



Rancho Peñasquitos Planning Board Meeting Minutes

October 5, 2016

Attendees: Jeanine Politte, Thom Clark, Susan Sindelar, Corey Buckner, Jon Becker, Stephen Egbert, Mike Shoecraft, Cynthia Macshane, Darshana Patel, Brian Reschke, Darren Parker, Pamela Blackwill, Steve Leffler, Chris Butler, Alex Plishner
Absent: Bill Diehl, Ruth Loucks, Brooke Whalen
Community Members & Guests (Voluntary Sign-in): Sophie Royer; Will Rogers; Marl Khouli; Ryan Selhorn; Max Frank; Jeff Warmoth

1. The meeting was called to order at 7:31 pm at the Doubletree Golf Resort located at 14455 Peñasquitos Drive, San Diego, California 92129.
2. Agenda Modifications:
 - a. Motion: *To remove action item to approve PDP for a two-story, 3,049 sq. ft., including attached garage, single family home on Lot 207 at 11470 Alamazon Street, Project Number 479840. M/S/C – Thom Clark/Alex Plishner/After discussion of missing environmental report, motion was approved 11-0-0.*
3. Approval of September 7, 2016 RPPB Meeting Minutes
 - a. Motion: *To approve the September 7, 2016 Rancho Peñasquitos Planning Board Meeting minutes as corrected. M/S/C – Susan Sindelar/Jon Becker/Motion was approved 11-0-2 with Alex Plishner and Jeanine Politte abstaining.*
4. Public Safety Agencies: Not present, no report.
5. Public Forum:
 - a. Sophie Royer – Neighbor who voiced opposition to PDP for a two-story, 3,049 sq. ft., including attached garage, single family home on Lot 207 at 11470 Alamazon Street, Project Number 479840.
 - b. Thom Clark – Neighborhood Empowerment Awareness, which was previously named Neighborhoods for Campaign Finance Reform, announced survey and event on January 14, 2017 from 1:00pm-4:00pm at the First Unitarian Universalist Church Hillcrest
 - c. Max Frank and Jeff Warmoth – 33 North, company which purchased golf course. Introduced company and interest in engaging with community. The company acquired the property in late July 2016 and will keep up with landscaping since the utility search is now done.
 - i. More information can be found at: <http://www.connecttheglens.com>
6. ANNOUNCEMENTS & INFORMATION ITEMS:
 - a. San Diego City Planning Dept. Report
 - i. Michael Prinz 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 reported on various issues. More information can be found at: <https://www.sandiego.gov/citycouncil/cd5>
 - ii. Chris Butler – Inquired about lane closures on Camino Del Sur in front of Westview High School and expressed concerns about its impact on traffic
 - 1. Alex Plishner – Provided update that City shut down median project pending approval of new traffic control plan including k-rail and once started back up again the project should only take seven days to complete
 - 2. Jeanine Politte – Asked what north and south boundaries for project are and was informed Carmel Valley Road and Highway 56. Expressed concerns about the road closure’s impact on school traffic and removal of bike lane
 - 3. Corey Buckner – Expressed concern about eliminating the bike lane because the bike lanes were approved and installed per community requests, injuries, and two bicycle fatalities
 - iii. Stephen Egbert – Expressed concern about follow up to City’s code enforcement of tiny house being built on Del Diablo Street
 - iv. Jon Becker – Informed community that the Church in Black Mountain Ranch was going through the ministerial approval process and did not need to be reviewed by RPPB
- 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>
 - ii. Jon Becker – Expressed gratitude for Daniel Manley’s attendance at the Park Village MAD meeting
 - iii. Steve Leffler – Asked about an update on the installation of air conditioning at Canyonside Park and was informed that there is no set deadline yet, but work should be underway by the end of the year
- d. San Diego County Supervisor Dave Roberts, District 3 Report
 - i. Harold Meza was not present, no report. More information can be found at: <http://www.supervisordaveroberts.com/district3/>
- e. CA Assembly Member Brian Maienschein, 77th District Report
 - i. Lance Witmond reported on various issues. More information can be found at: <https://ad77.asmrc.org/>
 - ii. Corey Buckner – Asked if the AB 72 would apply to PPOs as well and was told yes
 - iii. Cynthia Macshane – Asked if AB 72 would apply to ambulance charges and was informed that it would not
- f. CA State Senator District 39, Senator Marty Block
 - i. Joyce Temporal 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 Black Mountain Ranch water easement vacation request
 - i. Motion: *To approve water easement vacation at Black Mountain Ranch East Clusters Unit No. 3, PST 499136. M/S/C – Thom Clark/Jon Becker/After brief discussion, motion was approved 13-0-0 with Alex Plishner recusing himself.*

8. REPORTS.

- a. Chair Report – Corey Buckner
 - i. DoubleTree Golf Resort
 - 1. Has received phone calls requesting updates. Now we have updates and will post 33North Glens' Project website on our website. If RPPB members asked about the Golf Course, please forward them the link. In response to 33North stating that it will engage community members, RPPB members please be advised not to be taken out to lunch as part of 33North's community engagement project.
 - 2. Stephen Egbert – Inquired which of the original five property lots were acquired by 33North and inquired if sub-committee will be formed.
 - 3. Jeanine Politte – Informed RPPB that a preliminary title report shows agreements for a lot line adjustment that expands the hotel property between the hotel and the golf course land in addition to an easement on the tennis courts portion of the fitness/tennis parcel. 33North Development seems to be planning a 4-way intersection at Janal Way with ingress/egress where the tennis courts are located. The previous ad-hoc committee was terminated in 2014 and future discussion will take place at Land Use Committee (LUC) meetings. PQ-NE Action Group held a meeting at Rolling Hills Elementary with 150 residents and RPPB will need to schedule use of the whole ballroom when 33North Development is on the agenda due to expected attendance.
 - 4. Pamela Blackwill – Asked if the project has completed its due diligence and was informed that it has
 - 5. Jon Becker – Expressed desire to set up a sub-committee on the project
- b. Vice-Chair Report – Jon Becker
 - i. Heritage Bluffs II final approval at City Council will be October 18, 2016 at 10:00am and RPPB had previously given its unanimous approval
 - ii. Attended PQ NE Action Group on September 28, 2016 and it was well attended, so when 33North presents, the Ballroom will be needed
 - iii. Right of Entry Permit for installation of Jas Arnold Memorial on Trail for All People pending financial support from Town Council vote tomorrow

- iv. Notice of Environmental Impact Report/Environmental Impact Statement – Vernal Pool Habitat Conservation Program (VPHCP), Project No. 441044/SCH No. 2011111075, dated September 30, 2016
 - 1. Pamela Blackwill – Has been reviewing the EIR and may submit comments individually
- c. Secretary Report – Susan Sindelar
 - i. Still vacancy for District 6 and vacancy for Town Council, but has been informed that there will be a vote for an appointment at the Town Council next meeting
 - ii. RPPB members, please be on alert to receive emails about attendance
- d. Standing Committee Reports:
 - i. Land Use (Thom Clark)
 - 1. September Land Use Committee Meeting
 - a. Updated presentation from Will Rogers who hopes to get on November Agenda after completing the Biological Report and submitting it to the City
 - i. Pulled from agenda because of incomplete cycle comments and no environmental impact reports
 - ii. Concerns and Clarifications: residence now has window trim and trellises in the front to address previously expressed concerns
 - 2. November Land Use Committee Meeting
 - a. Pacific Village at PQ Village wants to use the entire hour
 - 3. December Land Use Committee Meeting
 - a. The Preserve project will need to use the entire hour
 - 4. Merge 56
 - a. Spoke with Randi Coopersmith in September and project is a few months off before coming back to LUC
 - 5. Had a three minute phone call with Arlene from 33North advising her of process to get on the agenda for LUC
 - ii. Wireless Communications Facilities (Darren Parker)
 - 1. No report.
- e. Ad Hoc Committee Reports:
 - i. Media/Communications/Website (Brooke Whalen)
 - 1. Not present, no report.
- f. Liaison and Organization Reports:
 - i. Black Mountain Open Space Park (Bill Diehl)
 - 1. Not present, no report.
 - ii. Community Funds (Bill Diehl)

1. Not present, no report.
- iii. MCAS Miramar Community Leaders Forum (Stephen Egbert)
 1. Attended the MCAS Air Show and it was a success
- iv. PQ Fire Safe Council (Mike Shoecraft)
 1. No report.
- v. PQ Town Council (TBD, report by Susan Sindelar)
 1. Meet monthly on first Thursday of the month at 7:30pm in Del Mar Room
 2. Meeting on October 6, 2016
 - a. Mesa Verde Middle School's Endangered Species Club will present
 3. Rancho Peñasquitos Disaster Preparedness Training was a success and was well attended. Thanks to Mike Shoecraft and the Fire Safe Council for their assistance in the Training
 4. PQ Village Forum
 - a. Forum is trying to find a date that will work for Hotel Karlan, Executive Committee is working with Community Housing Works, San Diego Housing Federation, San Diego Housing Commission, Atlantic-Pacific, Lennar, City Council Representatives, expected date sometime in October-November 2016
- vi. PQ Recreation Council (Steve Leffler)
 1. No meeting in September due to lack of Agenda
 2. Reclaimed water pump station repairs in Canyonside Park should be underway this month
 3. Lights in South Village Neighborhood Park were fixed, but have received community input that lights are not always working at night
 4. Sarah Erazo emailed that the City will get 350 recycling bins for all city parks, but it may take a full year
 5. Upcoming Events
 - a. Oktoberfest – Friday, October 28, 2016 from 6:00pm - 8:30pm at Hilltop Park
- vii. Los Peñasquitos Canyon Preserve CAC (TBD, report by Corey Buckner)
 1. Do not put turtles, frogs, lizards, or other pets you do not want in the Preserve as they are non-native, usually invasive, and most do not survive.
- viii. Park Village LMAD (Jon Becker)
 1. Met last night to review and budget for irrigation upgrades within the district
 2. NFC trying to get Park Village LMAD input for priorities for next fiscal year and requested that RPPB create its own priority list
- ix. Peñasquitos East LMAD (Bill Diehl)

1. Not present, no report.

 - x. Torrey Highlands LMAD (Brooke Whalen)
 1. Not present, no report.
 - xi. BMR South MAD (Chris Butler)
 1. Next meeting will be Thursday, December 15, 2016.
 - xii. Transportation Agencies (John Keating)
 1. Not present, no report.
9. MEMBER COMMENTS.
- a. Corey Buckner – Asked if RPPB like to go to a football game and, if so, what dates
 - i. Jeanine Politte - Expressed concern about tickets creating a conflict of interest
 - ii. Cynthia Macshane – Asked what the value of the seats are to inform decision of determining whether it would be a conflict of interest
 - iii. Chris Butler – Requested dates to determine possible request for tickets

The meeting was adjourned at 8:42 pm.

Respectfully submitted,

/s/

Susan Sindelar
RPPB Secretary