



Rancho Peñasquitos Planning Board Meeting Minutes

March 5, 2014

Attendees: Jon Becker, Joost Bende, Thom Clark, Bill Diehl, Bill Dumka, Steve Gore, John Keating, Mike Kenney, Ruth Loucks, Cynthia Macshane, Darren Parker, Jeanine Politte, Keith Rhodes, Mike Shoecraft, Rod Simmons, Dennis Spurr, Ramesses Surban, Dan Valentine

Absent: Zachary Tanton, Melinda Vasquez

Community Members & Guests (Voluntary Sign-in): Pamela Blackwill, Harold Meza, Theresa Andrews, Stephen Egbert

1. The meeting was called to order at 7:33 pm at the Doubletree Golf Resort located at 14455 Peñasquitos Drive, San Diego, California 92129. A Quorum was present.
2. Agenda Modifications: none
3. APPROVAL OF MINUTES: February 5, 2014
The draft minutes reviewed included changes submitted by Politte. Additional changes were requested by Clark, Becker and Simmons.
Motion: To approve the February 5, 2014 Rancho Peñasquitos Planning Board Meeting minutes as corrected. M/S/C - Bende/Becker/Approved, 12 in favor – 0 against – 3 abstentions (Bende, Gore, Rhodes).
4. Public Safety Agencies: not present
5. Public Forum: no comments
6. ANNOUNCEMENTS & INFORMATION ITEMS:
 - a. San Diego City Development Services Dept. Report – Michael Prinz, no report
 - b. San Diego City Council Member Mark Kersey, District 5 Report – Lee Friedman
 - Mayor Faulconer was sworn in Monday, March 3rd and Police Chief Zimmerman was sworn in on Tuesday March 4th. Infrastructure will be a top priority over the next couple of years.
 - SDPD will working on recruitment and officers will begin using lapel pin cameras while on duty; a pilot program beginning later this year at a cost of \$2 million.
 - Marijuana Dispensary regulations were approved; Kersey was only dissenting vote (concerns include: conflicts with federal regulations, costs for code enforcement were not included in regulations).
 - City Council rescinded the Linkage Fee following the signature gathering campaign to put a measure to nullify the increase in fees on the ballot. Council will look for better ways to pay for affordable housing.
 - Report storm damage to City or Council office ie. downed trees, potholes, etc.
 - Contact California Fish & Wildlife to report Bobcat incidents.
 - E-Cig regulations proposed – FDA considers e-cigarettes a tobacco product. Council was looking to create restrictions that are in line with the sale and use of cigarette/tobacco product regs.
 - Bende noted other Cities that have banned or regulated use in public spaces.

- Politte noted that not all e-cigs contain nicotine. She added that until the FDA does studies, it is the best policy moving forward at this time. Also, the proposed regs will treat vape shops like other shops and hookah lounges.
 - Water Wise Workshop on the drought, it's impact and conservation tips will be held 3/20/14 at Mt. Carmel High School in Room D-3 from 6:00---7:00pm; San Diego County Water Authority will be present.
 - Becker noted that Mayor Faulconer stated he was committed to making street repairs and infrastructure a top priority. Friedman added that Councilman Kersey's lead Infrastructure consultant is now on the Mayor's team.
 - c. San Diego City Council Member Lorrie Zapf, District 6 Report – Conrad Wear
 - City Council has 30 business days to appoint new Council member to serve the remainder of term in District 2.
 - Mobile Food Truck ordinance was approved and now must be approved by the Coastal Commission before going into effect.
 - City Council LU&H Committee will be looking at all options to bring forth new recommendations for funding affordable housing.
 - Surban inquired if the oversized vehicle parking ordinance has been approved by Coastal Commission yet. Friedman noted the ordinance name was changed to Neighborhood Parking Protection Ordinance and enforcement was funded through the mid-year. Wear noted that the ordinance needed \$2 million to start and will then be funded through cost recovery; he will check on status at Coastal Commission.
 - d. San Diego County Supervisor Dave Roberts, District 3 Report – Harold Meza
 - Water Authority does not anticipate a shortage for San Diego in 2014. We are in better shape than rest of State due to our reserves.
 - Supervisor Roberts will be in the office on 3/13/14 from 2-4pm to meet with constituents by appointment; contact the Escondido office to schedule.
 - 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. ELECTIONS: Diehl informed the members and audience that voting was closed.
8. BUSINESS.
- a. **San Diego Port Master Plan** – Rafael Castellanos, Esq., San Diego Port Commissioner (Information Item)
 - The Commissioner provided brief history of the Port District and the role of the commission in protecting the San Diego Bay tidelands, a regional resource. The process to update the long-term integrated Master Plan which will guide future land/water uses and development over the next 50 years is underway. The commission is inviting public input throughout this update beginning with the vision and guiding principles for how the port should be used and look. More information: <http://PortforAll.org>
 - Diehl inquired if the Airport was under the Port District's oversight. Castellanos responded, it is a tenant and on tidelands (fill). He noted the Commission approved an option for the North Lane Field site. The project includes 2 hotels in one integrated structure (400 rooms, a \$130 million project) and includes a 1.5 acre setback park off

Harbor Drive. They are planning to complete the 1st phase of the North Embarcadero visionary plan (\$21 million).

- Keating is there a completion date for the N. Embarcadero Park; Castellanos noted project should be completed in May. He added that the Commission approved the Sunroads Hotel project and Harbor Island Marina improvements.
- Spurr asked if future projects would extend the promenade all the way to Hawthorne; Castellanos noted that as financing becomes available the plan is to grow the Promenade north and designs would be a part of the update.
- Clark noted that the Port Commission website provides details on the Port's transformation over the last 30-35 years and thanked the Commissioner for providing us with this update on the Master Plan.

b. Merge 56 Community Plan Amendment Update – Gary Levitt (Information Item)

- Levitt noted the project is 40 acres. (note: site is located south of SR-56 and between Camino del Sur on the west and Carmel Mtn. Rd. on the east, south into Rhodes Crossing)

Site was originally planned for a big box shopping center (250,000 sf), self-storage (270,000 sf) and residential (4-story apartment complex with 242 units). Changes include a revision of the commercial space and to the types of residential units (84 SF, 115 3-story Townhouses and 47 units of affordable housing). The square footage of the self-storage has been reconfigured into commercial space.

- Howard Revenas, architect, reviewed the draft site plan, topography, pedestrian and bike routes through and around the project. Key points:
 - Housing –
 - Affordable (47 units as flats above fitness center)
 - Townhouses (115 units, directly south of retail center)
 - Single family (84 units, south of townhouses)
 - Office space - west bldg. 4-6 stories (larger) and east bldg. 3 stories (smaller)
 - Commercial Lifestyle Center between the office space (incl. retail, fitness center, cinema, grocery, restaurants, kiosks)
 - Plaza with 2 pavilions and lots of greenery
 - Parking structures in rear of center (north side) – multi-levels and subterranean. There is also parking along the main plaza street between the center and housing to the south.
- Macshane inquired about the height of parking structures; 2-3 stories.
- Becker asked for confirmation that parking structures include subterranean levels; yes.
- Gore asked if plans are available online; Levitt said, not yet.
- Parker referencing the original plans asked about status of self-storage and drive through retail; they are no longer on the plan. Storm water issues? Revenas noted the use of underground collection tanks.
- Levitt noted that the grocery store would be smaller, not as big as a Ralph's. The ambiance created by this type of center, with day & evening traffic, creates a more desirable location for businesses.
- Gore noted the area needs this type of center and asked if pedestrian traffic had been analyzed. He noted that residents from north of SR-56 would travel south to use. Levitt noted that they would look at options and added that the Carmel Mtn. Rd. bridge would be widened to 4 lanes.

- Bende asked if Merge 56 had talked with Kilroy about the diocese property and intersection(s). Levitt noted that Merge 56 uses the previously approved intersection alignments. Keating added that Kilroy is respecting the preexisting locations for signals. Bende asked for confirmation that the single family residences' ingress/egress would be north through the townhouses into the retail center and that the exits shown on the site plan within the single family home area is for emergency fire exits only and will be blocked unless needed. He also noted that the mixed use designation had previously been approved, this plan just arranges those uses differently.
- Diehl inquired if Camino del Sur and Carmel Mtn. Rd. fall into the PQ East LMAD or TH LMAD. PQ East LMAD uses stamped concrete medians with the landscaping. Becker noted this site would be within the TH LMAD boundaries; confirmed by Michael Prinz.
- Theresa Andrews, community member, inquired about the office spaces and the potential for hi-tech startup types of uses and collaboration between these businesses. Revenas and Levitt noted the office spaces would allow for more interaction; small and large spaces will be available. Keating added that this design attracts a different type of tenant.
- Becker asked if they have looked at circulation coming south on Carmel Mtn. Rd. over SR-56 who want to access SR-56 at Camino del Sur? Keating said that they haven't analyzed completely but added the quickest route is to cut through this project and there is a need to accommodate but not encourage. Becker said, the service road between the parking structures and SR-56 would become the shortcut; Levitt noted that road humps would be used.
- Clark said, looking at the hydro-mod and sustainability, is Sea Breeze looking at LEED certification; Levitt said yes but unsure of level. Clark liked the plaza design providing connectivity, but wants to see a connection to Torrey Highlands north of SR-56 in plans. Clark added that he wants to see all 3 projects (Kilroy's SFS IV, Merge 56 & Rhodes Crossing) connect Torrey Highlands north and south of SR-56 and Park Village together. He would like to see a ped/bike connection along the service road also. Prefers it not to look like Mira Mesa's Edwards Theatre from I-15.
- Parker would like the enhancements from the retail front duplicated to the rear parking structures which are visible from SR-56. Tony Frost, Sea Breeze, noted the site is set way back from SR-56, they are working with the changes in topography on the site and it won't be a monolithic structure.
- Parker asked if the affordable housing could be moved into the residential area instead of above the fitness center. Levitt noted the project needed the additional height in that section and it was a good fit to integrate the affordable units with services in an urban environment. Some of the affordable units are above the parking structure also.
- Bende inquired about lot size for single family units; Levitt noted lot size approx. 4,500 sq. ft.
- Macshane inquired if the plan intended to transition from larger single family homes to smaller units with the townhouses and flats (affordable units) closer to the commercial/retail center; yes.

- Levitt said they have submitted plans to the City for review and their next steps are to identify the anchors over the next few months and will be back as review/analysis is completed. Merge 56 met with the neighbors last week and the response was positive.
 - Simmons, inquired about sidewalks and bike lanes in the plans from Park Village area to Westview High School; it was noted that continuous, non-contiguous sidewalks (sidewalks separated from the roadway by a median) along Camino del Sur are planned as well as painted class-2 bike lanes.
 - Rhodes asked if they were submitting plans for Camino del Sur south of the property to the City's segment at the same time; yes. Bende added, the roads are to be built at the same time as development.
- c. **Request \$400,000 from Peñasquitos East Trust Fund 10596/400192 for Construction of Overflow Parking at Canyonside Community Park** – Bill Diehl, PQ Park & Recreation Council (Action Item)
- Diehl reviewed the need for additional parking at Canyonside Park to accommodate hikers and bicyclists using the Preserve. He added that the Rec Council has paid for the plans and drawings, permits and environmental work. The initial bid came in at \$299,000 plus the City's administrative fee puts the cost up around \$400,000 for the construction. The over-flow DG parking lot would include a sidewalk. The Trust Fund monies (\$808,568 balance as of June 2013) were developer funds from the Hempe Hills Subdivision for park use. These funds have paid for upgrades at Ridgewood Park, Tennis Courts at Canyonside, community monuments, and Carmel Valley Trunk sewer. There are no other projects assigned to this Fund.
 - Parker inquired on number of spaces; Diehl noted 102 spots are planned, located behind fields 7 & 6 (Girls Softball & Little League Seniors).
 - Bende asked if this would be paid directly out of the fund or as a loan to be repaid; Diehl said the funds would pay for the improvement, not a loan.
 - Becker asked if any of these funds would be reimbursement to the Rec Council for any of their monies already spent; no. He asked about the Tennis Association and the cost overruns on the Tennis Court improvements; Diehl noted that approx. \$50,000 was never used and returned to the Trust Fund.
 - Motion: To approve the request of \$400,000 from the Peñasquitos East Trust Fund 10596/400192 for construction of overflow parking at Canyonside Park. M/S/C – Rhodes/Simmons/Discussion.
 - Clark asked for confirmation that there are no other projects earmarked for those funds at this time? Diehl noted, this is correct.
 - Discussion on need for additional parking at the park and in the area.
 - Clark inquired about project timing and recommended avoiding the summer months. Diehl noted that it would be at least a year; drawings have been completed, the SDP needs to be submitted with permit fee (\$8,000), then the City can put it out to bid.
 - Becker recommended an amendment to the motion to add a condition that unused/surplus monies be returned to the trust fund; Rhodes and Simmons agreed.
 - Diehl was not sure if RPPB's recommendation to use these funds would also need approval by City Council but he'll check into and move it through as needed.

- With no further discussion, Clark called for a vote on the amended motion as follows.

Motion: To approve the request of \$400,000 from the Peñasquitos East Trust Fund 10596/400192 for construction of overflow parking at Canyonside Park with the condition that unused/surplus monies be returned to the trust fund. M/S/C – Rhodes/Simmons/Approved, 17 in favor – 0 against – 0 abstentions/recusals.

d. **Proposed Changes to San Diego City Council Policy 600-24** – Thom Clark, RPPB (Action Item)

- Clark asked if there were any concerns with the recent draft changes. He added the CPC was favorable to the changes added by the City Attorney’s Office.
- Politte stated her concern for the use of the language “elected members” throughout the document where a vote pertains to another board member. Voting should be inclusive of all members of the board, not just elected members. She suggested that it be changed to “members”.
- Bende suggested that we send it back to the CPC asking them to change it to “seated members”.
- Additional discussion key points: CP 600-24 says that Bylaws take precedent over CP 600-24. Changes to Bylaws must be approved by City Council.
- **Motion:** To NOT approve the draft of Council Policy 600-24 as presented due to the use of language “elected members” and request it be changed to “seated members” or “members”; ALL members (elected & appointed) should be allowed to vote on all issues related to the board. M/S/C – Bende/Diehl/Discussion.
 - Clark asked if there were other concerns adding that the use of “elected members” was a highly debated topic at CPC.
 - Simmons inquired about appointments and are they approved by the rest of the membership or just appointed by the Chair.
 - It was noted that our seated members approve or ratify all appointments.
 - Politte will add the specific locations, where the “elected member” language should be changed, to the motion. The group agreed.
 - With no further discussion, Clark called for a vote on the motion as follows.

Motion: To NOT approve the draft of Council Policy 600-24 as presented due to the use of language “elected members” and request it be changed to “seated members” or “members”; ALL members (elected & appointed) should be allowed to vote on all issues related to the board. Language locations to be included as part of this motion. M/S/C – Bende/Diehl/Approved, 17 in favor – 0 against – 0 abstentions/recusals.

Language locations include:

- 1) Page 2, last paragraph
- 2) Page 6, Article II, Section 7
- 3) Page 8, Article III, Section 4 (end of paragraph)
- 4) Page 8, Article III, Section 5 (3rd line)
- 5) Page 14, Article VI, Section 2, Item (8) (line 3)
- 6) Page 14 & 15, Article VI, Section 3, Item (8) a, b, c, & d
- 7) Page 25, Article IX, Section 3, Paragraph 2 (line 3)
- 8) Page 25, Article IX, Section 3, Paragraph 6 (line 2)

e. **Rancho Peñasquitos Planning Board's Annual Report Approval** – Thom Clark, RPPB (Action Item)

- Changes to the draft are as follows: remove all email addresses except the Chair's, remove the paragraph referencing the DSD Financing committee name change to 'Community Funds', and add a reference that directs the reader to the City website page where our minutes are located instead of attaching the minutes.

Motion: To approve RPPB's Annual Report (2013) as amended. M/S/C – Bende/Becker/Approved, 16 in favor – 0 against – 1 abstention (Simmons).

f. **Election Results** –

Diehl reported the results of the election; 6 votes were cast and all 4 candidates were elected as follows:

- Rancho Peñasquitos -
 - Dist. 2 – Stephen Egbert
 - Dist. 4 – Mike Shoecraft
 - Dist. 10 – John Keating
- Torrey Highlands -
 - At-Large-Seat 2 – Dan Valentine
- RPPB Vacancies -
 - Peñasquitos Dist. 6, 8, Renter-at-Large
 - BMR At-Large Seat 2
- Politte reported on applications received to-date for appointments.
 - PQ Dist. 6 – Rod Simmons
 - Commercial 2 – Bill Dumka
- Clark noted that any challenge to the results would need to be received within 48 hours of the results being read tonight.
- Clark added, elected members would be seated at the April meeting. Additionally, Officers (Chair, Vice-Chair & Secretary) would be elected and appointments confirmed. Clark said he spoke with Town Council President and asked Macshane to talk with Darshana if she is interested in being reappointed. Diehl added, the Park & Rec Council would be reappointing Gore.
- Clark thanked Kenney, Bende, Spurr and Tanton (absent) for their service to the community and presented them with certificates of appreciation. Bende noted that it has been a pleasure serving, adding that he knows RPPB members would continue to keep the community in mind when making future decisions. Clark thanked Diehl and Politte for overseeing the election.

9. **REPORTS.**

a. **Chair Report** – Thom Clark

- **CPC Meeting report** –
 - Rooming House ordinance is ready to go through committee, then to City Council.
 - Robert Vacchi, Development Services Department Director made a presentation, invited suggestions and is open to discussing concerns related to the department. He can be contacted at rvacchi@sandiego.gov.
 - Workshop is in the works to go over the relationship between the Land Development Code, General Plan and Community Plans. There is interest in a workshop on Design Review also.

- Becker said that some of the Community Plan updates in older communities will now include design guidelines.
 - Message from Joe Ramos, SDPD – previously scheduled meeting was canceled. Still looking for committee members as they reinstitute the Diamond Gateway RSVP Foundation; Loucks noted that she spoke with him and is considering it.
 - Joe LaCava submitted an annual CPC Report to the City today; Clark will forward to RPPB members.
- b. Vice-Chair Report – Jon Becker, no report
- c. Secretary Report – Melinda Vasquez (absent), no report
- d. Standing Committee Reports:
- Land Use (Ramesses Surban) – no report
 - Telecomm (Darren Parker) –
 - Clark reported receiving notice on a ministerial action under Process 1, a Substantial Conformance Review to modify NUP #706043 and PDP #706044; to replace antennae, install remote radio units on an existing stadium light standard. Site is Del Norte H. S. in BMR. It did not come to RPPB for review.
- e. Ad Hoc Committee Reports:
- Doubletree Resort (Jeanine Politte) – no report
 - Santa Fe Summit II & III (Darren Parker) – no report
 - RPPB Electronic Media Site (Steve Gore)
 - Domain names for all 3 of RPPB’s planning areas have been purchased (1 year, each domain, approx. \$30-40 total) and directed to RPPB’s google website as follows: <http://rpplanningboard.com> <http://bmrplanningboard.com> <http://thplanningboard.com>
 - Next step is to populate the site with documents. Politte offered to help Clark on this.
 - Santa Fe Summit IV (Thom Clark)
 - Clark will contact Robin Maddaffer for a report next month.
 - Merge 56 Development (Jon Becker)
 - Plan was submitted and City staff will begin to review; we should hear more from Prinz in the next few months on the analysis of the proposed project.
 - Rhodes Crossing (Jon Becker)
 - o Rhodes is hoping to present in April/May; still determining if there’s a market for their product.
 - o Becker asked Rhodes if they plan to hold a forum similar to Merge 56’s last week. It was recommended they should plan to meet with community members (neighbors on Via Panacea and those off Eclipse).
 - o Simmons asked if the property behind Eclipse is where the vernal pools are located and are neighbors aware? Yes and they are aware.
 - Black Mtn. Rd. Reclassification (John Keating)
 - Becker thanked Kenney for chairing the committee noting the initiation was approved by the Planning Commission. He added, Commissioner Naslund said that we are fortunate to have BMR LLC as sponsor.
 - Dumka noted that Prinz’ report will contain Planning Commissioner’s comments from the hearing.

- Elections (Jeanine Politte / Bill Diehl) – no additional report. Clark disbanded the committee.

- f. Liaison and Organization Reports:
 - Black Mountain Open Space Park (Bill Diehl) – no report
 - Community Funds (Bill Diehl)
 - Diehl reported that in April he will bring forward a request for \$30,000 from the BMR developer funds for the Skate Park. City is requiring a new soil analysis/report before the shade structure's footings can go in. He added that we could close out this fund after this expense.
 - MCAS Miramar Community Leaders Forum (Dennis Spurr)
 - Expect an increase in training activity prior to deployment over the next few weeks.
 - Last meeting, the base Sgt. Major discussed his previous assignments as embassy personnel. Priorities: 1) classified materials, 2) personnel, 3) property
 - Air Show 2014 is scheduled. Cancellation of last year's show impacted Make A Wish kids.
 - Spurr thanked the board and noted that Dist. 2 would be in good hands moving forward with Stephen Egbert.
 - PQ Fire Safe Council (Dennis Spurr/Mike Shoecraft)
 - Next PERC meeting is on Fraud, Tues. 3/11/2014 at 6:30pm, Library. (PERC meetings are scheduled on the 2nd Tuesday of the month)
 - PQ Town Council (Cynthia Macshane)
 - Fiesta is May 4th; Town Council elections will be held at the Fiesta. There will be a Fun Run & pancake breakfast on May 3rd.
 - Macshane reported, Councilmember Zapf presented at the last Town Council meeting. Her residence is in the redrawn Council Dist. 2; she has filed to run in Dist. 2 this fall. Macshane said, the Councilmember's presentation was interesting and she learned that the City puts up City owned property as collateral for bonds.
 - PQ Recreation Council (Steve Gore)
 - The Rec Council approved funds for fertilizer to be used at multiple parks, approved funds for a Movie in the Park Night at Rolling Hills Park. Jennifer Palkovic (Sienna's Playgarden tot-lot upgrade) requested support of the event.
 - The Rec Council will have a booth at the Fiesta.
 - New fee schedules for parks will take effect beginning June 2015.
 - Los Pen Canyon Psv CAC (John Keating)
 - The CAC is still reviewing the proposed cell site located near the entrance to the Preserve on Black Mtn. Rd. at Mercy Rd.
 - Park Village LMAD (Jon Becker)
 - Finalizing plans to get recycled water in place.
 - Peñasquitos East LMAD (Bill Diehl) – no report
 - Torrey Highlands LMAD (Darren Parker) – no report
 - Transportation Agencies (John Keating)
 - City has started construction on the ped crossing at Black Mtn. Rd. Improvements will include 'No Right on Red' signs and will only illuminate if button is pressed.
 - The SR-56 pedestrian/bike tunnel at Black Mtn. Rd. is dead.

≈ Diehl reported that the City Park & Recreation Board and Development Service Dept. are hosting a workshop on Park equivalencies, joint use agreements, etc.; 5/15/14 at 2pm in the Conference Rm. on 12th Flr. at City Hall. He added that he participated on the interview panel to select the top candidates for the new Park & Recreation Director.

The meeting was adjourned at 10:26pm.

Respectfully submitted by Jeanine Politte in the Secretary's absence.

Approved 4/2/2014, 10 in favor – 0 against – 2 abstentions (Vasquez, Shoecraft).