



Rancho Peñasquitos Planning Board Meeting Minutes

March 1, 2017

Attendees: Jeanine Politte, Thom Clark, Susan Sindelar, Corey Buckner, Bill Diehl, Stephen Egbert, Mike Shoecraft, Cynthia Macshane, Darshana Patel, Brian Reschke, Darren Parker, Pamela Blackwill, Steve Leffler, Brooke Whalen, Alex Plishner
Absent: Jon Becker, Ruth Loucks
Community Members & Guests (Voluntary Sign-in): Steve Hassett; Dana Gibson; Geoffrey Patrick; Katherine McClelland; Robert Blessing

1. The meeting was called to order at 7:51 pm at the Doubletree Golf Resort located at 14455 Peñasquitos Drive, San Diego, California 92129.
2. Agenda Modifications: None.
3. Approval of March 1, 2017 RPPB Meeting Minutes
 - a. *Motion: To approve the March 1, 2017 Rancho Peñasquitos Planning Board Meeting minutes as corrected. M/S/C – Susan Sindelar/Mike Shoecraft/Motion was approved 14-0-2 with Susan Sindelar and Stephen Egbert abstaining.*
4. Public Safety Agencies: Not present, no report.
5. Public Forum:
 - a. Bill Diehl – Will be moving to Ohio in June 2017 and has RPPB information dating back to 1994 that he wants to give RPPB.
6. ANNOUNCEMENTS & INFORMATION ITEMS:
 - a. San Diego City Planning Dept. Report
 - i. Sara Toma was not present, no report. More information can be found at: <https://www.sandiego.gov/planning>
 - b. San Diego City Council Member Mark Kersey, District 5 Report
 - i. Kyle Rodenbo was not present, no report. More information can be found at: <https://www.sandiego.gov/citycouncil/cd5>
 - c. San Diego City Council Member Chris Cate, District 6 Report
 - i. Daniel Manley reported on various issues. More information can be found at: <https://www.sandiego.gov/citycouncil/cd6>
 1. Expressed appreciation for Bill Diehl's 35 years of service to the PQ community.
 2. Lights on at Canyonside - Darsh.
 3. Informed that will not be at next month's meeting due to birth of new child.
 - d. San Diego County Supervisor Kristin Gaspar, District 3 Report
 - i. No representative was present, no report. More information can be found at: <http://www.sandiegocounty.gov/content/sdc/bos/district3.html>
 - e. CA Assembly Member Brian Maienschein, 77th District Report

- i. Lance Witmond was not present, no report. More information can be found at: <https://ad77.asmr.org/>
 - f. CA State Senator District 39, Senator Toni Atkins
 - i. Jason Weisz was not present, no report. More information can be found at: <http://sd39.senate.ca.gov/>
 - g. U.S. Congressman Scott Peters Report, 52nd District Report
 - i. Jason Bercovitch was not present, no report. More information can be found at: <https://scottpeters.house.gov/>
7. BUSINESS.
 - a. Approve expense to renew domain names
 - i. Motion: *To approve expense of up to \$70 to renew domain names for one year. M/S/C – Susan Sindelar/Darshana Patel/ Motion was approved 15-1-0 with Melinda Vasquez voting in opposition.*
 1. Friendly amendment by Melinda Vasquez “to renew domain names for two years.” Susan Sindelar rejects, City will not accept multi-year renewals.
 - b. Appointment of Susan Sindelar, resident of District 7, to Fill Vacant RPPB Seat District 6 (per RPPB Bylaws, appointee may reside in an adjacent district)
 - i. Motion: *To appoint Susan Sindelar, resident of District 7, to Fill Vacant RPPB Seat District 6. M/S/C – Brian Reschke/Steve Leffler/Motion was approved 16-0-0.*
 - c. Approve SDP for a three-story, 3,266 sq. ft., including attached three-car garage, single family home at 11436 Alamazon Street, Project Number 491736
 - i. Thom Clark - Courtney from city is making finding that house is exempt from EIR, NORA will be posted sometime during week of 02/27/2017 and there will be a 10-business day appeal period before notice of exemption will be filed. No updated cycle reports to present.
 - ii. Motion: *To approve for a three-story, 3,266 sq. ft., including attached three-car garage, single family home at 11436 Alamazon Street, Project Number 491736. M/S/C – Thom Clark/Pamela Blackwill/ Motion was approved 10-5-1 with Mike Shoecraft, Jeanine Politte, Melinda Vasquez, Cynthia Macshane, Corey Buckner; Steve abstaining.*
 1. Yuxin He – Presented on proposed design for house including steep roofs that are already present in the neighborhood
 2. Jeanine Politte – Expressed concern of City’s response to allow three-story buildings since CC & Rs for the neighborhood limit the houses to two-story; the grading is not an issue since the excavation amount is comparable to the other houses, it’s that the houses are 1000 square feet bigger
 3. Stephen Egbert – Asked if any house is two-story and was informed that none are two-story, they are two and a half story houses at a minimum
 4. Darren Parker – grading is poor and needs to be three-story

5. Cynthia Macshane – inquired if the height of the house is taller than the neighboring houses and was informed that it is not
 6. Bill Diehl – Expressed interest in the project because it aesthetically looks better than some of the other houses in the development
 7. Susan Sindelar – Inquired what has changed since original plan and was informed siding and plants were modified to comply with Community Plan
- d. Annual Report Discussion to have Chair or Ad Hoc Committee prepare
 - i. Chair will prepare and submit to City.
 - e. Approve request for \$133,000 from Park View Estates Fund 400221 for Canyonside Gym HV A/C system engineering services
 - i. Bill Diehl – The City has not spent the \$10k RPPB originally allocated. The project is estimated to cost \$533k project (\$328k is the city budget and \$133k is city and engineering costs). Note the City will not put the account into a deficit. In the meantime, the Rec Council will buy a second swamp cooler since first worked well. YMCA believes two or three total swamp coolers would have the same cooling effect of HVAC, but the city is concerned about size and impact on space usability as well as the noise level. Ultimately, an HVAC will need to be purchased and while it is expensive now, it will be more later. YMCA has expressed desire to have more cooling for programs and YMCA contracts \$84k annually to hold gymnastics in the gym.
 - ii. Dan Manley – indicated that the entire amount was moved out of the account, but the \$10k itself was not spent and that the Councilmember will try to get additional funding through enhanced use project through city to get on PQ Financing Plan and ask for County money as well for the project
 - iii. Steve Leffler - Rec Council wants to try out fans before doing the HVAC install and will need to do something to make the gym more attractive and marketable to other programs
 - iv. Darren Parker – expressed concern that cost will go up and HVAC need to be installed at some point
 - v. Corey Buckner– Asked what Rec Council’s recommendation is and was informed that trying out additional swamp coolers is the recommendation. Informed RPPB that YMCA funds covers costs of other programs that do not pay to be housed at the gym.
 - vi. Jeanine Politte – asked if existing fans still work and was informed that they do but not sufficient for the summer heat; tennis balls stuck in it; can’t we find other fundraising and was informed nothing feasible as Y; expressed concern that a source for 400k shortfall is not available at this time
 - vii. Darshana Patel – informed RPPB that current HVAC is creating vacuum which is risky for young girls who cannot open doors without hurting themselves. Inquired if RPPB could send this project back to Rec Council to earmark \$400k from the EOB from Rhodes Crossing and was informed that the funding could be found somewhere

- viii. Melinda Vasquez – expressed concern that the YMCA funds would not be worth the investment and was informed that the loss of YMCA funds would be significant and detrimental
 - ix. Pamela Blackwill – inquired what the shortfall is for the budget and current funds and what is the anticipated time to cover shortfall, and was informed that is unknown. Also inquired if other gyms have AC and was informed that all private gyms do
 - x. Stephen Egbert – Inquired if YMCA has expressed continued interest in continuing contract with Canyonside Park and was informed that it is unclear at this time
 - xi. Cynthia MacShane – Inquired if there are other bids and was informed that previous estimate was \$1 million
 - xii. Brian Reschke – Asked if city pay power bill and was told yes
 - xiii. Mike Shoecraft – Asked if Black Mountain Gym have AC and was informed that it does not
 - xiv. Motion: *To table approval of \$133,000 from Park View Estates Fund 400221 for Canyonside Gym HV A/C system engineering services until April RPPB Meeting for Rec Council to give a recommendation to RPPB. M/S/C – Melinda Vasquez/Mike Shoecraft/ Motion was approved 16-0-0.*
- f. 2017 RPPB Election Results
- i. 80 people voted
 - ii. Jeanine Politte – Applications received for Districts 1, 3, 7, 9, 11, and Torrey Highlands 1
 - 1. District 1
 - a. Geoffrey Patrick
 - 2. District 3
 - a. Thom Clark
 - 3. District 5
 - a. No applications submitted
 - 4. District 7
 - a. Corey Buckner
 - 5. District 9
 - a. Bill Diehl
 - 6. District 11
 - a. Jon Becker
 - 7. Torrey Highlands District 1
 - a. Darren Parker
 - 8. Black Mountain Ranch District 1
 - a. No applications submitted

9. Stephen – Thanks to committee for all the hard work
 10. Jeanine Politte - Any challenge to the election results must be filed with the chairperson of the Elections Ad Hoc Committee or an officer of the Rancho de los Peñasquitos Planning Board in writing by 7:30pm on 03/02/2017 in order to allow enough time to resolve the issue. Any challenge and the basis upon which it was resolved shall be reported prior to the ratification of the election results at the April planning group meeting.
 - a. District 5 vacancy declared
 - b. Black Mountain Ranch District 1 vacancy declared
 - c. Black Mountain Ranch District 2 still vacant since December and can be filled at April meeting. Applications need to be submitted one week prior to the April meeting.
 - d. Commercial 1, Rec Council, RPTC appointment for next month and need to be submitted one week in advance
8. REPORTS.
- a. Chair Report – Corey Buckner
 - i. Thanks to Bill Diehl for coming to RPPB in 1994, Rec Council since 1984 and serving as a way to ensure that PQ had neighborhood parks and two community parks that worked for both leisure/rest and one for athletic events.
 - b. Vice-Chair Report – Jon Becker
 - i. Not present, no report.
 - c. Secretary Report – Susan Sindelar
 - i. No report.
 - d. Standing Committee Reports:
 - i. Land Use (Thom Clark)
 1. Merge 56 project for update presentation
 - a. Gary Levitt said he will come back in April to get recommendation from RPPB; EIR still not completed and will come back to LUC for April, let Thom know if there is something specific
 - b. Jeanine Politte – indicated that comments must be submitted by 03/27/2017 to be included in City’s evaluation
 2. Mini-Storage Update
 - a. Going ahead with zoning updates
 - b. Corey Buckner – Space was always designated as RV storage and all people who moved in signed acknowledgment that they knew RV parking would be going in
 3. Cooley’s house – no updates
 - ii. Wireless Communications Facilities (Darren Parker)

1. No report.
- e. Ad Hoc Committee Reports:
 - i. Media/Communications/Website (Brooke Whalen)
 1. No report.
- f. Liaison and Organization Reports:
 - i. Black Mountain Open Space Park (Bill Diehl)
 1. No report.
 - ii. Community Funds (Bill Diehl)
 1. Finally got a hold of Charlette Strong-Williams and new representative is Bill Crane who sent updated funds. Note that uses are not limited to the names, e.g., BMR funds don't need to be used in BMR
 - iii. MCAS Miramar Community Leaders Forum (Stephen Egbert)
 1. Went to CLF meeting and received overview of marine corps aviation history.
 - iv. PQ Fire Safe Council (Mike Shoecraft)
 1. Next meeting is in April.
 - v. PQ Town Council (Melinda Vasquez)
 1. Held PQ Village Town Hall to provide resources to residents who would be displaced; unfortunate absences like city and developer; gearing up for Fiesta.
 2. Susan Sindelar – provided the details of attendees, presentations, and people who were unable to attend
 3. Jeanine Politte – expressed excitement that Shantilay Reed was able to present information, but expressed concern and suggested reaching out to applicant to try to get agenda sent out and appropriate room
 4. Thom Clark – inquired about what modifications can be done to the agenda if sent out early and was informed that modified agendas can be sent out up to 72-hours in advance of meetings
 5. Corey Buckner – expressed gratitude to RPTC for helping to give resources for housing alternatives and informed RPPB that PQ has always supported PQ Village and voted to keep it as it was when it was last before RPPB
 6. Stephen Egbert – noted that RPTC taking hits instead of RPPB and was grateful RPTC could provide more useful information than RPPB on affordable housing resources
 - vi. PQ Recreation Council (Steve Leffler)
 1. Canyonside Park lights fixed
 2. Reclaimed water pump station flooded and controls will be out for 6-8 months and will cost \$700k for repairs
 - a. Darshana Patel inquired if the issue was faulty parts or service and was told it is unclear at this time

3. Easter Egg Hunt on 04/15/2017 at Rolling Hills and Ridgewood Parks
 4. HVAC already discussed
 5. 03/04/2017 is opening day for RPLL at 10:00am and Girls' Softball 4:00pm
 6. Bill Diehl – informed RPPB that he has been trying to discover new parking for Canyonside park by trying to get the ~100 spots by the Adobe opened as spaces for hikers and bikers going into the Preserve and as overflow parking for softball, but has not heard back from County
 - vii. Los Peñasquitos Canyon Preserve CAC (TBD)
 1. No report.
 - viii. Park Village LMAD (Jon Becker)
 1. Not present, no report.
 - ix. Peñasquitos East LMAD (Bill Diehl)
 1. No report.
 - x. Torrey Highlands LMAD (Brooke Whalen)
 1. Signs up.
 - xi. BMR South MAD (TBD)
 1. No report.
 - xii. Transportation Agencies (John Keating)
 1. Not present, no report.
9. MEMBER COMMENTS.
- a. Corey Buckner – expressed gratitude for ALL of Jeanine's time, effort over years and we will miss her.
 - b. Jeanine Polite – three people wanted to vote from even numbered districts

The meeting was adjourned at 9:20 pm.

Respectfully submitted,

/s/

Susan Sindelar
RPPB Secretary