



## Rancho Peñasquitos Planning Board Meeting Minutes

December 3, 2014

Attendees: Jon Becker, Thom Clark, Bill Diehl, Stephen Egbert, Steve Gore, John Keating, Ruth Loucks, Jack McGuire, Darren Parker, Jeanine Politte, Brian Reschke, Keith Rhodes, Mike Shoecraft, Rod Simmons, Ramesses Surban, Melinda Vasquez, Brooke Whalen

Absent: Bill Dumka

Community Members & Guests (Voluntary Sign-in): Lisa Arnold, Jas Arnold, Gloria Kuramoto, Tom Monroe, Denise Bryan, Jacqui Higgs, Mary Molitor, Robert Dykstra, Tamra Barker, Howard Barker, Nawdeep Latawa, Alisa Grant, Dana Gibson, Melissa Harris, Michael Rothmuller, Kevin & Dawn O'Neil, Richard Krager, Robert Sepa, Kenn Laundroche, Jennifer Burstedt, Suresh Mummalaneni, Mary Ann Eisele, Holly Sepa, Liz Gyokery, Qiang Shen, Jane Wei, David Abramson, Barbara Camarillo, Katie Jurowski, Michael Ma, Kathleen Burke, Mary Alice Schmidt, Steven Staninger, Pam Stewart, Jon Burnard, Anne Regan, Hailiang Cai, Gary Levitt, Dale Politte, Patricia Miceli, Robert Miceli, Katherine Stannard, Katharine Cresto, Brian Eshelman, Martha Laundroche, Bonnie Beames, Christiane Staninger, Julie Johnson, Linda & James Greenspan, Nathan Rendler, Dao Abramson

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1. The meeting was called to order at 7:34 pm at the Doubletree Golf Resort located at 14455 Peñasquitos Drive, San Diego, California 92129. A Quorum was present (17).
  2. Agenda Modifications: none
  3. APPROVAL OF MINUTES: November 5, 2014  
Minutes were not available for approval; moved to January 2015 agenda.
  4. Public Safety Agencies: not present
  5. Public Forum:
    - a. Tom Monroe (speaker slip) noted his concern with multi-family increases at Rhodes Crossing; transient nature of residents will impact the community and school rankings.
    - b. Bill Diehl – PQ Park & Rec's Winter Wonderland is Sat. December 6<sup>th</sup> from 11am – 3pm at Hilltop Park. Free for children with an unwrapped toy (for Toys for Tots) or \$3 per child and parents are free. Santa will be present, 70 tons of snow, multiple party jumps, climbing walls and other special activities. Parking at Sunset Hills & BMMS with shuttle service.
    - c. Jeanine Politte reported that RPPB's annual elections would take place in March 2015. Odd numbered seats would be up for election; qualifications to run for a seat include: must be 18 years of age, live in the district boundaries of the seat they run for, must have attended 3 RPPB meetings in the year prior to elections (documented attendance; signed in or spoke at a meeting which is reflected in the minutes), submit an application by February meeting. Existing members must submit a new application. Seats are for 2 year terms.

6. ANNOUNCEMENTS & INFORMATION ITEMS:

- a. San Diego City Development Services Dept. Report – Michael Prinz
  - Bylaws Shell and changes to CP 600-24 were recently updated and approved. If RPPB accepts the shell as is, Betsy McCullough will prepare for the planning group. If there are deviations, the planning group will need to submit the rewrite. City Council approval is required of each groups’ bylaws. There are changes to voting requirements and how votes are tallied and other items.
    - Clark added that she (Betsy) wants them wrapped up in the next 6 months.
- b. San Diego City Council Member Mark Kersey, District 5 Report – Garrett Hager
  - Resurfacing of Paseo Montalban is complete. Additional local roads to be completed shortly include: 1) Black Mtn. Rd. between Oviedo and Calle de Vista Oeste, 2) Black Mtn. Rd. between Miramar Rd. and Carroll Canyon, 3) Oviedo St. between Barrymore and Black Mtn. Rd.
  - San Diego Retired Senior Volunteer Patrol is available to do vacation checks of your home; call SDPD to arrange or complete/submit the online form - <http://www.sandiego.gov/police/pdf/vacationhousecheck.pdf>
  - Councilmember Kersey will conduct another Twitter Q & A on 12/11/14 at 1:00pm. If you have questions and cannot be on Twitter at that time, email question to Hager or the office ahead of time.
  - The Councilmember will be attending holiday parties coordinated by local community organizations in Rancho Bernardo, Scripps Ranch and Rancho Peñasquitos.
  - New City Council Member Chris Cate (District 6) will be sworn in next Monday.
  - Surban reported that the left turn signal loops need to be repaired or timing reset since repaving of Paseo Montalban. Hager will inform traffic engineering.
- c. San Diego City Council Member Lorie Zapf, District 6 Report – Conrad Wear, not present
- d. San Diego County Supervisor Dave Roberts, District 3 Report – Tighe Jaffe, not present
  - Politte briefly covered Jaffe’s report which is attached as Exhibit A.
- e. 77<sup>th</sup> Assembly District, Member Brian Maienschein’s Office Report – Michael Lieberman, not present
- f. 52<sup>nd</sup> District, U.S. Congressman Scott Peters’ Office Report – Hugo Carmona, not present

7. BUSINESS.

- a. **T-Mobile SD06600 Westview High School, Project #376273, NUP for Existing WCF of 6 Façade Mounted Antennas on Field Lighting Poles** – Anne Regan, T-Mobile (Action Item)
  - Parker reported, T-Mobile is not proposing any modifications or additions to their existing facility, it’s just a renewal of existing permits for 10 more years. Committee recommends approval.
  - Anne Regan added, the facility is an 81’ 9” existing stadium light standard with 6 antenna on it and the existing equipment is located in a shed behind the street side bleachers.
  - Becker asked if coverage remains the same?
    - Regan replied, yes. They are not improving coverage.

**Motion:** To approve T-Mobile SD06600 Westview High School, Project #376273, NUP for existing WCF as presented. M/S/C – Parker/Becker/Approved, 16 in favor – 1 against (Politte) – 0 abstentions/recusals.

Note: Politte voted against the WCF permit renewal because it is on a school campus.

- b. **Merge 56 Project #360009, Developer Requesting a Letter of Support Encouraging City Staff to Consider Reducing the Widths of the Extension of Carmel Mountain Road to the west and Camino Del Sur to the south (from the Carmel Mtn. Rd. intersection) to become 2 lane roads rather than the 4 lane roads currently required** – Randi Coopersmith / Latitude 33 (Action Item)

- Keating and Rhodes recused themselves.
- Randi Coopersmith said they are asking RPPB to make recommendations on 3 items:
  - 1) 2 or 4 lane roads (Camino del Sur and Carmel Mtn. Rd.),
  - 2) 2 or 4 lane Carmel Mtn. Rd. bridge over SR 56,
  - 3) Roundabout versus a traffic signal at Carmel Mtn. Rd. and Street “M” (Via Las Lenas) intersection.
- Clark asked for questions and discussion to continue from the end of the Land Use Committee discussion; starting with questions from the board.
- McGuire noted that Carmel Mtn. Rd. is 4 lanes (north of SR 56) narrowing to the 2 lanes going south. He inquired where they felt the choke point would be – at Via Las Lenas or at the junction with Camino del Sur?
  - Keating noted the plan shows 6 lanes at the Mobil Station, transitioning southward to 5 then 4 lanes at the Merge 56 project and then down to 2 lanes southward to Park Village. The proposal shows Camino del Sur as 2 lanes from Park Village north through the open space to the Camino del Sur and Carmel Mtn. Rd. intersection. They would add a 3<sup>rd</sup> lane (turn lane) at the signalized intersection of Carmel Mtn. Rd. Carmel Mtn. Rd. north would be 2 lanes.
  - Clark asked for confirmation that the only road segments that would be 2 lanes is Carmel Mtn. Rd. from SR 56 going south and Camino del Sur south of the Carmel Mtn. Rd. intersection? Confirmed.
  - Coopersmith noted that the 4 lanes would be 94' feet wide and they are reducing the road to 70' and 74' which have significant reduction in grading and costs; it will have fewer impacts to the environment also.
- Loucks asked if there would be any traffic signals on the south segment of Camino del Sur from Carmel Mtn. Rd. intersection?
  - Coopersmith replied, no signals are planned.
  - Loucks asked what the proposed speed limit would be?
    - Keating said it would probably be 45 mph, same as Park Village. There will be a signal at the Carmel Mtn. Rd. Camino del Sur intersection. If the road is 4 lanes, a signal would be installed at Dormouse and potentially one in between for Rhodes Crossing development.
  - Loucks noted the need for traffic calming measures; concerned with speeding and danger on the curved road to pedestrian and bike lane users.
    - Keating added, the City prefers the raised median between lanes to separate the traffic versus a double yellow line. The people using the

road will live in Park Village and it will be posted at the City's required speed limit for the roadway and enforced.

- McGuire suggested that the 4 lanes would be at a higher speed limit. He added that Camino del Sur would be another north bound feeder to SR 56 with traffic increases between 7:30am and 9:00am and again in the early evening, asked how that would impact traffic on SR 56.
  - Keating noted it's the same traffic from Park Village but instead of everyone getting on SR 56 at Black Mtn. Rd. traffic would split. Once through the bottleneck through Darkwood Canyon, traffic going west will get on SR 56 at Camino del Sur and Westview traffic will continue north; drivers will have a choice. Caltrans is not planning on widening SR 56 westbound until after 2030.
- Loucks inquired about the existing Carmel Mtn. Rd. bridge and if it would be widened to accommodate additional lanes and/or bike lanes?
  - Coopersmith said they are not proposing to change the bridge dimensions, only restriping with bike lanes and possible addition of sidewalk on the other side of bridge or a wider sidewalk on one side. The bike lanes will tie into bike lanes on Carmel Mtn. Rd.
  - Clark noted that small sidewalks with the amount of ADTs (originally planned as 4 lanes) on two lanes is very uncomfortable, psychologically for runners.
  - Coopersmith said they prefer one 10 foot wide sidewalk instead of two 5 foot wide sidewalks. No slide illustration was available.
  - Gary Levitt said that two lane roads with a landscaped center median is a natural calmer. Same principles apply with an 11 foot wide drive lane + 5 foot wide bike lane + 5 foot wide sidewalk, so whether there are 2 or 4 lanes with a center median, it has the same calming results.
  - Loucks, referring to Camino del Sur north in Black Mtn. Ranch, said they have a 2 lane road with center median similar to what is being proposed. There is a huge problem with speeding on that route so she could not agree that the proposed traffic calming measures would be effective.
- Shoecraft said that he was looking forward to Carmel Mtn. Rd. being 4 lanes to get on SR 56. Does traffic analysis include the Rancho Peñasquitos neighborhoods north of SR 56 that will go through this neighborhood to access SR 56 and the surrounding area?
  - Keating said yes they looked at all the surrounding neighborhoods; 3,000 cars per day that are currently using Twin Trails to go to Black Mtn. Rd. and SR 56 were included.
  - Shoecraft if Torrey Highlands school trips into Rancho Peñasquitos were included?
    - Keating said yes that will be a part of the model.
    - Shoecraft asked if school trip hours were considered in the analysis?
      - Keating said yes; done during school hours/peaks .
  - Shoecraft asked if Camino del Sur was 4 lanes, how much faster could people evacuate if there was a fire in Park Village?
    - Keating replied that would be dependent on the situation, but the proposed single lane in each direction would be 20 feet wide on either side and could be driven as two lanes. The width allows room for traffic to pull over and allow emergency vehicles to pass. Vehicles

- could be driven on the bike lane if necessary, providing 2 lanes in one direction.
  - Coopersmith added that San Diego Fire Dept. will be providing comments on the road design.
  - Clark suggested that in an evacuation, wouldn't four lanes be faster and two lanes take longer to evacuate?
    - If SDFD was coming down Camino del Sur with sirens, traffic should move to the shoulder to allow emergency vehicles to pass. Keating said there are 2,500 homes in Park Village.
  - Becker added, the traffic route could be split dependent on area to be evacuated.
- Diehl asked which LMADs the roads are in?
  - Becker said that Camino del Sur up to the Carmel Mtn. Rd. split falls in the Park Village LMAD boundaries, the triangle between Camino del Sur and Carmel Mtn. Rd. falls in the Torrey Highlands LMAD. None of this is in PQ East LMAD.
    - Discussion on whether the area east of Carmel Mtn. Rd. and Via Panacea neighborhood is in PV LMAD or PQ East LMAD. It was noted that KB Homes development which falls on both sides of SR 56 is in PQ East LMAD boundaries. Additional research is needed to confirm.
  - Coopersmith added that they are not proposing changes to the boundaries.
- Simmons asked what the radius of the roundabout would be?
  - Keating said the outside diameter would be 100 feet, standard for an urban roundabout.
  - Whalen asked if they could discuss pedestrian use/crossing in relation to the roundabout as it is not shown on the illustration?
    - Coopersmith noted the Bird Rock neighborhood roundabouts, adding that they get about 20,000+ trips per day with a lot of pedestrians and cars per day; many more than would use the Carmel Mtn. Rd. roundabout in comparison.
    - Keating said the standard treatment for roundabouts is to go back one car length (20 feet) from the roundabout perimeter and place the crosswalk behind that. At that point the road is 15 feet + median + 15 feet wide, cross in two stages.
    - A resident asked if there would be blinking lights in the crosswalks?
      - Keating said enhancements will be determined.
      - Coopersmith added there are roundabouts in the project also.
  - Simmons noted that he likes roundabouts because they save gas.
- Politte asked for confirmation that the private drive north of Street "M" (Private Drive "T") would not connect to Carmel Mtn. Rd.
  - Keating confirmed and said they didn't want cut through traffic, adding that it would be used mainly by service vehicles.
  - Politte said she was concerned that local traffic would cut through the commercial area via Street "M" instead of going to the junction. Referencing the Year 2035 Traffic Volumes handout, she noted the ADTs coming from SR 56 on Camino del Sur to Street "M" and asked whether the projections include all the changes from the original project and includes cut through traffic?

- Keating said they zeroed out the old project and replaced with the new project uses/ADTs. They didn't compare the new to the old.
  - Politte added that Private Dr. "T" was not in the original project and some of the ADTs will shift over to that road.
- Politte said that she thinks the ADTs down to Park Village are too low. She noted the similarities to Peñasquitos Drive (2 drive lanes with a median, bike lanes and parking lanes on each side). It was confirmed there are no parking lanes proposed on Camino del Sur for hikers/bikers who access the trails. During a recent fire on the hill near the water tower, Peñasquitos Drive was blocked, residents couldn't leave and those coming home to check on their kids and homes had to park down by the Doubletree and hike up to their homes. You may be able to drive 2 lanes out on Camino del Sur, but what if someone runs out of gas? Are you going to push that car over the side so others can get out? It's not going to be as fire safe as the Park Village neighbors want and the Glens has fewer residences than Park Village. She said that she prefers 4 lanes on Camino del Sur and believes the neighbors will feel safer with 4 lanes.
- Clark noted, there is no public transit available so everything is automobile or bicycle.
  - Coopersmith said that all the traffic volumes will be validated by the City and he added that the numbers will be provided in the EIR and don't warrant 4 lanes.
- Parker asked if this is their alternative?
  - Coopersmith said yes, were looking at doing 2 lanes if 4 are not needed; adding that there would be less impact to the environment. It will cost them less in FBA fees, but that is not the main reason.
  - Levitt said the City over engineers our streets for one incident a year (emergency). How do you bring the traffic down for 98% of the time, design our communities for people first. A 4 lane road to where?
  - Politte followed up, we are going to engineer streets that may cause traffic chokepoints and a life might be lost. She said, the point she was getting at is if there is a fire, whose going to take the blame because the road isn't wide enough and someone doesn't get out and dies. She said that she understands that there is no road today. If they build a 2 lane road and in 8 years that we need the 4 lanes, who is going to pay for that? Right now, they are on the hook to build a 4 lane road today.
  - Reschke added, why not require them to build it as 4 lanes and operate as 2 lanes until such time the board recognizes there is a need to change it to 4 lanes?
    - Politte agreed that was a good option.
  - Coopersmith said that it's refreshing to work with Levitt. SR 56, if widened, would still be a mess. We need to change our habits. We are trying to provide a different solution with our roundabouts, etc.
  - Parker asked if this meets City standards?
    - Prinz noted, roads will be built to City Standards. The plan requires 4 lanes. The request tonight is to have City staff analyze the 2 lane alternative which would be a reclassification. FBA fees would be reevaluated also.

- Clark, noted the Torrey Highlands Community Plan calls for wider sidewalks than those being proposed. He said he agrees with smart growth and good urban planning. But Merge 56's request asks him to make a decision based on a map and information that he saw for the first time a couple days ago. Based on the most recent cycle reports, there are still environmental issues being worked through. He added that he doesn't have enough information to make a decision.
  - Coopersmith said, habitat hasn't changed since original EIR, its sensitive habitat.
  - Simmons added that its highly valued (Tier I) habitat.
  - Clark said that he isn't sure he has all the info to make an intelligent decision. He added, the City is asking them to revise their traffic study (per recent cycle review documents).
  - Keating said the Gary Levitt's vision doesn't have to translate to public streets, even if our patterns stay the same and we drive everywhere we go. Today's volumes wouldn't require a 4 lane road. If we were preparing the Torrey Highlands Community Plan today, it would be classified as a 2 lane road. It could be built in phases, graded wide with a large open median and 2 lanes as an option. We'd be grading to the red area (environmental), but we'd like to do something different with less environmental and economic consequences.
  - Coopersmith said, that's why we do an EIR. They have also heard from neighbors about doing 2 lanes instead of 4 with calming measures.
  - Keating added that the burden is on them to prove.
  - Clark noted the previous traffic study (18,000 ADTs) and that's why it was a 4 lane road. Keating saying that they threw out the old numbers. If the uses were similar, why are they so much lower?
  - Levitt noted the traffic study was not redone. The original includes ADT from Carmel Mtn. Rd. west to Del Mar Mesa which is no longer possible.
- Egbert questioned the argument for 2 lanes, adding that there is still a need for a 3<sup>rd</sup> lane occasionally on one side or the other. He would also like them to consider including a pedestrian crossing on Camino del Sur between Carmel Mtn. Rd. and Park Village which is not shown on the proposal. Pedestrians will cross whether there is a crosswalk or not.
  - Coopersmith noted that the trail connection is farther north.
  - Egbert said, if speed is a problem, will there be a place for a police car to sit – another calming measure.
- Reschke asked if the proposed changes for Rhodes Crossing's residential Unit #2 were included in their ADTs?
  - Keating replied that they have 7,400 ADTs coming out of non Merge 56 portion (Unit #2, #3, #8 and commercial). They included more residential trips in the model to include the additional numbers being proposed by Rhodes Crossing CPA.
  - Reschke asked if there would be another roundabout or a signaled intersection on Carmel Mtn. Rd. south of Via Las Lenas?
    - Keating said there would be an intersection with a median break and the City would determine the need of a traffic signal at the intersection where Rhodes Crossing is proposing the change to multi-family units (Unit #2).

- Becker asked if there was adequate separation between the two intersections?
  - Keating said yes.
- Rhodes said it is currently proposed as a 4 lane with a signal. Merge 56 would turn that into at least a 3 way signal because they've closed off the entrance in Merge 56 there. That has not even been looked at. There is a current approved plan and make sure that we are talking about what it is going to be turned into.
- Whalen would like sidewalk widths increased on Carmel Mtn. Rd. and Camino del Sur; widths should be per the Torrey Highlands Community Plan including 10 feet on the east side for the kids and people using the amenities.
- Surban would also like sidewalk widths expanded. Did the traffic numbers presented assume Rhodes Crossing number increases?
  - Keating said there are 7,400 ADTs combined. which includes 3,500 for the commercial, and 3,500 for the residential which equates to about 400 dwelling units in Rhodes Crossing.
  - Levitt said the City requires them to take into consideration worst case scenario and include the diocese property (built to capacity for present zone).
  - Surban asked if they could phase road construction, reserving the public right of way so it can ultimately be built as a 4 lane road in the future and would it need to be graded to 4 lanes?
    - Coopersmith said yes, you can reserve the right-of-way for 4 lanes and only grade/build the 2 lanes, and yes it could be graded to 4 lanes and built to 2 lanes.
    - Keating said they could build the outside lanes initially and leave the middle (extra wide median) to add the additional lanes later.
  - Surban noted that Keating previously said, 3,000 ADTs are diverted from Twin Trails to SR 56, that will use this route; what design elements were used to discourage cut through traffic?
    - Keating said they would come to Street "M" go through Merge 56 and the internal roundabouts then out to Camino del Sur. Want to discourage traffic from using Private Drive "T". If they don't like that, they can drive down to the junction and turn north onto Camino del Sur. They also considered installing speed humps on the Private Drive "T" to discourage cut through traffic.
    - Surban asked if they took all that into consideration in their model?
    - Keating said yes. He also noted all the roundabouts will be the same (100 foot outside diameter roundabout – 15 foot wide paved circulating lane plus a raised truck apron and in the middle would be a 35 foot diameter landscaped circle).
    - Simmons asked if they would dome the middle to discourage people from driving over it?
    - Coopersmith said it is a slight dome and Keating said it could be higher or a wall also.
    - Becker asked where the bike lanes would go?
      - Keating said bike lanes are not striped in a roundabout, they drop before the roundabout and they take the vehicle lane.



- Becker said, that as a Park Village resident, the second route out of the Park Village neighborhood is a good thing. When Scott Peters was our Councilmember, he and the Fire Marshall were out and noted that Park Village Rd. was adequate for evacuations. He likes the roundabout and thanked Levitt and Keating for thinking outside the box. He added, there will be a larger environmental impact that will occur through the footprint. He said the 2 lanes is great, but we don't know what we will need in the future. On the east side, we should have a wider parkway (sidewalk and tree strip). The other concern is the proximity of the parkway to the canyon edge, the grading and the need for a barrier or railing in specific locations. This needs to be studied for a wider parkway area.
  - Coopersmith noted the map that was distributed showing the slopes and grading impacts/disturbances required for the 2 lane or 4 lane road configurations.
- Becker noted that Carmel Mtn. Rd. north of SR 56 is a 4 lane road and would have to be restriped to narrow traffic down to the 2 lane bridge if not widened.
- Rhodes said that there would be no roadways mapped out and no public right-of-way without Rhodes Crossing. He added that he doesn't know if 2 or 4 lanes work and doesn't know if the community is hearing a one sided statement tonight. He added that he just found out about tonight's request by Seabreeze/Merge 56 the other night. He was told, at the last meeting, that this was going to be one of their alternatives. He hasn't spoken with their engineers and added that the traffic is up in the air, but would not make comments on it. You don't know what numbers were used, because they couldn't tell him what numbers were used. He added that Coopersmith (Latitude 33) is the original Rhodes Crossing engineering firm but are working for Seabreeze now. He was left out of the process. Rhodes asked Levitt to step back and allow their team and his team 30 days to look at it and discuss. This doesn't look at the Community Plan Amendments, how the Via Panacea neighborhood will get out, let alone how his Unit #7 will get out.
  - Clark said he assumed that they would need to talk to him and wanted to come back to the topic on the agenda.
  - Rhodes said they haven't talk to him and RPPB wouldn't want to send this to the City without Levitt and himself working on it.
  - Clark said that it's not about Levitt and Rhodes, and wanted to bring the conversation back to the presentation on the agenda.
  - Politte noted that there is a relationship between Merge 56 and Rhodes Crossing. When RPPB approved the CPA Initiation for this project and the other 2 adjacent initiations (Rhodes Crossing and the diocese property), we wanted them all looked at together; a holistic review and analysis of all projects together. What Rhodes is going to do will affect Merge, vise versa and it will affect the Via Panacea neighborhood. She said she agrees with Rhodes' comment that we need to wait until they've had a chance to look at it holistically.
- Surban noted that Keating said he considered the changes being proposed for Rhodes Crossing.
- Politte said that Rhodes needs to verify that the information presented was accurate.
- Rhodes noted, they can't tell him if the numbers they used were the numbers he brought forward in the community plan amendment. Maybe this might work, but once

this is done, it's done. This doesn't tell him if he can get his residential units out. RPPB really doesn't have enough information tonight to make a recommendation.

- Levitt said that they wanted to get a sense of direction from the board not necessarily a recommendation from the board and community (feedback) on their next steps. It happens that the southern road is in the Rancho Peñasquitos Community Plan and FBA. Their project fees are all based on the Torrey Highlands side of things. "This is not to provoke, its informational, or why is he doing this?" He asked for a sense of direction.
  - Rhodes asked which roads Levitt was talking about?
  - Levitt replied, Camino del Sur south.
  - Rhodes said that he doesn't want to be at odds with Levitt, just that only one side was being presented and he would like to discuss with them.
- Clark said that he agrees with Levitt in respect to the traffic calming and urban planning, and he agrees with Rhodes that once it's done, it's done. Clark wanted us to be assured there are safe guards so we don't have a situation like Black Mtn. Rd. which was built to 4 lanes when it was designated as 6 lanes, but you can't build 6. He wants to make sure it's done right. City staff is noting issues in the cycle review documents with the environmental and requesting additional traffic analysis. He doesn't have all the information to make a decision or a recommendation tonight.

Community Comments:

- Nathan Rendler had left; speaker slip noted unspecific concern with Rhodes development.
- Richard Krager had left; speaker slip noted unspecific concern with Rhodes Project.
- Michael Ma had left; speaker slip noted his primary interest was with Rhodes Crossing.
- Bonnie Beames submitted 2 speaker slips representing "citizens against multi-family housing at Rhodes Crossing" and was present to comment as follows:  
Prefers well marked bike paths and pedestrian safe/lighted crossings near schools and would like a separate pedestrian bridge over SR 56. There are a lot of students traveling the routes to MVMS and Westview High School.
- Mary Molitor had left; speaker slip noted concern for construction traffic on Sundance Avenue and a request to post signage.
- Brian Eshelman stated that he has been vocal against any extension of the spur but felt agreement on the 2 lanes would be a good compromise.
- Mary Alice Schmidt asked if traffic studies included traffic north to Deer Canyon and Sundance Elementary Schools and south to Park Village as students from both neighborhoods travel to the other neighborhood schools?
  - Keating said they didn't break down the numbers by school boundaries.
  - Gore noted open enrollment and that parents are not choosing Park Village now due to the drive around (Black Mtn. Rd. to Park Village and into the neighborhood). He added that once the road is open, parents would choose Park Village because their kids would then go to MVMS and Westview HS. Now you have traffic to and from twice per school day.
- Mary Ann Eisele said that she supports 2 lanes for several reasons. It's a proven fact that traffic calming measures slow drivers down. Statistics: at 40 mph, it takes 300 ft. to stop and 85% of people hit are killed; at 30 mph, it takes 197 ft. and 45% of people hit are killed, and at 20 mph, it takes 112 ft. to stop and only 5% of people hit are

killed. Our kids are walking along these roads walking to school. She added that she appreciates slowing down a decision, but there is one way out of Park Village now. If there is an evacuation, SR 56 will be at a stop whether the road is 2 lanes or 4 lanes; SR 56 is the only east-west route. She added that Merge 56 came out, listened to the community and is trying to satisfy their concerns; as opposed to someone coming out and saying they are listening but not making any changes. Merge 56 has proven good-will repeatedly. If the City, the engineers, etc. don't agree, the City isn't going to approve something that doesn't serve the community. What Merge 56 is asking for is, does this fit, let's go to the next step and take it to the City to be looked at. She added that she really likes this.

- Lisa Arnold would like wider sidewalks instead of two narrow ones, and likes the traffic calming measures.
- Gloria Kuramoto said that she was happy when they found out that Camino del Sur would not go into Mira Mesa. If it becomes 4 lanes, Mira Mesa may want in and a connection. She felt it was safer for kids if a 2 lane road.
- David Abramson said he was concerned with safety for kids to school with wider parkways/sidewalks on Camino del Sur and would like a pedestrian bridge similar to the one in Mira Mesa near the ice arena. Is there an option to look at this? Two lanes may come back to bite us.
  - Becker noted that both Mira Mesa and Rancho Peñasquitos voted to remove Camino Ruiz (Camino del Sur) across the Preserve from their community plans many years ago.
  - Keating added that Mira Mesa then built a park at the north end of Camino Ruiz; they won't remove a park to build a road.
- Katharine Cresto likes the 2 lane version.
- Katie Jurowski asked if traffic flow to and through Park Village Elementary school parking lot had been analyzed?
  - John Keating said it has been analyzed; circulation at Park Village Elementary will stay the same. Dormouse will be signalized allowing the circulation through the parking lot to remain the same.
- Melissa Harris said that she likes the roundabout at Via Las Lenas. MVMS, Deer Canyon and other school kids may not be able to decide how to use/navigate the roundabout.
- Prinz said the proposal/initiation has been submitted to amend the Community Plan and rezone the Merge 56 site. Planned roadways were adopted with initial development approval. If a recommendation is submitted, it will be analyzed and considered as an alternative to the 4 lanes within the environmental report. The environmental report will be reviewed, then out to the public for comment. The Planning Board will make a recommendation to City Council, who will be making the final decision on this project. There will be plenty of future opportunities for public comment.
- Diehl asked for clarification that RPPB would still review and make a recommendation to the City on this project?
  - Prinz said yes, Planning Commission will also make a decision on the CPA before the City Council does.

- Coopersmith said he thought they were coming tonight as an Information Item. They are waiting for feedback from community and the City on cycle issues; RPPB did not need to make a recommendation tonight.
- Politte read Mike Kruze's email, Exhibit B.
- Rhodes said that whether it is 4 or 2 lanes, it will be built; it is Merge 56's obligation to complete. Rhodes said that he wanted to speak directly to Mary Ann Eisele about her comments pertaining to someone coming out and saying they are listening but not making any changes. He believed that her comments were directed at him, and he wanted her to know that they have been working on their plans to address issues that were brought forward at their neighborhood meeting.
  - Diehl and multiple board members called for a Point of Order and Clark suggested that Rhodes and Eisele take the discussion off-line. Due to numerous private conversations in the room, Politte raised a Point of Order and asked that all comments be directed to the Chair; affirmed by Clark and the meeting resumed.
- Coopersmith noted that Chris Zirkle is looking at the trails and connections within Merge 56.
  - Prinz clarified that Chris Zirkle is with City Parks and Recreation Division.
- With no further questions or comments, Clark asked the attendees who were staying to take a seat and waited until the room cleared to continue the meeting; then asked if any member wanted to make a motion.

**Motion:** To table this item to a future meeting, date to be determined. M/S/C – Diehl/Becker/Approved, 15 in favor – 0 against – 2 recusals (Keating & Rhodes).

c. **DRAFT Annual Report Discussion, Rancho Peñasquitos Planning Board** – Thom Clark/RPPB (Information Item)

- Clark asked members to send comments/changes for the Draft document to him via email with approval in January or February.

8. REPORTS..

a. Chair Report – Thom Clark

- Bylaws need to be revised using the new Shell approved by City Council. If RPPB agrees to accept the shell and matrix of changes as approved, Betsy McCullough will complete for the CPG. If we have any deviations, RPPB will need to prepare and submit the Bylaws. All CPG Bylaws will need to be approved by City Council.
  - Discussion: Diehl noted we have deviations already, Politte read a list of possible changes that have been mentioned over the past few years, suggesting that a committee be appointed. Vasquez said she was in favor of creating the sub-committee as there are possible word changes ie. shall/may. It was also noted that Diehl and Egbert were on the committee with the last shell rewrite. Discussion on committee procedures, guidelines and whether the board needed to approve the committee.
  - Clark created the Bylaws Ad-Hoc Committee for a term of 3-5 months, to prepare the bylaws following the matrix and incorporating recommended deviations to the shell for approval by the full board.
  - Clark asked for volunteers and appointed the committee as follows, with approval of the board. Committee includes: Vasquez, Egbert, Diehl, Politte, Surban (Chair).
  - Clark will email the new Shell and matrix to the board.

- Politte will email the old bylaws to the board.
- Egbert noted that the last time, there were major demographic changes.
- The Ad-Hoc committee will meet in January to begin review; meetings are open to the public.

**Motion:** To approve the creation of a Bylaws Ad-Hoc Committee with members (Vasquez, Egbert, Diehl, Politte and Surban - Chair). Committee will be established for 3-5 months to review bylaws following the matrix and new bylaws shell, make change recommendations, prepare draft revision(s) for RPPB approval and follow through City Council approval process. M/S/C – Vasquez/Becker/Approved, 15 in favor, 1 against (Diehl) – 1 abstention (Simmons).

Note: Diehl voted against the motion because it was not on the agenda as an action item. It's the Chair's job to create Ad-Hoc committees and does not require approval.

- Vasquez asked if the bylaws state that our meetings are to follow Robert's Rules of Order? Diehl replied that we are required to follow them.
  - Clark thanked Becker for chairing the November meeting in his absence.
  - Clark noted that the Land Development Code is included in the Bylaws matrix and that planning groups should know, use and understand the LDC.
  - Clark reported that he received a Traffic Engineering letter pertaining to a speed limit increase on Torrey Santa Fe Road between Torrey Santa Fe Court and Via Canyon Drive; 40 mph posted westbound will be raised to 45 mph.
    - Keating noted that if we request that they leave the speed limit as presently posted, SDPD will not be able to enforce the speed limit.
  - Clark noted emails that he received from Mike Kruze (read by Politte previously in the meeting) and an email from Mary Ann Eisele regarding the meeting with Rhodes Crossing; concerned with density increase.
    - Rhodes said that they are continuing to listen and work with the community; there seems to be a disconnect on her part. They (Rhodes Crossing) are not strong arming anyone.
  - Clark said that he received Notice of the Scoping Meetings for the Pure Water Program. Tues. Dec. 9<sup>th</sup> at the South Bay Recreation Center and on Thurs. Dec. 11<sup>th</sup> at the Metro Operations Center on Topaz Rd. Clark said they gave a presentation a few years ago and it was very interesting.
    - Gore asked if it will make the purple pipe redundant? Purple pipe is partially treated now but not drinkable – would be easy to treat a bit more and make it drinkable?
  - SANDAG has offered to make local presentations on trails networks (bike/ped) and San Diego Public Utilities is also offering presentations. Clark will look at adding to future RPPB agendas as time/agendas allow.
- b. Vice-Chair Report – Jon Becker
- Becker noted Michael Lieberman's (Assembly Member Maienschein) coordination of meetings with Marty Block's and Brian Maienschein's offices. They support and acknowledge the communities' desire for an East-West trail connection through DMM Preserve.
- c. Secretary Report – Jeanine Politte
- Covered election information during the open forum.
  - Still hearing from concerned citizens about the RCF on Del Diablo. There are no applications for that address on file with the State at this time.

d. Standing Committee Reports:

➤ Land Use (Ramesses Surban)

- Surban noted Gary Levitt's went over their request for a recommendation and Keating's traffic study information.
  - o Clark will distributed Merge 56 documents via email to board members. With them giving us just 2 days notice of their proposal (illustrations), how do we stay abreast of the issues? We haven't had discussions about things like the height of the office building, deviations from zoning, etc. We are not seeing the same development now that was presented initially.
  - o Politte asked if we can put the documents on the Google website? Becker suggested an FTP site or DropBox; he can scan them. Egbert asked if these are public documents? The developer would need to distribute to the public.
  - o Clark noted that the agenda description for Merge 56 as an action item was requested by Levitt in an email.
  - o Gore noted that the shadowing on the other buildings was similar to the office building on the documents which in very fine print shows it as a 6 story office building.
  - o Becker said that with the Kilroy submitted Santa Fe Summit II & III and the 10-story office building, we went back to the community plan and design guidelines.
  - o Parker asked if we can't ask them to send us everything?
  - o Rhodes said there are issues with access for his development and the Via Panacea neighborhood with Merge 56's changes. He will talk with Gary Levitt as they have not talked about the changes. After fighting for the wildlife undercrossing, there is concern with the wildlife crossing if it goes over the roadway (Camino del Sur). The other CPAs should be taken into consideration.
  - o Clark thanked Politte for bringing up the connectivity of all 3 projects.
  - o Mary Alice Schmidt asked if the public could have access to the changing maps?
    - (i) Becker said that all documents/drawings are at the City and can be looked at but not copied or distributed to the community. He will check with Michael Prinz about distributing the documents to the public.
    - (ii) Clark said he has asked them to bring copies, but they didn't. When you see it on the agenda, be at the meeting.
  - o Parker said, we should be looking at the whole project, not just the roadway or bits and pieces. They could have a Council date scheduled and then come to us last minute asking for approval and all we've seen is their road alternative.
  - o Rhodes noted that people don't seem to understand that the Community Plan traffic calming had multiple stops and intersections so all residents can get in and out.

➤ Telecomm (Darren Parker) – no report

e. Ad Hoc Committee Reports:

➤ Doubletree Resort (Jeanine Politte)

- The November committee meeting was canceled per Laurus Corp. not wanting to participate. Politte reported that she hasn't heard from them since. Via other sources, she reported that the hotel renovation has been pushed back to March

2015 per the staff. The last golf tournament is scheduled for January 19<sup>th</sup> and it unknown when the course will close, but it has been said that the course could change its operating schedule to Thurs – Sun only. Politte reported that per an email from Clark, he and Becker (via phone) had a meeting with Phil Cyburt and Maureen Cohen prior to Thanksgiving. She deferred to Clark to report on that meeting but has canceled future committee meetings until Laurus is willing to participate. She asked Clark to explain how the meeting with Cyburt and Cohen came about and why she as the Ad-Hoc Committee Chair, was excluded from that meeting?

- o Clark said that he received a call from Cohen stating that Cyburt was going to be in town and they would like to meet. He said he was unaware of who had been called.
- o Becker said that Cohen contacted him to meet at his office but he was out of town. Then she asked for Clark's phone number. He added that he and Clark both told Laurus to contact Politte.
  - (i) Per Politte, they have not contacted her since the November meeting was canceled.
- o Clark said their perception was that Politte was biased and the meetings were not productive and redundant. They are canceling future meetings until the golf course is closed in January.
  - (i) Politte noted that she lives in the neighborhood and will be impacted by any proposal to redevelop the golf course.
  - (ii) Egbert said that 95% of the audience was from Politte's district and 2% are from his district.
- o Politte said the neighbors don't want the course closed. So Laurus is going to close the golf course anyway and then come back to the table to discuss redeveloping the land.
- o Reschke asked if that violates their existing permits?
- o Politte said that she has asked for copies of all the original development permits but they haven't provided them. Prinz has said the documents are in storage and that he would look when he has time, but the Doubletree isn't a paying project yet so the City won't pay for Prinz's time to search for the documents.
- o Surban suggested filing a formal public records request with the City.
- o Politte said that Damon mentioned that he was working on Lewis' other project. She also suggested that Clark think about whether he wants to appoint a new Chair of the Ad-Hoc Committee; she would have no problem with that decision.
- o Clark said Laurus is looking at doing a sustainable closure, looking for an expert to close the course, and that Cyburt said they are considering keeping the driving range open as a dog park or similar. They also mentioned some nurse that was threatening a class action lawsuit or something on that order, sending letters threatening Council offices and others. Clark will send Politte any emails he has received from the community. Once the course is closed, they will be coming back with their team to resume.
- o Becker noted that they are using the community to design their project and having concepts to present to the community works better to get feedback.

- o Rhodes said that the previous redevelopment idea put all that traffic out on Peñasquitos Drive which won't work.
- o Vasquez raised Point of Order and called for Orders of the Day, complaining that we were spending too much time and that it was past 10:30 and the board should stick to the agenda.
  - (i) Politte said all times are approximate as noted on the agenda and this discussion is warranted. If people can't stay, they should leave.
  - (ii) Diehl said the item is on the agenda.
  - (iii) Vasquez said we've spent 20 minutes on this item and it's an hour and a half past due.
  - (iv) Note: Only 12:15 (minutes:seconds) were spent on this agenda item per the recording.

f. Liaison and Organization Reports:

- Black Mountain Open Space Park (Bill Diehl) – no report
- Community Funds (Bill Diehl) – no report
- MCAS Miramar Community Leaders Forum (Stephen Egbert)
  - Egbert reported there was a HMH helicopter tour with the “Screw Crew”.
- PQ Fire Safe Council (Mike Shoecraft)
  - Shoecraft said there is meeting tomorrow of all I-15 Corridor groups with Supervisor Roberts and his staff to review coordination.
- PQ Town Council (Vacant) – no report
- PQ Recreation Council (Steve Gore)
  - Next meeting is December 10, 2014.
- Los Pen Canyon Psv CAC (John Keating)
  - Simmons reported there was a vote and the CAC will be sending a letter to RPPB about concerns on environmental impacts (Merge 56 and Rhodes Crossing developments and Camino del Sur), concern with fill and water pouring into Deer Canyon (big issue). Laura Ball, Park & Recreation Division, is working on a map showing the slopes/grades, wildlife tunnel/crossing and trail connection on Camino del Sur (distributed to RPPB members via email). They'll be walking Darkwood Canyon next week.
- Park Village LMAD (Jon Becker)
  - Becker said the LMAD approved their 2015 budget last night; may be ready for the January agenda and RPPB's approval.
- Peñasquitos East LMAD (Bill Diehl)
  - City Budget meeting, 12/18/14 on the 5<sup>th</sup> Floor.
- Torrey Highlands LMAD (Darren Parker)
  - Parker said they have approved their budget also. City wants to reduce the height of the monument sign; add to January agenda for RPPB's approval. City wants RPPB's approval.
    - o Discussion on whether RPPB approved the monuments. Politte will collate previous meeting minutes and send to Parker and Gore.
    - o Becker asked if they have a CPI fee increase in their budget and added that the City is ramping up fees partially due to the lawsuit wanting to eliminate the MADs.
- Transportation Agencies (John Keating) – no report



Clark responded to Vasquez's comments about moving the meeting along, noting that it was only 20 minutes past the tentative end of the meeting. He added that it was important to talk about the Doubletree so we all understand what is going on. They came to us, asking us to create a committee to help them and now they are backing out. There has been a tremendous amount of time expended by the Committee and community members.

Simmons noted a burnt area (possible migrant debris) off Carmel Valley Rd. and Black Mtn. Rd. on Doug Hill near Black Mtn. Community Park; he would like to coordinate a community clean up of the area on Earth Day, 4/22/15.

The meeting was adjourned at 10:50pm.

Respectfully submitted,

Jeanine Politte  
RPPB Secretary

Approved 1/7/2015, 12 in favor – 0 against – 1 abstention (Dumka).

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**From:** Jaffe, Tighe [Tighe.Jaffe@sdcounty.ca.gov]  
**Sent:** Wednesday, December 03, 2014 10:17 AM  
**To:** jeanine@jpolitte.com  
**Subject:** RE: Rancho Peñasquitos Planning Board Mtg, 12/3/2014 - Agenda

Jeanine,

Hope all is well. Please find my report for RPPB's meeting tonight. I will not be attending tonight's meeting. Please let me know of any questions.

1. Sachiko Kohatsu, our outstanding Land Use advisor, will be retiring tomorrow on December 4<sup>th</sup>. After serving the County of San Diego for 15 years, she will finally not *have* to read any more EIR's.
2. Supervisor Robert's new Chief of Staff, Glynnis Vaughan, started this past Monday, Dec. 1<sup>st</sup>. John Weil departs officially on Jan. 6<sup>th</sup>. Her email is [Glynnis.Vaughan@sdcounty.ca.gov](mailto:Glynnis.Vaughan@sdcounty.ca.gov).
3. The county's Department of Agriculture, Weights and Measures is reminding holiday shoppers to check their receipts. And our Sheriff's Department is warning people to beware of crooks.

Faulty price scanners can cost you money. Last year, inspectors found that 1 in 5 stores overcharged customers -- at nearly \$3 per error on average. Learn how to protect yourself in this [County News Center story](#).

County News Center also published a warning from Sheriff Bill Gore to beware of theft while holiday shopping. The Sheriff's Department begins its Holiday Watch today. Get details [here](#).

4. Due to wet conditions and the ongoing storm activity the following Department of Parks and Recreation facilities are closed:
  - Santa Ysabel East and West
  - Volcan Mountain
  - Ramona Grasslands
  - Barnett Ranch
  - Simon Preserve
  - Mt. Gower
  - Luelf Pond
  - Santa Margarita
  - Del Dios
  - Los Penasquitos trails (ranch house and surrounding grounds remain open)
  - Goodan Ranch-Sycamore Canyon
  - El Monte staging area and trailhead

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Tighe Jaffe



# COUNTY OF SAN DIEGO NEWS RELEASE

FOR IMMEDIATE RELEASE

December 3, 2014

Contact: Mark McPherson (858) 495-5572

## **RAIN BRINGS URBAN RUNOFF TO COUNTY BEACHES**

The Department of Environmental Health has issued a General Advisory for the coastal waters of San Diego County due to recent rainfall. Swimmers, surfers, and other ocean users are warned that levels of bacteria can rise significantly in ocean and bay waters, especially near storm drains, creeks, rivers, and lagoon outlets that discharge urban runoff. Urban runoff may contain large amounts of bacteria from a variety of sources such as animal waste, soil, and decomposing vegetation. While many coastal storm drains within San Diego County are permanently posted with white metal warning signs, additional temporary warning signs are not posted for General Advisories. Activities such as swimming, surfing and diving should be avoided in all coastal waters for 72 hours following rain. This includes all coastal beaches and all of Mission Bay and San Diego Bay. Elevated bacteria levels can persist after a rainstorm depending upon the intensity of the storm, volume of runoff and ocean and current conditions.

### Tijuana Slough National Wildlife Refuge and Border Field Park

A water contact closure is currently in place for the ocean shoreline at the Tijuana Slough National Wildlife Refuge and Border Field Park due to sewage-contaminated flows from the Tijuana River entering the United States. Signs will remain in place until sample results indicate the ocean water is safe for recreational use.

***For updates on beach closure information please visit our website at [www.sdbeachinfo.com](http://www.sdbeachinfo.com) or call the 24-hr. hotline at (619) 338-2073***

FOLLOW THE [COUNTY](#) ON [TWITTER](#), [FACEBOOK](#) AND [YOUTUBE](#)

**From:** Mike Kruse  
**Sent:** Tuesday, December 02, 2014 6:21 PM  
**To:** Jeanine Politte; Thom Clark  
**Cc:** 'Thom Clark'  
**Subject:** Letter requesting four lanes for Camino Del Sur extension

Dear Rancho Penasquitos Planning Board:

I am writing to request the road extension of Carmel Mountain Road through Camino Del Sur and Park Village Road move forward and remain at four lanes.

My family lives on the east side of Park Village Road off TexanathisRagweed. Park Village Road serves as the only entry and exit for about 3 miles of homes. This leads to a large amount of traffic at high speeds on a single road. It is dangerous, noisy, and a hazard if a fire were to happen.

We have waited ten years for Camino Del Sur to be extended to the 56 freeway to relieve this burden on the neighborhood. This road extension will serve to open up commutes for a large portion of the community both north and south of the 56. Please do not allow the project to be delayed or downgraded to a two lane road. No roads so close to the 56 are this narrow with comparable expected traffic.

Respectfully,

Michael Kruse