



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

August 15, 2019, 7:00 PM
Meeting Minutes

Seven Oaks Community Center
16789 Bernardo Oaks Drive, San Diego, CA 92128

<u>2020 RB PLANNING BOARD</u>									
P = present		A = absent			ARC = arrived after roll call				
Sonny Googins	A	Patrick Vincent	P	Benjamin Wier	P	Gary Long	P		
Thomas Lettington	ARC	David Wilson	P	Robin Kaufman	P	Mike Lutz	A		
Terry Norwood	P	Mark Huettinger	P	Vicki Touchstone	P	Jenny Yu	P		
Hugh Rothman	P							Total Seated	13
								Total in Attendance	11

ITEM #1 Call to Order/Roll Call: The meeting was called to order at 7:00 pm. A quorum was met with 10 out of 13 members present during roll call and one arrival shortly afterwards, bringing a total of 11 members present.

ITEM #2 Chair remarks – Robin Kaufman commented on all the emails and phone calls that have been received on the marijuana outlet. She thanked everyone for the input and their time taken to comment. She also commented on the letter that was sent Council Member Kersey regarding appointed vs. elected planning board members in the city charter.

ITEM #3 Non-agenda public comment (3 minutes per speaker): No comments.

ITEM #4 Government Staff Reports: No comments

ITEM #5 Modification and Adoption of Agenda: Gary Long/Hugh Rothman passed unanimously.

ITEM #6 Administrative Items:

- a. Approve July, 2019 Meeting Minutes: Patrick Vincent/Mark Huettinger 9-0-1 with Jenny Yu abstaining as she was not present at the July meeting.
- b. Approve Treasurer’s Report: Gary Long/Benjamin Wier passed unanimously.

ITEM #7 Bernardo Center Dr. TM (Project No. 512554), 16781/16785 Bernardo Center Dr. Vicki Touchstone presented information regarding the Process Three Tentative Map (TM) to subdivide a 12.78-acre lot to create a 0.362-acre parcel currently improved with a restaurant. The proposed lot, which would make this previously sold site a legal parcel, would include the existing restaurant and the surrounding sidewalk, no parking spaces. There are city approved agreements for access and parking with the owners of the remainder of the Lot 11. The project site is located at in the CC-2-3 zone. Vicki Touchstone/Mark Huettinger passed unanimously.

ITEM #8 Verizon – RB Village Review Letter (Project No. 632762), 17010 Pomerado Rd.

Vicki Touchstone presented information regarding the application for upgrading an existing wireless communication facility on a church parcel. Work includes: removal of existing built-up cross spire and proposal for a new built-up cross spire remove and replace 3 panel antennas, and add new telco cabinet at existing equipment area. The site is zoned RS-1-14, the facility is permitted on non-residential uses in residential zones with a Conditional Use Permit. The height limit in the RS-1-14 zone is 35'; the height of the proposed spire is 71' which is a deviation and requires a Process Four PDP and if the size of the equipment area exceeds 250 square feet, a NDP is also required. A representative, Paul Slotemaker, also commented about the size of the structure. It will have the same overall height, but the base will be broader. Vicki Touchstone/Gary Long passed unanimously.

ITEM #9 Traffic Study for Proposed Marijuana Outlet - Discussion Limited to Scope of Traffic Study

Vicki Touchstone commented on the letter to provide input to the City regarding the scope of the traffic study to be conducted for the 6,647 square-foot Marijuana Outlet proposed at 16375 Bernardo Center Drive.

Becky Rapp made comments against the marijuana outlet.

Kathleen Lippet made comments against the marijuana outlet

Luis Gutman presented his observations of other Urban Leaf outlets in San Diego. He commented on the disregard that is shown regarding parking for neighboring businesses, handicap spaces and, illegal parking in general.

Dana Stevenson - Presented information about the parking lot for the area of the proposed outlet and how it is already heavily congested and that consideration should be given with the potential for already inebriated drivers entering/exiting the lot.

Gary Long suggested that we add verbiage to the letter for looking into the busses that will be traveling into the lot two to four times daily.

Thomas Lettington - commented directly against the marijuana outlet.

Vicki Touchstone/Patrick Vincent passed 9-1-1.

ITEM # 10 Findings of Reimbursement for Landline Usage by Ad Hoc

Gary Long presented findings that on reimbursement and the requirements. A detailed call log would need to be created that both the Board and City agreed upon. The log would then need to be filled out monthly for the reimbursement. Gary also made a motion that the Board reimburse at the rate of \$15/month from its own funds. Comment from Robin Kaufman on that keeping the log would not be efficient and that being reimbursed from the Board would be cost prohibitive. Gary Long/Terry Norwood failed 0-10-1 with Robin Kaufman abstaining due to personal involvement.

ITEM #11 Review of Website and Possible Upgrades

Various comments were made about potential upgrades to the website. Most noted was the difficulty in navigating the site. An Ad-Hoc committee was created to explore upgrades to the site. Committee will consist of Gary Long, Hugh Rothman, Thomas Lettington, and Benjamin Wier. Gary Long/Vicki Touchstone passed unanimously.

ITEM #12 Appointment of Recreation Advisory Board and SANDAG Liaison

Robin Kaufman volunteered for the Recreation Advisory Board. Terry Norwood volunteered for the SANDAG Liaison. Vicki Touchstone/ Hugh Rothman passed unanimously.

ITEM #13 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:

Dan Grobee presented himself to the Board to represent Oaks North after missing 3 consecutive meetings due to health reasons. Vicki Touchstone/Mark Huettinger passed unanimously.

Joanne Edelman presented herself to the Board to represent Bernardo Heights. Vicki Touchstone/Patrick Vincent passed unanimously.

ITEM #14 Sub-Committee Reports:

- Development Review..... Vicki Touchstone:
- Regional Issues..... Vicki Touchstone
- Traffic & Transportation..... Robin Kaufman
- Election Ad Hoc Procedure Development Ad Hoc Committee:

ITEM #15 Liaison Reports:

- Community Council.....Robin Kaufman (Report attached)*
- Community Planners Committee (CPC)..... Vicki Touchstone (Report attached)*
- Recreation Advisory Board..... Robin Kaufman (did not meet in August)
- SANDAG..... Terry Norwood (Report attached)*
- San Dieguito River Park
- San Pasqual/Lake Hodges Planning Group.... David Wilson
- Commercial Representative

ITEM #16 OLD BUSINESS ITEM:

Sonny Googins has missed three consecutive meetings. Per the bylaws and Council Policy 600-24 will need to step down from the Board.

ITEM #17 NEW BUSINESS:

None

ADJOURNMENT:

Terry Norwood/Gary Long passed unanimously meeting adjourned at 8:12 pm.

Respectfully submitted by Benjamin Wier

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 High Country West Community Center</p>	<p><u>Traffic & Transportation Committee</u> 6: First Monday of each month, 6 PM High Country West Community Center</p>
<p><u>Development Review Committee</u> First Tuesday of each month, 6 PM Rancho Bernardo Library</p>	<p><u>Regional Issues Committee</u> First Tuesday of each month, 7 PM Rancho Bernardo Library</p>

*** Notes from the July 23, 2019 Community Planners Committee Meeting by Vicki Touchstone**

Proposed Amendments to the City of San Diego’s Inclusionary Affordable Housing Regulations - Lara Gates, Chief of Policy, Council District 9 reported on amendments to the City of San Diego’s Municipal Code Chapter 14, Article 2, Division 13 for on-site inclusionary housing requirements, alternative compliance measures including an updated in-lieu fee and incentives for on-site construction of inclusionary units. Gates explained the inclusionary housing regulations and in-lieu fee. Assembly Bill 1505 (2017) enabled the City to revisit the methodology for inclusionary regulations and permit on-site affordable housing to help address the housing crisis.

Gates provided some background on inclusionary housing and goals based on a financial analysis and the current proposal for 10% inclusionary onsite at 50% AMI for rental and 10% at 100% AMI or 15% at 120% AMI for for-sale units. Alternative compliance may be accomplished by payment of an in-lieu fee, on-site or off-site production, land dedications and/or acquisition/rehabilitation of existing units. Following comments and questions, Gates clarified that the inclusionary housing regulations are separate from the City’s density bonus regulations.

CPC approved the proposal that included a request from the San Pasqual planning group to address affordable farm labor housing in future amendments.

The item was scheduled to be heard by City Council on July 30, 2019.

Capital Improvement Program - Alfred Bajet, Public Works reported of the status of CPG's submissions to the FY 21-25 Capital Improvement Program (CIP) survey. The Public Works department subsequently compiled the data from the 238 responses. Some planning groups had not yet submitted their lists or priority rankings so a new link will be sent out with responses required by August 6, 2019. *(Note: The RB Planning Board's input was provided on time, so this additional action was not required.)*

Several members commented that it was difficult to enter or track information on the spreadsheet provided by Public Works to track CIP requests. *(Note: I did not experience any problems when I was inputting our recommendations.)* Several members explained their process to get community input before making a decision on the project list, including articles in newsletters, sending emails to their listserve, and reaching out to community organizations. *(Note: The RB Planning Board did significant outreach a few years ago and ranked our projects. We input the last four remaining projects identified through that process.)* A member asked if community members could provide additional input to the CIP process. Wulfeck replied that a decision was reached that they should go through their respective planning groups and the Council office.

Reports to CPC:

Lisa Lind said that the Planning Department has new staff and some assignments have changed and the Community Contact List will be subsequently updated.

Chair Report – Wally announced July 24 as the deadline for submittal of possible ballot items for the November general election. Wally submitted his own item that amends the City Charter to allow planning groups, which he said would remove the reference in the letter to City Council by Circulate San Diego that the City Charter does not allow planning groups as currently constituted.

CPC Member Comments – A member said a project for the Central Village in Otay Mesa will be going to City Council on July 29, 2019. The developer is not following the approved planning document with respect to how sewer should be provided (planning staff initially opposed the project, but then reversed their decision and are now supporting the proposal), as a result of this change in how sewer is addressed for this project, all future projects within the planning area will have to provide a more expensive sewer design that will likely increase all of the housing costs within the Central Village community.

***RB Community Council Summary by Robin Kaufman:**

- The Board appointed a Mardi Gras Fun Run ad hoc committee. Event is scheduled for February 23, 2020;
- The Board made recommendations for the design of the Mardi Gras Fun Run shirt;
- The Board appointed an Earth Day fair Ad hoc committee. Event is scheduled for April 4, 2020;
- The Board approved percentage reimbursement of landline usage;
- The Board appointed an individual to fill the vacancy in District E/Seven Oaks;
- The Board reviewed details for the upcoming, 9th annual Safety Fair. Event is scheduled for September 21.

***Recreation Advisory Board:**

The Board did not meet this month.

***SANDAG Summary by Terry Norwood:**

SANDAG Survey Finds Commuters Open to New Transportation Choices

More than 50 percent of people who drive alone to work indicated that they would choose an alternative commute at least once a week under the right circumstances, according to findings from the [SANDAG 2018 Commute Behavior Survey](#). The survey was commissioned by SANDAG to better understand how people in San Diego County and Western Riverside County get to work, and which factors influence their decisions. Survey participants indicated that transit travel time improvements, accessibility enhancements, and incentives are important factors that would encourage them to change their travel behavior.