



Rancho Peñasquitos Planning Board Meeting Minutes

June 29, 2011

Attendees: Jon Becker, Joost Bende, Bill Diehl, Bill Dumka, John Keating, Ruth Loucks, Dann Mallec, Darren Parker, Jeanine Politte, Charles Sellers, Mike Shoecraft, Dennis Spurr, Ramesses Surban

Absent: Suzanne Brooks, Thom Clark, Keith Rhodes, Scot Sandstrom, John Spelta, Maria Webster

Community Members & Guests (Voluntary Sign-in): Steve Gore

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1. The meeting was called to order at 7:37 pm at the Doubletree Golf Resort located at 14455 Peñasquitos Drive, San Diego, California 92129. A Quorum was present.
 2. Agenda Modifications: Moved the T-Mobile Peñasquitos Water Tank to the 2nd Business item on the agenda.
 3. MINUTES: One correction was recommended.
Motion: To approve the June 1, 2011 Rancho Peñasquitos Planning Board Meeting minutes as corrected. M/S/C – Spurr/Sellers/Approved, 11 in favor – 0 against – 0 abstentions.
 4. Guests – No public safety agencies were present.
 5. NON-AGENDA, PUBLIC COMMENTS:
 - a. Diehl reported that the 4th of July Fireworks will be at Westview H.S. on Sat. 7/2/11; 7pm gates open, put on by the PQ Rec Council.
 - b. Politte reported that she has received a number of complaints about 3 young boys riding/racing motorized scooters (non-muffled) on city streets, no respect for the traffic laws and in Rolling Hills Park; will contact S. Heverly & Police Dept. on issue.
 6. ANNOUNCEMENTS & INFORMATION ITEMS:
 - a. San Diego City Council District 1 Report – Stephen Heverly, no report.
 - b. San Diego City Planning & Community Investment Report – Michael Prinz
 - City Budget was approved for 2012; CPI was eliminated and all functions were moved under DSD.
 - CPI staff will complete existing Community Plan amendments/updates in the pipeline and manage existing grant funded projects, but no additional updates; staff reports to Kelly Broughton.
 - Sellers asked if/how they will complete future CP Updates; Prinz stated that new updates and long range planning must be directed/authorized by management, Mayoral directive or Council Policy direction. Prinz added that if they are directed to proceed on future projects, they will continue to update the housing elements, planning, as resources are available. Becker referred to the CPC meeting adding that there was discussion on how the City would handle Code Compliance issues and that DSD would be a one-stop shop for all issues.
 - c. Assembly Member Nathan Fletcher's Office Report – Chasen Bullock, no report
 7. BUSINESS.
 - a. **Appointment of RPPB Renter-At-Large seat (Action Item)**

Becker introduced Ramesses Surban who applied for the vacant seat; RPPB voted 12-0-0 in favor of confirming Surban to the Renter-At-Large seat on the Rancho Peñasquitos Planning Board. It was noted that Surban resides in PQ District 2.

b. **T-Mobile Peñasquitos Water Tank, PTS 221417 (handout) – Anne Wolfange Regan (Action Item)**

Sellers noted that a previously approved Verizon project at this site was similar, but has not been built at the water tower and not sure if they intend to move forward; the permit will expire shortly. The T-Mobile project is site number 2 of 3 possible at this location. Regan reported the project is located at the Ave. Maria water tank in northeastern Rancho Peñasquitos. Project is a 30' monopine with 12 antenna stacked 6+6 with 3 outdoor equipment cabinets enclosed by chain link fencing (10' x 20'9").

Sellers stated that the committee has a few concerns, one being the gate. Regan stated the gate on equipment enclosure will be on the exterior fence into the open space.

Construction vehicles may use paved road and once completed maintenance staff will walk path to access site. City will not allow them to access the site for maintenance using the road.

- Parker viewed the monopine tree used in photo sims to be a less desirable version of monopine; suggested that branches extend 24+'' above the antennae which hides them better and include the maximum number of branches allowed on the structure. Regan stated that they are stacking the antenna close to the trunk. Parker also asked if T-Mobile intended to replace the tree being removed.
- Sellers noted the distance of the equipment structure from the monopine, approx. 30'; Regan stated the space around the tank curved and it was the best placement. Regan added that the coaxial tray will be mounted on the fencing because there is water main pipe that goes around the tank and T-Mobile is not allowed to lay piping on or underground.
- Parker added that he would like to see the maximum number of branches possible so the monopine doesn't stand out; and that the tree being removed be replaced with one of same size.
- Keating agreed there should be maximum number of branches.
- Bende asked if socks on the antennae to camouflage them were being installed.
- Regan stated the antennae would be stacked with 6 at 22' 6'' & 6 at 15' 11''; socks were included in plan.
- Surban asked about power source; Regan stated that power would be trenched along access road to nearest power point.
- Politte stated that she preferred to have the fullest tree possible; most branches structure could accommodate.
- Becker added that he would like to see the addition of 2 Canary Island Pine and 3 Malosma Laurina (Laurel Sumac) trees added to reinforce the grove surrounding the monopine and that landscaping be maintained until established.
- Mallec requested that size of additional trees be included in conditions; Becker agreed, adding that all 5 trees should be 15 gallons each.

Motion: To approve the T-Mobile Peñasquitos Water Tank (PTS 221417) project as presented with the following conditions: 1) The monopine must be installed with the maximum number of branches possible that can be accommodated by the structure; and 2) Additional landscaping in the form of 5 – 15 gallon plants and 3 Laurel Sumac trees and 2 Canary Island Pine trees to be planted surrounding the monopine and maintained

until established based upon a five-year growth pattern. M/S/C – Sellers/Parker/Approved, 13 in favor – 0 against – 0 abstentions – 0 recusals.

c. **Torrey Highlands CPA, Trail Access locations – Michael Prinz (Action Item)**

Prinz reviewed handouts for Trails Access amendment to the TH Community Plan (maps & strike-out) which reflect the changes to the Del Mar Mesa and Carmel Mtn. Natural Resources Management Plan. The changes are to Fig. 3-2 which is the Trails & Circulation Map. Three additional trail connections to the southern portion of community were added to the Torrey Santa Fe development; adding 2 un-paved Hike & Bike Trails and 1 un-paved Hike, Bike & Equestrian Trail along the SDG&E easement access road. They have added language to Chapter Three (Circulation Element) to identify trail types and added language that the trails will be maintained in accordance with the Natural Resources Management Plan and in Chapter Eight (Implementation section) of the Community Plan.

- Bende stated that the LUC approved the proposed Community Plan Amendment, 4 in favor – 0 against with the following conditions: 1) Change Camino Ruiz to Camino del Sur, 2) Show the trail extensions south into Del Mar Mesa area.

Motion: To approve the Torrey Highlands Community Plan Amendment for Trails Access Locations as presented with the following conditions: 1) Correct street name Camino Ruiz to Camino del Sur, and 2) Show the trail extensions south into the Del Mar Mesa area. M/S/C – Bende/Diehl/Approved, 13 in favor – 0 against – 0 abstentions.

- Becker added that during the last meeting RPPB members approved the Natural Resource Management Plan but wanted to see the strike-out and maps before approving the CPA.
- Black Mtn. Natural Resource Management Plan will be reviewed at RPPB's next meeting; Prinz reviewed the next steps.

d. **Calle De Las Rosas Traffic Concerns – Mr. Brown (Information Item)**

Becker introduced Mr. Brown whose wife and neighbors contacted RPPB about traffic concerns along Calle de las Rosas (1/24/11 email distributed with diagrams). Brown reviewed multiple accidents that have occurred due to speeding/careless drivers. The community is looking for solutions to slow down drivers and make them more aware of the dangers along this steep road. ADT counters were placed to acquire traffic numbers. City staff has looked at placing stop signs at La Tortolla. The incline on the hill makes it easy for cars to accelerate over the speed limit.

- Becker asked if the City provided them with any solutions; Brown stated the City will not approve speed bumps. Brown added that the neighbors would like to see V-Calms installed; Traffic Engineer agreed to look for funding.
- Diehl reviewed the history of opening up of La Tortolla from Views West Park up to what use to be a cul-de-sac and added that he thought RPPB previously approved V-Calms along that section of Calle de las Rosas.
- Politte stated that she did have a recollection of approving V-Calms during her tenure on the board. Minutes will need to be reviewed to verify.
- Brown stated that the City Engineer told his wife that V-Calms were approved for this street and they are looking for funding.
- Keating added that the City got a grant for V-Calm signs that could spread throughout the community; RPPB identified a few locations and additional ones as the need has been brought forth. Keating added that Steve Denny replied to Stephen Heverly that

because the street is a steep incline, speed bumps will not be allowed. RPPB can approve the recommendation of adding stop signs at La Tortolla (upper connection), V-Calm signs but enforcement needs to continue.

- Diehl added that RPPB could add this as a project to use FBA funds V-Calm installations.
- Becker stated that because this is an information item tonight, RPPB cannot approve.
- Bende reminded the group that the community purchased speed trailers; Politte stated that placing the trailers is an issue because they don't have a truck to tow them into place.
- Becker asked Shoecraft to talk with Police Dept. rep that attends Town Council meetings about getting trailers placed now, presenting our concern for urgency.

Bende moved that this issue be placed on 9/7/11 RPPB meeting agenda as action items: 1) approval/denial of placement of V-Calms and 2) approval/denial of All-Way stop signs, and 3) approval/denial of funding from FBA fees. The members agreed.

e. **Los Peñasquitos Elementary School 4-Way Stop – John Keating (Action Item)**

Keating reviewed the request initiated by Los Peñasquitos Elementary School's Principal to place an All-Way stop at Bernabe Dr. and Cuca St. Keating recommended the following: 1) placement of an All-Way stop at Bernabe/Cuca/Via Alberto intersection, 2) installation of 3 yellow crosswalks on the 3 public street legs of intersection using enhanced "ladder" striping, 3) construct ped ramps at the 2 eastern crosswalks, 4) install at least 50' of red curb on the approaches, and 5) remove the existing mid-block crosswalk.

- Spurr added that the existing crosswalk has been there for a very long time and there is no ped ramp. There is a Safety Patrol at this crosswalk before and after school for a limited amount of time. A lot of people cross diagonally across Cuca St. and it's on a curve. Drivers use Cuca as a shortcut to avoid the Carmel Mtn. Rd./Peñasquitos Dr. intersection. The speed limit is 25mph, but many speed at 35mph.
- Surban stated he was not against placing the All-Way stop, but it may not balance out the benefits. Most cars coming into the school are coming from Carmel Mtn. Rd. and using Bernabe Dr. to turn around blocking the drive lanes.
- Politte added that parking laws needs to be enforced to eliminate the double parking on Bernabe Dr.
- Spurr added that beyond the regular delivery/pickup times is when he is most concerned because the Academy starts and ends at different times that are not monitored. Speeding traffic on the curve is dangerous.

Motion: To approve the following recommendation: 1) Placement of an All-Way stop at Bernabe/Cuca/Via Alberto intersection, 2) Installation of 3 yellow crosswalks on the 3 public street legs of intersection using enhanced "ladder" striping, 3) Construct ped ramps at the 2 eastern crosswalks, 4) Install at least 50' of red curb on the approaches, and 5) Remove the existing mid-block crosswalk. M/S/C – Keating/Bende/Discussion.

- Shoecraft stated that he has not seen a street with multiple crosswalks so close together.
- Spurr added that the existing crosswalk is adjacent to a sidewalk that leads to the front of the school which gets a lot of foot traffic and proposed amending the motion to remove #5 (Removal of the existing mid-block crosswalk be eliminated); both Keating and Bende agreed to modify the motion.

- Diehl asked if there is a sign stating “Slow School Zone or Crossing”; it was noted that there is a School Crossing sign.
- Surban suggested that a sign be placed stating “Stop Ahead” because of the curve.
- Becker asked if the street can be painted “School Zone”; it is presently labeled.
- Politte added, Heverly had notified RPPB that the City was going to update the striping and street markings; has it been done? Surban stated that “Slow School Crossing” had been updated and Spurr believed that the ladder striping in the crosswalk had not been done yet.
- Keating added that per Heverly’s email, the City agreed to upgrade the crosswalk with ladder striping and update the approach signage to the latest standards, the new yellow/green School Crossing signs, in addition to repainting the faded pavement markings and all we are adding is the All-Way Stop/Crosswalks.
- Diehl asked if the City uses lighted signs announcing the Stops (Stop signs with blinking lights around the outside edge); brief discussion on sign types and when/where used.
- Becker asked if there was further discussion on the motion as amended and with no other discussion called for a vote on the motion as follows:

Motion: To approve the following recommendation: 1) Placement of an All-Way stop at Bernabe/Cuca/Via Alberto intersection, 2) Installation of 3 yellow crosswalks on the 3 public street legs of intersection using enhanced “ladder” striping, 3) Construct ped ramps at the 2 eastern crosswalks, and 4) Install at least 50’ of red curb on the approaches. M/S/C – Keating/Bende/Approved, 13 in favor – 0 against – 0 abstentions.

f. **City Council Redistricting Process – Midori Wong (Information Item)**

Wong reviewed a handout on the Redistricting Process, online mapping tool, and status to date.

The Commission should approve the Pre-Map Plan by the July 21st followed by additional public hearings, culminating in the approval/adoption of the Post-Map in mid/late August. Plan takes effect for the June 2012 Primary and Final Map Plan becomes effective 30 days following adoption. This 30 days allows for challenges to the plan.

- Shoecraft noted that he has heard that the Commission is considering splitting Rancho Peñasquitos. Wong stated that there has been no decision made yet.
- Registrar of Voters would like to have to final plan filed by Sept. 15th.
- Sellers asked about litigation related to a Commissioner’s residency; Wong stated that suit was thrown out and the Commission is trying it’s best to put out a good product.
- Discussion on the election pertaining to timeline recommended by the County Registrar of Voters to sync the State, County & City elections.

g. **Verizon Black Mtn. Middle School, PTS 225749 – Carla Gresham (Action Item)**

- Sellers noted that this issue would not be heard tonight and will follow up with Karen Lynch-Ashcraft on process and conditions that Telecomm Committee is recommending.

8. **REPORTS.**

a. **Chair Report – Jon Becker**

- CPC meeting covered a variety of topics including the changes to DSD & CPCI.
- SANDAG Regional Transit Plan shows the HSR coming down I-15 with specific access points included. It was not supported by the majority of community planning group

representatives present. Comments are required now via SANDAG's website. Cost to implement the Plan is \$196 Billion.

- Politte asked if the coastal communities were in favor of the 2050 Plan, specifically the HSR? Becker stated that only a small number were in favor of it, but majority were against the HSR inclusion.

- Becker added the other topic of concern was Smart Growth for transportation that builds off of the plan where the City can request funds from SANDAG; candidate sites are SR-56 in Torrey Highlands and in Black Mtn. Ranch. Comments need to be sent to Tate Galloway by August 1st.

b. Vice-Chair Report – Charles Sellers, no report

c. Secretary Report – Jeanine Politte, no report

d. Standing Committee Reports:

➤ Land Use (Joost Bende) – no report

- Becker reported that the Tim Daley informed RPPB that the Navasari Liquor Store on Rancho Peñasquitos Blvd. does not require a CUP.

➤ Telecomm (Charles Sellers)

- BMMS Verizon was told they did not need to come to RPPB tonight. City may have told them that if they re-branch the tree, they did not need to come before us. Sellers will contact Lynch-Ashcraft. Verizon may have agreed to re-branch the tree.

- Politte asked if we needed to approve sending an appeal if the project gets approved by staff without our approval. Sellers suggested that the Chair has the authority to appeal a project on behalf of the planning group without member's approval.

- Becker asked if we can put conditions by motion on the project because they did not appear or notify us they were not planning to attend our meeting?

- Sellers stated that RPPB could provide authority to him or anyone to act on our behalf; Becker asked Sellers to act if need be once he talks with staff.

e. Ad Hoc Committee Reports:

➤ FBA/PFFP Prioritization (Keith Rhodes) – no report

➤ Cresta Bella/Doubletree (Jeanine Politte)

- Politte stated that she spoke with Spurr prior to meeting and it looks like they are not filling up very quickly. Rents are very high for the area and do not reflect the amenities/decor, just new.

- Spurr added that they just opened up the upper section and there are two more phases to go. Views from some units are great. Cresta Bella is trying to compete with and are basing their prices comparably to Carmel Mtn. Ranch rentals.

- Surban asked if Cresta Bella will be repairing the sidewalk along Carmel Mtn. Rd. adjacent to their property; discussion. Politte added that the construction vehicles caused damage to the intersections around the property and hopes the City has required them to repair any damage.

➤ Our Lady of Mt. Carmel (Joost Bende) – no report

➤ PPH Community Wellness Campus (Joost Bende)

- Heard they are having a hard time finding doctors to rent the offices due to the economy.

➤ Santa Fe Summit II & III (Scot Sandstrom) – no report

f. Liaison and Organization Reports:

➤ Black Mountain Open Space Park (Bill Diehl) – no report

- CPCI Facilities Financing (Bill Diehl) -
 - Diehl distributed a summary of FBA projects & funding still not completed; recommends deleting 2D, 7B & 12. He never got a balance of what is actually in our FBA.
 - Surban asked about condition of Carmel Mtn. Rd.; directed to file complaint with Council District 1 office, S. Heverly.
 - Diehl would like to recommend that RPPB use some of the Cresta Bella FBA funds for traffic control devices.
 - Not sure if there is still a need for Hockey/Soccer rink at Hilltop Park.
 - Still need to complete upgrades (ADA compliant) to remaining neighborhood parks & Canyonside Park Tot-Lot.
 - Becker asked if the hillside site for the PQ Village Neighborhood Park could be added to BMOSP. Diehl stated that the Ranger does track it now. Surban suggested a joint use agreement with PUSD as an interim asset in lieu of no PQ Village Neighborhood Park. Diehl stated that Park & Rec has joint use agreements with Adobe Bluffs and BM Gym and all other school's grounds are locked. Surban added that Heverly said he would try to coordinate a meeting with Surban, Council District Staff, Diehl and PUSD to discuss until a solution is found for PQ Village Park. Diehl added that we all pay taxes for the schools and the grounds should be available for neighborhood use. There are a lot of joint use agreements in use through the City with SDUSD.
 - Dumka stated that to get Del Sur School open, Black Mtn. Ranch had to donate fencing & agreed to manage it. Feels it's the school principal's decision, not PUSD.
 - Politte noted that Los Pen had good reason to lock it up following repeated vandalism/fires to their equipment a number of years ago.
 - Diehl added that FBA funds cannot be used to maintain an asset; may be able to use with a joint use agreement.
- MCAS Miramar Community Leaders Forum (Dennis Spurr)
 - F-18 Squadron Tour took place and there have a number of noise (number from our area is very limited).
- PQ Fire Safe Council (Dennis Spurr) – no report
- PQ Town Council (Mike Shoecraft)
 - New officers in place, added 4-5 new members and Surban was also elected to the Town Council.
- PQ Recreation Council (Bill Diehl)
 - Diehl reported that Webster may be resigning her seat on RPPB.
 - Approved 10 new trash cans with lids for Canyonside Park, 2 rugs for Bright Beginnings class, concrete for pad under the Kiosk at the Dog Park to make it ADA compatible.
 - Buffalo grass not growing well; will monitor.
 - Skateboard Park awning will be fixed and the dedication plaque is missing.
 - Park & Rec hours were saved by City Council.
 - July 2nd Fireworks as previously announced.
 - October Fest; more details next meeting.
 - Met with rep to get more temporary parking west end of Canyonside Park past Baseball fields 6 & 7.
- Los Pen Canyon Psv CAC (John Keating) – no report

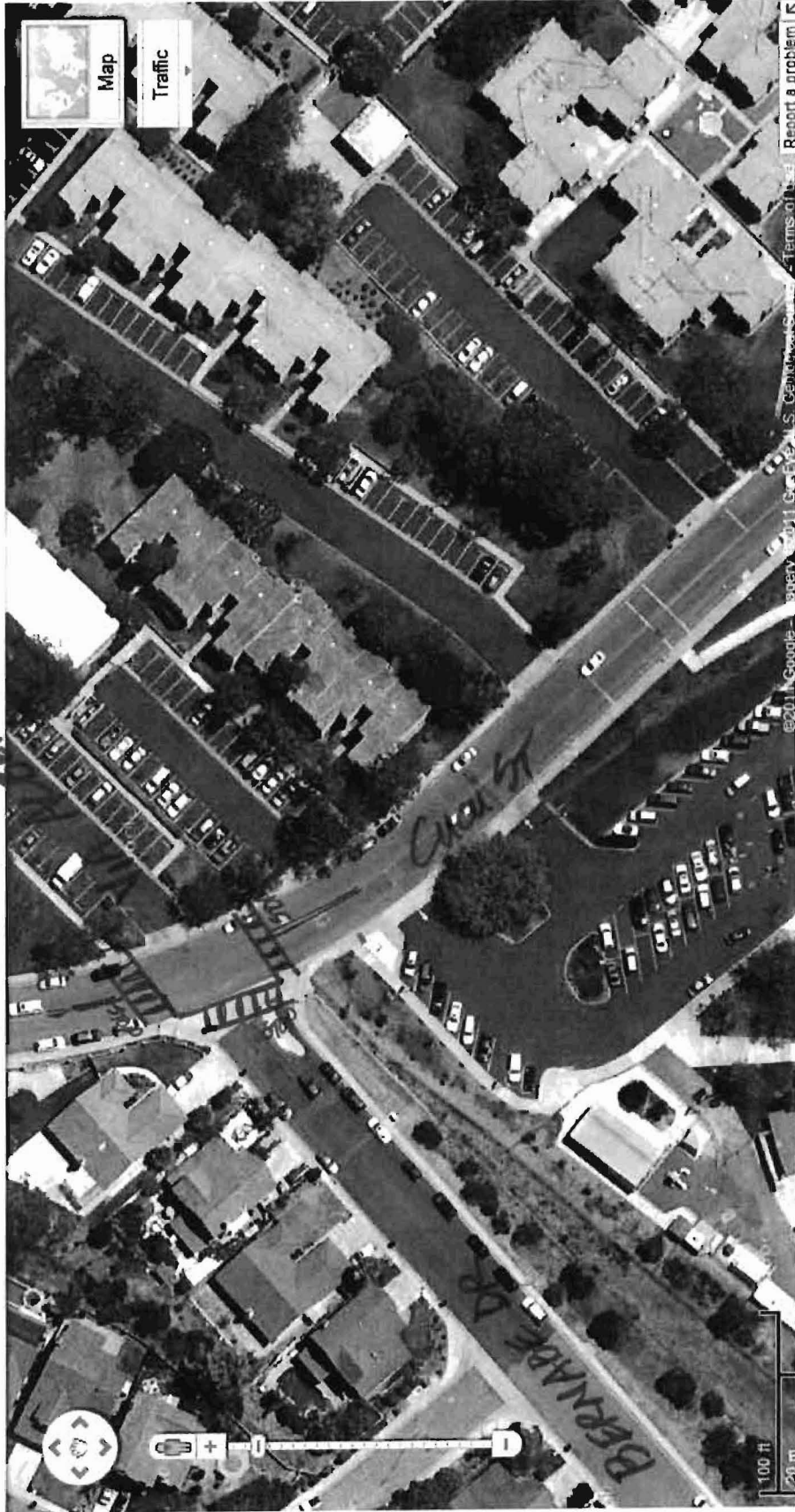
- Park Village LMAD (Jon Becker)
 - Finished planting at Rumex and Park Village, wall is done.
- Peñasquitos East LMAD (Bill Diehl)
 - Rhodes Crossing EOB agreement funds will go to PQ East LMAD and Diehl would like to work and direct some to PV LMAD. TH LMAD and Friends of the Library will also get some of the EOB funds. Need to start planning now.
 - Bende stated that the reason for the EOB was to keep it out of the City's hands.
 - Becker suggested that the builder do it "turn-key" directly to the community.
 - Sellers stated that the agreement exists as recorded but the City said they will not be responsible for it.
 - Bende suggested that RPPB set up a bank account and distribute/manage it; members on the board at time of Rhode's Crossing approval/agreement stated that the EOB funds do not belong to the City, funds belong to RPPB for community benefit.
 - Drawings are completed for the PQ Monument signs, now it goes out to bid.
- Torrey Highlands LMAD (Darren Parker) – no report
- Prop C Working Group (Bill Dumka)
 - Working group is meeting every 2 weeks, starting to evaluate issues. They have hit on SR-56 & Library. Dumka is working to schedule a meeting with Carmel Valley Planning Group's Regional Issues committee which may be a better format to discuss concerns we identified with the presentation on Prop C.
- Transportation Agencies (John Keating) – no report

The meeting was adjourned at 10:00 pm.

Respectfully submitted,
 Jeanine Politte, RPPB Secretary

Approved 9/7/2011, 11 in favor - 0 against - 5 abstentions (Rhodes, Clark, Spelta, Sandstrom, Brooks).

0207



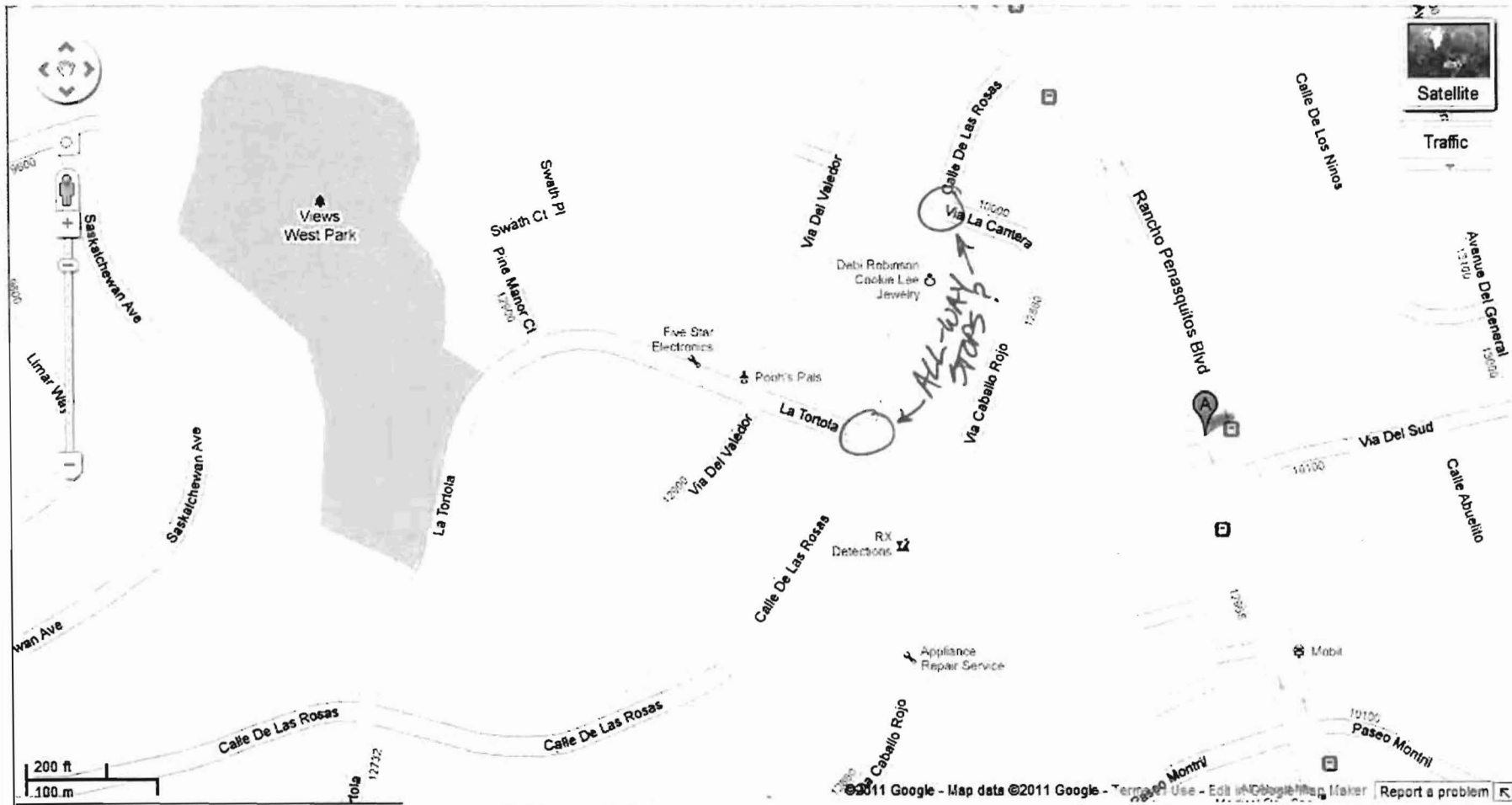
- 1) INSTALL AN ALL-WAY STOP AT CUCAST/BERNABE DR/ VIA ALBERTO.
- 2) INSTALL YELLOW CROSSWALKS ON THE THREE PUBLIC STREET LEGS OF THE INTERSECTION, USE ENHANCED "LADDERED" STRIPING
- 3) CONSTRUCT PEA RAMPS AT THE TWO EAST SIDES OF THE CROSSWALKS.
- 4) INSTALL AT LEAST 50 FT OF RED CURB ON ALL APPROACHES.

~~REMOVE~~ REMOVE THE EXISTING MID-BLOCK PEO CROSSING.
FROM MOTION



6/26/11

CALLE DE LAS ROSAS



- 1) WILL NOT QUALIFY FOR SPEED HUMPS
- 2) NO \$ FOR V-CALM SIGNS
- 3) COULD USE "ALTERNATIVE" PROCESS FOR ALL-WAY STOPS ©

Calle de las Rosas/ La Tortola (EAST)
Calle de las Rosas/ Via la Cumbre

↑
N
6/26/11
JPK

Penasquitos 2008 FBA Summary
6/28/2011

Proj. Title
Year PQFBA Amount
Remarks

TRAFFIC

2D Black Mt. Rd Widening
2.9M

Recommend to DELETE

4D Camion Del Sur, Carmel Mt. Rd 1600ft north to Park Village
2009 1.5M Total project cost 9.8M
THFBA 2011 T-3.1.A

5B Carmel Mt. Rd, Sundance Av to Camino Del Sur
08-10 0 Total project cost 8.6M
Not in THFBA

7B PQ Dr north to Community boundary to Alamazon
0 Total project cost 3.1M

12 Carmel Mt. Rd, I-15 to PQ Drive
0

Recommend to Delete

15 Traffic Signals Camino Del Sur & Carmel Mt. Rd
2008 0

40 Traffic Control Measures Vsign Sundance Elem.
150K

Completed

41 SR-56 Bike Interchange Black Mt Rd & SR-56
2009 1.75M Total project cost 9.85M

PARKS

16 Hilltop Phase III Roller Hockey/Soccer Rink
2011 450K

20 PQ Village Neighborhood Park
5.0M

38 Skate Park Phase II Lights
2011 400K

39 Tot lots ADA Upgrade Rolling Hills, Adobe Bluffs, Views West,
1.9M Canyonside

Traffic total 3.25M
Parks total 7.85M
Total 11.1M