



**Rancho Bernardo Community Planning Board**  
 12463 Rancho Bernardo Road #523, San Diego, CA 92198  
[www.rbplanningboard.com](http://www.rbplanningboard.com)

**Thursday July 17, 2025 at 6:30pm**

**Meeting Agenda**

**In Person: Seven Oaks Community Center 16789 Bernardo Oaks Drive, San Diego, CA 92128**

**\*Please note new address\***

<b>2025 RB PLANNING BOARD</b>									
<b>P = present</b>			<b>A = absent</b>			<b>ARC = arrived after roll call</b>			
Robin Kaufman			June Smith			Steve Dow		James Nadlonek	
Benjamin Wier			Vicki Touchstone			Rebecca Rapp			
Gary Long			Hugh Rothman			Sujata Yellaepeddi			
								<b>Total Seated</b>	<b>10</b>
								<b>Total in Attendance</b>	

- ITEM #1      Call to Order/Roll Call:**
- 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 have an opportunity to present updates to the Board.
- ITEM #5      Administrative Items:** **Action Items**  
 a. Approve June 2025 Meeting Minutes:  
 b. Approve Treasurer's Report:
- ITEM #6      Request New Community Members to Identified/Seated** **Action Item**  
 New members are identified and those that have been previously identified can be seated.
- ITEM #7      Comments on the Draft SANDAG Regional Plan 2025** **Action Item**  
 SANDAG's goal of the 2025 Regional Plan, which "includes short- and long-term plans for improving our transportation system," is to make transportation more convenient, equitable, healthy, and safe for everyone in the San Diego region. The Board will consider and revise, as appropriate, the comments provided by the Regional Issues Committee and approve final comments for submission to SANDAG. The draft Regional Plan can be reviewed at:  
<https://www.sandag.org/regional-plan/2025-regional-plan> then click on Regional Plan.
- ITEM # 8      Infrastructure Priorities for Rancho Bernardo** **Action Item**  
 At the request of the City, the Board will consider and approve a list of infrastructure priorities for RB. A draft list of priorities, based on last year's submittal, has been prepared by the Regional Issues Committee. The items are listed from highest to lowest priority. More information is available at:  
<https://www.sandiego.gov/planning/programs/work-programs/infrastructure-prioritization-engagement>.

- ITEM #9**      **Formation of an AD Hoc Committee for proposed Paymogo Ct Thoroughfare**      **Action Item**  
 Form an Ad Hoc Committee to address the proposed Paymogo Ct thoroughfare that would join RB and PQ and bring an additional 700 trips per day through residential streets (Paseo Montanaso and Avenida de Los Lobos) and then onto Camino Del Norte and/or Bernardo Center Dr. See our website under current topics for more detail:  
<https://www.rbplanningboard.com/current-topics.html>
- ITEM #10**      **Land Development Code (Environmental Sensitive Lands)**      **Action Item**  
 Consider approving a letter to the Planning Department and City Council asking for an update on the status of City's review of proposed changes/corrections to the land development code that were submitted almost a year ago. The Board's comments include a request for necessary corrections related to Environmentally Sensitive Lands.
- ITEM #10**      **Sub-Committee Reports:**      **Information Item**  
 Development Review..... Benjamin Wier  
 Regional Issues..... Vicki Touchstone  
 Traffic & Transportation.....James Nadlonek
- ITEM #11**      **Liaison Reports:**      **Information Item**  
 Community Council.....Robin Kaufman  
 Community Planners Committee (CPC).....Vicki Touchstone (Report Attached)  
 Community Recreation Group (CRG).....Robin Kaufman  
 SANDAG..... Steve Dow  
 San Dieguito River Park .....Vicki Touchstone  
 San Pasqual/Lake Hodges Planning Group..... Gary Long  
 Commercial Representative .....
- ITEM #12**      **OLD BUSINESS ITEM:**
- ITEM #13**      **NEW BUSINESS:**
- ADJOURNMENT:**

## **Community Planners Committee**

### **Meeting Notes for the June 24, 2025 Meeting – Not the Official Minutes**

#### **Prepared by V. Touchstone for the RB Planning Board**

Public Comment – Residents from throughout the City were present to address the adverse effects that ADUs are having on their neighborhoods. Homes are being purchased by developers so they can build essentially apartment buildings behind the homes in long established single-family neighborhoods. Unlike many CPC meetings, the room was packed on Tuesday night with concerned, and legitimately anger residents from throughout the City. Of the very real concerns they raised, several extremely significant issues related to impacts to emergency access routes, particularly in neighborhoods located adjacent to open space. Parking was also raised by many. When 10 units are built behind an existing home in a single-family neighborhood, the streets all around these developments will necessarily be filled with parked cars. The problem is greatest where these units are constructed on a lot in a cul-de-sac. Another issue raised related to trash collection. If all the streets are filled with parked cars, where will there be room for trash cans, including the 30 new cans that will be used by the additional 10 units? If a dumpster is necessary, where does it go – in the street eliminating parking spaces? Others addressed the loss of “middle” housing, as older, more affordable homes in long establish neighborhoods, like Allied Gardens, are purchased by developers so they can construct apartment building in backyards, the price of the remaining housing goes up, making the remaining single-family

homes out of reach for young families with children.

MTS OnTrack (INFORMATION ITEM) – A representative from MTS was present to discuss current and future transit planning efforts for San Diego, including bus and trolley service. The presentation included an overview of MTS' existing and proposed services, a discussion about ridership and how it has been increasing since COVID, and an analysis of the need for more funding to support the transit system. They are looking for feedback and new revenue sources. A ballot measure was not mentioned, but it seemed implied. They are currently doing community outreach. Some interesting questions – when MTS considers the distance people will travel to use transit, what distance does MTS use – answer:  $\frac{1}{4}$  of a mile – not the one-mile figure used by the City of San Diego. My take from the discussion, which was informative, is that there will ultimately be some kind of ballot measure to increase taxes to pay for additional transit. I did ask why there were no additional transit routes being planned for the near future to accommodate the residents in the MTS affordable housing project. The response was that there are already bus routes to accommodate the residents. I disagreed, as there are no routes that serve any schools, the majority of the industrial park, or provide easy access to local commercial areas.