



## Rancho Peñasquitos Planning Board Meeting Minutes

May 6, 2015

Attendees: Jon Becker, Corey Buckner, Bill Diehl, Bill Dumka, Stephen Egbert, Steve Gore, John Keating, Ruth Loucks, Darren Parker, Darshana Patel, Jeanine Politte, Brian Reschke, Mike Shoecraft, Rod Simmons, Brooke Whalen

Absent: Jack McGuire, Keith Rhodes, Ramesses Surban

Community Members & Guests (Voluntary Sign-in): Mary Fox, Pam Blackwill, Susan Sindelar, Neir Wang, Erdogan Dede, Kathleen Burke, Harold Meza, Gloria Kuramoto, Cyndy Macshane

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1. The meeting was called to order at 7:32 pm at the Doubletree Golf Resort located at 14455 Peñasquitos Drive, San Diego, California 92129. A Quorum was present.
  2. Agenda Modifications: none
  3. APPROVAL OF MINUTES: March 4, 2015 & April 1, 2015  
**Motion:** To approve the March 4, 2015 Rancho Peñasquitos Planning Board Meeting minutes as corrected. M/S/C - Politte/Shoecraft/Approved, 14 in favor – 0 against – 0 abstentions.  
**Motion:** To approve the April 1, 2015 Rancho Peñasquitos Planning Board Meeting minutes as corrected. M/S/C - Buckner/Shoecraft/Approved, 12 in favor – 0 against – 2 abstentions (Dumka, Politte).
  4. Public Safety Agencies: not present
  5. Public Forum:
    - a. Mary Fox (speaker slip) spoke against proposed changes to the currently approved Rhodes Crossing project plans (2004). Prefers single family homes in Areas 2 & 8 without additional density. Asked RPPB to keep the planned park as open space. Will there be a barrier behind the 4 homes on Eclipse to separate them from the open space – the plans are unclear? Kathleen Burke (speaker slip) ceded time to Fox.
    - b. Gloria Kuramoto (speaker slip) spoke against density increases in the Rhodes Crossing development and referred to One Paseo project's community and their petition. Asked RPPB to not allow changes to the 2004 approved density for Rhodes Crossing. Erdogan Dede (speaker slip) ceded time to Kuramoto.
    - c. Becker asked RPPB members to review the April LUC meeting notes and Politte asked them to email any changes to Becker and her.
  6. ANNOUNCEMENTS & INFORMATION ITEMS:
    - a. San Diego City Planning Dept. Report – Michael Prinz – not present
    - b. San Diego City Council Member Mark Kersey, District 5 Report – Garrett Hager
      - Reported RP Fiesta/Fun Run/Parade, the PQ Library Roof and HVAC were replaced and Library reopens today.
      - Councilmember Kersey authorized funding to renovate the kitchen/rec areas of Fire Station #40; construction will start soon.
      - Two new speed trailers have been purchased for SDPD Northeastern Substation so there are now 3 units that can be deployed in the substation boundaries and will stay

- in Northeastern. The new equipment tracks data on speeding i.e. date, times & speed. Contact Officer Shannah Oliveras or Hager to report speeding in your neighborhood and get on the list for future placement: [soliveras@pd.sandiego.gov](mailto:soliveras@pd.sandiego.gov).
- Politte noted that the trailer that we purchased for Northeastern has been spending a lot of time in RB based on reports and there was concern that PQ wasn't getting the trailer on a regular basis.
  - Diehl/Keating – Will data be used for speed surveys/warrants to change speed limits per State Regulations or just record the data [Keating]? Hager believed their intended use is to be proactive in letting driver's know if they are within the limits. It was noted that the data will be helpful in coordinating future enforcement locations/days/times. Hager will get back to us on if he data can be used for speed warrants.
  - Diehl noted that the old library parking lot (Salmon River Rd.) was repaved.
  - Becker asked for an update on future repaving/overlay/slurry seal roads within our planning area; new list will be forwarded to RPPB when available.
  - Egbert thanked Council offices (D-5 & D-6) and Environmental Services for coordinating 6 mini cleanups over the past year when we were only promised 1 per year.
- c. San Diego City Council Member Chris Cate, District 6 Report – Luis Pallera, not present
- d. San Diego County Supervisor Dave Roberts, District 3 Report – Harold Meza
- Rattlesnake season, so call 911 immediately if bit; new fire helicopter added to fleet; and May is Bike to Work Month. Invited us to join the Supervisor on May 15<sup>th</sup> to ride from Solana Beach to Downtown, official Bike to Work Day. Escondido office is staffed M-F 8am – 5pm.
  - More info on drought is available on <http://sdcwa.org>. Supervisor Robert's holds seat on SDCWA Board (only Supervisor on board).
  - Egbert noted that he had attended a presentation on desalinization. Discussion:
    - Carlsbad plant will go live this summer; Water Authority knows where it will be distributed but a percentage will go to Orange County; taste is different (no minerals) but it will be blended.
    - Buckner noted, there was a plant in South Bay back in 1960's and the distilled water pulled minerals out of concrete pipes causing them to deteriorate so now desalinated water is blended.
  - Patel inquired about the Rancho House repairs. Diehl said, \$.5 million in county/regional funds will pay to rehab the barn to be finished next year and the \$1 million (San Diego Park & Recreation Dept.) to rehab the Monike Adobe. Note: The Preserve has both City owned and County owned land.
- e. CA Assembly Member Brian Maienschein, 77<sup>th</sup> District Report – Michael Lieberman
- Legislation (ACR 63) to rename portion of I-15 as the Tony Gwynn Memorial Freeway (Scripps Poway Parkway north to Pomerado Rd./W. Bernardo Dr.) in his honor. Buckner noted that it will intersect with Ted Williams Parkway portion of SR 56.
  - Becker reported, the T-9 Bridge (Torrey Meadows) is coming forward in January 2017 to start of construction. Construction would take 12-16 months. Lieberman will check and get back to us to confirm date/status.
  - Patel inquired if there was new legislation related to work conditions (heat related) over the summer? Lieberman unsure and will check into.

- f. CA State Senate District 39, Senator Marty Block – Joyce Temporal, not present
- g. U.S. Congressman Scott Peters Report, 52<sup>nd</sup> District Report – representative not present
  - It was noted that Peter’s office has not notified us of his new liaison to the planning board.

## 7. BUSINESS.

### a. **Planning Group Letter To Affirm the Planning Process** – Jeff Powers, Protect San Diego Neighborhoods (Action Item)

- Becker briefly commented on the request for a letter of support and introduced Joe LaCava who Chairs the CPC who would speak in Jeff Powers’ absence.
- Joe LaCava (speaker slip) spoke in favor of “Affirming the Planning Process” which was on the agenda as a request for RPPB to generate a letter of support affirming the planning process. He reviewed the history of the project noting that Carmel Valley CPG denied the project and proposed a reduced size project, but the developer didn’t listen and City Council approved the larger project 7-2. He reviewed the status of the petition for a ballot referendum and how the City Council hearing on May 18<sup>th</sup> could impact One Paseo (potential reversal of City Council approval or the project would go on the ballot for citywide approval). Planning Commission did not make a recommendation on the project. He provided a sample letter for RPPB to review/use to draft their letter in support of the community planning process.
- Tyler Sherer (speaker slip) spoke in opposition to the request by Protect San Diego Neighborhoods saying that the referendum is a hijacking of the planning process adding that the process was followed over the past 6 ½ years. The CPA Initiation was approved and multiple planning groups weighed in on the project. He encouraged RPPB to not support sending a letter.
- Becker said he’s had reservations about influencing other planning groups’ decision making or be influenced. Is it over reaching? If the board decides to provide a letter, he hoped that it would focus on the process and not a particular project.
- Keating recused himself, his firm worked on One Paseo project.
- Becker read sample draft letter provided by LaCava. RPPB choices: accept the letter as is, alter the letter, pen our own letter, or not submit a letter.
- Board members key discussion points:
  1. Pros/cons of a referendum that allows Citywide vote on a community specific project,
  2. Financial influence (big money) for referendum results,
  3. Pros/Cons of including reference to One Paseo in a letter,
  4. Protecting planning board integrity and supporting the process,
  5. Role of CPGs to make a recommendation in favor or against a project and in this case City Council chose to ignore CPG but the process was followed.
  6. CPG’s recommendation being nullified by decision maker,
  7. Do we know enough about the project,
  8. A collapse of the process and/or did the process work,
  9. Project sets precedent that will impact every community (positively/negatively) including projects before RPPB,
  10. CPGs convey an acute awareness of local impacts a project may bring, pay attention to the planning boards,
  11. Who should have a say as to what a property owner can build on his property,
  12. Developer needs to have a decent relationship with the community,

13. A letter supports those volunteers who work w the CPGs reviewing these projects from the community viewpoint.
- Community member key discussion points:
    1. Mary Fox – Community Plan should be followed or revisited to support good development, objective review of project not who lobbied the best, better evaluation of the appropriate locations to fill the need for additional housing/density in the City and precedents this project will set (i.e. Rhodes Crossing). Becker noted the General Plan’s “city of villages’ concept was added after our Community Plans were last updated. Fox added, the Community Plans should be followed until they are updated, not a piecemeal approval of projects that don’t conform to Community Plans.
    2. Susan Sindelar – Appreciates the work of CPGs, concerned that City Council disregarded the number of residents against the project, needs to be data driven.
  - Additional Board discussion:
    1. RPPB’s track record of support by City Council for our recommendations,
    2. City Council choices: Rescind their approval of One Paseo, whereby the applicant can work with the community to develop an acceptable project or they can walk away, or put the project on a Citywide Ballot (referendum)
    3. Did the City follow the process and will a letter make any difference?

**Motion:** To submit a letter using the draft letter as written. M/S/C – Politte/Reschke/Failed, 1 in favor (Politte) – 12 against – 0 abstentions – 1 recusal (Keating).

**Motion** was made by Simmons to submit a letter using the draft letter with revisions that are not project specific. Motion was withdrawn.

- Buckner asked if the City planning department followed the process? They followed the process, why would we send a letter?
- Becker reasoned that RPPB supports the community planning process and would desire to see that process followed in the future on other projects.

**Motion:** To prepare a letter stating that we recommend that City Council, in light of having to make a choice of going back to the community or going to a citywide vote, rescind their approval and send the project back to the community planning group. M/S/C – Buckner/Patel/Discussion.

- Egbert asked if the Preamble should be included?
- Giving the local community another chance to work with the developer. An amendment by Gore was not accepted.
- It was noted that community and developer should work out the issues, rather than send it to a citywide vote.
- Sherer noted that if rescinded, it kills the project and the developer has to start over.
- The CPG has gone through the process and City Council has gone against the recommendation of the CPG. RPPB would like City Council to send it back to CPG. When there is disagreement, give community voice another shot at reviewing. We want developers to work with communities to get the right project on the ground.
- Do we, RPPB, know enough about the project? Motion should be generic asking City Council to pay attention to CPGs.

Becker called for the vote. Motion Failed, 6 in favor – 6 against – 1 abstention (Diehl) - 1 recusal (Keating).

Politte attempted to craft a **motion**, but withdrew.

**Motion:** RPPB will author a letter to City Council on behalf of Protect San Diego Neighborhoods that recommends not allowing the pending project go to a Citywide vote. M/S/C – Patel/Simmons/Discussion.

- Becker suggested that planning by Citywide vote is not good planning.
- Letter needs to be generic, we don't want a citywide vote.
- Deadline – City Council hearing is May 18<sup>th</sup>.
- Sherer noted that CPGs can take positions on ballot measures so they don't need to make a decision tonight.

Becker called for the vote. Motion was Approved, 7 in favor – 5 against – 1 abstention (Dumka) – 1 recusal (Keating).

**b. Proposed Spectrum Act Wireless Communications Facilities (WCF) Act Amendment to Land Development Code – Stephen Egbert/Darren Parker, RPPB (Discussion Item)**

- Egbert noted the comment period for Land Development Code language changes to conform to federal law.
- Parker said the Spectrum Act clarifies language that was vague in regards to 'changes' to existing facilities; it defines what is a 'substantial change' and would or would not require a community review for wireless facilities proposing modifications in the public ROW.
- Height increases up to 10 feet or 10% increase for equipment cabinets will be allowed. When CUP expires, the applicant starts all over again; there are no automatic renewals.
- Gore asked if San Diego looks at other Cities and how they are interpreting the laws?
- LaCava said The LDC change just applies federal law. Clarifies what a modest change to an existing facility that the City cannot disapprove. City interpretation is that stealth designs must remain stealth. FCC interpreted language is being added to LDC so there are no issues.

**c. Organization & Vacant Seat Appointments (TH 1, PQ District 8, Rec Council, Public Outreach/Website, CPC) – Jon Becker, RPPB (Action Items)**

- TH 1 – Darren Parker  
Motion: To appoint Darren Parker to fill the Torrey Highlands 1 seat vacancy. M/S/C – Becker/Buckner/Approved, 14 in favor – 0 against – 0 abstentions/recusals.
- PQ District 8 – Becker noted that if RPPB's new bylaws are approved by City Council as drafted, we will be able to fill a vacancy of more than 120 days with an eligible community member who resides in an adjacent district for the remainder of the term to keep a full board. He added that Cyndy Macshane (former RPPB member, who lives in an adjacent district) is interested in one of those vacancies, but would need to wait.
- Rec Council – RPPB received a letter of appointment from the Rec Council and an application from Steve Gore.  
Motion: To confirm the appointment of Steve Gore to represent the Rec Council. M/S/C – Diehl/Becker/Approved, 15 in favor – 0 against – 0 abstentions/recusals.

- New Committee - Media/Communications/Website Ad-Hoc Committee – Becker noted that we need someone to work on populating the website and keeping it updated, public outreach and communications. Gore suggested that outreach would not be a true reflection of what we're asking of the committee.

**Motion:** To create the Media/Communications/Website Ad-Hoc Committee. M/S/C – Becker/Gore/Approved, 15 in favor – 0 against – 0 abstentions/recusals.

Becker appointed Brooke Whalen to Chair the committee.

- CPC Representative – Becker noted that the RPPB Chair is by default our rep to the Community Planner's Committee and we should select an alternate. Becker offered to be the alternate.

**Motion:** To nominate Jon Becker as RPPB's alternate representative on the CPC.

**M/S/C – Politte/Buckner/Approved, 15 in favor – 0 against – 0 abstentions/recusals.**

d. **LUC & Telecomm Committee Chair and Liaison Appointments** – Jon Becker, RPPB (Action Items)

- Land Use Committee (LUC) – Becker nominated Steve Gore as Chair.
- Discussion on whether we need to approve the appointments. It was believed that we do not, but accepted the motions for the record to make it official.

**Motion:** To confirm appointment of Gore as Chair of the Land Use Committee.

**M/S/C – Becker/Dumka/Approved, 15 in favor – 0 against – 0 abstentions/recusals.**

- Telecomm Committee – Becker nominated Darren Parker as Chair.

**Motion:** To confirm appointment of Parker as Chair of the Telecomm Committee.

**M/S/C – Becker/Simmons/Approved, 15 in favor – 0 against – 0 abstentions/recusals.**

- Liaison Appointments - BMOSP was the only change; from Bill Diehl to Rod Simmons.
- Egbert asked whether he can still attend Telecomm meetings? Becker said it is an open forum, but new bylaws will limit the number of committee members.
- Patricia (BMR) asked about whether we are adding BMR MADs?
  - Becker noted that we cannot add them until the Bylaws are approved.
  - Discussion on oversight: BMR South MAD (streets) is overseen by Santaluz HOA. South BMR residents pay into the MAD via property tax assessment. RPPB hasn't reviewed their budgets and we probably should plus we should get regular updates. RPPB needs more info before we submit our bylaws for City Council approval.

8. REPORTS.

a. Chair Report – Ramesses Surban, not present

b. Vice-Chair Report – Jon Becker

- T-Mobile's project at Westview H.S. was approved at Planning Commission.
- Doubletree – Becker said he met with Laurus Corp. reps who had also met with Michael Prinz (Planning Dept.). They are talking with Shopoff Realty to take on the redevelopment of the golf course property. Hotel renovations begin in June.
- Solar Energy language changes to LDC are in process for expedited permitting.
- Community Plan Updates – timing of Community Plan updates are priority based now and Rancho Peñasquitos is in the 2<sup>nd</sup> tier (#10-#20).
- Letter of Resignation – Becker reported that he received Thom Clark's resignation on two separate occasions. PQ District 3 is now vacant.

- c. Secretary Report – Jeanine Politte
- Rhodes has agreed to accept the role as ‘second’ for the motion to elect the Chair in the 4/1/15 minutes.
  - Updated RPPB Public & Private Rosters went out to Planning Dept. and City Council offices as well as the full board.
  - Community Orientation Workshop (COW) is next week for anyone who needs to take the training or wants a refresher. Buckner noted that the online workshop is unavailable and no one is returning his phone calls.  
Email [sdplanninggroups@sandiego.gov](mailto:sdplanninggroups@sandiego.gov) to notify them that you will be attending.
- d. Standing Committee Reports:
- Land Use (Steve Gore) – no report
  - Telecomm (Darren Parker) – no report
    - Politte reported, the Verizon Ridgewood Park project submitted revised plans reducing the faux tree to 35 feet high days after RPPB approved the project for a 50 foot tree with conditions and will now go to Hearing Officer for decision as a Process 3, not Planning Commission under Process 4. Notice of Right to Appeal Environmental Determination (distributed 4/15/15) - Planning Dept. has determined the project is exempt from CEQA, appeal deadline: 4/29/15. Politte noted that Becker had previously said that we should wait until we have a chance to review the environmental documents, but the City is saying this project is exempt. There is no Hearing Officer date scheduled. The neighbors will probably present at the Hearing.
- e. Ad Hoc Committee Reports:
- RPPB Bylaws Revisions (Ramesses Surban) – not present
- f. Liaison and Organization Reports:
- Black Mountain Open Space Park (Rod Simmons)
    - Bird survey was done and new single track trails are being installed shortly. Looking to schedule a trail cleanup on Doug Hill, above Lusardi Trail, a joint volunteer effort with the Los Pen Canyon Psv CAC.
  - Community Funds (Bill Diehl) – no report
  - MCAS Miramar Community Leaders Forum (Stephen Egbert)
    - Reported on ceremony devoted to military spouses tonight with Maggie Coleman as speaker. Monthly meeting was a presentation by the Chaplin on their changing role at MCAS Miramar.
    - July 12<sup>th</sup> – dedication ceremony for the renovated main Chapel.
  - PQ Fire Safe Council (Mike Shoecraft)
    - PERC - Are You Really Covered? Home & Rental Insurance Workshop; Tues. May 12 at 6:30 p.m. at Rancho Peñasquitos Library
    - Sat. July 18, 8:00am – 4:30pm at Hilltop Park on “Fire Operations in the Wildland Urban Interface.” Reservation is required (flyers are available on the back table). Learn what firefighters learn to protect your home and community, how to prepare your home, evacuation and survival.
  - PQ Town Council (Darshana Patel)
    - Fiesta was a success: 15,000 attendees, Saturday this year, 127 booths, Car Show, 32 community groups in parade (1<sup>st</sup> year), Election results will be confirmed at

- next Town Council Meeting.
- PQ Recreation Council (Steve Gore)
    - Discussion on thanking Thom Clark.
    - Rec Council shared a booth with Sienna's Playgarden at the Fiesta.
    - Approved an amended plan for BMR Community Park – added an off-leash dog area which changed 2 future basketball courts to 1 full and 2 half courts.
    - Funds were approved for Flag Day at Hilltop Park (6/14/15), Badminton equipment and snag golf equipment for Canyonside Park.
    - July 2<sup>nd</sup> Fireworks at Westview H.S.
  - Los Pen Canyon Psv CAC (John Keating) – no report
  - Park Village LMAD (Jon Becker)
    - LMAD property was damaged by an accident and SDPD needed info.
    - The recycled water installation is moving along.
  - Peñasquitos East LMAD (Bill Diehl)
    - Replaced median sections of stamped concrete on Peñasquitos Drive has a slightly different shape (due to sewer line work that crossed the median).
    - Black Mtn. Rd. landscaping is on reclaimed water so the drought won't impact it.
    - Casey Smith has a new role at the City.
  - Torrey Highlands LMAD (Darren Parker)
    - Monuments are going out to bid.
    - Piles of dirt on Merge 56 property is from KB Homes grading.
  - Transportation Agencies (John Keating)
    - Reclassification of Black Mtn. Rd. is continuing to move forward.

Politte inquired if Keith Rhodes reported last month that he had contacted KB Homes about their construction traffic on Sundance Ave. instead of using Black Mtn. Rd. and Carmel Mtn. Rd. only? Nothing has been reported back to RPPB, so Politte will follow-up with Council Office and Rhodes.

The meeting was adjourned at 10:10 pm.

Respectfully submitted,

Jeanine Politte  
RPPB Secretary

Approved 9/2/2015, refer to 9/2/15 meeting minutes for the vote and member ineligibility related issue.