



**Rancho Bernardo Community Planning Board**  
**PO Box 270831, San Diego, CA 92198**  
[www.rbplanningboard.com](http://www.rbplanningboard.com)

**June 16, 2016 Minutes**

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

<b><u>2016 RB PLANNING BOARD</u></b>									
<b>P = present</b>		<b>A = absent</b>		<b>ARC = arrived after roll call</b>					
Sonny Googins	P	Scott Hall	P	Michael Combe	P	Ruth Coddington	P	Mike Lutz	P
Robin Kaufman	P	Bettyann Pernice	P	Sherry Guthrie	A	Jim Denton	P	Vicki Touchstone	A
Rebecca Weide	P	Philip Corn	P	Dan Grobee	P				
								Total Seated	11
								Total in Attendance	

**ITEM #1**      **CALL TO ORDER/ROLL CALL:** Meeting was called to order by Mike Lutz, Chair at 7pm. A quorum was met with 11 out of 13 members present. Mike Lutz thanked all the members who helped staff our RB Alive booth.

**ITEM #2**      **NON-AGENDA PUBLIC COMMENT:** None.

**ITEM #3**      **CITY STAFF REPORTS:** **Garrett Hager**, Councilman Kersey's representative, reported the 'Get It Done' app was just launched by the City. It gives individuals an opportunity to report incidents right away with their cell phones (ie: pot holes, graffiti, street lights out, etc.). He also commented City Council approved the 2017 fiscal budget this week, with \$110 million dedicated to street repairs. **Rob Knudsen**, Assemblyman Maienschein's representative, reported the state budget was just approved. The Assemblyman is supporting AB 1639, the Youth's Sports act for cardiac arrest in youth's you play sports. It has passed the assembly and is now headed to the senate. Rob introduced Laura Cap, a student intern at their office. She is a Carmel Mountain High student.

**ITEM #4**      **MODIFICATIONS TO AGENDA / ADOPT DRAFT AGENDA:** Motion made Robin/Becky to approve the agenda as present. Motion passed unanimously, 11-0-0.

**ITEM #5**      **ADMINISTRATIVE ITEMS:**  
Review, and approve May 2016 Meeting minutes: Motion made Philip/Dan to approve minutes as presented. Motion passed 9-0-2 with Becky and Scott abstaining as they were not present in May.

Review and approve May 2016 Treasurer's report: Treasurer, Bettyann Pernice, reported we have \$238.54 in our regular account and \$305.27 out of \$500 the City allots us each year was spent. Motion made Bettyann/Ruth to accept the report as presented. Motion passed unanimously, 11-0-0.

**ITEM #6**      **PTS 420129 T-MOBILE AVENIDA VENUSTO – CONDITIONAL USE PERMIT:**  
 Proposal to construct a new T-Mobile wireless communications facility including the installation of three 8' air panel antennas, nine 4' air panel antennas, six TMAS, one 60'-0" monoecalyptus, four RBS 6102 cabinets, and one 6'-0" CMU wall enclosure. Located at 16150 Bernardo Heights Parkway (water tank site) in the AR-1-1 zone. Revised plans have been provided. Jerold Ploof present, representing T-Mobile. The Development Review Committee requested the following: 1) remove two (2) dead trees; 2) add another tree in-between the two being installed to hide trunk; 3) need to deal with possible erosion; 4) maintain landscape. Motion made Scott/Dan to approve T-Mobile project with the four (4) addition provisions we requested. Motion passed unanimously, 11-0-0.

**ITEM #7****LETTER PERTAINING TO INCREASE OF MINISTERIAL PROJECTS:**

Proposal and approval of a letter to the City regarding the lack of Planning Board input on projects impacting our community. Mike Lutz commented Robin, Sherry and Bettyann provided him with some comments for a letter to be sent to the City. Mike read the proposed changes to the letter. Motion made Jim/Bettyann to send the revised letter to the City. Motion passed unanimously, 11-0-0.

**ITEM #8****PARKING RESTRICTION PETITION IN THE WESTWOOD AREA (20 min)**

Proposal by residents to have 2 hour parking between 10 pm and 6 am on Botero Dr., Poblado Rd between Botero Dr., and Capilla Rd (inclusive of cul-de-sacs) and Oculito Rd. between Botero Drive and Capilla Rd (inclusive of cul-de-sacs). Traffic Committee Chair Robin Kaufman introduced the topic and then introduced the HOA President of Westwood I. The President informed everyone that Westwood I and Westwood II HOAs were unaware of this matter until their property management company informed them of it a week two weeks ago. They have since submitted a letter to the Planning Board, Community Council, Councilman Kersey and the Westwood Club opposing the parking restriction for fear it will directly impact their 261 homes, roughly twice as many homes which are part of the petition. Resident Denis Grady, who lives on one of the streets on the petition, commented they did not attempt to reach out to residents who are part of Westwood I and Westwood II HOAs as they felt they would not get the needed 75% signatures. He also commented that the residents followed procedure of obtaining the 75% signatures and therefore we should approve it tonight.

The President of Westwood I commented that she and Sonia (President of Westwood II) and the President of the Waterbridge condominiums have met and have discussed various options to facilitate more parking. The three requested the support of the Planning Board to allow them 90 days (3 months) to form a coalition to come up with solutions. The coalition will consist of representatives from the three areas, from the streets listed on the petition and the Westwood Club. They would also like to have liaisons from the Planning Board and Community Council.

Several residents who live on the streets on the petition were afforded an opportunity to speak as well as those who live in the Waterbridge condominiums. A motion was made Scott/Becky to approve the petition. The motion failed 3-8-0. In favor, Michael, Philip, Scott. Those opposed: Mike, Ruth, Bettyann, Robin, Sonny, Dan, Jim, Becky. Second motion was made Sonny/Becky to review the petition request again in 90 days (3 months), giving the coalition an opportunity to come up with parking solutions. Motion passed 10-0-1, with Philip abstaining stating he needed more information.

**ITEM #9**

**ANY FURTHER COMMENTS ON PALOMAR COMMUNITY COLLEGE:** Palomar's board met on June 14 to approve the EIR. Do we have any further concerns at this time to discuss? Robin gave an update Palomar's changes to the revised EIR. They will be adding 300 additional parking spaces as well as an addition entrance/exit which will only be utilized by emergency vehicles.

**ITEM #10**

**APPOINTMENT OF BOARD VACANCIES:** None.

**ITEM #11****SUB-COMMITTEE REPORTS (see attached draft of minutes)**

Development Review.....	Vicki Touchstone: Not present
Publicity.....	Rebecca Weide: No update
Regional Issues.....	Vicki Touchstone/Rebecca Weide: Nothing to report
Traffic & Transportation.....	Robin Kaufman: No other comments
Elections/Nominating.....	TBD

**ITEM #12****LIAISON REPORTS**

Community Council.....	Robin Kaufman: Chalk It Up event last week, full board meeting next week.
Community Planners Committee (CPC).....	Mike Lutz: no voting items.
SANDAG.....	Robin Kaufman: Nothing to report
San Dieguito River Park .....	Philip Corn: Could not make it to the last meeting
San Pasqual/Lake Hodges Planning Group....	
Commercial Representative .....	Jim Denton: Nothing to report

**ITEM #16**

**OLD BUSINESS:** None.

**ITEM #17**      **NEW BUSINESS:** None

**ADJOURNMENT:** Motion made Robin/Becky to adjourn 9:20 pm. Motion approved unanimously, 11-0-0.

**STANDING COMMITTEE MEETINGS**

**Administrative Committee**

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

**Publicity/Election Committee**

6:30 PM – Third Thursday  
RB Swim & Tennis Club – Club 21 Room

**Development Review Committee**

6:00 PM – last Tuesday of the month  
RB Swim & Tennis Club – Ceramics Room

**Regional Issues Committee**

7:00 PM – last Tuesday of the month  
RB Swim & Tennis Club – Ceramics Room

**Traffic & Transportation Committee**

6:00 PM – 1st Monday of month  
RB Swim & Tennis Club – Ceramics Room

***Rancho Bernardo Community Planning Board***

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June 20, 2016

Tony Kempton  
Associate Planner  
City of San Diego, Planning Department  
1010 Second Avenue, MS 413  
San Diego, CA 92101

SUBJECT:      Ministerial and Industrial Area Project Review

Dear Tony:

Our Community, Rancho Bernardo, having been essentially built out many years ago, now has fewer situations where the Planning Board has a role in approval of development planning. However, there are, have been, and will continue to be many instances where, due to “ministerial” status, major exterior changes have been allowed to occur without any public comment or review. This situation casts our Planning Board in a position of appearing weak and non-functional in those cases where many believe they should be informed of the planned actions. This review process can also identify any issues that may negatively impact our community such as traffic. I believe that there needs to be an improvement in the Development Services policies to, as a minimum, ensure that our Planning Board is made aware of significant changes in advance of their approval and allow the Planning Board to respond. The following are but a few of the current and past projects that fit this situation.

- The RB Town Center is undergoing a major remodel, including the addition of a 5,000 sq. ft. building. The work has already begun without any public information other than a newspaper item.
- Total renovation of a former Coco’s restaurant in the RB principal shopping center. This work is well under way and no information as to what will be there, when, and why upon completion.
- The renovation of a former El Torito restaurant in the Bernardo Center. This work has been on-going for many months without any public notice as the plans for occupancy.
- The tear down and rebuild of the former elephant Bar in Westwood and replacement with Phil’s Barbecue. This work, although well publicized, was never subjected to resident review and has resulted in signage and parking issues that could have likely have been better addressed.
- The tear down of the Traveler’s Inn and Hooters and replacement by a Sharp Rees–Stealy complex. This project is very large and has major visual and traffic impacts and yet, to my knowledge, it was not reviewed to any extent by the Planning Board and affected residents.
- The relocation of a Starbucks Coffee house, requiring significant new construction and the vacation of a traffic easement in the RB shopping center. No reviews transpired to my knowledge.

- The complete abandonment of a by-pass road between the Rancho Bernardo Inn and the Country Club of Rancho Bernardo and subsequent addition of parking for the Inn. This occurred, once again without any public opportunity for comment and, although it was based upon a mutual agreement between the two affected entities, many residents have been likewise affected.
- Several changes in the Industrial Park have allowed non-compatible tenants to become established in conflict with the original intent and restrictions of the area (notably churches and rec facilities).
- The Burger King was converted to McDonalds and created some traffic issues.
- The project to widen RB Rd between Bernardo Center Drive and the freeway was not notified to the Board. Only by conversation with another community representative.
- Two projects they will be working on in RB (up in the industrial park and on West Bernardo Drive by the Park) was not communicated to the Planning Board. But the Recreation Council is aware of the widening by the Park. That group was made aware of it a couple of years ago. It's taking much longer than anticipated.

Our community plan specifically states the City is to notify us of such matters so that we can give input, yet even with this, they bypassed us, essentially making it a ministerial project. Our community, which is being impacted, did not have a say in all these changes. This Planning Board should be a good source of land and structural changes for the RB residents.

We are asking for a communication process that will allow our Planning Board to review and comment on any significant exterior change to our community.

Sincerely,

Mike Lutz  
Chair, Rancho Bernardo Community Planning Board

cc: Councilmember Mark Kersey, District 5  
David Moty, CPC Chair