



Rancho Peñasquitos Planning Board Meeting Minutes

July 1, 2009

Attendees: Dan Barker, Jon Becker, Joost Bende, Bill Diehl, Bill Dumka, Sudha Garudadri, Tuesdee Halperin, Wayne Kaneyuki, John Keating, Lynn Murphy, Jeanine Politte, Keith Rhodes, Scot Sandstrom, Charles Sellers, Mike Shoecraft, Dennis Spurr

Absent: Morri Chowaike, Jim LaGrone, John Spelta

Community Members & Guests (Voluntary Sign-in): Dale Politte, Pam Blackwill, Jonathan Mark Newton, John & Ann Durkin, Lois Spann, Jane Engelbert, Dale A. Smith

1. The meeting was called to order at 7:43 pm at the Doubletree Golf Resort located at 14455 Peñasquitos Drive, San Diego, California 92129. A Quorum was present.
2. Agenda Modifications: Transportation Committee report item will need a formal recommendation from the Board.
3. MINUTES: No corrections were recommended.
Motion: To approve the June 3, 2009 Rancho Peñasquitos Planning Board Meeting minutes as presented. M/S/C - Sandstrom/Barker/Approved 14-0-2 abstentions (Murphy, Shoecraft).
4. Guests: none
5. NON-AGENDA, PUBLIC COMMENTS:
 - a. Bill Diehl reported that the fireworks display would be on July 3rd at Westview High School at dusk, hosted by Rancho Peñasquitos Rec Council. The skateboard park re-opened after 5 ½ months; unstaffed. The wooden structures have been demolished & removed; asking for input on what types of structures the skateboarders would like in their place, but have not received any suggestions to-date. Diehl & Sellers added that the City is installing a new computer system which will be phased in by department over 2 years.
 - b. Scot Sandstrom requested clarification on the screening for the Cambridge School and whether it would stay with the CUP; Becker stated that he followed up with the City to be sure our screening conditions were included in the CUP.
6. ANNOUNCEMENTS & INFORMATION ITEMS:
 - a. San Diego City Mayoral Office, Stephen Lew – not present
 - b. San Diego City Council District 1 Report – Stephen Heverly
 - Councilmember Lightner will participate in the Fireworks at Westview; she attended the Hilltop Park Flag raising ceremony and the PQ-NE Action Groups' Community picnic in June at Rolling Hills Park.
 - American Recovery & Reinvestment Act (ARRA) - City Council has established an ad-hoc committee to review proposed application for energy efficiency Block Grant program (approx. \$12.5 million) to draft San Diego's Energy Efficiency and Conservation Strategy; \$250,000 planning phase. Councilmember Lightner appointed Dr. Paul Linden, a professor of Environmental Science and Engineering at UCSD to the committee; more information is available on District 1 website.
 - People's Ordinance Grand Jury ruling – Lightner is concerned the ruling didn't substantiate their findings. Grand Jury recommends the repeal of the People's Ordinance

(1919, Municipal Code that requires the City to pay for trash collection if it can be put out to the curb.) City Council rejected the ruling and Lightner is concerned that it is inequitable to multi-family units. The issue was sent back to the Rules Committee to review IBA report with possible recommendations to the Grand Jury ruling.

- State is tentatively considering taking Cities' gas tax funds to fill the budget gap; San Diego's estimated loss is \$22 million and gas tax funds are used to pay for road maintenance.

- Council District 1 budget expenses – Lightner took additional cuts beyond her initial cuts when taking office; staff supported her decision and will take similar cuts.

- Councilmember Lightner voted against the PPH Zone change because of the height limit changes; come back with a different zone that will allow for the same services.

- PFFP proposed Fees/Schedule changes – Diehl reported that Council's LU & H Committee voted to defer approval of the PFFP language change which stated that developers will not have to pay DIF fees until final inspection; Lightner opposed the change because there would no money available for projects while development was ongoing. Diehl added that the San Diego Park Board also opposed the change. At Sellers request, Heverly will keep RPPB informed when this item is scheduled on City Council's agenda.

* Rhodes added that FBA fees will increase 7% next year and every year after for Torrey Highlands and he recommends that developers should pay interest when paying late.

* Dumka stated that State Law requires that postponed fee collections for infrastructure projects must collect interest.

* Sandstrom stated that he attended the meeting and Lightner asked for a continuance (no 2nd), wanted CPC to hear 1st before she would render an opinion. FBA change lasts only 2 years, sunsets. Sandstrom believes this will stimulate growth, accelerate cash flow in FBAs.

* Rhodes is not opposed to it; Sandstrom added that DIF change does not sunset.

* Sellers added that CPC heard the measure and supported it at their last meeting.

- Heverly reviewed Council District 1 staff changes.

c. San Diego City Planning & Community Investment Report, Tim Nguyen – not present

7. BUSINESS.

a. **Hamidy Properties, Alamazon Street (Action Item)** – Becker reported that the LUC confirmed with Wahid Hamidy that the geo technical report was supported and the cycle review signed off. RPPB had asked Hamidy to come back to the full board to apprise us of the completed approval. No action is necessary.

b. **Verizon Mar Plaza, Del Norte High School (Action Item)** – Kerrigan Diehl The project (PDP as process 4, appealable to Planning Commission) contains 6 antenna flush mounted to stadium light standard at 61' & 66' heights. Light pole has coaxial cable inside, equipment cabinets will be located in a 12' x 24'8" enclosure placed along Nighthawk Alley (Mascot Lane) graded into the hillside within the 25' setback; embankment will be graded at street level. PUSD requested that location of the equipment be outside the campus so technicians could access without going through campus. RPPB Wireless Committee has reviewed the project twice; K. Diehl stated that the project was designed taking past community concerns into consideration.

i. Planning Board Member Comments:

- Sellers stated that the Wireless Committee is sending this project to the Board without recommendation due to disagreement with wireless on school sites and past experiences with projects in the community. The committee has fully vetted the project and made additional suggestions to the developer improving the project within the utilization of a school site/space.
- Committee comments that are both incorporated in the plan seen today:
 1. If possible, upgrade roof from metal to wood or tile; if not possible, change the roof color to match the masonry of the building.
 2. Landscape plan is subject to review by Jon Becker; reviewed & approved as presented.
- Becker inquired about the roof pitch? K. Diehl stated the roof pitch allows passive cooling instead of air conditioning and will be screened in. Becker stated that it could be an attractive nuisance and should be inaccessible to vandals.
- Kaneyuki stated the reason he wanted wood or tile roof is because this is the main road to the school and 500+ residents will pass by it daily, thought residents deserve better than cookie cutter metal roof.
- Politte would prefer residential roofing materials because this is a stand alone building.
- K. Diehl stated that the plans have not been presented to City staff yet; not opposed to changing it and will incorporate RPPB's suggestions, as possible. Sellers stated that the City does not consider this to be a residential site.
- Bende noted that there were discrepancies in the plan drawings A-2 & A-3 Lug Box & Telco cabinet boxes are on the inside & outside of the building. Upon review of the renderings: A-2, Equipment Enclosure Plan, the proposed Lug box (item #8) and Telco cabinet (item #13) should be located inside equipment enclosure if possible, and if not possible it should be painted to match the exterior of the enclosure and screened with landscaping to hide it.
- K. Diehl stated that it is incorrect and Telco Box will be inside the building; but will ask because typically there is only one Telco Box. Will also check on the Lug Box and if it needs to be there, it will be painted to match.
- Bende asked if there was a way to encapsulate the antenna on the poles. K. Diehl stated that staff looked at ray-domes, but felt that they get a better visual look with flush mounting than ray-doming them. Bende noted that other carriers will be able to co-locate antennas on this pole and other poles which will also bring in additional structures. Based on federal legislation, if we allow one company, we'll have no standing to object to other carriers in the future. Personally, he prefers no cell sites on school properties, but this is the most benign location for this on the campus. Bende would prefer the roofing materials to match with the school.
Discussion: Potentially 3 additional carriers would need equipment structures - 1 adjacent to Verizon's collocating antennas on the same pole and two more structures on the other end of the bleachers collating antenna on the light pole there.
- K. Diehl stated that Verizon felt the PDP process makes for a better project, working with the school district, and is the only carrier proposing on this site at this time. Does not have information whether other carriers need coverage in the area or if they are planning to propose projects on this campus.

- Sellers added that the light standards were designed to house wireless antennas, PUSD planned ahead. He also noted that Verizon was not part of the BMMS wireless installations.
 - Spurr stated that the equipment enclosure is an attractive nuisance and will attract graffiti. The roof needs to be durable and high enough, industrial in nature so kids won't climb on it or jump off.
 - It was asked if there was any chance that the equipment facility could be placed underground? Spurr noted that undergrounding does not lend itself to accessibility for technicians and maintenance.
 - Sandstrom applauded Verizon for planning a better project and by working with RPPB to make it a better project, in contrast to our past experience with carriers on school sites.
 - Murphy added PUSD has learned that they are to include the community in planning of these projects. PUSD initially planned for the setback encroachment in their plans which pushed the City to send the project to be reviewed by RPPB.
 - K. Diehl stated that all parties thought it was a better project and are cooperating.
- ii. Public Questions & Comment: none

Motion: To approve the Verizon Mar Plaza wireless project (# 168203) subject to the following conditions: Lug Box (A-2, item #8) and Telco Cabinet box (A-2, item #13) be located inside the equipment enclosure if possible and if not, they are to be colored to match the exterior of the enclosure and be screened with additional landscaping to the highest extent possible. M/S/C – Sandstrom/Becker/Approved, 11 in favor – 6 against – 0 – 0.

K. Diehl noted that she has not seen the Telco cabinet on the outside of the enclosure in other project plans and did not see moving it inside as an issue.

c. **Our Lady of Mt. Carmel Church (Info Item)** – David Fifer, Architect

Keating announced that he was recusing himself.

Becker stated that OLMC presented their plans at the LUC meeting and that there are a number of community concerns; asking Mr. Fifer to present the plans with background information.

Fifer reported that his firm has been working with OLMC since 1998. OLMC held a community meeting last week, 300 flyers were distributed to neighboring residents.

OLMC has made an application to amend their existing CUP.

The Church is original to the community, developed in the late 1970s. The Community Plan identified 2 church sites (OLMC & New Hope) at the intersection of Carmel Mtn. Rd. and Stoney Creek Rd. The church began in 1978 at an adjacent house with a use permit to conduct small religious gatherings. In 1982, they got a CUP to add a larger auditorium space on the 6.39 acre site.

The site is adjacent to the MHPA and includes a sliver of natural habitat along Carmel Mtn. Rd (hillside). Access is off Stoney Creek Rd. through 2 - 20' driveways. Presently the facilities total 15,500 sq. ft. including a 6,500 sq. ft. auditorium space with 264 parking spaces. Peak Sunday mass at 10 or 10:30am today seats 800-850 people.

In 1998, the church pursued a development permit at a new 10.5 acre site on Camino del Sur; pursued a master plan and got City & RPPB approval but were unable to get access to the site. OLMC needed to build a permanent church and came back to their original site.

OLMC has looked at 3 different building placements on the site. The site has multiple geology issues, fire mitigation, MHPA, and access difficulty. Depending on the placement of the buildings mitigation may be warranted.

Key plan elements:

- Remodel the existing 2-story church building for meeting rooms and classrooms (not a school).
- Add a new sanctuary building that seats approx. 1,071 and is located nearest the corner of Carmel Mtn. Rd. and Stoney Creek Rd. The plans include a 45' copper dome and 65' steeple near the center of the structure; height deviations would cause this project to be a process 4, RS 1-14 zone (community plan limits height at 35').
- The project includes a terrace between the 2 buildings
- 358 parking spaces.
- Existing modular buildings will be removed.

By placing the sanctuary out at the corner, they could give some identity to the community and the parish, something different than just the homes that line I-15. OLMC plans to resubmit to the City once recommended changes are incorporated.

Becker suggested that due to the community concerns RPPB might convene an Ad-Hoc committee to review plans, traffic/parking issues, bulk and scale, height issues, etc.

i. Planning Board Member Comments:

- Green roof is not good, asked to look at other alternatives
- Kaneyuki stated that he had concerns with the photo simulations and the dome heights represented; doesn't seem to represent the 65' steeple accurately –should be almost double the height of the other tall structure. Recommended that future simulations be from different angles/perspectives. Bende suggested that simulations from the parking lot and street levels be included.
- Murphy asked if RPPB has other churches with a height variance. Sandstrom stated that New Hope Church was approved with a 45' parapet wall on the main chapel above the entry. Approving 65' would set a new precedent. Murphy was concerned about view obstructions that were never obstructed before, for those who expected that height limit would remain at 35'.
- Rhodes reminded the board of the 1998 lawsuit that enjoined the Camino del Sur property and adjacent parcels due to vernal pools. Fifer stated that the state owned the land to the south eliminating access and that there were no vernal pools on their site; the church decided not to use it and came back to this parcel to redevelop. Rhodes believes they were forced back to this site and also noted that views are not guaranteed, but added that views from the neighbors toward the property should be reviewed.
- Dumka requested that project cross section views depicting the height deviations compared to the community plan limits to be reviewed by RPPB.
- Barker stated that the neighborhood residents have expressed concerns about the loss of the existing grass area; would it be possible to move the courtyard element to the intersection side of the existing building allowing the new church structure to be moved away from the corner? The shift could provide a bigger buffer/setback for those neighbors directly across the street from the property. Fifer said that is a possibility. 65' is too high in this community.

- Sellers stated that a cross section rendering would be beneficial to review adding that as an example, St. Gregory's Church in Scripps Ranch is out of place in its neighborhood that has similar southwestern architecture, blue roof. Height will be vetted by the committee and community. Copper on the roof does not fit in, it's very European and the majority of churches in this country were built using modest materials. Fifer stated that St. Teresa's of Carmel along Route 56 is a natural copper which has natural color to it.
- Becker stated that the church at this intersection will become a landmark in the community; we should be sensitive to how OLMC brands itself and is perceived by the community and the neighbors. If there is the ability to shift alignment leaving the open space at the corner, sensitivity to the mass scale/bulk, stair stepping would be a positive direction.
- Politte asked for clarification on total sq. footage. Fifer stated the total would be 58,000 sq. ft. (18,000, 25,000, 6500 and 7000 sq. ft.).
- Spurr inquired about the parking and entrance improvements; Fifer stated that the City regulations determine distance to the signalized intersection. The 2 driveways are being widened to 30' with flares toward Carmel Mtn. Rd.; entrance cannot be off Carmel Mtn. Rd. Following the 1994 fires, the fire department suggested that the parking lot not have any foliage because it was an outstanding location for the fire department to stage helicopter landings/water drops. Diehl stated that they use Hilltop Park now.
- Bende stated that he appreciates the scaling/stepping of the building designs. On the other hand, this is an entry point for the community and the 65' steeple is closest to the residential; he suggested turning the sanctuary 90° or flipping the plans 180°. As designed, the community will see the back side of the building from the corner, not a great landmark. Bende asked if they considered LEED certification in their planning phase. Fifer stated while there is practical application for parts of the plan, not for all (remodeling of existing structure). Fifer added that 358 parking spaces are required; number of chapel seats are based on the parking (3 seats per vehicle). Bende added that private views are not protected although public views are. Architecturally, the design reminds him more of a synagogue than a Catholic church. Moving the courtyard Plaza to the corner answers neighbors concerns and community view from the street side is not an attractive landmark.
- Sandstrom recommended that the color scheme be changed to blend into the community. If the existing structure is 18-24' high and the sanctuary presently seats 850, has OLMC considered remodeling the existing building into the new sanctuary on the old footprint and building the meeting/class rooms near the corner? Driving height of 35' at Stoney Creek Rd., corner height is higher technically increasing the view height; should be lower toward the residents. Although, OLMC has rights to build where grass now exists, the 45' & 65' height variances so close to the residential is his concern.
- Shoecraft asked, other than New Hope Church, does Rancho Peñasquitos have any other structures exceeding the 35' height limit? It was noted that the new PPH Wellness Campus will be over 35' and Rhodes Crossing will have a multi-family project that is 4 stories (approx. 55-60' height on the SW side) adjacent to

residential. Shoecraft prefers the OLMC tall structures further away from the corner.

- Keating, representing OLMC, stated that traffic study docs and environmental including biological study, archeological, paleontology will be coming soon. He is working with church to review all concerns to see how they can be implemented or the plans modified. He noted that traffic impacts would be highest on Sundays & religious holidays only.

ii. Public Questions & Comment:

- Lois Spann stated she was concerned with parking and traffic flow. Presently parishioners are parking on the street, blocking residential driveways. Suggested widening the driveways (ingress/egress) from 20' to 30' each side. She noted that the far end of the parking lot has no trees, suggesting that it would be an outstanding location for helicopter landings. B. Diehl stated the City used Hilltop Park now.
- Dale Smith (experienced in community planning, surveying, engineering), whose home is located directly across the street, is concerned that the wall along the west side would shadow his home for 1 hour and 57 minutes in the morning. The 65' is from a new grade, plan calls for 5' of fill. He was told when he bought his home that the church was planning to build near the rear (North end) of the site. The project will need new infrastructure – sewer, electric, water. He ran a level on the site on Tuesday and there is 13.5' of elevation change from about 120' going north on Carmel Mtn. Rd. on the side lot up to the existing grass area and then they are building up an additional 5' of fill. He would prefer the lot be excavated to lower the grade and move the building back from the street which would lower the site line of the church. His driveway is regularly blocked on Sundays. The Church is a good neighbor, but he just wants a better plan, to blend within the neighborhood architecture.
- Jane Englebert stated that the new structure would be 92 linear feet from the front of her home, causing shadowing in the morning. Size of building is too big for the community and the architecture does not blend with the neighborhood. If they want the goodwill of the neighborhood, the plan should reflect the needs of the community. New Hope church sits down in a little valley below her home. New Hope also has 2 entrances, one on Carmel Mtn. Rd. and the other on Stoney Creek Rd.. Hasn't heard anything about repairs to the street if damaged during construction. Her driveway is blocked also. If they leave the church driveway in the same place, parishioners will continue to park on the street. Every week the fire hydrant is blocked. Becker added that the issues will get flushed out in the process.
- Neighbor, name not given, stated that the church can't handle the parking for all services, every week; they presently use the grass area for parking overflow. Even though views are not protected, the look of Rancho Peñasquitos bothers her when we are willing to protect natural habitat, the public view should be considered.
- Neighbor, unnamed, stated that the structures do not fit in the community and will change the feel of the neighborhood. Parking/traffic is a concern. If they reduce the present 5 services to 4; parishioners will park on the street. Recommends placing the parking closer to the street and sanctuary farther back.

- Neighbor, unnamed, is concerned with traffic & parking issues in her cul-de-sac on the backside of the church.
- Neighbor, unnamed, has experienced answering his doorbell to be cursed at by parishioners.
- Presently the church holds 2 Saturday services plus a Pilipino service and 5 services on Sundays. Everyone arrives at the same time and instead of waiting to get into the lot and park onsite parishioners park on the street. Can't have friends over on Saturday nights or Sunday mornings because there is no place to park.
- Sellers stated that this is the beginning of the vetting process.

Sellers created an Ad Hoc committee appointing Becker as Chair to review and flesh out a better plan, including the neighbors in collaboration with OLMC. Neighbors interested in participating on the Ad-Hoc committee should give us their email address/contact information on the sign in sheet or email the secretary.

Fifer thanked RPPB and the neighbors on behalf of the Parish adding that OLMC is here to listen and move forward.

8. REPORTS.

- a. Chair Report, Charles Sellers – no report, but thanked Halperin for putting him in touch with the Second Chance Dog Rescue he is now has 2 dogs.
- b. Vice-Chair Report, Jon Becker – There is a \$5,000 grant opportunity with the American Society of Landscape Architects; contact him if you would like more information.
- c. Secretary Report – Jeanine Politte reported that she was informed that the Doubletree will be investing millions of dollars in the hotel, remodeling the restaurant, the bar and rooms. More information is forthcoming. She will forward information as it is disseminated.
- d. Standing Committee Reports:
 - Land Use (Jon Becker) – no report
 - Wireless (Lynn Murphy) – no new or pending projects, may need to cancel the scheduled 7/16/09 meeting.
- e. Ad Hoc Committee Reports:
 - Bylaws/Elections (Joost Bende) – no report
 - Community Funds (Bill Diehl) – previously discussed FBA
 - Fire Protection (Dennis Spurr) – reported that Disaster Awareness Month is in October, events are being planned.
 - Leisure Life/Cresta Bella (Dan Barker) – Building permits have not been issued as of a week ago due to finance issues. Utility trucks were on site mapping lines today, so they may have received permits.
 - Transportation - John Keating reported that City staff has asked RPPB to document formally our request for the 3 proposed crosswalks at Fairgrove Lane and Salmon River Rd. There was discussion about RPPB's ability to take a vote on this item. Politte stated that Heverly was asking for a sense of the Board on this matter. Keating stated that there is enough pedestrian activity at that intersection due to Linear Park, the library, the YMCA and shopping center to warrant striping the crosswalks. Sellers asked if it was the consensus of the Board that this is a good idea and that the City should move forward with striping the 3 crosswalks at the intersection of Fairgrove Lane and Salmon River Rd.? Becker asked what the process would be to repeal the crosswalks once they go in? Keating stated the same process would be used.

The Sense of the Board – 14 in favor – 0 against – 1 abstention (Shoecraft).

Diehl stated that the City is proposing to install angled parking between Fairgrove Lane at Linear Park and the driveway entrance to the Fire Dept. training facility. It will eliminate motor home and truck parking along that stretch of road. Keating will review the plan for feasibility.

Keating distributed copies of the State Route 56 Bike Path Interchanges and Community Connection Points Project Study Report which shows alternatives. Diehl stated that RPPB approved \$1.75 million of PQ FBA funds as our contribution to the project, the rest will come from BMR, TH, DMM, Carmel Valley FBA's. Sellers added that at the time of our approval, our commitment covered half the cost of the proposed interchange. Sellers/Keating asked the members to review for discussion at September's meeting; send all comments to Keating. Discussion of notations added to page 2 locations, alternatives, and projected costs in report.

f. Liaison and Organization Reports:

- Black Mountain Ranch Open Space (Bill Diehl) – no report
- MCAS Miramar Community Leaders Forum (Dennis Spurr) – reported that the San Diego Airport Authority has finalized the overlay plans for the 16 airports in the county. Sellers noted that the CD does not include the report for Miramar.
- Recreation Council (Jim LaGrone) – Diehl reported that Park & Rec has approved the purchase 2 programmable locks for Hilltop Park restrooms (\$1147), developing a list of upgrade projects for Linear Park, PQ Youth Soccer Assn. is rehabbing West Views Community Park, light covers for flagpole at Hilltop, Dog refuse bag dispensers have been purchased and will be installed at Linear and BMR park, new carpet was installed in meeting rooms at Canyonside Park, Polynesian Night is scheduled for July 21st at Hilltop Park (PQ Parks do not have any alcohol restriction, just no glass), new park use fees begin July 1st for youth activities (\$20 per team, \$25 per field per team for the whole season, and youth leagues will begin paying for lights – BMR lights are manual & Canyonside/Views West are automated and provide a printout of use).
- Town Council (Mike Shoecraft) – next meeting will be July 2nd at 7:00pm in Sandpiper Room at Doubletree. Andy Berg is new President & Evalyn Drobnicki is new Vice President.
Diehl inquired when the new sports banners would go up? Shoecraft will follow-up on timeline.
- Park Village LMAD (Jon Becker) – reported that the Eagle Scout project was completed last Friday. The Eagle Scout will be back to correct the color with stain.
- Peñasquitos East LMAD (Bill Diehl) – is looking to re-vegetate the area on Rancho Peñasquitos Blvd. northeast of Azuaga St.
- Torrey Highlands LMAD (Scot Sandstrom) – reported that the next meeting, July 15th, will be at Cliff's home. Pardee will proceed with construction on the models across from Westview High School beginning in October. D.R. Horton is working on completing the punch list.

The meeting was adjourned at 10:50pm.

Respectfully submitted,

Jeanine Politte, RPPB Secretary

Approved 9/2/09 as presented, 11 in favor – 0 against – 3 abstentions (Spelta, Chowaiki, LaGrone)