



Rancho Peñasquitos Planning Board Meeting Minutes

December 5, 2012

Attendees: Jon Becker, Suzanne Brooks, Thom Clark, Bill Diehl, Bill Dumka, Cynthia Macshane, Darren Parker, Keith Rhodes, Mike Shoecraft, Dennis Spurr

Absent: Joost Bende, Steve Gore, John Keating, Ruth Loucks, Jeanine Politte, Scot Sandstrom, Charles Sellers, Ramesses Surban

Community Members & Guests (Voluntary Sign-in):

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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: Two to Public comment from Business Items, Shift agenda time for Councilmember Sherri Lightner, and Shift agenda time for Councilmember Mark Kersey.
 3. MINUTES:
Minutes from last meeting will be reviewed at the January 2013 meeting.
 4. Guests:
 - a. San Diego Fire Rescue - Engine 40, Captain Melindez
 - b. Janet Muller, Firefighter's "Make a Wish Foundation" and the Marines "Toys for Tots" program
 - c. Eduardo Luna, CIA, City of San Diego; City Auditor
 - d. Chris Constantin, CIA, City of San Diego; Assistant City Auditor
 5. NON-AGENDA, PUBLIC COMMENTS:
 - a. Council member Sherri Lightner thanked everyone and the community for all the support they have given her since 2007. She has appreciated the community support for the PPH project, the Brown Act testimony provided by several of the Planning Board members and many other issues presented to the community. She thanked those involved with and the support for the Fire Safe Council which has been a model for other communities to follow.
 - b. Council member Kersey's that with less than 72 hours on the job he did not have any updates but will keep us informed in the future.
 - c. No other speakers
 6. ANNOUNCEMENTS & INFORMATION ITEMS:
 - a. San Diego City Development Services Dept. Report – Michael Prinz
 - No report
 - b. San Diego City Council District 5 Report – Mark Kersey
 - No report
 - c. San Diego City Council District 6 Report – Kenneth Nakayama
 - No report
 - d. San Diego County Board of Supervisors, District 3 Report – Marc Regier
 - No report
 - e. Assembly Member Nathan Fletcher's Office Report –
 - No report

7. BUSINESS.

a. **City of San Diego District 1 Councilmember Sherri Lightner (Informational Item)**

b. **City of San Diego Fire Dept. Eddie Villavicencio (Informational Item)**

- Eddie reported that the Brush Management Inspection of Area #7 is almost complete. He also stated that Fire Dept Station #40 is responsible for the local Business Inspections.
- There are over 49,000 Brush Management inspections under Eddie's oversight, which include approximately 22,000 Weed Abatement Inspections, 2,100/2,200 annual complaints and 1,600 SD City owned property inspections for a total of around 60,000 inspections per year.

Eddie thanked the RP Fire Safe Council for assisting in the distribution of a flyer to the homeowners that will receive an inspection.

There were 2,652 inspections with 320 violations (13.6%) with the City of San Diego having a high range at 40% violations. Rancho Peñasquitos has likely been very low and due to the advance notice provided to the homeowners. 34 violations remain (majority are income properties) to be resolved in order to say Rancho Peñasquitos is completed. Eddie noted that 61% of San Diego is within designated wild land areas.

Before the 2008, only 19 acres of inspections occurred within the city and were mostly done by complaints. The inspectors deal primarily with and health safety issues followed by code enforcement, and do not address aesthetic violations. The next inspection within Rancho Peñasquitos will be for the area north of Route 56 with a tentative start in early 2014.

c. **City of San Diego's Auditor Eduardo N. Luna (Informational Item)**

- Mr. Luna, City Auditor, introduced himself and Chris Constantin, Assistant City Auditor. Mr. Luna is now in his 4th year of a 10 year term which is not to be influenced by the political process. He is the City's first independent auditor and appointed by the Mayor to evaluate and prioritize the functions of the City's operations.

Mr. Luna and his staff are not responsible for auditing the City's financial issues, but rather focused on Performance Audits and operations. To date they have completed:

- 90 Reports
- 800 Recommendations
- \$68M dollars have been saved due to the implementation of some of the 800 recommendations.

The Auditors Department has also been responsible for addressing fraudulent issues. An example was sited from the based on the Departments discovery of a Parks and Recreation employee's embezzlement of money which was to be collected for sporting events.

The City's Street Department was created as a result of the Auditor investigative report. Mr. Luna noted that street projects were held up until they completed an audit of the processes used for completing previous re-surfacing improvements.

Their efforts have reduced medical emergency response time by centralizing 911 calls

and forwarding from the dispatcher directly to Fire Station crews resulting in quicker responses which have reduced costs.

Currently the Department is auditing city playground equipment, water valves and pot holes.

The City's Auditor reports to a Board which is not made up by the new City Council members. Mayor Sanders has shown his support of the Audit Dept. through the past by implementation of over 200 of the 600 recommendations.

Assistant City Auditor Constantin reported that their department's streamlining and improved transparency of website services have resulted in the ability to do things without requiring an onsite visit of City offices. He also stated the City was looking at City Operations through a Risk Management evaluation process.

Keith R. commented that they should look at how to make city employee phone numbers easier for the general public to contact them. Mr. Luna agreed. Mr. Constantin also agreed and added that access to City services is also to be improved. Keith also added that the Development Services Department's project accounting of services hasn't changed regardless of the Auditors recommendations. Mr. Luna stated some elements at the city are slow to change their attitude, such as the Development Services Dept. Currently, 13 of the Auditors recommendations have been noted as "Not Implemented" their follow-up evaluation.

Mr. Luna stated that the new City Council and Mayor will re-visit all past recommendations and make their determination for implementation.

Bill D. introduced himself as the new chair of the City Parks and Recreation Board asking for the audit report for the playgrounds. Mr. Luna stated they have not issued their plans for the Parks and Recreation Dept., however is should be available for public review this spring. Mr. Luna noted that once released, all Audit Reports will be posted on their website.

Jon B. asked if city pools and their use will be evaluated based on usage and fees for operations. Bill D. stated usage fees for Parks by various youth organizations, and noted the rates have remained the same for the past 3-4 years. Mr. Luna responded that this item has not been discussed.

Bill D. mentioned that they get \$20 per year per organization, but the Rec Council just spent \$20,000 to re-furbish Canyonside Parks baseball/soccer fields.

Jon B. commented on the RPPB's recent efforts in providing input and requests for the City's Capital Improvement Plan process. He asked Mr. Luna if communities identified projects will be evaluated by the Auditor's office. Mr. Luna commented that City has a multitude of moving parts which will need to be dealt with.

8. REPORTS.

a. Chair Report – Jon Becker

- Received notice to comment on the environmental report for the Santa Luz Assisted Living project. As the RPPB approved the project, he was not going to

respond as our comments are documented in previous minutes.

- An application for the Del Sur Town Center project was received. It is a commercial development that wants to be processed via Substantial Conformance Review (SCR). As yet they have not requested to present to the RPPB.
- Carmel Valley Road widening documents were received with their 2nd cycle issues complete. Per the applicant they will not be coming to the Board until February or so.
- Torrey Highlands South Neighborhood Park is starting to move forward, indicating the community public relations efforts were effective.
- Torrey Highlands Trailhead Place and Torrey Garden Place homeowners have requested a stop sign.
- The General Plan Update involves 52 changes to the Land Development Code.
- Camelot is asking for a time to bring their update to the January 3, 2013 Planning Meeting. So far no new and/or updated environmental documents have been received. Jon stated we have to have the environmental documents prior to any Board docketed Action Item vote. Darren asked if the project will have a MND? Past discussion was an MND, but due to new impacts/analysis they may require an amendment to the EIR. The City Planner is determining which will be the necessary process for review.
- Jon stated that Andy Field (MAD's) will present information on the Black Mountain Lighting District at the February 2013 meeting.
- Jon noted the LMAD's budget will be an agenda item for the January 2013 meeting.

b. Vice-Chair Report – Joost Bende

No report given

c. Secretary Report – Jeanine Politte

No report given

d. Standing Committee Reports:

➤ Land Use (Thom Clark)

Thom stated we have covered all the current projects relative to the Land Use Committee

➤ Telecomm (Darren Parker)

No projects have come forward-no report at this time.

e. Ad Hoc Committee Reports:

➤ FBA/PFFP Prioritization (Keith Rhodes)

- Keith stated they had good success last time so now may be the right time to start the next effort. The last update was in 2008.
- Jon stated the Michael Prinz will be at January 2013 Planning Board meeting review how Community Plan Amendments will be implemented and how to integrate PFFP projects into our Community Plans.
- Keith stated Tom Tomlinson had a map without roadways to use in discussing fees. Keith is looking at how to pursue this. John Tracanna said fees could drop, or increase, but without roadways, fees should drop.
- Bill handed out a copy of the Rancho Peñasquitos FBA Project Fees that are now in the FBA, and a balance from Charlotte (2nd sheet shows a current balance of

\$1.8M after all projects completed). However, tot lot value is now shown at \$900,000.

- In 2006 dollar amounts were put in for 2 tot lots. Ridgewood in 2009 had a value of \$300,000.
 - National type tot lot - community fund raiser for part of the cost and now cost is estimated at \$900,000.
 - Keith stated he would not support any increase in fees in Rancho Peñasquitos, especially based on \$900,000 tot lot costs.
 - Bill added that there are not many projects to be constructed in Rancho Peñasquitos.
- Cresta Bella/Doubletree (Jeanine Politte)
 - Dennis S. stated that the uneven sidewalks around the project have been repaired, including root impacted walks and unused driveways.
 - Our Lady of Mt. Carmel (Joost Bende)
 - No report given
 - Santa Fe Summit II & III (Scot Sandstrom)
 - Scot was not present to report, but Jon B. stated he has asked Michael Prinz to give the Planning Board an update on the T-9 Bridge.
 - RPPB Electronic Media Site (Steve Gore)
 - No report given
- f. Liaison and Organization Reports:
- Black Mountain Open Space Park (Bill Diehl)
 - Bill D. stated they are back to 3 1/2 Rangers at the park. This past weekend, there was a large attendance at the event, requiring the visitors to use parking at the glider port. Jon asked if they reviewed the brush management and fuel load at the Park. Bill stated some areas were contained.
 - DSD Facilities Financing (Bill Diehl)
 - No report given
 - MCAS Miramar Community Leaders Forum (Dennis Spurr)
 - Dennis reported about "stalkers" in the neighborhood and as a result he missed his meeting.
 - PQ Fire Safe Council (Dennis Spurr)
 - No report given
 - PQ Town Council (Mike Shoecraft/Cynthia Macshane)
 - Cyndy reported that Jon B. attended the last Town Council meeting and presented the CIP process and requested community input to be placed into the RPPB's submittal to the City.
 - Torrey Park is moving forward. The Rec Council meets on the 4th Thursday and the park could be on the January or February agenda.
 - Cyndy stated that one of the Town Council's fund raising events will be to propose new informational community signs, which will post community events. The street location have not been determined. In addition to being a fund raiser, this will provide a community outreach to inform our neighbors about events at the Library or other activities.
 - Jon mentioned that the idea of a incorporating a car show at this coming Fiesta could broaden car club attendees as well as expand sponsorship; O'Reilly Car

Parts, Ford/Chevrolet/Nissan/Toyota/, etc. Cyndy said Jerry Bouck should know this.

- PQ Recreation Council (Steve Gore)
 - Bill reported that the Winter Wonderland event was successful. Only one incident regarding a gentleman they chased off the property. This year's 70 ton supply of snow was greater than last year's 50 tons. Bill D. stated he didn't have an estimate of the crowd size, but stated a lot of people attended this year.
 - The 13th of December is the next Board meeting with only 2 positions filled, still needing a treasurer.
 - They are working with the Rolling Hills group for a park restroom.
 - Four fields are shut down at Canyonside from November until January.
 - The Dog Park shade structure may be funded by the Rec. Council.
- Los Pen Canyon Preserve CAC (John Keating)
 - No report
- Park Village LMAD (Jon Becker)
 - Jon B. mentioned that the reserves were good and the projects are set with more tree plantings, irrigation and lighting re-furbishing.
 - Bill D. stated the community entry signs are now turned over to we now own them. Jon asked about lighting opportunities. The Black Mt. Rd. monument has electric service and may be lit by the PVLAMAD.
 - Cyndy asked about the location of the signs, with Bill stating the five entry points into the community. Cyndy said the community event signs were looking at the corner of Black Mountain Road and Carmel Mt Road. Bill stated he was providing the two cedar posts. Cyndy asked about the original sign and if it was still around. Jon mentioned he might know where the developer's model home sign may be for use in this project. Cyndy said she would look into this.
- Peñasquitos East LMAD (Bill Diehl)
 - No report given
- Torrey Highlands LMAD (Darren Parker/Steve Gore)
 - No report given
- Transportation Agencies (John Keating)
 - No report given

The meeting was adjourned at 9:49 pm.

Respectfully submitted,

Thom Clark

Approved 1/2/2013; 7 in favor – 0 against – 6 abstentions (Sellers, Gore, Sandstrom, Loucks, Surban, Politte).