



Rancho Peñasquitos Planning Board Meeting Minutes

January 4, 2012

Attendees: Joost Bende, Thom Clark, Bill Diehl, Bill Dumka, John Keating, Dann Mallec, Darren Parker, Keith Rhodes, Scot Sandstrom, Charles Sellers, Mike Shoecraft, John Spelta, Dennis Spurr, Ramesses Surban

Absent: Jon Becker, Suzanne Brooks, Ruth Loucks, Jeanine Politte

Community Members & Guests (Voluntary Sign-in): Jagadish Nayak

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 was present.
2. Agenda Modifications: The Santaluz project and the Camelot project were removed from the agenda.
3. MINUTES: December 2011 Meeting Minutes were not available for approval.
4. NON-AGENDA, PUBLIC COMMENTS:
 - a. Diehl stated that Christmas tree recycling will take place at Canyonside park until the middle of January.
 - b. Diehl asked for suggestions on preventing copper theft at city parks. Due to thefts, lights are not working at three parks: Black Mountain Ranch, Canyonside, and Views West.
5. ANNOUNCEMENTS & INFORMATION ITEMS:
 - a. San Diego City Council District 1 Report – Stephen Heverly
 - Lightner to chair new Economic Development Committee
 - Tasked with developing long term vision for city economy and streamlining city processes.
 - Lightner to vice chair Land Use and Housing
 - Lightner no longer on natural resources
 - Lightner no longer on MTS board
 - Torrey Highlands Facility Planning:
 - If board were to proceed with removing facilities, approval of PFFP may take longer.
 - Plan could be approved as early as 2013.
 - Rhodes expressed frustration at lack of communication from City. FBA/PFFP subcommittee and city staff should be communicating directly rather than placing Heverly as an intermediary.
 - A meeting with city staff was requested to occur.
 - Sellers asked if any other committee chairs changed
 - Only that Zapf is now chair of Land Use and Housing
 - Working on traffic issues
 - Angled parking on Salmon River
 - Hit a snag with city staff
 - Future bike lane to go in, will conflict with angled parking
 - Alternatives have been suggested
 - Rear-in angled
 - Sharrows – shared lane marking

- Hiker killed on Camino del Sur
 - Area is being examined to determine means to make it safer.
- Calle de las Rosas
 - No news
- b. San Diego City Planning & Community Investment Report – Michael Prinz
 - NRMP and associated plan amendments are still in progress.
 - Still evaluating the degree of environment review necessary.
 - Will save comments regarding items that have been removed from agenda to a later date.
 - Offered to contact PFFP staff at city on behalf of FBA/PFFP subcommittee.
- c. Assembly Member Nathan Fletcher's Office Report – Sterling McHale
 - Several new laws took effect with new year, Fletcher's office can be resource to explain these laws.
 - Redevelopment Court Decision
 - Effort to resurrect redevelopment coming mainly from affordable housing advocates.

6. BUSINESS.

- a. **Proposed Peñasquitos East, Park Village and Torrey Highlands LMAD Budgets – Andy Fields (Action Item)**
 - Torrey, PQ East, and PV budgets up for review, draft budgets distributed to board.
 - BMR north and south not included in process.

Motion: Bende moved to approve budgets, Diehl seconded.
Passed 13 in favor – 1 against (Rhodes) - 0 abstentions - 0 recusals.
- b. **Hsu Home Occupation Neighborhood Use Permit in Santaluz Project #258949 – Tony Hsu (Action Item)**
 - Residence, neighborhood use permit application
 - At land use committee Bende moved to approve, Surban seconded; land use committee passed.
 - Hsu seeking NUP because city requires NUP for home based business that requires employee to commute to home.

Motion: To approve NUP. Full board passed 14 in favor – 0 against – 0 abstentions – 0 recusals.
- c. **Black Mountain Ranch North Village Substantial Conformance Review Project # 266192 (SCR #9 & #10) – Bill Dumka (Potential Action Item)**
 - Dumka and Mallec recused themselves
 - Land Use committee approved 4-0.
 - Refer to 4 exhibits distributed by Dumka.
 - First SCR deals with 2 subjects, both changes consistent with underlying zoning.
 1. Eliminate 4 gates restricting street access, thus converting streets from private to public.
 2. Request to shift dwelling unit locations.
 - Second SCR realigns Coyote Bush Dr to be a four way intersection rather than creating two T intersections.

Motion: Sandstrom moved to approve, Surban seconded.
Board passed 12 in favor – 0 against – 0 abstentions – 2 recusals (Dumka, Mallec).

7. REPORTS.

- a. Chair Report – Jon Becker, not present
- b. Vice-Chair Report – Charles Sellers, none
- c. Secretary Report – Jeanine Politte, not present
- d. Standing Committee Reports:
 - Land Use (Joost Bende)
 - Santaluz and Camelot to return next month
 - Telecomm (Charles Sellers)
 - Only one project but on hold.
- e. Ad Hoc Committee Reports:
 - FBA/PFFP Prioritization (Keith Rhodes)
 - Del Mar Mesa on January docket to find support for removal of widening of SR-56, should be paid by TransNet Funds instead. Also would like swimming pool removed.
 - Rhodes and others expressed concern that the FBA budget is given to the board in a manner such that the board doesn't have enough time to review and consider the budget prior to having to return the budget to the city.
 - Cresta Bella/Doubletree (Jeanine Politte), not present
 - Our Lady of Mt. Carmel (Joost Bende)
 - Construction trucks parking on street were an issue, church was notified
 - PPH Community Wellness Campus (Jon Becker), not present
 - Santa Fe Summit II & III (Scot Sandstrom) - no report
- f. Liaison and Organization Reports:
 - Black Mountain Open Space Park (Bill Diehl)
 - BM Open Space Park and Rancho Peñasquitos Preserve have 4 rangers between them.
 - Trail for All People moving forward.
 - Trail to proposed Los Pen Neighborhood Park reinstated, Prinz to follow up.
 - DSD Facilities Financing (Bill Diehl) – no report
 - MCAS Miramar Community Leaders Forum (Dennis Spurr)
 - Master plan in works
 - PQ Fire Safe Council (Dennis Spurr) – no report
 - PQ Town Council (Mike Shoecraft)
 - Guest presentation tomorrow regarding social media
 - PQ Recreation Council (Bill Diehl)
 - Diehl chairs again
 - Baseball fields at Canyonside Park were laser leveled and dirt added.
 - Additional tennis courts under construction
 - Reclaimed water line from pump station looks to be near completion
 - Copper theft a huge problem
 - Meeting with consultant regarding Canyonside Park parking extension to north and west in a couple weeks
 - New Bylaws approved, waiting for city approval
 - Los Pen Canyon Psv CAC (John Keating) – no report
 - Park Village LMAD (Jon Becker), not present

- Peñasquitos East LMAD (Bill Diehl)
 - Diehl asked for other board members to participate, Shoecraft and Bende volunteered.
- Torrey Highlands LMAD (Darren Parker) – no report
- Prop C Working Group (Bill Dumka)
 - Done with their task, can probably delete from agenda
- Transportation Agencies (John Keating)
 - SR-56/Black Mtn. Rd. bike path improvements are making progress, design plans progressing
- Elections
 - Politte sent out an email, applications can be submitted at the next meeting.
 - Diehl volunteered to run the election

The meeting was adjourned at 9:20 pm.

Minutes recorded by Ramesses Surban in absence of RPPB's Secretary.
Respectfully submitted,
Jeanine Politte, RPPB Secretary

Approved 2/1/12; 8 in favor – 0 against – 4 abstentions (Becker, Brooks, Loucks, Politte).