



Rancho Peñasquitos Planning Board Meeting Minutes

January 4, 2017

Attendees: Jeanine Politte, Thom Clark, Corey Buckner, Bill Diehl, Jon Becker, Stephen Egbert, Mike Shoecraft, Cynthia Macshane, Darshana Patel, Ruth Loucks, Darren Parker, Pamela Blackwill, Steve Leffler, Brooke Whalen, Alex Plishner

Absent: Susan Sindelar, Brian Reschke

Community Members & Guests (Voluntary Sign-in): Darlene Simmons; John Abjanic; Paul Sirois; Erika Ferreira; Sophia Royer; Joseph Schmelzer; Dail Richard; Geoffrey Patrick; Helen Abjanic; Matt Bettencourt; Melinda Vasquez

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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.
 2. Agenda Modifications:
 - a. Motion: *To remove Approve SDP for a three-story, 4,266 sq. ft., including attached three-car garage, single family home at 11436 Alamazon Street, Project Number 491736 (Action Item) as concerns with the building materials, design compliance with the Community Plan, and lack of environmental reports still exist. M/S/C – Thom Clark/Jeanine Politte /Motion was approved 13-0-0.*
 3. Approval of December 7, 2016 RPPB Meeting Minutes
 - a. Motion: *To approve the December 7, 2016 Rancho Peñasquitos Planning Board Meeting minutes as corrected. M/S/C – Jeanine Politte/Stephen Egbert/Motion was approved 12-0-1 with Alex Plishner abstaining.*
 4. Public Safety Agencies: Not present, no report.
 5. Public Forum:
 - a. Darleen Simmons – Local realtor who voiced opposition to redevelopment of golf course and expressed desire to keep it open space.
 - b. Sophia Royer – Resident who voiced opposition to SDP for a three-story, 4,266 sq. ft., including attached three-car garage, single family home at 11436 Alamazon Street, Project Number 491736.
 6. ANNOUNCEMENTS & INFORMATION ITEMS:
 - a. San Diego City Planning Dept. Report
 - i. Sara Toma was not present, no report. More information can be found at: <https://www.sandiego.gov/planning>
 - b. San Diego City Council Member Mark Kersey, District 5 Report
 - i. Kyle Rodenbo was not present, no report. More information can be found at: <https://www.sandiego.gov/citycouncil/cd5>
 - 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>

1. Toys for Tots event was successful
 2. Last Friday, the Councilman toured the library to see the new furnishings and reading events with pets
 3. The irrigation smart control sprinkler program, they are working on a city-wide program, not just for our district, plans to launch in March and will inform us
- d. San Diego County Supervisor Kristin Gaspar, District 3 Report
- i. No representative was present, no report. More information can be found at: <http://www.sandiegocounty.gov/content/sdc/bos/district3.html>
- e. CA Assembly Member Brian Maienschein, 77th District Report
- i. Lance Witmondts was not present, no report. More information can be found at: <https://ad77.asmr.org/>
- f. CA State Senator District 39, Senator Toni Atkins
- i. No representative was 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. Appoint 2017 RPPB Election Committee
- i. Motion: *To appoint Stephen Egbert as the Chair of the 2017 RPPB Election Committee, and Darshana Patel, Cynthia Macshane, Jeanine Politte, and Mike Shoecraft as members of the 2017 RPPB Election Committee. Appointments were approved 15-0-0.*
- b. Approve Writing Letter of Support for PQ Town Council's 2017 Fiesta
- i. Motion: *To approve the writing of a letter of support for PQ Town Council's 2017 Fiesta. M/S/C – Bill Diehl/Darshana Patel/Motion was approved 15-0-0.*
- c. Review and Approve PQ East and Park Village MAD Budgets
- i. Erika Ferriera – PQ East LMAD SAP Fund 200039: new upgrades for Sunridge Vista Mini Park improvements including Mut Mit Dog Appurtenances/Solar light and playground FIBAR replacement.
 1. Motion: *To approve the PQ East LMAD SAP Fund 200039 Budget as presented. M/S/C – Bill Diehl/Jon Becker/Motion was approved 15-0-0.*
 - ii. Erika Ferriera – Park Village LMAD Fund 200042: new improvements and recycled water updates, and enhancements with electrical and monument enhancements.
 1. Motion: *To approve the Park Village LMAD Fund 200042 Budget as presented. M/S/C – Jon Becker/Darshana Patel/Motion was approved 15-0-0.*
- d. Review and Approve BMR South MAD & Torrey Highlands MAD Budgets
- i. Erika Ferriera – BMR South MAD 2-SAP Fund Black Mountain Ranch- SAP Fund No. 200083: hold recycled water and [provisions for additional trees within the district area are budgeted.

1. Motion: *To approve the BMR South MAD 2-SAP Fund Black Mountain Ranch-SAP Fund No. 200083 Budget as presented. M/S/C – Bill Diehl/Ruth Loucks/Motion was approved 15-0-0.*
 - ii. Erika Ferriera – Torrey Highland Fund 200074/1714151632: complete the community monuments.
 1. Motion: *To approve the Torrey Highland Fund 200074/1714151632 Budget as presented. M/S/C – Darren Parker/Brooke Whalen/Motion was approved 15-0-0.*
 - e. Approve renewal of Conditional Use Permit for T-Mobile Peñasquitos Point Apartments. No changes are proposed to the existing antennas or existing equipment enclosure, Site No. SD06129A
 - i. Dail Richard, representing SAC Wireless – Presented and provided handouts on renewal. There are six existing antennas, currently screened, and required by the city to detail the antennae screens with complimentary architectural articulation. The applicant will provide an approximate five-foot tall wall to screen the ground equipment and provide an open picket gate. The property owner approves of this project.
 1. Motion: *To approve renewal of Conditional Use Permit for T-Mobile Peñasquitos Point Apartments. No changes are proposed to the existing antennas or existing equipment enclosure, Site No. SD06129A. M/S/C – Darren Parker/Bill Diehl/Motion was approved 15-0-0.*
8. REPORTS.
- a. Chair Report – Corey Buckner
 - i. No report.
 - b. Vice-Chair Report – Jon Becker
 - i. The CPC meeting changed from the Topaz location to the City Concourse, downtown San Diego.
 - ii. Provided the Land Use Committee a new application for improvements to the Evergreen Nursery site
 - c. Secretary Report – Susan Sindelar
 - i. Not present, no report.
 - d. Standing Committee Reports:
 - i. Land Use (Thom Clark)
 1. No update on Merge 56 project
 2. Received application from Evergreen Nursery for new building and retail outlet
 3. SDP for a three-story, 4,266 sq. ft., including attached three-car garage, single family home at 11436 Alamazon Street, Project Number 491736 was presented during January meeting
 - a. Biggest concerns mentioned were fire hazard due to building materials.
 - b. The visual design is still not in conformance with the Community Plan.

- c. Covenant strip behind property needs to be maintained by homeowner.
 - d. The LUC will check with the City environmental reports for this design.
 - e. The applicant will come back Planning Board approval
 - ii. Wireless Communications Facilities (Darren Parker)
 - 1. No report.
- e. Ad Hoc Committee Reports:
 - i. Media/Communications/Website (Brooke Whalen)
 - 1. No report.
 - ii. Election Committee (Stephen Egbert)
 - 1. Reviewed procedural requirements to be eligible to be an elected candidate.
 - a. Submit applications prior to the conclusion of the February 1, 2017 meeting
 - b. Elections will be held March 1, 2017, 5:30pm – 7:30pm
 - 2. Seats up for elections to the Planning Board are the odd numbered districts 1, 3, 5, 7, 9, 11, TH 1, and BMR 1.
 - 3. Other vacant seats that can be appointed are District 6, BMR 2, and Town Council.
- f. Liaison and Organization Reports:
 - i. Black Mountain Open Space Park (Bill Diehl)
 - 1. No meeting, no report.
 - ii. Community Funds (Bill Diehl)
 - 1. No report.
 - iii. MCAS Miramar Community Leaders Forum (Stephen Egbert)
 - 1. No report.
 - iv. PQ Fire Safe Council (Mike Shoecraft)
 - 1. Next meeting January 19, 2017 at 7:00pm at Bad Ass Coffee.
 - v. PQ Town Council (TBD)
 - 1. No report.
 - vi. PQ Recreation Council (Steve Leffler)
 - 1. New officers elected at December 8, 2016 meeting: Bill Diehl - Chairman; Scott Gellerman – Vice Chairman; Steve Mauch – Treasurer; Diane Wavrik – Secretary
 - 2. Hill Top Park article highlighted Bill Diehl in the most recent 92129 Magazine
 - vii. Los Peñasquitos Canyon Preserve CAC (TBD)
 - 1. No report.
 - viii. Park Village LMAD (Jon Becker)

1. Approved budgets for FY 2018 with new projects being evaluated at meeting.
 - ix. Peñasquitos East LMAD (Bill Diehl)
 1. Approved budgets for FY 2018 which include line items for improvements at west end of Carmel Mountain Road at median
 - x. Torrey Highlands LMAD (Brooke Whalen)
 1. No report.
 - xi. BMR South MAD (TBD, report by Patricia)
 1. Meeting was held with numerous participants.
 2. There was a request for landscaping enhancements, like trees, to be added. BMR was informed that the Eucalyptus trees will be removed.
 3. CAC has requested the opportunities for recycled water, but there have been constraints regarding providing recycled water pipes within the road widening.
 - xii. Transportation Agencies (John Keating)
 1. Not present, no report.
9. MEMBER COMMENTS.
- a. None.

The meeting was adjourned at 8:54 pm.

Respectfully submitted,

/s/

Susan Sindelar
RPPB Secretary