



Rancho Bernardo Community Planning Board
 12463 Rancho Bernardo Road #523, San Diego, CA 92198
www.rbplanningboard.com

April 18, 2019, 7:00 PM
Meeting Minutes

Bernardo Heights Community Center
16150 Bernardo Heights Parkway (Off of Avenida Venusto), San Diego, CA 92128

<u>2018 RB PLANNING BOARD</u>									
P = present		A = absent		ARC = arrived after roll call					
Sonny Googins	P	Patrick Vincent	P	Benjamin Wier	P	Gary Long	P		
Thomas Lettington	A	Dan Grobee	A	Robin Kaufman	P	Mike Lutz	A		
Terry Norwood	A	Sherry Guthrie	P	Vicki Touchstone	P				
Hugh Rothman	P	Mark Heuttinger	P	Jenny Yu	P			Total Seated	14
								Total in Attendance	10

- ITEM #1** **Call to Order/Roll Call:** Election Committee Co-chair Sherry Guthrie called the meeting to order. A quorum was met with 10 out of 14 members in attendance for the first meeting of our new year.
- ITEM #2** **Seat New Members/Thank Retiring Members:** Robin Kaufman took a few moments to thank all the members who were stepping down, giving them each thank you cards and certificates of appreciation. This included: Ruth Coddington, Scott Hall, Mel Zadeh, Joel Doss, Kyle Turner and Sherry Guthrie.
- ITEM #3** **Non-agenda public comment (3 minutes per speaker):** None.
- ITEM #4** **Government Staff Reports:** **Information Item**
 Monique Tello from Councilman Kersey’s office informed us the 2020 fiscal budget will be discussed by City Council next week. The City has approved funds for street improvements and safety improvements for parks.
- ITEM #5** **Request Community Members to Identify Themselves if Interested in Appointment to Open Vacancies in Districts B, C, D, E, and F and Appoint Qualifying Candidates:** **Voting Item**
 None.
- ITEM #6** **Election of Officers:** **Voting Item**
 Election Committee Co-chair Sherry Guthrie announced the positions for election this year include Chair, Vice Chair, Treasurer, Secretary. It was agreed to make motions for each position and then vote on all of them at one time. Motion made Gary Long/Sonny Googins to have Robin Kaufman as Chair. Motion made Robin Kaufman/Gary Long to have Patrick Vincent as Vice Chair. Motion made Gary Long/Robin Kaufman to have Benjamin Wier as Secretary. Motion made Robin Kaufman/Mark Heuttinger to have Gary Long as Treasurer. Vote to approve the aforementioned passed unanimously, 14-0-0.
- ITEM #7** **Modification and Adoption of Agenda:** **Voting Item**
 Motion made Sonny Googins/Gary Long to accept the agenda as presented. Motion passed unanimously, 14-0-0.

ITEM #8**Administrative Items:****Voting Items**

- a. Approve March 21, 2019 Meeting Minutes: Motion made Gary Long/Ben Wier to accept the minutes as presented. Motion passed 11-0-3 with Vicki Touchstone, Mark Heuttinger and Hugh Rothman abstaining as they were not present at the March meeting.
- b. Approve Treasurer's Report: Motion made Gary Long/Patrick Vincent to accept the Treasurer's report of \$322.95 in our savings and \$500 in our City account.

ITEM #9**Ivy Leaf School Conditional Use Permit; 16469 Bernardo Center Drive:****Voting Item**

Proposal for a 5,265-square-foot education center on the ground floor of a two-story existing building. Improvements are limited to the interior of the building, which will involve combining two existing suites and then creating 8 general classrooms, 2 private music rooms, one dance room, one art room, and office space. The zone allows K-G12 classes with a maximum of 300 students. The applicant provided additional details at the meeting. The following motion was made by Vicki Touchstone/Sonny Googins: The Rancho Bernardo Community Planning Board, having reviewed and considered the proposed Ivy Leaf School Conditional Use Permit (CUP) to allow the operation of an education center at 16469 Bernardo Center Drive in the CC-2-3 zone, recommends City staff and Planning Commission approval of the CUP, with the understanding that no traffic queuing will be permitted for this use. We make this recommendation based on the following findings:

- 1) The proposed development will not adversely affect the applicable land use plan;

The Rancho Bernardo Community Plan (page 24) identifies the commercial areas in the vicinity of I-15 and Bernardo Center Drive as areas that should accommodate visitor-oriented, commercial-recreation and special community-serving commercial activities. The proposed Ivy Leaf School would fall into the category of a special community-serving commercial activity, as it would provide educational programs, such as after school and summer programs, along with arts and music programs, at a location convenient for families within Rancho Bernardo and surrounding communities. Therefore, the proposal would be consistent with the intent of the community plan for this commercially designated area.

- 2) The proposed development will not be detrimental to the public health, safety, and welfare;

The proposal to locate an education center at this site would not be detrimental to the public health, safety, and welfare, and would be one of several youth-oriented activities in this center.

- 3) The proposed development will comply with the regulations of the Land Development Code including any allowable deviations pursuant to the Land Development Code;

The purpose of the CC zones is to accommodate community-serving commercial services. We consider this educational center to be community-serving and based on the information provided, the proposal does not appear to deviate from the Land Development Code.

- 4) The proposed use is appropriate at the proposed location.

Included in the recommended uses for this site are special community-serving commercial activities. The proposed use fits into that category. In addition, there are at least two other youth-oriented uses now occupying this commercial center.

Motion passed unanimously, 14-0-0.

ITEM #10**Bernardo Heights Community Center Entrance Signs:****Voting Item**

Installation of two illuminated monument signs, one 36 square feet and one 26 square feet, for the Bernardo Heights Community Center. The item was presented by the Community Association of Bernardo Heights (CABH) manager, Byron Mettler. After the presentation resident Mr. Molaner commented he was not in favor as he felt the residents of Bernardo

Heights were not properly informed of any meetings that discussed the matter. He didn't feel \$20,000 was an appropriate use of CABH funds. He did not like the very modern sign. After several questions and comments from the Board, a motion made Patrick Vincent/Hugh Rothman to approve the sign. Motion did not pass 4-3-3. In favor – Hugh Rothman, Gary Long, Mark Heuttinger, Sonny Googins. Those not in favor: Sherry Guthrie, Jenny Yu, Robin Kaufman. Those abstaining as the City already approved the sign: Vicki Touchstone, Ben Wier, Patrick Vincent.

ITEM #11 **Rancho Bernardo Marijuana Outlet; 16375 Bernardo Center:** **Voting Item**
Proposal for a 11,930-square-foot one-story marijuana outlet in a stand-alone building (CC-2-3 Zone) located on the east side of Bernardo Center Drive near the north bound I-15 exit at Bernardo Center Drive. The proposal would involve demolition within the interior of the existing building to create new spaces such as sales dispensary areas (general, boutique, and personal shopper areas), offices, a large waiting area, a small waiting area, conference room, guard station, vault, and restrooms. Note: The Development Review Committee did not hear this item, therefore, only guidance on making a recommendation is provided. During the presentation, we were informed the applicant (Khoan Nguyen) has downsized the area to 6,647 square feet. Employees will be asked to park off site and be shuttled to/from their vehicles. Mr. Bourachi, owner of the parking lot area and two standalone buildings in the complex supported the comments and project. Several residents spoke on the matter: Jim Wills and members of Hope United Church are opposed to having the outlet in Rancho Bernardo and so close to the church and several child based businesses in the center. Jennifer Neno, also from Hope United Church, along with their pastor and others are opposed for similar reasons. Becky Rapp is opposed. Concerned of sign spinners promoting it on various corners and billboards promoting it in our communities to come to our community. Is also concerned that they may incorporate delivery of items. Kathy Lippett also opposed it for similar reasons. Judy Stanger expressed concerns of sign spinners, billboards, bus advertisements, delivery concerns. Annie Casasalguero - spoke against. Mindy Bullock sent an email speaking against the project which Robin Kaufman read. Ms. Jaquell also opposed for similar reasons. Due to the new information about the change in size and other details, a motion was made Vicki Touchstone/Gary Long to table a vote on this matter until we receive new detailed study information from the City Department Services Department. Motion passed unanimously, 14-0-0.

ITEM #12 **Annual Chair Report:** **Voting Item**
The outgoing Chair will present the Annual Report to be sent to the City. Robin Kaufman presented the annual report to the Board. Motion made Robin Kaufman/Vicki Touchstone to approve the annual report, send it to the City, Tony Kempton (our City Planner) and post on our website. Motion passed unanimously, 14-0-0.

ITEM #13 **Appointment of Subcommittee Chairs:** **Voting Item**
Committees include: Development Review, Regional Issues, Traffic and Transportation, Community Outreach. Motion made Robin Kaufman/Sherry Guthrie to appoint Vicki Touchstone as Chair of Development Relations and Regional Issues committees and Robin Kaufman as Chair of the Traffic and Transportation committee.

ITEM #14 **Appointment of Subcommittee Resident Members:** **Voting Item**
All subcommittees may have resident members as long as the resident members do not hold a majority of positions on the subcommittees. The resident members are appointed by the Chair and approved by the full board membership present. No residents expressed interest at this time.

ITEM #15 **Appointment of Liaisons:** **Voting Item**
 Community Council, Community Planners Committee (CPC), Recreation Advisory Board, San Dieguito River Park, San Pasqual/Lake Hodges Planning Group, SANDAG, Commercial Representative. All liaisons will be appointed by the Chair and approved by the full board membership present. The Board approved the following appointments unanimously, 14-0-0:
 Vicki Touchstone/Patrick Vincent as CPC liaisons
 Robin Kaufman as Community Council liaison
 Hugh Rothman as Recreation Advisory Board liaison
 Sonny Googins/Vicki Touchstone as San Pasqual/Lake Hodges Planning Group Liaison

ITEM #16 **RB Alive Update:** **Information Item**
 A brief update on what will be needed for the event and who can assist with the shifts. The event is scheduled for Sunday, June 2nd. A sign up sheet for shirts will be distributed to members.

ITEM #17 **Sub-Committee Reports:** **Information Item**
 Development Review..... Vicki Touchstone: Draft meeting notes attached*
 Regional Issues..... Vicki Touchstone: not sure if there will be a meeting
 Traffic & Transportation..... Robin Kaufman: not sure if there will be a meeting
 Election Ad Hoc Procedure Development Ad Hoc Committee: completed their function for now

ITEM #18 **Liaison Reports:** **Information Item**
 Community Council.....Robin Kaufman (Report attached)*
 Community Planners Committee (CPC)..... Vicki Touchstone (Report attached)*
 Recreation Advisory Board..... Robin Kaufman (Report attached)*
 SANDAG..... Robin Kaufman submitted a report to the group*
 San Dieguito River Park
 San Pasqual/Lake Hodges Planning Group....
 Commercial Representative

ITEM #19 **OLD BUSINESS ITEM:**

ITEM #20 **NEW BUSINESS:**

ADJOURNMENT:

STANDING COMMITTEE MEETINGS: Regular meeting dates & times for committees will be set.

<p><u>Administrative Committee</u> The Monday 10 days prior to Regular Meeting, 6 PM Bernardo Heights Community Center</p>	<p><u>Traffic & Transportation Committee</u> 6: First Monday of each month, 6 PM Bernardo Heights Community Center</p>
<p><u>Development Review Committee</u> First Tuesday of each month, 6 PM Bernardo Heights Community Center</p>	<p><u>Regional Issues Committee</u> First Tuesday of each month, 7 PM Bernardo Heights Community Center</p>

***RB Community Council Summary by Robin Kaufman:**
 -the Board approved an insurance ad hoc to review other agencies by 2020 expiration date.
 -the Board approved the breakdown of earth day fair funds

- the Board approved date for the 9th annual safety fair in September
- the Board approved the community flag contest winners
- the Board approved funds for RB Alive booth
- the Board discussed safety issues in the Westwood/Industrial park area

***Recreation Advisory Board:**

The Board did not meet in April but hosted the 21st annual Spring Fling egg hunt and more on Saturday, April 13. It always attracts hundreds of children up to 12 years of age.

***SANDAG:**

April 5, 2019 - In celebration of Bike Month in May, SANDAG has awarded 20 grants to organizations around the San Diego region to fund events that encourage biking.

The GO by BIKE Mini-Grants, issued by the SANDAG iCommute program, will fund [free community events](#) that include a variety of bike rides, a guided bike tour, bike rodeos, a bike scavenger hunt, bike-in movies, and bike education, safety and maintenance.

These grants support the ongoing effort by SANDAG to encourage people to GO by BIKE, maintain an active lifestyle, and help reduce greenhouse gas emissions. With more than 1,570 miles of bikeways, the San Diego region is one of the best places in the country for people to GO by BIKE.

For more than 20 years, SANDAG has hosted the region's most popular Bike Month event, SANDAG Bike to Work Day. This year, the event will be held on Thursday, May 16.

April 10, 2019 - SANDAG collaborated with UC San Diego to host the Pepper Canyon Mobility Hub Designathon on April 6-7. More than 200 students, professionals, and community members participated in the two-day event. SANDAG Chair and Mayor of Poway Steve Vaus was in attendance, as well as San Diego Council President Pro Tem Barbara Bry.

Mobility hubs are places that combine services, amenities, and supporting technology to enhance the travel experience such as bike/scooter share services and parking areas, package delivery services, and real-time travel information. The SANDAG Mid-Coast Mobility Hub Strategy team is preparing conceptual plans for incorporating mobility hub features at each of the nine new Trolley stations that are being constructed as part of the Mid-Coast Trolley project.

***DEVELOPMENT REVIEW COMMITTEE MEETING: Draft Meeting Notes for April 2, 2019**

1. Call to Order – Chair called the meeting to order at 6:02 PM.
2. Roll – Present: Robin Kaufman, Gary Long, Jenny Yu, Sonny Googins, Vicki Touchstone Absent: Scott Hall
3. Public Comment - None
4. Approval of Meeting Minutes from October 2, 2018 were approved 4-0-1 (Robin was not at the last meeting).
5. Chair Comments – Status of the marijuana outlet, the applicant was contacted, but was not ready to meet.
6. Project Review

a. **Ivy Leaf School Conditional Use Permit; 16469 Bernardo Center Drive**

This is a proposal for a 5,265-square-foot education center on the ground floor of the two-story existing building at 16469 Bernardo Center Drive. The location is just to the north of Brother Provisions. Improvements to the structure to accommodate the use would be limited to the interior of the building and will involve combining two existing suites and then creating 8 general classrooms, 2 private music rooms, one dance room, one art room, and office space. The zone allows K-G12 classes with a maximum of 300 students.

The applicant and his consultants were present at the meeting and gave a presentation and answered questions. An assessment letter was previously issued by the City and the applicant spoke to the issues raised in the assessment letter.

The primary intent of the project is to provide after school enhancement programs for students in kindergarten through 12th grade, as well as opportunities for summer classes, weekend classes, and classes during scheduled school breaks depending upon the demand for such classes. After school class would run from about 3 pm to 7 pm, with instructor staff generally present from 2 pm to 8 pm. The facility will accommodate a maximum of 150 students and is expected to include a staff of from 15 to 17 individuals. The CUP application is requesting the ability to use the facility seven days a week from 9 am to 9 pm for general education and arts classes.

Questions about adequate parking were raised. The applicant has conducted a traffic study that indicates the site has adequate parking. Many students will be dropped off and picked up by their parents. There was a question about traffic on Bernardo Center Drive in this location, but no issues were raised by the City.

The committee voted 5-0-0 to recommend approval of the project as presented.

b. Bernardo Heights Community Center Entrance Signs

Byron Mettler, General Manager of the Community Association of Bernardo Heights, presented the design for an illuminated monument sign that is proposed for installation near the entrance to the community center off Avenida Venusto. There was some discussion regarding the City's approval process and the associations dissemination of information about the new sign to residents. One resident was present who was opposed to the design of the site. There were questions about the lighting of the lettering (which will be backlit), materials (black granite and dark wood), and whether or not the sign met the City's "breakaway" standards. The Committee decided to table the item (5-0-0) and send the item onto the full Board for possible consideration.

Adjourn – 6:52 PM

***Notes from the Community Planners Committee Meeting of March 26, 2019:**

Mixed Use Regulations – The Planning Department staff gave a presentation on new Mixed Use Regulations. The proposal includes two broad categories of zones, RMX (residential mixed use) and EMX (employment mixed use). The zones are set up for primary and secondary uses with increasing density and heights and a variety of formats and mixture of uses. During future rezone actions, the RMX/EMX zones would be available for use citywide within Transit Priority Areas. This measure does not replace existing zones. Six new zones will be created that permit rather than mandate vertical or horizontal mix of employment and residential uses. These new zones will support the need to locate housing near jobs within Transit Priority Areas and focus on activating street level uses and creating usable outdoor spaces. These new zones would be applied as part of plan updates or plan amendments. See fact sheet and draft regulations for more information. The CPC supported the creation of these new zones by a vote of 15-8.

Housing the Next 1 Million – Representatives from Housing the Next 1 Million coalition presented information on how they could assist various groups and communities in addressing housing needs within the community as population and housing demand increase. Information at <https://hn1m.org/>.

Requirements for CPGs – A new public roster is being prepared. It will include only emails for members instead of phone numbers. Some members were concerned about emails being used on public rosters. Rosters need to be turned into the Planning Department once elections are over and they must be kept current. They recommended establishing a CPG email address if you don't already have one.

In-person COW scheduled for May 18, 2019 and PCOW is scheduled for June 27, 2019.

The next CPC meeting will address the next round of CIP recommendations.

Other Issues of Interest

A committee to overhaul Community Planning Groups is being formed. Land Use and Housing on a vote of 4-0 approved a committee comprised of 11 members - 3 CPC, 2 small business, 1 BIA, 1 Infill Developer, 1 Planning Commission (past or present), 1 Transit/Mobility advocacy organization (Circulate San Diego), 1 DSD or Planning Department Staff, 1 Environmental or Climate Change advocacy organization. This still has to go to the full Council. Of interest is the fact that the Land Use and Housing Chair did not inform CPC or the CPGs about this item being on the agenda.

With respect to the CEQA changes to the Land Development Code, the staff replaced with the original proposal with no specified days. The new proposed language will be requested from staff.

PROPOSED MIXED-USE ZONING DIVISION – FACT SHEET 3.26.19

WHY DO WE NEED IT?

- Implement the Climate Action Plan
- Address housing demands
- Keep up with employment trends
- Provide development flexibility
- Currently the City does not have a true mixed-use zone

WHAT WE PROPOSE?

- A new division within the Land Development Code.
- Six new zones that permit, rather than mandate a vertical or horizontal mix of employment and residential uses.
- Zones to be applied within Transit Priority Areas (TPA's).
- Transition to F.A.R. – based zoning.
- Mixed-use based on primary and secondary uses.
- Primary Use must be a minimum of 51% - Secondary Use must be more than 10%.
- Three RMX Zones – primary use is Residential, secondary use may also be Residential so long as it meets certain criteria.
- Three EMX Zones – primary use is Employment (non-residential), secondary use may also be another non-residential use so long as it is a different use than the primary use.

WHAT IT DOES?

- Support the need to locate housing near jobs within TPA's.
- Accommodates a flexible mix of uses and requires a physical pattern of development that supports the Climate Action Plan goals.
- Ground-floor flexibility which promotes activation yet provides flexibility of uses as to ensure the ground-floor space is not vacant for years after residential units have been leased or sold.
- Integrate vertical mixing of project components into a single structure or a horizontal mixing of uses which may include separate structures on separate parcels of land.
- Supports the innovation economy by allowing for R&D, incubator, and co-work spaces.

NEXT STEPS?

- CMT /TAC – recommended approval March 13, 2019
- Planning Commission – April 4, 2019

The Draft Code Language for Mixed Used document was distributed to members for review (3-26-19).