



RANCHO PEÑASQUITOS PLANNING BOARD REGULAR MEETING AGENDA

Wednesday; November 5, 2008 at 7:30 PM

**Sandpiper Room at the DoubleTree Golf Resort
14455 Peñasquitos Drive; San Diego, CA 92129-1603**

7:30 pm - Call to Order

7:31 pm - Agenda Modifications

7:35 pm - Approval of Minutes (October 1, 2008)

7:45 pm - San Diego Fire Department (Stations 40, 42, 44 and/or 46)

7:50 pm - Public Forum (Limited to 3 minutes per person and 12 minutes per topic)

8:00 pm - Announcements & Informational Items:

- San Diego City Mayoral Office (Stephen Lew: slew@san diego.gov)
- San Diego City Council District One (Nathan Batchelder: nbatchelder@san diego.gov)
- San Diego City Planning & Community Investment (Tim Nguyen: tnguyen@san diego.gov)

BUSINESS:

8:10 pm – Milazzo Striping/Torrey Del Mar Stops (Action Items)

8:20 pm – FBA/Park&Rec Projects Priority (Action Item)

8:30 pm – T-Mobile Yolo Court (Action Item)

9:00 pm – Rancho Peñasquitos Pump Station (Action Item)

9:30 pm – Santa Fe Summit II & III (Action Item)

10:00pm – BMR North Village CPA/SPA (Action Item)

10:30 pm - REPORTS:

Chair Report: Charles Sellers (cts.cpa@sdccu.net)

Vice-Chair: Jon Becker (jbecker@projectdesign.com)

Secretary Report: Jeanine Politte (jeanine@jpolitte.com)

Standing Committee Reports:

- Land Use (Jon Becker: jbecker@projectdesign.com)
- Wireless (Lynn Murphy: rp_murphys@sbcglobal.net)

Ad Hoc Committee Reports:

- Bylaws & Elections (Joost Bende)
- Community Funds (Bill Diehl)
- Fire Protection (Dennis Spurr)
- Santa Fe Summit (Jon Becker)
- Transportation (John Keating)

Liaison and Organization Reports:

- Black Mtn Open Space (Pamela Kelly)
- MCAS Miramar CLF (Dennis Spurr)
- Recreation Council (Jim LaGrone)
- Town Council (Mike Shoecraft)
- Park Village MAD (Jon Becker)
- Peñasquitos East MAD (Bill Diehl)
- Torrey Highlands MAD (Scot Sandstrom)

11:00 pm - ADJOURNMENT.

**LAND USE COMMITTEE WILL MEET AT 6:30PM IN THE DOUBLETREE RESORT RE: BMR CPA/SPA & SFS II & III.
WIRELESS COMMITTEE WILL MEET ON THURSDAY NOV. 20, 2008 AT 6:30PM IN THE DTR OAKMONT ROOM.
FUTURE RPPB MTGS: 12-3-08; 1-7-09; 2-4-09; 3-4-09; 4-1-09; 5-6-09; 6-3-09; 7-1-09; 8-5-09; 9-2-09; 10-7-09.**



Rancho Peñasquitos Planning Board Meeting Minutes

October 1, 2008

Attendees: Dan Barker, Jon Becker, Joost Bende, Bill Diehl, Sudha Garudadri, Wayne Kaneyuki, Pamela Kelly, Jim LaGrone, Jeanine Politte, Keith Rhodes, Charles Sellers, Mike Shoecraft, Dennis Spurr

Absent: Lynn Murphy, John Keating

Community Members & Guests (Voluntary Sign-in): John Spelta, Scot Sandstrom, Bill Dumka, Patrick Gorman, Kathy Lippitt, Pam Blackwill, Orville Power, Patricia (BMR), Sam Hashizu, Darcy Ashley, Steve Rollins, Tim Nguyen, Doug Ferrell.

1. The meeting was called to order at 7:58pm at the Doubletree Golf Resort located at 14455 Peñasquitos Drive, San Diego, California 92129 following the conclusion of the Land Use Committee Meeting. A Quorum was present.
2. Agenda Modifications: Remove Black Mtn. Ranch North Village CPA/SPA – LUC still reviewing issues with property owner.
3. MINUTES: Corrections were recommended as follows:
 - a. Fire Protection Report, page 6 – modify to read as follows: “... *presentation similar to the one in Scripps Ranch last year...*”
 - b. Torrey Highlands MAD Report, page 7 – modify to read as follows: “... *Rhodes added that Torrey Highlands property owners have been working with city staff to change traffic plans...*”

Motion: To approve the September 3, 2008 Rancho Peñasquitos Planning Board Meeting minutes as corrected. M/S/C - LaGrone/Spurr/Approved 13-0-0.

4. Guests: Fire Dept. (Stations 40, 42, 46) / Police Dept. were not present.
 5. NON-AGENDA, PUBLIC COMMENTS:
 - a. Darcy Ashley – encouraged attendees to vote for Sherry Lightner, Council District 1 candidate who’s top concern is neighborhoods.
 - b. Sherry Lightner introduced herself.
 6. ANNOUNCEMENTS & INFORMATION ITEMS:
 - a. San Diego City Mayoral Office, Stephen Lew – not present
San Diego City Council District 1 Report – Nathan Batchelder
 - Thanked everyone who attended the ribbon cutting ceremony at Ridgewood Neighborhood Park.
 - Hilltop Park Tot-Lot – hoping to open early, working out final issues with contractor.
 - Peñasquitos Drive repaving status was reviewed; should be completed by October 14th.
 - Linear (Dog) Park’s bid period has been extended 1-2 weeks, beginning October 9th.
 - Del Monte \$4300 donation to City of San Diego for dog parks – a portion will be dedicated to Linear Park.
 - International Walk to School Day – join Councilman Peters at Canyon View Elementary, 7:15am.
 - Bylaws status - planning staff is assembling documentation on deficiencies to present to City Council.
- San Diego City Planning & Community Investment Report, Tim Nguyen had to leave.

7. BUSINESS.

a. **Torrey Del Mar HOA Stop Sign Petitions** (Action Item)

- i. Patrick Gorman, Torrey Del Mar HOA President explained that the HOA has circulated a petition asking that 2 stop signs be added near Torrey Del Mar Park. Keating has been in contact with city to assess the intersection which the city determined to not need the additional traffic mediation. The community's next step was to gather signatures from 51% of the residents asking for the additional signs. No action required at this time.
- ii. Comments:
 1. Sellers asked Gorman to work with Keating & LaGrone.
 2. Diehl added, he would like to attend the Torrey Del Mar HOA meeting to discuss park usage issues; Gorman invited Diehl to attend the HOA next meeting, 10/2/08.

b. **Proposition D** (Information Only) - Kathy Lippitt showed 3 video examples of beach with and without alcohol ban. Vote yes to make the alcohol ban permanent. Bende asked Sellers if the opposition to Prop D was invited. Sellers stated that he searched for contact information and couldn't find a representative group to invite. Lippitt offered that the opposition states that the ban has affected local beach businesses with sales losses and takes away the rights and freedoms of the people to drink at the beach if they choose. FreePB.org is a proponent of the beach alcohol ban.c. **Rancho Peñasquitos Pump Station** (Information Only) – Ray Fakhoury, Brown & Caldwell, and Siavash Haghkhah, City of San Diego reported on the noise analysis study conducted and the mitigation planned. The pump structure is located at the following distances from the property lines: South, 30'; East, 40'; West, 100', North is the canyon. Distributed handout should site and existing conditions.

Noise mitigation includes:

1. Pressure Reducing Valves – added a silencer on the exhaust louvers, acoustical tiles to reduce the decibels.
2. Pump Room - analysis returned a 50 decibel rating; mitigation includes acoustical tiles on the walls.
3. Air Handling Unit – intake silencer on unit was added and sound barrier on the walls to get the decibel level down to the mandated 45 decibels at the property line.
4. 10 ton Air-conditioning Unit will be moved to the other side of the building to mitigate the decibel level to within required levels.
5. Generator is the biggest challenge to mitigate. Generator is located approx. 25' - 30' from the property line and 65' from the nearest residence. The 1,000kw unit tested at 105 decibels. The firm added ductwork and silencers instead of louvers; these steps reduce the noise to 65 decibels. Firm is working with the manufacturer to reduce to 45 decibels. The generator will only run in emergencies and when being tested once a month. Upon project completion measurements will be taken in the 1st few months of operation to show they met the 45 decibel requirement.

The old pressure reducing station, noise readings are 65 decibels at night at the property line, is undersized and shallow, covers are broken. The new pressure reducing station will be 8'-9' below grade with heavy covers.

Siavash Haghkhah said that staff have met with the neighbors including Doug and Jody Ferrell; are planning additional meetings to discuss fencing and vegetation with the neighbors, one on one. Greg Parks, Katz & Assoc. stated that neighbors are being

notified. Other neighbors from adjoining properties to the Pump Station stated that they are hearing about the RPPB meeting Pump Station agenda item from RPPB, not Caldwell & Brown, City Staff or Katz & Associates.

Sellers asked if the local design guidelines (roofing & siding) from the Crestmont HOA had been received; Haghkhah & Fakhoury stated they would review.

Sellers suggested the neighbors look at the fencing surrounding the a pump station located at Oviedo St. & Black Mtn. Rd. which is the same material the city is planning. Fakhoury/Haghkhah stated that wrought iron fencing would cost \$85,000 more than the chain link, the additional cost is not viable within the planned budget; only \$200,000 for construction contingency, city is not recommending wrought iron fencing.

Bende stated that the architecture should match the local housing; Fakhoury stated they are waiting on the city to change features and materials, will use the HOA guidelines to modify the structure to blend with community.

Bende stated that with a \$13 million project, the city should be able to appropriate \$85,000 for upgraded fencing.

Fakhoury said the city spent \$2 million prior to contractors coming on board; budget also includes \$200,000 contingency (2%), city's administration costs (30%).

Diehl asked, what are we getting for that 30%? City staff provided no response.

Rhodes/Sellers shared their concerns of the noise when all three pieces of equipment run simultaneously the decibels will be higher than the 45 decibel limitation. Fakhoury will have the acoustical engineer prepare a report on the decibel level when all 3 pieces of equipment run simultaneously; this is an average decibel rating but cannot exceed 50 decibels in daytime and 40 decibels at night.

Becker inquired about screening the fencing as discussed previously with possible plantings on the residential side of the fence that the resident would maintain to screen the fencing/station; Haghkhah stated the city restricts to use of public funds on private property but will talk to City Attorney's office about the policy. Fencing must be on the property line.

Bende suggested that they seriously look at fence material changes – wrought iron is more appealing than prison fencing (chain link with razor wire on the top) planned.

Sellers stated that the Pump Station would be on the November agenda inviting Haghkhah's supervisors to attend the meeting to discuss our concerns.

Resident Steve Rollins introduced himself, lives opposite the pump station from the Fellers, stated he has no confidence that the city will mitigate the concerns of the neighbors to their satisfaction.

Doug & Jody Ferrell stated that they have asked for a copy of the design guidelines and still have not received a copy; and shared that the City has not maintained the property, landscape and present fence.

RPPB has the following issues and items that they would like to review at the next meeting; a copy of list was presented to Haghkhah.

1. Site Plan
2. Landscape Plan
3. Elevations (Rendered)
4. Materials of Building
5. Fencing issues
6. Noise issues – study
7. Showing 3 pieces of equipment running simultaneously.
8. Photo simulations (if available)

9. Species List of Plants
 10. Project Budget - Line item
 11. Notice - ALL neighbors of meeting
- d. **San Diego Unified Port District Presentation** (Information only) – Jim Hutzelman, Port of San Diego Assistant Director of Community Services, shared information about the Port and our working waterfront on San Diego Bay; 3 shipyards, 9 boatyards, 3 Maritime Cargo Terminals, includes the 10th Avenue Marine Terminal/NASSCO. \$7.6 billion impact on the San Diego economy; a Tier I Strategic Port classification which allows military load in and load out. More information can be found at portofsandiego.org. The waterfront supports 42,000 jobs with living wage jobs (\$60,000 per year plus benefits, average) compared to the tourism industry (\$26,000 per year average). Proposition B, would amend the San Diego Unified Port District's master plan to allow hotels, restaurants and possibly a sports stadium on a 2nd deck over the Tenth Avenue Marine Terminal cargo facility covering 96 acres rendering the marine freight use no longer viable. The Port District does not believe the proposed uses can co-exist at the 10th Avenue Marine Terminal.
- Port of San Diego Commission is comprised of 3 San Diego representatives, 1 each from Chula Vista, Coronado, Imperial Beach and National City.
- Hutzelman asked RPPB members and the audience to educate ourselves on Prop B.

REPORTS.

- a. Chair Report – Charles Sellers
 - Asked for a volunteer to attend a Water Dept. Integrated Resources Plan meeting, October 22; 10am -2pm at Mission Valley Marriott.
 - BMMS Wireless Appeals to be heard Oct. 9th at Planning Commission Meeting barring any further Brown Act Notice or lack of quorum issues.
 - Sellers reported that he received a letter from resident on Ellingham asking for our assistance relating to a neighbor who completed extensive grading that was originally intended for a patio, play area and deck; but recently the plan changed and the neighbor discussed the idea of building a vacation flat for guests. Issues: Code compliance, applications (grading, building permits) filed with development services. Bende stated that they wouldn't need a site development permit, process may be ministerial. * Sellers will contact resident and direct him to contact development services department to check if applications were filed and permits pulled to complete the work he has done and is planning to complete. * Shoecraft will share compliance concerns at the Town Council meeting 10/2/08.
- b. Vice-Chair Report, Jon Becker – no report
- c. Secretary Report, Jeanine Politte – no report
- d. Standing Committee Reports:
 - Land Use (Jon Becker)
 - BMR Amendments - LUC is planning to meet again to review remaining issues. Becker will review original Future Urbanizing Area ballot initiative (1998) in relation to the phase shift, golf course change, # of units on the ballot.
 - Cresta Bella - Barker reported that he has viewed the plans. The project is being handled as ministerial and expedited due to affordable housing component. Project is 368 units similar to original proposals "Big House" style. Dan will check on a project in Otay Mesa, River's Edge Terrace that the architectural firm designed. The documents state the property is zoned RM-1-1 which permits a maximum density of 1 dwelling unit for each

- 3,000 square feet of lot area.
 - Wireless (Lynn Murphy) In Murphy's absence, Sellers reported that the next committee meeting would be moved to October 22nd to accommodate committee members and the presenter; review remaining conflicts and alternatives for Yolo Ct. project.
- e. Ad Hoc Committee Reports:
- Bylaws/Elections (Joost Bende)
 - Diehl reported that Park and Rec is asking if RPPB would like to combine our elections to generate additional voter response. No objections were expressed. * Sellers will speak with the Rancho Penasquitos Library. Politte noted that she did not believe they were posting our agendas due to staffing changes.
 - Community Funds (Bill Diehl)
 - The Committee questioned the City's proposed wording for the FBA update: "At the start of phase four, for residential units which are served by existing streets, the following FBA projects which are all located south of SR-56 are not required to be built or assured (T-3.1A, T-3.1B, T-5.2 T-3.2A and T-3.2B) in order to obtain building permits."
 - T-3.1A Camino Del Sur (Two lanes, Carmel Mountain Road to 1,600 feet north of South Village Road)
 - T-3.1B Camino Del Sur (Two lanes. SR-56 to Carmel Mountain Road)
 - T-3.2A Camino Del Sur (Expand to four lanes, Carmel Mountain Road to 1,600 feet north of South Village Road)
 - T-3.2B Camino Del Sur (Expand to four lanes, SR-56 to Carmel Mountain Road)
 - T-5.2 Carmel Mountain Road (four lanes: Within subarea boundary)

The committee felt that any increase in cost to these projects would be the responsibility of mainly Keith Rhodes projects and that would be unfair. Rhodes expressed his concerns about how FBA fees would be distributed, the Torrey Highlands FBA supporting the traffic phasing plan; doesn't want Rhodes Crossing to get stuck holding the bag and pay more than fair share. Note: Torrey Highlands was not represented at the committee meeting.

 - Subcommittee reviewed and approved park priorities, Park & Rec approved. * Diehl to finalize priority list for review/approval at the November RPPB meeting.
 - Fire Protection (Dennis Spurr)
 - Fire Safe Council organizing meeting is scheduled for Oct. 5th at Hilltop Park, doors open at noon and presentations will be from 1-4pm. Would like as many RPPB members to attend and show support/participate and get the word out to people who live in key areas.
 - Santa Fe Summit (Jon Becker)
 - Becker reported to have just received their 8th cycle letter. Keating has reviewed the plans and traffic issues. Will look at closer.
 - Transportation (John Keating) – no report
- f. Liaison and Organization Reports:
- Black Mountain Ranch Open Space (Pamela Kelly) - no report
 - MCAS Miramar Community Leaders Forum (Dennis Spurr)
 - Air show is this weekend.
 - Recreation Council (Jim LaGrone)
 - October Fest, 17th, 6-9pm at Hilltop Park
 - Flag Pole will cost \$8,100; current inspector will contact Nathan Batchelder.
 - Town Council (Mike Shoecraft)
 - PPH Express Health Care presented last month on services available at Albertson's

located on Penasquitos Drive.

- Proposition 2 (Animal Cruelty) presentation, October 2nd

- Park Village MAD (Jon Becker) – no report, Eagle Scout fencing project on hold.
- Peñasquitos East MAD (Bill Diehl)
 - City staff turned over 5 entrance signs to PQ; finding a new vendor.
- Torrey Highlands MAD (Scot Sandstrom) – no report

The meeting was adjourned at 10:35pm.

Respectfully submitted,
Jeanine Politte, RPPB Secretary

Approved as corrected 11/5/08, 9 - 0 - 0.