



Rancho Peñasquitos Planning Board Meeting Minutes

July 5, 2017

Attendees: Geoffrey Patrick, Thom Clark, Corey Buckner, Jon Becker, Stephen Egbert, Mike Shoecraft, Cynthia Macshane, Darshana Patel, Brian Reschke, Joseph Schmelzer, Brooke Whalen, Pamela Blackwill, Alex Plishner, Steve Leffler, Darren Parker

Absent:

Community Members & Guests (Voluntary Sign-in):

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1. **Order.** The meeting was called to order at 7:39 pm at the Doubletree Golf Resort located at 14455 Peñasquitos Drive, San Diego, California 92129.
 2. **Agenda Modifications: None.**
 3. **Approval of June 7, 2017 RPPB Meeting Minutes**
 - a. Motion: *To approve the June 7, 2017 Rancho Peñasquitos Planning Board Meeting minutes as corrected. M/S/C – Jon Becker/Thom Clark/Motion was approved 12-0-3. Abstention: Cynthia Macshane, Mike Shoecraft, Alex Plishner*
 4. **Public Safety Agencies: Not present, no report.**
 5. **Public Forum (Non-Agenda Items):**
 - a. Mike Slaven. Opposed 33 North Project based on traffic concerns.
 - b. Donna Tooker. Complaint issued regarding inadequate A/V equipment, indicated that it was difficult for seniors or those who were impaired to hear/see the material presented by the Board.
 6. **ANNOUNCEMENTS & INFORMATION ITEMS:**
 - 6.1. San Diego City Planning Dept. Report
 - i. Sara Toma was not present, no report.
 - 6.2. 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. Sunday July 23, event, 2nd Chance.
 - iii. Discussion about repairs on Camino Del Sur road.
 - iv. Discussion about Rife Way and Sparren streets. Someone from the city has committed to come out to review their condition.
 - 6.3. San Diego City Council Sixth District, Chris Cate
 - i. (Daniel Manley: DManley@sandiego.gov)
 - ii. Spent July 4 in Mira Mesa BBQ senior center, with Chris Cate.
 - iii. Holding office hours 2-4PM, Canyonside Rec Center
 - 6.2. San Diego County, District 3 Supervisor Kristin Gaspar
 - i. (Jason Paguio: Jason.Paguio@sdcountry.ca.gov)
 - ii. Not present, no report
 - 6.3. CA State 77th Assembly District, Member Brian Maienschein
 - i. (Lance Witmond: Lance.Witmond@asm.ca.gov)
 - ii. Not present, no report

- 6.4. CA State Senate District 39, Senator Toni Atkins
 - i. (Jason Weisz: Jason.Weisz@sen.ca.gov)
 - ii. Not present, no report
- 6.5. US Congressman 52nd District, Scott Peters
 - i. (Jason Bercovitch: Jason.Bercovitch@mail.house.gov)
 - ii. Not present, no report

7. BUSINESS

- a. Appointment of Ramessess Surban to Fill Vacant RPPB Seat District 5 – Corey Buckner (Action Item)
 - i. Motion: *To appoint Ramessess Surban to Fill Vacant RPPB Seat District 5 M/S/C – Corey Buckner/Brian Reschke/Motion was approved 13-0-2.*
- b. Black Mountain Ranch North Village No. 142244; Project No. 550005 (Alex Plishner Action Item)
 - i. Alex Plishner: CalAtlan homes. Two parcels in town center under discussion: F&G. 11.85 acres. Zoned for 30 units/acre. Project will serve 17/acre. 20 per acre. Below the usable border space. Exceeded parking required. 119 units Block F. Project meets all requirements.
 - ii. Alex Plishner: comment that he's on the board and will recuse from the vote.
 - iii. Thom Clark: Commented from Land Use Committee. “Approved by LUC 4-0-0. Project is in conformance with community plan.”
 - iv. Melinda Vasquez: Question, “how many affordable homes built?”
Reply: In this phase of the project there are zero affordable homes planned. The project overall has already met the requirements for affordable housing.
 - v. Motion: *Approve Black Mountain Ranch North Village No. 142244; Project No. 550005; SCR L64A-003B; Blocks: F (lots 14-17) and G (lots 12, 13, 18 and 19) within RM-1-3 zone of the Black Mountain Ranch Community Plan Area with site totaling 11.85 acres (Block F – 7.27 acres), (Block G – 4.58 acres)*
M/S/C – Thom Clark/Jon Becker/Motion was approved 13-1-1.
Cynthia Macshane opposed. Alex Plishner abstain/recuse.
- c. Pacific Village (PV) at PQ, Project No. 470158 (Randi Coopersmith Action Item)

Ken Lounsbery & Felix Tinkov (Attorneys for Atlantic/Pacific) presented information about the project, noting that the RPPB reviews compliance with San Diego's Land Use and does not have purview over the Housing Commission's affordable regulations. Randi Coopersmith presented. He indicated that the project has been through four (4) different reviews, and took double the required time for public commentary. He said they received three (3) comments from that process.

Darshana Patel. Question about the price of the rental units. Reply: They will start in the \$1500-\$1600 range and go to the high \$2000s.

Thom Clark. Question about if and how the plan for the children's play area has been

modified based on feedback from the Land Use Committee in a prior session. Reply: no change to plan. JT Barr, the Landscape Architect for the project, commented that he believed the existing plan was good.

Thom Clark. Challenges the parking plan for the project, that there isn't enough parking planned for the number of dwelling units.

Thom Clark. Referenced the September 30, 2016 city document (Page 17 of the City Cycle Issued Comments as made by Michael Prinz regarding Affordable Housing that indicates "proposed redesign does not seem to be consistent with the plan to accommodate the low-income requirements.

Jon Becker. Concern for the lack of trees in the project. Randi Coopersmith comment that they could save 54 of 60 ash trees.

i. Public Comment (Speakers and Submitted Forms):

1. Melinda Vasquez. Opposed to PV project for lack of affordable housing.
2. Jennine Politte. Opposed to PV project for insufficient parking which could lead to safety issues.
3. Isabella Furth. Opposed to PV for lack of affordable housing.
4. Anne Remilard. Opposed to PV.
5. Anthony Saroki. Opposed to PV project for lack of affordable housing.
6. Spring Williams. Opposed to PV project for lack of affordable housing.
7. Paul Panfera. Opposed to PV project for lack of affordable housing.
8. Joe Pierzina. Opposed to both the PV & the 33 North project.
9. Anne Bayro. Opposed to PV.
10. Godofredo Reyes. Opposed to PV.
11. Louis Vasquez. Opposed to PV.
12. Ramesses Surban. Opposed to PV.
13. Octavio Aguilar. Opposed to PV.
14. Barry Power. Opposed to PV.
15. Art Tedosio. Opposed to PV.
16. Amanda Mascia. Opposed to PV.
17. Laurie Dusa. Opposed to PV.
18. Joy Williams. Opposed to PV.
19. Elyse Stone. Opposed to PV.
20. Linda Mauch. Opposed to PV.
21. Joseph Stone. Opposed to PV.

ii. *Motion: To approve the Pacific Village Project, Project 470158 with proposed tentative map, planned development permit, site development permit, and neighborhood use permit to redevelop 41.45 acres with 601 total dwelling units, with conditions to:*

1. *provide minimum of 65 affordable housing units*
2. *meet the parking requirement of 1470 spaces*

3. *redesign the children's play area to be adjacent to the club house activity area*
4. *develop and landscape the median fronting the property*

M/S/C – Thom Clark/Geoffrey Patrick/Motion was approved 9-5-1

In Favor: *Corey Buckner, Jon Becker, Geoff Patrick, Cyndy Macshane, Brooke Whalen, Thom Clark, Brian Reschke, Pamela Blackwill, Stephen Egbert*

Opposed: *Joe Schmelzer, Darshana Patel, Mike Shoecraft, Steve Leffler, Darren Parker*

Abstain: *Alex Plishner*

- d. FY 2019 Capital Improvements Programs Request List Priorities to Submit to the City.

The Planning Board will submit comments via email to the Secretary by the end of July, for submission to the city.

8. REPORTS.

- a. Chair Report – Corey Buckner
- b. Vice-Chair Report – Jon Becker
- c. Secretary Report – Joseph Schmelzer
- d. Standing Committee Reports:
 - i. Land Use (Thom Clark)
 1. The City will hear the Evergreen Nursery and the Torrey Highlands commentary on July 12, 2017.
 - ii. Wireless Communications Facilities (Darren Parker)
- e. Ad Hoc Committee Reports:
 - i. Media/Communications/Website (Brooke Whalen)
- f. Liaison and Organization Reports:
 - i. Black Mountain Open Space Park (Mike Shoecraft)
 - ii. Community Funds (Thom Clark)
 - iii. MCAS Miramar Community Leaders Forum (Stephen Egbert)
 1. There is information available regarding the planned burns. Contact for detail.
 - iv. PQ Fire Safe Council (Mike Shoecraft)
 1. Meeting July 20, 2017, at Bad Ass Coffee.
 - v. PQ Town Council (TBD, report by Brian Reschke)
 - vi. PQ Recreation Council (Steve Leffler)

1. Del Sur & Torrey Meadows parks should be opening late fall. No update on BMR. Canyonside will start Jan/Feb 2018. Possible Oct start to sewer line repair.
 - g. Los Peñasquitos Canyon Preserve CAC (Joseph Schmelzer)
 - i. Park Village LMAD (Jon Becker)
 - ii. Peñasquitos East LMAD (Geoffrey Patrick)
 1. Illegal dumping is an issue. Propose a split rail to help prevent illegal dumping. Mentioned to Parks and Rec folks, encourage something to be done with the median.
 - iii. Torrey Highlands LMAD (Brooke Whalen)
 - iv. BMR South MAD (Brian Reschke)
 - v. Transportation Agencies (TBD)
9. MEMBER COMMENTS: None.

The meeting was adjourned at 10:44 pm.

Respectfully submitted,

/s/

Joseph Schmelzer
RPPB Secretary