



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

Thursday October 16, 2025 at 6:30pm

Meeting Agenda

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

Please note new address

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

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 August 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 Review Draft Letter for Smoke Free Multi Unit Housing (MUH) **Action Item**
 Review draft letter addressing the need for a stronger, more inclusive smoke-free multi-unit housing policy in the city of San Diego.

ITEM #9 Request to Support Jamacha Neighborhood Council (JNC) **Action Item**
 JNC requests that we endorse their memo with requests for clear, accurate mapping of neighborhood boundaries in all maps used by the City of San Diego departments as well as use accurate community names that match the Community Plans, cease use of Jamacha-lomita (exp. Ridgeview- Webster), and remove Encanto signs from Jamacha and other non Encanto community boundaries, by signing and sending our memo or creating a new memo to submit to Councilmember Henry L. Foster, III.

ITEM #10 Formation of an Ad Hoc Committee for the 2026 Election Committee **Action Item**
 Create an Ad Hoc committee for the upcoming 2026 elections.

ITEM #11 Sub-Committee Reports: **Information Item**
 Development Review..... Benjamin Wier
 Regional Issues..... Vicki Touchstone
 Traffic & Transportation.....James Nadlonek

ITEM #12**Liaison Reports:****Information Item**

Community Council.....Robin Kaufman
 Community Planners Committee (CPC).....Vicki Touchstone (Report Attached via Rebecca Rapp)
 Community Recreation Group (CRG).....Robin Kaufman
 SANDAG..... Steve Dow
 San Dieguito River ParkVicki Touchstone
 San Pasqual/Lake Hodges Planning Group..... Gary Long
 Commercial Representative

ITEM #13**OLD BUSINESS ITEM:****ITEM #14****NEW BUSINESS:****ADJOURNMENT:****CPC Report via Rebecca Rapp**

***Note, RB was awarded grant money by SANDAG for the Community Plan Update.**

9-23-25 CPC Meeting Notes**Public comment:**

College Area resident; requested participation at the planning commission meeting on Oct. 9th, when their community plan will be addressed. They're very concerned that density is being crammed in with no parks or infrastructure to support it. The planning group and community members proposed a 2 story zoning area in the Cerrito Square neighborhood.

Becky Rapp: introduced a loophole in the SD Smoke Free Multi-unit affordable housing policy. All affordable housing should be deemed smoke-free- equitable housing.

Tonight I wanted to share something that I recently shared with the Land Use and Housing committee. There's a serious public health concern with San Diego's smoke-free housing protections.

HUD requires all public housing to be 100% smoke-free, protecting children, seniors, and residents with health conditions from exposure to secondhand smoke. However, if an affordable housing project is privately or corporately owned—even when it benefits from public resources such as Section 8 vouchers or local housing funds—that rule does not apply.

Skyline Apartments in Rancho Bernardo is one such example. It is a privately owned affordable housing project that accepts housing subsidies, but because it is not owned or managed by the Housing Commission, the HUD smoke-free protections do not apply. This means that low-income families living there may still be exposed to secondhand smoke in their homes, simply because of who owns the property. Two families with the same income, living in subsidized housing, are treated unequally when it comes to health protections.

This is critical as San Diego prioritizes affordable housing across the city. We're seeing a significant uptick in projects, virtually in every planning group area. It is not fair that public dollars can support housing where children and vulnerable populations are still subjected to toxic secondhand smoke.

I bring this to your attention as affordable housing projects in your planning group areas may be at risk, as is ours, and I suggest you speak to your councilmember or representative, and urge them to acknowledge the loophole and suggest adopting a policy requiring all projects that receive affordable housing funds—public or private—to be designated smoke-free.

Item #3 – LDC Ad Hoc Committee 2025

Ad Hoc committee was created to discuss the Land Development Code 2025 as it will come before CPC at the end of the year. Voting will most likely be next year.

Item #4 - Inclusive Public Engagement Guild

City staff presented on the updated public engagement guild. The guild can be viewed at www.sandiego.gov/engagement - One good question raised was regarding the training of city employees. The public engagement plan appears promising on paper, but how will it be effectively implemented and enforced? The city said they're working on that with the HR department.

Item #5 – Association for the city of La Jolla

La Jolla is in the process of creating cityhood. It's a community-driven campaign, and they've raised \$66,000 to pay for a financial analysis for staff time to determine if the community qualifies. LATCO approved. The ballot measure is to come forward in 2028. Total costs by the end of the process will total anywhere between 1 and 4 million.

Item #6 – College Area Community Plan Update

The planning group was proactive and came up with the "7 Visions Plan". Together, they proposed a detailed community plan update to the city, in which they included increasing density by 137%.

They were ignored by the planning department. Yes, the planning department held community engagement meetings and public input was gathered, but they would not acknowledge the "7 visions plan" nor any of the community feedback. They collected the feedback but didn't integrate it into their proposal.

They proposed increasing density by over 300%. 6-7 story buildings in residential areas and no plan for infrastructure improvements. Police, fire, recreation centers, or parks.

Only 9% of College Area's park requirement has been met. This community is considered low-resource, yet the planning department doesn't care.

This is concerning as it's a blueprint for other upcoming community plans. They pleaded for all to come to the Planning Commission in October and help support their community.

A Motion was made by CPC – they looked at this situation as an opportunity to unify and send a message that infrastructure needs must be met prior to increasing density.

Item #7 – Digital Billboards

Digital Billboards are being proposed by the mayor, potentially changing every 4 seconds. San Diego's original signage policy was the strongest in the nation, and billboards weren't allowed. Over the years, the ordinance has been weakened. John Flynn, former city Planner, is a concerned resident and would like to push back on the mayor's proposal.

Item #8 – Reports to CPC

City Planner reports – RB was awarded grant funding from SANDAG and will be moving forward with the community plan update.

• **September 2025 highlights**

o SANDAG - 2025 Regional Plan Draft Environmental Impact Report (EIR)

- Draft EIR released 8/25/25, covering transportation, housing, and land-use strategies for the region.
- Public comment period is open until 10/13/25.
- Focuses on reducing greenhouse gas emissions and aligning with state climate goals.
- <https://www.sandag.org/news/news-release-sandag-seeks-public-input-on-draft-eir-for-2025-regional-plan-2025-08-26>

o SANDAG - Independent Taxpayer Oversight Committee (ITOC) Recruitment

- Applications open for new ITOC members responsible for monitoring TransNet sales tax expenditures.
- Deadline to apply is 09/27/25.
- Positions are open to San Diego County residents with financial, project management, or taxpayer advocacy expertise.
- <https://www.sandag.org/news/public-notice-solicitation-of-applications-for-membership-on-ITOC-2025-07-23>

o SANDAG - Southeastern Connect – Electric Microtransit Launch

- Four-year pilot program started on 08/12/25.
- Offers free, zero-emission rides in Southeastern San Diego neighborhoods.
- Uses Via app or hotline. Designed to provide key transportation options to “essential places like supermarkets, hospitals, educational institutions, employment centers, and our transit network”.
- <https://www.sandag.org/news/news-release-sandag-launches-new-transportation-service-southeastern-san-diego-2025-08-12>

o SANDAG - Del Mar Bluffs Phase 5 Stabilization (for LOSSAN rail corridor)

- Construction ongoing on the Phase 5 stabilization project at the Del Mar Bluffs.
- Train service will be fully suspended between Oceanside and Downtown San Diego from 09/19–22/25 to accommodate continuous construction work.
- Includes new drainage, erosion control, retaining walls, and restoration of native vegetation to protect coastal bluff integrity.
- <https://www.sandag.org/projects-and-programs/featured-projects/lossan-corridor-improvements/del-mar-bluffs-stabilization>

o SANDAG - LOSSAN Rail Realignment (Geotechnical Testing)

- Fieldwork began late August 2025 to study soil and underground conditions in Del Mar and San Diego.
- Supports analysis of potential alignments to move the rail line off the unstable coastal bluffs.
- Work occurring near Recuerdo Drive and Jimmy Durante Boulevard with minimal public disruption expected.
- <https://www.sandag.org/news/geotechnical-testing-for-sdlrr-to-begin-2025-08-27>