



## Rancho Peñasquitos Planning Board Meeting Minutes

March 3, 2010

Attendees: Dan Barker, Jon Becker, Joost Bende, Bill Diehl, Bill Dumka, Tuesdee Halperin, Wayne Kaneyuki, John Keating, Jim LaGrone, Lynn Murphy, Jeanine Politte, Keith Rhodes, Scot Sandstrom, Charles Sellers, Mike Shoecraft, John Spelta

Absent: Morri Chowaiki, Dennis Spurr

Community Members & Guests (Voluntary Sign-in): Paul O'Boyle

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1. The meeting was called to order at 7:40pm at the Doubletree Golf Resort located at 14455 Peñasquitos Drive, San Diego, California 92129. A Quorum was present.
2. Planning Group Elections – Polls were closed.
3. Agenda Modifications: Bende & Becker reported that Cresta Bella was deferred to the April agenda (Action Item) because the applicant would be reworking their project following their Land Use Committee presentation.
4. MINUTES: Corrections were recommended.  
**Motion:** To approve the February 3, 2010 Rancho Peñasquitos Planning Board Meeting minutes as corrected. M/S/C - LaGrone/Bende /Approved 11 in favor – 0 against – 3 abstentions (Kaneyuki, Halperin, Dumka).
5. Guests:
  - a. No representation from public safety departments.
  - b. Brief mention about the kidnapping & murder in Rancho Bernardo of a Poway teen of the past week; keep a watch out for our children.
6. NON-AGENDA, PUBLIC COMMENTS:
  - a. Politte shared that the Doubletree is restarting their Saturday BBQs & Easter Brunch again (flyers were available). Remodel of Fitness Center is complete; hoping that the rest of the remodel is more than just furniture & equipment. We want to support the Doubletree to keep it here.
7. ANNOUNCEMENTS & INFORMATION ITEMS:
  - a. San Diego City Mayoral Office – Stephen Lew, was not in attendance.
  - b. San Diego City Planning & Community Investment Report – Michael Prinz, not in attendance.
8. BUSINESS.
  - a. Clearwire Evergreen Nursery Project - Becky Siskowski  
This project modifies an existing palm. The proposal includes the addition of 5 microwaves inside an oversized 'pineapple', a modification to the existing antennas to include Clearwire antennas, and new Clearwire equipment within the existing equipment room.  
Sellers reported that the project was rejected unanimously in the Telecomm Committee; the plan was to come back with a 4<sup>th</sup> antenna on the existing with a microwave dish on top & on the bottom of the existing; panels would all be painted to match the fronds..  
The 'enlarged pineapple' sims presented are only conceptual and is what the City requested of the applicant; housing the microwave antennas inside the 'pineapple' which

is huge compared to adjacent wireless palms. This design has not been through engineering yet to see if could hold the weight.

The design was unacceptable, a waste of City staff time.

Becker questioned if the design is modified to house the antennas inside, is this what is could possibly resemble?

Sellers stated that rejecting the plan would tell the City that we want to place all the antennas on the outside at the top of the existing structure.

Bende added that even the BMMS pine doesn't totally hide the antennas, previous recommendations were to include socks and longer branches to camouflage them. Can we include longer fronds to help hide the additional antenna?

Becker inquired if microwaves need line of site, if it was possible to extend the fronds past the end of the antenna? Siskowski stated that the fronds cannot block their microwaves.

Sellers added that painting will help hide, committee wants to see sims with microwaves on the outside painted.

Becker asked which carriers were located at the site on the other palms. Siskowski stated that all the carriers were located there and Clearwire has a different technology; this upgrade enhances coverage.

Palms are located on private property (Evergreen Nursery), not on the street.

Bende/Sandstrom noted the property is zoned agricultural, A1-10 which allows one residence per acre.

Sandstrom inquired about notice to Collins Ranch residents within 300' distance to property. Siskowski stated that Notice was sent.

Sandstrom added that he would like to know the EMF output differences of new technology to existing. Siskowski will forward specs to Sellers for distribution.

Sellers asked Karen Lynch-Ashcraft if she wanted to contribute to the discussion, the rationale for proposing the larger 'pineapple'. She responded that they were trying to change the visual impact but she was not aware that the 'pineapple' would be that large and that the City would probably not approve the tree with 5 microwaves on it as it has not been done prior; Sellers added that was one of the reasons for moving away from using palms.

Rhodes noted that the sims of existing compared to the proposed were not the same proportion/scale and he would like to see a better sim comparison; apples to apples. He asked Siskowski what Sprint wants. Siskowski responded that Sprint wants to put the 'pineapple' up for structural review, may not hold up under the weight of the larger 'pineapple'; the plan is in flux.

Bende asked if Sprint has done any 'pineapples' this large. Siskowski responded, no. The pineapples is constructed of RF fiber and fronds are a bit heavier plastic.

Rhodes reiterated his request to view sims that were to scale.

**Motion: To accept the recommendation of Telecomm Committee to reject this project as presented. M/S/C – Sellers/Kaneyuki/Discussion.**

Becker asked what conditions or directions will we ask of the applicant and how if we do not include in the motion.

Rhodes requested the motion include "the applicant is requested to provide to the committee additional sims that better represent scale/proportion of proposed 'pineapple' compared to adding the additional microwaves to the existing palm (on the outside).

Kaneyuki asked Lynch-Ashcraft if the City would prefer the trees be changed to pines because other carriers may want to add more antennas to their sites. Lynch-Ashcraft

responded that would be a good idea, depends on the number of dishes expanding to. In the case of expired permits it might be cheaper to put in new tree, allowing more collocation opportunities also.

Sellers stated that the hope would be to end up with all pines.

Becker inquired about adding another palm to house the additional antennas.

Lynch-Ashcraft asked if they might be able to switch out the trunk and house the microwaves in the trunk? Siskowski stated that was a possibility, but would need to stack on top of each other and they would be lower in the trunk than on the top, or would need to add additional height to get the best coverage. Also the palm belongs to Tower Co., it's up to them.

Bende stated that once we get the plan sims back, to scale, this may be the only solution instead of exposed dishes; worth weighing both options. It was noted that no Committee member has seen sims of the microwaves on the top of the tree.

Bende amended the motion to include: The applicant is requested to come back to committee with both design options (1. inside 'pineapple', 2. Original plan- additional microwaves outside within the fronds), sims that balance proportion/scale of close ups and those at a distance to compare to each other.

Sellers stated that the applicant has asked for guidance before they look into engineering this design.

Kaneyuki stated that in regards to using a pine tree, would we want a single pine amongst the palms? Sandstrom stated that he would not vote for a single pine amongst the palms – this stand of trees can be seen from distances far from the location.

Sellers called for a vote on the amended motion: Approved 15 in favor – 0 against – 0 abstentions – 0 recusals.

## 9. ANNOUNCEMENTS & INFORMATION ITEMS (continued)

### a. San Diego City Council District 1 Report – Stephen Heverly

- Expressed Lightner & staff's sadness in the tragic loss of Chelsea King (Poway resident).
- Watch for and notify staff of sidewalk repairs needing to be completed; using deferred maintenance bond monies. Report repair requests to Street Div. Maintenance Hotline 619-527-7500. Call District 1 office if no response. List of sidewalk replacement group for 2010 has been received (approx. a doz. In process within Rancho Peñasquitos); will email to RPPB.
  - LaGrone asked if funds could be used for other road repair expenses; Heverly will check into specifics. Contact him if a report is not handled in a timely fashion.
- PPH project was approved at City Council last week. New zoning designation was approved and Council expressed traffic concerns, future and current. Heverly is contacting Gary Pence (traffic engineer) to meet with community members about traffic issues.
  - LaGrone suggested that the meeting be during evening rush hour at the site. Heverly stated that he will recommend to Councilmember Lightner.
  - Keating asked if an additional traffic study will be done due to neighbors continued concerns about current issues. Heverly stated that an additional traffic study was done, but the meeting will allow explanation of how/what studies encompass and to look at the communities concerns and move forward.
  - Sellers inquired about Council Member Donna Frye's proposal to do another traffic study upon the completion of project at developer's expense; then, if new issues,

mitigate at that time. Heverly stated that Councilmember Lightner wanted it looked at now and traffic safety issued be addressed now.

- Land Use & Housing Committee – DSD’s Sustainable Incentive Program was directed to come back this month with a plan to provide outreach to Community Groups, CPC Chair was concerned that the proposed plan excluded planning groups’ involvement in the decision making process.
  - Heverly reported that Kelly Broughton discussed a plan of outreach to review; proposal will now go through typical draft policy change process to vet the proposed change. Includes 60 day process, outreach workshops, DSD will respond to comments with revised plan to be brought forth to LU & H in October.
- District 1 presently gets allocation of TOT (Transient Occupancy Tax) monies totaling \$25,000 each fiscal year; must be spent before June on arts, and community activities/events. Letters of request should be sent to District 1’s office attention S. Heverly by May 1<sup>st</sup>.

#### 10. BUSINESS (continued).

- a. Wireless Technology Update (info item) – Karen Lynch-Ashcraft & Rob Nunez from NextG Networks (handout)

Lynch-Ashcraft stated that she invited the experts to explain the technology that is used to penetrate into residential areas. City code does encourage right-of-way sites, but carriers do not want to underground equipment. Planning groups can push for undergrounding.

Nunez stated that NextG uses fiber optics. The RF signal is changed to light and transported along the fiber optic line to a switching station 1-10 miles away. NextG is regulated by the PUC, not an alternative or competitor, but a solution to filling the coverage and capacity gaps in the right-of-way using smaller equipment within residential areas. The technology offers a co locatable network; every carrier can jump on their network. It provides a specific and focused coverage concentrated where needed, including residential areas. Their technology can go around buildings, trees, hills unlike the other technology which needs direct line of site between each antenna.

Antennas are small and can be placed on utility poles, light standards, etc. and are small.

- Becker asked if they are co locatable will we see multiple boxes on one light pole; yes. Nunez stated that most applications won’t need meter pedestals; each uses low power, typically 3.5 amp draw each is similar to the draw for a 19” color television. Could run 2 units on a single power feed, above ground equipment boxes are not necessary. Sellers asked for clarification; NextG is using power from the pole hosting the antenna or connected to an underground power source. Not easily seen unless you know exactly where it is.
- Keating asked for clarification on coverage gaps. Nunez stated that a project is built as contracted by carriers on their fiber optic lines. Keating concerned about trenching damaging pavement, etc.; creating future damage susceptibility. Nunez stated they largely use existing fiber cable when available.
- LaGrone inquired about existing facilities in Rancho Peñasquitos; Nunez will email a list to RPPB.
- Murphy inquired how the technology works. Nunez stated that their system picks up the wireless signal at an access node, radio (repeater) converts frequency to light, sends along fiber optics cable to main switching station, then converted back to wireless signal.

- Rhodes inquired about coverage; NextG provides a more focused coverage where one pine tree is equal to 4-8 of their sites.
- Politte asked if there was any limitations (in bandwidth) to the number of users traveling along the cable; less than copper wire systems.
- Sandstrom asked how EMFs in this technology compares to the towers used in residential areas. Approx. 3/10<sup>th</sup> of one percent of the allowable EMFs (between a toaster oven and a lattice tower). He has a diagram he can share that will explain better; sending schematic to RPPB. This technology can be placed closer to homes. EMF health concerns are 3/10 of a percent of what is allowed by FCC in a controlled environment of a typical NextG installation. 1% in a controlled to 2% in uncontrolled environments.
- Kaneyuki asked about direction/distance; ¼ mile with antenna up to a mile.
- Sellers asked Lynch-Ashcraft about process because they are underground. They and S&N have right-of-way use agreements with the City, approved by City Council, allows them to use City's light standards and traffic signals. Have a separate agreement to use utility poles. In the wireless coordinates they have an exemption from process for a single 24" antenna (ministerial for the right-of-way usage). Projects are usually run by her desk before approval.
- Diehl asked if they could be used for Wi-Fi; yes, it is a general wireless application.
- Heverly asked if this is the future of wireless technology, are big antennas & equipment obsolete? Nunez stated that more carriers will be turning to this solution; communities are going with fiber optics. Where zoning isn't an issue, communities still deploy this technology instead of bringing in more copper lines to cover capacity issues. Handout has representations of existing projects.
- Politte asked how they would provide service for multiple carriers on a single light standard. If dual band antenna (multiple frequencies) they would place a shrouded unit with 2 separate radios inside and placed on the light standard with 2 separate boxes; yes multiple carriers could be placed on a single light standard.
- Sandstrom asked if this is a revenue source for the City; yes, 5% Gross Revenue Shared (General Fund possibly). Nunez stated that NextG has over 300 sites; if not on infrastructure the City gets \$500-800 per year with master contract for 10 years; could be \$500-\$1000 more if on infrastructure. Funds go through Real Estate Assets Division.
- Rhodes asked, in comparing a large array (Palm) to a light pole, how close do you need to get to this technology to reach EMFs? Nunez stated that at 25' you would come in contact with the EMFs at the numbers previously discussed. So someone walking by, they would come in contact with 2% of the FCC allowable rate in an uncontrolled environment. Another expert, name unknown, stated that the RAD center is a minimum of 25' above ground, 3/10 of a percent of the allowable FCC radiation is based on that distance.
- Becker asked for confirmation that process is ministerial, the lease agreements are 10 years and whether the agreements sunset requiring removal or new agreement. Lynch-Ashcraft stated that expiring permits should be removed or renegotiate the lease. Example: Ricochet (Metrocom boxes), the company is bankrupt and boxes were never removed, City inherited but does not have to monies to pay for removal. Other expert added that most cities require a performance bond to cover cost of removal; San Diego requires bond within each contract per site.

- Sellers stated the fiber optic network has value even if the carrier goes belly up.
- Sandstrom asked if we have the right to request that carrier use this technology. Lynch-Ashcraft stated the City cannot, but planning groups can request it. If more groups are asking for it, the carriers may start to propose more often.
- Sellers added that using fiber optics technology avoids having to come before planning groups for project approval saving time and expense.
- Sellers thanked Lynch-Ashcraft and guests for providing this much needed education on the technology and the City's stance on its use.
- Sellers handed Nunez Politte's email address to send requested documents for distribution to the planning board members.

#### 11. REPORTS.

- a. Chair Report – Charles Sellers, no report.
- b. Vice-Chair Report – Jon Becker, no report.
- c. Secretary Report – Jeanine Politte, no report.
- d. Standing Committee Reports:
  - Land Use (Jon Becker)
    - Cresta Bella presented their proposed monument signs (4). The subcommittee had a series of concerns and comments. The applicant will come back next month with a redesign of their monuments, more enhancements – sloping monument corners and lighting rescaled. One sign location is at the entrance into the Rancho Peñasquitos community (Carmel Mtn. Rd. x Peñasquitos Drive).
    - Halperin inquired if a meeting had been scheduled with RPPB members and the Muslim Community Center (Black Mtn. Ranch). A tentative date was scheduled for March 10<sup>th</sup> at 4:30pm at the MCC site; Halperin will email confirmation once she talked with MCC representatives.
  - Telecom (Lynn Murphy)
    - Sellers stated that Siskowski will be coming back to subcommittee with new sims for the ClearWire Evergreen Nursery project along with Verizon Black Mtn. and Canyonside Park sims for the March 18<sup>th</sup> subcommittee meeting.
- e. Ad Hoc Committee Reports:
  - Bylaws/Elections (Joost Bende)
    - Diehl reported that everyone who ran received at least one vote and were reelected. Sellers added that the vote will be confirmed/approved, officers elected, and appointments of community members at the April meeting. Need letters from organizations requesting their rep be appointed. Vacant seats (District 3, 6 & 7 and Renter-at-Large) can be appointed at the meeting; applicants should submit the application. Kaneyuki will not continue to serve on the Telecom Committee.
  - Community Funds (Bill Diehl)
    - Diehl reported on a meeting at Councilmember Lightner's office on February 24<sup>th</sup>; update on funds remaining from projects completed and due back to each Community fund.
      - Park View Estates - \$1M
      - PQ East Park - \$21K
      - Black Mtn. Ranch Developmental Fund \$28K
      - PQ East Trust Fund amount is unknown
    - He added that we are owed approx. \$700K that we loaned to the City from the

FBA's for projects that have since been completed. He is pushing Parks development staff to move our projects forward including upgrades to Skate Park, Dog Park and Park ADA compliant upgrades.

\*\* Sellers requested that Diehl work with Heverly to start the ball rolling to reconstitute the fund, putting it back under RPPB's purview with an over site board. Heverly added, it would take action by City Council to make it happen.

- Dog Park grass is in need of rehab, but we can't reseed due to limited watering allowed; would not be enough water to rehab. Heverly asked if a variance to the watering limitation might be possible adding that some parks are doing it – Diehl asked and he was told no. Sellers asked about artificial turf status for the 25' arc or possibly changing to all artificial; Diehl stated that until the City completes its policy on Artificial Turf, we can't install even the smaller portion at Dog Park. Councilmember Lightner may need to set up a review committee to investigate use of artificial turf in parks. Diehl will investigate next steps.
- Fire Protection (Dennis Spurr) - none
- Cresta Bella (Dan Barker)
  - Becker stated that Politte had forwarded some grading concerns from residents and he believes that Suffolk has not completed their grading based on his examination over the past weekend.
  - Per Heverly's investigation of the mudslide cleanup, Suffolk was not fined; they cleaned up the slide at their expense and no City funds were used.
- Our Lady of Mt. Carmel (Jon Becker)
  - Sellers has not received anything new from the City; Becker stated they were still waiting a couple for reports.
- Transportation (John Keating)
  - Keating is also checking into extending the turn lane on Peñasquitos Drive turning left onto Carmel Mtn. Rd. now that the driveway into the new Cresta Bella will be farther back up the hill.
  - Keating will research potential pedestrian crossing or traffic calming measures for Peñasquitos Drive between the Peñasquitos Lutheran Church and the Doubletree Resort. Parishioners are using the Doubletree parking lot on Sundays and the Doubletree asked Politte to direct the inquiry to the appropriate person on RPPB. Politte stated that she has not noticed any large number of people crossing the street on Sundays. She also reminded the Board of the community's negative response to Mass. Mutual's proposal to turn Cuca St. @ Peñasquitos Drive into a 4-way stop (traffic signal) and entrance into the proposed housing development that would have replaced the golf course a few years ago.
  - Keating thanks Rhodes (Rhodes Crossing) & Dumka (Black Mtn. Ranch) for their contributions to the Rancho Family YMCA fundraising drive.
  - Angled parking on Salmon River Rd. next to Dog Park – City staff studied the parking at the site on a Wednesday from 3:00-9:00pm and on a Thursday during the same timeframe and concluded that existing spots are not being used completely (only 25%), no need to add spaces with angled parking. Also the same cars were there throughout, which Keating noted was probably residential parking, not park user parking.
    - Diehl stated that peak times at the Dog Park are from 9:00am -11:00am and 3:00pm – 5:00pm. He also recommended that they check the number of cars in the YMCA's lot as most of them are using the Dog Park during

the morning hours and then the evening peak hours are both YMCA & Dog Park users. Summer time when the Y has their buses on site during peak hours would be a good time to study need again.

- Sellers added that one of the other reasons we were requesting the angled parking was to deter RV's and work vehicles that are using the spots, blocking park users from parking nearby. How do we restrict these vehicles from parking there? Enforcement may be a problem.
- Heverly suggested that RPPB get the YMCA's perspective on angled parking. Diehl stated that during the summer months YMCA buses are parked in the Y's parking lot where Dog Park users are presently parking during peak hours. It was added the Cindy Phalen (YMCA Director) will be presenting plans for an expansion at the May meeting. Will this increase their demand for parking?
- Becker asked what number of vehicles parking does the City need to warrant the expense to create angled parking.
- Keating offered that there is also the option of posting no parking between 2am – 6am signs along Salmon River Rd. to keep the large vehicles from being parked over night; will look into.

f. Liaison and Organization Reports:

- Black Mountain Ranch Open Space (Bill Diehl) – no meeting to report on.
- MCAS Miramar Community Leaders Forum (Dennis Spurr)
  - Sellers reported that it smelled like there had been a controlled burn recently.
- Recreation Council (Jim LaGrone)
  - ADA upgrades on sidewalks at Black Mountain Ranch Park; will take 4 days.
  - Banners – taking shape, gathering information on teams.
  - Dog Park – P & R has approved the expenditure for 5 benches.
  - April 3<sup>rd</sup> Easter Egg Hunts at Ridgewood, Peñasquitos Creek, South Village and Rolling Hills Parks; hunt starts at 10am.
  - Sellers complimented P & R for moving the trash cans into the dog area of Dog Park.
  - Diehl reported on illegal camp along Carmel Mountain Rd., 0.2 miles away from Skate Park. The Police will post for 7 days that the site must be taken down and if still there after the 7 days, Caltrans will tear it down. This encampment had a large number of pornographic pictures in the tent which drew the notice of concerned citizens following the recent disappearance, rape and murder of a young girl from Poway.
  - Diehl also stated that the Skate Park will be featured in an article on Tony Hawk in a Skate Board magazine.
- Town Council (Mike Shoecraft)
  - Next meeting is Thursday 3/4/10 at 7:00pm; presentation on the Strong Mayor Initiative will include both For & Against viewpoints.
- Park Village LMAD (Jon Becker)
  - Did not meet, still lining up a contractor. LMAD may apply for a tree grant planting event sponsored by CALFIRE, San Diego County and others.
- Peñasquitos East LMAD (Bill Diehl)
  - Did not meet; having month to month contractor issues, prefer to keep current contractor.

- Torrey Highlands LMAD (Morri Chowaiki) – Sandstrom reported there was no meeting.

The meeting was adjourned at 10:15pm.

Respectfully submitted,  
Jeanine Politte, RPPB Secretary

Approved 4/7/10.