



## Rancho Peñasquitos Planning Board Meeting Minutes

October 7, 2015

Attendees: Jon Becker, Corey Buckner, Bill Diehl, Bill Dumka, Stephen Egbert, Steve Gore, John Keating, Ruth Loucks, Darren Parker, Darshana Patel, Jeanine Politte, Brian Reschke, Keith Rhodes, Mike Shoecraft, Brooke Whalen

Absent: Jack McGuire

Community Members & Guests (Voluntary Sign-in): Susan Sindelar, Jeff Brazel, Ashley Gerace, Jon Gerace, Victoria Ortiz, Codi Vierra, Sean Hernandez, John Demer, Dale Politte, Isaac Posner, Kyle Rodenbo, Jim MacDonough, Jared Shapiro, Emmry Stimson, Adrienne Peterson, Adam Robak, Cristina Martinez, Sunny Agrowal, Bob Cummings, Harold de la Cruz

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1. The meeting was called to order at 7:33 pm at the Doubletree Golf Resort located at 14455 Peñasquitos Drive, San Diego, California 92129. A Quorum was present.
  2. Agenda Modifications:
    - a. City of San Diego Cost of Service Study Review for Water and Recycled Water Services & Proposed Rate Increases item was removed from agenda due to miscommunication with presenter.
    - b. BMR Chelsea Affordable Multi-family Project and the 83 Unit Age Restricted Apartment Complex, in BMR, are the listed separately but are the same project.
    - c. Request for V-Calm devices on Camino del Sur between Carmel Valley Rd. & San Dieguito Rd. due to speeding & recent accidents was postponed by Santaluz HOA representative until the City of San Diego Traffic Engineering completes their study.

**Motion:** To approve the agenda modifications as submitted. M/S/C – Politte/Becker/  
Approved, 12 in favor – 0 against – 0 abstentions/recusals.

3. APPROVAL OF MINUTES: September 2, 2015

**Motion:** To approve the September 2, 2015 Rancho Peñasquitos Planning Board Meeting minutes as presented. M/S/C - Shoecraft/Politte/Discussion.

- Keating stated that previous board member Surban contacted him requesting that RPPB modify the draft minutes, specifically striking the reference in the Secretary's note "All votes through the conclusion of item 7c reflect that his vote was counted by the Chair when it should have been excluded." Keating noted that Surban believed he was still on the board until the agenda item was discussed, he submitted his resignation in lieu of the board ratifying the report and that his votes should have been counted.
- Politte stated that she would not agree to the request, noting that the ineligible member should not have been seated at the table or allowed to vote per Community Planner Michael Prinz. Politte requested direction from Prinz and read his emailed response (dated 9/10/15) on the best way to document in the minutes that the ineligible member was seated at the table and that his votes were counted as follows: "I would suggest that you document that Ramesses was ineligible to sit on the board/vote at the September meeting. I do not have any direction as to how

specifically you need to document the issue. I would leave it to your discretion as to how to note in the minutes.”

Politte said that he was not eligible and it needs to be documented in the minutes.

- Shoecraft would not agree to modify his motion to approve.
- Buckner called for a vote on the motion.

The motion was approved, 12 in favor – 0 against – 0 abstentions/recusals.

4. Public Safety Agencies: none present

5. Public Forum:

- a. Thom Clark, previous RPPB member and board chair (speaker slip) - Clark thanked the board for the card and gift following his resignation. He thanked the board members for their professionalism, their diligence and noted that he was honored to have served with the other members. He passed along \$11 which was the remainder of funds donated by members to pay for 3 domain names through GoDaddy over the past 2 years. Becker noted that the City now has funds available to planning groups. He thanked Clark for his service over the years to the community on behalf of the board.
- b. John Hartley (speaker slip) – Hartley spoke about the San Diego Clean Elections Initiative sponsored by a grassroots coalition, Neighborhoods for Clean Elections. Hoping to get the initiative on the ballot. The goal is to empower our neighborhoods. The drive kicks off in January. More info: [www.sdcleanelections.org](http://www.sdcleanelections.org)
- c. Diehl announced, PQ Rec Council's Octoberfest event would be held on October 23<sup>rd</sup> at Hilltop Park from 6:00-9:30pm.
- d. Egbert reported that Environmental Services will hold a mini cleanup on October 29<sup>th</sup> for the neighborhood on the Kestrel and Salmon River Rd. loop; flyers will be distributed.
- e. Politte noted the following items:
  - PQ-NE Action Group is hosting a Halloween Carnival on October 25<sup>th</sup> at Rolling Hills Park, 11:30am-2:30pm.
  - Notice of Public Hearing for Water/Sewer Rate Increases sent to all City rate payers with the opportunity to oppose the increases at either the City Council hearing on November 17<sup>th</sup> at 10:00 am or by mail (see mailer/form for additional information). <http://www.sandiego.gov/water/pdf/rates/151117hearing.pdf>
  - SDG&E's Draft EIR for the Sycamore-Peñasquitos 230 Kilovolt Transmission Line Project - CPUC is accepting comments through November 2, 2015. This is the coastal link portion of the Sunrise Powerlink project. [http://www.cpuc.ca.gov/Environment/info/panoramaenv/Sycamore\\_Penasquitos/index.html](http://www.cpuc.ca.gov/Environment/info/panoramaenv/Sycamore_Penasquitos/index.html)
  - SDG&E's new Natural Gas Transmission pipeline project application has been filed with the CPUC. More info: <http://www.sdge.com/key-initiatives/pipeline-project>

6. ANNOUNCEMENTS & INFORMATION ITEMS:

- a. San Diego City Planning Dept. Report – Michael Prinz, not present
- b. San Diego City Council Member Mark Kersey, District 5 Report – Kyle Rodenbo
  - Rancho Peñasquitos Library will be closed next week October 12-16, while skylights are replaced.
  - Fire Station 40 has a newly remodeled kitchen. CPS Funds were authorized by Council office to help with costs.
  - October is Kids Free month at local museums, San Diego Zoo/Wild Animal Park, the US Midway & free Amtrak.

- “Best Buddies” book swap at Westview H. S. started this week.
  - Patel inquired the status on the condition of Rife Way and 3 cul-de-sacs. Rodenbo said it was brought to Council office attention by Julie Adams; last overlay was in 1970s and hasn’t been slurry sealed since 1990s. Staff is looking for funding for a full overlay and pushing for expedited overlay.
  - Reschke noted Camino del Norte condition and asked for a list of roads due for full overlay. Rodenbo will provide the lists.
- c. San Diego City Council Member Chris Cate, District 6 Report – David Downs
- Canyonside Park tot-lot renovation has been postponed multiple times and the start date was incorrect on City web; will begin approximately June – August 2016. Council staff has been talking with the project manager to sort out why the renovations have been getting pushed back and actively pursuing avenues to expedite the process.
  - Downs attended the Arbors Assisted Living Community’s grand reopening ribbon cutting ceremony on September 24<sup>th</sup> on behalf of Councilmember Cate; presented a Certificate of Recognition.
  - Councilmember Cate is asking for input from RPPB, Town Council and the community for the Neighborhoods First Coalition 2015-2016 Strategic Plan on wants/needs/priority projects. All submissions should be sent to Council office by October 15<sup>th</sup>.
  - Becker & Patel inquired about slurry seal timeline on Park Village neighborhood roads that were marked for sealing back in March and scheduled for July. Downs said it was bumped and will be completed later this year.
- d. San Diego County Supervisor Dave Roberts, District 3 Report – Harold Meza, not present
- e. CA Assembly Member Brian Maienschein, 77<sup>th</sup> District Report – Lance Witmond, not present
- f. CA State Senator District 39, Senator Marty Block – Joyce Temporal, not present
- g. U.S. Congressman Scott Peters Report, 52<sup>nd</sup> District Report – Jason Bercovitch, not present
7. BUSINESS.
- a. **Chelsea Multi-family Complex with 83 Affordable Age Restricted Units, Black Mtn. Ranch Sub-Area Plan** – Bill Dumka (Action Item)
- Dumka stated that this project fills the obligation from the Camelot and Heritage Bluffs projects for affordable housing requirements; project is in the town center, adjacent to the retail/commercial site. He turned the presentation over the **Ron** Brockhoff & Bob Cummings with Chelsea Investment Corporation.
  - Brockhoff reviewed the project key points:
    - 1) 83 unit, age restricted (55+) affordable apartment complex
    - 2) 3 stories in a U shape, 2 elevations that step with terrain
    - 3) 1.57 acre site adjacent to retail/commercial complex and new K-8 school site
    - 4) 66 - 1 bedroom units & 17 - 2 bedroom units (82 will be rented plus one unit for the onsite manager).
    - 5) Stucco with wood trim design elements, similar architecture to nearby Fairbanks Commons and Fairbanks Square.
    - 6) Zoned CC3-5
    - 7) 1,400 sq. ft. of community space, gathering area and office.

## 8) 2 laundries on each floor (6 total)

- Shoecraft inquired if there were elevators & locations. 2 elevators, one on each side of complex.
- Keating asked under which process this project (site plan) was being reviewed? Brockhoff replied, Substantial Conformance Review (SCR). They have submitted all plans and entitlement documents for review. Keating asked if there are any increases or decreases for affordable units? Brockhoff said no. They are providing reduced number of parking spaces per City ordinance for affordable housing (83 spaces).
- Dumka noted this project is an SCR process the City uses to review site plans so the City can collect funds to review the site plan. The project will be reviewed to show it is in conformance with the sub-area/master plan.
- Egbert inquired about parking provided by the project. Brockhoff noted there would be 83 on site parking spaces under the reduced parking ordinance and street parking would be available on 3 surrounding streets; parking on site is not assigned.
- Gore noted that per LUC discussion, there would be 82 age restricted units (55+ years), one site manager unit and a full-time maintenance employee would be available.
- Becker noted there are 2 driveways and inquired about pedestrian ingress/egress. He also inquired if additional street trees would be included in the project. Brockhoff and Cummings said they are working on street access connection from the property. Dumka noted that street trees area already planted in the public right-of-way.
- Parker inquired about the timeline for construction with new storm water requirements coming into effect. Hope to pull grading permits by December and start construction in Mar/April 2016. If they don't pull by December, they will need to redesign to new storm water requirements. Brockhoff noted that the bio-retention requirements are in the master developer's current plan. Dumka noted that he believes they've met the new standards which have not been adopted yet. Parker noted his belief, the deadline would be December 23<sup>rd</sup>. Parker said that new landscape standards come out in January also.
- Politte asked for clarification on the elevators, requirements and placement within the complex noting the age of residents and need to have option available all the time. Brockhoff noted there is no code requirement per number of units, but they are providing 2 elevators so if one isn't working the other will be available. Chelsea will own/operate the property.
- Buckner said the project needs more parking and 5 handicap spaces is not enough suggesting there be 5 spaces by each entrance for senior residents.
- Gore noted there will be a full-time maintenance person.
- Politte suggested that we don't know enough about the project at this time to make a recommendation with some elements and placement not finalized?
- Gore stated that he didn't think that parking and traffic issues should postpone RPPB making a decision because the City will review and direct any changes.
- Patel said that handicap spaces should be increased and asked if they would be dedicated for the handicap unit's use?
  - Gore asked how many handicap spaces were provided at Chelsea's Fairbanks Square project? Brockhoff stated that if they increase the number of spaces to market rate requirements, many will go unused. They've had no parking problems using this ratio of parking spaces to affordable units at their Mission Valley

project or historically with other projects. The handicap spaces will not be dedicated to those units.

- Shoecraft asked if there is City bus service available? There is none, so the residents will have to drive.
- Rhodes asked if only 55+ are allowed to live in the units? No children will be allowed, which includes grown children.
- Bob Cummings (Chelsea Investments) noted that Fairbanks Square project is “overparked” resulting in lots of vacant spaces and no street parking; they believe this project is “overparked”.
- Whalen asked about adjacent parcels for clarification. Retail/Commercial, possible daycare center, K-8 school site, high density residential parcels.
- Egbert noted that parking lot resurfacing would push all cars onto the street. Are there any plans to accommodate that situation? Is there any plan to use parking stickers or assigned parking spaces? Brockhoff said, no assigned spaces are planned. Dumka noted the BMR North Village master plan uses a grid system of streets and it includes a lot of street parking adding that typical street parking is not calculated. He added that many seniors move in to these types of projects and get rid of their cars.
- Buckner reiterated, the project needs to provide more handicap parking spaces and place them near the elevators.

**Motion:** To accept the project as proposed with the following conditions: 1) consider the addition of more handicap parking spaces and placement near both building entrances/elevators, 2) provide additional pedestrian connectivity to public streets. M/S/C – Gore/Diehl/Discussion.

- Keating referencing the plan drawings, asked about the smaller parking spaces on the northeast corner of the parking lot? Brockhoff said they have to meet the parking requirements that also include spaces for motorcycles/bicycles.
- Politte noted her concern expressed from LUC for additional outdoor community outside spaces on site. Gore said there isn’t much level space for outdoors community gathering on the site. Politte asked if Loucks, a BMR resident, felt there would be enough access to the surrounding gathering areas? Loucks said yes, there are a number of gathering areas in the neighborhood that residents could walk to.
- With no more discussion, Buckner called for a vote on the motion to accept the project with 2 conditions as noted above.

Motion was approved, 13 in favor – 1 against (Shoecraft) – 1 recusal (Dumka).

Note: Shoecraft noted, his vote against the motion was based on issues discussed that remain outstanding.

\* The board acknowledged the number of young people, UCSD students in attendance tonight.

**b. Community Priorities for Neighborhoods First Coalition’s FY2016 Strategic Plan, Capital Improvement Project (CIP) & Parks Priority List Review & Approve – Jon Becker (Action Item)**

- Becker noted that the priority list was for the Neighborhoods First Coalition, not our annual review of CIP projects to submit to CPC for City Council approval and implementation. We are using our most recent CIP priority list to engage the neighborhood want list.
- Patel noted the list we would submit to the coalition should be projects within

Council District 6 area of our community plan (south of SR-56 and west of Salmon River Rd.). There is a blurred line between the coalition and the collection of these priorities by the Council office.

- Politte noted, RPPB's prior list of projects within Council District 6 are the last 3 items but Park Village Rd. improvements (V-calm signs) are noted as complete so we don't need to include it. That leaves two projects on the list in District 6:
  - 1) Canyonside Park Tot-Lot improvements & ADA upgrades,
  - 2) Peñasquitos Creek Park restrooms.
- Diehl noted, Canyonside Park improvements is not in design but funding is in FBA for this project. There is \$350,000 in the FBA fund for the project, there is \$600,000 in special community funds that have been allocated for neighborhood parks improvements. He recalled that RPPB only approved \$400,000 for this project and City staff has expensed more money than RPPB approved adding that they took \$300,000 out of 2 community funds. Initially, we approved \$75,000 for the dog park shade structure but the fund shows they took an extra \$100,000 out for the dog park. They took an extra \$30,000 out for the dog park water fountain. He noted that he would talk with Andy Fields to determine what was approved and the resolutions tied to those fund distributions.
- Rhodes asked Diehl to describe the types of funds under our purview for the audience which included a number college students.
- Diehl reviewed, Facilities Benefit Assessment (FBA) funds are developer funds paid to the City per unit built (residential and commercial) which are used for new facilities/infrastructure. We also have and Special Funds in Rancho Peñasquitos, for various projects; current balance is approximately \$971,000 to be used for maintenance of existing facilities and new facilities that might not be covered under the FBA.
- Rhodes added that the funds are calculated in to the price of a home or commercial project for infrastructure (FBA) and some developers give funds to the community (special funds) to maintain the facilities.
- Keating added that the City website also provides information on the different types of funds.
- Buckner referenced the full list, specifically the item for Hilltop Park athletics field on part of existing lawn area. He noted that the park encompasses 33 acres and was only graded to 10 acres. Hilltop was designed with no ball fields and funds were diverted to Black Mountain Middle School for the Basketball facilities/gym and to the YMCA joint use community pool. When PUSD decided to not build the La Tortola school site was 19 acres and built Views West Park, Canyonside Park is twice the size and we've provided more than enough ball fields, playing fields, walking and gathering areas. He noted his preference that we leave Hilltop Park alone and not add new facilities at the site.
- Diehl said that Hilltop Park Phase III is a roller hockey rink, not fields. It was noted that the list was provided by City staff based on our previous submission.
- Becker asked for suggestions.
  - Patel suggested that Canyonside Park gym ventilation system needs improvement as it doesn't circulate the air well enough; so hot inside that fans are used and doors left open to help move air.
    - Diehl noted that tennis balls are blocking the vents (location adjacent to tennis

courts) and suggested that staff get someone out to clean out the vents and look into increasing the fan size/area.

- Becker suggested including resurfacing of Park Village Rd.
- Gore inquired if Torrey Highlands should be included in this process; area south of SR-56? It was noted that it should be but there wasn't anything noted from Torrey Highlands.
- Politte suggested that RPPB needs to approve the list being submitted.

**Motion:** To submit the following list of priority projects to the Neighborhoods First Coalition for inclusion in the 2015-2016 Strategic Plan: 1) Canyonside Park Tot-Lot improvements and ADA upgrades, 2) Peñasquitos Creek Park Restrooms, 3) Park Village Road resurfacing, 4) Study ventilation issues at Canyonside Park gym. M/S/C – Becker/Keating/Discussion.

- Diehl noted the Canyonside Park tot-lot project (CIP) also includes 102 space DG parking lot, mitigation for drainage issue in the corner of the fields near the adobe, sidewalks paving at the tennis courts; plans for the parking lot are approved and under City review at this time.
- Buckner noted the drainage issue was seasonal spring runoff southwest at the 4-plex fields like the runoff on Black Mtn. Rd. We've looked at it for 40 years. He noted, the French ditch may need to be reworked adding that it is on County property.
- Buckner called for a vote on the motion above.

Motion was approved, 15 in favor – 0 against – 0 recusals/abstentions.

- Becker will prepare the list and submit on RPPB's behalf.

c. **Vacant RPPB Seat Appointments (District 3, 5, 6 & 8)** – Corey Buckner (Action Item)

- Buckner reported that we have not received any applications to-date to fill the vacancies. Buckner reported that he spoke with Surban and he was not interested in returning to RPPB at this time. Asked the members and community to search out potential candidates.
- Becker added, once the bylaws revisions are approved by the City, we can fill some of the vacancies from adjacent district boundaries.
- Patel will bump the posting on the Town Council website up to try and get some applicants.
- It was also suggested that we post it on Next Door website.
- Politte also suggested that the maps should be on our website.
- Buckner reviewed RPPB's board structure, training, indemnification, that we represent our community and are volunteers. Members introduced themselves providing their background and history on the board at the request of one of the students.

8. **REPORTS.**

a. **Chair Report – Corey Buckner**

- Buckner reported getting 7 boxes of RPPB materials from Surban. He thanks Becker and Politte for helping him during the transition to taking over as Chair.

b. **Vice-Chair Report – Jon Becker**

- SDG&E's Draft EIR for the Sycamore-Peñasquitos 230 Kilovolt Transmission Line Project – comment period is through November 2, 2015. Becker recalled that RPPB had submitted conditions/recommendations when the Sunrise Powerlink was originally presented to the group. It works its way to the Peñasquitos substation.

- Rhodes asked if they were using the previously proposed route? Previously had proposed 150 foot towers through the community and they made a deal with us to change the proposal.
  - Shoecraft said there are 4 alternative routes, above and below ground.
  - Politte will email the CPUC link for information on the project and Draft EIR to board members. East County activists were very vocal and she thought that was why the proposal and route may have changed. The workshops/meetings were noticed only to the neighbors of the project. She said that the planning board wasn't notified whether it was the City, the CPUC or another entity.
  - Discussion on whether RPPB has received any formal notice about the comment period, and that the project and routes studied for the EIR may differ from what was proposed and presented to RPPB in 2006. Individual members could comment on the proposal personally, not represent the board.
  - Buckner noted a proposal from the 1990s and he suggested the board send a letter about the lack of notice on the Draft EIR or notice of community meetings conducted at the end of September; the board agreed and Buckner agreed to author the letter.
  - Becker also noted other CPC topics of interest including vacation rental regulations and impacts on neighborhoods. Buckner also noted that the number of renters in a unit. Politte said the Police/Sheriff's departments will go out on noise complaints.
- c. Secretary Report – Jeanine Politte
- Construction traffic on Twin Trails and Sundance – Politte was again in contact with City staff at Mary Alice Schmidt's request. It was noted signs have been posted and we haven't had further complaints since.
  - Politte reported that she had sent a draft letter to Buckner & Becker for review/ modification regarding the Verizon Ridgewood Park project; Planning Commission hearing on the appeal is scheduled for October 22, 2015. Brief discussion.
- d. Standing Committee Reports:
- Land Use (Steve Gore)
    - Merge 56 has resubmitted their project with revisions to staff. (Politte will email re-submittal doc to full board.)
    - Becker reported, Atlantic Pacific & Lennar are in negotiation with the seller and working on plans with staff. Will not need to rezone based on the proposal they discussed at LUC.
    - Diocese Property developer will be providing an update at a future meeting.
  - Telecomm (Darren Parker)
    - Parker reported, the Sprint Canyonside Park project is being revised. He agreed to review the changes and invite the applicant back if the changes need our review.
- e. Ad Hoc Committee Reports:
- RPPB Bylaws Revisions (Jeanine Politte)
    - Revised maps were sent to board members. Politte noted the boundary error between D8 and D9. Politte asked if the members had any questions or found other issues with the revision? Discussion:
      - Old district map included notes explaining the voting district shifts, suggestion to remove the line where 2 areas have been merged,
      - Map needs to be black/white compatible map,



- o Boundaries based on census data and committee reviewed during revision using 2010 census,
- o Should community plan neighborhood boundaries be noted on the voting district maps? Should the map include the current notes about those boundary shifts? (Politte will check with Betsy McCullough).
- o Politte will send map revisions to Betsy McCullough for incorporation.
- Politte said, City Attorney's office is still reviewing, hope is to get our approved bylaws to City Council by year end.
- Media/Communications/Website (Brooke Whalen)
  - Whalen noted that she accessed the website and was not sure how to update the site; considering creating a new website. Gore noted the existing site was with Google. Buckner asked Whalen to contact him because his son may be able to make suggestion or redo the site. Whalen would like to set up an email address for outreach for communicating with whomever takes over the website in the future.

f. Liaison and Organization Reports:

- Black Mountain Open Space Park (Bill Diehl)
  - Diehl reported the Trail for All People has broken ground. RPPB gave \$75,000 to the project and the City awarded the project to Blue Pacific.
  - Becker noted that an Eagle Scout group has submitted a proposal to put a "PQ" monument on Black Mountain in white rocks.
- Community Funds (Bill Diehl)
  - Diehl reported that he had received fund balances from staff. He added that staff did not close out the fund as requested when we approved the use of those funds for the Skate Park. The Library special fund has a \$4,137.88 balance that needs to be used so we can close it; he notified the librarian to see if they have any ideas.
  - Politte will distributed balance sheets for all funds via email to board members.
- MCAS Miramar Community Leaders Forum (Stephen Egbert)
  - Next presentation is on Southern California Air Control.
- PQ Fire Safe Council (Mike Shoecraft)
  - September meeting was combined with PERC.
  - Next PERC meeting is 10/20/15 at the Library, 6:30pm, on topic "Are You Ready for the Big One?".
  - Next Fire Safe Council meeting will be in January 2016.
- PQ Town Council (Darshana Patel)
  - Patel reported, Town Council will hold a business social highlighting a local nano-brewing business, October 15<sup>th</sup> at 6:30pm at Shay Real Estate in the Von's Center on Black Mountain Rd.
- PQ Recreation Council (Steve Gore)
  - Rec Council is hosting Octoberfest event (info provided under Open Forum portion of the minutes).
- Los Pen Canyon Psv CAC (John Keating) – no report
- Park Village LMAD (Jon Becker)
  - Searching for a new contractor; current contractor Landscape USA is on a month to month basis. They are hoping to get West Coast Turf which is going through the City process.
  - Working on tree replacements, a new project list and still working on the recycled

water install.

- Updating their bylaws.
- Peñasquitos East LMAD (Bill Diehl) – no report
- Torrey Highlands LMAD (Darren Parker)
  - Monument bid still not approved, plans were changed also.
- Transportation Agencies (John Keating) – no report

Brief discussion on grocery store changes in light of Haggen leaving Southern California.

Reminder: November 4, 2015 meeting is at Canyonside Park Recreation Center.

The meeting was adjourned at 9:52 pm.

Respectfully submitted,

Jeanine Politte  
RPPB Secretary

Approved 11/4/15, 10 in favor – 0 against – 0 abstentions/recusals.