



Rancho Peñasquitos Planning Board Meeting Minutes

November 2, 2016

Attendees: Jeanine Politte, Thom Clark, Susan Sindelar, Corey Buckner, Bill Diehl, Stephen Egbert, Mike Shoecraft, Cynthia Macshane, Darshana Patel, Brian Reschke, Ruth Loucks, Darren Parker, Pamela Blackwill, Steve Leffler, Brooke Whalen

Absent: Jon Becker, Chris Butler, Alex Plishner

Community Members & Guests (Voluntary Sign-in): Velma Smith; Emiliano Arguelles; Felicidad Gayabyab; Jim Bailey; Tawny Garcia; Eileen Harburn; Myzall Saringon; Elvira Roncal; Camenaita Barcelona; Percival Ruiz; Anthony Saroki; Art Tesdusio Jr.; Purfician Serta; Nienen Fernandez; Joe Pierzina; Christina Catalano; Geoffrey Patrick; Alicia Santiago; Rebecca Aleya; Jamo Stephenson; Sarah Marealle; Essie Little; Joseph Schmelzer; Kirsten Kuna; Melinda Vasquez

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1. The meeting was called to order at 7:42 pm at the Doubletree Golf Resort located at 14455 Peñasquitos Drive, San Diego, California 92129.
 2. Agenda Modifications:
 3. Approval of October 5, 2016 RPPB Meeting Minutes
 - a. Motion: *To approve the October 5, 2016 Rancho Peñasquitos Planning Board Meeting minutes as corrected. M/S/C – Susan Sindelar/Pamela Blackwill/Motion was approved 11-0-3 with Bill Diehl, Ruth Loucks, and Brooke Whalen abstaining.*
 4. Public Safety Agencies: Not present, no report.
 5. Public Forum:
 - a. Shari Collins – Resident who voiced opposition to redevelopment of golf course and expressed concerns about the danger to additional houses in terms of fire safety and evacuations.
 - b. Pam Rowen – Resident who voiced opposition to redevelopment of golf course.
 - c. Father Anthony Sarola – Church leader who voiced opposition to redevelopment of PQ Village and expressed concerns of lack of affordable housing if the project proceeds as planned.
 - d. Paul Metcalf – Update on Merge 56
 - i. Hoping EIR will be released soon, once City gets it they will return to LUC/RPPB
 6. ANNOUNCEMENTS & INFORMATION ITEMS:
 - a. San Diego City Planning Dept. Report
 - i. Sara Toma reported on various issues. More information can be found at: <https://www.sandiego.gov/planning>
 1. Provided update that the noise study for PQ Village is still underway
 - b. San Diego City Council Member Mark Kersey, District 5 Report
 - i. Kyle Rodenbo reported on various issues. More information can be found at: <https://www.sandiego.gov/citycouncil/cd5>

- ii. Stephen Egbert - Inquired which corner the church in Black Mountain Ranch is being developed on. Informed it is the southwest corner of Carmel Valley Road at Camino Del Sur.
 - 1. Corey Buckner – Asked if they only have a grading permit and was informed that is the only permit that was required and it was originally issued in Barnhart Reese.
- iii. Stephen Egbert – Expressed concern about follow up to City’s code enforcement of tiny house being built on Del Diablo Street and was informed that a zoning inspector went to the owner on 10/25/2016. The inspector issued a notice and was informed by the property owner that there will be compliance.
 - 1. Jeanine Politte– Expressed concern about the City sending additional zoning inspectors out in a timely manner if another trailer is built.
 - 2. Brian Reschke – Expressed concern that there may be no compliance with zoning.
- iv. Darshana Patel – Inquired if anything will be moving into vacant Café 56 building and was informed that there would be follow up
- v. Darren Parker – Announced that the old Albertson’s on Camino Del Sur will become a Vons on 11/16/2016.
- vi. Brian Reschke – Asked if the City Councilman has a position on Short-Term Rental and was informed that the position of the City Councilman is to enforce the laws that already exist.
- vii. Removal of bike lanes on Camino Del Sur will only be temporary
 - 1. Corey Buckner – Inquired if the lanes will be removed during the winter vacation and was informed that would likely be timeframe.
 - 2. Darshana Patel – Inquired about the reason for the delay and was told that City shut down median project pending approval of new traffic control plan including k-rail and once started back up again the project should only take seven days to complete
 - 3. Jeanine Politte – Inquired why the project cannot be expedited and was told that there are other funding issues are at play that are impacting the timing of the project’s completion.
- c. San Diego City Council Member Chris Cate, District 6 Report
 - i. Daniel Manley reported on various issues. More information can be found at: <https://www.sandiego.gov/citycouncil/cd6>
 - ii. Bill Diehl – Inquired about the estimate for air conditioning at Canyonside Park and was informed it would be \$950,000 based on roof remodel to ensure the unit fits on top of the building. There was a recommendation to not pursue the CIP, which would return funding for other future projects.
 - 1. Corey Buckner and Brian Reschke – Inquired about estimates based on adjacent placement of air conditioning units and were informed that it was not feasible based on the need for power ventilation.

2. Thom Clark – Inquired about the need for power ventilation and was informed that it would be the best choice based on architecture of building.
- d. San Diego County Supervisor Dave Roberts, District 3 Report
 - i. Harold Meza was not present, no report. More information can be found at: <http://www.supervisordaveroberts.com/district3/>
- e. CA Assembly Member Brian Maienschein, 77th District Report
 - i. Lance Witmond was not present, no report. More information can be found at: <https://ad77.asmr.org/>
- f. CA State Senator District 39, Senator Marty Block
 - i. Joyce Temporal was not present, no report. More information can be found at: <http://sd39.senate.ca.gov/>
- g. U.S. Congressman Scott Peters Report, 52nd District Report
 - i. Jason Bercovitch was not present, no report. More information can be found at: <https://scottpeters.house.gov/>
7. BUSINESS.
 - a. Create project priority list to submit to the City – Corey Buckner (Discussion Item)
 - i. Motion: *To approve creating project priority list to submit to the City. M/S/C – Thom Clark/Jon Becker/After brief discussion, motion was approved 15-0-0.*
 1. Bill Diehl – Requested to add renovation of Rolling Hills Community Park slopes since the City cannot use our funding based on a previously submitted City Attorney Memorandum on the issue
 2. Cynthia Macshane – Requested to add installation of the dog park shade structure, unless project is dead
 3. Bill Diehl, Thom Clark, and Jeanine Politte – Requested to add that the medians on Carmel Mountain Road (between Cuca to Gerana) be updated to have stamped concrete in conjunction with or after the PQ Village project
 4. Darshana Patel – Requested to raise the priority of adding the bathrooms in Canyonside Park
 5. Brian Reschke, Stephen Egbert – Requested to add that the Peñasquitos Village Park be developed as Lennar will only spend \$5 million out of the required \$15 million
 6. Jeanine Politte – Requested to add that the renovation of Rolling Hills Park be completed
 7. Corey Buckner – Requested to add that the north end of Cima Bella where it meets Carmel Mountain Road by Mt. Carmel Preschool be repaired
 8. Bill Diehl – Requested to add that the Black Mountain Park project move forward with Phase II
 9. Community Requests
 - a. Stephen Egbert – Requested to add that a turnaround for church on Carmel Valley between Camino Del Sur and Black Mountain Road be created

- b. There was a request to add that the City Library be built for Black Mountain Ranch and Torrey Highlands in Pacific Highlands Ranch near the employment center, since the money is already available. Sara Toma will follow up with information from the City, but indicated that the City Library will be built in Carmel Valley.
 - b. Approve renewal of permit for AT&T Westview High School NS0618 originally approved on October 19, 2006 (PTS 113881). No changes are proposed to the existing antennas or existing equipment enclosure, PTS 500922
 - i. Motion: *To approve Darren Parker/Thom Clark/After brief discussion, motion was approved 13-2-0 with Mike Shoecraft and Jeanine Politte voting in opposition.*
 - ii. Jamo Stephenson explained what the existing structure is and requested approval for an additional 10-year permit to continue the structure in its current form.
 - c. Confirm PQ Town Council's Appointee to RPPB (Melinda Vasquez) – Corey Buckner (Action Item)
 - i. Motion: *To approve confirming Melinda Vasquez as PQ Town Council's Appointee to RPPB. M/S/C – Corey Buckner/Brian Reschke/After brief discussion, motion was tabled until December 7, 2016.*
 - ii. RPPB held discussion about the application submission process and need to ensure compliance with bylaws for 2017 elections including creation of the election committee
 - d. Announcement of FY 2018 Maintenance Assessment District Budget for Black Mountain Ranch annual budget review meeting December 15, 2016 at 6:00pm in the Del Sur/Santa Luz Meeting Room at 14885 Camino Del Sur San Diego, 92127; MAD training on Monday
- 8. REPORTS.
 - a. Chair Report – Corey Buckner
 - i. Provided an update about receiving tickets for football games – no tickets are available, but will get dates for Padres or Aztecs for RPPB to consider.
 - b. Vice-Chair Report – Jon Becker
 - i. Not present, no report.
 - c. Secretary Report – Susan Sindelar
 - i. Still vacancy for District 6 and vacancy for Town Council, need to go back through bylaws to ensure compliance with timelines for upcoming election
 - d. Standing Committee Reports:
 - i. Land Use (Thom Clark)
 - 1. November Land Use Committee Meeting – PQ Pacific Village Development
 - a. Parking still lower than hoped but it appears that some of the community concerns have been addressed
 - i. Concerns about the available guest parking for service delivery persons have been made with the hope the developer will modify the plan

- b. Canyonside dog park upgrades are on hold as of now due to the bids being rejected. The project was about \$70,000-\$80,000 over budget and we will have to scale back if we want to keep the project within the budget.
 - c. Trees have been removed at Rolling Hills Park because they were dying from bark beetle infestation.
 - d. There will be a probation crew out at Ridgewood Park next week to clean up a few slopes. She also stated that one of the controllers at Views West will be replaced.
 - e. Canyonside gymnasium air conditioning was estimated at \$900,000.00. Therefore, that project is now off the table.
 - f. Canyonside pump station repairs have started back up over the last couple of weeks. In consequence, water must be cut and limited. Most of the impacts to the parking lot will occur Sunday and Monday. The goal is to impact the parking lot as little as possible and be finished in a few weeks.
 - g. Torrey Meadows groundbreaking occurred October 19th. Steve Leffler represented the Rec Council at the event. Councilmember Mark Kersey (5th District) presided. Director of Parks and Rec, Herman Parker and Assistant Director of Public Works Mark Nassar also attended. Torrey Meadows is now actively under construction and it is leveled and they will start some hardscape work in the next week or two.
 - h. Del Sur is not active; they are waiting on building permits and equipment orders. Furthermore, since the skate park element has been poured there has been a lot of trespassing into the area despite the barbed wire fencing.
 - i. New Area Manager - The Parks & Recreation Department received a new Area Manager position and the parks will have some new oversight. Angel Castro has been appointed to the position and Sarah Erazo is now going to cover Pacific Highlands Ranch, Del Mar Mesa, Torrey Del Mar, Torrey Meadows, South Village, Del Sur, and Black Mountain Ranch. Sarah Erazo will be working with Angel Castro to update him with the projects and user groups in the area.
2. Canyonside Recreation Center Director, Alex Davis
 - a. The Western BBQ and Polynesian events went well. Requested that the user groups think about field closure dates in the upcoming months. In addition, requested that the user groups encourage players to wear some type of gear during practices that represents their organization name to help monitor field usage and permits. The Cooking class has been a success; classes have been full in addition to a waiting list.
 3. Hilltop Recreation Center Director, Rex Cabanas
 - a. There have been a few tagging incidents over the past couple of months and staff have been cleaning and touching up spots and requested that if anyone sees any suspicious activity to report it immediately. The doors at Hilltop have been repainted and the new color is an oxford brown and tiles have been broken but a work order has been put in for replacement. Assistant Recreation Center Director Mylissa Magallanes' last day of work with the city is Friday October 28, 2016.
 4. Upcoming Events

- a. Oktoberfest – Friday, November 11, 2016 from 6:00pm - 10:00pm at Hilltop Park
 - vii. Los Peñasquitos Canyon Preserve CAC (TBD)
 - 1. No report.
 - viii. Park Village LMAD (Jon Becker)
 - 1. Not present, no report.
 - ix. Peñasquitos East LMAD (Bill Diehl)
 - 1. Announced budget meeting on 12/01/2016 downtown
 - x. Torrey Highlands LMAD (Brooke Whalen)
 - 1. Pamela Blackwill – Due to previous reports of unusual activity on vernal pools, the environmental consultant for Rhodes Crossing has been out to the site and may be contacting RPPB
 - xi. BMR South MAD (Chris Butler)
 - 1. Not present, no report.
 - xii. Transportation Agencies (John Keating)
 - 1. Not present, no report.
9. MEMBER COMMENTS.
- a. Joe Schmelzer – Requested an update as to the golf course at the Hotel Karlan (formerly the DoubleTree Hotel)
 - i. Corey Buckner – Announced that RPPB will hold a meeting for the development when RPPB is presented with additional information.
 - ii. Jeanine Politte – Reiterated comments made at previous meeting that that a preliminary title report shows agreements for a lot line adjustment that expands the hotel property between the hotel and the golf course land in addition to an easement on the tennis courts portion of the fitness/tennis parcel. Also expressed a need to look at the historical documents to see exactly how the property lines and easements have been modified before approving any proposals.

The meeting was adjourned at 9:10 pm.

Respectfully submitted,

/s/

Susan Sindelar
RPPB Secretary