



Rancho Peñasquitos Planning Board Meeting Minutes

October 1, 2014

Attendees: Jon Becker, Thom Clark, Bill Dumka, Stephen Egbert, 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 Diehl, Steve Gore

Community Members & Guests (Voluntary Sign-in): Angela Abeyta, Kenny Fok, Joe Levanthal, Dale Politte, Jill Dicarolo, Anne DeBevoise-Abel, Katie Jurowski, Pam Blackwill, Ronson Kung

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1. The meeting was called to order at 7:30 pm at the Doubletree Golf Resort located at 14455 Peñasquitos Drive, San Diego, California 92129. A Quorum (13) was present.
 2. Agenda Modifications: yes
Motion: To remove the Torrey Santa Fe Easement Vacation, PTS #384412 item from the agenda until City Parks and Recreation representatives can be present to answer questions. M/S/C – Surban/Becker/Approved, 13 in favor – 0 against – 0 abstentions/recusals.
 3. APPROVAL OF MINUTES: September 3, 2014
Motion: To approve the September 3, 2014 Rancho Peñasquitos Planning Board Meeting minutes as corrected. M/S/C – Becker/Parker/Approved, 11 in favor – 0 against – 3 abstentions (McGuire, Shoecraft, Simmons).
 4. Public Safety Agencies: not present
 5. Public Forum:
 - a. Joe Leventhal, parking on Via Azul in Santa Monica neighborhood next to park and Willow Grove Elementary School – Concerned with parking next to the park and school after a stranger approached a child last year and tried to get the child into their car. Local workers are parking on this street and loitering in the area. Would like RPPB to consider restricting parking to 2 hours; it's not a parking lot. Councilman Kersey's office is aware of the problem.
 - b. Rhodes said that Rhodes Crossing representatives will be meeting with the Via Panacea neighborhood before RPPB's November meeting.
 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 – Garrett Hager
 - Paseo Montalban is being repaved next week between Carmel Mtn. Rd. and Via Cima Bella in time for MCHS Band Competition.
 - Surban asked if the repaving was in system as planned and what other streets in the community were on the list?
 - Hager said the rest of the street and others in the community are scheduled for overlay starting in Nov/Dec.
 - Politte asked if the repaving schedule was still being posted on City website? Yes.
 - Clark said there are 2 facets, one is filling pot holes and other is repaving.

- Keating said there might be a buffered bike lane along this road, if the different departments are communicating.
- Seniors Helping Our Kids (SHOK) is looking for volunteers to help 1st and 2nd graders learn to read at the following elementary schools: Los Peñasquitos, Sundance, Turtleback, Westwood, Highland Ranch and Shoal Creek. Contact: Jane Radatz, 858-485-5449.
- c. San Diego City Council Member Lorie Zapf, District 6 Report – Conrad Wear
 - Speeding on Park Village Road – City Streets Division is looking at calming measures.
 - Keating said he believed a v-calm was approved for installation at Darkwood by RPPB.
 - Canyonside Park is classified as a “Cool Zone” location when temperatures rise, but it’s not cool; facility maintenance is looking at alternatives.
 - Park Village Elementary will get some eBook tablets so they can download books from the City Library System.
- d. San Diego County Supervisor Dave Roberts, District 3 Report – Tighe Jaffe, not present
- 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, not present

7. BUSINESS.

- a. **Vacancies & Appointments** – Thom Clark, RPPB (Action Item)
 - Kate Glenn was not present; Clark did not request a vote to confirm the Town Council's appointment to fill the vacant Town Council seat.
- b. **Black Mtn. Ranch PFFP Update for 2015** – Angela Abeyta, City of San Diego (Action Item)
 - Rhodes reported, a committee of RPPB members met with Abeyta to review and make suggestions to fees, language changes and impacts on other community’s PFFPs. Rhodes said that John Tracanna recommended, the other communities come forward on their own timing.
 - Abeyta noted the PFFP was last updated in 2013. Proposing a reduction in fees of 30%, \$55,000 down to \$38,500 for a single family home. Changes are due to 3 transportation projects that were removed from the PFFP/FBA; BMR LLC is providing the funds for these projects with cash. Fees are usually paid by credits per building but the City can’t give credits ahead of time. BMR needs to get these projects completed. BMR has a 5400 unit cap, is approximately 60% complete. They are completing their infrastructure projects. A couple of footnotes were also added to the PFFP.
 - Rhodes noted there was one issue. The PFFP didn’t specifically say in the Community Plan in the notes although it was understood, the amounts for Torrey Highlands, BMR & PHR are fixed. A footnote was added.
 - Abeyta added that she plans to get this on the City Council agenda before the holidays.
 - Keating, noting that the PFFP is revised every couple years, asked if there are any foreseeable projects that could get added that would increase the amount/fees?
 - Abeyta did not see any additional projects coming forward right now.

- Rhodes said they got ahead of the curve with the Torrey Highlands PFFP. He added that RPPB's proactive approach to update the PFFPs is well received by the City.

Motion: To approve the Black Mtn. Ranch PFFP for 2015 as presented. M/S/C – Rhodes/Loucks/Approved, 15 in favor – 0 against – 1 recusal (Dumka).

c. **Black Mtn. Rd. Reclassification CPA Update** – John Keating, RPPB (Information Item) - see handout

- Keating reviewed the proposed CPA and reclassification of Black Mtn. Rd. from a 6 lane roadway to the existing 4 lanes between southern community border and Twin Trails except in the vicinity of SR-56. BMR LLC is the sponsor of the CPA Initiation. Key issues and reasoning behind the reclassification: funding to build the widened roadway is unidentified in the FBA and is there a need for 6 lanes. Impact studies being conducted focus on the impacts if the road is widened and not widened.
- Clark noted that Steve Silverman and Arnold Torma provided a handout with more information that was distributed at the LUC meeting.
- Becker noted that the Planning Commission supported the initiation of the CPA in February. The widening of Black Mtn. Rd. would change the community character as well as the transportation system. He thanked Steve Silverman and Arnold Torma.
- Egbert asked about congestion areas at SR-56 and their thoughts on extending the 3 lanes which are close to SR-56 to ease some of the congestion. He noted that drivers don't use the carpool lanes in the onramps to SR-56.
- Keating said that Caltrans' has 8 lanes on the bridge and is not being used at capacity; he's asking for restriping, adjustment to signal timing. He added that the completion of Camino del Sur will decrease traffic on Black Mtn. Rd. without widening or taking of property.
- Steve Silverman added that impact studies as 4 lanes and as 6 lanes are being done and mitigation measures being looked at.
- Egbert said that all or nothing may not be optimal.
- Vasquez asked if the traffic studies would include Park Village Rd. traffic when Camino del Sur is completed?
 - Arnold Torma said yes, it will be included in the studies (long range).
- Simmons asked about SANDAG's 2050 forecasted traffic estimates.
 - Silverman said the SANDAG model estimates usually require calibration. At this point they don't have that answer, but after running the models and in say 6 months the City will have a better idea of what those numbers will be.
 - Simmons said that he doesn't buy that they don't know, the numbers are based on development to be built.
 - Silverman said the studies include numbers, traffic impacts and if there will be any changes due to the CPAs coming forward. They use the 1st run results to calibrate future runs and continue to recalibrate their numbers, adjusting the model.
- Keating noted that we have 4 existing lanes, we aren't going to increase traffic much during peak hours. By increasing it to 6 lanes we invite more traffic through the community; we don't want to divert traffic through Rancho Peñasquitos on Black Mtn. Rd.
- Becker noted the shifts due to I-15 improvements.
- Keating added that we need to look at if this benefits the community.

- Rhodes said that RPPB voted 4 years ago to keep Black Mtn. Rd. as 4 lanes.
 - Keating noted, if expanded to 6 lanes, what level of service would result, shifting to make the interchange work? Is that worth it?
 - Surban noted that at the LUC meeting, Arnold Torma identified traffic study results showing that Sundance at Twin Trails and Black Mtn. Rd. at Carmel Valley Rd. will experience problems. The next step is to submit the study results.
 - Silverman said, the City will decide if the submitted studies need changes made to circumstances/conditions and will require that the study models be run again until the City is satisfied; then mitigations can be evaluated.
 - Surban questioned if mitigation measures that might be taken for the E level of service at those intersections would include bridge restriping and a signalized intersection at Twin Trails and Sundance?
 - Silverman said that they are not at a point to definitively say what measures would be employed.
 - Parker asked about State's change in the way to document studies; will new studies be done using the new requirement?
 - Torma replied no, the new state law 'vehicle miles traveled' takes effect in 2015. They do not have to address that right now.
 - Keating reviewed SB743 adding that City Planners are still working on how to implement and it won't apply to this project.
- d. **Black Mtn. Ranch East Clusters Enclave Project #339783, SAP No. 24004083, PDP, SDP & Vesting Tentative Map to re-subdivide 19 Single Family Lots to 27 on a 27.3 acre site located off Carmel Valley Rd. (specifically lots on Valle Del Sur Ct. & Chesfield Ct.)** – Bill Dumka, BMR LLC (Action Item)
- Surban reviewed the LUC presentation. The lots remain larger than ½ acre, subdividing some of the lots to increase from 19 to 27 single family lots in the Enclave neighborhood. No changes to roads. The number increase (8 units) will be deducted from the North Village total units.
 - Surban added, the Land Use Committee voted to approve the project as submitted with the exception that the before/after exhibit be corrected to show the proposed minimum lot square footage of 22,000 sq. ft.
 - Dumka said the area is fully graded, utilities are mostly in and development is happening. The request is to re-subdivide some of the lots into smaller lots (22,000 sq. ft) from 40,00 sq. ft. lots/pads. There are no changes to the streets, open space or access to open space.
 - Vasquez asked if the additional 8 lots would impact utilities or traffic? Will any be used for duplexes or only single family?
 - Dumka said no impact. The lots will be single-family residences and . The lots are still big enough for 5,000 sq. ft. homes. He added the La Jolla Valley viewshed limits homes to a single story with elements that are slightly higher.
 - Keating noted there is a net zero change.
 - Reschke asked what price point the finished homes would be?
 - Dumka said price is unknown, but the Enclave are estate properties and comparable to Santaluz.
 - Surban asked what the underlying motivation was for the change?
 - Dumka said it was a business decision, adding that Design Review Guidelines would be modified for the change in numbers.

- Politte inquired which sewer trunk line would be used; the newer PS #82 and back up Alamazon St. and down Peñasquitos Drive to Carmel Mtn. Rd.?
 - Dumka said it would not and showed the location on exhibit map.
- Loucks asked where in the North Village the 8 units would be removed?
 - Dumka said the undeveloped portion.
- McGuire said that part of the development is already priced at \$1 million plus home prices and they are much smaller.
- Clark, referring to the Design Guidelines, asked if our vote to approve the re-subdivision would include the redlining and language changes in the guidelines dated 9/14/14?
 - Dumka said yes, all the changes incorporate City comments.

Motion: To recommend approval of Black Mtn. Ranch East Clusters Enclave Project #339783, SAP No. 24004083, PDP, SDP & Vesting Tentative Map as presented to re-subdivide 19 single family lots into 27; with exception of the before/after exhibit which should reflect the proposed minimum lot area of 22,000 sq. ft. as noted on the tentative map. M/S/C – Surban/Vasquez/Approved, 15 in favor - 0 against – 1 recusal (Dumka).

8. REPORTS.

a. Chair Report – Thom Clark

- CPC Meeting, CP 600-24 – Clark reported that he missed the meeting, adding that CP 600-24 with City comments was to be voted on. He believes CP 600-24 was approved with the changes made by the City. The guidelines will be approved soon and may trigger various CPGs to redo their bylaws. RPPB may have to create an Ad-Hoc Committee to review Bylaws. He added that the meetings are under the Brown Act and noted a memo from former City Attorney Mike Aguirre, that CPG meetings are open to the public.
- Land Development Code changes pertaining to biology – Clark asked the members to review the information they received via email adding that the information would be valuable when reviewing EIRs.
- Roberts Rules of Order – Clark asked the members to think about whether our meetings run well enough or should we consider adding a Parliamentarian.
 - Becker asked if CP 600-24 requires a Parliamentarian?
 - Clark said it does not.
 - Vasquez said that the Parliamentarian position is optional, but sometimes necessary for very large groups (referencing Congress).

b. Vice-Chair Report – Jon Becker

- CPG expenditure reimbursement funds (up to \$500 annually) was approved by City Council for each CPG. More information coming soon.
 - Vasquez said, the Town Council received an \$8,500 grant from the City which they plan to use to revamp their website. She asked if RPPB would like to merge our website with theirs so we could take advantage of more advanced technology.
 - (i) Clark said there are different purpose and legal structures for each organization. RPPB must follow CP 600-24 guidelines. If we have a website, we have to post our agendas and documents on our website. Linking them would be something else; worth a conversation.

- (ii) Vasquez said she was thinking we might be able to share some of the costs. Beneficial for the community to have one.
 - (iii) Surban noted the grant was conditioned on promoting the development of local business; we'd need to make a compelling argument that it promotes the development of small businesses.
 - (iv) Vasquez said she was just brainstorming, they are in process of redeveloping their website and was thinking we could work together.
 - Clark said, RPPB's site is up but needs someone to populate our site, possibly set up an ftp site so we can upload documents. Possibly use \$350-400 of the approved reimbursement funds to pay someone to keep the site populated.
 - Keating suggested local communication to the public could be posted to the Town Council website.
 - Becker said that Vasquez and the Town Council Rep will be present at RPPB meetings and could post issue information on their web.
- c. Secretary Report – Jeanine Politte
- SANDAG email received about Ride Share month and using FasTrak[®]. Politte will email to distribution list.
 - McGuire has completed the eCOW training; Reschke and Whalen need to complete before the November RPPB meeting.
- d. Standing Committee Reports:
- Land Use (Ramesses Surban)
 - Torrey Highlands Easement Vacation was removed from the agenda due to City staff not being present to answer questions; should reschedule when they can attend.
 - Telecomm (Darren Parker)
 - Parker reported, due to the federal Middle Class Tax Act Relief of 2012, we won't be allowed to deny telecommunication projects that request small modifications or changes. The language is very vague in regards to large and small changes.
 - McGuire asked if it related to the whole spectrum?
 - Parker said the intent is to streamline the process.
 - Becker asked if localities will determine what is small?
 - Clark said, the City Attorney will determine, pass through Planning down to us.
- e. Ad Hoc Committee Reports:
- Doubletree Resort (Jeanine Politte)\
 - Politte reported, the first committee meeting on 9/16/14 had approximately 60+ attendees, about half of them had not attended previous Laurus/Lewis presentations at RPPB meetings. It was a rehash of previous information. Some very good questions were brought up by the community. They are going to close the golf course and we don't have a say. We heard that the ownership has not offered the golf course for sale to continue being operated as a golf course. The audience wanted the golf course to remain; determined by a show of hands similar to the show of hands back in 2007. Damon Gascon told the audience that the golf industry was dying and named a number of local courses that will be closing. Neither Gascon or Lewis Corp would be involved in any of the other local closures, but Lewis is involved in the closure and redevelopment of a course in Rancho Cucamonga. The golf course is zoned RS-1-14 which would allow 5,000

sq. ft. lots. An audience member asked why Gascon was including a Civil Engineer on his team this early if they didn't already have a plan. He replied that his team needed to understand what they could do with the land. There are 3 easements across the course; SDG&E, City and Caltrans. The audience wanted proof that the ownership is losing money.

- Egbert said that he thought the hotel, while separate from the golf course, ownership wants to understand all their options and not lose control of their adjoining property (golf course).
- Politte said the initial ownership has separated the hotel/fitness center and golf course into two separate entities with similar investment partners. The ownership of the golf course is now SD Carmel Land LLC and the original ownership is the owner of the hotel/fitness parcels. There is a portion of the golf course parcel directly behind the hotel that may be sold back to the hotel for events like weddings. Concerns and impacts expressed at the meeting included traffic, schools are at capacity, safety, and access for the existing neighborhoods. Other comments were that the resort has never been a good neighbor and didn't do a good job of marketing.
- Politte reread an email that she read at the meeting which was received from Joost Bende.

"I want to make a point that as a concerned neighbor with similarly situated property: How many times over our lifetimes are we going to have to defend what is clearly called out in the community plan as open space? This is at least the second time in 10 years alone.

Frankly the discussion about any use on the golf course other than open space should be a non-starter. If the golf course is not financially viable then perhaps another commercial venture making use of the open space. If there is no such viable venture, then perhaps it is a passive park area.

But to consider anything like what we have seen before such as terraced single family residences down to the edge of the freeway or any "structural" improvements should not even be on the table. I still have the page tabbed in my copy of the community plan, and someone read it at a previous planning board meeting, the last time the DoubleTree was presented, that this is deemed to be open space and to be preserved as such.

Based on that single paragraph in the community plan I do NOT think the findings could ever be made to formally start the initiation process. I think it is a waste of DoubleTree time and money, and more importantly citizen time and City time.

By which means would they suggest the Planning Board, Planning Commission, and the City Council are able to make all 3 findings to allow an initiation of a community plan amendment to move forward."

Politte said that she asked Gascon that final question and he replied, that is part of the process and that the committee and ownership collectively will come up with a land use description that would be compelling to make the findings that the community plan can be amended. The process is to develop a concept, where the benefits of new development outweigh the alternative of private open space.

- Tentative agenda for October 16, 2014 meeting will be a presentation by the ownership and Gascon will summarize comments/questions heard at the 1st meeting, present possible uses, survey the community and summarize deliverables for the November meeting.

- Surban requested clarification on the ownership of the hotel, the golf course, Laurus Corporation's role and participation in those entities, and if there are similar members within those ownership entities.
 - Damon Gascon replied to that question directly. Laurus has a management interest in the hotel but he was unsure if they have a membership interest in the LLCs. There are some similar investors in each of the LLC.
 - Maureen Cohen added that she believes that Laurus has a small membership interest in both LLCs.
- Politte said that she would be following up on questions from the meeting pertaining to the CUP with Michael Prinz; status of the CUP if they stop using the land as a golf course, tax base, etc.
- Rhodes said that he thinks that there might be a requirement that the lots must be 8,000 sq. ft. per the community plan.
- Becker added that he thought the meeting went well, Politte did a good job controlling the meeting.
- Politte added that the community has previously said they want the golf course to stay. People feel the new owners should have done their due diligence when they bought it and it shouldn't be the community's problem. The community will put up a fight.
- Clark asked if the Phase I & II and geotechnical studies have been completed and are they making those results available?
 - Gascon reported the studies have been completed and analysis is being reviewed now; not being made available at this time.
 - Becker asked if they would be reviewed at the October committee meeting?
 - Gascon said he could discuss that, adding that the results are generally what they expected. Soil and geotechnical study results are similar to those found for Cresta Bella. At least 2 other Phase I reports have been done in the last 10 years. New information, there is a 2nd storm drain outlet on the golf course. Water and sewer distribution on the site is a hand drawing from course superintendent. There is a high pressure gas line that generally runs up against the adjacent homes' lots on the west side of the course with a distribution line that runs east under the highway. They will be asking to meet separately with adjacent home owners following the next committee meeting; approx. 77 individual home owners plus the townhome owners.
 - Clark asked if the storm drains are in the easements?
 - Gascon said there is a 60" storm drain that runs under the highway and the 2nd runs south.
- Egbert asked Gascon if the committee would get to take a tour of the golf course.
 - Gascon said that he had spoken with Politte about a tour. He added that the course management has been reducing water use, but it would be a great way to see hands on what is being done, the existing conditions, slopes, etc.
 - Politte said that she and Gascon previously discussed taking the whole committee on a tour. She suggested that we wait until Bill Diehl returned from vacation.
- Politte added that one neighbor suggested that they should look into using grey water generated by the hotel to water the course and reduce their costs.

f. Liaison and Organization Reports:

- Black Mountain Open Space Park (Bill Diehl) – Simmons said there was no meeting.
- Community Funds (Bill Diehl) – not present
- MCAS Miramar Community Leaders Forum (Stephen Egbert)
 - Egbert reported on an EOD (Explosive Ordinance Detonation) presentation.
 - The Air Show is this weekend beginning Friday night, Saturday and Sunday. It will be very hot so hydrate properly. Parking info is in the email; Politte will send the flyer/details to RPPB distribution list.
- PQ Fire Safe Council (Mike Shoecraft)
 - PERC meeting is 10/14/14 at 6:30pm at the PQ Library, topic is “Demystifying the 72 Hour Kit”.
 - Shoecraft reported, its fire season and it will be hot and dry this week. Los Angeles is under a Red Flag Warning and we might be before the weekend, so if you see smoke call 911.
- PQ Town Council (Vacant)
 - Vasquez reported, the Town Council has approved four grants.
 - Town Council co-hosted a PUSD candidate forum last night. There will be another candidate forum at PUSD headquarters on 10/5/14. She briefly described the bond and payoff issues.
 - Town Council is hosting additional candidate forums at the Doubletree. City Council District 6 candidates on 10/15/14 at 6:30pm in the Ballroom and 52nd Congressional District candidates on 10/22/14 at 7:30pm in the Ballroom.
 - Vasquez reported that she and Brian Reschke attended a Robert’s Rules of Order training; learned a lot. She is recommending that Town Council members also attend the training.
- PQ Recreation Council (Steve Gore) – not present
- Los Pen Canyon Psv CAC (John Keating)
 - There is an erosion problem on the western edge and north of the creek which is being called the Marianas Trench.
 - Camino del Sur south extension, the wildlife crossing will be studied, look at alternatives as part of the environmental documents for Camino del Sur and Merge 56. It came up at the scoping meeting, so they will have to study and address it.
- Park Village LMAD (Jon Becker)
 - They are meeting next week; Merge 56 (Camino del Sur) reps will be in attendance to discuss landscaping. Real close to completing the recycled water connection and looking for additional projects.
- Peñasquitos East LMAD (Bill Diehl) – not present
- Torrey Highlands LMAD (Darren Parker) – no meeting
- Transportation Agencies (John Keating)
 - The requested Via Fiesta stop signs have been installed. Keating checked with Patricia (BMR), no complaints.
 - Clark reported that Shannon Matwiyoff reported the stop signs are working well to slow traffic, has not heard any complaints.
 - Keating added, the community had a problem and suggested a solution that we disagreed with. It’s good to know our solution is working.
 - Becker asked Joe Levanthal about the stop signs. Levanthal replied that he’s

heard only good feedback.

- Blank out signs at SR-56 ramps were turned off for a couple of months while software changes to time the lights were implemented. There are now two operating blank out signs per approach.

Note: Prior to the Black Mtn. Ranch East Clusters Enclave business item, Rhodes noted that Pam Blackwill was in attendance, that she may become Rhodes Crossing's representative to RPPB and has attended at least 3 meetings.

The meeting was adjourned at 9:33 pm.

Respectfully submitted,

Jeanine Politte
RPPB Secretary

Approved 11/5/14, 11 in favor – 0 against – 2 abstentions (Gore, Diehl)