



## Rancho Peñasquitos Planning Board Meeting Minutes

January 2, 2013

Attendees: Jon Becker, Joost Bende, Bill Diehl, Bill Dumka, Steve Gore, Ruth Loucks, Cynthia Macshane, Jeanine Politte, Keith Rhodes, Scot Sandstrom, Charles Sellers, Mike Shoecraft, Dennis Spurr, Ramesses Surban

Absent: Suzanne Brooks, Thom Clark, John Keating, Darren Parker

Community Members & Guests (Voluntary Sign-in): Kirin Macapugay, Lee Friedman

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1. The meeting was called to order at 7:38 pm at the Doubletree Golf Resort located at 14455 Peñasquitos Drive, San Diego, California 92129. A Quorum was present.
2. Agenda Modifications: remove items at request of presenters: 1) Budgets for Park Village, Peñasquitos East & Torrey Highlands LMADs, 2) Coastal Trail (Oceanside to Del Mar) Briefing.
3. MINUTES:  
**Motion:** To approve the November 7, 2012 Rancho Peñasquitos Planning Board Meeting minutes as corrected. M/S/C - Bende/Macshane/Approved, 12 in favor – 0 against – 1 abstention (Sandstrom).  
**Motion:** To approve the December 5, 2012 Rancho Peñasquitos Planning Board Meeting minutes as corrected. M/S/C - Politte/Diehl/Approved, 7 in favor – 0 against – 6 abstentions (Sellers, Gore, Sandstrom, Loucks, Surban, Politte).
4. Guests: No public safety agency representatives were present.
5. NON-AGENDA, PUBLIC COMMENTS:
  - a. Bende stated that RPPB election of the odd numbered district seats would be March 6, 2013 prior to the start of RPPB's meeting. RPPB will distribute our election info/application packet to existing members and the email distribution list. Applications are due by the February meeting. Bende reviewed eligibility requirements to run for a seat, adding that there are only a couple of residents who have attended the required 3 meetings in the past 11 months to be eligible to run for a seat besides the existing board members. Rancho Peñasquitos District 6 is vacant and Sellers has stated that he will not be running for District 5. Vacant seats may be filled by a vote of the board; interested resident should submit an application.
    - Diehl added that voters must be 18 years of age with proof of residency (Driver's License or utility bill in their name).
    - Politte will send out the Bylaws to RPPB members.
6. ANNOUNCEMENTS & INFORMATION ITEMS:
  - a. San Diego City Development Services Dept. Report – Michael Prinz
    - Santaluz Assisted Living is going to Planning Commission this month.
    - Natural Resources Management plans and the associated Community Plan Amendments for are currently going through the environmental review process; bio/environmental reports, CEQA, etc. BMR and Rancho Peñasquitos Community Plan Amendments will go through concurrently with the Natural Resources Management Plans; codify the trails and allow for the closure of illicit trails, making sure the maps and policy language is consistent.

- Prinz stated that Becker asked him to speak on a potential Community Plan amendment for Black Mtn. Rd. (land locked segment) and a potential reclassification of the roadway. There is no process for a Planning Group to be the applicant, but a private applicant can request to amend the Community Plan or we could ask City Council to initiate a plan amendment. Similar amendment is ongoing in City Heights (Euclid Avenue) whereby City Council will be initiating the amendment. By a City Councilmember bringing forth the request for a plan amendment, the \$8,000 cost to initiate is eliminated. If City Council initiates the amendment, a deposit account is opened then the environmental technical analysis is done ie. impacts to traffic, air quality, and other CEQA technical studies to determine if there are significant impacts.
  - Becker asked how environmental consultants would be chosen if City Council initiates. Prinz stated that DSD staff would select consultants; they could issue an RFP and/or choose from prequalified list based on specialty.
  - Rhodes stated that we should look at the community plan and if property owners have changes they want to make to be included in the amendment. Rhodes Crossing has changes they are looking at and could sponsor the amendment to tie in their changes also. Rhodes added that it would be approximately 6 months before he is ready to move forward.
  - Prinz stated there is an opportunity to fold in the required studies to concurrently process.
- Becker asked Prinz to follow up on periodic updates RPPB requested as part of conditions for the approval of the T-9 Torrey Meadows Bridge (Kilroy agreement); Prinz will coordinate with Tom Tomlinson, John Tracanna and Charlette Strong-Williams and let them decide who will give updates. Becker stated the idea is to get the City to hold Kilroy responsible for the updates to RPPB.
- Bende asked if Becker had an opportunity to talk with Kersey about T-9 in December about the Torrey Meadows Bridge and gathering the political will to move the project forward per our condition?
- Becker agreed and added that we will need Councilmember Kersey's support on this and the Khouli residences' notice of Amendment to the 2003 MND.
- Prinz was asked if there would be changes to DSD or if they are moving to a new location with the new Mayor; same directors and structure as of today.
- b. San Diego City Council Member Mark Kersey, District 5 Report – Lee Friedman
  - Introduced himself and gave contact info: [LFriedman@sanidiego.gov](mailto:LFriedman@sanidiego.gov) and Direct Line 619) 236-7309.
  - Councilmember will be focusing on economic development, water security and infrastructure issues; Council President Gloria appointed Councilmember Kersey to chair the new Infrastructure Committee. Infrastructure issues will be reviewed to determine need/urgency and develop a 5 year plan.
  - Rhodes asked if Councilmember Kersey's office will work hand in hand with Councilmember Zapf's office on issues in the RPPB planning area; Friedman said that RPPB should feel free to talk with either office's representatives as they intend to work closely.
  - Diehl offered to give Friedman a tour of our Parks at his convenience.

- Becker asked if Councilmember Kersey would be reviewing the CIP projects and prioritizing? Friedman said that would be part of the 5 year plan and they are currently working on the process of how projects are prioritized.
  - Becker added that RPPB needs Council office to keep the T-9 Torrey Meadows Bridge on their radar, to keep the project on track and help develop the political will to see through to completion, as well as support RPPB's recommendations pertaining to the proposed Khouli residences. The applicant is trying to gain some traction, moving forward with an amendment to the 2003 Mitigated Negative Declaration.
  - Bende asked that Councilmembers Kersey and Zapf continue the quarterly meetings with community group representatives that our previous councilmember held. Friedman asked RPPB to send him info and he'd forward to scheduling representative.
  - Politte will email previous minutes pertaining to the T-9 Torrey Meadows Bridge and the Khouli residences to Friedman.
- c. San Diego City Council Member Lorrie Zapf, District 6 Report – Kenneth Nakayama
- Not present.
- d. San Diego County Supervisor Dave Roberts, District 3 Report – Marc Regier
- Not present.

## 7. BUSINESS.

### a. **Operation Samahan, Community Health Clinic – Kirin Macapugay (Informational Item)**

Operation Samahan has served the Mira Mesa community since 1977 and recently opened a satellite clinic in Rancho Peñasquitos near Armstrong Garden Center on Carmel Mtn. Rd. They offer a full spectrum of services to all ages, hours are Monday to Friday 9:00am – 1:00pm. They see about 300 people a month. They are looking to increase size of the clinic from the existing 2 rooms near their present location. They take any kind of insurance and those who have no insurance; families, employees of small businesses and the elderly.

- Becker asked if they are fully staffed or meet patients by appointment only; Macapugay stated that due to limited hours it is best to call for an appointment, but they encourage walk-ins.
- Becker wondered if there is any correlation to PPH not moving forward and develop their site on Black Mtn. Rd. at SR-56 offering similar services in a much larger medical facility?
- Bende stated that he recently worked with a new stand alone clinic in Arizona growing out of a need to serve farm workers. Allante Healthcare is attracting new insurance patients; for every 3 insured patients they see, they can then serve one nonpaying patient.
- Macapugay added that Operation Samahan's employees are all local residents (5 mile radius) and they also provide internships.
- Bende added that is good resource for local businesses and recommended that Macapugay also present info on the clinic at the Town Council meeting which usually has a larger audience.

## 8. REPORTS.

### a. Chair Report – Jon Becker

- Becker reviewed status of Khouli residences on Alamazon St. Notice was received that applicant is proceeding with an amendment to the 2003 Mitigated Negative Declaration. RPPB will be preparing comments to send to City staff.
  - Politte noted her concerns about the draft amendment including inaccuracies in the descriptions, the size, bulk and scale of the 2 proposed homes (6,429 and 3,303 sq. ft., 3-stories each) they have called multi-generational homes.
  - Bende referenced the initial approval of the 7 lots in 2003 which were to be developed concurrently: 1) RPPB's approval was conditioned on no more than 8,000 cu. yds. of excavation and we don't know how much has been excavated to-date; 2) proposed living areas of the homes in 2003 were to be approx. 1,800 to 2,100 sq. ft. and the applicant is proposing homes that are 2 & 4 times the size and out of character for the neighborhood. The MND Amendment is not the last time we are going to see this project as they have not gotten a recommendation from RPPB.
  - Becker noted, the amendment seems to be dealing specifically with environmental issues, but it gives RPPB an idea of what their proposal now looks like in comparison to their previous proposal that was denied.
  - Forward any comments to Becker for incorporation into RPPB's letter, due to DSD by January 14, 2013.
- Carmel Valley Road Widening project will be coming forward in time. It was noted that the widening is part of the Torrey Highlands Transportation Phasing Plan.
- BMR North Village Tentative Map Area, Block J Row Housing. Dumka stated that individual properties must be presented for site plan review through the SCR process. The plan must conform to the guidelines.
- Becker stated there are two others in BMR coming forward; 2 builders and BMR LLC.

### b. Vice-Chair Report – Joost Bende, no report.

### c. Secretary Report – Jeanine Politte, no report.

### d. Standing Committee Reports:

- Land Use (Thom Clark) – not present.
- Telecomm (Darren Parker) – not present.

### e. Ad Hoc Committee Reports:

- FBA/PFFP Prioritization (Keith Rhodes)
  - Torrey Highlands' PFFP going to City Council on January 8<sup>th</sup> for approval.
  - Committee needs to begin reviewing the items that were not included for future updates. Successful the last time because our board was in support of the changes.
  - Becker noted that the PFFP dovetails in with the policy document, fees, etc.
  - Prinz added that DSD is discussing tying in the Rancho Peñasquitos PFFP update with the Community Plan amendment to run concurrently. Rhodes added that RPPB can be proactive knowing that is being considered, time to look at it again.

- Cresta Bella/Doubletree (Jeanine Politte)
  - Spurr stated that it looks like they've finished everything out now that sidewalks/driveways approaches are replaced.
  - Politte stated it looks like they are still monitoring the landscaping for runoff, etc.
  - Bende noted that he noticed that underground utility services were being marked on the property across Camel Mtn. Rd. which is also a Cohen property, operated by Atlantic Pacific.
  - Politte asked Prinz if he could check to see if they've presented plans to DSD; Prinz will email Politte.
- Our Lady of Mt. Carmel (Joost Bende)
  - Bende reported OLMC has begun building the sanctuary.
  - Spurr noted that they'd had a topping off ceremony.
- Santa Fe Summit II & III (Scot Sandstrom)
  - SDG&E is still using the lot for staging of the pole replacement project, otherwise not news on SFS II & III.
- RPPB Electronic Media Site (Steve Gore)
  - Gore will be scheduling the 1<sup>st</sup> meeting for later this month; to develop a plan. An email was sent to the committee members outlining some of the ideas that were generated from the regular RPPB meeting discussion.
  - Brief discussion about Adobe Form Central; Surban stated that the Trial version was used to gather community input for the CIP Projects list. Full functionality of the program has a cost.
  - Gore stated that we need to look at the level of interaction with the community and control.
  - Bende asked if the Town Council could share lessons learned with their media presence during City Council redistricting. What was the evolution after redistricting? Shoecraft stated that they now have an email list.
  - Gore added that in any business, you build your database. The media presence could bring people in.
  - Brief discussion on the group who wanted to host a smaller group site on the Town Council website. Hosting a site takes a tremendous amount of work.
  - Gore stated that we need to decide who our audience is, extent of what will be offered and maintenance of the site.
- f. Liaison and Organization Reports:
  - Black Mountain Open Space Park (Bill Diehl)
    - Diehl stated that we are back up to 5 rangers; 2 for Los Peñasquitos Canyon Preserve, 3 for Black Mtn. Open Space Park go all the way up to San Pasqual.
    - The BMOSP is looking for funding for the Ranger Station and the Trail for All People which is suppose to go before the City Park & Recreation Board from 2012 funding. Regional funds are from Mission Bay rents and anything over \$25 million, the Park & Recreation Board approves where \$2 million will be used for projects at any of the City's open space, regional park land.
  - DSD Facilities Financing (Bill Diehl)
    - Waiting for Community Fund balance sheets.

- MCAS Miramar Community Leaders Forum (Dennis Spurr)
  - Spurr reported, the Farmer's Insurance Open at Torrey Pines Golf Course will impact flight pattern/departures.
- PQ Fire Safe Council (Dennis Spurr)
  - The local meeting will be on 1/17/2013 and Shoecraft added, the San Diego County regional meeting will be on 1/15/2013.
  - Becker asked if they were still pursuing grant funds for brush management; Spurr stated that the Council is reviewing the viability, limitations and added that education is more valuable.
- PQ Town Council (Mike Shoecraft/Cynthia Macshane)
  - Macshane noted that the Town Council will begin planning the Fiesta.
  - Looking at how to fundraise for the Community Event Signs, looking for institutions that might be interested in paying for their name on the sign to supplement the costs.
  - Becker added that he was still trying to reach Harvey Payne about the arch he'd mentioned previously.
  - Macshane stated the Town Council was still working on their logo.
- PQ Recreation Council (Steve Gore)
  - Diehl reported that funding is good; Hilltop Park has approx. \$33,000 and Canyonside Park \$364,000 in their respective accounts as of November.
  - Rec Council has approved their Bylaws again and they are back in the City's hands.
  - Approved a donation of \$1,974 to Toys-4-Tots; the funds were from fees charged at Winter Wonderland to play in the snow. Toys could also be donated in lieu of the fee.
  - Approved expenses:
    - \$10,000 for gopher control at Hilltop & Ridgewood Parks (Burrow Busters). Let Bill know if other parks have a problem with gophers also.
      - (i) Politte will check Rolling Hills Park.
    - \$309 for recycling containers to be used at special events.
    - \$3,420 to resurface Canyonside Gym floor; next year it will be fully resurfaced (approx. \$13,000 to sand it down & seal, gym will close for a week to complete).
    - \$685 Gymnastics equipment, YMCA program.
  - Rec Council Election of Officers - Diehl remains the Chair, Scott Gillman is Vice-Chair, Steve from Girls Softball is Treasurer and Diane from YMCA is Secretary.
  - Politte inquired if the multiple emails we received in regards to the YMCA repainting and appropriate colors meant that RPPB would be reviewing; it just seemed odd.
    - Becker stated that RPPB does not need to review, but the color should conform to community plan guidelines. Becker added that YMCA knows there are capital improvement and FBA monies out there but were probably just being a good neighbor.
    - Politte asked if the YMCA is hoping to get funds to pay for the painting?
      - (i) Becker said, not that he's aware of unless the Town Council has funds available.

- (ii) Macshane stated that they are just being a good neighbor. The YMCA has come to Town Council to make presentations in the past.
  - o Politte reminded the board of the YMCA's presentation a few years ago as they kicked off their Capital Improvement Campaign to raise funds to improve the property; adding that she was under the impression the campaign was unsuccessful.
  - o Bende suggested that their inquiry was probably a combination of things ie. being a good neighbor, looking out for the resources of the community and by getting the word out that they are looking to improve/paint, maybe someone would come forward to assist with the funding.
  - o Diehl stated that the land where the Dog Park is located is leased by the YMCA for \$1 per year from the City. It's the location where they had planned for a Day Care Center.
  - o Politte asked Diehl if the YMCA is restricted as to how much they can charge for programs that use facilities leased from the City?
    - (i) Diehl stated that we (the City) put in the Community Pool, the YMCA leases it and is required to abide by the fees that the City charges to use City pools. They can charge whatever they want for their other programs. Diehl added that the Rec Council gets a cut of lease fees from the YMCA for use of Canyonside Gym.
- Los Pen Canyon Psv CAC (John Keating) – no report
  - Park Village LMAD (Jon Becker)
    - Becker reported the LMAD approved their budget.
    - Replanting at Ragweed and Park Village Rd.
    - Becker stated that the new Community Monument sign located near Canyonside Park on Black. Mtn. Rd. was hit by a car going southbound; feels that a plan to put large boulders in front would be a good deterrent. Diehl added that it has been repaired and there are matching (color) boulders available at Black Mtn. Park and the City can move.
    - Working on an encroachment removal along Park Village Rd.
    - Rhodes asked about monies collected by LMAD for the nonexistent section of Camino del Sur. Becker briefly explained how a surplus of funds must be spent down or returned to property owners; Andy Fields will explain in detail at the February meeting when we vote on the LMAD budgets.
  - Peñasquitos East LMAD (Bill Diehl)
    - Diehl reported the budget was approved by their committee.
    - All community monument signs now have solar lighting.
  - Torrey Highlands LMAD (Steve Gore)
    - Gore reported, the monument designs are in process for approval by the City Engineers.
    - Sandstrom stated their monument costs went up due to the City having 5 personnel working on the project which was budgeted for 3. Based on the cost increase the City was asked to tweak approx. 6 line items in the budget to get TH LMAD's budget back in line. Sandstrom apologized that the City was unable to prepare the final budget for tonight, so the LMAD Action Item was removed from the agenda.

- TH LMAD is resuming assessments next year after a two year hiatus. They had met the cap on reserves causing them to suspend assessments of property owners.
- Sandstrom stated there are 3 engineered areas within Torrey Highlands with different rates dependent on area, ranging from \$75 to \$137/year; Diehl added, just for information, PQ East LMAD rate is \$17.34 per year. Sandstrom stated that Torrey Highlands has fewer home which raises the per unit cost.
- Transportation Agencies (John Keating) – no report
- Elections (Joost Bende)
  - Odd Districts up for election; reviewed incumbent seat holders' names. Submit applications. Brief discussion about times for the election on March 6, 2013.
  - Diehl suggested that we review the board members to be sure we comply with the requirements regarding the 8 year term limit, the rule of exception, and that the board cannot have more than 25% of the elected board serving more than 8 consecutive years without a 1 year break, per the Bylaws. Upon review, there should not be a problem with the 25% rule.

The meeting was adjourned at 9:18 pm.

Respectfully submitted,

Jeanine Politte  
RPPB Secretary

Approved, 2/6/2013 – 12 in favor – 0 against – 2 abstentions (Brooks, Clark).