



# RANCHO PEÑASQUITOS PLANNING BOARD REGULAR MEETING AGENDA

Wednesday; July 2, 2008 at 7:30 PM

Sandpiper Room at the DoubleTree Golf Resort  
14455 Peñasquitos Drive; San Diego, CA 92129-1603

7:30 pm - Call to Order

7:31 pm - Agenda Modifications

7:35 pm - Approval of Minutes (June 4, 2008)

7:45 pm - San Diego Fire Department (Stations 40 and/or 42)

7:50 pm - Public Forum (Limited to 3 minutes per person and 12 minutes per topic)

## 8:00 pm - Announcements & Informational Items:

- San Diego City Mayoral Office (Stephen Lew: [slew@saniego.gov](mailto:slew@saniego.gov))
- San Diego City Council District One (Madeleine Baudoin: [mbaudoin@saniego.gov](mailto:mbaudoin@saniego.gov))
- San Diego City Planning & Community Investment (Tim Nguyen: [tqnguyen@saniego.gov](mailto:tqnguyen@saniego.gov))

## BUSINESS:

8:15 pm – Rancho Peñasquitos Pump Station (Action Item)

8:45 pm – Black Mountain Ranch CPA (Info Item)

9:15 pm – Torrey Brooke II (Action Item)

## 10:00 pm - REPORTS:

Chair Report: Charles Sellers ([cts.cpa@sdccu.net](mailto:cts.cpa@sdccu.net))

Vice-Chair: Jon Becker ([jon.becker@tcb.aecom.com](mailto:jon.becker@tcb.aecom.com))

Secretary Report: Jeanine Politte ([jeanine@jpolitte.com](mailto:jeanine@jpolitte.com))

## Standing Committee Reports:

- Land Use (Jon Becker: [jon.becker@tcb.aecom.com](mailto:jon.becker@tcb.aecom.com))
- Wireless (Lynn Murphy: [rp\\_murphys@sbcglobal.net](mailto:rp_murphys@sbcglobal.net))

## Ad Hoc Committee Reports:

- Bylaws & Elections (Joost Bende)
- Community Funds (Bill Diehl)
- Fire Prevention (Dennis Spurr)
- Santa Fe Summit (Jon Becker)
- Transportation (John Keating)

## Liaison and Organization Reports:

- Black Mtn Open Space (Pamela Kelly)
- MCAS Miramar CLF (Dennis Spurr)
- Recreation Council (Jim LaGrone)
- Town Council (Mike Shoecraft)
- Park Village MAD (Jon Becker)
- Peñasquitos East MAD (Bill Diehl)
- Torrey Highlands MAD (Scot Sandstrom)

10:30 pm - ADJOURNMENT.

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LAND USE COMMITTEE WILL MEET AT 6:30PM IN THE DOUBLETREE RESORT RE: BMR/CPA & TORREY BROOKE.  
WIRELESS COMMITTEE WILL MEET ON THURSDAY JULY 10, 2008 AT 6:30PM IN THE DOUBLETREE RESORT.  
FUTURE RPPB MTGS: 8-6-08; 9-3-08; 10-1-08; 11-5-08; 12-3-08; 1-7-09; 2-4-09; 3-4-09; 4-1-09; 5-6-09; 6-3-09.



## Rancho Peñasquitos Planning Board Meeting Minutes

June 4, 2008

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

Absent:

Community Members & Guests (Voluntary Sign-in): John Spelta, Tuesdee Halperin, Scot Sandstrom, Bill Dumka, Patrick & Karen Clemes, Pam Blackwill, George Fredha, Greg Parks, Glenn Hirashiki, Dominick Vacante, Janell Young, Stephen Egbert.

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1. The meeting was called to order at 7:35 pm at the Doubletree Golf Resort located at 14455 Peñasquitos Drive, San Diego, California 92129. A Quorum was present.
  2. Agenda Modifications: Change order of new business to: PPH Community Wellness Campus, Verizon Wireless Carmel Resort followed by Rancho Peñasquitos Pump Station.
  3. MINUTES:  
Motion to approve the May 7, 2008 Rancho Peñasquitos Planning Board Meeting minutes as presented. M/S/C - Bende/Diehl/Approved 12-0-1 abstention (Shoecraft).
  4. Guests:
    - a. none
  5. NON-AGENDA, PUBLIC COMMENTS:
    - a. Torrey Brooke II – Karen Clemes, a neighbor to proposed infill project who spoke on behalf of her neighbors in attendance, asked to be on the July agenda. Torrey Brooke II is scheduled to go to the planning commission Thursday June 5<sup>th</sup>, 2008 and they have contacted the Project Manager, Derrick Johnson, to request a continuance to allow them time to review & prepare to bring their concerns before RPPB. They have hired a consultant, Paul Metcalf, to review proposed project and at this time have the following key concerns:
      - i. Failure to give proper notice of project and involve the neighbors in planning.
      - ii. Concerns about fill that was dumped on property, and brought before RPPB March 22, 2002 by Janelle Young have still not been totally remedied which potentially could raise the pad elevation of proposed homes higher than it was initially.
      - iii. Massing & design issues - project homes are too large for lot size, are 3 stories, set backs are too small, lack of design guidelines or any specific architecture proposed in the staff report.
      - iv. Planning Group Questions:
        - Becker inquired if the group felt there was a code compliance issue. Clemes stated that their consultant had visited the property and shocked that no citations had been given for the dirt pile that still remained.
        - No one responded when Sellers asked if a representative from the developer was present.
        - Becker noted from the September 5<sup>th</sup> RPPB meeting minutes that the homes would be limited to 28' in height and Clemes stated that their consultant had concerns that the plan description contained very little detail.

- Sellers confirmed with Clemes that the project manager and developer are aware their group will be attending the Planning Commission meeting to ask for the continuance, which she agreed. He also stated that RPPB acted in good faith and the developer believes they acted in good faith - the item will probably be pulled from the docket to allow all parties to work together and remedy concerns of the neighbors.
- Keating asked for clarification of the grounds for continuance. Clemes stated lack of notice, due process, good planning reflects community and look of neighborhood, good faith. Sellers stated that the developer would need to prove to the city that notice had been sent to the neighbors and if not, the reason. Politte will check internal emailed meeting notices and the City website for the agendas and minutes from August & September 2007.
- Sellers will send email concerning "Notice," copy to Griswold. He asked Clemes to email him to formally request being added to the July agenda after the Planning Commission meeting actions on June 5th.

(see attached handouts distributed by K. Clemes)

(\*\* See RPPB minutes for project approval 9/5/07.)

- b. Sherri Lightner, in her introduction as the current front runner for Council District 1 seat, thanked those who voted for her and looked forward to meeting with attendees.
- c. Bill Diehl announced that the Rancho Peñasquitos Fireworks, presented by Park & Rec, would be July 3rd this year at Westview High School.

#### 6. ANNOUNCEMENTS & INFORMATION ITEMS:

- a. San Diego City Council District 1 Report – Madeleine Baudoin - none
- b. San Diego City Planning & Community Investment Report – Tim Nguyen introduced himself, the new Associate Planner for RPPB; he looks forward to working with the members and the community.

#### 7. BUSINESS.

- a. **PPH Community Wellness Campus** – Becker summarized prior LUC & regular RPPB meetings with PPH representatives and a sub-committee to resolve concerns. The following motion and conditions were recommended and approved 5-0-0 by the LUC on 6/4/08. Bende read the motion for the record. Note that Keating is recusing himself due to conflict.

**Motion:** To recommend approval of the PPH Medical Office Building and Community Wellness Center Project at Black Mountain Road in the Rancho Peñasquitos Community and the accompanying Rancho Peñasquitos Community Plan Amendment, Rezone, PDP, SDP, and Water Easement Abandonment with the following conditions:

- 1) Conditional use of medical / clinical office building and community wellness center, and parking, including accessory uses such as a café and pharmacy.
- 2) Condition: Site specific height limit of 42'-0"
- 3) Condition: Site irrigation system shall be connected to City of San Diego recycled waterlines accessible in the right-of-way on Black Mountain Road.
- 4) Condition: Site shall not be used for any commercial wireless facilities, except for communication devices for the private use of the PPH system.
- 5) Board strongly encourages applicant to attain USGBC's LEED Silver for New Construction.
- 6) Applicant shall provide intended TI plans for Community Wellness Center for RPPB records.

- 7) Applicant shall provide sign package for project for RPPB records.
- 8) FBA fees shall be charged at the Commercial Rate not Hospital Rate.
- 9) Condition: PPH shall provide irrigation and landscaping to the city right-of-way north of property line to SR56.
- 10) All conditions above shall be recorded with the project and the land at the City and County offices.

M/S/C – Bende/Becker / Discussion.

Discussion/Comments:

- i. La Grone expressed concerns about north bound Black Mtn. Rd. backup during peak weekday hours. Keating noted that PPH services offered would reduce peak hour trips compared to the school that was on site. It was also noted that periodically LDS members have been seen running out onto Black Mtn. Rd. to stop traffic and allow churchgoers to egress said property; a city permit is needed to allow this. Bende added that there is 12' of irrevocable land available north of the driveway to widen Black Mtn. Rd. in the future if it is needed.
- ii. Kaneyuki agreed that approval be contingent that future owners/development abide by the approved conditions as recorded with the City & County records.
- iii. Kelly was concerned that groups, ie. Scouts, etc. may need to change their practices in regards to any activities and before/after gatherings where youth may be in the parking lot. Bende added that the driveway was expanded to 30' and striping in the parking lots would differentiate the areas of the lots.
- iv. Spurr asked if PPH has contacted MCAS Miramar about noise impacts. Mike Shanahan, PPH, stated that they had contacted MCAS and they are aware of the planned facility, noting there should be no effect during normal business hours. Bende added that the northern edge of MCAS Miramar area of influence ends approximately at the creek that runs through Peñasquitos Preserve. Rich Miller, PPH, also added the Mitigated Negative Declaration covers Miramar.
- v. Kaneyuki asked if there has been any neighborhood opposition to the plans. Mike Shanahan said the neighbors were noticed around May 1<sup>st</sup>, 2007.

Sellers called for a vote on the motion as presented. Approved 14-0-0 with 1 recusal (Keating).

- b. **Verizon Carmel Resort, Project #150787** – Kerrigan Diehl, Verizon Rep, distributed plan materials and briefly described the project - 2 antenna sectors with 4 antennas each (8 antennas total with sock covers) mounted on a 25' monopine tree and a 12' by 25' chain link enclosure with equipment boxes. Located at the water reservoir/tower, 10985 Avenida Maria, on the north end of PQ. She noted that Sprint is no longer pursuing their project at the water tower. Sellers stated that K. Diehl had been meeting with the Wireless Committee over the past couple of months to review the plans and work through the concerns and details. Murphy, Wireless Committee Chair, then read the recommendation of the committee followed by discussion.
  - i. Becker asked K. Diehl to confirm that the landscaping plans called for native plant materials? Yes and existing plant materials will stay, and irrigation will be provided to maintain new plants/trees. Becker recommended, as a condition of the approval, that more mature trees be planted, specifically 24" boxed trees become 36" boxed trees and the 15 gallon become 24" boxed trees.
  - ii. Murphy noted that the fencing should be of the same style and height with green vinyl slats. The enclosure will be attached to the existing fence providing it's 4<sup>th</sup> side.

iii. K. Diehl confirmed that the cabinets contained in the enclosure would be grey in color, the tree would be 25' high and the branches would extend beyond the equipment.

**Motion:** To approve the project as designed with the following conditions:

- 1) That the 24" box trees be changed to 36" box trees.
- 2) That the 15 gallon plants be changed to 24" box trees.
- 3) Fence to match in height and style with green vinyl slats.
- 4) Fence to have only three sides with the fourth side being the existing fence.
- 5) Equipment cabinets will be no higher than the fence.

M/S/C – Murphy/LaGrone, Approved 14-0-1 abstention (Shoecraft).

- c. **Rancho Peñasquitos Pump Station** – Design Build Capital Improvement Project to replace the existing Pump Station located in PQ at Sparren Way & Talca Avenue; distributed handout on project background and overview. George Fredha, City of San Diego, and Greg Parks of Katz & Associates (consultant & community liaison) presented on the status of project. To-date: Mitigated Negative Declaration was approved, designer hired to complete design by end of 2008, and project completion scheduled for 2010. Station will look like a house, approximately 3,000 sq. ft. with insulation to mitigate noise concerns of the neighbor. Presently meeting with neighbors to discuss issues, distributed door hanger last month to 15 surrounding homes, plan to keep informed of ongoing studies and construction. All questions can be directed to [www.sandiego.gov/engineering-cip](http://www.sandiego.gov/engineering-cip) or call 619-533-4679.

Questions & Comments, RPPB Members:

- LaGrone asked what impact the change over might have on the community and the time to make the switch from old pump station to the new. Fredha stated that the community would be given notice and to actual switch could take approximately 3-5 hours to complete.
  - Spurr asked for more clarity in the local delivery system. Fredha stated that the pump would run during the hours of need to maintain water pressure & supply, usually daytime hours when the need is highest and taper off during the evening and night hours. The water source was the Miramar treatment plant with supply lines that filled the Black Mtn. & RB reservoirs.
  - Keating requested illustrated elevations of the plan be provided to RPPB.
  - Becker asked that a copy of design materials be supplied prior to the next meeting's presentation tentatively scheduled for July.
  - LaGrone asked if a story pole at the site might be beneficial to demonstrate the size and height of building on the lot. Fredha will look into the 'pole' suggestion.
  - Fredha added that the RB reservoir reconstruction was almost complete and should be online in November 2008.
  - Sellers added that construction vehicle traffic and parking have been a concern of local neighbors.
  - Diehl asked if the waterline construction at Canyonside Park going west would restart soon, when money becomes available.
- ii. Public Questions & Comment:
- Sherri Lightner asked if solar panels would be installed. Fredha stated that the roof on the station was not large enough for panels, but the RB reservoir has panels on the roof.

## 8. REPORTS.

## a. Chair Report – Charles Sellers

- CPC Meeting 1) CPC set up a committee to research need of expanding the Planning Commission to ease workload/speed up the process; 2) COMPACT still exists – if anyone is interested in representing RPPB, let him know; 3) Follow-up to City Attorney's letter to the CPC about the use of secret ballots to elect officers - Sellers shared the Brown Act (Section 54952) definition of 'Legislative Body' which defines advisory bodies as legislative bodies and subject to the Brown Act (see attachment); 4) Substantial Conformance Review – CPC is working to get projects before planning groups v. city staff making decisions under SCR following staff approval of an RB project that should have been reviewed at the local level.

Vice-Chair Report – Jon Becker – no report

## b. Secretary Report – Jeanine Politte

- Repaving of Peñasquitos Drive all the way to Del Diablo Way is in jeopardy because the City Attorney refused to approve the Bond that the Mayor's Office has proposed and the City Council has approved for infrastructure projects.

## c. Standing Committee Reports:

- Land Use (Jon Becker) – PPH previously discussed; Black Mountain Ranch Community Plan Amendment will be on the LUC agenda for July.
- Wireless (Lynn Murphy) – Sellers will check with Murphy to see if any projects are on the June agenda.

## e. Ad Hoc Committee Reports:

- Bylaws/Elections (Joost Bende) – Sellers reported that the Bylaws have been submitted to the city, hoping for approval by end of June so new members from Torrey Highlands and Black Mtn. Ranch can be seated in July.
- Community Funds (Bill Diehl) – no report
- Fire Prevention (Dennis Spurr) – Attended "Living with Wildfire" Fire Prevention program at Scripps Ranch Library. Natural History Museum discussed the biology of chaparral and coastal sage, the positive impact it has on nature and the regenerative properties. There are the obvious things you can do to your home to protect it – close off under-eave vents, replace shake roofs, and create defensible space around your home. He learned that the flame front of a fast moving fire, like the Cedar or Witch Creek fires, passes in approximately 2 minutes, and if your structure is build to withstand the heat and the flames, it can survive.
- Transportation (John Keating) – no report
- Santa Fe Summit (Jon Becker) – no recent communication from representatives.

## f. Liaison and Organization Reports:

- Community Planners Committee (Charles Sellers) – reported under Chairs report.
- Black Mountain Ranch Open Space (Pamela Kelly) – Ranger Ed replaced Ranger Mel. Kelly reported on trail repairs, a new park kiosk has been set up at Black Mountain Community Park, and new maps are available at the kiosks
- MCAS Miramar Community Leaders Forum (Spurr and Diehl) – Flight routes have been modified during the US Open avoiding Torrey Pines Golf Course to eliminate noise.
- Recreation Council (Jim LaGrone) – Diehl reported no new action items. The Sports Council discussed field usage with only community parks available this fall for sports

(BMMS fields unavailable). He is attempting to get some newspaper articles published on the matter. Sellers asked if there had been further discussion and progress on instituting a fee structure for field use; not yet.

- Town Council (Mike Shoecraft) – Election of 4 new members was conducted at the Fiesta; they will be approved on June 5<sup>th</sup>.
- Park Village MAD (Jon Becker) – Preparing to oversee PPH open space.
- Peñasquitos East MAD (Bill Diehl) – Park & Rec to maintain 20' uphill from curbface at BM Community Park; need to hire park maintenance guys to replace those who left; a remote controlled airplane course has been set up illegally on public property in an undeveloped section of the park.
- Torrey Highlands MAD (Scot Sandstrom) – D. R. Horton is closing all San Diego offices, staff being transferred to Corona; LMAD met with D. R. Horton and is asking the city to foreclose on the bonds, but D. R. Horton is asking them to hold off.

The meeting was adjourned at 9:38pm.

Respectfully submitted,  
Jeanine Politte, RPPB Secretary

Approved 7/2/08, 11-0-0.