



# RANCHO PEÑASQUITOS PLANNING BOARD REGULAR MEETING AGENDA

**Wednesday; June 6, 2007 at 6:30 PM**

**HERITAGE BALLROOM @ Doubletree Golf Resort  
14455 Peñasquitos Drive; San Diego, CA 92129-1603**

**6:30 pm Call to Order**

**6:31 pm Agenda Modifications**

**6:35 pm San Diego Fire Department**

**6:45 pm Approval of Minutes:** (May 2, 2007)

**6:50 pm Public Forum:** (Limited to 3 minutes per person and 12 minutes per topic)

**7:00 pm Announcements & Informational Items:**

- San Diego City Council District One (Woo-Jin Shim: [wshim@sandiego.gov](mailto:wshim@sandiego.gov))
- San Diego City Planning & Community Investment (Jennifer Cordeau: [jcordeau@sandiego.gov](mailto:jcordeau@sandiego.gov))

**New Business:**

**7:10pm Approval of PFFP and FBA for FYE June 30, 2008 – Bill Diehl (Action Item)**

**Chair Report: Charles Sellers**

**Vice-Chair Report: Joost Bende**

**Secretary Report: Jeanine Politte**

**Standing Committee Reports:**

- Land Use (Jon Becker)
- Wireless (Lynn Murphy)

**Ad Hoc Committee Reports:**

- Bylaws & Elections (Bill Diehl)
- Community Funds (Bill Diehl)
- Transportation (Jim LaGrone)

**Liaison and Organization Reports:**

- Community Planners Cmte (Charles Sellers)
- Black Mtn Open Space (Sudha Garudadri)
- MCAS Miramar CLF (Spurr and Diehl)
- Park View Estates (Bende and Diehl)
- Peñasquitos East MAD (Bill Diehl)
- Recreation Council (Jim LaGrone)
- Town Council (Ted Jobson)

**7:30pm Presentation by Cornerstone Real Estate Advisers re: a proposed redevelopment of the Doubletree Golf Resort and possible initiation of the Community Plan Amendment process (potential Action Item)**

**8:15pm Planning Board members comment on Cornerstone presentation**

**9:00pm Public comments on Cornerstone presentation**

**10:00pm Adjournment**

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LAND USE COMMITTEE WILL NOT MEET IN JUNE; WIRELESS COMMITTEE WILL MEET JUNE 21 @ 6:30PM @ DOUBLETREE.

**THE RANCHO PENASQUITOS PLANNING BOARD AND ALL OF ITS COMMITTEES WILL NOT MEET DURING JULY 2007.**

**FUTURE RPPB MEETINGS: 8-1-07; 9-5-07; 10-3-07; 11-7-07; 12-5-07; 1-2-08; 2-6-08; 3-5-08; 4-2-08; 5-7-08.**



## Rancho Peñasquitos Planning Board Meeting Minutes

May 2, 2007

Attendees: Dan Barker, Jon Becker, Joost Bende, Bill Diehl, Sudha Garudadri, Wayne Kaneyuki, Pamela Kelly, Jim LaGrone, Lynn Murphy, Jeanine Politte, Keith Rhodes, Charles Sellers, Dennis Spurr, Christopher Woo

Absent: Ted Jobson

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1. The meeting was called to order at 7:35pm at the Doubletree Golf Resort located at 14455 Peñasquitos Drive San Diego, California 92129. A Quorum was present.
2. Agenda Modifications: none
3. Guests:
  - a. Scott Peters, San Diego City Council District 1 Representative and Council President, thanked RPPB members for their service and made presentations to outgoing members: Jeanette Waltz, Kelly Lemker, Dan Lee, Jan LaGrone, and Serena Verfurth.
  - b. San Diego Fire Department – no presentation
4. Minutes: Corrections were recommended.  
Motion to approve the April 4, 2007 Rancho Peñasquitos Planning Board Meeting minutes as corrected. M/S/C - Bende/LaGrone/Approved 11-0-0.
5. Non-Agenda, Public Forum:
  - a. Bill Diehl inquired on the progress of appointing Torrey Highlands & Black Mtn. Ranch ex-officio seats to RPPB. Waiting for advisory from Planning Dept. and approval of the final Bylaws shell. Sellers assigned developing implementation procedures to Exec. Committee.
  - b. Wayne Kaneyuki inquired as to whether the Mormon Church was approved to install a ¾ sized full basketball court on site and hold league play. Bende will review plans and the approved CUP.
  - c. Resident overlooking canyon area at the north end of Peñasquitos Drive reported that weed removal crews hired by a local developer threw the weeds into the canyon instead of removing – causing concern over fire danger. Rick Engineering had been doing weed abatement surveys through the canyon area for a developer.
  - d. Jeanette Waltz asked about the Park View Estates Trust Fund balance following the approval and transfer of \$360,000.00 from the trust to Black Mtn. Open Space (Ranger Station). Woo-Jin Shim reported that the \$800,000.00 (approx.) balance will remain in PV Estates Trust Fund. Bill Diehl will follow up.
6. Announcements & Information Items:
  - a. San Diego City Planning & Community Investment Report – Jennifer Cordeau  
Email message was shared in her absence:
    - i) Council Policy 600-24 revisions and Bylaws template are scheduled for City Council review on May 22, 2007.
    - ii) Community Orientation Workshop is rescheduled for June 23<sup>rd</sup>.
  - b. San Diego City Council District 1 Report – Woo-Jin Shim
    - i) City Council is working on city budget.

- ii) District 1 issues Scott Peters is working on include: funds to upgrade our parks, Peñasquitos Canyon Preserve Ranger, maintenance funds for Torrey Del Mar Park through year end.
- iii) Carmel Valley Rd. at Bernardo Center Dr. will open in early June.
- iv) Working to get a traffic signal at Black Mountain Ranch Park entrance.

#### 7. Business.

- a. Los Peñasquitos/Black Mtn. Ranger Station Financing (Bende/Diehl) – An issue arose with the wording for the transfer of funds on the 4/24/07 City Council Docket; a typographical error was corrected. RPPB committed to transfer \$360,000.00 from the Park View Estates Trust Fund to the Ranger Station. A prior \$40,000.00 allocation was made for certain projects in Black Mtn. Open Space with the BLM. Lois Mangarelli, Park & Rec Council, is checking to see if projects were completed and funds spent as committed. Rancho Peñasquitos' obligation to Black Mtn; Open Space of \$400,000.00 should be complete. (Information Only)
  - i) It was suggested that the remaining Park View Estates Trust fund balance be dedicated to active parks in Rancho Peñasquitos.
- b. FBA Priority Project List FY2008 (Diehl) – The priority list contains the committee's recommendation of FBA open projects in the FY 2008 Financing Plan. Projects were examined by need, existing conditions and funding availability. Unfunded / Unprogrammed projects are in the FBA as possible future projects, if funding becomes available and the community wishes to move the project forward. Unfunded projects cannot be removed from Community Plan unless there is a Community Plan change. Many of the projects are reliant on Rhodes Crossing monies hitting the FBA. (approved priority list, attached)
  - i) Planning Board Questions/Comments/Reponses:
    - FBA balance? approx. \$49,000.00 (2007), \$10,000.00 (2008), \$4M (2009).
    - Unfunded projects opposed by a number of the board members: Black Mtn. Rd. widening and the extension of Peñasquitos Dr. to northern boundary .
    - It was suggested the top 3 projects be reordered by fund availability (FY): Project 40 to #1, Project 4B to #2, Project 16A to #3.
  - ii) Public Comment/Questions:
    - FYI – suggestion on how to get unfunded road projects removed from Financing Plan: negotiate with developer who is filing a community plan change initiation to request removal of unfunded project as a part of their initiation in trade for concessions. No guarantee that Traffic will sign off on the removal.
    - Community monument signs are not on the FBA list because funds will come from MAD reserves, cannot come from FBA funds.
    - Jeanette Waltz said PQ community is under 'Parked', Peñasquitos Village Park needs to be completed and should be kept in Financing Plan.

**Motion to approve FBA Priority List FY2008 with order modifications: Project 40 becomes item #1, Project 4B becomes item #2, Project 16A becomes item #3, and other items remain in their recommended order. M/S/C - Bende/Kaneyuki/Approved 14-0-0.**

#### 8. Reports.

- a. Chair Report, Charles Sellers
  - i) Will review CPC meeting minutes and share at June RPPB meeting.
  - ii) Cornerstone Advisors (Doubletree) met with Exec. Committee and Jon Becker to share their design plans; will be on June meeting docket to present plans to

- community. Regular meeting will begin at 6:30pm, Cornerstone Advisors' presentation at 7:30pm, followed by questions/discussion from the board then the community.
- iii) July 2007 – tentatively no RPPB meeting.
- b. Vice-Chair Report, Joost Bende – none
- c. Secretary Report, Jeanine Politte – none
- d. Standing Committee Reports:
- i) Land Use (Jon Becker) – only Doubletree info, ref. Chair's report.
- ii) Wireless (Lynn Murphy)
- Upcoming wireless projects: Reservoir, Sprint's PQ Pointe Apts CUP expires.
  - Bill Diehl added that AT&T is installing new boxes around PQ – upgrading wiring, a stainless box and 8 ft. pole installed near Canyonside Park entrance. Woo-Jin Shim will check into the one in front of the Carmel Mtn. Preschool.
- e. Ad Hoc Committee Reports:
- i) Bylaws/Elections (Bill Diehl) – new Bylaws shell may be ready by May 22<sup>nd</sup>.
- ii) Community Funds (Bill Diehl) – Coordinate a sub-committee to review Park View Estates Trust Fund
- iii) Transportation (Jim LaGrone) –
- Stop sign at Camino de la Luna @ Camino de la Rosa (Blk. Mtn. Ranch) – Traffic Dept. evaluated intersection, does not want stop sign but is looking into painting curb red.
  - Armstrong Nursery – Jim will draft a thank you letter for a job well done on the new driveway entrance into the shopping center; Charles Sellers will sign on behalf of RPPB.
  - Electronic Traffic Control signs to be installed (2). Each representative was asked to look in their area and bring back recommendations for placement to committee.
- f. Liaison and Organization Reports:
- i) Community Planners Committee (Charles Sellers) - none
- ii) Recreation Council (Jim LaGrone) –
- Upcoming events: July 3<sup>rd</sup>, Fireworks at Westview High School, Movie in the Park at Canyonside Park, August 28<sup>th</sup>.
- iii) Black Mountain Ranch Open Space (Sudha Garudadri) – Sudha will contact Kelly Lemker to get committee info and records.
- iv) Park View Estates (Joost Bende and Bill Diehl) – as previously discussed
- v) Peñasquitos East MAD (Bill Diehl) –
- Apparatus additions at Sunridge Tot Lot impose mandatory ADA compliance (added costs).
  - Looking at costs to convert medians on Black Mtn. Rd. and Carmel Mtn. Rd. to reclaimed water.
- vi) Town Council (Ted Jobson) – none
- Reminder – Rancho Peñasquitos Fiesta is this Sunday, May 6<sup>th</sup> along Black Mtn. Rd. by PQ Town Centre, 10:00am – 4:00pm.

The meeting was adjourned at 9:08pm.

Respectfully submitted,  
Jeanine Politte, RPPB Secretary  
Approved, 6/6/2007.