



Rancho Peñasquitos Planning Board Meeting Minutes

June 30, 2010

Attendees: Dan Barker, Jon Becker, Thom Clark, Bill Dumka, John Keating, , Jeanine Politte, Keith Rhodes, Charles Sellers, Mike Shoecraft, John Spelta, Dennis Spurr

Absent: Joost Bende, Morri Chowaiki, Bill Diehl, Jim LaGrone, Lynn Murphy, Scot Sandstrom

Community Members & Guests (Voluntary Sign-in): Scott Tillson, Mark Nicholson, Alyssa Navapanich, Tajchai Navapanich, Chris van der Woerd

1. The meeting was called to order at 7:40 pm at the Doubletree Golf Resort located at 14455 Peñasquitos Drive, San Diego, California 92129. A Quorum was present.
2. Agenda Modifications: no modifications.
3. MINUTES:
Motion: To approve the June 2, 2010 Rancho Peñasquitos Planning Board Meeting minutes as corrected. M/S/C - Spelta/Dumka/Approved 8 in favor-0 against-1 abstention (Sellers).
4. Guests:
 - a. No public safety agencies present.
5. NON-AGENDA, PUBLIC COMMENTS:
 - a. Chris van der Woerd (Russet Leaf Lane) & a group of Crestmont residents are concerned with proposed fencing at Terramar Development by Pardee (Torrey Highlands). Their neighborhood is adjacent to Terramar. They have been told Pardee will be installing fencing, but not sure of type. Time sensitive as they were told fencing would be installed in 30 days and do not want their views hindered. Their HOA has not been informed, nor have any neighbors that will be impacted.
 - i. Sellers & Becker stated that any fencing would have been previously permitted with their development plans approved 6-8 years ago.
 - ii. Heverly added, per his conversation with Jimmy Iala of Pardee, fencing will probably be wrought iron to not impede views although nothing has been finalized. Council District One's office will follow up with them, noting the neighbor's concerns. Sellers asked Heverly to contact Sandstrom & Chowaiki with updates.
6. ANNOUNCEMENTS & INFORMATION ITEMS:
 - a. San Diego City Mayoral Office, Stephen Lew – not present
 - b. San Diego City Council District 1 Report – Stephen Heverly
 - i. Downtown Central Library vote, 6-2 (Lightner was one of dissenting votes). She is concerned with lack of branch library hours, still a \$30M shortfall to build, whether or not additional funding will be raised and she didn't want operation expenses over the first 5 years to come from General Fund.
 - ii. Civic Center Redevelopment proposal – Mayor Sanders wants it on the November ballot. The Mayor will hold Informational Forums on July 7th at RP Library at 6pm & July 8th at Nobel Rec Center at 6pm.
 - iii. Lightner was at Canyonside Park today announcing the retrofit to recycled water for the park. Scheduled to begins in March/April 2011 and will save approx. 13 million

gallons of water each year just at Canyonside Park. (Press Release & *Water for Tomorrow* handout were distributed)

- Becker inquired if infrastructure lines to medians in maintenance districts? Heverly stated that PVMAD, PQ East MAD, & Views West Park would be added later this year.
 - Dog Park will not be added, it's too far off Black Mtn. Rd. lines.
 - Becker & Heverly stated that the recycled water line will run through Canyonside into Park Village and out to Torrey Highlands along Camino del Sur.
- iv. Patricia from BMR informed Heverly of the Montessori school's traffic using private driveways to turn around (in BMR).
- c. San Diego City Planning & Community Investment Report, Michael Prinz – not present

7. BUSINESS.

- a. Proposition M - Pacific Highlands Ranch – Scott Tillson (Action Item)

Becker recused himself.

Tillson serves on the Carmel Valley Planning Group and a workgroup, San Diegans for Responsible Neighborhood Planning. Note: Tillson consults with Pardee.

Background: Approved in a City-wide vote in 1998, Prop M created a managed growth plan for the Pacific Highlands Ranch (Subarea 3). The approval limited development in Pacific Highlands Ranch to 1900 du until the northern I-5 connector ramps were completed to SR-56. The PHR community, presently home to some 5000 residents, is languishing with no neighborhood parks, library, local schools, shopping or job centers. Carmel Valley Planning Group and the workgroup have looked at this issue, developed a proposal and is visiting surrounding planning groups to gather support for putting a proposition on the November ballot that would modify Prop M. The workgroup is proposing the deletion of the 1900 du restriction and requires city approval of a phasing plan to ensure that public facilities are built concurrently with any new residential development. This will allow the community to grow and be able to further develop infrastructure that is needed in the community. All other Prop M thresholds will remain to control building.

- i. Planning Board Member Comments:

- Keating stated that he previously worked on the Caltrans highway project, has no personal financial interest; it was agreed that he need not recuse himself. Instead of deleting the threshold of 1900 du, did the workgroup look at increasing the number of units?
 - o Tillson stated the workgroup couldn't come to a specific number and were concerned that if a higher number was approved by the voters and still the connectors were not built, they might have to go to the voters a 3rd time to increase it or delete then. He added that 1900 du requirement is not in any other docs, mitigation requirements or anything else; it was put in Prop M at the request of Carmel Valley Planning Group. 12 years later, plans for the connectors have not even begun the environmental process; possibly 2020 before connectors are built.
- Keating stated that he was in favor of amending Prop M and that he wants to see connector ramps completed. He also stated that PHR & Carmel Valley Planning Group should support Caltrans connector ramp plans as they come forward. As a member of Rancho Peñasquitos, he wants to be able to use those northern connector ramps once they are built.

- Sellers inquired as to the PHR overall du; Tillson stated the cap is 5182 du. Brief discussion of other Subareas of Prop M development status or phase shift impossibilities.
- Spurr noted Carmel Valley & Del Mar's resistance to build SR-56 and all the connectors that could have been approved initially. Our community needed SR-56 and fought for its completion and now we are being told that the lack of these connector ramps are holding back development in PHR. Now you want our support. He wants to see the connector ramps completed.
- Dumka recalled that Caltrans didn't believe the northbound connectors were necessary, that commuter traffic would be south to I-5.
- Spurr commented, the space is there to widen SR-56.
 - Tillson stated that connectors are in the plan; format will be decided whether hybrid w/ surface street improvements, flyover, auxiliary lane (no direct freeway connections), or freeway to freeway.
- Politte asked which road do PHR resident's use to access SR-56? Carmel Valley Road. At build out, if the connector ramps aren't built, there will be a huge impact with the additional residents using this entrance onto SR-56.
- Clark asked what triggers development of the parks? Tillson stated, population. Everything in the phasing docs reference du, but neighborhood parks are determined by population (5000 residents) whereas a community park requires 20,000 residents. There will be a delay in shared facilities if FBA's are not available. A library is not triggered by population because it is a shared facility, pool in BMR pulls population base from PHR and FBA funds also.
- Sellers noted that resistance to building the ramps was held up by the west of I-5 affluent, well-connected residents who didn't care what happened to those of us on the east side. He also added that if PHR is built out, has more constituents and the ramps aren't built, there may be enough pressure to get them built; a counter balance.
- Tillson made a comment that the PHR residents are paying Mello-Roos fees; but Sellers added that they are being serviced by their school district referencing similar situations in PUSD.
- Spelta asked for clarification if the north connectors are part of the phasing plan.
 - Tillson stated the north ramps were not in the phasing plan but in the timing restriction.
- Spelta asked why the developer would agree to the Proposition?
 - Tillson stated the reason the requirement was put in was at the request of the Carmel Valley Planning Group to avoid cut-through traffic. Cut through traffic would happen anyways. Residents go to Carmel Valley for all their services which impacts both community's quality of life.
- Spurr asked Tillson if there would be a significant change if the north connector ramps are built today? He didn't know, they will have a better understanding once the environmental review is released showing each of the alternatives. Spurr added that Peñasquitos has already experienced the limits to infrastructure & amenities that PHR is experiencing and we got through it – we now have what was envisioned in the Community Plan.
 - Tillson stated there have been funding & bureaucratic delays, contractor replacements and there is another project – the widening of I-5 – he feels the ramps may be combined with this project and lost in the clutter of the

environmental document & suits that will line up to fight the widening killing the completion of the ramps.

- Rhodes sympathized with Spurr noting that there were 24 temporary buildings at Mt. Carmel High School – growing pains, but the student scores were good (quality education) so many overlooked the negative aspects of the temporary structures.
- Dumka inquired about progress with City Council on a ballot measure. Tillson stated that Council has directed the City Attorney to prepare the election ordinance to bring back to Council on July 26th. Was there opposition from other communities?
 - Support from the Carmel Valley Planning Group (represents PHR), Torrey Pines Planning Group, Torrey Hills Planning Group. Still meeting with Del Mar Mesa, us, working his way east presenting the proposal. There was an Carmel Valley Planning Group member who lives across the street from the PHR planned village center and who wrote an op-ed piece about how the community was facing failure because of this du restriction tied to connector ramps construction. Since that time, Pardee put forward their map application for the Village Center and this community member objected at Planning Commission & City Council. According to Tillson, his was the lone ‘no’ vote. All unanimous votes in favor at the other planning groups.
- Per Tillson’s presentation, Keating noted that only 28% of ramp users would be local community (Carmel Valley & PHR) but the rest would be us on the eastern end of SR-56.
- Tillson added the residential properties in PHR have limited yard spaces because they were planning on having parks.
- Rhodes stated that he has lots of questions and would like to discuss offline with our members from Torrey Highlands who aren’t here tonight and additional absent RPPB members who would benefit from hearing this proposal.

Rhodes made a Motion to table. Sellers accepted Rhodes motion, no second necessary.

- Politte asked when the 1st homes in PHR were built & a timeline of the number of units built each year so we can gage how long the residents have been there?
 - Tillson stated that the 1st homes were built in 2003. Greater number of homes were built before the downturn, 2005-2007 (majority of homes built). Now at 1750 today of their allotted 1900du. Did not have exact numbers.
 - Politte added that if they have only been paying Mello-Roos fees for a few years, she is not sympathetic to their not having the amenities. We have seen or experienced just that, not saying that what we went through is what PHR should go through, but there are many more pieces to this. SR-56 is one of those pieces. If this proposal (Ballot Proposition) passes and PHR is allowed to build while the ramps are not completed, we will be stuck in traffic on SR-56 for longer periods of time backed up to Black Mtn. Rd. or farther.
- Sellers asked Heverly if there was any information from Council District office. Heverly stated that Sherri Lightner is supportive of getting this on the ballot. Staff took a trip to look at the homes, yards are small.

- Sellers stated that our next meeting is scheduled for 9/8/10 where we could review and vote, not impeding the workgroups recommendation to get on the ballot. In the meantime, Tillson agreed to come back to September RPPB meeting.

Sellers called for the vote on the Motion to table; 9 in favor – 1 opposed (Keating) – 0 abstentions – 1 recusal (Becker).

- Sellers appointed an Ad-Hoc committee (Pacific Highlands Ranch), chaired by Sandstrom to include Rhodes and any other members to review questions and form a solution that RPPB could support on behalf of residents east of Carmel Valley.
- Becker suggested that RPPB members email additional questions; Sellers asked Politte to email members, collate questions and email to committee & Tillson for committee discussion.
- Patricia from BMR asked when the businesses would be developed.
 - Tillson stated there is an authorization for 50,000 sq. ft. future shopping center. Pardee has not been able to attract a single entity interested in a small community.

8. REPORTS.

- a. Chair Report – Charles Sellers
 - i. Redistricting Committee for 9th Council District Seat needs representatives; Sellers has application packets or contact Council District One's office.
 - ii. Thanked Becker & Bende for responding to City Auditors request for input on Capital Improvement processes.
- b. Vice-Chair Report – Jon Becker
 - i. Attended CPCI meeting – dialogue regarding COW, indemnification, etc. In future, meeting minutes should reflect (qualify) decisions made.
- c. Secretary Report, Jeanine Politte – no report.
- d. Standing Committee Reports:
 - Land Use (Jon Becker)
 - Cellsite, Clearwire Ragweed – City staff did incorporate our conditions in the designs.
 - Politte asked about status of inquiry to Wahid Hamidy about his Alamazon St. project; no activity for months and fencing, weeds, debris are issues. Can we go through DSD or Code Compliance? Heverly recommended contacting Duke Fernandez or ask Sherry Carr (Council District 1 office) to contact him.
 - Politte also noted that there are For Sale signs on the lots next to Hamidy's property, referencing the notice RPPB received that we will be reviewing plans for additional homes on Alamazon St.
 - Betty's Car Wash complaint – Sellers asked Becker to contact Sherry Carr about who to contact to research compliance issues, use permits for signage, parking, dry cleaners, food, etc.
 - Sellers updated RPPB on the Rancho Peñasquitos Pump Station - construction seems to be finished, roof is on, they poured the new driveway for the neighbor whose driveway they've been using, re-slurried Talca Street in front of homes on either side. Demolition is supposed to come out on Crestmont side. Tests have not been completed yet.

- o Heverly noted that Jodi Ferrell has been in contact with District One's offices about issues.
- Telecomm (Lynn Murphy)
 - Sellers noted there are 3 active projects - 2 have not contacted us and the Evergreen Nursery 'Pineapple' project. Problem with the 'Pineapple' project is with the city.
- e. Ad Hoc Committee Reports:
 - Cresta Bella/Doubletree (Dan Barker)
 - Construction has begun, ready to roof first building, windows going in.
 - Politte received an email concern about no work going on, but Barker stated that from his yard he could see that work is going on.
 - Spurr asked if our approved Cresta Bella signage conditions were incorporated into the plans that were approved by City Staff. It was noted that City Staff approved the signage without our approval of the project. They were notified and our minutes approving the project with conditions were approved tonight. Becker will forward final minutes to City Staff to make sure they are incorporated into project plans and cycle review docs.
 - Our Lady of Mt. Carmel (Joost Bende)
 - Keating stated they are still getting conditions approved with city hoping to be done mid July. City wants to incorporate language limiting parking related to concurrent usage. Politte reminded the board that we discussed concurrent usage and parking issues.
 - PPH Community Wellness Campus (Jon Becker)
 - Becker communicated with neighbors about additional updates informing them of the additional signage, fresh paint, working with Caltrans to possibly retime the traffic signals. Keating added that once the bike interchanges are completed, the bikes will go under Black Mtn. Rd. and signal timing will be readjusted again.
 - Santa Fe Summit II & III (Scot Sandstrom) – no report
 - Bylaws/Elections (Joost Bende) – no report
- f. Liaison and Organization Reports:
 - Black Mountain Open Space Park (Bill Diehl) – no report
 - CPCI Facilities Financing (Bill Diehl) – no report
 - MCAS Miramar Community Leaders Forum (Dennis Spurr)
 - Weapons Simulator Tour on July 14th from 1-3pm.
 - Spurr reported on the last meeting which was a presentation from 2 Marine Civilian reps on the F35B Variant and the Environmental Impact Report. Site Plan is for decision in December. There are 12 squadrons (11 standard + 1 training). They want to have 6 squadrons here and 5 + training in Yuma. Flight patterns will be the same, but noise pattern will change over La Jolla. F35s will be in San Diego no sooner than 2016.
 - PQ Fire Safe Council (Dennis Spurr)
 - Council is predicting a very dry fire season.
 - PQ Town Council (Mike Shoecraft)
 - Next meeting is July 1st, 7:00pm at Doubletree. Shoecraft noted there are 6 new members – officers.
 - Recreation Council (Jim LaGrone) – no report

- Los Pen Canyon Psv CAC (Jon Becker)
 - Heverly reported the Bylaws have not been amended, task force is meeting in July.
- Park Village LMAD (Jon Becker)
 - Ongoing brush clearing; Landcare Logic, new contractor, is ambitious to get projects done.
 - Becker reported that LMAD participants are not indemnified, but City Attorney is looking into ways to indemnify. Heverly confirmed that staff is looking at similar situation with CAC's and it may be tied into that review.
- Peñasquitos East LMAD (Bill Diehl) – no report
- Torrey Highlands LMAD (Morri Chowaiki) – no report
- Transportation Agencies (John Keating)
 - Steve Deny ordered the recount for parking along Salmon River Rd. in front of the Dog Park in the next couple of weeks using our peak time recommendations.
 - Bike Interchange at Black Mtn. Rd. is stalled – Caltrans want to be more involved; RFP has not been released, awaiting Caltrans input.
 - Andy Chen, PV resident, requested flashing speed signal beacon on Park Village Rd. near Ragweed; Keating doesn't feel there are speed issues, and site does meets City standards. Heverly asked Keating to notify Council District office with his recommendations and they will notify resident.

The meeting was adjourned at 10:10pm.

Respectfully submitted,
Jeanine Politte, RPPB Secretary

Approved 11/3/10, 11 in favor – 0 against – 2 abstentions (Bende, Diehl).