



Rancho Bernardo Community Planning Board
 12463 Rancho Bernardo Road #523, San Diego, CA 92128
www.rbplanningboard.com

February 21, 2019, 7:00 PM
Meeting Minutes

Bernardo Heights Community Center
16150 Bernardo Heights Parkway (Off of Avenida Venusto), San Diego, CA 92128

<u>2018 RB PLANNING BOARD</u>									
P = present		A = absent			ARC = arrived after roll call				
Sonny Googins	P	Patrick Vincent	P	Benjamin Wier	P	Gary Long	P		
Thomas Lettington	P	Dan Grobee	P	Robin Kaufman	P	Mike Lutz	A		
Terry Norwood	P	Joel Doss	P	Ruth Coddington	P				
Mel Zadeh	P	Sherry Guthrie	P	Vicki Touchstone	P			Total Seated	17
Scott Hall	P	Kyle Turner	P	Jenny Yu	P			Total in Attendance	16

ITEM #1 **Call to Order/Roll Call:** The meeting was called to order at 7 p.m. by Robin Kaufman, Chair. A quorum was reached with 16 out of 17 members present.

ITEM #2 **Non-Agenda Public Comment (3 Minutes Per Speaker):** None.

ITEM #3 **Chair Remarks:** Robin Kaufman reminded everyone to place their phones on vibrate or turn them off; asked for a show of hands of those members who would be attending the project review training on February 28; she mentioned that only 7 individuals attended Palomar College’s open house on January 23. Out of those 7 individuals, only 1 was a resident – the rest were either Planning Board members or Community Council members; she informed us she asked for a traffic study on a certain block on Matinal Rd. Traffic engineering has confirmed it qualified for a V-calm sign and is now on a waiting list and will be installed when funding is available.

ITEM #4 **Honorary Name Changes for Two Streets:** Councilmember Kersey presented information about the honorary name changes to two streets. Currently considering Calle Sencillo for Bob Wells and Bernardo Plaza Court for Harry Summers. The streets will still have their original names with a smaller, different color sign underneath displaying the honorary names for the two men. The Councilman also commented that over 5,000 reports of potholes have been made over the past month due to all the rain. Finally, the Councilman commented that the City is ‘tightening up’ the contract language for any street projects to assure the City has more authority in making sure the contractors complete the projects within a specified time frame.

Robin Kaufman informed the Councilman of a long ongoing situation on West Bernardo Drive by the Community Park – a gully wash out takes place on the street shoulder whenever there is rain and she has been working with both Parks and Rec. and the City’s Street Division to resolve the matter. For the past couple of months, pylons and yellow tape block the area. She commented that a more permanent solution of placing asphalt in the area would be better than continually filling the gully with sand as it washes away.

ITEM #5 **Government Staff Reports:** Refer to Item #4.

ITEM #6 **Modification and Adoption of Agenda:** Motion made Dan Grobee/Patrick Vincent to accept the agenda as presented. Motion passed unanimously, 16-0-0.

ITEM #7 **Administrative Items:**
 a. **Approve January 17, 2019 Meeting Minutes:** Motion made Dan Grobee/Terry Norwood to

accept the minutes as presented. Motion passed 12-0-4 with the following abstaining due to being absent at the last meeting: Gary Long, Scott Hall, Kyle Turner, Sonny Googins.

- b. Approve Treasurer’s Report: Motion made Gary Long/Terry Norwood to accept the following Report: \$329.95 in our account and \$500 in City funds. Motion passed unanimously, 16-0-0.

ITEM #8

Transit Priority Area Multifamily Residential Parking Standards:

The City proposes amendments to the Land Development Code that would include zero minimum parking space requirements for multi-family residential development within Transit Priority Areas (TPA) defined as areas within ½ of a mile of an existing or planned (year 2020) major transit stop. This item will be heard at City Council on March 4, 2019. This proposal will apply to the area within ½ mile of the Rancho Bernardo Transit Center where development of multiple family use is permitted by the underlying zone. An adjustment was made in the initial document the Regional Issues Committee compiled due to new information that was discovered during further research on the topic. Vicki Touchstone noted that Scripps Ranch has taken a similar action. A Rancho Bernardo resident, Sharon Reynolds addressed concerns about some of the proposed amendments to the TPA and urged the Board to review the impacts for the community. Motion made Vicki Touchstone/Kyle Turner to send the attached letter to City Council members. Motion passed unanimously, 16-0-0.

ITEM #9

12th Update of the Land Development Code:

The City is proposing updates to the Land Development Code. The 12th Update consists of amendments covering Appeals, Zoning, Civic San Diego, Landscaping, and Minor Corrections. Issues related to the availability of final documents prepared in accordance with the California Environmental Quality Act remain unresolved. Vicki Touchstone reported that the Community Planners Committee’s (CPC) subcommittee resolved the issues so no action was taken on this matter.

ITEM #10

Identify and Approve Items/Supplies to Purchase with City’s \$500 Apportioned to Support the Operation of the Planning Board:

Motion made Gary Long/Joel Doss to spend up to \$400 on a P.A. system along with wireless and dynamic microphones. Motion passed unanimously, 16-0-0.

Motion made Sherry Guthrie/Vicki Touchstone to spend up to \$100 on election material. Motion passed unanimously, 16-0-0.

ITEM #11

Hats Off to Volunteers:

Hats Off to Volunteers is an annual community event that recognizes the significant accomplishments of volunteers in each organization that have benefited the community. Motion made Robin Kaufman/Sherry Guthrie to nominate Gary Long for his efforts of Chairing the Election Job Aide Committee. Motion passed unanimously, 16-0-0.

ITEM #12

2019 RBCPB Election Update & Announcement of Candidates:

Sherry Guthrie reported the following have submitted Declaration of Candidacy forms: District A: Hugh Rothman, Jenny Yu, Terry Norwood, David Wilson. District D: MarkHuettinger, Benjamin Wier. District G: Gary Long. Positions up for election this year that are vacant: District B – 1; District C – 1; District E – 1; District F -2.

ITEM #13

Sub-Committee Reports:

Development Review.....Vicki Touchstone: Not sure if a meeting will be held in March.

Regional Issues..... Vicki Touchstone: No meeting in March

Traffic & Transportation..... Robin Kaufman: No meeting set for March

Election Adhoc Committee..... Elections will be held between 10 AM and 5:30 PM on Thursday, March 21, 2019 at the Bernardo Heights Community Center.

- ITEM #14 Liaison Reports:**
 Community Council..... Robin Kaufman: (Report attached)*
 Community Planners Committee (CPC).... Vicki Touchstone: The CPC will be meeting February 26, 2019.
 Recreation Advisory Board..... Robin Kaufman: (Report attached)*
 Commercial..... Kyle Turner: None
 SANDAG..... Terry Norwood/Vicki Touchstone: None

ITEM #15 OLD BUSINESS ITEM: None

ITEM #16 NEW BUSINESS: None

ADJOURNMENT: Motion made Gary Long/Joel Doss to adjourn at 8:09 pm. Motion passed unanimously, 16-0-0.

Respectfully submitted by Robin Kaufman

STANDING COMMITTEE MEETINGS:

<p><u>Administrative Committee</u> The Monday 10 days prior to Regular Meeting, 6 PM Bernardo Heights Community Center</p>	<p><u>Traffic & Transportation Committee</u> First Monday of each month, 6 PM Bernardo Heights Community Center</p>
<p><u>Development Review Committee</u> First Tuesday of each month, 6 PM Bernardo Heights Community Center</p>	<p><u>Regional Issues Committee</u> First Tuesday of each month, 7 PM Bernardo Heights Community Center</p>

***Community Council Summary:**

- an update was given on the Silvergate retirement facility
- the Board approved the Public Safety Committee to move forward in planning a CPR training event
- the Board approved promoting a document which educates the public on where they can legally and properly dispose of alkaline batteries
- the Board approved to have the Public Safety Committee move forward in planning a community wide ‘be prepared’ event.
- the Board approved a new meeting date in July since the regularly scheduled meeting falls on July 4
- the Board approved the recipient for Hats off to Volunteers – Bettyann Pernice
- an update was given on the Mardi Gras fun run the RB Community Council is hosting on March 3
- an update was given on the second annual community flag event
- an update was given on the third annual Earth Day Fair hosted by the RB Community Council
- an update was given on the completion of the upgrade of the second median on RB Rd.

***Recreation Advisory Board Summary:**

- The Board approved the Hats off to Volunteers recipient – Dannie Antique
- The Board discussed sponsoring a food truck event
- The Board discussed painting murals on activity room walls
- The Board reviewed possible movies for the two Movies In The Park
- The Board reviewed vandalism and crime in the park
- The Board reviewed field maintenance

February 22, 2019

San Diego City Council
City of San Diego
202 C Street
San Diego, CA 92101

RE: Rancho Bernardo Community Planning Board Recommendation on the Transit Priority Area
Parking Standards

Members of the City Council:

Rancho Bernardo is one of many communities throughout the City with a designated Transit Priority Area (TPA), therefore, a few areas within the TPA could be affected by the City's proposal to reduce parking standards for new multi-family developments. While we see the broad benefits of this proposal to attract affordable housing by eliminating on-site parking requirements, this one-size-fits-all approach to achieving housing affordability and reducing vehicle ownership does not take into account community specific conditions that make reliance on personal vehicles greater in some areas than in others.

Although our community includes the convenience of a regional transit station, it is not easily accessible to residents by any means other than a personal vehicle. Over the years, we have made requests of the Metropolitan Transit District to expand bus service within the community, only to see service reduced. Most recently, we made a request for a bus connection between the transit station and the new Palomar College Rancho Bernardo Education Center, which was denied. Without ease of access to public transit, commercial areas, schools, and other services, it is unreasonable to assume that eliminating parking spaces will reduce personal vehicle ownership. Most, if not all new residents of a development with reduced or zero parking requirements in areas that lack convenient access via transit or walkable routes will need a vehicle and a place to park it. Without adequate parking, both the residents of these new developments and nearby residents and businesses will be adversely affected.

We support the goal of improving housing affordability and Rancho Bernardo has been identified as a favorable location for companion units. There are likely other tools in the City's toolbox for improving affordability and achieving the goals of the climate action plan. Used wisely, there is great potential for success, but giving control to developers over how and where these tools will be implemented is a risk most communities would rather not take. Our community plans were developed to provide a balance of uses and some assurance that services and public facilities would be adequate to meet the needs of all residents. The City appears to be relinquishing its planning responsibilities and relying on real estate developers to "do the right thing." Affordable housing with little or no parking that is developed in a designated TPA with limited, if any, transit options will adversely affect those intended to benefit from this proposal. To ensure a livable neighborhood for all residents, consideration of the availability of alternative transportation options must be a part of the decision-making process.

The Rancho Bernardo Community Planning Board considered the City's proposed TPA Parking Standards at its meeting of February 21, 2019 and approved this letter and the following motion by a unanimous vote of 16-0-0.

Motion: The Rancho Bernardo Community Planning Board recommends to the San Diego City Council that the TPA Parking Standards be applied only to those areas of the City where the need for a personal vehicle is currently low due to existing walkable neighborhoods and adequate access to public transit. We also support the Community Planners Committee's (CPC) recommendation for a five-year pilot

program that includes reporting, goal measurement, impact evaluation, and other recommendations (Attachment 1).

We also request that stakeholder outreach for future proposals related to affordable housing and implementation of the climate action plan include meetings with members of communities potentially affected by the proposal. According to the stakeholder outreach information provided by the Planning Department, this did not occur for the current proposal.

The Planning Board appreciates the opportunity to provide our comments and recommendations to the City Council on this important matter.

Sincerely,

Robin Kaufman

Robin Kaufman, Chair
Rancho Bernardo Community Planning Board

Attachment 1: CPC Recommendation

Community Planners Committee Planning Department
City of San Diego, 9485 Aero Drive, MS 413 • San Diego, CA 92123
SDPlanningGroups@sandiego.gov • (619)-235-5200

CPC TPA PARKING RECOMMENDATIONS

PILOT PROGRAM

Recommend a pilot program of 5 years before full implementation. This would include production of an annual report reporting the following baseline information:

- 1) TPA projects built.
- 2) Transit amenities included.
- 3) Information on car ownership by residents of TPA buildings.
- 4) Calculate what number/proportion of newly built projects are “No Parking” projects.

GOAL MEASUREMENT

Use period of pilot program to measure achievement of the stated and implied goals:

- 1) Greater housing affordability for residents, both buyers and tenants.
- 2) Reduced auto trips and congestion.
- 3) Reduced car ownership by residents of buildings built to TPA standards.

IMPACTS

Use period of pilot program to evaluate impacts. Specifically:

- 1) Survey projects built under these standards, and identify the percentage of tenants/buyers who have cars compared to the parking provided or not provided on site.
- 2) Determine if developers are building just enough parking, or not enough with impacts being absorbed by the surrounding community.
 - a) If the surrounding community is already parking impacted, measure if the situation worsened.
- 3) Investigate impacts of service vehicles which can't find parking necessary to their tasks (increased double parking), and lack of visitor parking.

MITIGATION

Use period of pilot program to investigate mitigation measures. Including, but not limited to:

- 1) Increase parking enforcement in TPA areas, particularly in the evening, (7pm – 12am).
- 2) Evaluate reforming the Permit Parking program so that it mitigates parking impacts from, and discourages automobile ownership among residents of buildings built to TPA standards.
- 3) Investigate provision for onsite service vehicle parking if needed.
- 4) Investigate provision visitor parking if needed.

MISCELLANEOUS RECOMMENDATIONS

- 1) Recommend correlation of Infrastructure Transit Amenities to needs identified through the CIP Prioritization process.
- 2) Recommend preventing oversaturation of particular public transit amenities beyond their usefulness to a community.
- 3) Exclude beach parking impact areas.