



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

**October 20, 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	A	Bettyann Pernice	A	Sherry Guthrie	P	Jim Denton	P	Vicki Touchstone	P
Rebecca Weide	P			Dan Grobee	P				
								<b>Total Seated</b>	<b>12</b>
								<b>Total in Attendance</b>	<b>10</b>

**ITEM #1**     **CALL TO ORDER/ROLL CALL – REGULAR MEETING:** The meeting was called to order by Chair Mike Lutz at 7:00 PM.

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

**ITEM #3**     **CHAIRS REMARKS:** Chair Mike Lutz reminded all members not to utilize the reply all feature when responding to any email relating to items on the agenda.

**ITEM #4**     **GOVERNMENT STAFF REPORTS:** None

**ITEM #5**     **MODIFICATIONS TO AGENDA / ADOPT DRAFT AGENDA:** Motion Vicki Touchstone, second Rebecca Weide to adopt the agenda with the correction reflecting Development Review Committee will meet on October 25, 2016 and separating the Publicity and Election Subcommittee reporting. The motion passed unanimously 10-0-0.

**ITEM #6**     **ADMINISTRATIVE ITEMS:**

Review and approve September 15, 2016 meeting minutes: Motion Vicki Touchstone, second Jim Denton to approve the September 15, 2016 meeting minutes as presented. The motion passed 8-0-2 with Sonny Googins and Mike Lutz abstaining as they were not in attendance at the September 15, 2016 meeting.

Review and approve October 2016 Treasurer’s report: The report reflects a balance of \$199.23. Motion Rebecca Weide, second Dan Grobee to accept the financial report as presented. The motion passed 10-0-0.

**ITEM #7 FLOOD WATER STORAGE EASEMENT VACATION - 16950 VIA TAZON:** The applicant's representative gave a brief overview of the project and was available to answer questions. The project was originally submitted as a Site Development Permit for the construction of an additional 54,848 square foot, 2 level office building, construction of a 130,138 square-foot, 4 levels, 497 spaces above grade parking structure, and the vacation of a flood water storage easement on a 7.63-acre site located at 16950 Via Tazon in the IP-2-1 zone. The existing building on the site has been used as the Sharp Rees-Stealy facility. The Site Development Permit was required because the City identified a portion of the property as located within Environmentally Sensitive Lands. However, during the review process, City staff determined that the site is not subject to Environmentally Sensitive Lands, and therefore, a Site Development Permit is not required and the proposed construction can be processed ministerially. The only remaining discretionary action is the vacation of the existing 0.61-acre flood water storage easement. The area over which the easement is located is currently used for surface parking. This parking lot will be replaced with a parking structure as part of a proposal to construct an additional building on the project site in accordance with the existing zoning. The current flood storage (storm water detention) requirements for this area are proposed to be met with the construction of a new underground storm water detention system.

The Development Review Committee initially reviewed the Site Development Permit. As that permit is no longer required, the Committee considered the request for the flood water storage easement and unanimously approved a motion to move the project forward to the full Board with a recommendation of approval.

Motion Vicki Touchstone, second Rebecca Weide to forward a letter to the City approving the proposal to vacate the existing flood water storage easement. The motion passed unanimously 10-0-0.

**ITEM #8 SBA STEEL WEST BERNARDO MONOPINE WIRELESS COMMUNICATIONS FACILITY:** Kathleen Hill representing SBA Steel who is the current owner and responsible for leasing and day-to-day management of the facility, gave a brief review of the project and responded to questions. A Neighborhood Development Permit (Project No. 498324) is proposed for an existing wireless communications facility at 10905 Via Frontera in the Rancho Bernardo Industrial Park in the IL-2-1 zone. Changes to the existing 64-foot monopine pole and ground level equipment are necessary to improve coverage. Antennas will be raised higher up the monopine structure and the existing branches will be replaced. The DRC reviewed photographs of the existing facility, which requires significant upgrades to improve its appearance. The applicant is proposing to replace the existing branches, but the DRC was concerned with the wording of the current plans, stating "proposed tree branches to match existing. Coverage to be three branches per foot." There were also concerns raised regarding the maintenance of the area where the ground equipment is located. Motion Vicki Touchstone, second Sonny Googins to prepare a letter to the City recommending approval of the proposed NDP provided the following items are fully addressed in the project plans and permit conditions:

- The current plans state that "New tree branches to match existing, coverage to be 3 branches per foot." Existing coverage is not adequate; therefore, this language should be revised to ensure that branch coverage will be equal to or greater than the coverage provided on the monopine located just to the east of the subject monopine.
- All invasive weeds, including pampas grass, currently growing within the fenced equipment area shall be removed and the NDP require that the area be maintained free of invasive plants and other weeds for the life of the permit.

The motion passed unanimously 10-0-0.

**ITEM #9 REMINGTON CLUB MEMORY CARE ADDITION (Project # 450210):** Remington Club Executive Director, Kristen Kearnaghan reviewed the existing facility and the need to provide continuum care to meet growing needs of their community. Representatives from the architectural firm working with Remington reviewed plans related to the amendment to the existing Conditional Use Permit proposed for the Remington Club to allow the construction of a 2-story, 48-unit memory care facility over subterranean parking. The memory care facility would be constructed on the site of an existing parking lot, located to the northwest of the intersection of Hierba Drive and Acena Drive behind Vons. Ms. D'Geami representing Douglas Pancake Architects noted they have addressed the following three issues with the City: 1) Environmental/Noise Study related to construction; 2) Sewer capacity; and 3) State regulations for infiltration/drainage/storm water and final approval is expected.

Scott Hall requested clarification on building elevations. There was lengthy discussion about whether the elevations as viewed from Acena Drive were consistent with the City's height restrictions of 45 feet maximum from grade.

Rebecca Weide requested consideration for including striping the street westbound on Hierba Drive where the entry/exit is to the underground parking.

The Board previously provided a letter to the City requesting the existing mature trees on Acena Drive remain and to modify the requirement for a non-contiguous sidewalk in order to provide screening to the adjacent residents east of the project.

Motion Vicki Touchstone, second Jim Denton to prepare a letter to the City recommending approval of the CUP amendment with the following conditions:

1. Retain the existing mature trees that screen the site near the corner of Acena Drive and Hierba Drive, by constructing a wider contiguous sidewalk that transitions to a noncontiguous sidewalk at the northern edge of the construction site;
2. Replace any existing street trees on Acena Drive that are removed with minimum 36-inch box Chinese flame trees or other species with similar wide and dense canopies;
3. Ensure that all proposed building heights are in compliance with the existing zoning requirements;
4. Confine all construction activity to the "limit of work" area shown on the project plants (see L-1) including material lay down and storage, construction trailer, and equipment parking;
5. Ensure that adequate parking for construction workers will be provided within existing parking areas associated with the Remington Club to avoid parking on Acena Drive or in existing public parking lots that serve the adjacent commercial center;
6. Provide adequate directional signage at the exit from the underground parking lot (right turn only) and on the split lanes of Hierba Drive (directional arrows, adequate lane indicators) to avoid wrong-way traffic movements and to clearly indicate direction of travel within the two separate travel lanes on Hierba Drive; and
7. Require that prior to commencement of construction, a project information hot line be established and this information be disseminated to the Seven Oaks community association and the Planning Board Chair in order to facilitate rapid response to any problems associated with the construction activities (e.g., construction starting too early, excessive dirt on public streets, inappropriate parking of construction related vehicles).

The motion passed 9-1-0 with Scott Hall voting no.

**ITEM #10 SUPPORT OF A PLANNED DEVELOPMENT PERMIT FOR TANDEM PARKING AT WATERBRIDGE CONDOMINIUM COMPLEX:** In accordance with City of San Diego §132.0905 Supplemental Development Regulations of the Residential Tandem Parking Overlay

Zone, at least one of two parking spaces shall be within a completely closed structure. The City's Development Services Department has informed the Traffic Committee that in order to have tandem parking in a front yard setback, an application for a Planned Development Permit could be made, with Planning Commission approval. Mike Lutz read the letter prepared by the Traffic and Safety Committee Chair for consideration by the Board to forward to the City supporting a front yard setback application by Waterbridge Condominium Complex without the requirement for an enclosed structure. A similar letter of support is being provided by the Community Council and Councilman Kersey's office.

Motion Sherry Guthrie, second Ruth Coddington to approve sending a letter of support to the City of San Diego for the setback variance to allow tandem parking without the construction of an enclosure.

The motion passed 9-1-0 with Michael Combe voting no.

**ITEM #11 MEASURE A: SANDAG ½ CENT SALES TAX PROPOSAL:** Proposal for a 1/2 cent sales tax for infrastructure improvements in the County related to road repair, transit, traffic relief, safety, and water quality. Joseph Masso, Citizens for a Better San Diego, had planned to present at the meeting but was unable to attend the meeting. Mike Lutz noted a description of the measure is available in the sample ballot. The Board is neutral toward the measure.

**ITEM #12 APPOINTMENT OF ELECTION COMMITTEE:** Sherry Guthrie and Sonny Googins were appointed to serve on the Election Committee.

**ITEM #13 APPOINTMENT OF BOARD VACANCIES:** Gary Long presented himself expressing an interest to serve on the Board representing District G. Mr. Long has attended previous meetings within the current year. Motion Rebecca Weide, second Sonny Googins to appoint Mr. Long to represent District G. The motion passed 10-0-0. Mr. Long will be seated at the November board meeting.

**ITEM # 14 SUB-COMMITTEE REPORTS (see attached draft of minutes)**

Development Review.....	Vicki Touchstone: Meeting is scheduled for October 25, 2016.
Publicity .....	Rebecca Weide: Working on draft revisions to RBCPB materials.
Regional Issues .....	Vicki Touchstone/Rebecca Weide: Tony Kempton is providing zoning and land use maps that will be reviewed to correct errors
Traffic & Transportation.....	Robin: None
Elections/Nomination .....	Sherry Guthrie/Sonny Googins: Sherry Guthrie will forward information relating to the upcoming election to Sonny Googins.

**ITEM #15 LIAISON REPORTS**

Community Council.....	Robin Kaufman: Report attached
Community Planners Committee (CPC).....	Mike Lutz: Report attached
SANDAG.....	Robin Kaufman: None
San Dieguito River Park .....	Ruth Coddington: Report attached
San Pasqual/Lake Hodges Planning Group . ....	None
Commercial Representative .....	Jim Denton: None

**ITEM #16 OLD BUSINESS:** None

**ITEM #17 NEW BUSINESS:** None

**ADJOURNMENT:** Motion Ruth Coddington, second Sonny Googins to adjourn the meeting at 8:30 PM. The motion passed unanimously 10-0-0.

Respectfully submitted,

Sherry G. Guthrie, RBCPB Secretary

**STANDING COMMITTEE MEETINGS**

**Administrative Committee**

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

**Development Review Committee**

6:00 PM – Tuesday, October 25  
RB Swim & Tennis Club – Ceramics Room

**Publicity**

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

**Traffic & Transportation Committee**

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

**Regional Issues Committee**

7:00 PM – No Meeting in October  
RB Swim & Tennis Club – Ceramics Room

**Election Committee**

TBD

**Traffic Committee Summary**

**October, 2016**

- the committee reviewed the City's notification that a stop sign will be installed on Selva Drive facing north bound traffic. The committee reviewed the information. Since it agreed with the City, no action was necessary.
- the committee reviewed the City's notification pertaining to the speed increase on Escala Drive between Bernardo Center Drive and Fernando Way. This is to stay in compliance with the California Speed Trap Law (vehicle code 40802). The existing 30 mph will be increased to 35 mph. The committee had some concerns with the speed increase, but agreed the only way the City would be able to enforce it was to comply with the City's decision. The committee is on record of not being in total agreement with the City on this matter.

**RB Community Council Summary**

**October, 2016**

- The RB Community Council hosted the fourth annual safety fair on October 16. More than 350 attended the event which consisted of 20 vendors, fire engine, police vehicles, free finger printing for kids, face painting, free cookies, free coffee, free bottled water, etc. Each attendee received a goody bag filled with valuable safety items.
- The RB Community Council will be hosting a forum for District 2 County Supervisor's seat Tuesday, October 25, 6:30-7:30 pm at the RB library, second floor, large meeting room. This is open to the public.
- The RB Community Council will be meeting Thursday, October 27. At that time, it will be hosting two events at the RB library, second floor, large meeting room:
  - Councilman Mark Kersey will be presenting an update at 6 pm on the City's lawsuit with Palomar College.
  - A forum for District 52 Congressional seat will take place 6:30-7:30 pm. This is open to the public and will be immediately followed by the full board meeting.

### **CPC Update**

WATERWAYS MAINTENANCE PLAN – Information Item: Genene Lehotsky, Senior Planner, Transportation & Storm Water Department will make a presentation on the upcoming Waterways Maintenance Plan which is anticipated to replace the existing Master Storm Water System Maintenance Program upon expiration of the associated Programmatic Environmental Impact Report in September 2018. See link below for more information: <https://www.sandiego.gov/stormwater/services/wmp>.

-----It is a 5 year plan that covers over 770 miles waterways.

MTS TRANSIT OPTIMIZATION PLAN – Information Item: Denis Desmond, Manager of Planning, San Diego Metropolitan Transit System will make a presentation on MTS' review of services and routes. The previous analysis was conducted in 2003-4, prior to the opening of the trolley route through SDSU and the commencement of four Rapid Bus routes.

-----They are trying to improve their service. If you have time, take a survey at [www.sdmts.com](http://www.sdmts.com)

HIGH OCCUPANCY SINGLE DWELLING UNIT ORDINANCE – Action Item: Tim Taylor, Chief Policy Advisor for Council President Pro Tem Marti Emerald, will make a presentation on the proposed High Occupancy Single Dwelling Unit Ordinance Applicable Citywide and Within College Area (aka College Area Community Character Preservation Ordinance). The proposed amendments to the Land Development Code (Chapter 13, Article 1; Chapter 11, Article 3; Chapter 14, Article 2) and Local Coastal Program are intended primarily to address the impacts of high occupancy home remodels/additions that are inconsistent with the character of the RS zones in the vicinity of San Diego State University (SDSU). The amendments would place certain limits on the development of larger single family homes in RS zones citywide, as well as additional limits on the development of larger single family homes in RS zones in the areas influenced by SDSU. The proposed standards involve the number of bedrooms, off-street parking, and amount of interior common area.

-----This is an effort to limit the conversion of single family homes into mini dorms.

### **San Dieguito River Valley Regional Open Space Park Citizens Advisory Committee October 7, 2016**

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-Several hundred feet of the boardwalk that had been constructed near the mouth of the San Dieguito lagoon is being dismantled and 500 feet of the 1,200 foot boardwalk will be used elsewhere. Supporters had failed to get approval from the California Coastal Commission but the remaining half will stay. The boardwalk will connect with part of the Coast to Crest trail.

-\$110,000 was donated by the Akin Family as an “unrestricted donation.” The importance of a ranger station was mentioned and needed at the lagoon. Also mentioned that it’s important for the park to “have a face” It was voted and approved that the donation would go towards a 2,400 square foot Coastal Ranger Station be constructed with these funds since there isn’t a ranger station at the Coast to Crest Trail. The total cost of the station is unknown, but there is a priority recommendation and they are obtaining estimates.

-It was voted and approved that a standing committee, to be called the “Interpretation Committee” of the Citizens Advisory Committee, be created to review and make recommendations on current and proposed memorial plaques, donated features and other interpretive physical features throughout the park.

-The Citizens Advisory Committee has also reached out to the Santa Isabel and San Pasqual Indian Tribes for their tribal input on the Coast to Crest Trail. The Tribal Council Chairmen have been very amenable and the Tribal Councils have given positive feedback.