



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

August 15, 2019, 7:00 PM
Meeting Agenda

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

<u>2018 RB PLANNING BOARD</u>							
P = present		A = absent		ARC = arrived after roll call			
Sonny Googins		Patrick Vincent		Benjamin Wier		Gary Long	
Thomas Lettington		David Wilson		Robin Kaufman		Mike Lutz	
Terry Norwood		Mark Heuttinger		Vicki Touchstone		Jenny Yu	
Hugh Rothman							
							Total Seated
							13
							Total in Attendance

ITEM #1 Call to Order/Roll Call: Chair will call the meeting to order.

ITEM #2 Chair remarks

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

To discuss items not on the agenda, yet within the jurisdiction of the RB Planning Board. Board members should limit discussion of non-agenda items so as not to detract from the time available for agenda items.

ITEM #4 Government Staff Reports:

Information Item

Various government staff has an opportunity to present updates to the Board.

ITEM #5 Modification and Adoption of Agenda:

Voting Item

ITEM #6 Administrative Items:

Voting Items

- a. Approve July, 2019 Meeting Minutes
- b. Approve Treasurer’s Report

ITEM #7 Bernardo Center Dr. TM (Project No. 512554), 16781/16785 Bernardo Center Dr. **Voting Item**

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.

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

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.

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

Voting Item

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.

ITEM # 10 Findings of Reimbursement for Landline Usage by Ad Hoc **Voting Item**
 The Ad Hoc will present their findings to the Board.

ITEM #11 Review of Website and Possible Upgrades **Voting Item**
 The Board members will present any suggestions they feel will assist in upgrading the website, making it more user friendly.

ITEM #12 Appointment of Recreation Advisory Board and SANDAG Liaison **Voting Item**
 Hugh Rothman is no longer on the Recreation Advisory Board and no one was officially Appointed as SANDAG Liaison at our April meeting.

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: **Voting Item**
 Residents can present themselves for these vacancies.

ITEM #14 Sub-Committee Reports: **Information Item**
 Development Review..... Vicki Touchstone:
 Regional Issues..... Vicki Touchstone
 Traffic & Transportation..... Robin Kaufman
 Election Ad Hoc Procedure Development Ad Hoc Committee:

ITEM #15 Liaison Reports: **Information Item**
 Community Council.....Robin Kaufman (Report attached)*
 Community Planners Committee (CPC)..... Vicki Touchstone (Report attached)*
 Recreation Advisory Board..... Robin Kaufman (Meeting night before our meeting)*
 SANDAG..... (Nothing submitted)
 San Dieguito River Park
 San Pasqual/Lake Hodges Planning Group.... David Wilson
 Commercial Representative

ITEM #16 OLD BUSINESS ITEM:

ITEM #17 NEW BUSINESS:

ADJOURNMENT:

STANDING COMMITTEE MEETINGS: Regular meeting dates & times for committees will be set.

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

*** 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. Wulfbeck 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.