

**Rancho Bernardo  
COMMUNITY PLANNING BOARD**

15721 Bernardo Heights Parkway  
Suite B, #230  
San Diego, CA 92128  
[www.RBPlanningBoard.com](http://www.RBPlanningBoard.com)

**AGENDA**

**September 21, 2006**

**7:00 P.M.**

**Rancho Bernardo Library  
17110 Bernardo Center Drive, top floor**

**CALL TO ORDER:** Jim Denton, Chair

**ADMINISTRATIVE MATTERS** (10 min)

- |                                     |                |
|-------------------------------------|----------------|
| 1. Roll Call                        | Robin Kaufman  |
| 2. Approval of Minutes              | Hydee Luthra   |
| 3. Corresponding Secretary's Report | Joe Dirks      |
| 4. Treasurer's Report               | Irving Sherman |

**CHAIR'S REMARKS:** (5 min) Jim Denton

**RESIDENT'S PERIOD:** (9 min) 3 min each Jim Denton

**LIAISON'S REPORTS:** (18 min) Non Board Members ~ 3 min each

- |   |                   |
|---|-------------------|
| 1. Planning Department                    | Brian Schoenfisch |
| 2. Council Member Brian Maienschein's Rep | Courtney Smith    |
| 3. Supervisor Pam Slater-Price's Rep      | Jim Gonsalves     |
| 4. Assemblyman George Plescia's Rep       | Andrew Lund       |
| 5. San Diego North Chamber of Commerce    | Gary Powers       |

**AGENDA: Voting Items** 10 min each

- |  |              |
|--|--------------|
| 1. Site Development Permit for Hanley Property | John Woods   |
| 2. Grace Church Hearing                        | John Woods   |
| 3. Bylaws Update                               | Ellen Willis |

**COMMITTEE REPORTS:** (25 min) 5 min each

- |  |                  |
|--|------------------|
| 1. Joint Traffic and Transportation    | Dick Katz        |
| 2. Regional Issues                     | Vicki Touchstone |
| 3. Development Review                  | John Woods       |
| 4. Neighborhood & City Code Compliance | Dick Walker      |
| 5. Publicity/Elections                 | Ellen Willis     |

**LIAISON REPORTS:** (27 min)

1. Development Representative
2. Industrial Representative
3. Commercial Representative
4. Community & Recreation Councils
5. San Dieguito River Valley Park
6. CPC
7. San Pasqual/Lake Hodges Planning Group
8. COMPACT/SANDAG
9. District Representatives

3 min each  
Marc Posthumus  
Tammie Wheatley  
John Woods  
Robin Kaufman  
Joe Howland  
Jim Denton  
Ellen Willis  
Richard House  
Ellen Willis

**OTHER BUSINESS:** (5 min)

**ADJOURNMENT**

**NEXT BOARD MEETING:**

October 19, 2006

**COMMITTEE MEETINGS:**

1. Joint Traffic and Transportation Committee, 7pm, September 25, 2006  
San Diego National Bank Building, Bernardo Center Dr., 2<sup>nd</sup> floor
2. Regional Issues Committee, 7pm, October 3, 2006  
Swim and Tennis Club
3. Development Review Committee, 5:30pm, October 3, 2006  
Swim and Tennis Club
4. Publicity/Elections Committee, 7pm, October 12, 2006  
Swim and Tennis Club
5. Neighborhood & City Code Compliance, 7pm, October 16, 2006  
Swim and Tennis Club
6. Administrative Committee, 6pm, October 9, 2006

**Rancho Bernardo Community Planning Board – 17 August 2006**  
**15721 Bernardo Heights Parkway, Ste B – 230 San Diego, CA 92128**  
<http://RBPlanningBoard.com>

CALL TO ORDER: Meeting called to order @ 7:03 PM by Jim Denton at Rancho Bernardo Library, 17110 Bernardo Center Drive.

ADMINISTRATIVE MATTERS:

**1. Roll Call by Robin Kaufman:**

			P=Present		A=Absent		E=Excused		*=Arrived after RC	
Vacant	Richard House	P	Ed Kronenberger	P	Marc Posthumus-	E	Irving Sherman-	P	Tammie Wheatley	P
Teri Denlinger-	P* Joseph Howland-	P	Martin Lave	P	Myrna Reese-	P	Carol Sliwa-	P	Ellen Willis	P
Jim Denton-	P Dick Katz-	P	Hydee Luthra	E	Sheryl Schane	P	Vicki Touchstone	P	John Woods	P
Marida Elliott	P Robin Kaufman-	P	Lee Okeson	P	Leatrice Segel	P	Dick Walker-	P	Total Seated @RC=	20

**2. Approval of Minutes:** Motion made, seconded and passed for approval of minutes of July meeting (18-0-1, abstention due to lack of opportunity to read). Mr. Denton mentioned that Mr. Cox has resigned from the Board. Since Martin was both Corresponding Secretary and our substitute Recording Secretary – those voids were filled by Vicki, Ellen and others. Jim also told us that Hydee (Recording Secretary) is on the mend and hopefully will be back with us soon.

**3. Corresponding Secretary’s Report:** Vicki Touchstone told us that the letter on the all way stop signs for Turtleback Lane was sent. She will also be sending a letter to our City Attorney advising him that we are not having a hearing on the Hooters project.

**4. Treasurer’s Report:** Irv Sherman told us our bank balance is \$1,630.66 and that will be increased by \$30 with a return of funds dispersed in error (via duplicate check). He also provided an overview on both our expenses and the grant for \$1000 being sought from the RB Community Foundation. After discussion - motion made, seconded and passed to accept the report as presented (20-0-0).

**Chair’s Remarks:** Jim Denton reminded all how much we need and seek the input of our community to help formulate our decisions. He mentioned the excellent coverage provided by Donna Harting in the RB News Journal and the great progress made by Ellen Willis with the Publicity and Elections Committee. Jim told us the RB Community Foundation is seeking applications for grants for neighborhood improvement projects (up to \$1000 available per grant, deadline 9/15). Mr. Denton talked about the recent water issue and the communication difficulties we experienced. He also asked Board members to be careful to represent themselves as private parties when participating in events on an unassigned basis. Jim mentioned that citizens should make their concerns and views also known to their associations – and not just to our Planning Board. Jim told us that PUSD has requested we defer our hearing on the request to initiate an amendment to the RB Community Plan in Bernardo Heights and we will consider that request when that agenda item is addressed tonight. Jim said our Board would be providing written input on the Gregory Canyon Landfill environmental impact.

**Residents’ Period:** *Richard House* told us the RB Inn was not working well with the citizens’ committee which was seeking compliance to the conditions agreed to in their CUP (Conditional Use Permit) and he asked that our Board assign a member to that committee to facilitate the process. They have had two meetings so far and were to have had them quarterly. Jim responded that he felt the Development Review committee should address this item. The chairman of the citizens’ committee provided an overview of the process to date and offered to provide detail as desired. He indicated the progress made and told us the Inn has been bending backward to provide compliance. He also said he is comfortable with Board involvement at any level desired. Jim requested that the committee advise Mr. Woods as to the situation with regard to

compliance to the conditions. Mr. House asked to be at that meeting to provide input (by bringing things to light) and Mr. Denton advised that it would be a scheduled Development Review agenda item.

### **Liaison Reports:**

- Planning Department – Brian Schoenfisch: Brian noted our agenda and the number of interested parties present. He offered to conserve time by just responding to questions. In response to a question about the pending church operation in the industrial area, Brian told us that the applicant wanted a 10 year CUP and we had voted to deny them any CUP. The City Attorney is looking at federal legislation that may be applicable and the City may consider a 5 year CUP as a compromise to avoid unnecessary legal challenges and expenses. Brian will make sure we are notified of when the item is scheduled to come before the City Council. Brian also advised us on how to proceed if there is an apparent non-compliance to RB Inn conditions.
- Council Member Brian Maienschein’s Office – Courtney Smith. Courtney talked about the e-coli scare and expressed the Council Members’ concern about the notification process (and she read a copy of a letter sent by Brian to our Mayor on this item.) Courtney told us that the final stop sign at Bernardo Oaks Drive and Bernardo Oaks Court will be installed in September. Courtney has been working with John Gates (manager – RB Inn) and Officer Lennon on getting portable speed monitor trailer signs into use on Bernardo Oaks Drive and Greens East. Courtney also told us an ordinance banning smoking in public parks or on beaches went into effect today and the fine is \$250.
- Supervisor Pam Slater’s Representative –Jim Gonsalves. Jim Gonsalves advised us items in the District 3 Slate (available on table in back) and highlighted both the grants provided and the Miramar joint use proposal. Jim told us a position paper would be forthcoming next month telling us why our Supervisor is opposed to a joint use at Miramar.
- Assemblyman George Plescia’s Representative – Andrew Lund: Not present and no report
- SANDAG – Kathy Keehan: Not present and no report.
- San Diego North Chamber of Commerce –Gary Powers: Not present and no report.

### **AGENDA:**

- 1 **Opening in Seven Oaks, District E** ~ Jim Denton: Jim asked who would like to apply for the vacant seat. Joe Dirks said he would and no one else indicated such an interest. Motion for Joe’s appointment made, seconded and passed (20-0-0). Joe was seated on the Board.
- 2 **Opening for Corresponding Secretary** ~ Jim Denton: Jim asked who would be willing to accept Corresponding Secretary’s responsibility. Joe Dirks said he would and no one else indicated an interest. Motion for Joe’s appointment made, seconded and passed (20-0-1; Mr. Dirks did not vote on this item to avoid any appearance of a conflict of interest).
- 3 **Gregory Canyon Landfill Information and proposed letter by Joint Traffic Committee** ~ Nancy Chase: Keith introduced himself as representing Nancy Chase and he told us that under a worse case scenario – the number of trucks per day would not exceed 89 per day (or 178 including the return of round trips), the purchased reclaimed water would be used for 6 to 9 months of clay liner compaction only in years 1, 6 and 14 (3 of the 30 year life span of the landfill) and 2 hours of each 11 hour day are set aside for water truck trips to not impact school transportation. The private landfill has been twice approved by the voters and the Miramar Landfill is already scheduled to close in 2007. A motion was made and seconded for a letter to be sent asking for an environmental review of the proposed truck usage. After discussion, including points to be made in the letter, the motion was amended to also request data that is not yet clear and the motion was passed (21-0-0).
- 4 **City Lease for Dan Dieguito River Park’s Lake Hodges Pedestrian Bicycle Bridge** ~ Vicki Touchstone: Vicki made a motion to have a letter in support of the City leasing the park to the River Park for construction of the bridge. Joe Howland told us that only one bid (over 9 million dollars) has been received for construction of the bridge and it is significantly over the amount projected (5.5 million dollars). During discussion it was said our letter of support would provide one less obstacle. Motion was seconded and passed (21-0-0).
- 5 **Request to Initiate an Amendment to the RB Community Plan in Bernardo Heights** ~ Doug Mann, PUSD: Jim Denton told us that the school district has asked that the item be tabled for

continuance to allow them to explore options with the community. Motion was made and seconded to table the agenda item. *Nick Anastasopoulos* (V.P.-C.A.B.H.) told us that the community association wanted an opportunity to obtain input from the 29 associations in Bernardo Heights before they made a final recommendation on this matter. He shared their initial thoughts (they'd rather have a low density residential project than an unsupervised and possibly lighted recreational facility). He also talked about the possibility of setting up joint use agreements to use existing facilities in lieu of developing the site for recreation. *Cynthia Haas* told us that PUSD is not looking to sell the property, but is looking at exchanging it – thus they might not have to offer it for sale to the City for recreational usage. *Kelly Contratto* spoke in favor of tabling the motion and pointed out that a community plan amendment to change the school site to a residential site should require the recreational needs of the community to be addressed (as a first consideration – page 56, RB Community Plan - if a site is not needed for a school, it should first be considered for a community park or recreation facility.). *Vicki Touchstone* pointed out that the school district was not answerable to the City for usage of its property. *Brian Schoenfisch* pointed out that a different owner of the property would not have that exemption to fall back on without approval of the City Council. *Tom Kluczynski* spoke in favor of the table issue and expressed dismay at the seeming inference that it was a Bernardo Heights concern, rather than a Rancho Bernardo community concern. Another resident *Danny* spoke in favor of tabling the item. *Dick Katz* said he was not in favor of a delay as he felt the school district does not need new administrative facilities and the previously stated water tower safety concern objection to a school should apply to any projected residential development and he also does not appreciate having been threatened with an Abraxas school construction. *Robin Kaufman*, speaking as a member of the Recreational Council, spoke in favor of putting this item on hold as she said lights from a development could also prove to be objectionable and she thought the City needs to look into its Charter regarding needed land for Parks and Recreation per population density. She mentioned that we are already short 34 acres in RB without new residential construction. Robin said that if we were not going to get the 10.8 acres of the present site, we ought to get some Parks and Recreation land designated with a Community Plan amendment. *John Woods* spoke against the continuance and have us make a strong statement by doing so against the plan for changing the community plan. *Vicki Touchstone* made the point that the PUSD has pulled their application and *Brian Schoenfisch* confirmed that the application had been pulled and emphasized that it is a community wide issue as the amendment would be to the entire Rancho Bernardo Community Plan and it would affect population density (# of residential units) per park/recreational area, street system, public facilities (water & sewer), traffic studies, etc.. He made the point that tabling the issue would enable many more interested parties to become involved in the process. *Lee Okeson* spoke in favor of tabling – and stated to do otherwise would push the item into a hearing, and at this point that would make our input irrelevant. *Jim Denton* noted that by voting for a continuance, the community plan would remain unchanged and the school district would have its opportunity to explore options. Motion for tabling the item with an indefinite continuance was passed (18-3-0).

- 6 **Redirection Flow for the Green Valley Creek Trunk Sewer** ~ Vicki Touchstone: Vicki said that the City has returned to Regional Issues on this item to seek support that the trunk sewer line should remain where it is (and avoid significant costs involved with moving it into the street). Regional Issues concurs and Vicki made the motion to support the trunk sewer line remaining where it is. The City has promised to come back to us to work with how they would enable access to do necessary work on that trunk sewer line. The motion was seconded and passed (20-0-0).

### **Committee Reports**

1. Joint Traffic & Transportation – Dick Katz gave a brief overview and suggested those interested to review the committee's minutes.
2. Regional Issues – Vicki Touchstone told us that the committee notes are now on the web site.

3. Development Review – John Woods told us there was no meeting last month but there will be one on the 5<sup>th</sup> of September and they will have the RB Inn on the Agenda.
4. Neighborhood & City Code Compliance – Dick Walker reminded all that the 2<sup>nd</sup> monthly Code Compliance meeting is scheduled for this coming Monday and Ida Ford has been invited. Dick described the work and progress made with mailboxes on sidewalks interfering with the disabled's ability to get past them. Mr. Walker passed around RBPB business cards that he had obtained in the past and also recalled that we once also had nametags. Jim Denton said we'd look into the obtaining of business cards and nametags for our members.
5. Publicity/Elections - Ellen Willis told us that illustrated posters are composed and distributed to community centers as soon as they know what the agenda will be for our Planning Board meeting.

#### **Liaison Reports**

1. Development Representative – Marc Posthumus. Not present and no report.
2. Industrial Representative – Tammie Wheatley. Tammie alerted us to upcoming moves by our Industrial neighbors.
3. Commercial Representative – John Woods. John told us the internal demolition has started in Hooters. Jim Denton noticed the graffiti has been removed. John also told us an Asian buffet is moving into the building where Acapulco was located.
4. Community & Recreation Councils – Robin Kaufman: Robin told us Hooters promptly responded to a Community Council request by removing all the graffiti on their building (not just what faced the highway.) There is no guest speaker scheduled for this month's Community Council meeting. The Recreation Council is going to have its annual fundraiser on October 22<sup>nd</sup> – a Sunday.
5. San Dieguito River Valley Park – Joe Howland: Joe said that he did not have much to add to what he's already provided this evening. Joe did provide information of the re-routing of the new high tension power lines (SDGE Power Link).
6. CPC – Jim Denton: They will be having a special meeting next week to review the housing element of the City Plan.
7. San Pasqual/Lake Hodges Planning Group – Ellen Willis advised us they have approved the bridge and they also contacted KUSI's "It ain't right" and there appears to be some movement towards getting bids for opening the Isabel Creek Valley Road.
8. COMPACT – Richard told us there was no formalization of COMPACT's last meeting wherein they were very concerned with the City issuing bonds as a quick fix to the deficit. Mr. House also said he would pick up on reporting on SANDAG activities.
9. Community HOA Liaisons – Ellen Willis had nothing new to report.

OTHER BUSINESS – No other business was brought to the floor.

ADJOURNMENT – Meeting was adjourned at approximately 9:00 PM.