



# RANCHO PEÑASQUITOS PLANNING BOARD

Annual Report  
Of the Rancho Peñasquitos Planning Group  
April 2020 - March 2021

<https://sites.google.com/site/ranchopenasquitosplanning>

May 5, 2021

## **I. Introduction.**

The Rancho Peñasquitos Planning Board serves the north San Diego communities of Rancho Peñasquitos, Torrey Highlands and Black Mountain Ranch. The following is a general overview for the period of April 2020 to April 2021.

**Chair: Jon Becker** ([rppb.chair@gmail.com](mailto:rppb.chair@gmail.com))

**Vice-Chair: Geoffrey Patrick**

**Secretary: Pam Blackwill**

**Standing Committee:**

- Land Use (Alex Plishner)
- Telecomm (Randy Steffler)

**Ad Hoc Committee:**

- FBA/PFFP Prioritization (Thom Clark/Jeanette Waltz-Poole)
- Rhodes Extra Ordinary Benefits (Kelly Lemker/Jeanette Waltz-Poole)
- Carmel Mountain Road Median (Kelly Lemker)
- Election Committee (Steve Egbert expires 4/4/21)

**Liaison and Organization Reports:**

- Black Mountain Open Space Park
- Community Funds
- MCAS Miramar CLF
- RP Fire Safe Council
- RP Town Council
- RP Recreation Council
- Los Peñasquitos Canyon Preserve CAC
- Park Village LMAD
- Peñasquitos East LMAD
- Torrey Highlands LMAD
- Santa Luz LMAD
- Transportation Agencies

## **II. Administrative Issues.**

The Rancho Peñasquitos Planning Board meets the first Wednesday of every month except August, and held a total of 10 meetings from the March 2020 elections to the March 2021. The April 1 2020 meeting was canceled due to the pandemic.

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*The Rancho de los Peñasquitos Planning Board has been formed and recognized by the San Diego City Council to make recommendations to the City Council, Planning Commission, City staff, and other governmental agencies on land use matters, specifically concerning the preparation of, adoption of, implementation of, or amendment(s) to the General Plan or any land use plan when a plan relates to the Rancho Peñasquitos, Torrey Highlands and Black Mountain Ranch communities' boundaries. The planning group also advises on other land use matters as requested by the City or other governmental agencies.*

On March 23, 2020-, Planning Director due to the pandemic posted a protocol for planning board meeting via teleconference or video conferenced meetings. Following the March 4, 2020, Chair Becker had been hosting remote meetings via ZOOM and tele conferencing.

Five different memberships comprise the Board:

- District Members (15 elected members per the roster)
- Renter at Large (Vacant until January2021- appointed Steve Hoffman)
- Town Council Representative (per the roster)
- Rancho Peñasquitos Recreation Council Representative (per the roster)
- Commercial Representative (2 members appointed by Chair)

Membership changes have been:

- Per the March elections – (Darshana Patel resigned and was replaced by Jeanette Waltz-Pool for RPQ District 10)
- Two new members appointed (Kelly Lemker TH2 and Mathew Megna RPQ-D8)

Rancho Peñasquitos Town Council (Lomahan to Ranessa Santos-Packard to Tim Dougherty)

There have been no Bylaw, procedural and/or policy changes during this past year.

### **III. Plan Preparation and Implementation.**

See attached meeting minutes for a chronological review of projects being reviewed and their approval, approval with conditions, or denial by the RPPB during this past year.

### **IV. Special Projects.**

Two Community Plan Amendments projects were pending during the course of the year. The Junipers, (Doubletree Golf Resort), and the Black Mountain Road Reclassification. For standard projects see item III above.

- **April 1, 2020**-Meeting Canceled
- **May 13, 2020-Special Meeting**-A meeting was held to evaluate and approve the loan of Community FBA funds to improve the Camino Del Sur and Carmel Mountain connection for health and safety of neighborhoods within the neighborhoods of the RPPB. **-Approved**
- **June 3, 2020**- Black Mountain Road Reclassification **CPA-Approved**
- **July 1, 2020**-Reviewed Complete Communities and Parks Master Plan-**Information Item**
- **August , 2020**-RPPB Dark
- **September 2, 2020**-Junipers review at Land Use Committee-**Approved**
- **October 7, 2020**- Del Sur Town Center ROW vacation-**Approved**
- **November 17, 2020** -City Council Hearing- Black Mountain Road Reclassification and CPA –**Approved**
- **December 2, 2020**-Crown Castle Wireless CUP-**Approved**
- **January 6, 2021**-Evergreen Nursery- SDP and CUP- **Approved**  
Submitted letter to Council members regarding the Parks Master Plan
- **February 3, 2021**-Junipers CPA/RZ/TM/SDP-**Approved by RPPB**
- **March 4, 2021**-Elections and appointments

### **V. Project Review.**

Use the following URL/link to find all meeting minutes associated with this annual report for a chronological review of projects reviewed and their approval or denial by the RPPB during this past year.

<http://www.sandiego.gov/planning/community/profiles/ranchopenasquitos/agendas.shtml>

### **VI. Objectives.**

The Rancho Peñasquitos, Torrey Highlands and Black Mountain Ranch communities are located in the northeastern portion of the City of San Diego. The communities are topographically diverse and physically characterized by numerous canyons, hillsides and ridges. Black Mountain, in the northern portion of the

community, rises to an elevation of over 1,500 feet, while the Los Peñasquitos Canyon Preserve outlines the southern community edge at an elevation of 200 feet. The built environment mimics the topographic relief via curvilinear streets and ridges.

The Rancho Peñasquitos Planning Board's goals were to provide the opportunity for public input to help shape our evolving land uses within the community. The RPPB provided public input to guide the developments in accordance with our Bylaws and City Council Policy 600-24.

Submitted on Behalf of the Rancho Peñasquitos Planning Board,

Jon Becker  
Rancho Peñasquitos Planning Board Annual Report Chair