



RANCHO PEÑASQUITOS PLANNING BOARD

Meeting Minutes

Wednesday, February 6, 2019 at 7:30 PM

All Times listed are approximate.

Attendance					
District	Board Member	Present	District	Board Member	Present
District 1	Geoffrey Patrick	X	District 2	Stephen Egbert	
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	
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

Community Members (Voluntary Sign-in)	
Jocelyn Lomahan	Polly Dong
Susan McClatchey	Jasmine Kotlarz
David Birdsall	Mariella Birdsall
Chris Slaven	Robert Laerd
Christian Aravena	Randy Steffler

Time	Item	Notes
7:30 PM	Call to Order	
7:32 PM	Agenda Modifications	
	<i>Motion to remove the Agenda Item: Ratification of Secretary's Report on Ineligible Status of Commercial Seat #2 Representative & Declaration of Vacancy</i>	MSC: Thom Clark / Joe Schmelzer: 13/1/1/0 Abstain: Alex Plishner PASS
7:35 PM	Approval of Minutes	
	<i>Motion to approve December 5, 2018 RPPB Minutes</i>	MSC: Corey Buckner / Darshana Patel : 14/0/0/1 Recuse: Ramesses Surban (due to being absent at the Dec meeting) PASS



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	<i>Motion to approve January 2, 2019 RPPB Minutes</i>	<p>MSC: Corey Buckner / Darshana Patel : 13/0/2/0</p> <p>Abstain: Jon Becker, Ramesses Surban (due to being absent at the Dec meeting)</p> <p>PASS</p>
7:40 PM	Public Safety Agencies Report	<p><i>Fire Station 40, San Diego Police Northeastern Substation</i></p> <p><i>Not present, no report</i></p>
7:45 PM	Public Forum	<i>Non-Agenda Items</i>
	Speaker: Gary Leavitt / Merge 56	<p>The project is waiting for a US Fish and Wildlife Service document. Then Army Corps, then it can move forward...</p> <p>If we (Merge 56) don't get the grading by Feb 15 then have to wait until Aug 15 for bird season to pass.</p> <p>A lawyer from Luna has filed a suit. The underlining zoning is actually worse than the claims being made by the Plaintiff. There is no underlying EIR for the public streets. The streets project was pulled from Merge 56.</p> <p>Appeal from Gary to get a letter to the City to have the streets built.</p> <p>The lawsuit is holding up a public improvement.</p>
	Speaker: Alex Plishner / Pacific Villages	<p>There will be 600 homes for sale, 276 apartments being built by Atlantic/Pacific.</p> <p>Demo is complete. Rock crushing is ongoing. Asphalt will become base material for roads. Much of the demoed material has been recycled. Grading was supposed to start this week, will start next week due to rain.</p> <p>Permits have issued. Public improvements were approved. Should start in next 3-4 weeks. Demo work will start on CMR. Tie-in work will start.</p> <p>Two signals to be put in. (Lots of lead-time required). One by the school is modification. Building permits in with the city. April start for work.</p>
8:12 PM	Public Officials	



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	San Diego Planning Department	Dan Monroe: DMMonroe@sandiego.gov
		Not present, no report Sara sent an email to notify the RPPB that she was moving on and that another person will be taking her place. The email said to contact Dan Monroe at DMMonroe@sandiego.gov for more details.
	San Diego City Council, 5 th District, Mark Kersey	<p>Quinton Grounds (qgrounds@sandiego.gov) reporting.</p> <p>Striping on Camino Del Sur: City sat with developer and told them they have to stripe the road as part of the scope of the work. They will do that. Timeline to be sent to the RPPB.</p> <p>Audit committee on Jan 30 heard an information item, forwarded to committees and full council.</p> <p>Sink hole: The underlying water main that was placed under in the late 80s dirt began to collapse. Assessing pipe to begin addressing sink hole. Crews will be at the site until the issue has been addressed. Trying to make sure the hole doesn't get bigger. Packing around the drain began to crumble and collapse.</p> <p>Emergency contract is being drafted to get someone on the site ASAP.</p> <p>Question: Ramesses: Do we have similar conditions that could represent an issue in RPQ? Answer: Not sure. City is reviewing.</p> <p>Request: Darshana Patel: Please keep RPPB up to date.</p>
	San Diego City Council, 6 th District, Chris Cate	<p>Maddy Garrett representing. mgarrett@sandiego.gov</p> <p>Quinton Grounds indicated Mady Garrett is taking over for Daniel Manley.</p>
	San Diego County, District 3 Supervisor Kristin Gaspar	Jason Paguio representing. Jason.Paguio@sdcounty.ca.gov
		1. Not present, no report



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	CA State 77th Assembly District, Member Brian Maienschein	Lance Witmond representing. Lance.Witmond@asm.ca.gov
		Not present, no report
	CA State Senate District 39, Senator Toni Atkins	Jason Weisz: representing. Jason.Weisz@sen.ca.gov
		Not present, no report
	US Congressman 52nd District, Scott Peters	Jason Bercovitch representing. Jason.Bercovitch@mail.house.gov
		Not present, no report
Business		
8: 21PM	Information Item	
	<p>Presentation on the Fiscal Year 2020 Affordable Housing Fund Annual Plan – City of San Diego Manager, Special Programs & Compliance</p> <p>Jasmine Kotlarz</p>	<p>Purpose of the visit is to explain the purpose of the Affordable Housing Fund (AHF), to go through it and ask questions.</p> <p>Review requirements.</p> <p>Reviewing fiscal 2020 projections.</p> <p>Question: Corey Buckner: What is affordable housing? Why have we removed low income and replaced with “affordable”?</p> <p>Answer: Not sure.</p> <p>Question: Ramesses Surban: What funding is planned for RPQ?</p> <p>Answer: none.</p> <p>How long has AHF been doing funds?</p> <p>Since 1990.</p> <p>When was the last time something was funded in RPQ?</p> <p>Prior to 2014...</p>
8:51PM	Acton Item	<p>Presentation and request for approval of Project #610554 for the repurposing of the building at 14331 Peñasquitos Drive (former Office Depot lease space) to be a 24-hr Fitness Center in the Rancho Peñasquitos Community Planning Area -- Michael Chen of Mackenzie</p>



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		<p>Conditional Use Permit submitted. For the hours operation. Current code restricts clubs and retail.</p> <p>Site deviation permit (SDP) is for the outdoor pool.</p> <p>30K sf. Vacant for 2 years. Reduced to a 2 lane pool because of the 50 foot set back.</p> <p>Question: Is pool area covered? Answer: No.</p> <p>Presented to LUC before. Expected to open in 2019.</p>
	<p>Motion to approve Project #610554 for the repurposing of the building at 14331 Peñasquitos Drive (former Office Depot lease space) to be a 24-hr Fitness Center in the Rancho Peñasquitos Community Planning Area</p>	<p>MSC: Jon Becker / Ramesses Surban / 15/0/0/0</p> <p>PASS</p>
9:07PM	Action Item	<p>Approve 2018-2019 Expenses incurred by RPPB and request City of San Diego Reimbursement– Jon Becker</p>
		<p>Jon Becker: there are three Godaddy accounts: Torey Highlands, Rancho Penasquitos, Black Mountain Ranch</p> <p>\$18/yr/each</p> <p>Submit expenses by March</p> <p>Pam Blackwill to get a small audio setup (Bluetooth) featuring two mics and a speaker</p>
	<p>Motion to TABLE 2018-2019 Expenses incurred by RPPB and request City of San Diego Reimbursement</p>	<p>MSC: Corey Buckner / Brooke Whalen / 15/0/0/0</p> <p>PASS</p>
9:14PM	Information Item	<p>2019 RPPB Election Information & Candidate Introductions – Mike Shoecraft</p>



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9:24 PM	Reports	
	Chair Report	<p>1. Continuing discussion about the Preserve. The letter from the RPPB has been sent.</p> <p>2. A phone call from TH resident was received. This person who called has stated that Cisterra's Team is meeting with the Sierra Club to discuss some sort of ongoing payment for maintenance. Board will send position letter on Cisterra project.</p> <p>3. Audit. Community Planning Groups need reform, according to the city.</p> <p>4. More projects</p> <ul style="list-style-type: none"> • Easement vacation BMR • Ceto residence <p>5. The golf course sold again. Purchased by Lennar.</p> <p>6. Carmel Valley Sabre Springs. A 48 unit 4-story affordable housing unit is planned.</p>
	Vice-Chair Report	<p>Jon Becker. jbecker@projectdesign.com</p> <p>Discussion about parking areas around transit areas. The market is driven by developers to put any parking.</p> <p>Certain kinds of projects are able to be proposed without parking.</p> <p>CPC: Review of the 12th update to the land development code. 2PM on Friday. 9485 Aero Drive.</p>
	Secretary Report	<p>Joseph Schmelzer. rppb.secretary@gmail.com</p> <p>No report</p>
9:30 PM	Standing Committee Reports	
	Land Use Committee	<p>Alex Plishner: alex.plishner@calatl.com</p> <p>Junipers project update was presented. No action was taken. Request from public for agendas to be more clear in the future.</p>



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		Clear description of what will be discussed and what actions will be discussed.
		There was a discussion about the Land use Committee time could be more efficiently managed.
	Wireless Communications Facilities	Joseph Schmelzer, Chair.
		No meeting
	Ad Hoc Committee Reports	
	Media Communications / Website	Brooke Whalen
		Nothing to report
	Liaison and Organization Reports	
	Black Mountain Open Space Park	Mike Shoecraft
		Nothing to report
	Community Funds	Thom Clark
		Nothing to report
	MCAS Miramar CLF	Stephen Egbert
		Nothing to report
	PQ Fire Safe Council	Mike Shoecraft
		Feb 21 st is the next meeting
	PQ Town Council	Jonathan Palinkas
		Meeting at Karlan at 730PM to discuss Farmer's Market, Father Daughter Dance Feb 15
		PQ Community fun run Saturday
		Fiesta is Cinco De Mayo (May 5) Theme of the Fiesta is modeled after SD Fair Wiz of Oz, There's No Place Like PQ
		Approved funding for Mt Carmel HS SAAD students against destructive decisions
		New banners coming up soon, SDCCU sponsor
	Motion to extend the meeting 10 minutes.	MSC: Thom Clark / Corey Buckner / 14/1/0/0



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		PASS
	PQ Recreation Council	Steve Leffler
		Nothing to report
	Los Peñasquitos Canyon Preserve CAC	Joseph Schmelzer
		Nothing to report
	Park Village LMAD	Jon Becker
		Site walk on Feb 14 to discuss Phase 1 plans by Rumex
	Peñasquitos East LMAD	Geoffrey Patrick
		Nothing to report
	Torrey Highlands LMAD	Sabrina Leitner
		Nothing to report
	Black Mountain Ranch South MAD	Brian Reschke
		Nothing to report
	Transportation Agencies	Corey Buckner
		<ul style="list-style-type: none"> - Lennar is going to do striping - Sink hole may take a week repair after they figure out the extent of the issues. - Suggestion: build a bridge over it.
9:45 PM	Adjournment	
Note:	<p>Motions are recorded as follows:</p> <p>Vote count F/A/B/R</p>	<p>“MSC” =</p> <p>M = Motion made by</p> <p>S = Motion seconded by</p> <p>C = Conclusion (or results)</p> <p>F = For</p> <p>A = Against</p> <p>B = Abstain</p> <p>R = Recuse</p> <p>Example: 12/2/1/1 means 12 for, 2 against, 1, abstain, 1 recuse</p>

Committee Meetings	
Land Use Committee	See notes
Wireless Facilities Meeting	See notes

Future Meetings	Will be held at the Hotel Karlan (Doubletree Resort), same room as board meeting, 14455 Peñasquitos Drive.
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	03/6/2019; 04/3/2019; 05/1/2019; 06/5/2019; 07/3/2019; 9/4/19; 10/2/2019; 11/6/2019; 12/4/2019
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