



Rancho Peñasquitos Planning Board Meeting Minutes

February 1, 2012

Attendees: Jon Becker, Joost Bende, Suzanne Brooks, Thom Clark, Bill Diehl, Bill Dumka, John Keating, Ruth Loucks, Jeanine Politte, Keith Rhodes, Scot Sandstrom, Dennis Spurr, Ramesses Surban

Absent: Dann Mallec, Darren Parker, Charles Sellers, Mike Shoecraft, John Spelta

Community Members & Guests (Voluntary Sign-in): Judith Anderson, Richard Carey, Marti Martin, Steve & Kathy Kiraly, Jim O'Neill, Stephen Egbert, Rachel Harrison Brown, Jane Vredensky, Yefim Kogan, Joseph Schuery, Daniel Martinez, Bill Bowman, Jon Vance, Amy Vance, Frank Yarger, Halleck N. Brown II, Nancy L. Denen, Bob Bassinger, Ken & Debbie Russell, Jagadish Nayak

1. The meeting was called to order at 7:39 pm at the Doubletree Golf Resort located at 14455 Peñasquitos Drive, San Diego, California 92129. A Quorum was present.
2. Agenda Modifications: Remove Santaluz Assisted Living; no need to present. Bende noted the project was already approved by RPPB; applicant updated the LUC on status. Becker also noted that the agenda had the incorrect year on it.
3. MINUTES: Politte reviewed corrections to the December 7, 2011 minutes that were brought to her attention by Dumka on the BMR Community Pool agenda item. Bende also requested a change to clarify the motion on the Montessori school and the designation of primary use for the administrative area. Rhodes requested a change to clarify the wording in the motion on the TransNet funding that was identified as the sole source for the Widening of SR-56.
Motion: To approve the December 7, 2011 Rancho Peñasquitos Planning Board Meeting minutes with corrections. M/S/C - Bende/Loucks/Approved, 10 in favor – 0 against – 2 abstentions (Spurr & Sandstrom).
Motion: To approve the January 4, 2012 Rancho Peñasquitos Planning Board Meeting minutes as presented. M/S/C - Sandstrom/Spurr/Approved, 8 in favor – 0 against – 4 abstentions (Brooks, Becker, Loucks, Politte).
4. Guests:
 - a. Steve Hadley, Board of Supervisors Pam Slater's office, was present and distributed a recent District 3 newsletter and shared his contact information.
5. NON-AGENDA, PUBLIC COMMENTS:
 - a. Diehl recommended that residents be aware of their surroundings as its rattlesnake season; observed at BMR Community Park on January 29th.
 - b. Diehl asked for suggestions on the location where one of the original PQ monument signs should be retired; Canyonside Park, Hilltop Park, and PQ Library are suggested locations. Also gathering historical information on the signs to be placed with it. Becker added that the five new monument signs have been released for bid and are coming soon.
 - c. Diehl noted that Flag Day ceremonies will be on June 10th at Hilltop Park, 2:00pm.
 - d. Sandstrom thanked District 1 staff for following up on the shoddy work done on the resurfacing of streets in Torrey Glens; Torrey Glens is like a cul-de-sac and parking can be an issue. Sandstrom added that residents were notified late Wednesday night and resurfacing was done over the 3 day New Year's weekend causing a number of problems

for residents. Sandstrom stated he was glad the City was being proactive to resurface 9 year old streets, but made the roads horrible with the quality of rocks that were used. Heverly assisted by arranging for loose rocks being swept up by subcontractor and it took 30 days before restriping was completed; they also slurried over the blue botch dots for fire hydrants. Sandstrom also requested that the City work with contractors to be sure they use true Class 2 base (aggregate) and better planning or eliminating resurfacing scheduled over holiday weekends. Sandstrom said the City is now on a 10 year cycle to resurface/maintain roads.

- e. Rick Carey (lives on Salmon River Road) noted that his street has never been resurfaced, Rancho Peñasquitos Blvd. is a disgrace – needs repaving and sidewalks repaired. Carey said he has been working with Heverly on issues related to infrastructure in the community. Carey noted his frustration with the City’s response to infrastructure concerns; example mentioned was a raised (dangerous) sidewalk that was marked by City staff one year ago and not repaired to-date as well as water pressure issues in his neighborhood. Would like RPPB to focus on these infrastructure issues. Heverly stated that Rancho Peñasquitos Blvd. is on the repaving/resurfacing schedule to be started in a few weeks (between Azuaga and Paseo Montril).
 - Becker invited Carey to get involved in the PQ East MAD which oversees the upkeep and maintenance of public right-of-ways in Rancho Peñasquitos.

6. ANNOUNCEMENTS & INFORMATION ITEMS:

- a. San Diego City Council District 1 Report – Stephen Heverly
 - Save Our Events Coalition was formed by the Chamber of Commerce to protect temporary special events in San Diego and throughout California. Presently these special events are required to undergo CEQA review; this new process was initiated by the fireworks display lawsuit. Group is gathering support for SB 973 (Vargas) – Save Our Events Act. www.saveourevents.org
 - Working on:
 - Resurfacing of the following roads are coming soon: Rancho Peñasquitos Blvd., Black Mtn. Rd. (between Oviedo St. & Carmel Mtn. Rd.), and Sundevil Way. Paseo Montalbon is on the list of priorities.
 1. Bende, noting that all are used to get to a school, asked when they would be resurfaced and suggested coordinating with PUSD to not conflict with school session; Heverly will check.
 2. Rick Carey mentioned the sidewalks are lifting on Rancho Peñasquitos Blvd. due to trees and should be repaired prior to street resurfacing. Staff that works on sidewalks is different than street crews.
 3. Heverly noted that he did put in requests for 3 areas on Rancho Peñasquitos Blvd., adding the City’s priority is to repair not replace.
 4. These infrastructure items need to get on the needs list.
 - Copper wire thefts – Dist. 1 office has been receiving complaints from residents that recreational teams will have limited use of Canyonside Park fields if wiring to lights is not repaired; leagues start soon.
 1. Diehl added that BMR Community Park lights have been repaired noting that a lot of City parks have been hit by thieves. There is a meeting scheduled for this Friday (2/3/12 at 5:30 pm, Deli Stop in Von’s Center) to discuss proposals suggested, ie. video cameras, alarm systems, and solar lighting.

- Continue to work with RPPB on traffic safety/calming concerns and the PFFPs.
- Rhodes noted that Heverly is assisting in the scheduling of RPPB meeting with City staff on the TH PFFP and projects that RPPB has recommended removal of. Rhodes added that he distributed a draft of the proposed TH PFFP to the committee members today.
- Diehl added that Heverly worked to get the balances of our community funds.
- b. San Diego City Planning & Community Investment Report – Michael Prinz, not present
- c. Assembly Member Nathan Fletcher’s Office Report – Sterling McHale, not present
 - Politte shared information on Fletcher’s shared Community Office Hours dates; flyer was made available.

7. BUSINESS.

a. **Recycled Water Pipeline, Canyonside Park to Camino del Sur – Saeed Askari, Proj. Mgr. (Information Item)**

Pipeline will be installed through Canyonside Park, along Park Village Rd. and up Camino del Sur; a total of 10,000 feet of pipe. Crews should be out of Canyonside Park and open space by mid March per deadline. At creek crossing, the pipeline will be covered so users will be able to hike, bike and ride over the installation. Once they get to Park Village Rd., crews will be testing the pipe and restoring the canyon. Tentative start on Park Village is March 15th. Completed project should take no more than 200 working days.

Work around Park Village Elementary will be constrained to 8:30am to 2:30pm daily.

Askari added that the purple pipe color is mandated by the Health Dept.

- Becker asked if the school had been notified.
 - Askari stated they would be notified once crews began work on Park Village Rd. Pipeline will be on the south side of the roadway and east side of Camino del Sur.
- Askari reported that there had been no incidents to-date; invited residents to call him if there is any concern.
- Park users will have access to baseball fields and parking; all areas will be accessible.
- Diehl asked when the roadway would be paved through Canyonside and are they putting a stub out for the Peñasquitos Creek Park?
 - Askari said the trench has already been restored and will be paved once tested. Yes, there will be a stub out for each, Peñasquitos Creek Park (2 locations) and PV MAD at Park Village/Camino del Sur.
- Diehl noted the Los Peñasquitos Canyon Preserve CAC was concerned with the bridge surface material; horses might get spooked by color of materials.
 - For clarification, the bridge area would be a covered culvert similar to an Arizona crossing? Askari stated that the crossing would be drain pipes and covered with dirt/decomposed granite. Designed for bikers, hikers to travel over.
 - Keating was concerned with washout of drainpipes when water flow is at its heaviest; thought the crossing would be a concrete structure.
 - Askari said the crossing would be maintained by City’s Reclaimed Water Dept.

- Rhodes added that there was previous discussion that there was to be a concrete bridge over that area; Keating added that colored concrete to protect the culverts and DG was to be used for the path.
- Askari said it could be discussed; use of colored concrete.
- Askari noted the drainage would be 9-18" pipes covered by concrete and dirt/DG.
- Sandstrom said he would rather have the dirt, but the City will have to maintain and repair.
- Keating concerned if the 9 pipes will be enough; Askari added that the creek presently has a single 6" pipe. It should be able to handle.
- Becker added that the head walls will anchor the pipes and they will have to maintain it.
- Keating thanked Askari for abiding by the 7:00am start time and requested that 2 to 3 pipes not being used (eyesore just east of the crossing) are removed (north of trail east); Askari agreed to removal.
- Nayak noted his concern for the noise and traffic impacts during school hours at Park Village. Askari replied that the Traffic Control plan limits activity to 8:30am – 3:30pm and will be changing it to 9:00am – 2:30pm after evaluation of school traffic.
- Becker asked if there will be separate meters for PVMAD and the park; yes and there is 8" pipe at Park Village and Camino del Sur.
- Askari noted the parked trailer is being used for project crew meetings and the barricade at Dormouse will be replaced when removed.

b. Calle de las Rosas All-Way Stop Signs Discussion/Reconsideration (Potential Action Item)

Becker reviewed the process that RPPB took to approve the All-Way stop signs along Calle de las Rosas. City staff was consulted at the request of residents on Calle de las Rosas. The 2 All-Way stops approved were to be placed at Via La Cantera and La Tortola (east) intersections via a political process because City Ordinance did not warrant the placement. Once the signage went up announcing the installation of the All-Way stops, additional residents' concerns were received, putting a hold on the installation.

- Heverly added that Councilmember Lightner's office would support the solution that RPPB recommends and forward it onto City staff.
- Keating polled the attendees; group was split half in favor/against the All-Way stops. He added that RPPB responded to resident's concerns about accidents and traffic speed along Calle de las Rosas with a viable solution. RPPB did not hear any negatives to the placement of the stop signs during our initial review. Traffic on Calle de las Rosas did not fit the City's warranted requirement for All-Way stops so RPPB took the alternative process - approval would go through the Council District representative. He added that there are a number of non-warranted based stop signs in the community, ie. Sundance. People usual obey traffic stop signs and RPPB felt it would work in this instance and help prevent future accidents.
- Diehl noted that RPPB has previously approved V-Calm signs for Calle de las Rosas, they are in the FBA via CIP approval/expense. Just a matter of putting them in.
- Keating suggested that RPPB look at modifying our recommendation to one All-Way stop at La Tortola (east) initially; just before the steep incline.

- Resident asked if speed humps would be used; Keating replied that the grade of street was too steep for humps. Becker added that Fire/Emergency response times would be impacted.
- Rachel Brown, Calle de las Rosas resident who initially brought the concern to RPPB's attention reviewed her concerns. She passed around pictures of her front yard after an accident and pictures of resident, Jon Schuery, who was hit by a car. There have been 7 accidents in 5 years in front of her home.
- Jon Schuery spoke about being hit by the car and the impact on his military career. Driver lost control of the vehicle and maybe if they had stopped at a stop sign, their speed may not have been out of control when they reached his house.
- Bende stated that as a point of order, all comments should be addressed to the Chair and there should be no public debate.
- Jane Vredensky, resident in favor of All-Way stops, suggested that the stops might deter residents from using Calle de las Rosas as a major thoroughfare. It would be a deterrent to non-resident traffic. Her neighbor was t-boned backing out of her driveway.
- Frank Yarger (Calle de las Rosas resident) was concerned by the behavior of other drivers and has seen many accidents on Calle de las Rosas. Last month his own car was hit. Driver said they dropped their cell phone. Anything will help, people don't care who lives on the street. Police told him that the offending drivers are adults, not kids.
- Wayne Gallow (Via del Valedor resident) stated that he was in favor of calming traffic but not in favor of RPPB's solution. He added that you can coast on a bicycle down Calle de las Rosas and exceed the speed limit. Asked how a stop sign will help and added that signs will create a bottleneck.
- Daniel Martinez (Calle de las Rosas resident) stated that he lives on the curve and cannot see downhill traffic coming when backing out of his driveway. He would like more enforcement and an additional sign "Blind Curve" in addition to the All-Way stops.
- Jim Onyella, a retired police officer and Calle de las Rosas resident who lives on the curve, added that at least the All-Way stops will stop cars at the top of the hill and slow the speed of cars as they reach the curve. Asked the board to inquire of the attendees present, who lives on the flat (top) of Calle de las Rosas and who lives on the downhill curve (grade).
- Becker polled the group. 10 live on the grade in favor of stop signs and 5 who live on the grade are opposed. The flat was not represented at the meeting.
- Onyella added that he did not feel there were no alternate routes.
- Politte added that if Calle de las Rosas was a major route through the community, the speed limit would be 35mph just like Peñasquitos Drive. People are using Calle de las Rosas as a major route, not just residents of the neighborhood.
- Yefim Kogan, stated that he sent an email to his neighbors about the intended stop signs. The purpose of the stop sign is to slow, not regulate traffic numbers. He felt they would create a nuisance and that the stop light on Rancho Peñasquitos Blvd. should be enough. He monitored the corner that evening between 5-6pm adding that 335 cars went by; 301 of them used Calle de las Rosas, 34 came from La Tortola.

- Jon Vance (Calle de las Rosas resident) said the suggestion to put All-Stops sign in was misguided attempt to solve the problem, referring to Keating's statement. This is not just a neighborhood problem, the community uses Calle de las Rosas. Would like to study the carbon footprint of stops/starts at each intersection.
- Steve Kiraly, Calle de las Rosas resident, stated that people already blow through the La Tortola stop sign in place (west end) and feels there is need for a more radical approach. Suggested throttling the speed of drivers adding that the speed humps on Adolphia do help deter additional traffic on that road. He added that there is no natural stop between the two La Tortola intersections and suggested putting the stop right before the curve instead. He also asked for a review of Fire Dept. protocol for speed bumps.
- Mary Alice Tafland, Calle de las Rosas resident, suggested that cars be restricted from parking on the street along the curve.
- George King, 38 years on Calle de las Rosa, asked that RPPB look at the recommendations and focus on the curve. If stop signs are placed at La Tortola (east) it will impede his ability to get in and out of his driveway which is at this intersection. He suggested using temporary ones while doing a survey. He also suggested that signs warning of speed limits be added, and paint "SLOW" markings on street.
- Amy Vance, a 25 year Calle de las Rosas resident, stated she would love for the speeding to stop adding that Salmon River Rd. also has accidents. She added that accidents do not just happen on the curve. Suggested rumble bumps on the road surface.
- Richard Carey (lives at Salmon River Rd and Calle de las Rosas intersection) noted that gravity wins, but felt that stops are in wrong place and suggested more enforcement. Not aware of line of sight problems and he recommended more enforcement, the street is adequately signed.
- Bill Bowman (Calle de las Rosas resident for 19 years, in the middle of downhill grade) added that speed has continued to increase over the years. He suggested that additional lighting is needed and to reassess the use of speed humps (in favor of them), adding that he was not concerned with the noise they might generate.
- Hal Brown, Calle de las Rosas resident, has been to each meeting on this subject and called for action long before Schuery's accident; prefers V-Calms as the solution and 30 day trial on stop signs at La Tortola (east). Suggested lighted fluorescent markings on street, the speed limit and signage saying "Steep Hill". Enforcement is always at the top of Calle de las Rosas at Via La Cantera. While backing out of driveway, he has been passed, adding that traffic doesn't slow down or stop on the blind curve.
 - Diehl added the money is available for V-Calms.
- La Tortolla resident stated that traffic would back up on Via La Cantera if All-Way stop was placed at that intersection. Would like more enforcement.
- George Kane added that vehicle speeds on Calle de las Rosas heading west downhill have been measured at 32-38mph. To get enforcement, residents need to call the traffic number to request; adding that the request list is followed in order the calls are received.
- Diehl asked Keating about whether both sides of street would need to have a stop sign; City doesn't usually approve one side of street stops as it causes more accidents.

Becker summarized suggestions from attendees:

- 2 sets of all-way stops seemed excessive
- V-Calms would be a plus
- Dangerous Curve signage
- Speed humps potentially
- Botch dots on the road
- Increased enforcement
- Red curb, no parking on curve
- More street lighting at the curve
- Striped & labeled road at the curve
- Stop signs placed temporarily and study results
- Stop signs on the curve
- A resident noted line of sight issues due to overgrown bush at the corner.
- Keating was hopeful that RPPB and the residents could find a compromise; stick with enforcement, appeal to resident's common sense and be a good neighbor.
 - He does not believe that the stop signs at Via La Cantera would cause a bottleneck and stops midblock will not work.
 - Prohibiting parking along the curve and trimming the bush open sightlines (false widening effect) causing speeds to increase.
 - Botch dots, grooved pavement will cause a lot of noise that residents will not be happy with.
 - Placement of additional speed limit signs.
 - Paint 25mph legends on pavement in multiple locations.
 - Additional lighting could help.
 - V-Calm signs
 - Psychological striping along the sides (striping where space between lines is adjusted to give the impression that driver is going too fast) will cause drivers to slow down.
- Bende asked in terms of additional striping are there additional white lines to give impression the road is narrowing; Keating said it gives a drag strip effect.
- Surban suggested calming traffic down with a chicain and asked if angled parking was feasible; group agreed that angled parking would not work, did not feel the street is wide enough on the curve.
- Spurr said that speed humps would not work on Calle de las Rosas. Stop signs will regulate speed by causing them to reflect, referencing Laurel St. east of I-5 heading west. He added that temporary stops are not a solution; in favor of V-Calms and All-Way stops. Enforcement is not enough.
- Rhodes asked the residents to look at Sundance Avenue as an example of stop signs working to slow traffic. Speed bumps impact emergency vehicle response times adding that "Sharp Curve" signage might help but stop signs will slow vehicles down.
- Jon Vance said don't overlook gravity and don't punish the neighbors by putting the stop sign at the top of hill. Felt that the neighbors are abiding by the speed limit, not the problem.
- Becker suggested these solutions might not be necessarily permanent.
- Bende stated that RPPB approved V-Calms asking what can be done to expedite installation; Heverly will let City staff know there is funding available. Could potentially take 6 months to installation.

- Diehl noted that the funding for Traffic Control measures (FBA Project 40, CIP #61-001-06-61-104.5). If they really want to try speed humps, he suggested temporarily installing rubber mat speed bumps similar to the ones Park & Rec has purchased for Canyonside Park (not yet installed).
- Clark stated that he understands gravity concerns, but you don't ignore it. The issue is that driver's have not been doing their jobs of being aware suggesting that anything you can do to make them aware and pay attention will be proactive.
- Bill Bowman said that safety is most important and that a little inconvenience shouldn't matter.
- Steve Kiraly asked that a before and after implementation study be done to determine if solutions are working. Keating said the City does before and after studies.
- Keating will review suggestions with City Staff and come back next month with suggestions that City staff can agree on. Will get City staff working on placement of the V-Calms.
- Diehl noted that the holes and mounts for the All-way stops were already placed by City crews and have been removed and covered over.
- Brooks asked that we are provided with a timeline for the completion of each of the recommended solutions when we discuss in March.

Becker continued the item to the March agenda to allow Keating time to review options with City staff.

c. **Canyonside Tennis Court Expenditure – Bill Diehl (Action Item)**

Diehl reported that the Tennis Association came to PQ Rec Council asking for 2 additional tennis courts. PQ Rec Council gave the Association 5 years to arrange funds and put in 2 additional courts between the existing courts and the batting cages. They were given an extension of 2 more years to raise the funds, raising \$330,000. The City provided the wrong plans of the existing courts for the design work which showed water and sewer lines running under the existing courts; during construction water/sewer lines were found (not on the plans) under the new courts. New drawings had to be done and courts were moved 5' to the south causing delays. Construction is now complete but the Tennis Association is short funds to finish. They asked the PQ Rec Council for assistance with additional funds to complete. Diehl noted that they requested up to \$60,000 and Community Funds could be used. He added that only the amount needed to complete the construction up to the \$60,000 would be expensed. This is a private project authorized by the City (public/private partnership).

- Judy Anderson said the Tennis Association received their construction permit. The contractor discovered the water and sewer lines during grading. The City said stop all work and required new plans and the courts had to be moved and an increase in costs.
- Sandstrom inquired about project status; Anderson said the courts are presently 80% complete, courts are curing.
- Politte asked what the \$60,000 would cover and what percentage the public is allowed to use the courts; would cover signage and approx. 10% of the time courts are open are for public use. Other times are used by association members. One court is always left available for public use.
- Diehl asked Anderson if there is signage telling the public that courts are available for public use; Anderson stated that sometimes there is no court available due to tournaments. No signage was mentioned in her response.

- Diehl added that the PQ Rec Council approved the use of Community Funds, 11 in favor – 0 against – 1 abstention/recusal.
- Diehl read a proposed motion. To approve the use of Community Funds, not to exceed \$60,000, to cover the costs of installing 2 additional tennis courts at Canyonside Park; this amount is in addition to the \$330,000 that the Tennis Association provided. (Funds to be expensed from account(s) with lowest balance so that we may close account(s) with zero balance.) M/S/C – Diehl/Discussion.
- Rhodes asked if Association leased the courts. Anderson stated they do not pay the City to use, they incur all costs to maintain, lighting and water under a special use agreement with the City.
- Diehl stated the City determined what percentage the courts would be available to the public. Diehl added that the City has determined that the association or even the YMCA can charge for use. (YMCA operates the community pool.)
- Rhodes asked how many dollars have been expended on this project to-date; Anderson was not sure.
- Diehl said the Association is on the hook for \$330,000. The request is for cost overages due to the changes.
- Bende asked about the membership. Anderson said they have 400 members and approx. 75-85% are Peñasquitos residents; a single membership costs \$275 and a family is \$385 annually.

With no further discussion, Becker asked for a second on the motion, seconded by Spurr; and then called for a vote.

Motion: To approve the use of Community Funds, not to exceed \$60,000, to cover the costs of installing 2 additional tennis courts at Canyonside Park; this amount is in addition to the \$330,000 that the Tennis Association provided. (Funds to be expensed from account(s) with lowest balance so that we may close account(s) with zero balance.) M/S/C – Diehl/Spurr/Approved, 11 in favor – 1 against – 0 abstentions.

d. **Khouli Residences – Will Rogers (Potential Action Item)**

Bende reported that the LUC reviewed the proposal, voting 5-2 in favor of the project, forwarding it to the full board. LUC concerns included bulk and scale, and the residences size are not similar to those in the neighborhood. Those in favor of the project spoke to the effect that the project does meet City land use regulations and it's the applicant right to built these homes. The community plan could be used as a double edge sword to sway a decision for or against this plan.

Becker invited Rogers to update the plan and the changes.

- Rogers stated the applicant addressed RPPB's concerns discussed at the December meeting, specifically the façade and scale. Have added anew façade on the largest elevation of the building and lifted the soil around the front of the building to reduce bulk and scale trying to depress the building into the slope. They also show 2 parking places on each driveway.
- Becker asked about the driveway slopes; one of the residences' driveway is pitched, the other is flat.
- It was noted that the properties are located on Alamazon St. as lots 205 and 208.
- Clark noted that the sims now show 2 spots on each driveway. It is the same as before, just a graphic change.

- Rogers showed a picture of the newly constructed property on Alamazon St. (Hamidy property).
- Bende asked what material the roof would be; Rogers replied dark concrete tile, imitation shake shingle. Bende added that overall architecture should not be Craftsman per the community plan which approves the use of Spanish Mission and Old West Ranch architectural styles. Shake shingles are approved in community plan, but now banned for fire safety. The overall style of the house should not be a Craftsman according to the Community Plan. Clarification: The Community Plan Neighborhood Planning Element for the Glens portion of Rancho Peñasquitos says “The predominant architectural styles are Spanish Mission and Old West Ranch style”.
- Politte noted that the existing neighborhood homes were built long before the Community Plan was written.
- Rogers noted the other infill homes off Paymogo Ct and their styles are not Spanish Mission or Old West Ranch styles.
- Diehl can’t personally tell the difference between the styles adding that the homes on the one side of the street could be different than the rest of the neighborhood.
- Politte added that as people have updated their facades over the years there is a mix of styles but the designs are still very similar to what was originally built; adding the size of the proposed just doesn’t fit in.
- Bende read from the Urban Design Guidelines of the Community Plan: “**Compatibility with Existing Development.** The design of any new construction should respect existing development with regard to preservation of views from public rights-of-way where possible, and compatibility of scale, bulk, architectural styles, building materials, color and landscaping.”
- Rhodes discussed the use of the word ‘should’ which was intended to allow latitude when the Community Plan was written. Rogers added the exterior is all concrete and will look like wood and stucco.
- Bende stated that when the original developer came before RPPB for approval, their intention was to mass grade, truck out 8,000 cy material and build. The proposed is 2 separated lots and now they have to grade each lot separately without impacting the adjacent lots. Bende added that he respects how the buildings step into the slope but is not sold on the project based on bulk and scale of the buildings.
- Sandstrom noted the accents are not Craftsman and not Mission, not dramatically different than the neighbor; adding that he was lukewarm to the proposal because it was dramatically bigger than existing. He supports the project noting the applicant has the right to build within the codes.
- Clark noted he understood the owner’s right to build, just doesn’t feel that the owner is paying attention; the residences will be an anomaly. Rogers stated that they hope the other lots will be built to provide variety to the neighborhood.
- Politte stated, if approved, it will set precedence for a whole block of monster homes on one side of the street with no front yards and back yards that are limited due to the hillside. A block of homes won’t fit in.
- Clark stated that he felt insulted by the minimal changes in the articulation of the front of the homes to the previous plans presented.
- Sandstrom referenced the Barcelona development which was on one side of the street. Landscaping over time has softened the differences.

- Clark added that LUC requested additional street trees per their motion which will soften the structures.
- Keating stated that he drove by the existing home that was built in 2011. He added that he cannot support just a 2 car garage with a home this big. Even with a 3 car garage, you can't force people to use their garages to park cars. The multi-generational intent cannot be guaranteed if sold in the future. The proposed homes are too big for the neighborhood.
- Brooks shared her concern about erosion to the vacant lots adjacent to these parcels and what mitigation would be used to avoid future erosion.
 - Rogers stated there would be earthen colored V-ditches for drainage and the whole site would be landscaped and ground covered so there wouldn't be any erosion.
- Rhodes asked if the applicant was in agreement with the additional trees.
- Becker noted that he thought they were on board adding that RPPB could request additional trees or landscaping. Becker added that the existing home really has no landscaping, it's all driveway.
- Rhodes stated that landscaping is really important to hide the mass.
- Surban needed clarification on why the proposed might not be in compliance with the codes and the difference between land use regulations and the Community Plan Guidelines.
 - Bende explained the Land Use Development Code, authored by the City of San Diego, guides development per City regulations. RPPB is charged with enforcing the Community Plan guidelines for development within our community. There are guidelines in the Community Plan that we can use to say that the plan does or does not comply. Bende added that he is not in favor of the project.
- Politte added that she has been reviewing the CC&Rs for the development units within the Glens. The CC&Rs are all slightly different depending on when the homes were built. Politte mentioned a few of the restrictions: 1) limits to 2 stories, 2) another states the minimum size of homes, and 3) 30' height limit. Politte added that these two homes will be 35' tall and the Community Plan limits homes to 30'. The Land Use Code says height can be 35', but our Community Plan says 30' for a reason and that is to limit height. Politte referenced RPPB's approval of the Our Lady of Mt. Carmel Catholic church project where we agreed to allow the height to exceed the Community Plan limitations in exchange for other plan modifications that would limit impacts on the neighbors. The neighbors were opposed to the plan and we came to a compromise, but there is going to be a large building on the corner where there never was one before. Existing homeowners on Almazon St. are going to be impacted by whatever gets built on those vacant lots; the less impact we allow, the happier everyone will be as neighbors. Politte added that the proposed homes are too big and she would not vote in favor of the project.
- Surban asked for confirmation in his understanding that the purpose of RPPB is to interpret the proper application of the Community Plan guidelines to projects; Bende /Becker replied yes, that a project meets the intent of the Community Plan.
- Sandstrom said this subdivision should have its own CC&Rs. Politte agreed and said that she has been gathering copies of the other surrounding subdivisions' CC&Rs.
- Becker noted that we cannot enforce CC&R's.

- Politte replied that we should be able to take them into consideration when reviewing the project.
- Bende asked if it would help to review the original subdivision approval. Politte reviewed RPPB's approval comments for the lot split October 3, 2003 (per the Distribution Form submitted to the City for Project 6107, named Almazon Residences, Rancho Peñasquitos JO#42-1226 Process 3 Site Development Permit for Environmentally Sensitive Lands to construct 7 single family residences at 11424-90 Almazon St. in RS-1-14 of the Rancho Peñasquitos Community Plan. Council District 1. Notice Cards=3.).
 - Project Issues:
 1. Homes should appear similar to homes in the adjacent neighborhood.
 2. Driveways should meet requirements of City.
 - Conditions:
 1. Project is hereby limited to exporting a maximum of 8,000 cubic yards of grading/excavation or over ex. from project site.
- Politte added that we already approved 1,800 CY for Hamidy's property. It was noted, that this project has zero export. Would like us to constrain all the projects so we don't go over the 8,000cy.
- Rhodes asked for clarification on the height; Rogers stated the 35' height was measured from the driveway 5' out from the building face. Rhodes said that he would leave the decision up to the community.
- Diehl added that he wouldn't be able to tell the difference between 30-35' from the street, the background is the hill, not losing an ocean view.
- Becker referenced the Glens portion of the Community Plan: "A number of single-family lots include backyard slopes in open space." and "The terrain is gently rolling, with streets climbing up, down and around hillsides. Quality views are towards the west and northwest and consist primarily of the chaparral covered slopes of Black Mountain." (page 39)
- Diehl added that maintenance of the hillside would be an improvement.

Becker asked if someone would like to propose a motion.

Motion: To approve the Khouli Residences project as presented with the following landscaping conditions for each lot's front yard: 1) the addition of 2-36" boxed trees. M/S/C – Diehl/Sandstrom/Discussion.

- Becker recommended an amendment to the motion by adding 2-24" boxed trees of an evergreen variety plus live ground cover to blend into the natural hillside on each lot (not paved). Diehl & Sandstrom agreed to the modification.

Becker called for a vote of the motion as amended.

Motion: To approve the Khouli Residences project as presented with the following landscaping conditions for each lot's front yard: 1) the addition of 2-36" boxed trees, 2) 2-24" boxed trees of evergreen variety, and 3) live ground cover (not paved) to blend into the natural hillside. M/S/C – Diehl/Sandstrom/**Motion Failed**, 6 in favor – 7 against – 0 recusals – 0 abstentions.

RPPB members discussed whether it was necessary to make a motion that would specifically deny the project as presented.

Motion: To deny the **Khouli Residences** project as proposed and strongly encourage the applicant to come back with a revised proposal that addresses the concerns discussed. **M/S/C – Bende/Clark/Approved, 9 in favor – 4 against – 0 recusals 0 abstentions.**

- Politte will email the December 2011 meeting minutes that address architectural concerns and bulk/scale of the proposed project to Rogers once finalized.

8. REPORTS.

a. Chair Report – Jon Becker

- CPC are updating their bylaws; RPPB bylaws are tight, others are not. Politte noted that we have a copy of the City Council action that approved our Bylaws. Becker added that for communities without Rec Councils, the planning boards will become the decision making body for those activities.
- The low bid for PQ Monument signs was \$77,250; project was estimated to cost \$76,000.
- Speed limits on Mannix and Dormouse will get posted at 25mph; Mannix from Dormouse to Black Mtn. Rd. will be changed to 40mph. Notices are going up and based on the size of the street.
- Passed BMOSP Regional Habitat Management plan on to Clark to review; anchors the trails, trailheads, alignments and Trail For All People.
- Taiwanese school on Azuaga is considering expansion and will be coming to RPPB, proposing to add 2 trailers (CUP).
- March meeting agenda includes: Caltrans Update, Torrey Highlands stop signs, Camelot, SD Canyonlands and Torrey Glens Easement Vacation. He added that the Los Pen Canyon Preserve CAC has approved the SD Canyonlands proposal, City Council has adopted the dedication language and just needs parcels identified.

b. Vice-Chair Report – Charles Sellers, not present

c. Secretary Report – Jeanine Politte, no report

d. Standing Committee Reports:

- Land Use (Joost Bende) – no report
- Telecomm (Charles Sellers) – not present

e. Ad Hoc Committee Reports:

- FBA/PFFP Prioritization (Keith Rhodes)
 - Committee will be meeting with City Staff to discuss recommended changes. It was noted that the City added projects to the PFFP/FBA.
- Cresta Bella/Doubletree (Jeanine Politte) – no report
- Our Lady of Mt. Carmel (Joost Bende)
 - Building and haven't heard any more complaints about the driveway, parking or ongoing work. Spurr noted they are ready to put in the curbing, the west side of parking lot is complete.
- Santa Fe Summit II & III (Scot Sandstrom)
 - Sandstrom reported that Kilroy is focused on their Carmel Valley project and not SFSummit.

f. Liaison and Organization Reports:

- Black Mountain Open Space Park (Bill Diehl)
 - Sent Jaz Arnold, Trail For All People, City Regional Park information on available funding and application. Funds come from Mission Bay leases that are not used, can be used for open space parks, regional parks, etc.
- DSD Facilities Financing (Bill Diehl)
 - Hope to have account balances available for the March meeting.
- MCAS Miramar Community Leaders Forum (Dennis Spurr) – no report
- PQ Fire Safe Council (Dennis Spurr)
 - Council will have an information booth at the PQ Fiesta in May, September will be their annual meeting and the Council will participate in a disaster drill in October.
- PQ Town Council (Mike Shoecraft) – not present
 - Meeting scheduled for February 2, 2012 - Eagle Scout presentation on Canyon Preserve project and if anyone is interested in signing up for Neighborhood Watch e-Blast contact NHW@rpcouncil.com.
- PQ Recreation Council (Bill Diehl)
 - Events 2012 : Spring Egg Hunt, Fireworks, Polynesian Night, October fest, Winter Wonderland and depending on Time Warner they will have a Movie in the Park Night.
 - Rec Council approved: \$700 for 2 Santa Suits, Little League is putting electronic scoreboards on three fields (1st one at Fld #2, will be solar powered).
 - Canyonside Park Updates:
 - March 3rd is opening day for Little League and Girls Softball season; ceremonies at Canyonside Park.
 - Field 5 will be dedicated to Bree Williams at Softball Opening.
 - Closing Field 1 in December 2012 – January 2013 to laser level and reseed.
 - BMR Community Park in closed June-August for repairs.
 - Reviewed plans for overflow parking, 108 spots next to fields #6 & #7; materials will be DG. Will probably be a CIP project, need to bring construction drawings to LUC when ready. Rec Council will be asking for community funds to complete. Will also update the General Development Plan for Canyonside.
- Los Pen Canyon Psv CAC (John Keating)
 - Eagle Scout is planning a project that will place QR Codes (optical recognition codes) at landmark locations through the preserve for hikers/bikers to search on their smart phones and use. Eagle Scout will oversee the website for 2 years, then taken over by the CAC to maintain/update.
 - Becker added that the CAC approved the SD Canyonlands proposal. Rules Committee defaulted to City Council.
- Park Village LMAD (Jon Becker)
 - Entry wall monument is moving forward.
- Peñasquitos East LMAD (Bill Diehl)
 - Searching for location to place the retired community monument sign that use to be on Rancho Peñasquitos Blvd. Also looking for information on the origins of the initial monuments in PQ.

- Becker added that one of builder marketing monuments is now at the library and if you are aware of its history, let him know.
- Torrey Highlands LMAD (Scot Sandstrom)
 - Monument signs are in process.
- Prop C Working Group (Bill Dumka)
 - Requested that group be removed from agenda; not meeting anymore.
- Transportation Agencies (John Keating) – no report
- Bylaws/Elections (Bill Diehl)
 - Elections for even numbered seats are March 7, 2012. Diehl noted that he has received applications for each seat except PQ District 6 and BMR 2. Voting will take place at the Doubletree between 5:30 – 8:00pm in our assigned meeting room.

The meeting was adjourned at 11:10pm.

Respectfully submitted,

Jeanine Politte
RPPB Secretary

Approved 3/7/2012, 11 in favor – 0 against – 1 abstention (Shoecraft).