



Rancho Peñasquitos Planning Board Meeting Minutes

November 7, 2012

Attendees: Jon Becker, Joost Bende, Thom Clark, Bill Diehl, Bill Dumka, Steve Gore, John Keating, Ruth Loucks, Cynthia Macshane, Jeanine Politte, Keith Rhodes, Charles Sellers, Mike Shoecraft, Dennis Spurr, Ramesses Surban

Absent: Suzanne Brooks, Darren Parker, Scot Sandstrom

Community Members & Guests (Voluntary Sign-in): Kenneth Nakayama

1. The meeting was called to order at 7:37 pm at the Doubletree Golf Resort located at 14455 Peñasquitos Drive, San Diego, California 92129. A Quorum was present.
2. Agenda Modifications:
Motion: To add the following item to the agenda: review and approval of transportation issues related to multiple proposed speed limit changes and the request for an all-way stop at Paseo del Sur and Kristen Glen that were mentioned briefly at the RPPB meeting on October 3, 2012. M/S/C – Becker/Bende/Approved, 14 in favor – 0 against – 0 recusals/abstentions.
3. MINUTES:
Motion: To approve the October 3, 2012 Rancho Peñasquitos Planning Board Meeting minutes as corrected. M/S/C - Shoecraft/Spurr/Approved, 14 in favor – 0 against – 1 abstention (Sellers).
4. Guests: No public safety agency was present.
5. NON-AGENDA, PUBLIC COMMENTS:
 - a. Diehl shared an update on the City of San Diego's Park & Recreation Board's activities.
 - The Plaza de la Panama (Balboa Park) timeframe plan is posted online.
 - The San Diego River Park Master Plan is being developed. There is a draft available for the eastern route.
 - Diehl stated that the Park & Recreation Board has approximately \$3 million left over from last year and 2012 in the San Diego Regional Park Improvement Fund (Mission Bay Park lease revenues) to fund regional parks projects. The following CIP projects that have partial funding or are currently unfunded will come before the board for approval at the January 2013 Park & Rec Board Meeting, including: the balance needed to fully fund the Los Peñasquitos Canyon Ranger Station (approx. \$800,000) & approximately \$300,000 for the Trail for All People.
 - Diehl noted that he had been elected/appointed as the Park & Recreation Board Chair.
 - b. Bende reported that his employer was shutting its doors after 40 years and he was starting his own company, Pacific 33 Architects.
 - c. Politte noted that she received an email about activity at the Muslim Community Center; concerned party inquired if they were starting an expansion because there is a construction trailer and port-a-potty on site. Diehl stated that there is a trailer at the Montessori school and they have laid the pad for the approved expansion to school. Dumka stated that he heard the MCC was doing something outdoor related; Diehl added that a tennis court and tot-lot were going in. Becker inquired if the MCC was allowed to add recreational facilities under their conditional use permit; unknown.

6. ANNOUNCEMENTS & INFORMATION ITEMS:

- a. San Diego City Development Services Dept. Report – Michael Prinz, not present
- b. San Diego City Council District 1 Report – Mel Millstein, not present
- c. San Diego City Council District 6 Report – Ken Nakayama
 - Penny for the Arts, spearheaded by Councilmember Zapf and Mayor Sanders, restores all TOT allotments that had been cut since 2002 back into the Arts and Cultural programs. By 2017, they are expecting the Arts fund will be doubled. In 2013 it will probably add about \$1 million which will probably go to the Centennial for Balboa Park.
 - Nakayama represents Mira Mesa and RPPB south of SR-56 and west of Salmon River Rd.; Lorrie Zapf's Council District 6 Office.
 - Becker commented that he passed along RPPB's input to the CIP process.
 - Keating noted that the traffic signal at Alemania Rd. and Mercy Rd. (KFC corner) needs to be coordinated with the Caltrans traffic signal at the ramp so traffic doesn't back up.
 - Rhodes asked if Councilmember Zapf's office is coordinating with Mark Kersey's office yet; not until Councilmember-elect Kersey takes office.
- d. San Diego County Board of Supervisors, District 3 Report – not present
- e. Assembly Member Nathan Fletcher's Office Report – not present

7. BUSINESS.

a. **City of San Diego's Capital Improvement Program-Outreach & Prioritization (Action Item) – Jon Becker**

Becker stated the RPPB Ad-Hoc Committee met 5 times at Gore's office, adding that RPPB presented at multiple community meetings, emails were sent to multiple groups' distribution lists inviting the community to respond via an online input gathering system prepared by Surban; 166 responses were received. The committee reviewed existing CIP projects which were listed as examples online to encourage suggestions for additional new improvement projects. Planning Group recommendations are due at the CPC tonight; RPPB was given until tomorrow.

Becker added that many of the responses were not CIP related, ie. maintenance of existing equipment and not new improvements. He also noted that most of the suggestions were located in Rancho Peñasquitos. A list of the suggestions was collated and classified as to type of project (CIP/PFFP, PUSD, Rec Council/Parks Dept., LMAD and Streets/Traffic Engineering). A Top 10 list (in random order) was created from those results. (Handouts distributed)

- Rhodes asked if these are to be CIP projects? Becker said, not operations and maintenance, just new projects. Rhodes stated that there is approximately \$3.5 million in the FBA for Camino del Sur south of SR-56, possibly south of Rhodes Crossing. Funds were spent and they got within a week of the 404 permit for the roadway and then they were enjoined in 2006. There was a CIP done and then the processing for the 404 permit which used funds attributed to the road project. The remaining funds may be in deficit and he'd like to see the project included in the list of CIP recommendations. Does this list distinguish existing CIP projects? Becker said there is overlap. Rhodes said that if the FBA Camino del Sur funds are needed, he'd like those funds available for the projects on the list we recommend.
- Diehl stated that we're discussing the projects and not the funding.

- Gore stated for clarification that the Top 10 list is from public input, the community's desires and no ranking of the listed projects. The City asked the planning groups to gather community input and submit a list of those projects, not worrying about the funding.
- Dumka asked the purpose of the list. Becker stated that less than 10 CIP projects have been released in the past 4 years. RPPB has other vehicles to fund CIP projects and other communities only have the CIP program to fund projects in their planning areas.
- Rhodes wanted to be sure that we weren't ranking projects like we have in the past for CIP/FBA projects like park improvements, etc. to be completed first. Some of the items on this CIP list are already in the PFFP which makes it confusing. Becker noted that many of the responses related to restrooms and parks. The Top 10 list contains the most important projects related to health & safety and the most likely to be funded as CIP. Rhodes & Becker agreed that our PFFP CIP projects have already been approved and a funding source determined.
- Politte stated in reference to the existing CIP lists that were distributed by the City at the CPC CIP information meeting, all of ours are already in process. She understood that we were still suppose to rank them and if new projects were recommended to be more important, that we were suppose to rank them as such. Gore and Becker explained the forms given to us stating that they didn't allow us to rank the projects, just weight them by a point system.
- Bende stated that FBA funds can only be spent on PFFP plan projects and cannot be spent on general CIP projects. When the funding is there and the project is identified 'ready to go' then the PFFP plan project becomes a CIP project. Not all CIP projects need to be PFFP projects. Bende noted that the Library Roof & HVAC CIP project item is not a PFFP project, it's a maintenance deferral project and does not qualify for FBA funds. The list is mixed with FBA PFFP projects and CIP projects. The general CIP projects that we want done in our community should go to the top of the list case the City finds the funds to complete them. An then take our FBA PFFP projects off the list because they will get done when the FBA monies become available within the guidelines of the PFFP.
- Rhodes stated that we don't want to mix these two groups of project types. Only projects that we don't have funding for should be on the CIP list. Rhodes also stated that he didn't want the items mixed as they might get added to the FBA down the road.
- Surban understands the groups concerns, but noted that City staff specifically stated not to worry about the funding. The intent behind this exercise was to ascertain which projects are most important to the community.
- Rhodes stated that the community's top concern should be the completion of Camino del Sur. The community has determined that.
- Gore stated that he believes the list should be new projects and maybe the committee should not have included the existing CIP projects.
- Becker stated that the exercise was to gather community input and the list could include acknowledgement that specific projects on the list are existing funded projects and the others are in need of funding.
- Rhodes stated that we need to be very clear so we don't rank an existing project that the City might change. What general fund CIP projects on the list don't we have funding for and ask for those?

- Diehl reviewed the list as to what is left if we take out already funded FBA PFFP projects.
- Gore added that the weighting of the projects on the form did not allow a cumulative weight for the number of requests or the need; it allows the board to determine priority.
- Becker stated that in the limited amount of time given to the planning board to accomplish this exercise, the community was responsive in giving us their opinion.
- Discussion of ranking or weighting of the projects.
- Macshane asked, what are the next steps by the City.
- Becker stated that the 42 planning groups are going to send in their requests and the City is going to review the recommendations, the need and the available funding.
- Brief discussion about some of the requests pertaining to traffic and maintenance which is beyond our purview.
- Becker asked the group to go through the list to identify just CIP projects only in random order. The list became the Top 5: Rancho Peñasquitos Library Roof & HVAC, V-Calm Sign on westbound Park Village just west of Darkwood, Twin Trails Neighborhood Park Restrooms, Peñasquitos Creek Neighborhood Park Restrooms, Rolling Hills Neighborhood Park Restrooms.
- Discussion whether there were additional projects that could be added to the list to make 10 CIP project recommendations. Gore stated that most of the other suggestions received could not even be considered for CIP projects.
- Becker distributed another list of recommendations, the 1st 10 were on the Top 10 List. The list is ranked by the number of responses requesting the specific project/need. The group reviewed.
- Bende asked if the Sunridge Mini Park could be upgraded and added to the CIP list? Diehl said yes and it was added to RPPB's list to be submitted.
- Dumka suggested that we combine all the traffic sign suggestions into one item, Upgrade Traffic Control Signage Upgrade; discussion.
- Bende asked if we could still request work orders to determine if specific traffic controlling measures would be warranted and if not use the political route via the City Council office. Keating confirmed, that process was still an option to accomplish some of the requests.
- Becker asked for a motion to accept the 6 identified CIP projects.

Motion: To accept and submit the following list of 6 recommended CIP Projects (in random order) to the CPC and the City for review: 1) Rancho Peñasquitos Library Roof & HVAC, 2) V-Calm Sign on westbound Park Village west of Darkwood, 3) Twin Trails Neighborhood Park Restrooms, 4) Peñasquitos Creek Neighborhood Park Restrooms, 5) Rolling Hills Neighborhood Park Restrooms, and 6) Sunridge Mini Park Upgrades. M/S/C – Surban/Clark/Approved, 15 in favor - 0 against – 0 recusals/abstentions.

- Politte recommended that when we submit our list that it is made clear that the list contains new CIP projects and that projects already in process should continue. Becker agreed and will note with our submission.

b. **RPPB Electronic Media Site (Discussion Item) – Jon Becker**

Becker stated that having an online or electronic presence would be beneficial to RPPB. Based on our experience doing outreach on the CIP projects, that presence would have been helpful in getting our message out, gathering input and in the future for input or

inquiries from the community. This is an open discussion; should we look at Facebook or other social media maybe with a sub-committee to look at our options.

- Diehl suggested that we ask other planning groups what and how they are using electronic media and how it's working.
- Bende commented on how successful Scripps Ranch's electronic media works referring to the redistricting hearings. Becker said that Scripps Ranch has multiple sites and Politte added that Mira Mesa has multiple sites also. Brief discussion on Peñasquitos sites including the Town Council's and other groups.
- Politte said that Rancho Bernardo has multiple sites and their planning board info is posted on one of the sites.
- Gore proposed that we convene a sub-committee to review opportunities to develop a solution to bring back to the full board.
- Surban agreed, a sub-committee would be good.
- Rhodes noted that the City required noticing of projects if RPPB posts to the general public, we'd get responses from unaffected parties. He suggested that we look closely at what would get posted, how and the impacts.
- Bende noted that public input can only come through our meetings.
- Becker asked if the group was in favor of a sub-committee; group agreed. Becker appointed Gore to Chair the Ad-Hoc Electronic Media sub-committee. Committee will include: Gore, Shoecraft, Surban, Politte, Becker; other members are welcome to participate.

c. **Transportation Issues/Review, Speed Limit Changes & All-Way Stop (Action Item) – John Keating**

Keating described three proposed issues/changes noting that he did not object to these items, as follows:

1. Two of the items are speed limit reductions.
 - a. Torrey Santa Fe Road (between Camino del Sur &) with speed reduction from 40mph to 35mph.
 - b. Lazanja Drive by the Fire Station near the Santa Monica development; a reduction from 35mph to 30mph.
 2. The all-way stop request location is at Paseo Del Sur/Kristen Glen intersection which presently is a 2-way stop.
- The group did not object to these three (3) items.

Keating reviewed the fourth proposed change which is an increase in the speed limit on Camino del Sur near Westview High School (between Torrey Meadows and Carmel Valley Rd.). The City is recommending that the speed limit be increased from 45mph to 50mph. This is based on the required engineering study that resulted in 85% of the drivers traveling at 50mph which requires the City to modify the speed limit to be able to write tickets and enforce the speed limit. Keating does not believe this is a good idea adjacent to the school with many inexperienced drivers that use the roadway daily.

- He would like to contact Gary Pence and ask City staff to redo the traffic survey and compare the results. Keating added that the location of the survey, times and days of the week may have impacted the results. If the new survey comes back with similar results, there is nothing that we will be able to do to stop it.
- The group agreed to push back on the Camino del Sur increase and ask the City to redo the survey.

8. REPORTS.

a. Chair Report – Jon Becker

- Becker reported that he received information at CPC on Paseo One in Carmel Valley (Kilroy project). He noted that the community is cautious; it's a mixed use project that ended up larger (4 times larger) than expected. There is concern by the community on the traffic implications of a project of that size.
- CDBG funds will be made available for neighborhood revitalization projects for communities that fit the criteria.
 - Bende added that there are only certain areas of RPPB planning area that qualify for the use of CDBG monies.
 - Diehl said that the sidewalk along Carmel Mtn. Rd was paid for by CDBG monies from Peñasquitos Drive west.
- The San Diego City Historical Resources Board has guidelines and criteria for evaluating if a property qualifies for historical designation. Becker stated that the City requires that the property be 45 years (federal is 40 years). There are 4-5 criteria check lists that will be evaluated by City staff before a property can receive designation as historical.
<http://www.sandiego.gov/planning/programs/historical/index.shtml>
 - Bende noted, the post-war track home developments that cropped up in many communities, are nearing the 40 year mark. He added that the only property in Rancho Peñasquitos that fits the criteria would be the Adobe in the Peñasquitos Canyon Preserve.
 - Becker reviewed some of the criteria. 1) exemplify or reflect special elements of the City or community, 2) has to identify a special person, 3) embodies distinctive characteristics, 4) represents a notable work by a designer or master builder, 5) is listed on the National Park Service registry, 6) is a finite group of resources related to one another and clearly distinguishable in a way or geographically definable, or a neighborhood containing improvements which have special character. These criteria could be applied to a community plan and keeping the character.
 - Surban asked for clarification that there is the possibility that criteria or designation could relate to community instead of just a single property; yes.
 - Rhodes noted that historical designation could devalue your property and Gore added, making it difficult to sell. Once on the list, very difficult to get off.
 - Discussion about communities that are experiencing problems with designated properties and areas that would fit the criteria.
- Becker reviewed a list of projects that may be on the December agenda, still unconfirmed.
 - Clark and Becker added that the Camelot and City staff are working on the cycle requirements. There are deviations/variances and not sure if MND or EIR will be required and how it will fit.
 - Clark added that some of the cycle comments referenced the density of the project and the sims do not show storage areas, patio spaces, etc. He questioned how those items would impact usable and perceived open space.
 - Becker said the County Tax Assessor is tentatively scheduled for the December agenda.

- January agenda should include the LMAD budgets and Kirin Macapugay with a local Community Health Clinic has asked to be on the agenda.
- b. Vice-Chair Report – Joost Bende, no report
- c. Secretary Report – Jeanine Politte, no report
- d. Standing Committee Reports:
 - Land Use (Thom Clark) – no additional information to report
 - Telecomm (Darren Parker) – no report
- e. Ad Hoc Committee Reports:
 - FBA/PFFP Prioritization (Keith Rhodes)
 - Dumka reported that the BMR PFFP Update has gone to City Council once, one more go around.
 - Cresta Bella/Doubletree (Jeanine Politte)
 - Sidewalks and driveway approaches are in process of being repaired or replaced.
 - Our Lady of Mt. Carmel (Joost Bende)
 - Keating stated that OLMC has started the 2nd phase of construction, the corner building.
 - Surban noted that the plan had changes.
 - Politte asked if they were approved. Keating said that some of the elements are being left out till later.
 - Santa Fe Summit II & III (Scot Sandstrom) – no report
- f. Liaison and Organization Reports:
 - Black Mountain Open Space Park (Bill Diehl)
 - Diehl reported that the arsenic mine is on the agenda tomorrow night; they want to open up the trail to the general public. Will probably discuss the Ranger Station and the Trail for All People funding also.
 - Ranger Station supports PQ Canyon and BMOS; Diehl added that the station will be in the flood plain. Brief discussion about the flood plain.
 - DSD Facilities Financing (Bill Diehl)
 - Still for response from Charlette Strong-Williams to get statements.
 - Becker reported that per a conversation with John Tracanna, City staff are escalating the start of the Torrey Highlands Neighborhood Park. Staff and the design consultant (Estrada Consulting) will be coming to the Rec Council in early 2013.
 - MCAS Miramar Community Leaders Forum (Dennis Spurr) – no meeting to report
 - PQ Fire Safe Council (Dennis Spurr)
 - Spurr reported the Fire Safe Council's annual meeting was held on October 21st at the Doubletree with presentations by Spurr and Anne Fage.
 - Shoecraft noted that Eddie Villavicencio reported on the local brush inspections as follows: 2,652 total inspections with only 322 violations and 38 comebacks. Spurr added that he understands that they will work other areas of the City before they come back to Peñasquitos to do the rest of the homes on canyons.
 - PQ Town Council (Mike Shoecraft/Cynthia Macshane) – no report
 - PQ Recreation Council (Steve Gore)
 - Becker noted that he received Notice of Right to Appeal pertaining to Canyonside Tennis Club courts special use permit; 10 days after November 8, 2012. Diehl noted that the courts are already being used and reminded the group of the

previous changes that were made during construction because the City neglected to supply the correct plans for the underground water lines. This caused the courts to be moved slightly from the original plans. This was a change from the approved plans and it was noted that the City is a little late, but getting approval none the less.

- Gore reported that an architect designer came with students from the New School of Architecture with initial designs for shading at the Dog Park (Salmon River Rd.). No decision was made, but gave them more direction.
- Diehl stated the Council approved \$20,000 to re-turf the quad area (4 baseball fields) at Canyonside Park. Fields will be shut down during refurbishing.
- Winter Wonderland at Hilltop Park will be 12/1/12 from 11am – 3pm. 60 tons of snow, horse drawn wagons, pony rides, party jumps and a shuttle from Sunset Hills/BMMS parking lots up to Hilltop. They are asking for \$3 per kid to use the facilities or if they bring an unwrapped gift for Toys-For-Tots, the whole family can participate for free. His intention is to ask the Rec Council to donate the fees collected to Toys-for-Tots. It's a breakeven event and City recreational staff who work the event get paid.
- Election are coming in December. Currently the Treasurer and Secretary will be needed. Bylaws are up for approval. Changes: name was to Rancho Peñasquitos Recreational Council, per 501c3 registered name; and they had to justify why they had 20 members (the council represents Torrey Highlands and Black Mtn. Ranch in addition to Rancho Peñasquitos) and they have active sports & community organizations causing the need for the additional seats.
- Los Pen Canyon Psv CAC (John Keating)
 - Diehl stated that they meet the requirement as a regional park for funds.
- Park Village LMAD (Jon Becker)
 - Becker reported that budgets are coming up for approval in December.
 - New irrigation on the slopes along Park Village Rd., upcoming projects include installing holiday lights and trying to get the Dad's Group involved in installing new railings.
- Peñasquitos East LMAD (Bill Diehl)
 - Diehl noted that the new monument at the north end of Black Mtn. Rd. was repaired.
 - 12/13/12 at 1:00pm is the budget meeting at City Administrative Bldg.. Town Council is looking to add some community event signs which need to be reviewed by City. These are similar to the event signage at Black Mtn. Rd. and Carmel Mtn. Rd.
 - Current LMAD rep is Casey Smith.
- Torrey Highlands LMAD (Darren Parker/Steve Gore)
 - Gore stated that they have decided on a logo design for the Torrey Highlands monument signs.

- Transportation Agencies (John Keating)
 - Calle de las Rosas – Keating reported that Rachel Brown requested the status on the approved mitigation. Keating noted that the two stop signs were installed, installed 2 more speed limit signs going down the hill, the pavement makers have been done and the vegetation has been trimmed. The V-Calm is funded and waiting to be installed. Keating was unsure if enforcement has been ongoing; Diehl added that he periodically sees officers monitoring the intersection from La Tortola.
 - Diehl asked about V-Calm sign programming and triggering; Keating described possible programming.
 - Politte added that the V-Calms on Peñasquitos Drive are not operational at all. She added that both previously triggered if you exceeded the posted speed limit.
 - Keating said that the Black Mtn. Rd. Bike Path remedies plan for the intersection is in Sacramento for review.
 - Diehl asked about what a lit crosswalk is (it was suggested as one of the CIP projects for Sunset Hills Elementary School). Keating said it's a crosswalk with flashing lights in the pavement. It is triggered when the pedestrian crossing button is pressed and the pedestrian has the right of way. Diehl said that Sunset Hills (Oviedo St.) has two crossings with only one striped crosswalk near the exit driveway. No decision was made to approve this recommendation.
- Elections (Joost Bende)
 - Bende reported that the elections are in March and candidates must attend at least 3 meetings prior to the election. December, January & February are the last 3 months for a new candidate to attend to qualify. Brief discussion about a party who has shown interest in District 5 seat but has not attended a meeting (Sellers will not be running for reelection).
 - Politte added that the election will be for the odd numbered seats.

The meeting was adjourned at 10:02 pm.

Respectfully submitted,

Jeanine Politte
RPPB Secretary

Approved 1/2/2013; 12 in favor – 0 against – 1 abstention (Sandstrom).