



Rancho Peñasquitos Planning Board Meeting Minutes

May 7, 2014

Attendees: Jon Becker, Thom Clark, Bill Diehl, Bill Dumka, Stephen Egbert, John Keating, Cynthia Macshane, Darren Parker, Jeanine Politte, Keith Rhodes, Mike Shoecraft, Rod Simmons, Ramesses Surban, Melinda Vasquez

Absent: Steve Gore, Ruth Loucks

Community Members & Guests (Voluntary Sign-in): Anne DeBevoise-Abel, Thomas Mulligan, Pam Blackwill, Joy Williams, Mary Ann Eisele, Harold Meza, Robert Blessing, Dan Rehm

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1. The meeting was called to order at 7:50 pm at the Doubletree Golf Resort located at 14455 Peñasquitos Drive, San Diego, California 92129. A Quorum was present.
 2. Agenda Modifications: Remove Verizon agenda item.
Motion: To remove agenda item Verizon Santa Luz Sector Split MTX-54, 14191 Mira Zanja Corte (PTN #325857); applicant did not present the project at the Telecomm Committee Meeting and is not present for this meeting. M/S/C – Clark/Surban/Approved, 13 in favor – 0 against – 0 recusals/abstentions.
 3. APPROVAL OF MINUTES: April 2, 2014
Motion: To approve the April 2, 2014 Rancho Peñasquitos Planning Board Meeting minutes as corrected. M/S/C - Shoecraft/Vasquez/Approved, 12 in favor – 0 against – 1 abstention (Surban).
 4. Public Safety Agencies: not present
 5. Public Forum:
 - a. Pam Blackwill reported on vandalism at the environmentally sensitive site with endangered species in Rhodes Crossing. Vandals removed all survey markers/pins and broke the stakes, leaving them in a nice little bundled package, and damaged the fence surrounding the areas. They are required to fence the area (vernal pools) and now have to resurvey/reinstall the markers reset all stakes and repair fencing. It is a federal offense to remove/damage the markers, fence/enclosure and alter the area protecting the endangered species. She wanted the Council District office to be aware of the situation and asked the neighbors to be observant and report.
 - b. Cynthia Ybarra, Campaign Manager for No on Props B & C, briefly explained what the propositions are about and why voters should vote against the propositions.
 - c. Diehl reported, the PQ Park & Rec Council sponsored Fireworks will be July 3rd at Westview High School, starting a dusk. It was noted that by holding the fireworks a day early, they get a better price for the same show.
 6. ANNOUNCEMENTS & INFORMATION ITEMS:
 - a. San Diego City Development Services Dept. Report – Michael Prinz, not present
 - b. San Diego City Council Member Mark Kersey, District 5 Report – Lee Friedman
 - City Council members and their staff are reviewing the proposed budget and CIP projects included; looking to increase staffing in the police department.

Councilmember Kersey supports the Mayor's budget which includes a 6% increase for infrastructure and safety.

- Litigation on the Infrastructure Bond is tying up funds designated for increased street repairs.
 - Simmons inquired about Park use fees at San Dieguito River Park. If staff needs to be on site, then the fee should be applied but doesn't want to see users have to apply for two permits (or pay for multiple permits). Friedman noted the City is renegotiating contracts that formed the JPI, after 25 years, so they are looking closely at a new contract; new CEQA reforms may require permitting but unsure if it applies here.
 - Becker asked how the additional road repair crews will be utilized in the new program. Friedman noted, the amount of time a crew is in the district is increased within the area to complete the local road repair prior to repairing other impacted areas and a secondary crew will be working emergency repairs, although the program is not finalized yet.
 - Jeanette Waltz commented on a city policy requiring utilities to pay a fee to resurface the street/public right of way curb to curb when they dig; it should be enforced. Friedman said that residents should contact their office with locations so they can follow up.
- c. San Diego City Council Member Lorrie Zapf, District 6 Report – Conrad Wear
- Park Village Rd. is scheduled for pothole repairs May 14th and 28th.
 - The proposed City budget includes funds to get 10 Community Plans updated over the next few years.
 - Councilmember Zapf was instrumental getting an illegal dump site found near the cell towers south of SR-56, east of Black Mtn. Rd. cleaned up. It was determined that the land is City open space and was cleaned up by City Environmental Services about 3 weeks after it was reported. Becker asked if staff can check the permit requirements to see if they were required to provide fencing and gated access. Wear replied, that they are required to provide a barrier and will follow up to be sure they are held to the requirements. Wear asked residents to contact their office to report illegal dump sites.
 - Clark reported on an inquiry from local residents (forwarded by Darshana Patel) about an adult residential care facility, asking Wear if the Council Office was looking into it. Friedman reported that there are a number of loopholes within the regulations so they are checking if it is an Residential Care Facility (RCF), if the owner/operator has a license and the number of residents in the home. Politte added that California Health & Human Services Agency (CA HHS) requires a license which is enforced by the County HHS. Brief discussion on licensing, state/county funding for site visits and increase in this type of housing due to need.
 - Surban reported that the Car Zar is again parking his large advertising vehicle in Torrey Highlands, at the entrance to Albertson's on Camino del Sur and in Rancho Peñasquitos.
- d. San Diego County Supervisor Dave Roberts, District 3 Report – Harold Meza
- Unused prescription drugs; turn them in so they are properly disposed of.
 - Waterfront Park opens on May 10th with formal ceremonies at 10am.
 - Supervisor Roberts will be meeting with local residents from Rancho Bernardo and Escondido; if interested in a one-on-one meeting, contact his office to schedule appointment.

- Simmons requested assistance from the Supervisor pertaining to the ratification of appointments to the Los Peñasquitos Canyon Preserve CAC. There are a number of reps whose seats have not been ratified so they cannot vote; Keating was appointed to represent RPPB and Simmons as his alternate.
 - Meza suggested that people sign up for Robert's Board of Supervisor District 3 newsletter.
- e. 77th Assembly District, Member Brian Maienschein's Office Report – Michael Lieberman, not present
- f. 52nd District, U.S. Congressman Scott Peters' Office Report – Hugo Carmona
- Helped to pass legislation to increase Veteran Suicide Prevention services funds and the backlog in Veteran services.
 - USASpending.gov – transparency in government, has become law.
 - Congressman Peters will be at the US Chamber event at Qualcomm on May 13th and later that day Peters will be at the Women's Economic Forum at School for Peace Studies.
 - Simmons asked if there is a meeting scheduled with the Del Mar Mesa (DMM) & Carmel Valley planning boards and the CA Dept. of Fish and Wildlife agency to discuss east-west connection through California Dept. of Fish and Game (CDFG) land in Del Mar Mesa Preserve. The eastern end of the preserve is in the Rancho Peñasquitos planning area and he wondered why RPPB was not invited to participate?
 - o Rhodes asked if a rep from RPPB can attend? Carmona said he understands that the meeting is just for staff. Rhodes asked Carmona to send Clark info so that if the other planning groups are present, RPPB can also be there.
 - o Politte asked Carmona to send Clark the details for the meeting so it can be distributed to the full board; this is the first time she has heard about this.
 - o Simmons explained, there is a CA Dept. of Fish & Wildlife Preserve on top of the Mesa now which includes a 30' wide dirt road (easement) that runs through the middle of the Del Mar Mesa. This road is included as an east-west connection on the trails plan; there will be access and use of this 'trail' whether included or not.
 - o Rhodes suggested the easement be abandoned if they don't want anyone in there.

7. BUSINESS.

- a. **Propositions B & C** – Joy Williams, Environmental Health Coalition (Information Item)
- Williams is a resident of Rancho Peñasquitos and volunteers on behalf of Yes on Props B & C; distributed a handout and briefly explained the propositions for Barrio Logan's Community Plan Update, why they are on the ballot and reasons to vote Yes on the propositions, followed by Q &A.
 - Clark asked Williams to send him a link or the pdf of the handout to distribute to the board.
- b. **Rhodes Crossing CPA Update** – Ted Shaw/Keith Rhodes, Rhodes Crossing (Information Item)
- Shaw noted that he is talking about Areas 2, 3B & 8 only; the previously approved EIR included the analysis of all of Rhodes Crossing. Changes they are proposing with their Community Plan Amendment initiation include: Area 3B was set aside as a private park and proposal is for 40 single-family du; Area 8 was 14 single-family du

and now looking at 120 multi-family walk-up units with tuck under parking; Area 2 was 38 du and they are proposing 270-300 du in two different products (multi-family wrap and walk-up) (2-4 stories). They are just beginning the process. The number of units they are proposing is below what the EIR and traffic studies allowed. The next steps will be to look at specific layouts, architectural designs, bedroom counts and grading for the overall project. They have set the units back away from the property lines to be sensitive to the edge where existing homes meet the new and for vernal pool protections. They intend to meet with neighbors as their plans develop. Shaw added that a secondary access was a concern at Land Use and they are planning that access.

- Chris McIntosh asked for clarification on the map, the location of Areas 2 & 8.
- Vasquez asked, how many units were originally approved in Area 2; Shaw replied, it was 38 single-family and proposed as 270-300 multi-family.
- Keating asked Shaw to display the approved map (not the maximum du discussed at some point in time) and their proposal map.
- Parker inquired about the eastern edge buffer to existing homes; 80-100 ft. separation.
- Diehl inquired about status of Areas 9 & 11. Shaw noted that this CPA initiation is only related to Areas 2, 3B & 8.
- Becker asked if they considered a southerly exit connecting to Camino Del Sur? Shaw said it would be a very steep road, and they wanted to include the secondary road access to the Via Panacea neighborhood. The resource agencies also preferred this alignment.
 - Rhodes noted that changing the route would require opening the EIR to re-analyze; they are not willing to do that.
- Becker inquired about the loss of the park and whether there would some type of internal recreation for those residents.
 - Rhodes noted a green space/grass area would be included and a developer contribution will be added to be used for an existing park.
 - Diehl said that we can always use the extra money for our parks.
 - Becker asked if this would be an additional extraordinary benefit; to be discussed.
- Diehl commented that Rhodes Crossing was approved for 741 du. Adding up the numbers for Rhodes Crossing and KB Homes leaves 208 units for Merge 56. He said he wanted the board to be aware of those numbers.
 - Rhodes said that Merge 56 is in the Torrey Highlands Community Plan and allowed to build 242 du. His proposal is in the Rancho Peñasquitos Community Plan.
 - Diehl said the original City Council approval was for 741 units total.
- Clark noted that RPPB's approval of the initiations linked all three projects (Merge 56, Kilroy's Santa Fe Summit IV and Rhodes Crossing) during the review process; pedestrian/bike access and the edges of these projects should be connected for the communities.
- Julie Adams inquired about which schools these new residents would use.
 - Becker noted that schools were programmed in the original approval; Shaw agreed and added that they haven't talked with PUSD.
 - Clark noted that elementary school attendance is figured as 1/3 student per residential unit. The percentage goes down for middle and high school. Based

- on existing boundaries the schools would be Park Village, Mesa Verde Middle and Westview High School.
- Diehl noted that PUSD eliminated the elementary school behind Westview High School.
 - Clark suggested that PUSD should know and be reviewing.
 - Rhodes noted that the Community Facilities District (CFD) (Mello Roos) was set up in 1985 by the school district for Rhodes Crossing, Torrey Highlands CFD was set up in 1996 as signed agreements with PUSD and they know this is coming.
- Jeanette Waltz inquired about location of the original 38 units on the map where they are proposing 270-300 multi-family units. There was brief clarification on Area 3B (park) and Area 8 where 120 units are proposed.
 - Shaw said the park is where they are proposing 40 units and added that SDG&E owns a 150' wide easement across Area 3B.
 - Waltz noted Area 3 is where 342 wrap around units are planned (approved) and Area 8 is where they are proposing 120 units.
 - Rhodes said that the City asked for more density in the development. They are only asking to amend the Community Plan, staying within the footprint.
 - Mary Ann Eisele inquired about the southerly ingress/egress into Area 2 for Senda Panacea.
 - Shaw said, the proposal shows an easement at the southern end of Senda Panacea which will exit through Area 2.
 - Eisele was also concerned with the proposal of 4-stories (wrap product) and the views to existing homes.
 - Rhodes said they will meet with the neighbors to discuss.
 - Julie Adams shared her concern for backyard views.
 - Shaw said there is approx. a 20' grade difference up to existing homes; no view into backyards from new construction.
 - Diehl asked, what are the next steps and timing for approval? Shaw said they will be working on the details and meet with the community; 18-24 months before CPA approval.
 - Jeanette Waltz asked if there was a wrap element originally planned in Area 2 and later removed.
 - Shaw said it was removed after the EIR was finalized due to discussions with RPPB and community input.
- c. **Rhodes Crossing Units 1, 6 & 7 Development SCR, Project #363003** – Kurt Bausback, KB Homes (Information Item)
- Kurt Bausback said the proposed housing development complies with what was originally approved with the exception that they added 3 detention basins. There are 91 units, 3 single family floor plans with 3 distinct elevations (Spanish, Italianate & Tuscan) plus 4 color schemes and sizes ranging from 2,875-3,825 sq. ft. Some architectural features include porches, incorporate stone veneer around the entries and on the fronts, and tile.
 - Surban recapped the LUC presentation. Concerns discussed: the need for more architectural detail on the rear of the homes where they are viewable to the streets or open space.

- Bausback said there is some articulation on the rears and they could look at adding some more detail such as decorative pipes and shutters.
- Becker asked Bausback to comment on the secondary access and how that will be closed off when construction is complete. Bausback said that Lot #69 will be used as the temporary secondary exit to Carmel Mtn. Rd. and when the southern exit is completed, it will be closed off and a home will be built.
- Rhodes said they've done a good job on their plans.
- Macshane agreed that the rear elevations need more detail.
- Vasquez asked if sunrise/sunset angles, heat generation and ventilation had been considered in the proposed.
 - Bausback said that layout of the map, tied to the approved plan, adding that solar is provided on these homes.
 - Simmons suggested that floor plans should be situated to take advantage of natural breezes, adding that he'd rather look at a tile roof instead of solar panels.
 - Parker said he believes any new construction has to be solar ready.
 - Becker noted that the proposed solar panels are embedded into the roof tile.
 - Simmons commented on need for cleaning those solar panels.
- Keating noted that the homes are laid out to maximize yield. The designs are nice but there are minimal side yard setbacks and the square footage is larger than what is represented in the community. He added that the 3 car garages are 2 plus a tandem space and usually not utilized for 3 vehicles.
- Politte agreed with the suggestion that there should be more architectural detail on the rear of the homes and said that the size is similar to the homes to the south.
- Keating asked if market studies shows that buyers want this garage setup; yes.
- Politte noted that she has heard conflicting stories on the benefit of cleaning solar panels.
- Brief discussion on comparably sized homes and transition into existing neighborhoods.
- Becker asked if an HOA would maintain the detention basins and slopes; yes. Will fencing restrict public view into lots; yes.
- Surban inquired about landscaping and water use; Bausback said they are required to comply with new regulations.
- Becker asked about the approved design guidelines and whether they were modifying. Bausback said they are not modifying the guidelines, but are required to go through a Substantial Conformance review as a condition of the permit approval. Standard setbacks are being met.
- Diehl asked if the City still authorizes deferred payments of FBA fees until occupancy; yes. Bausback added that they anticipate a time frame from permit approval to occupancy to be about 5 months.
- Parker said he prefers the sides of the homes that face streets to be more detailed and asked about street trees in the plans. Bausback said the street trees would be shown on the landscape plans.
- Egbert asked about the grade - sloped, level? Bausback said most are flat and a few have side yard slopes. Egbert asked if they install the fencing and what type will be used; block with stucco and wooden.

- Referring to the design drawings distributed, Keating inquired about the setback from ROW for driveway parking; Bausback said the distance was 20'. Keating also suggested swapping Unit 1 Lot C for Lot 29.
- Vasquez inquired about the rear setback; Bausback said the backyards would be 15' deep (minimum). She also asked if the backyards would be large enough to install a pool or is an HOA maintained community pool planned? Bausback said there would be a few lots that will have larger back yards and Diehl added that the Rancho Peñasquitos community pool is at the YMCA under a mutual use agreement with the City.
- Dumka inquired if the project is being processed under Substantial Conformance Review? Bausback replied yes, adding that because the Design Guidelines are in place, they are presenting at RPPB as a courtesy.
- Clark referenced the illustrations noting that shadows are missing making it hard to picture articulation on the rears/sides. Clark reviewed guidelines in the Community Plan as follows: "Rear elevations facing into canyons or visible from streets should be as well detailed and visually interesting as front elevations." He added that the details can be improved upon.
- Clark inquired if KB Homes would be widening Carmel Mtn. Rd. on the western side of the street? Bausback said they may do the grading for both sides under a reimbursement agreement. It was noted that the Carmel Mtn. Rd. bridge widening over SR-56 is Merge 56 Development's responsibility.
- Chris McIntosh asked for explanation of reference to "Open Space" for Lot B, Unit 1. Bausback said it will not be landscaped (left natural) except for the slope. Bausback added that they are hoping to have their grading permits in June for Units 1 & 6 and the building permits by September/October (2014). Unit 7 will be later. McIntosh said that residents will use Sundance to SR-56, not Carmel Mtn. Rd. Keating said that RPPB restricted construction vehicles from using Sundance, but residents can use it.
- Melissa Hurst asked about the timing of Unit 7 and expressed her concern for the exit from Via Panacea to Carmel Mtn. Rd. She asked how long before the southern exit will be completed?
 - Rhodes said that the southern exit will only be an emergency exit, they are not required to have 2 exits. It will have something similar to bollards to restrict every day use and be approx. 20' wide.
 - Bausback added that during construction they will have the secondary emergency exit out to Carmel Mtn. Rd.
- Simmons asked if the distance to this emergency exit met regulations; Rhodes said the Fire Dept. has approved.
- Jeanette Waltz asked if the fencing along SR-56 would be block/glass and planted; Bausback responded yes. Will the down slopes be private property or an easement and who will maintain; easement maintained by HOA? We've had problems where HOA's have come in and cut down trees/landscaping to reduce water use, etc. Is there any way to restrict the actions of the HOA in perpetuity? She suggested that the HOA guidelines include irrevocable requirements that slopes be maintained, walls be screened/planted and that all required landscaping be maintained and watered so that the HOA cannot change those requirements ever. She added that the best graffiti abatement is to plant the walls.
 - Rhodes said, the City will not want high water use.

- Clark said he would forward the approved minutes representing RPPB's discussion/comments on the project to City staff and noted that the applicant will not be coming back to RPPB for approval.
- d. **Verizon Santa Luz Sector Split MTX-54, 14191 Mira Zanja Corte (PTN #325857)** – *Removed from agenda per 'Agenda Modifications' motion at the top of the meeting.*
- e. **Heritage Bluffs II, Project #319435; Application for Vesting Tentative Map, PDP, SDP for Environmentally Sensitive Lands Rezone from AR-1-1 to RX-1-14 to subdivide and develop 171 single family residential units on 169 acre site** – Bill Dumka, Black Mtn. Ranch (Action Item)
- Dumka, Becker and Keating recused themselves; Keating also had to leave.
 - Dumka reviewed the project which covers 40 acres and an additional 120 acres of the total ownership will be going into open space. The project includes 171 single family residential units (original subarea plan allowed 220 du). The previous applicant lost their option on the property and BMR has taken over the development. A secondary emergency access will go to the development northwest of the site.
 - Egbert noted that this is located close to the northeastern end of Rancho Peñasquitos. Discussion of surrounding properties and previous uses.
 - Dumka said the storm water treatment system connects to adjacent property as a joint system.
 - Parker asked if they were moving the dwelling unit difference (220 approved du less 171 du) to the retail site area; Dumka said the remaining du will be included within a proposed senior affordable project just east of the retail center.
 - Dumka noted they are asking for an adjustment to the Multi-Habitat Planning Area (MHPA) boundary and BMR has identified land they will provide to the MHPA for the overage that is determined.
 - Politte asked for clarification on property owner; Dumka said BMR is in escrow to purchase the property adding that this development will have the same HOA as the northern development.
 - Simmons shared his concern that residents will walk their dogs or hike into the open space if not fenced.
 - Becker recommended signage and fencing to deter people from going into open space where there are no official trails. The homes' fences will provide views and be block/glass. Dumka added that they could fence the area.
 - Vasquez inquired why there are no homes planned on the southern edge of the development; Dumka said it is MHPA land and contains a steep slope which will be owned by the City.
 - Macshane asked for clarification on yard depths; Dumka said the lots are typically 100' deep.
 - Clark inquired about the HOA park area language 'undisturbed open space'; undisturbed open space surrounding a 1 acre park. Discussion on trails and alignment which are not part of the Natural Resources Management Plan (NRMP).
 - Anne DeBevoise-Abel (family trust owns adjacent property) is happy that BMR is developing this property and hopes their property is treated in a consistent way. She reported that she met with the City's project manager; specific issues:
 - Road access to their property line with GUE so they can connect to utilities if/when they develop, adequate capacity of sewer/water for additional du.

- Is the width of road for access to their property wide enough?
- If Heritage Bluffs II plans change, the DeBevoise Trust would like to be notified and it be a requirement that any change must have their approval.
- Assurance they have access to their property during construction and that the exit and fire emergency access can be used by them also.
- Politte asked Dumka what the width of the road was where it connects to the DeBevoise property and if BMR has an obligation to provide them access.
 - Dumka noted that the road goes to the DeBevoise property line, is 60' wide with a turnaround in the right-of-way. BMR is obligated to provide them access at the existing grade.
 - Politte asked DeBevoise where the existing road accesses her property on the map; DeBevoise noted two roads they presently use to access separate portions of their property adding there are major elevation/slope issues needing multiple accesses (one through Heritage Bluffs II and the other through an adjacent property). Politte asked whether RPPB should be considering these additional concerns; just doesn't want them to be stuck/surrounded and without access.
 - Dumka said that DeBevoise has raised issues and RPPB can consider those issues. He added that the developable part of DeBevoise's lot is accessible via the Heritage Bluffs II road.
- Becker noted the access will be from a public street but the alternative trail (dirt road) across another parcel is the individual owner's problem. The City has asked Heritage Bluffs II to provide access with the turn around which is included.
- Clark asked if the road in Heritage Bluffs II would be a public road; Dumka responded yes and the secondary/emergency exit is on MHPA land.
- Dumka reported that he has spoken with DeBevoise and BMR has included her property in all their studies. He said that RPPB could include her list of concerns with it's recommendation, but he believes BMR has covered them in their proposal.

Motion: To approve Heritage Bluffs II, Project #319435, application for a Vesting Tentative Map, PDP, SDP for environmentally sensitive lands and Rezone from AR-1-1 to RX-1-1 & RS-1-14 to subdivide and develop 171 single-family residential units on 169 acre site as presented. M/S/C – Diehl/Vasquez/Discussion.

- Shoecraft asked if we should include DeBevoise's list as part of the motion.
- Parker said that all her concerns would be addressed through studies, no need for conditions.
- Vasquez asked if the City would require them to provide a secondary ingress/egress for the DeBevoise property as part of this approval; probably not.
- Politte said that the only condition on DeBevoise's list that we can use is that the road goes to her property line where it can be usable.
- Dumka confirmed that the road goes to DeBevoise property line and includes all public utilities.
- Discussion if whether the map shows that the road goes to her property line.
- DeBevoise reported that the Project Manager told her that those conditions were not met.
- Rhodes asked for confirmation from Dumka that road connects to her property and water /sewer capacity is sufficient if DeBevoise develops.

- Additional discussion on possible amendments, none offered.
- Becker reviewed the map and showed DeBevoise how the plan accommodates them.
- Clark called for a vote on the motion as follows:

Motion: To approve Heritage Bluffs II, Project #319435, application for a Vesting Tentative Map, PDP, SDP for environmentally sensitive lands and Rezone from AR-1-1 to RX-1-1 & RS-1-14 to subdivide and develop 171 single-family residential units on 169 acre site as presented. M/S/C – Diehl/Vasquez/Approved, 11 in favor, 0 against – 3 recusals (Becker, Keating & Dumka).

- f. Clark noted the time of 10:45pm and asked for a motion to end the meeting in the next 30 minutes (by 11:15pm) and forgo the reports unless urgent.

Motion: To end the meeting no later than 11:15pm. M/S/C – Rhodes/Simmons/

- g. **Camelot, Project #238281, Application for a Vesting Tentative Map, PDP, SDP and Rezone for 259 attached dwelling units on 74.4 acres** – Bill Dumka, Black Mtn. Ranch (Action Item)

- Becker and Dumka recused themselves.
- Dumka reviewed previous proposals for this property noting the issue of finding a location for secondary access for emergencies. The most recent proposal was a high-density multi-story project. BMR had an option on the property and now owns it.
- Dumka said their proposal has secondary access off the northern street. It overlooks community open space toward the valley. The project is market rate and the affordable du will be built adjacent to the retail center. They are proposing a slight boundary line adjustment and are prepared to add real estate per the MHPA requirements.

Motion: To approve Camelot, Project #238281, Application for a Vesting Tentative Map, PDP, SDP and Rezone for 259 attached dwelling units on 74.4 acres as presented. M/S/C – Rhodes/Simmons/Discussion.

- Rhodes added that this proposal includes the secondary access that RPPB had recommended previously.
 - Parker inquired on the quantity of guest parking spaces; Dumka said there are 128 spaces and 11 accessible spaces and each unit has 2 in garages.
 - Politte noted that we had not seen an architectural plans/drawings; has anyone looked at them before tonight. The drawings have not been reviewed and we would technically be approving a project that we haven't seen yet.
 - Clark noted there is a motion on the floor. After brief discussion, it was noted there is room on the June 4th agenda.
 - Rhodes withdrew his motion.
 - Dumka will send electronic versions of the project plans and architectural drawings to Clark for distribution to the board to review and asked that the project be put on the June 4th agenda for approval.
- h. **Approve \$300,000 for Canyonside Park overflow parking lot and \$100,000 for shade structures/ADA upgrades to Salmon River Road off-leash dog park** – Bill Diehl, SD Park & Recreation (Action Item)
- Diehl reported that in March 2014, RPPB approved \$400,000 for Canyonside Park's overflow parking lot. The City made an error in the amount needed to complete the

project; only \$300,000 is needed. He asked the board to modify their motion with the difference(\$100,000) to be spent on shade structures and ADA upgrades at the off-leash dog park on Salmon River Rd.

- Politte asked if the Park & Rec Council approved the shade structures; yes when it was being built.
- Diehl added that the shade structures can cost \$18,000 - \$60,000 each dependent on design. The structures will be located along the street side of the park and entrance to the park is on the far side so access to the structures will need ADA upgrades to comply. The City is asking RPPB to modify our previous motion, not recind the previous and make new separate motions.

Motion: To modify RPPB's March 5, 2014 motion approving the request of funding (\$400,000 from Peñasquitos East Trust Fund # 10596/400192) for construction of the Canyonside Park over-flow parking lot; change the Canyonside Park over-flow parking lot amount to \$300,000 and the \$100,000 difference is to be spent on shade structures and ADA upgrades at the Off-Leash Dog Park on Salmon River Rd. M/S/C – Vasquez/Surban/Approved, 13 in favor – 0 against – 0 abstentions/recusals.

8. REPORTS. (Due to the time, only urgent reports were given.)

- a. Chair Report – Thom Clark, no report
- b. Vice-Chair Report – Jon Becker, no report
- c. Secretary Report – Jeanine Politte
 - Politte reported that she will be absent from the June 25th meeting and asked that someone consider taking the minutes.
- d. Standing Committee Reports:
 - Land Use (Ramesses Surban), no report
 - Telecomm (Darren Parker), no report
- e. Ad Hoc Committee Reports:
 - Doubletree Resort (Jeanine Politte), no report
 - Santa Fe Summit II & III (Darren Parker), no report
 - Santa Fe Summit IV (Thom Clark), no report
 - Merge 56 Development (Jon Becker), no report
 - Rhodes Crossing (Jon Becker), no report
 - Black Mtn. Rd. Reclassification (John Keating), no report
- 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 (TBD), no report
 - PQ Fire Safe Council (Mike Shoecraft), no report
 - PQ Town Council (Cynthia Macshane),
 - PQ Recreation Council (Steve Gore), no report
 - Los Pen Canyon Psv CAC (John Keating), no report
 - Park Village LMAD (Jon Becker)
 - Encroachment into LMAD at Darkwood and Park Village Rd; asking Code Compliance to look into it.
 - Peñasquitos East LMAD (Bill Diehl)

- A tree fell damaging the monument sign on Rancho Peñasquitos Blvd. Working on getting repaired.
- Torrey Highlands LMAD (Darren Parker), no report
- Transportation Agencies (John Keating)
 - Clark reported receiving a letter from the City about a speed limit increase that he'll pdf and email out.

The meeting was adjourned at 11:02pm.

Respectfully submitted,

Jeanine Politte
RPPB Secretary

Approved 6/4/2014, 11 in favor – 0 against – 2 abstentions (Simmons, Loucks).