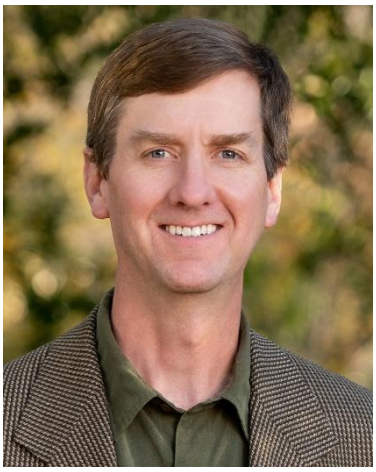
The Inside Scoop



April, 2025

Dear District 3 Resident,

My name is Peter De Hoff, your current City Council Representative for Poway's District 3. This monthly-ish newsletter one way of keeping you informed about some city government activities. My goal is to provide clear, accurate updates on current topics so you can stay engaged and informed.

Let me know if you'd like any further refinements!

Grab a Rake, Make a Difference – Twin Peaks Clean-Up Day!



Join Councilman Pikus and me on **Saturday, May 17th from 8:00 AM to 12:00 PM** for a *hands-on community clean-up* along Twin Peaks Road.

📍 **Meet at the corner of Silverset and Twin Peaks**
🧹 *We'll fan out from there!*

We'll be clearing fallen eucalyptus leaves to boost curb appeal, reduce fire risk, and shine a small spotlight on the funding shortfall in the Landscape Maintenance District for this area.

The City will provide bags, cans, and haul everything away—just bring gloves, a rake, and water. (and maybe a dust mask.) 😊

It's a great way to pitch in, meet neighbors, and show some love for our local landscape. Hope to see you out there making Poway a little cleaner and safer!

What's Really Behind Your Water Bill? Find Out This Saturday

Curious why your water rates keep rising? Join former Councilwoman Anita Edmondson and the GVCA as they host *Cathy Peroni*, a seasoned water engineer with over 20 years of experience in the San Diego region, for an eye-opening info session on what actually drives our water costs.



📍 **Poway Library**
🕙 **10:00 AM – 12:30 PM**

This is your chance to pull back the curtain on your water bill, learn what's really happening behind the numbers, and ask the questions that matter—before new rates are locked in for the next five years.

I've seen the slide deck—it's sharp, informative, and even taught me a thing or two. Don't miss this chance to get ahead of the curve.

RSVP to Anita at: anitaedmondson@sbcglobal.net

Poway Sues Councilmember Blain to Protect Taxpayers from Legal Risk



The City of Poway has filed a lawsuit against Councilmember Tony Blain to enforce compliance with the California Public Records Act and prevent the unlawful destruction of public records. This move was necessary to protect taxpayers from potentially unlimited legal liability that can stem from this type of behavior.

After multiple Public Records Requests (PRRs) and months of failed attempts to obtain voluntary compliance with the law, the city uncovered evidence that Councilmember Blain used private emails, text messages, and the encrypted Signal app encrypted app to conduct city business—then instructed others to delete messages to avoid disclosure.

An outside law firm reviewed the evidence and recommended legal action to prevent further risk. The lawsuit now moves into discovery, where Councilmember Blain will be required to testify under oath.

Looking Ahead



Tuning Up Old Poway Park: A New Beat for Local Business

This summer, Poway will consider a proposal to let small-scale live music take the stage at local favorites like Hop Stop and Uvas Winery in Old Poway Park.

The plan? A *Music Overlay Zone*—a Specific Plan Amendment designed to strike the right chord between supporting small businesses and preserving neighborhood peace. This initiative is a direct response to requests from local business owners and the community who want to see a little more life—and live music—brought to the area.

As this proposal moves forward, I'll be focused on making sure the volume stays reasonable, the vibe stays local, and nearby residents aren't left with noise instead of notes.

The goal is simple: make the area more vibrant without missing a beat on our quality of life.

The Retrospective

How to Find a Path Through Sacramento Blue's Housing Mandate Overreach

Lately, it feels like every news cycle brings another headline about dense housing cropping up across the San Diego region—stacked ADUs, Tiny Homes on stilts, shipping containers as multistory homes, and condos replacing open space. These aren't creative housing solutions; they're cookie-cutter top-down housing mandates from Sacramento Blue. Sold with policies that rely on the illusory promise of "mass transit" but in reality, deliver mass traffic.

These directives are the product of Sacramento Blue's push for high-density, taxpayer-subsidized housing with little regard for local character. While Poway has so far dodged the worst of the fallout, we're still flying in the storm's path. **So how has Poway managed to thread this political needle?**

Strategic Specific Plans

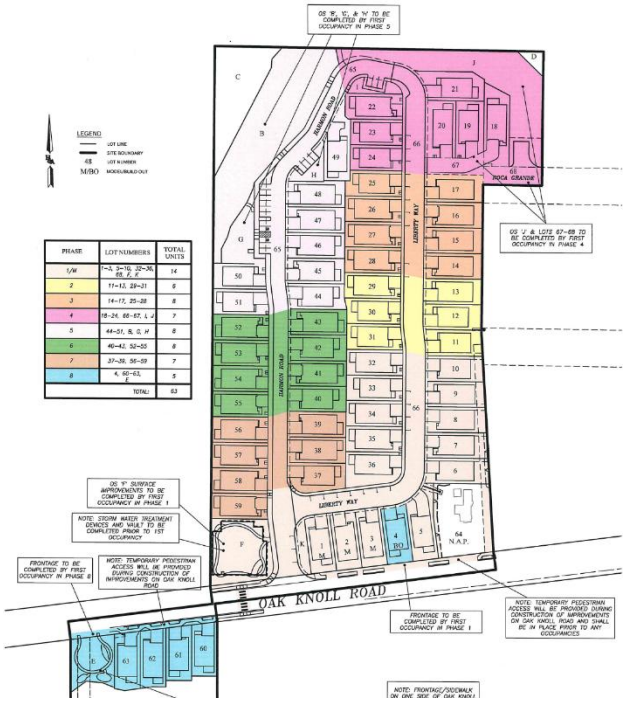
Think of them as our community's compass through the fog. In the hands of local leaders committed to preserving the spirit of Poway's General Plan, they become powerful tools to chart our own course—offering property owners a locally tailored path, the "Po-way", instead of handing the reins to Sacramento's bureaucratic bulldozer.

But Specific Plans cut both ways. In the hands of politicians with higher ambitions, they become tools for trading away a city's character in exchange for more housing units; currying favor in the currency of Sacramento Blue's political capital: taxpayer-subsidized housing quotas.

Thankfully, we've seen the better side of this process. The Poway Road Specific Plan, Prop P, and the Harmon Ranch Plan are recent examples where Specific Plans were used to keep development aligned with Poway's vision, and away from Sacramento's stack-and-pack sprawl.

Case in point: The Harmon Ranch Project

Tucked between Pomerado and Carriage on Oak Knoll Road, just south of the Kumeyaay Ipai Interpretive Center, this land had been family-owned since before anyone ever dreamed of a City in the Country. When the property passed to the next generation, they stood at a crossroads: stick with the General Plan's 59 single-family homes with fully captured parking, or avoid the seven-figure haircut and cash in on a state-sanctioned 200+-unit apartment complex.



The Sacramento Blue plan would have obliterated street parking on Oak Knoll, brought traffic chaos, and traded our rural charm for an urban eyesore.

Instead, the City of Poway offered a smarter route—A Specific Plan: 63 single-family homes—just a 7% density

bonus—with fully captured parking and the preservation of the historic "Harmon House." It wasn't just a compromise; it was a win-win.

The property owner took a smaller haircut, the neighborhood kept its character, and residents were spared the concrete canyon of a five story lot-line built apartment complex.

No project is perfect. Every development brings change—and with it, real impacts for the people who live closest. Construction noise, traffic shifts, and disruption aren't just abstract concerns; they land directly on the doorsteps of longtime residents who've built their lives here.

That's why every step of this project was approached with care, especially for those most directly affected. My ask for a counterclockwise buildout—Peach → Yellow → Orange → Pink on the Phased Buildout Map—wasn't just about logistics. It was about shielding the closest residents from the brunt of construction impacts as the project progresses; honoring their peace of mind while progress moved forward.

In a time when Sacramento Blue's one-size-fits-all mandates threaten to steamroll over local voices, this plan showed there's another way forward. One that values property rights *and* respects the lived experience of neighbors next door.

This plan was more than a smart policy decision—it was a promise kept that we don't trade away community character for outside housing agendas. We listen. We adapt. And we strategically use specific plans to build in a way that remembers who's already here.

Your Feedback Matters

I want to hear from you about what interests you most for future newsletters.
Your input will help shape future updates.

Thank you for taking the time to stay informed and engaged. Together, we can continue making Poway a great place to live.

Sincerely,

Peter De Hoff

Poway District 3 City Council Representative

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If you don't want to get this newsletter anymore, please reply "unsubscribe". If you want to add someone to the list, please let me know their contact information. – TIA

If you have a question or concern regarding governance in Poway, please email me at pdehoff@poway.org
Paid for by Peter De Hoff

Paid for by De Hoff for Poway City Council District 3, 2026
FPPC #: 1492464