



Rancho Peñasquitos Planning Board Meeting Minutes

November 5, 2014

Attendees: Jon Becker, Bill Diehl, Bill Dumka, Stephen Egbert, Steve Gore, John Keating, Jack McGuire, Jeanine Politte, Brian Reschke, Keith Rhodes, Mike Shoecraft, Rod Simmons, Melinda Vasquez, Brooke Whalen

Absent: Thom Clark, Ruth Loucks, Darren Parker, Ramesses Surban

Community Members & Guests (Voluntary Sign-in & Speaker Slips): Barbara Camarillo, Daisy Yang, Jian Mei Wei (Jane Wei), Liz Gyokery, Robert Miceli, Patricia Miceli, Mary Molitor, Elizabeth Pinner, Anne DeBevoise-Abel, Bill Persky, Tom Burke, Navdeep Latawa, Jas Arnold, Brian Eshelman, Mary Alice Schmidt, Cynthia Fuller, Jennifer Burstedt, Bonnie Beames, Mary Ann Eisele, Dawn O'Neil, Howard Lange, Melissa Harris, Kathleen Burke, Neil Yang, Thomas Yang, Mary Fox, Lisa Arnold, James Greenspan, Linda Schulman, Martha & Kenn Laundroche, Michael Ma, Gordon Ma, Steven Govek, Pam Blackwill, Richard and Allison Krager, Tamra Barker, Rob Schupp, Charles Sellers.

1. The meeting was called to order at 7:34 pm at the Doubletree Golf Resort located at 14455 Peñasquitos Drive, San Diego, California 92129. A Quorum was present (12).

2. Agenda Modifications: none

3. APPROVAL OF MINUTES: October 1, 2014

Motion: To approve the October 1, 2014 Rancho Peñasquitos Planning Board Meeting minutes as corrected. M/S/C - Shoecraft/Vasquez/Approved, 11 in favor – 0 against – 2 abstentions (Diehl, Gore).

4. Public Safety Agencies: none present

5. Public Forum:

a. Rapid MTS Services, Rob Schupp – New rapid bus services have launched along the I-15 corridor to downtown and/or UTC/UCSD. Schupp reviewed the express and rapid express routes, times of operation and stop locations between the Escondido Del Lago transit center and downtown. Route schedules and map handouts were available for distribution. He noted the new Sabre Springs Transit Station which opened last year and Miramar College Station is now open. TransNet funds were used to build the stations.

More info: <http://RapidMTS.com>

- Becker asked if Schupp could explain how the new Miramar College transit center functions within the overall transit district?
 - Schupp said, the Rapid 237 (Rancho Bernardo to UTC/UCSD) and Rapid 235 (Escondido Del Lago to Downtown) routes stop at the Miramar College station connecting customers to other service routes. The transit center includes a shared parking structure with the college and permitted parking is located on the top level.
- Patricia (BMR) noted that Route 237 could use more stops in addition to Sorrento Mesa and more stops along Mira Mesa Blvd. near residential areas. It would also help to gain more ridership. Is there ever a chance that additional stops will be added?
 - Schupp said Route 237 was created for a faster trip with limited stops. If they stop more often, it would take longer to get to the key destination.

- Patricia said the bus is stuck in traffic anyways and people are trying to wave down the driver to get on the bus; would take just as long with additional stops. Route 921 is overcrowded. Patricia noted that she has been in contact with staff.
- Schupp said they are open to suggestions.
- A resident asked if there would be discounted rates for UCSD students so North County students could take advantage of the transit routes?
 - Schupp noted that UCSD students voted to approve a student assessment, paying \$50 per quarter for unlimited trips on all transit.
- Keating inquired about the rapid express routes stopping at Miramar then go directly downtown. weekend routes
 - Schupp noted that they have 2 rapid express routes during peak times only, about 10 trips that make the round trip to downtown but don't stop at Miramar. Route 235 stops at Miramar and runs on Sundays and as ridership grows, more will be added.
- A resident asked why MTS M Tickets for the trolley can't be purchased online for seniors?
 - Schupp noted that there is no way to verify qualifications for those tickets online.
- b. Mary Ann Eisele (speaker slip – concerned with Rhodes Crossing density increases) - She noted there were many in the audience who are concerned with Rhodes Crossing's proposal to increase the density of his development. She thanked Keith Rhodes for coming out to meet with the Via Panacea neighborhood last week. She added that other neighborhoods are also interested in his project and he should be talking with all Rancho Peñasquitos neighborhoods, because a change to the Community Plan affects all of Rancho Peñasquitos. She reviewed the proposed project that was presented to her neighborhood: change 45 single family to 460 multi-family residential units that will be 3 and 4 stories tall, eliminate the private park and replace with multi-family units. The Community Plan maps show the area near Park View and Peñasquitos Creek neighborhoods as multi-family which has already been approved for 342 units; everything else around it has been zoned for single family. The Community Plan is a business plan for growth and currently what is built in PQ is 2 stories. Currently when multi-family backs up to single family, there is a distance (ie. across a canyon) or a grade level change, a transition. The Arbors on Rancho Peñasquitos Blvd. (Alzheimer's Care residential facility) is the tallest building in Rancho Peñasquitos with a 4 story front and 2 stories in the rear. She noted, we are asking for development that is transitional between the single family and multi-family residences, smart growth to keep the community plan as is for single family.
 - Becker asked if illustrations were provided by Rhodes at their meeting?
 - Eisele said yes and the neighbors will be preparing a package with elevations, everything, to present to the planning board possibly by the next meeting.
 - Rhodes inquired if now might be a good time to comment on their meeting?
 - Becker suggested that Rhodes wait until all other public comments were presented.
- c. Jane Wei (speaker slip – Rhodes Crossing) – She is concerned that Rhodes Crossing will have 4-story buildings behind her house which will be the only thing she sees; can't accept that.
- d. Mary Alice Schmidt (speaker slip – Rhodes Project) - She doesn't live in the Via Panacea neighborhood but lives north of SR-56. She is troubled by Rhodes' proposal which alters the approved single family to multi-family when there was multi-family previously

approved. The community wants single family. She urged the planning board to listen to the community and stick with the current plan which shows much better transition and was approved by the community.

- e. Elizabeth Pinner (speaker slip – Rhodes Crossing) – The community already approved the current plan and is concerned. Rhodes worked with the community and agreed to the current approved plan, but now he wants more. The community doesn't want the community plan to change and she hopes RPPB will listen to the community.
 - f. Mary Fox (speaker slip – Rhodes Crossing and Commercial Development) – She said, she prefers the current Community Plan and the previous approved plan, the elevations and open space for Rhodes Crossing. She urged the community planning group to look at the whole development area and consider total impacts on the community and SR-56 traffic increases. The interchanges are very impacted already and this will add more traffic; safety concerns. She asked RPPB to not approve one project at a time.
 - Becker noted, the Planning Commission is cognizant of the connectivity and our request to look at all the projects as a group.
 - g. Navdeep Latawa (speaker slip – Rhodes Project) - He said that he too wants the Community Plan to remain the same and does not want the single family units changed to multi-family; he agrees with the reasons stated by his neighbors.
 - h. Charles Sellers (speaker slip – PUSD) – Sellers, a former RPPB member and newly elected school board member, said the school board finally has representation from Rancho Peñasquitos with three newly elected board members. The new leadership team is dedicated to fixing what's broken and noted that if you have concerns about our schools or ideas, please contact him. He thanked his supporters.
 - i. Bill Diehl said, PQ Rec Council is holding their Winter Wonderland event on December 6th from 10am – 3pm at Hilltop Park. There will be 70 tons of snow, horse drawn wagons, party jumps and Santa. Children will get in free with an unwrapped toy for Toys for Tots, otherwise wristbands will cost \$3/child. Parking is at Sunset Hills Elementary/BMMS and shuttles will run up to Hilltop Park.
 - Mary Fox asked if volunteers were needed?
 - Diehl suggested that interested volunteers call Alex at Canyonside Rec Center.
 - j. Keith Rhodes reported that he and his team met with the Via Panacea neighborhood residents last week to discuss the Rhodes Crossing project. The group was very courteous and he hoped that his team was courteous in return. He said that he presented elevation illustrations of his proposed changes; all of this is new and can't be taken all at once. He added, that it will be difficult for everyone to agree and assured the community that they are listening to them and their concerns.
6. ANNOUNCEMENTS & INFORMATION ITEMS:
- a. San Diego City Development Services Dept. Report – Michael Prinz, not present
 - b. San Diego City Council Member Mark Kersey, District 5 Report – Garrett Hager, not present
 - c. San Diego City Council Member Lorie Zapf, District 6 Report – Conrad Wear
 - Wear reported that this would be his last meeting. Councilmember Zapf was elected to represent City Council District 2 and Chris Cate is the newly elected Council Member for District 6; swearing in will be on December 10th.
 - The groundbreaking for the Ranger Station should be in about 3 months; date unknown. He is forwarding the information to Chris Cate's office.
 - A resident asked if Conrad would be working with Cate's office?

- Wear replied, he would be moving to District 2 along with Zapf's office/team.
- Simmons suggested, the need to break ground before year end due to new regulations that would take effect and need to be applied if they waited.
- Becker thanked Wear for participating in our meetings.
- d. San Diego County Supervisor Dave Roberts, District 3 Report – Tighe Jaffe, not present
- e. 77th Assembly District, Member Brian Maienschein's Office Report – Michael Lieberman
 - Lieberman said the Assembly Member Maienschein is honored to continue representing District 77. They are currently in recess, but the local office is still working if people need to contact them.
 - Diehl asked what Maienschein's position was on the High Speed Rail?
 - Lieberman noted it is hung up in the central valley acquiring the land.
 - Simmons noting the DMM Preserve and CM Preserve (Natural Resources Management Plan) asked for the status.
 - Lieberman said they and additional governmental office are meeting with representatives from all groups. The DMM reps are not satisfied. A letter is being sent to California Dept. of Fish & Wildlife (CDFW) asking them to get involved.
 - Simmons added, CDFW doesn't want fenced area disturbed – no public access; not even seasonal access (DMM area). In the meeting he attended with the City, they have asked that the Natural Resources Management Plan Negative Declaration be approved and leave out the trail in question for now.
 - Lieberman said he knows of the MSCP issues.
 - Becker asked for clarification on the location if USFW or CDFW has replied to the letter?
 - Lieberman said, no reply yet, they are considering sending another letter. He will look into the new issue and may need to engage additional Assembly/Senate representatives.
- f. 52nd District, U.S. Congressman Scott Peters' Office Report – Hugo Carmona, not present

7. BUSINESS.

- a. **Torrey Meadows T-9 Bridge Design Update** – Robin Madaffer / Brian Brady, Kilroy (Information Item)
 - Brady said they are updating the community on the status of the overcrossing bridge design. He reviewed the 2013 reimbursement agreement entered into with the City and Caltrans to design the bridge. Currently, TY Lin, a civil engineering firm, is processing the plan. Phase II environmental analysis studies have been completed and the EIR should be completed by January 2015. They are 80% done with the construction drawings. The hope is that by late Q2 or early Q3 of 2015, Caltrans will be ready to put the project out to bid. Caltrans is fully involved in the process.
 - Becker inquired if there is an overall schedule, a timeline and which entity would be putting the project out to bid in Q2/Q3?
 - Brady replied, when Caltrans is ready to put out to bid Kilroy's involvement is complete and the hope is to have the project underway in early 2016; not under Kilroy's control.
 - Becker reviewed, the bridge connects the northern and southern portions of Torrey Highlands together.
 - Egbert asked if all of Torrey Highlands is built out?

- Becker responded, the residential is built except for Merge 56 and Rhodes Crossing, but Santa Fe Summit II & III is not. The completed bridge will provide the second exit to those residences; a health and safety concern that RPPB supported.
 - Rhodes added that the agreement with Kilroy allows them to design the bridge and it relieves them of their responsibility to meet the trigger required for full occupancy of Santa Fe Summit II & III (600,000 sq. ft.). Are they far enough along now that they could move forward and build the entire 600,000 sq. ft.?
 - Brady said, as it stands now, they can only occupy 300,000 sq. ft. of the project. Once the bridge design is completed and signed off, Kilroy can build and will be able to occupy the full 600,000 sq. ft project.
 - Rhodes said it is a benefit to the community, the bridge will get built now.
 - Keating asked Brady for the status of the Diocese property and Kilroy's request to initiate the Community Plan Amendment?
 - Brady replied that Kilroy has withdrawn from exploring options for the Diocese property; he heard there may be others who are interested and possibly engaged.
 - Gore noted that at the same time the bridge is built, the park behind Westview High School should be completed at the same time.
 - Rhodes said the housing cap has been allotted and complete. Brief discussion of the PUSD property near the park and that it is unknown what PUSD has in mind now that they do not plan to build a school on it.
 - Mary Molitor asked if the bridge will connect to SR-56?
 - Becker said no, not planned.
 - Whalen asked if the bridge includes access to the bike path on SR-56?
 - Keating replied, there would be no connection. It was considered but is not planned at this time.
 - Steve Govek asked where the bridge would align with existing Torrey Meadows Dr. and would the road stays the same? He added there is a lot of parking in the cul-de-sac and doesn't want to lose the parking availability.
 - Brady said the road should line up with the bridge, will not be widened and may get restriped, but he was unsure. It is up to the City.
 - Becker said that the CEQA analysis should determine how the bridge lines up.
 - Keating asked Brady what bridge/street classifications are planned? [Madaffer will get back to us on the classification; the street is possibly 2 lanes with sidewalks on either side, 40 feet wide.] Keating said, there would be no bridge parking and the street is a residential collector with no median.
 - Madaffer noted the City determines the connection, would build any modifications to the connection and Caltrans builds the bridge. Kilroy's responsibility is to design the bridge to connect to the existing street as they are.
 - Lisa Arnold asked, there is no connection to the SR-56 bike path at the bridge?
 - Both Brady said it was not part of their agreement to design the bridge.
 - Madaffer said that doesn't preclude the City or Caltrans from adding it after the design phase is complete.
 - Keating said the City did a connection study but it was not cost effective. This location is not far from Camino del Sur which already has access.
- b. **Community Planning Groups Budget Guidelines** – Jon Becker, RPPB (Information Item)

- Becker noted that City Council has approved a reimbursement budget of \$500 annually for each individual planning group with specific expenditure processes and guidelines. The eligible expense list includes: office supplies, postage, printing/photocopies, outreach/promotion, rental storage and website. He added this might allow him to move RPPB's stored files from his company's facility. Additionally the website expenses include website design, hosting and domain names.
- Politte said the key is finding a storage space that is reasonably priced, within the budgeted amount. How many boxes do we have?
- Vasquez said, the Rancho Peñasquitos Town Council is looking at an expense of \$1400/yr. for storage and suggested that RPPB might want to share the space and the cost.
- Becker asked Gore if this would help officially launch our website?
 - Gore noted that we currently have the site set up on Google and hosting is free. Our cost is minimal and only expense is domain names.
- Becker recommended that board members send Clark suggestions on how we could use the funds; to be discussed at the December meeting. Community Planners Committee wants to know who from each planning group will be designated to oversee and how we intend to use the funds. There are 41 groups plus Barrio Logan coming on line.
- Egbert noted that it isn't very much.
- Keating added that we can't join forces with another group to share funds.

8. REPORTS.

- a. Chair Report – Thom Clark, not present
 - Becker asked that December agenda item requests be sent to Clark or Politte.
- b. Vice-Chair Report – Jon Becker
 - Becker noted that City Council adopted the revisions to CP 600-24 but was unsure if the Administrative Guidelines were approved.
 - OpenDSD website is live; citizens can look at status of San Diego City permits and code enforcement violations using the project tracking system.
<http://www.sandiego.gov/development-services/opendsd/>
 - Becker reported, the San Diego City Land Development Code is being revised; approximately 55 changes (processes, time extensions, policy language clean up, etc.) are being reviewed by City Council for approval over the next year.
- c. Secretary Report – Jeanine Politte
 - Reschke and Whalen completed the eCOW – we are all in compliance.
- d. Standing Committee Reports:
 - Land Use (Ramesses Surban)
 - Becker reported there might be a Black Mtn. Ranch project coming forward soon.
 - Telecomm (Darren Parker)
 - Politte reported, T-Mobile has a contract renewal coming forward at Westview High School for the December meeting.
- e. Ad Hoc Committee Reports:
 - Doubletree Resort (Jeanine Politte)
 - Politte reported, the Ad-Hoc Committee met on October 21, 2104. Approximately 120 + attendees, many had not previously attended the presentations at our regular meetings or the previous committee meeting. Some were very vocal and there was some disruption. She reviewed the committee members are: Shoecraft, Egbert,

Diehl and herself, adding that Surban notified Clark and herself that he was interested in sitting on the committee.

- Meeting review:
 - o Phil Cyburt, Laurus CEO, presented on the hotel renovations adding they intend to reposition the hotel under the Hilton Collections brand. If they don't complete the renovations, they will be dropped by Hilton.
 - o The renovations should begin in the 1st quarter of 2015. They've ordered some of the materials, furniture/fixtures and equipment. They want this property to be similar to the RB Inn, but more affordable with similar amenities.
 - (i) Plans are to create a high-end spa for the hotel but it was not discussed how that would impact the existing fitness center members and the tennis courts.
 - (ii) They are planning to expand the footprint out the rear of the restaurant/bar building approximately 100 feet to be used by the hotel for dining and special events. To do that, they will need to subdivide the golf parcels to transfer that portion of land to the hotel ownership. Politte described the locations of the 3 golf parcels.
 - o Cyburt also talked about the struggles they've had with the golf course and how they might turn it around. He told the audience that the golf course operation is down (number of rounds are down 38% and revenue is down 25%) since 2008. Politte noted that Laurus purchased the property in 2011 so she was unsure if figures from prior to their purchase were even available to them or should even be included. Cyburt said, the cost to change the golf experience would be \$5 million and wasn't worth the investment.
 - o They have hired Roni Hicks and Diane Gaynor was present to assist Damon Gascon (Lewis Corporation) with his portion of the presentation. Their presentation asked the community questions (mini-workshop) about how we view the amenities of the golf course, Rolling Hills Park and BMOSP that we currently have or would like to see. Gascon tried to insert Sienna's Playgarden into the discussion as it will upgrade Rolling Hills Park but he was not really familiar with the project and gave incorrect information.
 - o The community was offended, some even called the line of questioning and the meeting a charade, as Gascon would rephrase comments/responses to benefit his line of questioning. Many in attendance thought there would be a decision made at the meeting but that was not mentioned on the agenda. They felt the questions wasted their (audience's) time.
 - o There was a show of hands again and approximately 99% of the audience want to the golf course to stay open. Gascon focused his comments on manicured or naturalized (sage scrub) open space. They will not compromise on closing the course by June 2015. They also would not agree to keep the course open until a decision can be made on a specific project. They are going to close the course and stop irrigating it. It will become naturalized but they will have to maintain it.
 - (i) Politte was concerned that once it becomes naturalized, and if Laurus decides to sell the property, will new owners who might be interested in operating a golf course be able to return it to a nice course?
 - o Politte said that she has read a number of articles and studies on the golf industry and other course closures, the issues and compromise, but the golf

industry is not dying. The Escondido Country Club neighbors don't want to lose their course and look at what's happening there. The Carmel Mtn. Ranch Country Club is temporarily closed while they renovate to a desert landscape. The redesign will cost \$4.4 million, removes 50.5 acres of turf with an estimated water consumption reduction of 35 million gallons annually, which is equivalent to 278 households. JC Golf (JC Resorts) owns/operates that course.

- o Becker added, one of the attendees quoted a report that the City of San Diego has had an uptick in golf rounds and revenue of 5%; comparing the City municipal courses to this private entity.
 - (i) Politte added that Diehl might be getting some calls/emails inquiring if the City is interested in purchasing or operating this course. There are a number of people who would like to see the City take over this course but may not be feasible.
- o Politte said she will be following up on a few things that came out of the meeting. One resident said they are backfilling one of the ponds and Gascon said it wasn't them. There have also been concrete trucks back on the course and construction vehicles lining up on city streets to get onto the course. The other thing is, Laurus' presentation format needs to change; asking a question and having the audience get up and stand in a line to respond doesn't work. Some of the attendees kept getting up and commenting on multiple items, but this didn't add anything new to the conversation. She will talk with Gascon about using another format to gather their information. Gascon didn't focus on the concerns brought up at the previous meeting or even bring forward any specific project ideas. Lewis Corporation has developed themed residential projects and some community members believe they already know what they want to build. Gascon could use components from their other projects as examples to gather input from the community.
- o The next meeting is scheduled for November 18, 2015.
- Vasquez noted that she, as Town Council President, was contacted by one of the attendees saying that the Town Council was helping the Doubletree by holding these meetings and that it is a waste of time. There is a disconnect in creating these forums for people to talk about the possible project; they've already had this conversation with the previous ownership and feel these meetings are a waste of time. The meetings may also perpetuate the view that we are in support of the change.
 - o Gore agreed that it does create the idea that RPPB is in favor of redeveloping the golf course.
- Politte said that if the Doubletree does go forward, we will create an environment where the planning board can hear the community's comments.
- Becker suggested that because they have not initiated a community plan amendment (CPA), Politte should try to get them to focus on the components and to show how they meet the 3 criteria required to initiate a CPA. That could show the community their proposal and the impacts.
- Rhodes asked what the course is zoned currently?
 - o Politte said the underlying zone is RS-1-14.
 - o Becker added, the zone allows for 5,000 sq. ft. lots. Maybe 80% of the land will be developable after infrastructure needs are met.

- Gore noted the stark parallels to the Escondido Country Club closure and the impacts on the community. Now the developer is going to sue the City of Escondido.
 - Politte said the City of Escondido rezoned the golf course to open space at the request of the neighbors. The Lakes project to redevelop the course has not been approved and the owners are now going to sue the City, the same entity who will approve/deny their project. What is the value of the property – as zoned or how it is currently being used?
 - o Rhodes said the value is based on the highest and best use of the land under its current zone.
 - o Politte asked if the City took the land via eminent domain, what use/value would they need to pay for?
 - (i) Rhodes said the highest and best use.
 - Gore noted that everyone will be watching Escondido to see how their situation plays out.
 - Politte said that if it comes to some sort of compromise with the Doubletree, she would like at least half the golf course to remain open space and then have it dedicated (via legislation) as open space in perpetuity so it can never be changed. The owners along the golf course shouldn't have to go through this every time there is a new owner or a developer comes in and wants to change the use of the property behind their homes.
 - Becker said Politte should consider who will maintain that space; there could be connectivity between existing and new.
 - Egbert inquired about the promised tour of the golf course for the committee members?
 - o Politte said that she has not heard from Gascon or Cohen since the last meeting.
 - Discussion on the ad-hoc committee meeting notes and what should be done with them. Politte would like to make them available so the community can read them, possibly posting on our Google hosted website as draft notes. They should be checked by the committee members for context prior to making them available. It was noted that the September meeting notes need to be reviewed by the committee and Politte has not completed the October meeting notes.
- f. Liaison and Organization Reports:
- Black Mountain Open Space Park (Bill Diehl)
 - Simmons reported that bird nesting season ends on 12/15/14; surveying of new trails can begin after that date. There is some requirement for monitoring that the Rangers will follow.
 - Community Funds (Bill Diehl)
 - Diehl reported on approved fund expenditures: \$100,000 shade structures at the Salmon River Rd. Off-Lease Park, \$250,000 for Rolling Hills Tot Lot and ADA upgrades, \$350,000 Canyonside Tot Lot upgrades and drainage issues; \$750,000 total.
 - o Becker said that he heard that there might be an allocation for restrooms at Rolling Hills Park.
 - o Politte said that Gascon mentioned it when talking about Sienna's Playgarden and another resident commented on it.

- o Diehl noted that Rhodes Crossing EOB contains \$75,000 for restrooms in the parks (community wide) which could be used for an individual park (cost dependent) or potentially used for port-a-potties at multiple parks around the whole community.
- o Vasquez asked for clarification on Rolling Hills Park costs?
 - (i) Diehl said the actual upgrades for Rolling Hills Park are estimated to cost \$750,000 but only \$250,000 is approved from Community Funds.
- MCAS Miramar Community Leaders Forum (Stephen Egbert)
 - Egbert said he was unable to attend the last meeting; next meeting is 11/20/14 at 9:00am which will be a tour of some equipment; accommodating a limited number of attendees.
- PQ Fire Safe Council (Mike Shoecraft)
 - Shoecraft reported, the next PERC meeting is 11/12/14 at 6:30pm at the Library on Protecting Your Family / Cyber Security.
 - There is a Red Flag Warning for this weekend so if you see smoke, call 911.
- PQ Town Council (Vacant)
 - Vasquez reported a good turnout for their candidate forums (City Council District 6 and Congressional District 52).
 - Town Council is getting ready for Holiday events, will sponsor a little girl for the Cancer Walk at the end of December.
 - Vasquez added, they have lots of business to cover at tomorrow night's meeting and the grants committee will meet in December.
 - Vasquez reported that Kate Glen decided not to accept her appointment to sit on RPPB. Vasquez continues to ask Town Council members for a volunteer. There are a number of Town Council members already on RPPB representing their districts.
 - The Fiesta will celebrate their 20th anniversary. The committee is considering reinstating the Miss PQ (ages 18-23) and Miss Teen PQ (ages 14-17) through San Diego Pageantry; winners get scholarship money. Additionally, the parade route has not been locked down yet, but the committee is working on it.
- PQ Recreation Council (Steve Gore)
 - Gore reported, the dog park (Off Leash Park) shade structures were approved.
 - Rec Council's Winter Wonderland is December 6th from 10am – 3pm at Hilltop Park; information provided earlier during public forum.
 - Becker asked about the status of Torrey Meadows Park?
 - o Gore said they are approximately 90% done with the drafting of the finalized plan, then possibly out to bid in September, more likely around the same time as the Torrey Meadows bridge.
- Los Pen Canyon Psv CAC (John Keating)
 - Simmons reported on the road extension and connection of the trails. He said that Chris Zirkle, City Park and Rec Dept., reported that SDG&E won't vacate their easement through the preserve.
 - o Becker added, the trail would exist but just not be vacated.
 - o Simmons said that once the preserve becomes officially open and advertised, use would go way up. If the trail and trailhead at Camino del Sur is user friendly, it's ease of access can reduce impact on the Torrey Santa Fe neighborhoods..

➤ Park Village LMAD (Jon Becker)

- Becker said the City has gotten reports back. He added that Seabreeze attended their last meeting to discuss design/plans for the medians and parkways, palettes, etc. Seabreeze/Merge 56 asked the LMAD to put together their wish list of improvements (bike lanes, ranch trails), materials, etc. for Camino del Sur northbound from Dormouse with flexibility to ADTs that are determined.
 - o Keating said that should be part of Merge 56 EIR that looks at reduced cross sections.
 - (i) Becker said they would like to run their list by Keating before the send it to Merge 56, Jeff Harknes.
 - (ii) Keating added, that if it is a 2 lane road, they could reduce the cross section by eliminating the raised median and there would be fewer impacts; would be part of the analysis.
 - o Lisa Arnold asked for clarification on the discussion being about the sidewalks and medians of both Camino del Sur and Carmel Mtn. Rd? Will they be 5 feet wide like Carmel Mtn. Rd.? Those sidewalks are not wide enough for 2 people/bikes to pass and would it be possible to change the sidewalks on Carmel Mtn. Rd. and Camino del Sur to the wider 8 foot width like those by Albertsons?
 - (i) Becker replied, the sidewalks will be noncontiguous and probably 5 feet wide which meets City sidewalk standards.
 - (ii) Arnold asked what the standards are based on?
 - (iii) Becker said the published urban street standards take into account the ADTs, locations, residential or commercial fronted property, and the applicant can recommend something different.
 - o Keating added that Camino del Sur was planned and in the Community Plan as 4 lane road with a median and non contiguous sidewalks. Merge 56 has some reduced uses from the original approval, which could result in lower ADTs. Keating added that his company is conducting the traffic study.
 - o Arnold asked if it will be reviewed at RPPB?
 - o Becker said yes and there are multiple checks and balances; review of the EIR and CEQA documents by City staff and RPPB.
 - o Rhodes asked for clarification, which road/roads are being discussed? [Carmel Mtn. Rd. and Camino del Sur] He added that Carmel Mtn. Rd. is planned as a 4 lane road and south of the bridge would be 2 lanes?
 - o Becker noted the ADTs are coming in less than anticipated from the Carmel Mtn. Rd. intersection with Camino del Sur north.
 - o Keating added that alternatives for both roads are being looked at.
 - o Arnold inquired about the asphalt median on Carmel Mtn. Rd. at Sedorus which is different than the rest of the medians in the community; when they do the new medians, can this section also be redone?
 - o Keating said that segment is not in the Merge 56 project; It could be included in an EOB.
 - o Diehl said that segment is in the PQ East LMAD and they are looking into it adding that it is not the only median in the community that is asphalt.
 - o Rhodes asked Keating what numbers they are using, what the community plan has or are they using the projects under the community plan amendments. We can't do these studies individually, all CPAs should be looked at together. He

- o will contact Keating to discuss which numbers they are using.
- o A resident asked when the community would be able to comment or provide input on the roads?
- o Becker said that when the environmental documents are completed, they will be available to review. The PV LMAD Citizen Advisory Committee has been asked for their input on the median plan as it will be built into their LMAD budget to maintain it. He added that residents can provide input to the LMAD if they are a property tax payer in the assessment district or talk with the developer or when it comes before RPPB.
- Peñasquitos East LMAD (Bill Diehl)
 - Diehl reported, the Rancho Peñasquitos Blvd. monument sign has been repaired at a cost of approximately \$2,300.
 - The LMAD budget was reviewed and there are no big surprises; revenue and expenses are steady.
 - Mary Molitor reported that the Carmel Mtn. Rd. monument at Sedorus has been tagged in blue paint/marker. Can residents just go over and paint over it?
 - The answer was no they shouldn't do that. Diehl said he would report it so City crews will clean it up.
 - Becker noted that the City also has a Graffiti Hotline to report in the future; can be found on the City website.
- Torrey Highlands LMAD (Darren Parker)
 - Gore reported, the next meeting is 11/14/14 at Peet's Coffee at 8:30am; will be reviewing the budget.
- Transportation Agencies (John Keating)
 - In response to a complaint presented to RPPB in October about child safety and the loitering by local contractors/workers parking on Via Azul in Santa Monica neighborhood, next to the park and Willow Grove Elementary School, he is recommending No Parking signs in front of the elementary school and restricting parking to 2 hours between 8am – 5pm adjacent to the park. It's not overly restrictive. He asked Patricia (BMR) if she has heard any complaints on this issue?
 - o Patricia said that people have said there is a problem and people keep bringing it up, so there possibly is a problem but she doesn't have any personal experience with the issue.
 - o Keating will ask Council Member Kersey's office to request traffic engineering do an assessment.

Becker asked Jas Arnold to report on the status of the Trail for All People.

- Arnold replied, Gnatcatcher breeding season ended 9/15/14. The project is not quite ready to go out to bid, then another 9 months for construction to begin.

The meeting was adjourned at 9:41pm.

Respectfully submitted,
Jeanine Politte
RPPB Secretary

Approved 2/4/2015, 16 in favor – 0 against – 1 abstention (Loucks)