



# RANCHO PEÑASQUITOS PLANNING BOARD

## Meeting Minutes

**Wednesday, November 7, 2018 at 7:30 PM**

All Times listed are approximate.

<b>Attendance</b>					
District	Board Member	Present	District	Board Member	Present
District 1	Geoffrey Patrick	X	District 2	Stephen Egbert	X
District 3	Thom Clark (C)	X	District 4	Mike Shoecraft	X
District 5	Ramesses Surban	X	District 6	VACANT	
District 7	Corey Buckner	X	District 8	VACANT	
District 9	Cynthia Macshane	X	District 10	Darshana Patel	X
District 11	Jon Becker (VC)	X	BMR1	Joseph Schmelzer (S)	X
BMR2	VACANT		Commercial 1	Pamela Blackwill	X
Commercial 2	Alex Plishner	X	Rec Council	Steve Leffler	X
Renter-at-Large	Brian Reschke	X	Torrey Highlands 1	Sabrina Leitner	X
Torrey Highlands 2	Brooke Whalen	X	RP Town Council	Jonathan Palinkas	X

X: present, seated

P: present, not seated

<b>Community Members (Voluntary Sign-in)</b>	
Dale Politte	Mary Ann Eisele
Polly Dong	Ellen Vasquez
John Leppert	Rory Linehan
Jeremy Tuler	Doug Burstedt
Jennifer Burstedt	Christian Aravena
Jocelyn Lomahan	Cynthia Fuller
Barbara Banks	

Time	Item	Notes
<b>7:30 PM</b>	<b>Call to Order</b>	
<b>7:32 PM</b>	<b>Agenda Modifications</b>	
	None	
<b>7:35 PM</b>	<b>Approval of Minutes</b>	
	<i>Motion to approve October 3, 2018 Minutes, as amended</i>	<b>MSC:</b> Corey Buckner / Jon Becker: 15/0/0/1 Cindy Macshane abstain due to absence in prior meeting <b>PASS</b>
<b>7:40 PM</b>	<b>Public Safety Agencies Report</b>	<b>Fire Station 40, San Diego Police Northeastern Substation</b>
		No report
<b>7:45 PM</b>	<b>Public Forum</b>	<b>Non-Agenda Items</b>
		No speakers



# RANCHO PEÑASQUITOS PLANNING BOARD

## Meeting Minutes

Wednesday, November 7, 2018 at 7:30 PM

Time	Item	Notes
<b>7:55 PM</b>	<b>Public Officials</b>	
	San Diego Planning Department	Sara Toma: <a href="mailto:TomaS@sandiego.gov">TomaS@sandiego.gov</a>
		Not present, no report
	San Diego City Council, 5 <sup>th</sup> District, Mark Kersey	UPDATE NAME AND ADDRESS
		<ul style="list-style-type: none"> <li>Camino Del Sur roadwork is complete, lane is open.</li> </ul>
	San Diego City Council, 6 <sup>th</sup> District, Chris Cate	Daniel Manley representing. <a href="mailto:DManley@sandiego.gov">DManley@sandiego.gov</a>
		<ul style="list-style-type: none"> <li>Not present, no report</li> </ul>
	San Diego County, District 3 Supervisor Kristin Gaspar	Jason Paguio representing. <a href="mailto:Jason.Paguio@sdcounty.ca.gov">Jason.Paguio@sdcounty.ca.gov</a>
		<ul style="list-style-type: none"> <li>Not present, no report</li> </ul>
	CA State 77th Assembly District, Member Brian Maienschein	Lance Witmondtd representing. <a href="mailto:Lance.Witmondtd@asm.ca.gov">Lance.Witmondtd@asm.ca.gov</a>
		<ul style="list-style-type: none"> <li>Not present, no report</li> </ul>
	CA State Senate District 39, Senator Toni Atkins	Jason Weisz: representing. <a href="mailto:Jason.Weisz@sen.ca.gov">Jason.Weisz@sen.ca.gov</a>
		<ul style="list-style-type: none"> <li>Not present, no report</li> </ul>
	US Congressman 52nd District, Scott Peters	Jason Bercovitch representing. <a href="mailto:Jason.Bercovitch@mail.house.gov">Jason.Bercovitch@mail.house.gov</a>
		<ul style="list-style-type: none"> <li>Not present, no report</li> </ul>
<b>Business</b>		
<b>8: 10PM</b>	<b>Action Item</b>	<b>Appointment of designated Rancho Peñasquitos Town Council Member, Jonathan Palinkas, to Fill Vacant RP Town Council seat on the Rancho Peñasquitos Planning Board and serve remaining one- year term – Thom Clark</b>
	<b>Motion to approve appointment of designated Rancho Peñasquitos Town Council Member, Jonathan Palinkas, to Fill Vacant RP Town Council seat on the Rancho Peñasquitos</b>	<i>MSC: Brian Reschke / Corey Buckner 16/0/0/0 PASS</i>



# RANCHO PEÑASQUITOS PLANNING BOARD

## Meeting Minutes

**Wednesday, November 7, 2018 at 7:30 PM**

Time	Item	Notes
	<i>Planning Board and serve remaining one-year term.</i>	
	<b>Action Item</b>	<b>The Project Developer, Cisterra; will present their updated proposed project design for the Preserve at Torrey Highlands addressing their proposed CPA/SDP/Rezone, for Project #442880, John Leppert/Leppert Engineering.</b>
		John Leppert: Request recommendation from the RPPB to approve the request for Community Plan Amendment (CPA) / Rezone / SDP (Site Development Permit).  Overview of Project presented. <ul style="list-style-type: none"> <li>• Three buildings considered.</li> <li>• Total of 450K square feet.</li> <li>• Buildings will be 1 @ 4 stories, 1 @ 5 stories, and 1 @ 6 stories.</li> <li>• 7 story parking garage, but some below ground level.</li> <li>• Setbacks to 60' from Camino Del Sur</li> </ul>
		Community Benefits described by Project Developer as: <ul style="list-style-type: none"> <li>• Linking of roadway, Camino Del Sur to Park Village, via FBA funds. Developer stated that a condition for receiving certificate of occupancy (CO) is the completion of the road.</li> <li>• Project will provide cross through access with Merge 56 project.</li> <li>• Project Developer has offered to \$100K to the YMCA over a period of 10 years if project is approved.</li> </ul>
		Alex Plishner reported from the LUC that the Action Item came before the committee and the motion failed due to lack of second. The Chair asked for an alternative motion and none was offered.
		Comment from Geoffrey Patrick: my personal interpretation of the outcome of the LUC's AI was indicative of the level of support (lack thereof) for the motion.
		Brooke Whalen: Question: "I know that you are required to provide shade in parking lots per the City's requirements, so what is your approach to the parking structure?" The applicant's response was that they were providing solar panels on top of the parking structure which would sit 8' above the finish surface of the top floor of the structure. And



# RANCHO PEÑASQUITOS PLANNING BOARD

## Meeting Minutes

**Wednesday, November 7, 2018 at 7:30 PM**

Time	Item	Notes
		someone in the audience yelled out a clarifying question asking if the parking structure would actually be taller because of the solar panels. The response was yes.
		Commentary from public and RPPB about the impact to traffic on the 56. Concern that the traffic study was inaccurate and the impact was, per the EIR, significant and unavoidable.
		Question posed to Project Developer: How much parking? Answer: 1781 spaces, which includes roadside parking. Approximately 1400 just in parking garages.
		Question posed to Project Developer: Is YMCA donation contingent on approval? Answer: Yes.
		Discussion about the EIR. Concerns expressed by the RPPB that the findings describe “significant and unavoidable” impacts to both visual and traffic. Response: Yes the impacts are “unavoidable.”
		Question posed to Project Developer: Who are the expected tenants? Answer: Unknown. Developer is expecting the site to become a corporate headquarters for one (or more) corporation(s).
		Comment from Jon Becker: Likes the addition landscape provided, however the bulk and scale is a concern. Major concern over the potential evacuation of Park Village with the 1,800 +/- additional cars plus Merge 56 trips to evacuate the area.
		Public Comment: Torrey Highlands (where this project is located) Community Plan designates 34 acres to “Commercial Limited” use. This land is the only commercial limited use designation in the community, so rezoning this would effectively eliminate this category from the community’s plan. Request to keep Community Plan as is.
		Concerns from RPPB (Darshana Patel) about the scale of the project and proximity to residential properties. Concern that the traffic study’s ADT results do not fairly consider peak usage, and the potential safety impact if an evacuation is required.
		Comment from RPPB (Darshana Patel): The commercial needs of the Community Plan have already been met or exceeded, and this project is unnecessary.
		Comment from RPPB (Stephen Egbert): Strong concern and disaffection for the conversion of community assets to commercial assets strictly for financial benefit. Community as a whole loses
		Comment from community: Concerns for the aesthetic impact in the neighborhood. Houses are already in the shadows of some buildings.



# RANCHO PEÑASQUITOS PLANNING BOARD

## Meeting Minutes

**Wednesday, November 7, 2018 at 7:30 PM**

Time	Item	Notes
		Traffic is already a problem during peak hours. Strong opposition to the project.
		Comment from community member expressing concern around a potential conflict of interest for our Commercial 1 board member based on being involved with Rhodes Crossing.
		Comment from RPPB (Ramesses Surban): Confirmed with applicant that, despite applicant's intent to intensify the use of the project site, the project's community benefits would be nearly identical to a project that would conform with the site's existing "Commercial Limited" designation. Thus, applicant failed to support the project's required plan amendment.
		Comment from the RPPB (Steve Leffler): Sought input from the community and the consensus was strong opposition.
	<b>Motion to approve the updated proposed project design for the Preserve at Torrey Highlands addressing their proposed CPA/SDP/Rezone, for Project #442880.</b>	<p>MSC: Thom Clark / Brian Reschke: 0/12/2/2</p> <p><b>Abstention:</b> Alex Plishner, for commercial involvement with John Keating's company. Brian Reschke, based on intention to move for a different resolution</p> <p><b>Recusal:</b> Corey Buckner, for commercial involvement with YMCA Pamela Blackwill, for commercial involvement with Rhodes Crossing</p> <p><b>FAIL</b></p>
		Comment from Pamela Blackwill: There is no connection, financial or otherwise, between myself and Rhodes Crossing and the Preserve Project. However, Ms.Blackwill stated her willingness to defer to the Board's recommendation to recuse herself to eliminate any potential concerns over such entanglement by the public, or anyone else.
	<b>Motion to approve the project design for the Preserve at Torrey Highlands addressing their proposed CPA/SDP/Rezone, for Project #442880, if the project is reduced in size to 360,000 square feet.</b>	<p>MSC: Brian Reschke / Jonathan Palinkas: 3/11/1/2</p> <p><b>Abstention:</b> Alex Plishner, for commercial involvement with John Keating's company.</p> <p><b>Recusal:</b> Corey Buckner, for commercial involvement with YMCA Pamela Blackwill, at the suggestion of the Board, based on a lack of clear direction, or understanding, on the part of the Board, of what exactly constitutes a "direct financial conflict" and Ms.Blackwill's willingness to defer to the Board's suggestion, on the side of caution.</p> <p><b>FAIL</b></p>



# RANCHO PEÑASQUITOS PLANNING BOARD

## Meeting Minutes

**Wednesday, November 7, 2018 at 7:30 PM**

Time	Item	Notes
	<b>Motion to write a formal letter from the RPPB to the city to further express RPPB's position on this matter and further detail the arguments off such.</b>	MSC: Jon Becker / Darshana Patel: 13/1/0/0  <b>PASS</b>
<b>9:00 PM</b>	<b>Reports</b>	
	<b>Chair Report</b>	Thom Clark. <a href="mailto:Rppb.chair@gmail.com">Rppb.chair@gmail.com</a>  No report
	<b>Vice-Chair Report</b>	Jon Becker. <a href="mailto:jbecker@projectdesign.com">jbecker@projectdesign.com</a>  The city is working on the FBA updates to Transportation planning.
	<b>Secretary Report</b>	Joseph Schmelzer. <a href="mailto:rppb.secretary@gmail.com">rppb.secretary@gmail.com</a>  No report
<b>9:30 PM</b>	<b>Standing Committee Reports</b>	
	<b>Land Use Committee</b>	Alex Plishner: <a href="mailto:alex.plishner@calatl.com">alex.plishner@calatl.com</a>  24 Hour Fitness Center Action Item was presented. LUC voted 5:0 in favor, pending clearance of the Environmental Document.
	<b>Wireless Communications Facilities</b>	Joseph Schmelzer, Chair.  No meeting, no report.
	<b>Ad Hoc Committee Reports</b>	
	<b>Media Communications / Website</b>	Brooke Whalen  No report. Request from RPPB to put the RPPB Application on the website.
	<b>Liaison and Organization Reports</b>	
	<b>Black Mountain Open Space Park</b>	Mike Shoecraft  Meeting was cancelled. Work continues clearing trails in Black Mountain Open Space Preserve.
	<b>Community Funds</b>	Thom Clark  Nothing to report.
	<b>MCAS Miramar CLF</b>	Stephen Egbert  No meeting past month.



# RANCHO PEÑASQUITOS PLANNING BOARD

## Meeting Minutes

**Wednesday, November 7, 2018 at 7:30 PM**

Time	Item	Notes
		Guest speaker Maj. Frosty Marcello will be briefing on defense support of civilian activities, like fire suppression.
	PQ Fire Safe Council	Mike Shoecraft
		Meeting 11/15 LDS church. City approved fire protection plan. maps will be updated.
	<b>Motion to extend meeting to 10:48 PM.</b>	MSC: Thom Clark / Pamela Blackwill // 13/0/0/0  PASS
	PQ Town Council	Jonathan Polinkas
		Beer garden event went well, although was not profitable. Fireworks planning for next year is started.
	PQ Recreation Council	Steve Leffler
		Issues reported with the water line to Black Mountain Ranch. Issues reported with benches at the Dog Park. Concrete benches to be installed. The Rec Council Working Group was expecting to wrap-up their operational changes this Fall, but have now pushed out to March.
	Los Peñasquitos Canyon Preserve CAC	Joseph Schmelzer
		Nothing to report
	Park Village LMAD	Jon Becker
		Nothing to report
	Peñasquitos East LMAD	Geoffrey Patrick
		Nothing to report
	Torrey Highlands LMAD	Sabrina Leitner
		Ongoing service issues with landscaper and the city. Street widening going on is exacerbating the problem. Still have some items to be corrected. Sabrina has done two walk-throughs with landscapers and LMAD city staff. Aztec is the newly hired contractor after old vendor was failing. Irrigation, plant material, dead trees, being corrected. Meeting with city staff planned for Dec 10.
	Black Mountain Ranch South MAD	Brian Reschke
		Meeting the 29 <sup>th</sup> at Santaluz fire house.
	Transportation Agencies	Corey Buckner
		<ul style="list-style-type: none"> <li>• Public meetings held on the MTS. Fares will be changed.</li> <li>• Camino Ruiz plan included a bridge to tie Camino Del Sur to Mira Mesa.</li> <li>• inquired about the crosswalk striping on Sparren. No response from city.</li> </ul>



# RANCHO PEÑASQUITOS PLANNING BOARD

## Meeting Minutes

**Wednesday, November 7, 2018 at 7:30 PM**

Time	Item	Notes
<b>10:48 PM</b>	<b>Adjournment</b>	

<b>Committee Meetings</b>	
Land Use Committee	See notes
Wireless Facilities Meeting	See notes

<b>Future Meetings</b>	
	Will be held at the Hotel Karlan (Doubletree Resort), same room as board meeting, 14455 Peñasquitos Drive.
	12/5/18; 01/2/2019; 02/6/2019; 03/6/2019; 04/3/2019; 05/1/2019; 06/5/2019; 07/3/2019; 9/4/19; 10/2/2019