



Rancho Bernardo Community Planning Board
PO Box 270831, San Diego, CA 92198
www.rbplanningboard.com

JUNE 20, 2013 Minutes

**7:00 PM, @ RB Swim & Tennis Club Club 21 Room
16955 Bernardo Oaks Drive**

- ITEM #1** **CALL TO ORDER – REGULAR MEETING:** Meeting called to order 7:01 pm by Richard House, Chair. In attendance: Fred Gahm, Robin Kaufman, John Cochran, Teri Denlinger, Roberta Mikles, Wolfie Pores, Richard House, Matt Stockton, Joe Dirks, Glen Vaughan, Dou Dell'Angela, Vicki Touchstone, Eugenia Contratto, Mike Lutz. Absent: Peter Tereschuck, Kim Coutts. A quorum was met: 14 out of 16 in attendance.
- ITEM #2** **NON-AGENDA PUBLIC COMMENT:**
-Mitch Berner from Public Solutions informed those in attendance that a fifth Starbucks is being considered in Rancho Bernardo. This will be a drive thru, next to California Bank and Trust at 16796 Bernardo Center Drive.
-Mayra Vazquez from Councilman Kersey's office invited the public to a Budget and Finance Forum at the Rancho Penasquitos library on June 26, 6-8 pm.
- ITEM #3** **MODIFICATIONS TO AGENDA / ADOPT DRAFT AGENDA:**
-Motion made Richard House/Wolfie Pores to place item #14 (Verizon/Oaks North Project) as item #7 and move item #7 (Proposed Project Rankings...) to item #14. Motion passed unanimously.
- ITEM #4** **CHAIR REMARKS**
None.
- ITEM #5** **BARROW EMERSON FROM SANDAG—ON ENHANCED BRT
BUS SERVICE FOR RB:**
-Barrow Emerson relayed currently proposed information on enhanced bus service for our community which will start next year. This will include inbound and outbound services all day and/or some am/pm service. Changes to neighborhood routes will be reviewed next year and a new BRT station will be completed in the Sabre Springs/Rancho Penasquitos areas as well as Miramar College in 2014. All this information and more can be seen at 'Keep San Diego Moving' on the City web site.
- ITEM #6** **ADMINISTRATIVE ITEMS:**
-Motion made Roberta Mikles/Fred Gahm to accept May 16 minutes with one voting correction. Motion passed 13-0-1 (Teri Denlinger abstained as she was not present at the May 16 meeting). A corrected copy will be sent to all members and then posted on the City website by the Secretary.

-Treasurer Fred Gahm reported we presently have \$816.34 in the grant account and \$427.63 in the savings account. He also reported we spent more than the allotted \$100 for RB Alive. Vicki commented she was donating her spendings for the event. Motion made Vicki Touchstone/Roberta Mikles to accept the treasurer's report. Motion passed unanimously.
- ITEM #6a** **RESIDENTS WISHING TO PRESENT THEMSELVES FOR BOARD VACANCIES:**
None at this time.
- ITEM #7** **VERIZON/OAKS NORTH PROJECT:**
-Ron Stevens from the Oaks North Community Board of Directors commented the Oaks North Board is still supporting the original concept, but pending Plancom/Verizon issues, the Oaks North Board would like our support of putting this project on hold.
-Orlando Uribe, Oaks North Community Center's Manager, reiterated the Oaks North Board

approved the project in concept until the final specs, etc., were ready to be presented to their Board. This was not done yet. Therefore, he too asked that we hold off on supporting the project until all details are reviewed. Motion made Richard House/Roberta Mikles that we not approve the application until there is a legal avenue of approval. See attached document for full comments by Ron Stevens. Motion passed unanimously.

ITEM #8

CHANGE THE BOARD MEETING START TIME TO 6:30 PM:

-Motion made Richard House/Robin Kaufman to change start time to 6:30 pm to help end meetings earlier. After some discussion, motion failed 2-12-0 in order to help accommodate two members who said it would not give them time to come from work and eat prior to the meeting.

ITEM #9

APPOINT JOHN KOWALSKI AS RESIDENT MEMBER TO REGIONAL ISSUES COMMITTEE:

-Motion made Richard House/Vicki Touchstone to add John Kowalski as a resident member of the Regional Issues Committee. Motion passed 12-2-0 (Joe Dirks, Robin Kaufman).

ITEM #10

APPOINT GEORGE LEITNER AS RESIDENT MEMBER TO DEVELOPMENT REVIEW COMMITTEE:

-Motion made Richard House/Matt Stockton to add George Leitner as a resident member of the Development Review Committee. Motion passed unanimously.

ITEM #11

REALLOCATION OF RB FOUNDATION GRANT FUND:

-Richard House informed us the grant committee (Richard House, Vicki Touchstone, Fred Gahm) met to discuss possible reallocations of funds. After some discussion a motion was made Richard House/Matt Stockton to table the discussion until next month when a final proposal could be presented to the full board.

ITEM #12

REPORT ON THE RB ALIVE EVENT:

-Vicki Touchstone commented on a survey asking about the top three planning issues affecting RB. Rankings went in order of importance (ie: most important/second most/third most):
-future development of PUSD site (park, housing, mix of park and housing): 13/7/6
-implementing local transit plan to connect the transit center to various areas in RB: 14/4/4
-traffic congestion relief/transportation improvements within RB: 5/8/6
-identifying additional park land for sports fields: 5/8/6
-improving accessibility and safety for bikes and pedestrians in RB: 6/4/9
-redevelopment of commercial areas: 2/4/8
-updating the RB Community Plan: 3/6/6

ITEM #13

REQUEST FOR COPIES OF PRIOR COMMUNICATIONS FROM PAST CHAIR:

- Teri Denlinger, immediate past chair, was allotted time to speak on the matter of relinquishing all board related documents. Teri commented she does not have any documents other members do not already have in their possession. She commented she would be more than happy to provide a copy of any specific items anyone requests. To expedite the meeting, Richard House ended the discussion and moved on to the next topic.

ITEM #14

PROPOSED PROJECT RANKINGS FOR THE REVISED RB PUBLIC FACILITIES FINANCING PLAN:

-Vicki Touchstone reviewed the immediate needs and rankings of projects that need to be addressed. Motion made Vicki Touchstone/Robin Kaufman to approve the traffic ranking listing recommended. Motion passed unanimously.
-Motion made Vicki Touchstone/Richard House to accept the park project rankings recommended. Motion passed unanimously.
-Motion made Wolfie Pores/Vicki Touchstone to accept the rest of the recommendations. Motion passed unanimously.
-Vicki Touchstone will send these recommended rankings to Oscar Vasquez to place in the proposed new Facility Finance Plan, which the Regional Issues Committee will review prior to bringing it to the full board.

DUE TO TIME CONSTRAINTS, COMMITTEE AND LIAISON REPORTS WERE DEFERRED TO NEXT MEETING.

ITEM #15

COMMITTEE REPORTS

Bylaws Ad-Hoc.....Richard House
Development Review.....Lou Dell Angela

Regional Issues.....Vicki Touchstone
Traffic & Transportation..... Robin Kaufman
Publicity/Elections/Nominating.....Kim Coutts
Web-Site..... JC Cochran

ITEM #16 **LIAISON REPORTS**
Community Council/MAD..... Robin Kaufman
Community Planners Committee (CPC)..... Richard House
SANDAG.....Richard House

ITEM #17 **OLD BUSINESS**: None.

ITEM #18 **NEW BUSINESS**: Richard House announced the bylaws adhoc committee will meet the second week in July.

ADJOURMENT: Motion made Fred Gahm/Richard House to adjourn at 8:47 pm. Motion passed unanimously.

Respectfully submitted by Robin Kaufman, Secretary.

NEXT BOARD MEETING:

Thursday July 18, 2013 @ 7:00 PM
RB Swim & Tennis Club – Club 21 Room

STANDING SUB-COMMITTEE MEETINGS

ADMINISTRATIVE COMMITTEE

6:00 PM - Monday, 10 days prior to Board meeting
Swim & Tennis Club

Development Review Committee

5:30 PM - First Tuesday of month
RB Swim & Tennis Club – Club 21

Traffic & Transportation Committee

6:00 PM – 4th Monday of month
RB Swim & Tennis Club – Club 21

PUBLICITY/ELECTIONS/NOM

... location time TBA

Regional Issues Committee

7:00 PM – Tuesday prior to Admin meeting.
RB Swim & Tennis Club – Club 21

Web Site Update Committee

-time and location TBA

OAKS NORTH COMMUNITY CENTER – Proposed Verizon Cell Site

Current Position and Preferences of ONCC

June 19, 2013

◆ While the Oaks North Board of Directors still supports the original concept plan and terms between us and Verizon, until the contract issues between ATC and ONCC are resolved we are not in a position to support this project as it stands.

◆ Speaking on behalf of the Oaks North Board of Directors we ask that, pending the resolution of these issues through legal determination, all approvals and recommendations related to this project be temporarily withheld.

May – October 2012

1. Plancom approached Oaks North with a proposal to construct a new cell site for VERIZON, and provide a monthly lease income.
2. The ONCC BOD agreed 'in concept', pending ~~design plans and lease terms.~~
3. Plancom/Verizon begins study on site feasibility and design planning.
4. "Concept" plans call for a 30'-40' monopole pine tree with antenna arrays and an enclosed electronic equipment pad about 20'x 40'. These are to be located to the west and north of our main clubhouse building, on a back slope and adjacent to an existing storage shed.

October – January 2012

1. Plancom and ONCC discovered that an existing, different, "Lease Sales Agreement" between Oaks North CC and T8 UNISON (signed in June 2011); and agreed that it should be considered because of the location of the Verizon site relative to the UNISON antennas. ATC was contacted and informed.
2. Extended correspondence with continued through the fall of 2012 and into 2013.
3. In the mean-time, Verizon did provide ONCC with a (draft) Lease Agreement which our attorneys reviewed and commented on.
4. ONCC directors also received a copy of this proposal but have not yet commented on it. Based on our attorney's recommendations, this lease agreement will need some amendments. For now, this lease agreement is on the back-burner. (on hold).
5. Detailed architectural drawings were issued between Nov. 2012 and Jan. 2013.

Recent (March - June 2013)

1. After many communications between American Tower Corp. (new owners of the easement at ONCC), Plancom and ONCC, ATC issued a 'position' letter (April 2013) describing their rights under that June 2011 contract.
2. ONCC attorneys prepared a response to the ATC letter (June 2013). (Reviewed by BOD - status?).
3. This created contention between ONCC and ATC relative to the terms & rights under this contract.
4. Simply put, the question is ... Does ONCC have the legal right to negotiate directly with VERIZON/Plancom? **OR**, Does ATC have sole negotiating rights to negotiate with VERIZON?
5. Depending on the final answer we can then address questions regarding the agreement terms with Verizon, approval processes by ONCC for the cell site, final design and construction plans, etc.