



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

October 21, 2021, 7:00 PM
Meeting Minutes
Meeting was held via Zoom

| 2021 RB PLANNING BOARD | | | | | | | | | |
|-------------------------------|-----|--------------|-------------------|------------------|---|--------------------------------------|---|----------------------------|-----------|
| P = present | | | A = absent | | | ARC = arrived after roll call | | | |
| Sonny Googins | P | Owen Nucci | P | Benjamin Wier | P | Gary Long | P | | |
| Thomas Lettington | ARC | Joni Edelman | P | Robin Kaufman | P | David Wilson | P | | |
| Rebecca Cole | P | Steve Dow | P | Vicki Touchstone | | Hugh Rothman | A | | |
| | | | | | | | | Total Seated | 12 |
| | | | | | | | | Total in Attendance | 11 |

ITEM #1 Call to Order/Roll Call:

Chair, Robin Kaufman called the meeting to order at 7:00pm.

ITEM #2 Chair remarks:

Chair, Robin Kaufman welcomed everyone to the meeting. She commented that the meeting is being recorded for accuracy in the meeting minutes. She also noted that it is being conducted as if it were in in-person and extend all courtesies as such.

Robin Kaufman recognized Patrick Vincent with a certificate of appreciation, recognizing his service on the Planning Board from 2018 to 2021.

ITEM #7* Guest Speaker Senator Toni Atkins (**Item advanced to accommodate the guest speaker's follow-on commitments*):

Senator Atkins, Pro Temp of the California State Senate, represents the RB Senate District 39 provided an overview on a wide array legislation that impacts the state and community:

- She offered her initial comments of appreciation for the opportunity to engage with the local governance institutions- noting the importance of learn through the many hours of important discourse with local community members.
- She noted that it has been a challenging two years of remote legislative work, e.g., - no clear understanding of state revenues due to state and federal tax filings that resulted in increased budget planning focus from January through September.

- Fortunately, California entered the pandemic with a budgeted \$25B reserve, which, in addition to nascent stimulus programs and other credit programs have been very effective in mitigating very serious risks to local community members.
- Senator Atkins briefly noted the significance of January, 2022 eviction moratorium expansion plan to protect landlords and tenants; expanded Earned Income Credit, climate change and climate resilience regarding drought, wildfires – forestry management, water quality, water recycling; she noted planned increased investments in this policy arena.
- The Senator addressed education policy concerns, noting the increased annual budget from \$48B in 2020 to \$123.9B for Kindergarten through Community Colleges – the highest budget ever in California committed to improving education across rural and urban settings. She noted that implementation will be the hard part given the current conditions.
- Senator Atkins also touched on myriad other community related issues: library investment; Investments in infrastructure; child health care—particularly mental health; healthcare and education reserve; homelessness, and the salient issue of the decision-making process regarding the potential relocation of a Sexually Violent Predator (SVP) in the within the RB community.

Senator Atkins also engaged in short question and answer period on a handful of topics:

- Steve Dow noted the opportunity a more aggressive approach to renewable solar energy and the applicable infrastructure opportunity it involves and entails. The Senator noted she would have information provided to the Planning Board regarding current initiatives at the state level.
- Sonny Googins noted her appreciation regarding volunteerism in the housing policy arena – specifically Interfaith Community Services. The Senator concurred with the importance the continuum of care represented by community and government collaboration in cases such as Interfaith.
- David Wilson asked about potential opportunities to support the poorest of the citizens, in particular the circumstances in some downtown areas that represent an unsanitary humanitarian crisis, asking if there is a city with a good program to model. Robin Kaufman noted the presence of programs that develop Tiny Village instances in LA as a good example. Senator Atkins noted that Oakland has an extreme situation, noting the presence of such programs there that are having an effect. However, the overarching problems of unaffordable housing and limited housing units pose a long-term challenge that require substantial wrap-around services amongst cities and counties — starting with mental health — to effect forward progress at the community levels. She noted that aside from tax credits and subsidies towards for- and non-profit housing developers, it is also a matter of acceptance and support for programs that effect housing density across communities. Robin Kaufman noted the Rancho Bernardo is a community that lacks a public transit system typically in place to support trafficability concerns across the community.

- Tom Lettington noted the importance of aggressively advancing programs to improve unemployable persons to an employable level to full needs from labor market. Senator Atkins noted that some of unemployment is COVID, and now that unemployment insurance associated with COVID-19 has a defined deadline folks are coming back to work. However, this will not address the long-term challenges in terms of overarching unemployment and underemployment issues that existed pre-pandemic. She noted multiple fields in which employees are burnt out (e.g., VA psychologists, nurses, teachers, etc.) that were improving prior to 2020 that will take time to recover. She also noted the important differences between people who have lost their unit of housing who are in turn un/under-employed versus those who suffer more from underlying mental health issues who require additional and more substantial.

ITEM #3 Non-agenda public comment (3 minutes per speaker):

Kathleen Lippitt commented on the county’s policy and approach to marijuana outlets in unincorporated areas—that there will be no cap to the number of such businesses. She also noted the approval of edible and drinkable products as well of the sale of branded merchandise at such businesses. Kathleen Lippitt notes that in some instances a planning group will approve a business that, once established, then sells the business to a less reputable group.

ITEM #4 Government Staff Reports:

Rob Knudsen, representing Assemblymember Brian Maienschein from the 77th California Assembly District, provided updates on the procurement of \$300k of state grants funds for the Ed Brown Center at the RB Community Park to mitigate a shortfall in private funds necessary to install solar panels. Additionally, the Assemblymember has been pivotal in acquiring \$100k of funds the RB Retired Senior Volunteer Patrol folks for training and equipment. Regarding the potential placement of the SVP within an RB community, the Assemblymember received approximately 75-100 phone calls from folks voicing their concern; the Assemblymember office drafted three letters to key stakeholders (Department of State Hospitals Director, Liberty Healthcare Systems CEO, and the presiding judge) and was prepared to testify in person prior to the eventual decision to not locate the SVP in RB.

ITEM #5 Modification and Adoption of Agenda:

Motion made by Benjamin Weir to accept agenda as-is; seconded by Robin Kaufman approved 11-0-0.

ITEM #6 Administrative Items:

- Approval of July 2021 Meeting Minutes (motioned by Rebecca Cole, seconded by Sonny Googins): approved 9-0-2 (Benjamin Weir and Steve Dow abstained due to absence at the subject meeting).

- Approval of August 2021 Meeting Minutes (motioned by Ben Weir, seconded by Robin Kaufman): approved 9-0-2 (Sonny Googins and David Wilson abstained due to absence at the subject meeting).
- Approve Treasurer’s Report: Gary Long presented that the Board has \$119.67 in its account. The Board will have \$500.00 in new funding from the City along with expected expenses associated with web/connectivity services for the Planning Board. Gary Long made a motion to approve the Treasurer’s report, seconded by Ben Weir; motion passed 11-0-0.

ITEM #7* **Guest Speaker Senator Toni Atkins** (**Item advanced to earlier in the agenda accommodate the guest speaker’s follow-on commitments – see pages 2-3*).

ITEM #8 Preliminary Proposal by Tania Moshirian from Affirmed Housing:

Affirmed Housing representatives presented a preliminary proposal for an “RB Transit Village” an affordable housing complex on West Bernardo Drive by the MTS bus station.

Robin Kaufman reminded the board that this is an Informational Item, not a Voting Item.

David Wilson asked for clarification about the proportion of Section 8 dedicated housing for the project—whether or not Affirmed Housing can limit this. The briefer noted that this allocation is based on the what the city housing commission provides based on number of vouchers per project.

Vicki Touchstone voiced concerns about the impacts of parking at this transit site should the development progress as briefed. She noted that this site is not walkable and that there is currently not public transit to support getting people to this site. The presenter noted that approximately 80 spots would be made for residents but that the developer would look continue to assess the parking circumstances for the transit site.

Owen Nucci asked if this Affirmed Housing program aims to replace the project being considered for a half mile away at the site of the Radisson Hotel. It does not- they are two different projects.

Benjamin Wier asked for clarification as to whether or not this is deemed a ministerial project. The presented confirmed that it is. Benjamin Wier asked who makes this determination; the briefer noted that this was submitted as such for preliminary review and that the city approved it as a ministerial project. Robin Kaufman clarified that as it is a ministerial matter the community has very limited voice in the matter.

Rob Knudsen suggested to Affirmed Housing that consider mini shuttle service to assist potential residents.

George Cooke, one of the volunteers involved in the RB Transit Station’s creation 15-20 years back, provided a detailed picture of the original plan and intent of the transit center; that it is currently being undervalued in its depiction as a bus station. Rather, the north

and south parking sites are integral and necessary parts of the transit center's operational design as part of the I-15 expansion project. He voiced his opposition to this preliminary plan. Tania Moshirian noted that a goal in the project would be to replace parking "1 for 1" in some manner such as leveled parking.

Robin Kaufman noted that RB is not a community similar to others where transit villages are being proposed; that RB does not have public transportation system in and around the community. She noted that even after Palomar college was built planners begged for MTS to have a shuttle to the college to no avail. She further noted that the community does not have walkable services necessary for residents: grocery stores, banks, clothing stores, pharmacies, etc. It is a dangerous place to walk, and the community is not suited for non-driving. Additionally, less than 1/3 of these units being proposed for Section 8 vouchers seems incongruent if this is considered ministerial project. Finally, these units would require rezoning that is not in concert with the community plan due to the number of residents that would be newly located in the industrial zone of RB. Robin Kaufman asked the briefers to provide additional information regarding who they are working with in terms of development and review of this project as there are many issues with this proposal that would have a negative effect on the RB community.

ITEM #9 2021 City of San Diego Zoning Code Update:

Vicki Touchstone recounted the Regional Issues Subcommittee's review of the two ordinances of the 2021 San Diego Zoning Code Update that will be presented to the Planning Commission on October 28, 2021. The subcommittees recommendations from that review include:

- Mobility Choices – Development in Mobility Zones that provide more than the minimum parking required for TPA will be required to provide additional points of VMT reduction measures. Our TPA is identified as in Mobility Zone 2, unfortunately, the reduction measures (providing shade trees, improving cross walks, and increasing amenities at the transit center) will do nothing to improve transit connections from the neighborhoods outside of the industrial park and across the freeway Therefore, these reduction measures will have no impact on improving access to our transit center. Any housing proposed in the Mobility Zone will be asked to provide less parking spaces but these units will in fact not be served by convenient transit. The Committee recommends that we continue to raise the issue that not all TPAs are same and parking requirements should consider accessibility to the transit center.
- ADA Parking – Although an improvement, this change still does not fully address the needs of persons with disabilities. It does address an issue we raised last year when commercial developments in TPA were not required to provide ADA parking of any kind. The new proposal includes a requirement for on-street ADA parking and loading zones even if no parking spaces are required. Recommend approval but continue to press for more consideration of those with mobility limitations.
- Support change to Mixed Use Zones to remove uses that are not compatible with residential uses.

- Support allowing community gardens in parks and open space zones, provided no sensitive habitats or species are present in the selected open space zone.
- Support changes to Park Development Impact Fees payment schedule provided that it will result in parks being built sooner.
- Oppose the reduction in the requirement for personal storage space in multifamily units –the required amount of space is already low – impacts include increased VMT to get to storage facilities and related increased costs for residents in these units.
- Support an increase the Size of Public Notices when changes to buildings are proposed. And thank staff for supporting this proposal which the CPC and this Board requested last year.
- Oppose the proposal to prohibit drive-throughs in TPA – this would affect most of the fast food outlets along Bernardo Center Drive that have no impact on the transit center on the other side of the freeway reminding the decision makers that not all TPAs are the same.
- Ask that the proposal to allow Artisan food and beverage producers in all industrial zones be revised to include all industrial zones but the industrial park zone, as this could result in an erosion of job opportunities in the RB Industrial Park.

Motion by Vicki Touchstone to proceed with submission of letter with these recommendations to the Planning Commission and City Council for their consideration; seconded by David Wilson; passed 11-0-0.

ITEM #10 Discussion and Vote on New Vice Chair:

Motion made by Robin Kaufman that, following Patrick Vincent’s departure, Benjamin Wier serve as Planning Board Vice-Chair for the rest of the Planning Board term (through March/April 2022); seconded by Joni Edelman; approved 10-0-1 (Benjamin Wier abstained).

ITEM #11 Discussion and Vote on New Secretary

Owen Nucci was nominated to assume duties as Planning Board Secretary for the remainder of the term (through March/April 2022). Motion made by Robin Kaufman, seconded by Vicki Touchstone, approved 11-0.

ITEM #12 Select Members of Election Committee Voting Item

The Administrative Subcommittee recommended that the Election Ad Hoc Committee for the FY22 Planning Board consists of Gary Long (Chair), Benjamin Wier, Rebecca Cole and Owen Nucci; additionally, Trish Lee will be contacted to serve as the non-Planning Board member. Motioned by Robin Kaufman, Vicki Touchstone seconded, approved 11-0-0.

ITEM #13 Request Community Members to Identify Themselves to Fill Vacancies:

No community members came forward at this Planning Board meeting.

ITEM #14 Sub-Committee Reports:

Development ReviewBenjamin Wier
Regional Issues..... Vicki Touchstone
Traffic & TransportationRobin Kaufman

ITEM #15 Liaison Reports:

Community Council.....Robin Kaufman
Community Planners Committee (CPC)..... Vicki Touchstone
Recreation Advisory Board.....Robin Kaufman
SANDAGSteve Dow
San Dieguito River Park.....David Wilson
San Pasqual/Lake Hodges Planning Group..... David Wilson
Commercial Representative

ITEM #16 OLD BUSINESS ITEM:

Tom Lettington encouraged the Chair to urge all participants at Planning Board Zoom meetings to use video in order to increase communication quality.

ITEM #17 NEW BUSINESS:

None

ADJOURNMENT:

Benjamin Wier made a motion to adjourn the meeting. Sonny Gogins seconded. Motion passed 11-0-0. Meeting adjourned 8:56pm.
Meeting minutes respectfully submitted by Owen Nucci.

Standing Committee Meetings:

Regular meeting dates & times for committees are set as follows:

| | |
|--|---|
| <u>Administrative Committee</u> The Monday 10 days prior to Regular Meeting, 6 PM Via Zoom meeting. | <u>Traffic & Transportation Committee First</u> Monday of each month, 6 PM Via Zoom meeting. |
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|---|--|
| <u>Development Review Committee</u> First Tuesday of each month, 6 PM Via Zoom meeting. | <u>Regional Issues Committee</u> First Tuesday of each month, 7 PM Via Zoom meeting. |
|---|--|

Community Planners Committee (CPC):

- Councilman Joe LaCava gave an update on 600-24 and 600-9 (not updated since 1975);
- Most of what CPC asked for will be included in the new policy;
- More independence of planning groups in the new set up that's being formulated;
- An updated presentation was given on spaces and places and while it was an action item, no action was taken. <https://www.sandiego.gov/spaces-as-places> ;
- 2021 code update was presented. There are currently 36 items being proposed this year (an annual review of codes, public input opportunity during the process) <https://www.sandiego.gov/planning/programs/lcd-updates>
 - -6 workshops from July through August throughout the city were offered.
 - -after much discussion motion made to request staff to remove 32 and 34 from the process this go around. It passed. However, Wally suggested we bring this back to the groups and have them look through it one more time and bring their comments back to the CPC.
- City ADU ordinances updates. The State passed the law in 2019. The city updated ours in 2020; Instead of following the state guidelines relatively close, it is allowing up to 5 ADUs on a property (as much as 16 units could occur). SB 10 has no exception for historical areas or HOAs and this would be effective January, 2022. Neighbors for a better San Diego. Better4sd@gmail.com;
- Passed with 18 in agreement;
- Gov. passed the bill that allows Planning Boards to continue meeting virtually due to COVID

***RB Community Council**

September:

- Congressman Scott Peters was the guest speaker, giving updates on various issues and answered questions;
- The Board approved the financial audit adhoc's annual review and recommendations;
- The Board approved a letter to be sent to the Mayor and all City Council members pertaining to the usage of recycling tires for sidewalks and roads;
- The Board approved expenses for the upcoming annual safety fair (Sunday, September 19);
- The Board approved putting off the Halloween Beer garden this year;
- The Board approved registering for a Venmo account

October:

- The Board conducted a webinar with various government associated panelists in regard to having the State of California make changes to the California Welfare Institution Code which would allow local government complete input on the proposed placement of any sexually violent predators;
- The Board unanimously approved a letter specifically requesting the California Welfare and Institution Code be updated to allow full input from local jurisdictions in the placement of sexually violent predators;
- Due to cutbacks in the City's Park and Recreation Department, the annual Halloween event at our community park will be reduced to a drive-by where candy and other items will be handed to those in their vehicles. Upon learning this information, the Board approved to take on the task of holding a Halloween carnival on October 31, 11 am through 2 pm;
- The Board approved a second annual Day of Giving event to take place on Saturday, December 11, 11 am through 2 pm. This is a community based event where individuals can drive up and donate items to various organizations (ie: clothing, canned goods, toys, items for pets and so on).

Rancho Bernardo Community Recreation Group

- President Robin Kaufman reached out to various scouts in need of an Eagle Scout project in regard to an idea to have 'doggy libraries' by the off-leash dog pens. The Board approved a scout's project to install at least two 'doggy libraries' by the off-leash dog pens. The 'doggy libraries' will hold tennis balls in them;
- The Board was informed by City Park and Recreation Staff that due to lack of staffing, the annual Halloween event planned will be scaled down. People will have the opportunity to drive through one of the parking lots and staff will hand them a bag of candy and some coloring items.

San Diego Regional Planning Agency (SANDAG)

- **Highlights of Oct 2021 SANDAG Newsletter**
 - SANDAG 2021 Regional Plan (Transportation)

- The Draft EIR for this project: <https://sdforward.com/mobility-planning/draft-eir/>
 - Comments were open until 10/11/2021
- SR11 Otay Mesa East Port of Entry project
 - <https://www.keepsandiegomoving.com/SR-11-Corridor/SR11-intro.aspx>
 - Baja California Governor-Elect (Marina del Pilar Avila) walked the site with SANDAG/Caltrans on 9/24/2021
 - Construction still currently shown on website as to be complete in 2021
- Mid-Coast Extension of UCSD Blue Line
 - Misc. local leaders have ceremonially ridden the full length of the extension.
 - Plans to be in full service: 11/21/2021.
- Regional Bikeway Program
 - <https://www.keepsandiegomoving.com/RegionalBikeProjects/introduction.aspx>
 - SANDAG board approved budget amendment to progress with Inland Rail Trail Phase 4, and the Orange, University, and Howard Bikeways.
- SANDAG Mid-year 2021 SD Region Crime Report
 - https://www.sandag.org/uploads/publicationid/publicationid_4796_29679.pdf
 - Mixed bag: Compared to Jan-Jan 2020, *“there have been fewer reported homicides and robberies, but a greater number of rapes and aggravated assaults.”*
 - *“The greatest decreases in reported rapes were seen in the months when the stay home order was most restrictive and the 2021 numbers are back to around what they were in 2019.”*
 - Data correlates with national data showing increased “hate crimes” against Asians.
- Other
 - Del Mar Bluffs Emergency Repairs continue (sea wall piles have been installed).
 - HOV Lane between Carlsbad and Oceanside (groundbreaking occurred; \$322 million funded for 4-mile project; expected complete in 2022).
 - SANDAG iCommute program awarded 144 employers for looking for ways to improve alternate commute options for their employees

San Dieguito River Park – JPA Meeting – September 17, 2021

Roll Call – Brenda Miller

Minutes or last meeting - Approved

Executive Director’s Report – Shawna Anderson

- Two good meetings w Surf Club. Volunteer work party set for trails and polo field property.
- Tentative date for work party is November 6, Saturday. More to come. SD Mountain biking, rangers, many volunteers.

- Oct 10 Volunteer training day for existing and new volunteers for trail maintenance and habitat restoration.
- In 2016 Trail management standards were adopted as required by new. Recently updating to include the Pauma Valley Trail.
- Useful because it provides structure , and can be given to new staff for training.
- Office Manager Brenda Miller is retiring Sept 30 is her last day. Retirement Party!
- New office manager is Crystal. Brenda has been w JPA 7 yrs.
- Ranger station open house was a great success. Good turnout. Open house was sponsored by several organizations. Many donors and contributors made it a success. Del Mar Foundation, Surf Rider Foundation, several individuals, previous director.
- Thanks to Boy Scout troops 713 and 685 who helped set up and take down. Great kids. Thanks!
- Had great booth. W19 Phase 2 restoration booth. About 200 people throughout the day.
- Edison Intl was there and donated 20k to conservancy and JPA for a monument sign.
- Concludes executive directors report

Recognition

Jacqueline Winter singled out. Friends of the San Dieguito River Valley. Great asset to JPA. Scripps Geologist Active in preserving River Park for decades. Nice to recognize her.

Question on JPA Document Policy

JPA document policy. JPA now has a comprehensive policy outlining rules for JPA. It's based on state guidelines, because there are no rules for local agencies. Brenda reviewed and adopted it to make it more specific to JPA. Addresses what has to be retained, for how long, etc.

Questions:

- Is there a mechanism to ensure that important docs are being retained, like naming conventions, or can this be done manually?
- Presently all documents are kept. Eventually will work toward standardized procedures.
- When to delete. Sometimes best to delete right away
- Do not do text for serious matters.
- Emails have same standard as formal letter. Doesn't matter if personal or business email.
- Is there a digital policy to migrate backlog of paper to digital format? Yes - scanning documents.
- When it doubt, keep it.
- No public comment
- **Voting Item - Approved: Document records policy.**

Grant Opportunity - Safe Outdoor Equity Grant - Voting Item

- Resolution authorizes executive director (Brenda) to submit docs for grant. Achieves what we want to regarding equity of the outdoors.
- Targets youth and communities that are underserved. Watershed explorers program established in 2016. JPA has two 14-passenger vans to bring youth outdoors. Grant objective is same. To learn about science, outdoors, and broadening Watershed Explorer's program.
- Escondido public library selected as home base. Outdoor trips would leave from the Escondido library. Library has been notified and is in favor.

- Would bring children to locations along water shed, lagoon, Vulcan mountain, Lake Hodges. Well suited for this grant. If awarded it would be spring summer of 2022.
- 3-4 year program through 2026. Funding to operate program until 2026.
- No fiscal impact on JPA. Ask for approval to submit application.
- **Voting Item – Approved: Resolution to pursue the grant**

Tractor

Brenda - Procurement procedure requires approval for purchases in excess of 25k. Existing tractor is 14 years old. Request is Kubota tractor for \$26k from Pauley Equipment. 25k reserve would be used, and excess from the capital projects fund.

Voting Item – Approved: Authorized purchase of tractor.

Meeting Procedures and Dates

Discussion of Future Meetings. Should they be on Zoom or in person? Advantages and disadvantages of both. Zoom is convenient and efficient, but lacks personal involvement. Decision is meeting will continue on Zoom until rules are clarified. Friday meeting times will remain the same.

Coordination Reports

San Dieguito River Valley Conservancy

- Emily – Conservation manager. First meeting. Volunteer events were on hold w COVID, but back at it. Good group of volunteers.
- Received 30k grant from Wildlife service at top of water Shed near Mesa Grande. Western Palm Turtle

Friends of the San Dieguito River Valley - NA

Vulcan Moutain Reservice - NA

San Dieguito Lagoon Committee –Carol commented weekend event was a success.

- Question regarding where the watershed model will be. It will remain at Ranger station.
- Sunday event was good.
- Completes the coordination reports

Jurisdictional Reports - NA

Horse Park

- Dustin Fuller – ex officio member . RFP for Horse Park. Hope to get proposals for continuation of existing uses. Did not want new activities to trigger new permitting. Equestrian, Xmas tree sales, etc.
- Coastal cleanup day.
- 2 locations.
50-60 SDGE employees trash pickup and habitat restoration. Wood chips spreading and watering.
- Widening of Via de la Valle - has not been scrapped