



Rancho Peñasquitos Planning Board Meeting Minutes

June 5, 2013

Attendees: Joost Bende, Thom Clark, Bill Diehl, Bill Dumka, Steve Gore, John Keating, Mike Kenney, Cynthia Macshane, Jeanine Politte, Keith Rhodes, Mike Shoecraft, Ramesses Surban, Zachary Tanton

Absent: Jon Becker, Ruth Loucks, Darren Parker, Dennis Spurr

Community Members & Guests (Voluntary Sign-in): Caitlyn Kes, Dan Valentine

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1. The meeting was called to order at 7:31 pm at the Doubletree Golf Resort located at 14455 Peñasquitos Drive, San Diego, California 92129. A Quorum was not present.
 2. Agenda Modifications: Move minutes approval to when a quorum is present.
 3. Guests:
 - a. No Public Safety Agencies present.
 4. NON-AGENDA, PUBLIC COMMENTS:
 - a. John Oleson reported that student drop offs on Calderon Rd. for three local schools are a problem for residents and dangerous; cars back up on the street and turn around to go back out. There are no crosswalks.
 - Keating said he is working with City staff to look into options that would help alleviate future problems.
 - b. Diehl reported that Flag Day ceremonies will be on June 9th at 2:00pm at Hilltop Park.
 - c. Politte reported that the PQ-NE Action Group's 7th annual neighborhood picnic will be on June 9th from 11am – 3pm at Rolling Hills Park.
 - d. Shoecraft reported upcoming PERC meetings at the PQ Library: Neighborhood Watch class on June 11th from 6:30 – 7:50pm.
 - e. Zachary Tanton reported that the Voice of San Diego has a \$5000 grant available; he has more info if needed. Discussion that RPPB has no operating budget or funds for our activities.
 - f. Dan Valentine reported on the SR-56 Bike Path mitigation to separate the path from the traffic lanes with stronger fencing.
 5. MINUTES: With a quorum present (11 of 17 seated members), the Chair called for a review of the minutes and asked if there were any changes before asking for motion to approve.

Motion: To approve the May 1, 2013 Rancho Peñasquitos Planning Board Meeting minutes as corrected. M/S/C - Shoecraft/Diehl/Approved, 10 in favor – 0 against – 1 abstention (Keating).
 6. ANNOUNCEMENTS & INFORMATION ITEMS:
 - a. San Diego City Development Services Dept. Report – Michael Prinz
 - Prinz reported that Director Kelly Broughton has resigned; Tom Tomlinson is Interim Director and search is on ongoing for a permanent Director.
 - b. San Diego City Council Member Mark Kersey, District 5 Report – Lee Friedman
 - Friedman distributed Councilmember Kersey's memorandum on Integrating Open Data and Public Accessibility into City Contracting. The City needs a long term

solution in the GIS system tracking projects; the website will be updated so the public can use.

- CIP Priority Policy and Process is going to City Council for a vote on June 17th.
- The City Budget May revise is out; infrastructure condition assessment budget was given more funding, Veteran's Homeless Shelter will be year round with the added funding, and the Councilmember is still pushing for sidewalk assessment funding.
- Calderon Rd. issues – There will be negative reactions to red painted curbing as it would be inconvenient to property owners. It's not a student problem, it's a parent problem. He continues to talk with Streets Division and Traffic Engineering for solutions.
 - John Oleson stated that red curbs were not a concern for him.
 - Friedman added that the neighbors would be impacted by red curbs and not allowed to park in front of their homes. Additionally a street vacation would be costly.
 - Gore suggested "No school drop off" signs; asking if they work in other areas.
 - Friedman noted that schools have pick up / drop off routes that parents are asked to use.
 - Oleson said that the schools do PSAs about the routes, but it doesn't stop parents from using this route.
 - Politte asked, what would be the next steps; solutions would come before RPPB for vetting before any action is taken.
 - Keating noted that Calderon Rd. was originally planned to be a thru-street and at the request of the community RPPB approved separating PQ and TH to avoid neighborhood cut-through traffic. We didn't foresee the drop off problem. There is no possible way to put a cul-de-sac in or change the layout of this end of the road. He added that vacating the street would be the possible but unlikely solution providing a private driveway to the residences. He is still talking with City staff on alternate solutions.
 - Politte asked if the no stopping signs on Carmel Mtn. Rd. adjacent to Mt. Carmel High School were still in place; noting that parents use to drop of kids at the curb or stop in their traffic lane and kids would jump out and run across. That was a traffic nightmare. She added that a Calderon solution would need police enforcement which would only increase the safety problems.
 - Keating said that any solution would become an education and awareness issue.
 - Rhodes asked if there was a way to fence off the pathway without hindering fire safety?
 - Politte referred to the map stating that Calderon Rd. turns left onto Russet Leaf Lane, and asked if parents are doing a u-turn to go back out the way they come in; yes. Politte suggested that 'No U-turn' signs might be a solution adding that if red curbs were painted they would be enforceable and the residents would be caught if enforced.
 - Clark asked what the timeline might be for staff to come back with solution options.
 - Friedman noted that Gary Pence said might have some solutions in 30 days; will notify us as soon as he has the info so we can include agenda.
 - Rhodes noted that the City approved the maps and should find a solution; discussion on vacating the road.

- Friedman reported that Elizabeth Spillane is Council District 5's expert on land use issues and he is forwarding all the Doubletree info to her.
- Keating thanked Friedman, Wear and Lieberman for getting some traction of our bike and transportation issues.
- Diehl noted that a number of ADA compliant curb ramps were going in around Rancho Peñasquitos and asked why they aren't going in downtown where there is more pedestrian traffic.
 - Friedman noted that the process is fiscally irresponsible and the sidewalk assessment would help the City prioritize need.
 - Rhodes inquired why recently replaced ramps are being replaced again with new ADA.
 - Clark noted that ADA requirements have changed again; the truncated domes are hazards and being changed out. Dependent on the slope some are being changed to curbed ped ramps like those above MCHS and there is no additional ADA travel provisions beyond.
- Surban asked if the traffic loops on Carmel Mtn. Rd. at Sparren and Twin Trails were going on the list. Friedman said that he believes they are going in shortly.
- c. San Diego City Council Member Lorrie Zapf, District 6 Report – Conrad Wear
 - City Budget amendment supporting sidewalk assessments was included; lawsuits are waiting to happen.
 - Council office is looking for 4-5 nominees for the Park & Recreation Board.
 - Water use City wide - rebates are available for water conservation.
 - Council office received multiple reports of speeding on Park Village Rd.; Gary Pence is looking into doing a traffic study to see if there is a problem and potential mitigation measures.
 - Rhodes asked if Councilmember Zapf would be running for Dist. 6 seat again; Wear noted that Councilmember Zapf now lived in Dist. 2 boundaries due to District realignment.
- d. San Diego County Supervisor Dave Roberts, District 3 Report – Tighe Jaffe
 - Jaffe reported that the Los Peñasquitos Lagoon was opened to the ocean by the City staff and has since closed off again; looking at dredging it again.
 - MCAS Miramar will hold controlled burn on June 9th.
 - Supervisor Roberts' Escondido office is now open; 720 N. Broadway, Escondido and phone 760-705-8024. Will be scheduling an open house shortly.
 - Supervisor Roberts will be at the Flag Day ceremony at Hilltop Park on June 9th. Any requests inviting Supervisor Roberts to attend local events should go through Jaffe.
 - Community Enhancement grant proposals will be presented to committee on June 10th & 11th; received \$12 million in requests. On June 13th, the public hearing will take place before a panel of 8 community members.
 - Supervisors Roberts and Jacobs have requested a full audit of all mental health facilities in the County through HHS. Politte inquired if the nonprofits who run those facilities are being audited also; yes they will be looking at policies and ordinances and the laws pertaining to those.
 - They just hosted a forum relating to Fukushima nuclear disaster and how it relates to our own San Onofre site.

- e. 77th Assembly District, Member Brian Maienschein's Office Report – Michael Lieberman
- Lieberman distributed Caltrans' responses to our inquiry on the status of SR 56/Bike Path and local transportation projects RPPB submitted. In regards to the SR 56/Bike Path item, Caltrans will be installing a barrier along the shoulder edge of eastbound SR 56 where there is less than a 30' distance between the paved surface and the bike path within the next year or two.
 - Dan Valentine, referencing the plan to install a barrier separation for the bike path said he was concerned that Caltrans would stall the installation because of pending litigation; need to hold Caltrans to their commitment to get the barriers installed.
 - Lieberman said that he would stay in touch with Caltrans on this and asked community members to keep talking about it.
 - Keating referred to the materials he received noting the locations of the additional barrier; he wants to look at locations to deter. He wants to look at where the 5 accidents occurred and see if additional locations might be needed and come back with a recommendation. Keating will email the documents for distribution to the board.
 - Lieberman said that Caltrans has committed to the 30' distance.
 - Keating said he is pleased with Caltrans' response, adding that they seemed to agree with most of our suggestions but he wants to review further and come back.
 - Politte suggested that if we have to wait a couple years for the permanent solution, could we get some immediate relief by Caltrans dropping in k-rail on the bike path side of the fencing or something to protect bike path users. Lieberman will check into.
 - Clark thanked Valentine for keeping the Bike Path safety issue out there.
 - In regards to the Master Bike Plan, Clark asked if these projects relate to the master plan guidelines, is there a connection between the two. Clark added that the presenter at CPC said that the master plan routes are conceptual.
 - Assembly member Maienschein's San Diego office will hold an open house on June 21st; invite distributed.
- f. 52nd District, U.S. Congressman Scott Peters' Office Report – Hugo Carmona
- Legislative bills Congressman Peters is supporting include National Defense Reauthorization Act, the Military Construction and Veterans Affairs Appropriation Acts. Looking at getting renewable energy sources for the Military, giving adequate support for our military installations across the County, and \$35 million to address the backlog of Veteran's benefit claims.
 - Congressman Peters is the Chair of the Climate Task Force (Sustainable Energy & Environment Caucus (SEEC)).
 - The Congressman will be attending the Flag Day ceremonies at Hilltop Park.
 - Congressman Peters is holding monthly town hall gatherings; next one is scheduled on June 22nd at 10:30am at the Scripps Ranch Recreation Center.
 - Diehl asked, since government civil servants were required to take the sequester days and is Congress. Carmona said the Congressman has redistributed his pay for sequester days to help senior centers.

7. BUSINESS.

a. **Proposed Community Plan Amendment Initiation for ‘Diocese property’** – Robin Madaffer/Kilroy (Potential Action Item)

- Madaffer requested that Rhodes recuse himself as a point of order, based on the discussion during the Land Use Committee meeting where Rhodes said he could not support the initiation and because he might have a conflict of interest.
- Rhodes stated that he would have recused himself without being asked. Rhodes stated that it was very unfair of them to make a public statement questioning whether he would recuse himself. He said that he always has when there was even the hint of a conflict. Rhodes added that the comment by Madaffer makes it look like he had to do it and wouldn’t do it otherwise; very unprofessional of her.
 - Madaffer defended her action because he participated in the committee discussion and she believed he said that he would vote ‘no’ on the initiation which she felt was inappropriate.
 - Rhodes recused himself and asked that he be able to ask questions as a member of the audience.
- Clark directed the floor back to Madaffer because not all RPPB members and meeting attendees were at the LUC meeting to hear Kilroy’s proposal.
- Madaffer said that Kilroy is asking for recommendation on their Community Plan Amendment initiation to change the land use designation for the “Diocese Property” in Torrey Highlands from AR-1-1 (Limited Commercial) to Employment Center. A Plan amendment is a two step process and a recommendation on the initiation is permission to begin to determine the criteria and studies needed to complete an amendment and permits. Kilroy is referring to this property Santa Fe Summit IV, but they don’t have a project or plan at this time. Madaffer then invited questions.
- Bende asked, who owns the property. Madaffer said the Catholic Diocese owns the property.
- Madaffer noted that “Employment Center” is consistent with the other Santa Fe Summit property’s land use designations. As part of the initiation process, they would ask this group as well and the Planning Commission to make specific suggestions about what kinds of things Kilroy should consider and evaluate; traffic issues/studies would be completed as part of an application.
- Bende added that he see a problem with Kilroy asking to make a change to property they do not own. He asked if they have any documentation giving them authorization.
- Brian Brady with Kilroy added that Kilroy is in negotiations to purchase the property.
- Bende added that its inappropriate until they have a letter documenting authorization.
- Madaffer said they can probably get a letter in time for the June 26th meeting.

Motion: To table this agenda item, Proposed Community Plan Amendment Initiation for ‘Diocese Property until RPPB’s June 26, 2013 meeting. M/S/C – Diehl/Shoecraft/
Discussion.

- Brady asked if there were other items RPPB would want them to address.
 - Kenney said he would like to see a traffic study, whether it will extend to the overall impact on community development in part or as a whole.
 - Bende referenced the initiation for PPH whereby the church site became light industrial via the amendment. There was concern by the community about the loss of a church site during that approval process. He added that he would like to see a

- report on available religious facilities in the community as this amendment would reduce the number of possible sites; are there enough sites per the population.
- Surban asked for clarification, the property is zoned AR-1-1 with a CUP for a church and Kilroy is asking to amend the Community Plan to change that to an Employment Center. During LUC there was discussion on the timing of a traffic study. Brief discussion on Kilroy's preference; no application yet to study related traffic issues.
 - Prinz said, traffic studies are not required before initiation. He noted that required studies are specific to the project type and the added benefit to land use with the initiation. He added that if the Planning Commission approves an initiation, staff reviews the proposed and determines which studies need to be completed, then once those studies are submitted and viewed to be complete by staff, the amendment/project comes back to RPPB for review and a recommendation for approval or denial.
 - Keating asked if there was a downside to the community if RPPB approved the initiation?
 - Prinz said that DSD would do an analysis of the amendment and potential project prior to the Planning Commission approval of the initiation and the Mayor's office will also review before it goes to the Planning Commission for initiation approval/denial. Prinz noted that issues would need to be addressed.
 - Keating asked if specific issues like building heights and bulk & scale should be addressed now or later with a recommendation for initiation?
 - Prinz said staff would need to review all potential issues that a change in the land use designation might bring forward.
 - Keating said that it would be ideal if this amendment would be handled concurrently with other amendments that are moving forward. Prinz added, this applicant would not be responsible for the expense incurred for unrelated amendments.
 - Diehl asked if a church could be built on a property with a different zone? Prinz said that they could change the land use and still build a church.
 - Gore said that he hadn't heard enough from Kilroy to make a decision adding that they must have an image of what they want to build and the need for the additional 'Employment Center' space this change would allow.
 - Madaffer said the Diocese has had the property for sale for a long time. Kilroy would like to build Santa Fe Summit IV (on this site) and it would be consistent with existing SFS properties I, II & III, but they have no plans at this early stage in the process.
 - Madaffer asked if the planning group was okay with Kilroy initiating an application to change the zoning and start to plan and review a project that would be an employment center? The existing zoning does not allow for office space.
 - Bende noted that the 2 step process provides a way for the city to protect itself from rash decisions/ideas that might get approved.
 - Keating said that his understanding was that they did not need our recommendation to initiate; the Planning Commission could still approve the initiation without our approval. Prinz said that is correct and the applicant has the right to pursue the initiation and make an application to the City.
 - Bende added that by asking for documentation from the Diocese, we would be sure that they have authorization from the owner to pursue this land use change.

- Clark said that he was having trouble imagining this project and the maximum size it could be on the 10-11 acres; equal to SFS II & III.
- Bende said the board may be concerned that this property is adjacent to the regional commercial site in Rhodes Crossing, next to open space land, future residential and all traffic would use Camino del Sur.
- Keating suggested that this is the over intensification of this area as office space (employment center).
- Rhodes stated that from the LUC meeting, he learned that Kilroy wants to build a project similar to the other Santa Fe Summit buildings which would be approx. 300,000 sq. ft. Rhodes added that he will be prepared to present plans and a community plan amendment initiation for his property, Rhodes Crossing, at the June 26, 2013 meeting. He hoped that RPPB would ask Kilroy to bring plans for what they are proposing.
- Melinda Vasquez asked if RPPB is concerned that the Diocese just wants to sell their land that is just sitting there and if the only buyer is Kilroy shouldn't they be able to sell. This project could potentially add jobs for our community.
- Clark stated one of the aspects for the board is to look at the Community Plan and see if we are losing all church land; are we sacrificing something that we won't get back. We need to look at the Community Plan and not just developing a property for economic reasons.
- Vasquez said she agreed but was playing devil's advocate to analyze the risk versus utility of taking unused property and allowing the owner to sell and develop; comparing this to unsold homes. She added that it seemed like the opposition to this had been well voiced.
- Politte explained that this community has a Community Plan which designates specific properties with specific uses. This proposal would take a use that was well thought out, well planned and change it, so there's a lot that we want to look at. Referencing Vasquez' comments, Politte responded on whether or not it is going to create jobs, there are a lot of jobs out there in the construction industry; if homes aren't selling, they are overpriced or if it sits on the market too long there is probably something not quite right about it – homes are selling as quickly as they come on the market right now.
- Gore noted that this is not the same as reselling a residential property. This proposal changes the complexity of the community similar to taking a residence and changing it to a 16-story apartment complex. This is a planned community that is supposed to be balanced and this becomes too intensified down there. Torrey Highlands residents who live south of this area are clogged in by the existing commercial. This doesn't make a balanced plan. He added that he wouldn't support this motion to continue to next meeting. We are telling Kilroy that they are unbalancing a community right now.
- Zachary Tanton asked if moving it beyond the initiation phase would provide the opportunity for the analysis and determining of the unknowns?
- Clark posed that if the initiation brings an egregious proposal, then what?
- Rhodes said that if they initiate, the process starts. He added that he was told he couldn't intensify his property years ago, now another potential owner is asking to intensify, and he wants to be allowed to bring forth his ideas/changes for Rhodes Crossing. Rhodes added that if RPPB and the community was against the initiation, the Planning Commission would listen.

- Brady said that Rhodes may be thinking of intensifying his site and if Kilroy's plan was initiated and Rhodes initiated, then the community would have the bigger picture.
- Rhodes added that if Kilroy goes ahead, they've initiated and there is no time crunch but Camino del Sur needs to be built.
- Brady said that Kilroy needs to initiate to know whether they can make the proposal work/pencil out.
- Bende noted that Torrey Highlands representatives were not present, adding that the second TH seat was vacant. He asked if the Torrey Highlands community had been notified of Kilroy's intention to initiate a Community Plan amendment. He said that he understood that they are not required to notice the residents of their intentions.
- Politte agreed that the noticing via our agenda should have been more specific if this is carried to the next meeting. The Torrey Highlands community will want to weigh in.
- Patricia (BMR) stated that a lot of people were present and in opposition to the initial Santa Fe Summit II & III 10-story proposal due to the height. Is there a height limit on this property?
- It was noted that the height limitations would change dependent on the zone but Madaffer added that what gets proposed will go through the same process as SFS II & III, discussed by all groups with a final project that all groups have the opportunity to weigh in on. They have not put together a design plan.
- Brady said that Kilroy worked with RPPB and the community on SFS II & III to get to a solution that was agreed on. They are here as an informational item, to get RPPB's feedback so they can initiate this process.
- Surban said that if we table this, what issues are we asking them to look at and bring back.
- Madaffer said her list included:
 - Scope of traffic study
 - Loss of church land analysis
 - Diocese authorization
 - Site's interaction with open space
 - Height
- Clark noted that he wasn't on the board when RPPB reviewed the prior SFS projects and felt that Rhodes had raised valid points at LUC as a neighboring property owner. Clark agreed that the project/initiation should come back due to the reasons previously mentioned and wants to hear how this property change will relate with other sites, traffic, and impacts on the community, etc. He added that Kilroy has something in mind or in concept and he would like to see a relationship to the community.
- Diehl added that he's like to see the financial impact to the FBA; development fee differences if changed from church to commercial.
- Gore noted that he still owns property in Torrey Highlands and added that a church feels like community, but concrete does not.
- Keating noted that his employer did the Diocese original traffic study and he doesn't think there will be a traffic problem. Camino del Sur is planned for a lot of capacity south of SR-56. He would be okay with the initiation, but would prefer to not see another 300,000 sq. ft. project similar to SFS; maybe a low-rise 30' high building

with surface parking, LEAD certified, big setbacks, a high quality project that is different scale and could fit in this area.

- Bende said maybe something more like Governor Park that is two stories. Kilroy should have the plans for what the Diocese planned to build and that the residents were sold on. He recommended that the board read the TH Community Plan for what the commercial limited is suppose to be, what employment centers are suppose to look like, but this would be an intensification of use.
- With no further discussion, Clark called for a vote on the motion.

Motion: To table this agenda item, Proposed Community Plan Amendment Initiation for ‘Diocese Property until RPPB’s June 26, 2013 meeting. M/S/C – Diehl/Shoecraft/ Approved, 10 in favor – 0 against – 1 recusal (Rhodes).

- Clark stated, the Community Plan Amendment would be an agenda items for both the LUC and the regular meeting on June 26th.
- Rhodes stated that he would have only had to recuse himself if a vote were taken that would have provided him with monetary benefit, but he did so anyway.

b. T-Mobile Modifications, MVMS NUP PTS 293406 - SD06699 – Caitlyn Kes/Depratti Inc. (Action Item)

Kes stated that the modification is to an existing T-Mobile site at Mesa Verde Middle School. It is the replacement existing antennae on the Multi-purpose Bldg. with newer technology. Eight would be mounted on the inside of the existing tower element (penthouse) and 4 mounted behind FRP screening on the exterior of the building (west side above the handball courts).

- Clark read Parker’s comments in his absence. The new antenna are 56" long, slightly longer than the existing panels. Parker’s recommendation that the shields should be replaced to completely cover the antenna and be painted the previously approved color to match.
- Kes added that the site would look exactly the same.
- Surban inquired about the cabinets/changes; Kes said there would be no change.
- Bende inquired if new EMF studies were done.
 - Kes said the study results were submitted to the City and the new antennae produced lower EMFs than what is allowed.

Motion: To approve T-Mobile Project at MVMS, NUP PTS 293406 - SD06699 with the conditions that shields over the antennas be replaced to cover the whole new antenna on the handball court and painted the previously approved color. M/S/C – Clark/Surban/Discussion.

- Macshane asked what other PUSD schools have wireless facilities; it was noted that all of the schools have a facility installed by one or another telecomm service provider.
- With no further questions, Clark called for a vote on the motion.

Motion was approved, 8 in favor – 3 against (Bende, Macshane, Politte) – 0 abstentions/recusals. Note: votes against this project were because the site is a school.

- Bende noted that school sites are zoned agricultural and no telecomm restrictions for this zone and he previously recommended that the zoning for school sites be changed in the Community Plan.

- c. **Sprint Modifications, Mt. Carmel NUP Proj. No. 309889** – Alexander Novak/Innovation Group (Action Item)
- Clark noted that the applicant was unable to fly in for the presentation but sent a letter in his absence. Clark added that Novak had presented two projects at RPPB's May meeting. Parker has reviewed the plans with Novak and Novak sent the letter (handout) describing the project.
 - Clark briefly described the project at 9690 Laurentian Drive, adding that this site is on top of Black Mtn. located within the tower farm. The existing facility consists of 11 panel antennae mounted on an existing lattice tower and an equipment shelter. The proposed is to replace the existing antenna with new on the existing pipe mounts. Clark noted Parker's comments were that he had no problem with the modifications as planned.

Motion: To approve the Sprint Mt. Carmel Project, NUP Proj. No. 309889 as presented. M/S/C - Clark/Diehl/Approved, 11 in favor – 0 against – 0 abstentions/recusals.

- d. **CPC Alternate Designee** – Thom Clark/RPPB (Action Item)
- Clark said that he travels occasionally and Becker would like to stay on the CPC. The CPC requires a vote of the planning board on its alternate designee; the Chair is by default RPPB's representative.
- Diehl said that RPPB's chair appoints all representatives from RPPB to other groups.
 - Clark would like to nominate Becker as his designee.

Motion: To approve Clark's appointment of Becker as RPPB's alternate designee to the CPC. M/S/C – Dumka/Rhodes/Approved, 11 in favor – 0 against – 0 abstentions/recusals.

- e. **RPPB Vacancies/Appointments (Renter-at-Large, PQ Dist. 6 & TH 2)** – Thom Clark/RPPB (Action Item)
- Clark noted that he had received a letter from the PQ Rec Council appointing Gore as their representative to RPPB.
 - Clark added that he would wait until Parker was present to appoint him as Chair of the Telecomm Committee.
 - Politte commented, incoming elected members should be seated at the beginning of the meeting following the election and the new officers elected so the new chair can appoint his committee chairs.
 - Clark informed the members that he received Brooks' (PQ District 7) resignation via email prior to the meeting.
 - Clark added, there are now vacancies for the Renter-at-Large, District 6 & 7 and TH 2 seats. He said, he had received 2 applications for the Renter-at-Large seat (Zachary Tanton & Melinda Vasquez). It was noted that Vasquez lives in District 7 and Tanton in District 1; Town Council Districts have totally different boundaries than RPPB Districts. Clark recommended that because we had not noticed the vacancy in District 7 yet, we would need to wait until the next meeting to make that appointment. He asked Vasquez if she would agree to change her application to the District 7 seat and wait until next month to be seated so we could fill both the Renter-at-Large and District 7 seats. With Vasquez in agreement, Clark said that he would like to appoint Zachary Tanton to the vacant Renter-at-Large seat.

- Zachary Tanton introduced himself and gave brief background info and why he wanted to be on RPPB.

Motion: To approve the appointment and seat Zachary Tanton to the Renter-at-Large seat for the remainder of the term (2012-2014). M/S/C – Politte/Surban/Approved, 12 in favor – 0 against – 0 abstentions/recusals.

- Discussion on the City Attorney’s Voting memo and it’s conflict with RPPB’s Bylaws which were approved by the City Attorney.

8. REPORTS.

a. Chair Report – Thom Clark

- Clark asked for a volunteer to take the Secretary position; no offers. He added that she offered to share the duties. Politte asked if someone or a couple members would take responsibility for the minutes.
- Clark asked the members to review the memo from the City Attorney’s office on voting and added that he would forward another memo on records retention via email.
- Clark thanked those who worked on the Khouli Residences appeal. Some of the fundamental elements that we presented about the Community Plan guidelines were not considered. He added that Will Rogers was able to max out development of the properties. Clark said, the Commissioners commented that we were putting too much emphasis on the massing, character and size not being in tune with 30 year old homes; is that a viable position for us to take and that we needed to be more open to different designs, scale, etc.
 - o Politte reviewed some of the comments made by the commissioners. Commissioner Naslund was the only one who seemed to favor our stand but with two commissioners not there, a split vote would have also denied our appeal. Commissioner Haase asked Rogers if they had looked at depressing the lower level even further to reduce the height. Rogers said it was too expensive. There was no discussion on the errors made by staff on this project and Politte said that she felt the confusion about this project shouldn’t have been our focus. Staff made so many errors throughout this process, missing biological requirements from the original MND in the amendment. Staff prepared an Errata sheet which was distributed a day before the Hearing Officer made their decision and we never received a copy until getting the report to the Commission. The staff said they reviewed this project, but can we be sure that they did?
 - o Bende noted that we could have appealed the Commission’s ruling to City Council if we found an error in the environmental review; time has elapse for that.
 - o Politte added that another question/comment a Commissioner made was about consistency in the set up of the land conservancy for the hillside across all the parcels.
 - o Politte asked if the Planning Board approved the three story homes that were built on Paymogo Court which were used by Rogers and staff to make the point that there are other 3 story homes in the neighborhood.
 - o Politte doesn’t believe that the Commissioners look at the Community Plan the way we interpret it.
 - o Rhodes said that it doesn’t make sense, when you go through the planning process, the City wants the houses to have a neighborhood look and feel to them.

To say that, well those were built 20-30 years ago and don't matter is wrong, that is the character of the neighborhood.

- o Politte added that a Commissioner said that homes on one side of the street shouldn't have to match the other.
- CIP Proposed Council Policy and Draft Prioritization Process – Clark stated that a presentation by Jeff (Code for America - who set up websites for this process) was given at the CPC meeting last week. Information is posted on the City website. CPGs will need to make their CIP recommendations by October 1st deadline. Clark noted that he would like to set up an Ad-Hoc Committee to review the new policy and requirements, to plan and set up our community outreach before the June 26th meeting. Then in collate the community's input and prepare a list for review and approval by RPPB to be submitted.
 - o Diehl recommended that we use the Fiesta to do our outreach; committee will also look at using the July Fireworks for the outreach.
 - o Committee volunteers were Surban, Shoecraft, Gore and Clark, but Clark added that he'd send out the details to the whole board if others wanted to participate.
- Master Bike Plan EIR was presented by Melissa Garcia at the CPC meeting, Clark reported. He added that other CPC members commented on the lack of community outreach on the EIR; comment period has expired and it should go to City Council for adoption in the next couple of weeks. The plan is proposed as a \$350 million program at build out.
 - o Bende asked if the CPC took action on the item to approve/deny the EIR?
 - o Clark said they voted 13 in favor with 12 voting against it.
 - o Discussion on why City Boards, Councils and Commissions have very limited minutes and that the details are in the recording, not the minutes.
 - o Clark suggested that we stay in contact with City Planning on the implementation of the Master Plan so we can be involved as a community in their decisions as to where to add and change bike routes and stress safety issues.
- b. Vice-Chair Report – Jon Becker, no report
- c. Secretary Report – Jeanine Politte
 - Politte deferred to Macshane to report on the status of the RCFE on Del Diablo Way.
 - o Macshane said that the RCFE license was in process; there is nothing RPPB can do to stop it. The operator has requested a license for 6 occupants.
 - o Politte said that Code Enforcement told her that we might be able complain if there are unrelated residents parking cars taking over the street (Mini-dorm ordinance). But when you read the ordinance, RCFE's are exempt. Until there is a problem, there isn't much we can do, but the neighbors will have to call licensing, code enforcement, the police dependent on the issue. Politte added that City Council is going to have to address these issues as more move into neighborhoods.
 - Politte reported that she had received emails from Mr. Carey complaining about the work being done on the Rancho Peñasquitos Blvd. medians changing over to draught tolerant landscaping (“a waste of taxpayer money”), the lack of clean up after a water line/main break on Rancho Peñasquitos Blvd. just prior to Memorial Day weekend and a request that the intersection at Calle del las Rosas be repaved because of pooling water. Emails were also sent to Lee Friedman so the Council office is in the loop.

d. Standing Committee Reports:

- Land Use (Ramesses Surban)
 - Surban reported that Kilroy would be back.
 - Camelot – Dumka gave a presentation and plans are in process. BMR LLC is working in partnership with Chelsea to develop the Senior Affordable Housing component of BMR, which will be adjacent to the Town Center. The project is planned as 100 units (1 BR & studio units).
 - Clark reported that he spoke with Rich Miller of PPH on the Extension of Time request; they are doing their water hydro modification study and PPH will be at a future meeting.
- Telecomm (Darren Parker) - no report

e. Ad Hoc Committee Reports:

- FBA/PFFP Prioritization (Keith Rhodes) – no report
- Doubletree Resort (Jeanine Politte)
 - Politte reported that she had filed a complaint on the street tree topping with Code Enforcement at the recommendation of Urban Forestry, to have the complaint returned saying that Urban Forestry would be the party to deal with a complaint. Politte forwarded the information back to Becker requesting he resend to Urban Forestry for action.
 - Politte reviewed the Channel 7 News report by Artie Ojeda focusing on the repurposing of the Doubletree Golf Course that aired on May 3rd. PQ-NE Action Group members and RPPB members were contacted to comment on the Laurus Corporation's wish to repurpose the golf course with 400 residential units. The video segment lasted approximately 1.5 minutes. Politte added that Pam Logemann with the Action Group met with David Graham from Councilmember Kersey's office today. She brought down copies of the documents that the Action Group had on the property and Permit 5206 along with some of the amendments. Logemann was going to see if staff would pull copies of all the permit/amendment documents. Discussion on zoning of DT golf course and the courses across the highway.
- Santa Fe Summit II & III (Darren Parker) – no report
- RPPB Electronic Media Site (Steve Gore)
 - Gore invited Tanton to join the committee.

f. Liaison and Organization Reports:

- Black Mountain Open Space Park (Bill Diehl) – no report
- Community Funds (Bill Diehl)
 - Diehl stated that he has repeatedly asked for the balances of our community funds and asked Jim Winters to send a request on our behalf, but we still haven't received them.
 - Looking to advance the funding for the Rolling Hills Tot Lot, but can't do so without knowing the balances.
- MCAS Miramar Community Leaders Forum (Dennis Spurr) – no report
- PQ Fire Safe Council (Dennis Spurr/Mike Shoecraft) – no report
- PQ Town Council (Cynthia Macshane)
 - Election of members was held at the Fiesta and officers will be elected at next meeting.

- PQ Recreation Council (Steve Gore)
 - Diehl reported that the new picnic tables at Hilltop were placed in wrong spots.
 - The right-of-entry permits for gopher mitigation at Hilltop and Ridgewood parks was signed; Rolling Hills park ROE is still in the works.
 - Diehl stated that the Torrey Meadows Neighborhood Park GDP was approved by the Area 1 committee and will go to design committee for review on June 12th, then to the Park & Recreation Board for approval.
- Los Pen Canyon Psv CAC (John Keating) – no report
- Park Village LMAD (Jon Becker) – no report
- Peñasquitos East LMAD (Bill Diehl)
 - Rancho Peñasquitos Blvd. median improvements are moving along.
- Torrey Highlands LMAD (Darren Parker) – no report
- Transportation Agencies (John Keating) – no report

Follow-up discussion on meeting flow:

Clark commented on Board meetings held under the Brown Act and his experiences with other boards. He hopes to keep the meeting flowing so everyone can be heard; will review Robert's Rules of Order for additional protocol.

- Politte said a motion can be made at any time and publicly noticed meetings should allow a chance for the public to be heard whether there is a motion on the floor or not.
- Bende stated that recusing is up to the individual and because there was no LUC decision, Rhodes would not have needed to recuse himself. He added that on some boards, if there is no decision coming out of committee, then the item doesn't get to the board level. The committee should deal with the finite details.
- Politte noted that some residents may not be able to attend the subcommittee meeting, shouldn't they be allowed to hear the full presentation and not just a recap.
- Gore recommended that the recap include the objective.
- Brief discussion on how Kilroy's previous projects have been in the pipeline for months to a year prior to us even finding out about it.
- Brief discussion on the June 26th meeting agenda and the flow of agenda items.

The meeting was adjourned at 10:56 pm.

Respectfully submitted,

Jeanine Politte

Approved 6/26/2013, 8 in favor – 0 against – 3 abstentions (Bende, Spurr & Becker).