



## Rancho Peñasquitos Planning Board Meeting Minutes

March 7, 2018

**Attendees:** Corey Buckner, Jon Becker, Stephen Egbert, Thom Clark, Mike Shoecraft, Ramesses Surban, Cynthia Macshane, Darshana Patel, Brian Reschke, Brooke Whalen, Pamela Blackwill, Alex Plishner, Steve Leffler

**Absent:** Joseph Schmelzer, Geoffrey Patrick

### **Community Members & Guests (Voluntary Sign-in):**

Dale Politte, Sabrina Leitner

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**7:35 pm – The Call to Order** (all times listed are approximate)

**7:40 pm – Agenda Modifications:**

*None*

**7:45 pm – Approval of Minutes** (February 7, 2018)

*Motion to approve February 2018 minutes as amended.*

*MSC: Ramesses Surban / Darshana Patel Vote: 13 / 0*

**7:50 pm – Public Safety Agencies** (Fire Station 40, San Diego Police Northeastern Substation)

*None*

**7:51 pm – Public Forum - Non-Agenda Items** (3 minutes per person and 12 minutes per topic)

Speaker: Marina Fomenkov: Spoke regarding the Recreation Center and the Hotel Karlan. Expressed frustration over having requested information months ago about when the recreation center would be available and not receiving an answer. Corey Buckner acknowledged her frustration, let her know that the Board asked the Hotel with regard to the rec center, and the Hotel was not able to provide an answer.

**7:55 pm – Public Officials** (Community Announcements and Informational Items)

- San Diego City Planning Department (Sara Toma: [TomaS@saniego.gov](mailto:TomaS@saniego.gov))
  - *Not present, no report*
  
- San Diego City Council, Fifth District Mark Kersey (Kyle Rodenbo: [KRodenbo@saniego.gov](mailto:KRodenbo@saniego.gov))
  - *With regard to Camino Del Sur construction, they spoke with Lennar and City staff and were told that the scope of work has been narrowed, and that the Cal Trans Right of Way will be limited to night work with no impact to the high school*
  - *Traffic loops, etc. will be done by the end of May*
  - *Signs have gone up for the Rancho Bernardo Road expansion at West Bernardo with contact information and completion date*
  - *Del Sur neighborhood park will be coming to completion sometime in June; sod will go in, then there will be a 90 day establishment period; Kyle will follow up with date for the ribbon cutting.*
  - *Question: Darshana Patel asked about street resurfacing, Penasquitos Blvd. to Poway Rd under separate contract? Expressed that the PQ side is bad, as is Carmel Mountain Rd.*
  - *Kyle responds that prep work has been done for ramps and gutters; there have been rain delays; grinding and repaving to begin with next AC1601*

**RPPB Regular Meeting Agenda**  
**Wednesday, March 7, 2018 at 7:30 PM**

-Question: *Cindy Macshane asked when we could expect all streets to be repaved? Kyle responds that there are new contracts every year, and to email his office with the names of streets to see where they are in the timeline.*

-Comment: *Corey Buckner expressed that in district 7, have had a longstanding problem with one of the streets that has since been fixed; expressed thanks for the hard work on repaving of the streets.*

- San Diego City Council Sixth District Chris Cate (Daniel Manley: [DManley@sanidiego.gov](mailto:DManley@sanidiego.gov))
  - Their office excited about the Mira Mesa Community Park ribbon cutting*
  - Merge 56 came through Planning Commission with approvals, and are tentatively aiming for April to go before City Council*
  - Comment: Thom Clark shared that his daughter wanted to express thanks for how great the ball field turned out.*
  - Comment: Darshana Patel spoke about residents' concern about the vacant Café 56; that it is creating blight.*
  - Daniel responds that he is unsure what is happening there, and that his brother is no longer involved; expressed that Kyle might be able to provide an update.*
  - Next Thursday will be the State of the District with Cate; there will be awards for Business of the Year, etc.*
  
- San Diego County, District 3 Supervisor Kristin Gaspar (Jason Paguio: [Jason.Paguio@sdcounty.ca.gov](mailto:Jason.Paguio@sdcounty.ca.gov))
  - *Not present, no report*
  
- CA State 77th Assembly District, Member Brian Maienschein (Lance Witmond: [Lance.Witmond@asm.ca.gov](mailto:Lance.Witmond@asm.ca.gov))
  - *Finished the legislative deadline for Two bills; has had a full plate focused on the new bills:*
    - *AB1893 Maternal Mental Health Grant; 1 in 5 women suffer from maternal mental health disorders; in 2016, the Federal government passed the Out of the Shadows Act, but California has not applied for the funds. This bill requires an application for funds that states what they will do with the funds; our office will state post partem depression, etc.*
    - *AB1921 efforts to reduce child homelessness; Brian passed the bill last year; we want it to allow for 60 days of housing that does NOT have to be consecutive, plus we want it to allow for the sharing of housing, use of vouchers, and more flexibility. Co-authored with Faulkner, asking for 1.5 billion in funding from the State; asking to match grant funds to help house the homeless. May not end up with the full amount, but we want to help the homeless population as much as possible.*
      - Comment: Corey Buckner expressed thanks to Lance and Brian for helping us get insights on funding*
  
- CA State Senate District 39, Senator Toni Atkins (Jason Weisz: [Jason.Weisz@sen.ca.gov](mailto:Jason.Weisz@sen.ca.gov))
  - Not present; no report*
  
- US Congressman 52nd District, Scott Peters (Jason Bercovitch: [Jason.Bercovitch@mail.house.gov](mailto:Jason.Bercovitch@mail.house.gov))
  - *Not present, no report*

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**BUSINESS:**

**8:15 pm Election Results:**

Winners for the March 7, 2018 RPPB Election are:

Pensquitos:

District 2-Stephen Egbert  
District 4-Mike Shoecraft  
District 10-Darshana Patel  
Renter-at-large-Brian Reschke

Torrey Highlands:

District 2-Brooke Whalen

**8:18 pm Motion by Jon Becker to seat Sabrina Leitner**

*Comment: Sabrina Leitner comments that she has lived in Torrey Highlands since 2002, that her son attends school in the area, that she has been coming to the RPPB meetings for a while, that she has been involved with the LMAD turnover from Lennar to the City, and that she has been working with Brooke Whalen recently on the LMAD, and that she recently left her job and is looking to do civic duty.*

*Question: Stephen Egbert inquires if this is seat number 1 (A: yes)*

*MSC: Jon Becker/ Alex Plishner Vote: 12-0-0*

**8:25 General discussion ensues regarding the fact that the RPPB is in compliance with the bylaws**

*Audience Question: regarding how the elections are handled*

*Response: Corey Buckner responds that it is advertised ahead of time, and the election is held in the adjacent room.*

*Response: Stephen Egbert responds that someone must attend 3 times and that can be a problem in finding someone who is eligible; that our secretary went through all the notes and sign-in sheets to find anyone eligible; that often people don't sign in.*

**8:30 pm REPORTS**

**Chair Report:** Corey Buckner ([rppb.chair@gmail.com](mailto:rppb.chair@gmail.com))

*Noted that more people coming on the Board, and we have a lot of projects coming up this year. Noted that he has been on the RPPB for 23 years total. Noted that the PQ Town Council, and the Recreation Council make sure we are made aware of the Recreation element, etc. That often with other planning boards they don't work together with the community boards in the same way. Noted that our community is the way we like it because the Board has helped the community stay the way it is. Commented that the City is looking to increase density, and with all of the projects coming forward, that we need to stay involved as a Board and make sure our community grows the way it should. Suggested that in the next year we work with our Council people as they are here to support us.*

**Vice-Chair:** Jon Becker ([jbecker@projectdesign.com](mailto:jbecker@projectdesign.com))

*Commented regarding the Community Planners Committee (CPC) stating that they touched on the compliance issue briefly, that he will meet with Corey Buckner and Joseph Schmelzer, and will go*

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*through selecting at random sections to audit, that 19 out of 24 have to be in compliance, with attendance, the bylaws, etc. That needs to be out by the 14<sup>th</sup>. Also commented that it is a challenging time with regard to smart growth, housing, transit, etc.*

*Also, newly appointed members need to take the COW. May 5<sup>th</sup> 8-12 noon at Topaz, or on line. Can elect to take the PCOW which will be coming up on June 19<sup>th</sup> 6-8 pm Silver Room. for Planning Chairs and Vice Chairs. Deals with environmental reviews, CEQA processes, plan development and site development permitting processes. The same issues that projects coming before this board go through. Corey Buckner commented that you can do it on line, but you get so much more from it if you attend in person.*

*Jon Becker continued his report by stating that the Parks master plan has not been updated for the past 40 years, it will take 4-5 years to develop; that it takes a lot of inventory to determine the deficits, and that the process is just starting. Stated that the CPC will hear concerns from the board and other recreation councils to determine the park deficits.*

**Secretary:** Joseph Schmelzer ([rppb.secretary@gmail.com](mailto:rppb.secretary@gmail.com))

*-Not present, No report*

**Standing Committee Reports:**

**Land Use** (Thom Clark: [thomclark17@gmail.com](mailto:thomclark17@gmail.com))

*-Last month it was mentioned that Darren resigned from the Board. Also, he spoke with Kerigan about the Verizon project. She said that it went off her radar, but that she would look into it; so far have not heard back from her.*

*2 notices were received. One regarding the Sieto residence SDP. BMR/easement/Rick Engineering and the Carmel Valley road widening; awaiting further documentation.*

*Pardee is looking at developing 15.2 acres off the 15 above the La Quinta. They are looking to initiate a CPA for feasibility. They will be back next month to Land Use and the RPPB.*

*General discussion ensued regarding the Pardee CPA, and whether the Board would prefer not to have them go before both Land Use and RPPB as action items on the same night. And would we be better prepared to make an informed vote if we heard as an informational item first. Jon Becker noted that he would need to recuse from any vote on the Pardee project.*

**Wireless Communications Facilities**

*- No report*

**Ad Hoc Committee Reports:**

**Media/Communications/Website** (Brooke Whalen)

*- No report*

**Liaison and Organization Reports:**

**Black Mountain Open Space Park** (Mike Shoecraft)

*- There was no meeting*

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**Community Funds** (Thom Clark)

*-Received from Bill Crane the updated financial summaries on Torrey Highlands, Black Mountain Ranch, and Penasquitos. Will be setting up to meet with the sub committee in a couple of weeks. Will have a report at the next RPPB meeting. It will take several meetings before we have true direction.*

**MCAS Miramar CLF** (Stephen Egbert)

*-We are meeting every odd month, so no meeting. Will be going to the next one.*

**PQ Fire Safe Council** (Mike Shoecraft)

*-Will be meeting on March 15th, the location to be announced. We are looking for a place with a projector. Corey Buckner inquired whether they would want to do it here. Mike responded that they need a projector and are looking into the Church. Jon Becker inquired as to whether they have done a neighborhood review. Mike Shoecraft responded that they have gone through South of the 56, that they are understaffed and it will be more than a year before they go North. Corey Buckner inquired regarding a Community Protection Plan. Mike Shoecraft responded that there is a Community Protection Plan, but it is being put into a new format.*

**PQ Town Council**

*-Brian Reschke commented that Town Council approved a beer garden for the Fiesta and they are seeking donations from micro-breweries. Commented regarding Park and Rec having 5 grants and \$5K. One to Little League, Eagle Scouts, Girl Scouts, a robotics club at the middle school, etc.*

**PQ Recreation Council** (Steve Leffler)

*- Commented that Canyonside parking lot work has been held up indefinitely by a protected bird species. Also, the Tot Lot overflow lot went out to bid in February; they are hoping for June, and hoping to start possibly next month. Commented that the Rec Council will fund the fireworks this year (July 2018) only. Ramessess Surban asked what has changed from previous years. Steve Leffler replied that now park staff will not be able to participate with the fireworks, and funds will have to be raised for next year. Brian Reschke commented that this year they had short notice (to raise funds) but will have more time next year. Steve Leffler commented that there is also a question of whether the Rec Council can fund a non-profit. Recreation Council Working Group is revising city council policy 700-42 governing Recreation Councils.*

**Los Peñasquitos Canyon Preserve CAC** (Joseph Schmelzer)

*-no report*

**Park Village LMAD** (Jon Becker)

*-Will be meeting next week; consultant will provide an opinion on how to transition for the long term.*

**Peñasquitos East LMAD** (Geoffrey Patrick)

*-no report*

**Torrey Highlands LMAD** (Brooke Whalen)

*-no meeting/no report*

**Black Mountain Ranch South MAD** (Brian Reschke)

*-Their meeting was cancelled because no one could attend. There was an email exchange regarding purchase orders for recycled water and a tree planting project. Steve asked where for the recycled water; Brian responded that it would be in the median. Additional general discussion regarding restrictions on recycled water, when that median was constructed and why redoing now, etc.*

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*Corey Buckner added BMR informational item that there will be a stop sign installed next month on Sparren pending information from the traffic engineers. Noted that the analyses was done during school hours. Ramesses Surban inquired as to whether this would be an action item next month. Corey Buckner responds that yes, it will be reviewed and will make the decision as community. It is Sparren Way and Sparren Court. Corey suggested that before the next meeting, if able, we should all drive the route to understand the issue, then we can hear the resident engineer's report, and make an informed decision.*

*General discussion continues regarding open space, updates to community plans, new development projects, City Council, etc.*

**Transportation Agencies (John Keating)**

- No report

**8:55 pm ADJOURNMENT**

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**COMMITTEE MEETINGS, 2/7/2018**

**LAND USE COMMITTEE - Will meet at 6:00pm in the Hotel Karlan (Doubletree Resort)**

- Action Item: Proposed Community Plan Amendment Initiation for Pardee Homes; Paseo Montril property at APN #315-020-055-April Tomillo/Jon Becker
- Information Item: Developer 33 North to present a project design update for the Junipers Project PA/RZ/TM/SDP; Project No. #586670-Max Frank/Jeff Warmoth

**WIRELESS COMMUNICATIONS FACILITIES COMMITTEE - WILL NOT MEET**

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**FUTURE RPPB Meetings will be held at the Hotel Karlan (Doubletree Resort), same room as board meeting, 14455 Peñasquitos Drive.**

05/02/2018; 06/06/2018; 7/4/18 (TBC); 9/5/18; 10/3/18; 11/7/18; 12/5/18