback: [khaverback@san diego.gov](mailto:khaverback@san diego.gov))
- San Diego City Planning & Community Investment (Tim Nguyen: [tnguyen@san diego.gov](mailto:tnguyen@san diego.gov))

## **BUSINESS:**

**8:15 pm – Black Mountain Open Space Park C.A.C. (Information Item)**

**8:45 pm – Torrey Highlands Public Facilities Financing Plan (Action Item)**

## **9:30 pm – REPORTS:**

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

**Vice-Chair: Jon Becker** ([jbecker@projectdesign.com](mailto:jbecker@projectdesign.com))

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

## **Standing Committee Reports:**

- LandUse (Jon Becker: [jbecker@projectdesign.com](mailto:jbecker@projectdesign.com))
- Wireless (Lynn Murphy: [rp\\_murphys@sbcglobal.net](mailto:rp_murphys@sbcglobal.net))

## **Ad Hoc Committee Reports:**

- Bylaws & Elections (Joost Bende)
- Community Funds (Bill Diehl)
- Fire Protection (Dennis Spurr)
- Santa Fe Summit (Jon Becker)
- Transportation (John Keating)

## **Liaison and Organization Reports:**

- Black Mtn Open Space Park (Bill Diehl)
- MCAS Miramar CLF (Dennis Spurr)
- Recreation Council (Jim LaGrone)
- Town Council (Mike Shoecraft)
- Park Village LMAD (Jon Becker)
- Peñasquitos East LMAD (Bill Diehl)
- Torrey Highlands LMAD (Scot Sandstrom)

**10:00 pm – ADJOURNMENT** (all times listed are approximate)

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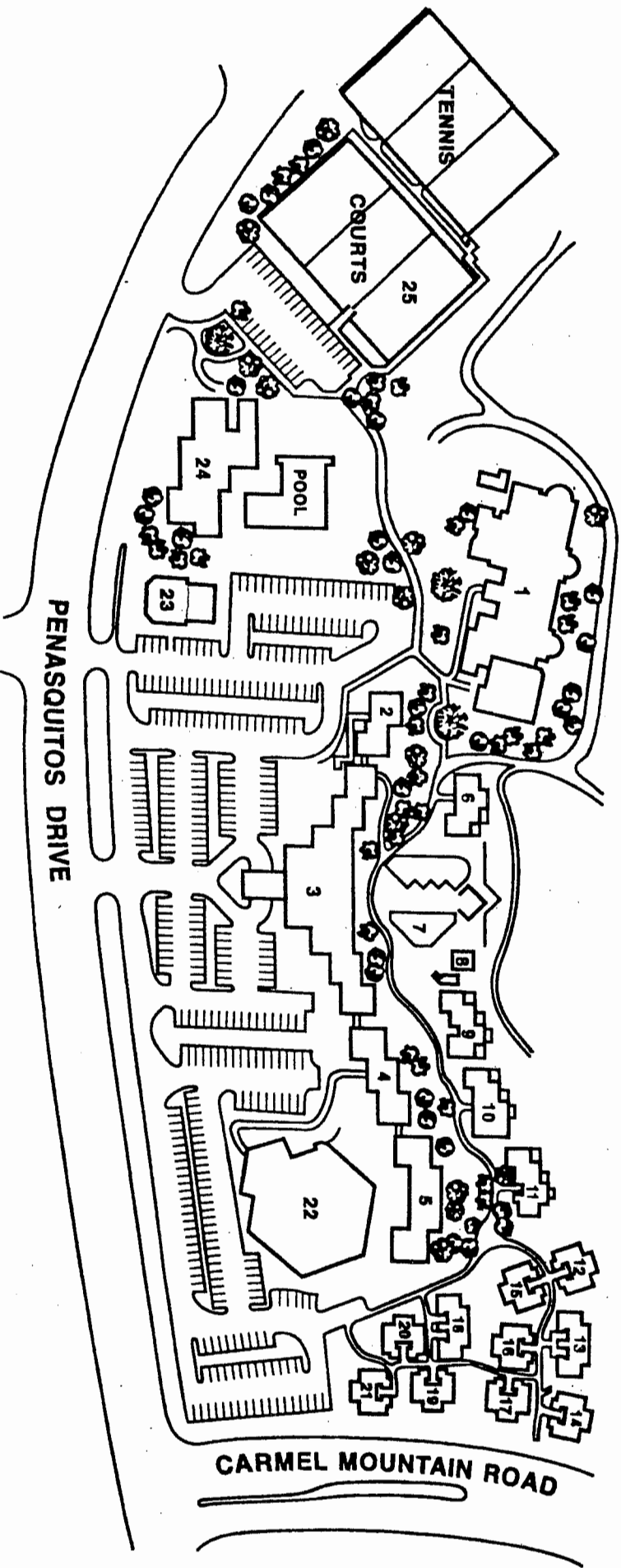
**LAND USE COMMITTEE WILL NOT MEET THIS MONTH.**

**WIRELESS COMMITTEE WILL MEET ON THURSDAY JAN. 15, 2009 AT 6:30PM IN THE DTR OAKMONT ROOM.  
FUTURE RPPB MTGS: 2-4-09; 3-4-09; 4-1-09; 5-6-09; 6-3-09; 7-1-09; 8-5-09; 9-2-09; 10-7-09; 11-4-09; 12-2-09.**



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1. Terraces Cafe & Grille
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4. Riviera Room
5. El Dorado Room
6. Rooms 101-304
7. Rooms 105-321
8. Main Lobby - Ground Level
9. Sales & Catering - Lower Level
10. Oakmont Room - Lower Level
11. Rooms 122-327
12. Rooms 128-335
13. Rooms 401-404
14. Pool Courtyard
15. Deli Bar
16. Rooms 405-408
17. Rooms 409-412
18. Rooms 414-417
19. Rooms 510-512/520-522
20. Rooms 513-516/523-526
21. Rooms 517-519/527-529
22. Rooms 611-613/621-623
23. Rooms 614-616/624-626
24. Rooms 617-619/627-629
25. Rooms 711-714/721-724
26. Rooms 715-717/725-727
27. Rooms 811-813/821-823
28. Rooms 814-816/824-826
29. Heritage Ballroom
30. Pinehurst Room
31. Cypress Room
32. Sandpiper Room
33. Spyglass Room
34. Health Club and Pool
35. Bay Hill Pavillion





## Rancho Peñasquitos Planning Board Meeting Minutes

December 3, 2008

Attendees: Dan Barker, Jon Becker, Joost Bende, Bill Diehl, Wayne Kaneyuki, John Keating, Jim LaGrone, Jeanine Politte, Keith Rhodes, Charles Sellers, Mike Shoecraft, Dennis Spurr  
New Members (seated upon approval below): Morri Chowaiki, John Spelta, Tuesdee Halperin, Scot Sandstrom, Bill Dumka

Absent: Sudha Garudadri, Lynn Murphy

Community Members & Guests (Voluntary Sign-in): Pam Blackwill, Kyle Haverback, Mel Millstein, Vern Westenberger, Paula Westenberger, Stephen Heverly

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1. The meeting was called to order at 7:30 pm at the Doubletree Golf Resort located at 14455 Peñasquitos Drive, San Diego, California 92129. A Quorum was present.
2. Agenda Modifications: Removed TH-FBA Priority (need additional information before proceeding) and T-Mobile Wireless (Yolo Ct., Project #142647 is on hold/looking at other options; all T-Mobile projects are on hold).
3. MINUTES: no corrections.  
**Motion to approve the November 5, 2008 Rancho Peñasquitos Planning Board Meeting minutes as presented. M/S/C - LaGrone/Kaneyuki/Approved 9-0-2 abstentions (Barker & Shoecraft).**
4. Guests: no representatives from Fire Stations 40,42, 44 or 46
5. NON-AGENDA, PUBLIC COMMENTS:
  - a. Bill Diehl announced – Park & Rec would be holding its Winter Wonderland event on Dec. 6<sup>th</sup> at Hilltop Park, a family fun day.
  - b. Joost Bende announced that RPPB would be holding elections in March, odd numbered seats for PQ, Torrey Highlands & Black Mtn. Ranch. It was clarified that the new odd numbered seats for Torrey Highlands & Black Mtn. Ranch, although just getting seated tonight due to delay in City Council approval of the Bylaws, would be up for re-election in March. Applications were distributed.
  - c. Council District 1 representatives for Councilmember Sherri Lightner, Mel Millstein & Kyle Haverback, introduced themselves.
6. ANNOUNCEMENTS & INFORMATION ITEMS:
  - a. San Diego City Mayoral Office, Stephen Lew – not in attendance
  - b. San Diego City Council District 1 Report – Nathan Batchelder
    - Batchelder congratulated Bill Diehl on his appointment to the San Diego Park & Recreation Board of Directors (approved by City Council on 12/2/08).
    - Linear Park (Dog Park) should be completed this week, operational next week at latest.
    - Hilltop Park upgrades should be complete next week.
    - Councilmember Peter's office has sent a letter requesting the installation of additional stop signs at the Torrey Del Mar Drive & Kerry Lane intersection.
    - RPPB Bylaws were approved by City Council.
    - Batchelder apologized that Councilman Peters was unable to attend the RPPB meeting, in Peters absence thanked the members for working with Peters during his term on the

City Council; Peters has been appointed to the San Diego Port Commission.

- Batchelder announced that he was moving over to Council District 7, Marti Emerald's office.

\* RPPB members thanked Batchelder for all his hard work and follow-up with RPPB.

c. San Diego City Planning & Community Investment Report – Tim Nguyen

- Bylaws have been approved and reminded new members that they must take the COW.

- Politte noted that all RPPB Members, including TH & BMR have attended the COW.

## 7. BUSINESS.

### a. **Adoption of RPPB New Bylaws and Seating of New Members**

Sellers reported that the City Council approved our Bylaws with the deviation to include TH & BMR representatives (4 seats) on 11/24/08.

**Motion:** To approve RPPB's Bylaws as approved by City Council. M/S/C – Bende/LaGrone/Approved 12-0-0.

Sellers read a statement nominating Bill Dumka to the Commercial 2 seat and the TH & BMR representatives to their elected seats.

**Motion:** To seat Bill Dumka (Commercial 2, term 2008-10), John Spelta (BMR 2, term 2008-10), Tuesdee Halperin (BMR 1, term 2008-09), Scot Sandstrom (TH 2, term 2008-10), and Morri Chowaiki (TH 1, term 2008-09). M/S/C – Bende/Diehl/Approved 11-0-1 abstention (Sellers).

New members took their seats with the other RPPB Members.

Sellers announced the Pamela Kelly resigned her position as Renter-at-large, effective 11/4/08, leaving the seat vacant and noted that PQ District 7 was also vacant.

### b. **Views West Community Park Funding** – Nathan Batchelder

Batchelder presented Council District 1's proposal of proposed upgrades to Views West Community Park; to use \$151,000 CDBG District 1 funds for ADA Improvements, \$115,000 for ADA Improvements from the Park & Recreation Dept. ADA Improvements Fund and requested \$256,800 for the Play Area Upgrade from RPPB (estimated total funds for upgrade - \$522,800).

- Diehl suggested that the reason Views West was chosen over other parks on our priority list was because it is a large neighborhood park. The park is used by recreation leagues regularly (Pop Warner, Softball, Baseball), has 75 parking spots and is more than just a neighborhood park; this site was originally planned as the community pool site.

- Batchelder stated that Council District 1 is asking RPPB to support their proposal.

Discussion followed about the amount of match required, whether it was \$266,000 or \$256,800 and why they were not asking for the match of \$266,000. Batchelder stated that Park & Rec is requiring RPPB to match their portion of the funds (\$115,000).

- Diehl stated we have three choices: 1) to grant a loan from Community Funds, paid back from the FBA (FBA has \$350,000 set aside for this park); or 2) give them the funds needed from RPPB Community Funds, not a loan; 3) or do nothing.

- Becker asked for clarification - Cannot use CDBG funds for equipment upgrades, only for ADA compliance.

- Sellers inquired about the amount to upgrade the last 3 parks at \$350,000 each. Diehl stated the amount of \$350,000 each were approved when RPPB approved the FBA Priority List (5/3/2007). He also noted that Ridgewood Park cost less than we anticipated to up-grade, so we have money left over.

- Vern Westenberger, ADA Dept., stated that they can't use CDBG funds for the play area.
- Rhodes inquired if the \$350,000 in FBA funds (Priority List) would cover everything needed to upgrade the park or would it be spent in addition to what is proposed. Diehl stated that the \$350,000 FBA priority was only for tot lot upgrades which included ADA compliance. Diehl added that the CDBG and Park & Rec funds being offered by this proposal along with our portion will complete the park and the tot lot per our priority list. Leftover FBA funds could then be allocated to another park upgrade. Everything in the Tot Lot will be removed and replaced to be ADA compliant. Views West upgrades were slated for completion in 2011 and built in 1994.
- Bende added that by loaning the money, it allows the community more control over how funds are spent.

**Motion:** To approve and authorize a loan of \$275,000 maximum from Community Funds to be repaid from the FBA when funds become available for the purpose of upgrading Views West Community Park as proposed. M/S/C – Diehl/Bende/ further discussion.

- Sandstrom inquired about who prepared the estimated costs, specifically noting the cost of a \$1,250 toilet. Diehl stated the city prepared the cost estimate. Westenberger added that the estimate was prepared using prevailing wage estimates.
- Batchelder stated that they would use the City funds first, Community Funds last.
- Sellers inquired, which Community Fund should be used? Diehl preferred that funds come from Park View Estates Community Fund instead of Black Mtn. Ranch Community Fund. Motion was amended to read as follows:

**Motion:** To approve and authorize a loan of \$275,000 maximum from Park View Estates Community Fund (Fund #392044) to be repaid from the FBA when funds become available for the purpose of upgrading Views West Community Park as proposed. M/S/C – Diehl/Bende/Approved 16-0-1 abstention (Chowaiki).

c. **Park & Rec Priority** – Bill Diehl

Diehl distributed the Park Priority List noting that priorities were set by the subcommittee and approved by Rec Council.

- Sellers distributed a version of priorities showing uncompleted projects by fund source.
- Diehl reviewed the priority list, specifically noting that Canyonside Lights are under construction. Due to miscommunication between the City & Musco, the candlepower is not standardized. Will cost of an additional \$15,000 to modify; Rec Council has agreed to pay added cost. City has hired an electrician to install. Candlepower Requirements: Softball 30 & 20, Hardball 50 & 30. Change will save city on electrical bill.
- While reviewing Sellers' list, the amount to replace the skateboard park ramps was increased to \$100,000 and the Views West Park Tot Lot was removed (no longer unfunded).

**Motion:** To approve the priority list as forwarded to RPPB by the Rec Council. M/S/C – Diehl/LaGrone/discussion.

- Sandstrom inquired about Rhodes EBA; Sellers responded that of the \$2 million – 10% is granted to Torrey Highlands & 10% to Black Mtn. Ranch.
- Halperin asked for clarification, if these priorities affect Del Sur; Sellers & Diehl stated that Del Sur funds are in the Black Mtn. Ranch Community Fund, the priorities being discussed are specific to the Peñasquitos Community.

Sellers called for the **Vote** on the motion: Approved 17-0-0.

Kaneyuki inquired about whether the community entrance monuments would be built any time soon; Diehl noted that \$69,000 was budgeted for 4 signs from the PQ East MAD. To be reported as part of Peñasquitos East MAD Report.

d. **Santa Fe Summit II & III (Project #131969) – John Becker**

Becker reported that the subcommittee met again on 11/19/08 with SFS representative, Rob Little, to go over issues discussed at November 5<sup>th</sup> meeting and reached an agreement. Limiting the height to 6 stories was the big issue; RPPB appealed the City's approval of the project because we disagreed that the project should be reviewed under SCR and that we were not allowed final review before approval. The appeal goes before the Planning Commission tomorrow, 12/4/08. Becker stated that if approved the appeal would be revoked.

- Bende noted that SFS representatives are not present and did not attend the LUC meeting tonight, suggesting that RPPB table the agenda item until they appear. Becker noted that the applicant agreed to the LUC subcommittee's terms; Sellers affirmed SFS Rep's agreement to the conditions, adding that they were noticed of the meeting and have chosen not to appear. It was added that representative were not required to attend.

- Becker stated that if RPPB approves the conditions, then Sellers will take to Planning Commission tomorrow and present. Our approval authorizes Sellers to withdraw our appeal contingent upon the applicant accepting these conditions.

- Bende reminding the group of the history of the applicant in submitting their 6 story plan and getting ministerial approval when they had said they would come back to RPPB to discuss/review the height and other concerns.

- Sellers noted that Tim Daly was also responsible for allowing them to get the approval knowing that RPPB wanted to see the plans again. Sellers reported that according to Daly, when the staff report was circulated and RPPB didn't respond within 72 hours, he assumed we were in agreement, and approval was given for their plans; RPPB appealed.

- Sellers stated that if we table this item, we collectively won't agree to these proposed compromises and technically throw out our appeal. It was again noted that RPPB had expected SFS reps to attend tonight's meeting; no notification on their part was received by any member.

**Motion:** To table Santa Fe Summit agenda item. M/S/C – Bende/Chowaiki/discussion.

- Rhodes stated that if the applicant attended the committee meetings, whether they attended tonight or not, we need to approve the conditions tonight to have our wishes heard tomorrow at Planning Commission.

- Sellers restated the basis for our appeal, noting that without a vote tonight the Commission may not be sympathetic to our arguments of the appeal without approval by RPPB of these conditions. We can resurrect the appeal if necessary.

- Bende agreed that we need documentation/approval of the conditions adding that an alternate motion would be that upon the applicant accepting all conditions approved by RPPB, RPPB will rescind our appeal.

Bende withdrew his motion.

Becker reviewed the conditions that were agreed to by LUC and the applicant. The LUC recommendations were modified to include: 1) denial of any neighborhood servicing retail as part of the application; 2) all buildings will be constructed to meet the standards for LEED certification; 3) a raised stamped concrete median will be erected within Torrey Santa Fe Road between Parking Structures B & C per drawings prepared by J. Keating; 4) conditions will be applicable to the applicant and future property owners.

Sandstrom reported that the Torrey Highlands LMAD will accept the responsibilities of maintaining the landscaped medians.

**Motion:** To approve the LUC recommendations as modified (see Attachment #1) and authorizing Sellers to withdraw the appeal upon the applicant accepting these conditions without variation. M/S/C – Becker/Sandstrom/ Approved 17-0-0.

Sellers will email the final resolution to Tim Daly tonight and discuss with applicant and T. Daly prior to Commission meeting. Bende recommended that the withdrawing of the appeal be made so it becomes an official part of the Commission's public record.

Chowaiki noted that during a previous committee meeting, it was discussed that when SFS construction begins and FBA funds become available, it will trigger the Torrey Connection Bridge. Becker noted that SFS's FBA of approx. \$11 million would be their contribution to the cost of the bridge, estimated at \$30 million. Rhodes added that an adjustment to the traffic phasing plan for properties north of Hwy 56 may allow construction to move forward which would fund additional FBA monies for the bridge.

## 8. REPORTS.

### a. Chair Report – Charles Sellers

- Attended Special City Council Session on Nov. 24<sup>th</sup> where Bylaws were approved. Prior to that agenda item, City Council adopted the revised Indemnification Ordinance, which included the CPG recommended language guaranteeing that the City will defend Planning Group representatives, but also allows them to recoup expenses if found guilty of intentional wrong doing.

### b. Vice-Chair Report, Jon Becker – no report.

### c. Secretary Report, Jeanine Politte – no report.

### d. Standing Committee Reports:

#### ➤ Land Use (Jon Becker)

- Peñasquitos Church of the Nazarene has contacted RPPB about future construction; no plans have been received or requests filed with the City to-date.

#### ➤ Wireless (Lynn Murphy)

- Sellers reported that there are no projects at this time scheduled to be heard by Committee. Email will be sent prior to meeting with agenda or meeting will be canceled.

### e. Ad Hoc Committee Reports:

#### ➤ Bylaws/Elections (Joost Bende)

- Elections are in March. If you live in an odd numbered district and interested in running, please complete an application. Applications were made available.

#### ➤ Community Funds (Bill Diehl) - previously discussed

#### ➤ Fire Protection (Dennis Spurr)

- Spurr reported that 2 meetings have been held to get the Fire Safe Council off the ground. Subcommittees include: Brush Management and Home Assessment. Hoping to have set up in Spring 2009.

- Santa Fe Summit (Jon Becker) – previously discussed.
- Transportation (John Keating)
  - Paseo Montril Angled parking is proposed next to the Milazzo Apts. (Condos); angled parking will add 9 spaces. City staff have gone out and reviewed, determined there is enough room to install, restripe and move the yellow line. City will pay for change. Brief discussion:

- \* It was noted that Milazzo was converted to condos and all street parking is public.

- \* Bende stated he would be in favor if the motion included that this additional parking does not relieve Milazzo of their parking requirements.

**Motion:** To allow the City to install angled parking on Paseo Montril, south of Rancho Peñasquitos Blvd, per exhibit with the condition that it does not relieve Milazzo of their parking requirements. M/S/C – Bende/Becker/Approved 16 in-favor - 1 against (Diehl) - 0.

Diehl noted following the vote that this item was not listed as an action item. Further discussion:

- \* Sellers stated that it was noticed last month and we didn't act due to an incomplete understanding of the proposed. Technically, it is not an action item this month, but what we are essentially providing is RPPB's statement of what we think about the project. If the City wants formal action, they can send it back and we'll give them one.

- \* Politte questioned whether the community members who drive Paseo Montril regularly have been provided enough notice that this project is happening and if they receive our agendas, were they well informed of what this project is. When the Milazzo Condo conversions were approved there were many people who didn't know about it until after it had been approved. Politte stated that she is tempted to change her vote to 'against' at this point because it was not noticed on the agenda and we need to have that neighborhood represented here to give us their opinion.

- \* Sellers stated that this is not a private property project, the City can restripe it if they want – don't need our approval.

- \* Politte questioned whether Sundevil Way's angled parking came before RPPB for official approval and if it did, this is the same thing. Diehl confirmed that Sundevil Way came before RPPB.

- \* Bende asked what has happened to all the other striping projects that have come through like Park Village Elementary School.

- It was believed those were informational items.

- \* Keating said the City wants us to review this project because it is bigger than installing stop signs, but it's not a Land Use item. The City doesn't have to notify people, there will still be a standard travel lane; the burden is on the parker when backing out.

- \* Politte officially changed her vote to Against.

- \* T. Nguyen informed Sellers that according to our Bylaws "an item not noticed on the agenda may be added if either 2/3 of the entire elected membership or every member if less than 2/3 are present determine by a vote that there is a need to take immediate action but only if the need for action came to the attention of



the planning group subsequent to the agenda being posted.” Sellers stated that we would need to vote to add this item to the agenda; 12 yes votes are needed.

**Motion:** To add item, Milazzo Angeled Parking, to the agenda. M/S/C – Sandstrom/Rhodes/discussion.

-- Diehl asked for clarification, if the City asked Keating to get RPPB’s opinion on the project design & when? Sellers & Keating confirmed Steve Denny contacted them asking RPPB to review/approve two months ago. Sellers noted that it was noticed last month as Milazzo Apts, Denny called the project Paseo Montril when talking to Keating which caused confusion and was not noticed on this meeting agenda. Keating also said that the Milazzo representatives are going to the City asking for it (angled parking) and the City said to check with the planning board first.

Sellers called for the vote. Approved, 14 in-favor - 2 opposed (Diehl & Politte) - 1 abstention (Kaneyuki).

The item was added to the agenda.

**Motion:** To allow the City to install angled parking on Paseo Montril south of Rancho Peñasquitos Blvd. per exhibit with the condition that this does not relieve Milazzo of parking requirements. M/S/C – Keating/Bende/discussion.

-- Kaneyuki inquired if there was a timeline for completion. Keating stated that he would contact Steve Denny with the results of our discussion/decision and the City will process the work order on their timeline.

-- Becker inquired if there would be a striped center? Keating said the road would be striped with a double yellow line. Sandstrom added that Paseo Montril is 26’ at the throat and Keating added that it is actually wider where the angled parking would be, the exhibit is not to scale. Becker noted that the parked cars would extend into the roadway approx. 15’ and that would allow possibly 11’ for cars to pass and that is adequate? Keating stated he asked the City that question, and they responded there would be enough room.

Sellers called for the vote. Approved, 15 in-favor - 2 against (Diehl & Politte) - 0.

Keating will notify S. Denny that RPPB voted to endorse their parking proposal.

- Torrey Del Mar & Kerry Lane additional stop signs – City Council District 1 office has sent a letter requesting installation.

f. Liaison and Organization Reports:

- Black Mountain Ranch Open Space
  - Diehl accepted this position and will contact Pamela Kelly to get meeting schedule.
- MCAS Miramar Community Leaders Forum (Dennis Spurr) – no report
- Recreation Council (Jim LaGrone)
  - Didn’t meet in November, next meeting is December 11<sup>th</sup>.
  - Winter Wonderland scheduled for 12/6/08 at Hilltop Park.
  - Diehl reported that the City Council voted to keep the Rec Centers open, Skateboard Parks will remain open but unsupervised; details of operation are still unclear. Diehl has contacted the YMCA about overseeing the skate park, the City could look at contracting the operation. The skateboard park made \$74,000 in revenue last year that

went to the City treasurer (into the general fund). Diehl stated that he doesn't want to see the \$2.1 million skateboard park left open and unattended. Park & Recreation Board will meet on 12/18/08 to discuss next steps. Diehl reiterated that all 4 City Skateboard Parks are in the same situation.

- Town Council (Mike Shoecraft)
  - Next meeting is 12/4/08 at Doubletree (Sandpiper Rm.)
- Park Village MAD (Jon Becker)
  - Will be replanting trees that are dying off. Becker stated they have a budget; Dumka was asked the status of the \$90,000 in BMR funds assigned to PV MAD. Dumka stated that the City has approved but BMR has not received. Becker noted that the amount was not included in their budget which will be reviewed again by City staff.
- Torrey Highlands MAD (Scot Sandstrom)
  - D.R.Horton is working on the punch list and sending representatives to meetings.
- Peñasquitos East MAD (Bill Diehl)
  - Diehl distributed the proposed Peñasquitos East Maintenance Assessment District Budget for FY2010. The community entrance monuments are included; CIP #29-982.0 has been assigned to them now. Timeline on installation is unknown. Diehl state that when we started the process to install the 4 monument signs, the cost was \$5,000 each to be made and installed. Now the total cost is approx. \$69,000.

9. OLD BUSINESS.

- a. **BMR 2 Accesses for Montecito** - Sellers asked B. Dumka about the status of providing 2 access points to Montecito. Dumka stated that Monticeto has offered to purchase the triangular portion of BMR adjacent to their parcel; price is at issue. Sellers reminded Dumka that the BMR North Village Subarea Plan and Amendments were conditioned on BMR reaching an agreement to provide 2 access points with Monticeto within 6 months (5 months remain), adding that he would like to see this issue resolved.

The meeting was adjourned at 9:33pm.

Respectfully submitted,  
Jeanine Politte, RPPB Secretary

Approved 1/7/09, 16-0-0.

**Attachment #1 – Final Santa Fe Summit II & III Project #131969 Recommendations**  
PAGE ONE OF TWO

**SANTA FE SUMMIT II & III**  
**PROJECT # 131969**  
**12-04-2008**

Pursuant to a Land Use Committee meeting of the Rancho Penasquitos Planning Board held on November 19, 2008 and attended by Bob Little, Tim Nguyen, Jon Becker, John Keating, Dan Barker and Morri Chowaiki, the following agreement was reached by and between all parties regarding the above application:

These **FOUR (4)** conditions are hereby accepted and will be implemented by either the current or subsequent applicants:

**1) ARCHITECTURE -**

- a) There will **not** be any neighborhood servicing retail as part of this application;
- b) The campus will have **six (6)** story buildings, plus mechanical screenings;
- c) The buildings will not contain **any** external mirrored glass components; and
- d) **All** buildings will be constructed to meet the standards for LEED certification.

**2) LANDSCAPING -**

- a) **All** existing medians within Torrey Santa Fe Road will be planted with compatible trees and shrubs, as feasible, to be maintained by either Santa Fe Summit II & III or the Torrey Highlands Maintenance Assessment District;
- b) Plantings within Torrey Santa Fe Road, between Parking Structures **B** and **C**, is to be done in accordance with item **3(b)** below; and
- c) The northwest side of Parking Structure **C** shall be screened by as many bamboo plants as are necessary plus, **seven (7)** additional **24 inch** box trees.

**3) CIRCULATION (per the **two** attached exhibits) -**

- a) Parking modifications as shown for the **six (6)** stalls near Structure **B**; and
- b) A raised stamped concrete median will be erected within Torrey Santa Fe Road between Parking Structures **B** and **C**.

**4) PARKING STRUCTURES -**

- a) **All** new parking structures will be of either the same or better quality in both materials and construction than those of Santa Fe Summit I.

**Attachment #1 – Final Santa Fe Summit II & III Project #131969 Recommendations**  
PAGE TWO of TWO

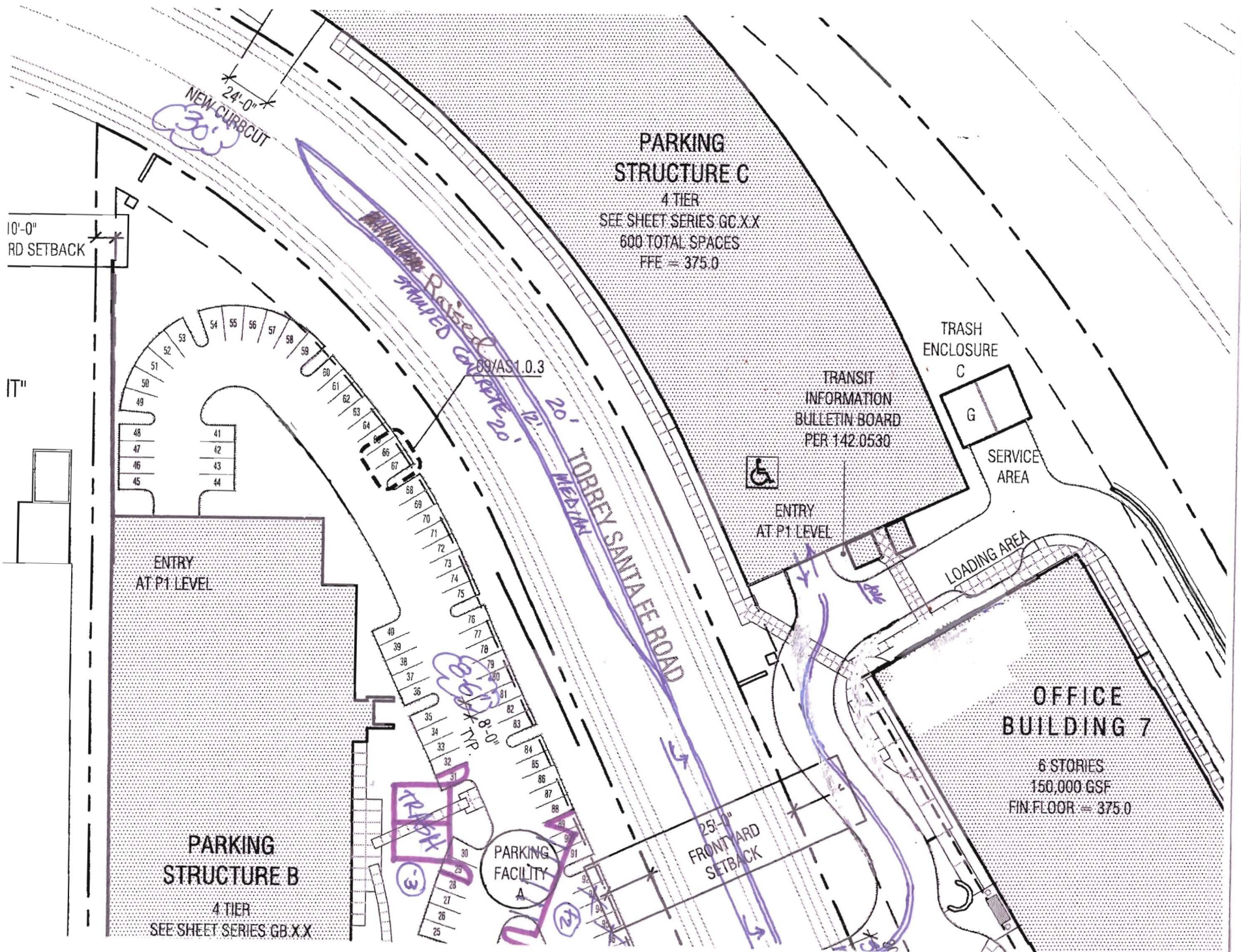
Provided that **EACH** of the above listed conditions is incorporated into their permits, so as to bind both them and any future owners of this property, the Rancho Penasquitos Planning Board hereby votes 17-0-0 to withdraw our appeal to the San Diego Planning Commission of the Development Services Department's approval of this project.

Respectfully submitted by:

Charles Sellers, Chairperson of the  
Rancho Penasquitos Planning Board.

\* SFS II & III Exhibits 1 and 2 on next 3 pages.





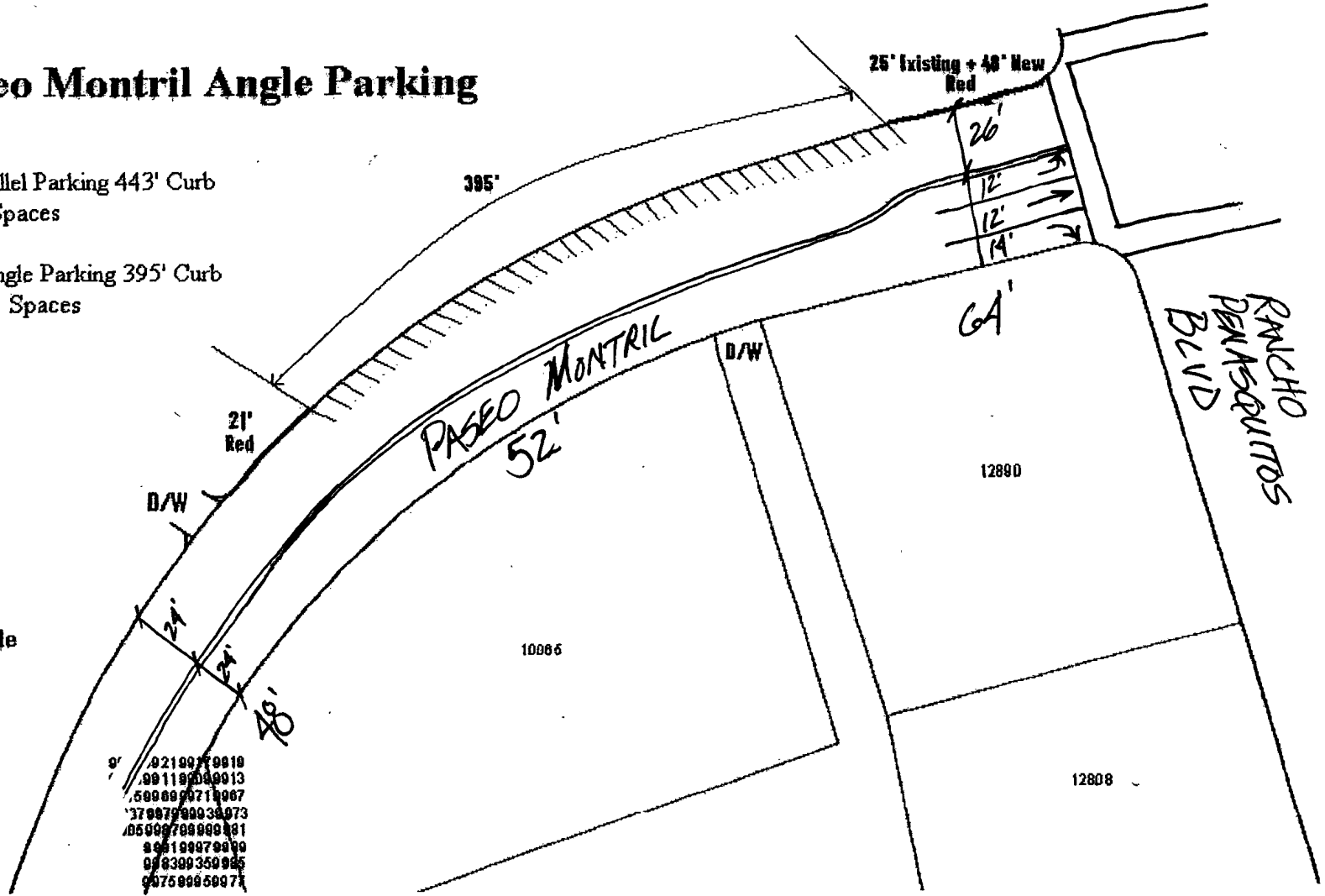


# Paseo Montril Angle Parking

- 1. Existing Parallel Parking 443' Curb  
 $443' / 20' = 22$  Spaces
- 2. Proposed Angle Parking 395' Curb  
 $395' / 12.5' = 31$  Spaces



No Scale



11/20/08



**Park and Recreation Department - Open Space Division  
Maintenance Assessment Districts Program  
Summary of Fiscal Year 2010 (07-01-09 to 06-30-10) Budget**

DRAFT (revised 11/13/08)  
Meeting 12/03/08

**Penasquitos East Maintenance Assessment District  
Fund 70225**

	FY 2008 Actuals	FY 2009 Estimate	FY 2010 Proposed
<b>Full-Time Equivalent/Grounds Maintenance Manager</b>	<b>0.50</b>	<b>0.50</b>	<b>0.50</b>
<b><u>District Personnel Costs</u></b>			
<b>Total Labor &amp; Fringe</b>	<b>\$ 48,530.35</b>	<b>\$ 48,530.35</b>	<b>\$ 48,530.35</b>
<b><u>District Non-Personnel Costs</u></b>			
Contract Services			
Landscaping Services (4217)	\$ 148,978.68	\$ 152,067.00	\$ 168,453.00
Eucalyptus Trees Trimmed - Additional Chipping (SR9913874 charged to 4217)	\$ 7,024.44	\$ -	\$ -
Tree Trimming Services - Western Tree Service (42171)	\$ 10,000.00	\$ 7,000.00	\$ 10,350.00
Miscellaneous Contract Services (4222) (Pest Control)	\$ -	\$ 200.00	\$ 210.00
Miscellaneous Contract Services (4224) (Exotics Plant Removal)	\$ -	\$ 5,000.00	\$ 5,000.00
Other Incidental Costs	\$ 7,310.25	\$ 11,628.82	\$ 13,806.00
Management Costs (49591)	\$ 23,695.00	\$ 24,496.00	\$ 25,720.80
Vehicle Usage & Assignment	\$ 2,736.50	\$ 2,978.00	\$ 3,126.90
Water / Sewer / Electrical (51XXX - 52XXX)	\$ 30,800.52	\$ 41,147.00	\$ 43,879.00
<b>Subtotal Non-Personnel Costs</b>	<b>\$ 230,545.39</b>	<b>\$ 244,516.82</b>	<b>\$ 270,545.70</b>
CIP #29-982.0 - Rancho Penasquitos Monuments	\$ -	\$ -	\$ 69,000.00
<b>Capital Improvements Program</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 69,000.00</b>
<b>TOTAL EXPENSE</b>	<b>\$ 279,075.74</b>	<b>\$ 293,047.17</b>	<b>\$ 388,076.05</b>
<b><u>District Revenues &amp; Reserves</u></b>			
<b>Special Assessments (71XXX - 72XXX)</b>	\$ 211,554.17	\$ 213,607.00	\$ 213,607.00
<b>Interest Earnings (75XXX)</b>	\$ 15,427.24	\$ 8,000.00	\$ 6,000.00
<b>City Contributions <sup>(1)</sup></b>			
Environmental Growth Fund (79910)	\$ 3,478.00	\$ 3,484.00	\$ 3,484.00
Gas Tax Fund (79902)	\$ 74,040.00	\$ 74,896.00	\$ 74,896.00
General Fund (79905)	\$ 5,165.00	\$ 5,321.00	\$ 5,321.00
<b>Damages Recovered (78814 &amp; 78820)</b>	\$ 5,563.37	\$ -	\$ -
<b>TOTAL REVENUE</b>	<b>\$ 315,227.78</b>	<b>\$ 305,308.00</b>	<b>\$ 303,308.00</b>
<b><u>District Reserves</u></b>			
<b>Beginning Fund Balance</b>	\$ 231,714.08	\$ 265,974.57	\$ 278,235.40
Change in Fund Balance	\$ 36,152.04	\$ 12,260.83	\$ (84,768.05)
<b>Year End Operating Reserves</b>	<b>\$ 267,866.12</b>	<b>\$ 278,235.40</b>	<b>\$ 193,467.35</b>
<b><u>Target Reserves</u></b>			
Minimum Reserve: 10% of Operating Budget (4905)	\$ 27,907.57	\$ 29,304.72	\$ 38,807.61
Maximum Reserve: Six Months Operating Budget	\$ 139,537.87	\$ 146,523.59	\$ 194,038.03
<hr/>			
Assessment Rate	\$ 15.25	\$ 15.25	\$ 15.25
Number of Equivalent Benefit Units	14,005.40	14,007.02	14,007.02

<sup>(1)</sup> Fiscal Year 2010 subject to change pending approval of new rate per square foot/acreage

**RANCHO de los PENASQUITOS  
PARK & REC BUDGET PRIORITIES  
FISCAL YEAR ENDING JUNE 30, 2010**

Priority	Project	Budget	Source
1)	Rolling Hills Park Tot Lot	250,000	FBA plus CF Loan
2)	Canyonside Park Tot Lot	250,000	FBA plus CF Loan
		<b>500,000</b>	
3)	Views West Batting Cage	5,000	Black Mtn Ranch CF
4)	Canyonside Park Bleachers	10,000	Black Mtn Ranch CF
5)	Canyonside Landscape/Storage	10,000	Black Mtn Ranch CF
6)	Canyonside Gravel Parking Spot	10,000	Black Mtn Ranch CF
7)	Twin Trails Park Signage	10,000	Black Mtn Ranch CF
8)	Rolling Hills Park Signage	10,000	Black Mtn Ranch CF
9)	RidgeWood Park Signage	10,000	Black Mtn Ranch CF
		<b>65,000</b>	
10)	Shade Structures for All Parks	200,000	Rhodes Crossing EBA
11)	Replace Skateboard Ramps	100,000	Rhodes Crossing EBA
12)	Canyonside Rec Ctr Drainage	100,000	Rhodes Crossing EBA
13)	Canyonside Athletic Fields	100,000	Rhodes Crossing EBA
14)	Canyonside Fourplex Rehab	50,000	Rhodes Crossing EBA
		<b>550,000</b>	
15)	Security Lighting for All Parks	50,000	CommFunds or FBA
16)	Skateboard Park Light Fixtures	100,000	CommFunds or FBA
17)	Canyonside Parking Expansion	100,000	CommFunds or FBA
18)	Hilltop Park Phase Three (III)	550,000	CommFunds or FBA
		<b>800,000</b>	
19)	Views West Light Fixtures	10,000	UNFUNDED
20)	Canyonside Electronic Signage	15,000	UNFUNDED
21)	Views West Restroom Faceplates		UNFUNDED
22)	Community Signboards for All Parks		UNFUNDED
23)	Black Mountain Middle School Fields		UNFUNDED
			<b>25,000</b>

**Total Project Costs:**

**1,940,000**

Black Mountain Ranch Community Fund (32190)  
 Penasquitos East Park Development Fund (39085)  
 Park View Estates Park Improvement Fund (392044)