



Rancho Peñasquitos Planning Board Meeting Minutes

April 6, 2011

Attendees: Jon Becker, Joost Bende, Thom Clark, Bill Diehl, Bill Dumka, Jeanine Politte, Keith Rhodes, Charles Sellers, Dennis Spurr

Absent: John Keating, Scot Sandstrom, Mike Shoecraft, John Spelta

Community Members & Guests (Voluntary Sign-in): Suzanne Brooks, Ruth Loucks, Dann Mallec, Darren Parker, Chasen Bullock, Andy Berg, Erik Marquis, Jose Cervantes

1. The meeting was called to order by Sellers (Chair) at 7:45 pm at the Doubletree Golf Resort located at 14455 Peñasquitos Drive, San Diego, California 92129. A Quorum was present.
2. Agenda Modifications: None
3. MINUTES: No corrections were recommended.
Motion: To approve the March 2, 2011 Rancho Peñasquitos Planning Board Meeting minutes as presented. M/S/C - Bende/Diehl/Approved 9 in favor – 0 against – 0 recusals – 0 abstentions.
4. Guests:
 - a. No public safety agencies were present.
5. NON-AGENDA, PUBLIC COMMENTS:
 - a. Diehl announced Park & Rec events coming up, including:
 - Spring Egg Hunt, April 23rd at Rolling Hills, Ridgewood, Peñasquitos Creek and South Village Parks begins at 10am; other activities begin at 9:30am.
 - Fire Works, July 2nd at Westview High School.
 - US Postal Service Mail Delivery FYI – If a Mail Carrier is bitten by a dog, service to the whole street is halted without notice until Animal Control investigates. Mail can be picked up at your Post Office until service resumes.
6. ANNOUNCEMENTS & INFORMATION ITEMS:
 - a. San Diego City Council District 1 Report – Stephen Heverly
 - Council Member Lightner is working on a letter to find location for the City's temporary homeless shelter for upcoming year; the report will be discussed at LU&H Committee on April 27th and will go before City Council in May 9th.
 - Fire Engine Brown Outs – Mayor's budget will be released April 18th and Lightner has asked the Mayor to exempt 4 of the 5 stations; hopeful we'll see Stations 35 & 40 back in the budget. Concerned citizens should email the Mayor and Council Members asking to reinstate our Fire Stations to full service.
 - Proposed PFFP changes RPPB recommended – District 1 office is working to schedule a meeting with staff. Facilities Financing staff is preparing an analysis on our recommendations; next step: Mayor's Office for guidance.
 - SR 56 Bike Path Interchange – Working with Assembly Member's office to get a meeting together with Caltrans to sit down and hash out exactly what the community wants, what Caltrans wants and come to a solution that all groups agreed upon; the community does not want a tunnel under Black Mtn. Road while the Box Culvert Option is favored.

- Graffiti Abatement – Local resident, John Colea is working with City Graffiti Taskforce to paint over graffiti which can be reported via the City website and documented with the Police Dept. Politte added that the Gang Task Force probably gets involved as most is a Gang related activity. Diehl noted that Hilltop graffiti was painted over by a local contractor using a Canadian product that is environmentally friendly.
 - Council office is still taking reports of roads in dire need of repair since spring rains.
 - PQ Fiesta is May 1st and Council Member Lightner will be present to mingle with residents and give out some awards.
 - Heverly will email an update on City Council proceedings regarding the Medical Marijuana regulations; 2nd reading is scheduled for next week. Sellers stated that Kathy Lippitt, who spoke at our last meeting is looking for a board member for San Diegans for Safe Neighborhoods from our community, preferably a member of RPPB who is invested in their purpose; more info to follow from Kathy Lippitt.
- b. San Diego City Planning & Community Investment Report – Michael Prinz
- Community Plan amendment draft is online incorporating changes related the City Council approved community wellness campus and the MCAS ALUCP.
 - PFFP is preparing a preliminary analysis of RPPB's requested changes at the direction of the Mayor.
 - 1) Becker asked if the only items changing in the Community Plan are PPH & MCAS Miramar, corrections to Table 1 (Recommended Land Use Allocation) and general language clean up? Prinz agreed. Becker also noted that RPPB recommended the removal of funding for Black Mtn. Road; Prinz stated, that is a separate item that may not necessitate a Community Plan amendment. PFFP is a separate item that will be taken up.
 - 2) Politte asked if RPPB would see the copy of changes to review and provide input beyond those that were approved by this Board? It should be a courtesy to RPPB to know and review the changes, verify that changes reflect what we have approved as a Board. The draft was found on the City website by Diehl, unbeknownst to us that it was in process of change. Prinz stated that he would send a copy to the group to review.
- c. Assembly Member Nathan Fletcher's Office Report – Chasen Bullock
- Bullock reviewed committees that Assembly Member Fletcher sits on.
 - Fletcher & Member Block cosponsored the bill (AB 648, Commutations/Pardons) requiring 30 day notice of pending commutations, notifications to local District Attorney; stems from Nunez pardon by Gov. Schwarzenegger before leaving office. Passed in Committee and Assembly.
 - State Budget proposed by Governor Brown has \$11.2 Billion in cuts; only budget proposed to-date.
7. BUSINESS.
- a. **City of San Diego CDBG Office Action Plan (Info Item) – Jose Cervantes**
Cervantes presented San Diego City's Draft FY2012 Annual Action Plan which is also available online at <http://www.sandiego.gov/cdbg/general/>; funds are received from the US Dept. of Housing and Urban Development for projects that address housing and community development needs. FY 2012 begins on July 1, 2011 and runs through June 30, 2012. San Diego gets approx. \$45 million each year.
The 30-day public comment period for the draft plan is April 4, 2011 – May 5, 2011. The

City will submit its Action Plan to HUD on May 13, 2011 with citizen comments as a separate attachment.

- Diehl and Heverly noted that the ADA upgrades for Views West Park, which we were told last year that those funds were lost, are back in the plan to be funded in FY2012. Diehl also added that RPPB previously approved putting in \$275,000 of community funds in for this project and the Park & Rec Council also added funds for this project.

b. North City Inland Redistricting Task Force (Action Item) – Andy Berg & Erik Marquis

Marquis and Berg reviewed the redistricting process, requirements and the proposal that the Task Force is working on to present to the Redistricting Commission. The Task Forces' proposal unites the City of San Diego residents' whose children attend PUSD into District 5 and keeps planning groups that advise City Council intact.

The only other proposal that has been presented to the Commission is APAC's. APAC's highly publicized plan combines Rancho Peñasquitos, Mira Mesa and MCAS Miramar and Kearny Mesa into the new 9th District. Task Forces members who have attended the redistricting meetings exited those meetings thinking that APAC's proposal was a done deal. The numbers APAC used to prepare their maps were pre-Census.

Berg stated that the Redistricting Commission was unaware that Rancho Peñasquitos, Rancho Bernardo, Carmel Mtn. Ranch, Sabre Springs, Black Mtn. Ranch, and Torrey Highlands students attend PUSD. It was also noted that the proposed District residents share socioeconomic similarities, sports rivalries and the plan is geographically compact and all communities are within the Urban Interface High Fire Hazard Zone. The Task Force's proposed new district includes: Rancho Peñasquitos, Rancho Bernardo, Carmel Mtn. Ranch, Sabre Springs, Black Mtn. Ranch, and Torrey Highlands, Miramar Ranch North, Scripps Mesa and San Pasqual communities. Marquis stated that The Task Force's plan and maps work to fulfill the redistricting requirements. Berg added that Task Force member, Mike Shoecraft, has worked tirelessly with the 2010 Census numbers/blocks for the Task Force to create a map that meets the guidelines Citywide. The Task Force is asking for a vote in support of this plan.

- Sellers commended the Task Force for their efforts to create a great proposal.
- Berg added that they are working on a cover letter explaining the why and how these lines were drawn. The Commission can make deviations within the guidelines, but the numbers in the Task Force's proposal has minimal deviations in the populations.
- RPPB Members asked if the Task Force had conversations with the other communities included in proposed District 5, adding that additional support would be beneficial. The Task Force would like to get support from Rancho Bernardo and Rancho Peñasquitos and talk with Carmel Valley who will probably want to be in District 1. Their plan also provides District 9 with almost 32% API population, whereas the APAC plan is approx. 38% API. The redistricting guidelines do not allow the use of race as an overriding factor and that you shouldn't intentionally splitting up races to dilute political power either.
- Berg stated the Task Force is planning a Webinar presentation for next week inviting the Mira Mesa Town Council. Politte recommended they invite the Mira Mesa Planning Group also.
- Bende added that the Task Force should highlight the natural boundaries of the district (Lake Hodges & Peñasquitos Canyon), how this plan joins all PUSD residents

- into a single district, fire safety issues, and secondarily, areas deserving representation of 2 Council members would be regional resources, ie. Peñasquitos Canyon and the I-15 Corridor with the proposed High Speed Rail coming forward. Sellers added that protection of the Peñasquitos Preserve would be served by 3 Districts.
- Sellers noted that it is unreasonable for any group to ask for 38% minority representation in any district. Berg stated that they can't use race as a deciding factor. There is no commonality between Mira Mesa and Rancho Peñasquitos except that both have a high API population.
 - Bende offered to help the Task Force finalize their proposal presentation and map.

Motion: To approve support of the North City Inland Redistricting Task Force's proposed Council District 5 due to the fact that it: 1) unifies the majority of PUSD residents into one City Council District, 2) maintains the entire RPPB community planning area including Black Mtn. Ranch and Torrey Highlands, 3) addresses the Urban Wildlife Interface areas which includes Rancho Bernardo, Rancho Peñasquitos, Scripps Ranch and all the other communities within this new district have in common, 4) the district is bounded by natural geographical separations, ie. Lake Hodges to the north and the Peñasquitos Canyon on the south, 5) the plan includes representation to the Peñasquitos Canyon by 3 City Council Districts and 2 Council Districts along the northern I-15 Corridor. M/S/C – Bende/Sellers/Discussion.

- Clark added that the strength of this proposal is the population distribution and inquired why the numbers represented by APAC's proposal differ tremendously from the numbers being used in the Task Force's proposal. Berg stated that APAC's proposal was based on estimated numbers and was circulated prior to census results.
- Berg stated that the Redistricting Commission's timeline and meeting schedule is posted online; the Commission's Proposed Redistricting Map will be set by June 2011 followed by more meetings and public comment. Commission will have final Map prepared by August 2011 to present to City Council for approval.
- Diehl inquired, as a point of order, if we had a quorum present before we voted; Politte confirmed that the required number of RPPB members were present to constitute a quorum.

Sellers called for a vote. Motion was approved 9 in favor – 0 against – 0 abstentions – 0 recusals.

c. Appointments to Vacancies/Election of Officers (Action Item) – Chairman Sellers

- Election Results - Sellers stated that last month the election results were read into the minutes and we need to ratify the results. He has had no challenges to the results over the past month.

Motion: To ratify the election results as recorded in the March 2, 2011 minutes. M/S/C – Rhodes/Becker/Approved 9 in favor – 0 against – 0 abstentions – 0 recusals.

All elected members were seated:

- District 1 – Jeanine Politte
- District 3 – Thom Clark
- District 5 – Charles Sellers
- District 9 – Bill Diehl
- District 11 – Jon Becker

- Reappointments - Sellers reappointed Keith Rhodes to Commercial 1 seat, the Rancho Peñasquitos Town Council reappointed Mike Shoecraft as their

- representative. The Bylaws provide for these appointments but ratification is required. Sellers called for a vote to ratify the reappointments of Rhodes to Commercial 1 and Shoecraft to the Town Council seat; Approved, 9 in favor – 0 against – 0 abstentions – 0 recusals.
- Vacancies - All vacancies were noticed and applications received to fill the seats as follows:
 - BMR District 1 – Ruth Loucks
 - TH District 1 – Darren Parker
(Sellers noted that M. Chowaiki had applied, but withdrew his application.)
 - PQ District 4 – Dann Mallec
(This vacancy was created by Lynn Murphy’s resignation.)
 - PQ District 7 – Suzanne Brooks

Sellers appointed the applicants followed by brief introductions; noting that Brooks has previously taken the Community Orientation Workshop (COW) which each new member would be required to take (online is an option).
Sellers called for a vote to ratify the appointments of Loucks, Parker, Mallec and Brooks; Approved, 9 in favor – 0 against – 0 abstentions – 0 recusals.
New members were seated.
Diehl stated that Park & Rec Council’s seat on RPPB is vacant due to LaGrone’s resignation and the Council’s need for new members if anyone is interested.
 - Election of Officers –
 - Motion:** To nominate and approve Becker as Chair (no other nominations offered from the floor). M/S/C – Sellers/Bende/Approved, 12 in favor – 0 against – 1 abstention (Becker) – 0 recusals.
Becker took over Chair duties for remainder of the meeting.
Rhodes thanked Sellers and commended his tenure as Chair. Sellers noted his appreciation for Bende, Becker and Politte during his tenure.
 - Motion:** To nominate and approve Sellers as Vice Chair (no other nominations offered from the floor). M/S/C – Becker/Bende/Approved, 12 in favor – 0 against – 1 abstentions (Sellers) – 0 recusals.
 - Motion:** To nominate and approve Politte as Secretary (no other nominations offered from the floor). M/S/C – Sellers/Bende/Approved, 12 in favor – 0 against – 1 abstentions (Politte) – 0 recusals.

8. REPORTS.

a. Chair Report – Jon Becker

- Standing & Ad-Hoc Committee Chair Appointments – Becker appointed the following Chairs:
 - 1) Land Use Committee – Bende
 - 2) Telecomm Committee – Sellers
 - 3) Torrey Highlands LMAD – Parker
 - 4) Prop C Working Group – Becker asked Rhodes about the progress of meetings. Rhodes stated that the Carmel Valley Planning Board Chair and Facilities Financing are working to get Pardee’s changes that they want that will put non-traffic projects into their phasing plan. They are NOT taking an overall look at the traffic connections and how they affect other communities as promised when they

asked for our support of Prop C last fall. Rhodes does not feel there is a benefit at this time to attend the meetings if just an observer. Becker stated there may be a conflict if they are not planning to do a Community Plan Amendment so they don't want to address traffic issues.

- Heverly stated that if they get the addition to the Facilities Financing Plan approved, they may have to address those issues. Rhodes stated, that it would benefit our community to be at the table then, but not now. Becker asked Rhodes if he still want to participate; no. Dumka agreed to attend the meetings, speak up on our behalf and bring back info to RPPB.

5) Becker asked the members to thank Sellers for his service as Chair.

b. Vice-Chair Report – Charles Sellers

- Rancho Bernardo CPG has contacted RPPB about High Speed Rail Options and connections and wants to present at our next meeting. More information on proposed alignment, maps & sims will be emailed to RPPB members by Politte.
 - Politte added that on the news tonight, they were talking about the Japanese earthquake and the warning system that allowed the High Speed trains to slow down. We don't have anything like that, so if we have an earthquake, the elevated trains are derailing on top of the highway, those vehicles and passengers. Property values & noise are a concern, too. Brief discussion on the route and elevated track. Parker will take a look at the website to gather more information.
 - Rhodes asked Chasen Bullock what Assembly Member Nathan Fletcher's position is on the High Speed Rail; Bullock stated that Fletcher is not in favor of it. Fletcher was on the Authority committee for a few months, but got off it.
 - Rhodes stated it's a boondoggle waiting to happen, we can't afford it.
 - Politte added that amenities such as porters, etc. which we discussed last year were not going to be available for travelers, so who will use it.
 - Patricia (BMR) asked if this train would benefit commuters with local stops, then maybe there would be riders. Politte stated there is a stop in Escondido which would connect it to the Sprinter for commuters.

c. Secretary Report – Jeanine Politte

- Politte reported on the meeting with Lightner last Saturday; 4 RPPB members and Town Council Chair, Lightner and Heverly attended. We discussed High Speed Rail, Redistricting, and property owners wanting to redevelop/split their property when the previous owner was denied.

d. Standing Committee Reports:

- Land Use (Joost Bende)
 - Will not be at the May meeting.
 - Marionapolis property – Owner was advised by LUC to reach out to his neighbors for their input. Owner has not made an application to the City for the project yet, just spoken with us for our advice on how to proceed, free consulting from RPPB members.
 - o Bende stated that prior issues included: slope and grading, RPPB has never approved a lot split, original development was approved for 110 homes.
 - Khouli property on Alamazon St. is looking for a lot split also; has issues with height restrictions, fill, encroachment, brush management and bio, etc. Applicant

has not contacted us yet.

- Politte drove by Hamidy property on Alamazon St. and no change in activity.
- Becker reported on the Camelot (previously Montecito) was at LUC to discuss options for 200 units with MHPA & access issues; not owner of property yet.
- Telecomm (Charles Sellers)
 - Sellers reported there are no projects in the system.

e. Ad Hoc Committee Reports:

- FBA/PFFP Prioritization (Keith Rhodes)
 - Rhodes is working with Heverly to schedule meeting. Heverly stated that Facilities Financing is looking at our recommendations. Becker added that Planning is cleaning up the Community Plan language and PPH & MCAS Miramar changes. Sellers added that the Ped Bridge in Torrey Highlands would not be removed from the PFFP because the initial request to remove had been pulled (not our request to remove which is still on the table). Politte stated that we should know why Facilities Financing doesn't want to cooperate unless it's at their initiation.
- Cresta Bella/Doubletree (Jeanine Politte)
 - Politte has not heard back from Pacifica Communities about possible purchase of Doubletree. If purchased, Pacifica would be looking for approval to redevelop the fitness center and tennis courts; the hotel and golf course would remain. Also, all remodeling has been completed except the restaurant and bar, no timeline for completion was given.
 - Spurr stated that Cresta Bella Phase 1 is open and renting; they are nice units, clubhouse is open, pool is filled. Politte noted that the sign next to Clubhouse is where we thought it should be, not where it was on their sims – facing approaching traffic.
- Our Lady of Mt. Carmel (Joost Bende)
 - In process for permits.
- PPH Community Wellness Campus (Jon Becker)
 - Bende reported, there's no demand by private doctors to fill the office space, so project is on hold for possibly 2 years. PPH Systems wants to move forward but needs the tenants. PPH will still use the Wellness Center for meetings and trainings for new hospital.
 - Sellers recommended that we remind them to keep their property clean of dumped debris.
 - Politte added that the Pipilo St. neighbors and those across Black Mtn. Rd. will be happy, albeit temporarily.
- Santa Fe Summit II & III (Scot Sandstrom) – no report

f. Liaison and Organization Reports:

- Black Mountain Open Space Park (Bill Diehl) – no meeting
- CPCI Facilities Financing (Bill Diehl)
 - Cresta Bella paid \$1,923,240 in FBA fees for the 120 new units (\$16,027 each); they received 248 demolition credits.
 - Diehl received an update on the balances of our Community Funds from Charlette Strong as follows:

<u>Funds</u>	<u>Current Balance</u>	<u>Pay Back From FBA</u>
PQ East Trust	\$600,000.00	\$250,000.00 Ridgewood Playground
PQ East Park	\$20,000.00	
BMR Development	\$28,000.00	
Park View Estate	\$743,000.00	\$275,000.00 Views West Playground
Rhodes EOB	\$2,000,000.00	

- Politte asked about the status of the monument signs; Becker said there are no updates, change in staff overseeing.
- MCAS Miramar Community Leaders Forum (Dennis Spurr) – Meeting included Water survival training, did not attend.
- PQ Fire Safe Council (Dennis Spurr) – Next meeting is scheduled for April 20th at Doubletree.
- PQ Town Council (Mike Shoecraft) – no report
- Recreation Council (Bill Diehl)
 - Reclaimed water, western segment, between Canyonside Park through the Preserve to Camino del Sur x Park Village will begin construction around November 2011 and will take approx. 6 months. Trying to get them to pay to repave road that was torn up due to construction and trying to DG installed where the tree collection was set up after the holidays in Dec./Jan.
 - Caltrans will probably not allow us to tap into their SR-56 Recycled water line for Views West Park.
 - Will be testing UC Verde Buffalo Grass at the dog park (10' x 20' patch in small dog enclosure). Approx installation cost is \$600; need volunteers to insert plugs in the next few months. Test area will be fenced.
 - Sellers asked if the rest of the fencing would have vinyl inserts installed. Diehl stated that the committee wanted to leave them off for a portion of the fencing; Sellers stated that it doesn't look good and they should at least finish the last panel.
 - Kiosk at Dog Park (bulletin board) is ready to be installed; finally have signature approving placement.
 - Recreation Council is looking for additional members, contact Diehl if interested or you know of someone.
 - Groundbreaking for new tennis courts at Canyonside Park was last Saturday. The Tennis Association is paying for the construction and maintains them through a joint use agreement with the City. Should be completed in 3 months and will include lighting and 2 courts at a cost of \$375,000.00.
 - Light pole knocked down at Black Mtn. Ranch Community Park, someone cut the corner short, knocked down a tree and the pole; Police report was filed.
- Los Pen Canyon Psv CAC (Jon Becker)
 - Becker said the Keating attended last night.
 - Diehl stated that San Diego Park Board has a seat on LPCPCAC that is vacant so he plans to ask the Chair to appoint him to that group which will provide additional input.
- Park Village LMAD (Jon Becker)
 - New project, new walls are going up on Rumex.
- Peñasquitos East LMAD (Bill Diehl)
 - Trimming pine trees on Black Mtn. Rd. in the median near Oviedo St.
- Torrey Highlands LMAD (Darren Parker)

- Becker mentioned the new monument signs that are in process as being one item to report progress.
- Transportation Agencies (John Keating)
 - Diagonal stripping/parking on Paseo Montril is completed.
 - Salmon River Road Diagonal Parking near Dog Park – Sherri Lightner recommended that RPPB vote to approve the plan, if we haven't already.
 - It was noted that diagonal parking would restrict commercial truck parking.

The meeting was adjourned at 10:04 pm.

Respectfully submitted,
Jeanine Politte, RPPB Secretary

Approved 6/1/11, 10 in favor – 0 against – 5 abstentions (Brooks, Mallec, Sandstrom, Shoecraft, Spelta)