



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

**Thursday November 20, 2025 at 6:30pm**

**Meeting Agenda**

**This meeting is being held via Zoom only.**

**Meeting Link**

**<https://us02web.zoom.us/j/88119238540>**

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

**ITEM #1**      **Call to Order/Roll Call:**

**ITEM #2**      **Chair Remarks**

The Chair thanked members for stepping up to create the election ad hoc committee, and thanked Ben Wier for running the meeting last month. The chair also newly formed advocacy group 2935 A Street in Golden Hill. They are asking for a speaker representing each neighborhood to speak about their community. The Chair also gave us information about Casa de las Campanas: They prevailed with the arbitration with nurses. There is no concrete details yet regarding changes to the property, including the North Parcel section. There is no plan yet for taking down the concrete podium means it will look like this for the foreseeable future, thus leaving the community to view this eyesore for longer.

**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.

**Becky Rapp** informed the board that last week, San Diego City Councilmember Campillo has made it known that he wishes to allow delivery of cannabis in the city. The concern is no audit is being performed on all cannabis businesses so there is no accountability.

**ITEM #4**      **Government Staff Reports:**

**Information Item**

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

**Jose Ramirez** on behalf of County Supervisor District 2 Joel Anderson. There will be a community open House. Networking is welcome as is getting a photo op with the supervisor. Go to this link for further information: <https://public-district2.sandiegocounty.gov/forms/form/?ID=91>. Furthermore, the supervisor provides grants, and the office is now accepting applications for grants.

<b>ITEM #5</b>	<b><u>Administrative Items:</u></b> <b>a.</b> Approve October 2025 Meeting Minutes:  Sujata Yellaepeddi made motion to approve/Ben Wier seconded. Motion passed 7-0-2 with Hugh Rothman and Robin Kaufman abstaining due to their absence at the October meeting. <b>b.</b> Approve Treasurer's Report:  \$322.95 in our bank account. City fund: \$500.00. No outstanding bills or debts. This is unchanged from last month. Gary Long made a motion to approve/Steve Dow seconded. Motion passed 9-0-0.	<b>Action Items</b>
<b>ITEM #6</b>	<b><u>Request New Community Members to Identified/Seated</u></b> New members are identified and those that have been previously identified can be seated.  No members have presented themselves.	<b>Action Item</b>
<b>ITEM #7</b>	<b><u>Land Development Code (LDC), Environmentally Sensitive Lands (ESL)</u></b> Review and consider approval of a letter to the City Attorney and City Planning Director requesting corrections to language in the LDC related to CIP and Public Projects that deviate from the ESL Regulations, and request that these correction be made as part of the current 2025 Land Development Code Update  <b>Vicki Touchstone</b> reviewed the letter that is being proposed to be sent. After discussion, Vicki motioned that the full board approve letter sent in the packet/Steve Dow seconded. Motion passed 9-0-0.	<b>Action Item</b>
<b>ITEM #8</b>	<b><u>Draft Citywide Inclusive Public Engagement Guide</u></b>  <b>Vicki Touchstone</b> provided information on this topic. The Public Engagement Guide is intended to provide City staff with best practices for implementing inclusive public outreach and engagement so that more perspectives can be included in the City's decisions. A video is available at: <a href="https://www.youtube.com/watch?v=mUv2wPKrlrk">https://www.youtube.com/watch?v=mUv2wPKrlrk</a> . The item is not yet scheduled for City Council, but will go to the City Council Rules Committee on Nov. 19, 2025.  The rules have changed where now a community has only one minute to present comments regarding changes in a community plan. It used to be 15 minutes. This causes problems when there are significant changes to a community's plan. This board may wish to draft a letter to request more time to present comments. The CPUC might also want to draft a letter. This issue will be taken into consideration in the future.	<b>Information Item</b>
<b>ITEM #9</b>	<b><u>Update from Election Committee</u></b> Create an Ad Hoc committee for the upcoming 2026 election.  The election committee consists of <b>Sujata Yellapaedi</b> and <b>Jim,Nadlonek</b> who will be co-chairs. No report at this time.	<b>Information Item</b>
<b>ITEM #10</b>	<b><u>Update to the RBCPG Bylaws</u></b> Verbiage update to our bylaws regarding attendance for eligibility to become a member.  <b>Gary Long</b> led this discussion. Our bylaws need to be changed to omit the requirement that prospective members need to attend at least one full meeting. This change will be performed in the future.	<b>Information Item</b>
<b>ITEM #11</b>	<b><u>CPGs should be allotted more time to provide comments regarding their own Community Plan Updates.</u></b> Quick update and op-ed regarding CPG's time for providing comments on their own community plan	<b>Information Item</b>

updates.

After discussion, it was decided that this would be a good action item for sometime in 2026.

**ITEM #12      City of San Diego Recreational Needs Assessment      Information Item**

The Community Recreation Needs Assessment will focus on gathering data to better understand and meet the recreational, communication and financial needs of San Diego's diverse communities. The assessment will include surveys, interviews, focus groups, virtual workshops and in-person public meetings. Go to: <https://www.sandiego.gov/community-recreation-needs-assessment-focus-groups> for information about upcoming virtual discussions. Pre-registration is required. Next virtual meeting for Council Districts 1, 2, and 5 is scheduled for Thursday, Dec. 18, 2025 at 4 pm.

**ITEM #13      Sub-Committee Reports:      Information Item**

Development Review..... Benjamin Wier  
A meeting will occur next month at the regularly scheduled day and time. The main issue will be the KB homes project on Bernardo Center Court.  
Regional Issues..... Vicki Touchstone  
No meeting this month  
Traffic & Transportation..... James Nadlonek  
At this time, there are no issues, but that may change.

**ITEM #14      Liaison Reports:      Information Item**

Community Council..... Robin Kaufman (Report Attached)  
Community Planners Committee (CPC)..... Vicki Touchstone (Report Attached via Rebecca Rapp)  
Community Recreation Group (CRG)..... Robin Kaufman  
Interesting meeting. There is a new district manager. A budget was created. It is expected to be removed next meeting in two months.  
SANDAG..... Steve Dow (Report Attached)  
San Dieguito River Park ..... Vicki Touchstone (Report Attached)  
San Pasqual/Lake Hodges Planning Group..... Gary Long  
Commercial Representative .....

**ITEM #15      OLD BUSINESS ITEM:**  
None

**ITEM #16      NEW BUSINESS:**  
None

**ADJOURNMENT:**

June Smith made a motion to adjourn the meeting at 7:46pm/Gary Long seconded. Motion passed 9-0-0.

**Community Council Update via Robin Kaufman**

The **Community Council** had a very brief meeting with the following items discussed:

- 1) An earth day ad hoc committee was appointed and it was also approved that expenses for the event would not exceed \$200.
- 2) Appointment of residents to fill vacancies was made available. While there were 6 residents in attendance, none presented themselves to fill any vacancies.
- 3) An update was given on the annual holiday carnival set for December 13th, 12 pm through 4 pm at LifeBridge Church (West Bernardo Drive). There will be 7 vendors with various holiday gifts. The following items will be free: cookies (donated by Silvergate), candy canes, hot chocolate, balloon artist, face painting, cookie decorating, crafts, games, jumpy house, inflatable slide, reindeer scavenger hunt, musical entertainment and visits with Santa. The Board will be asking people to bring canned/boxed goods which will be donated to the LifeBridge Church's monthly food distribution

event. The event is being underwritten by 3 very generous donors along with Starbucks, which is donating hot water for the hot cocoa.

4) an Update was given by the Student Member Ad Hoc committee: There were 5 applicants this year (for 2 positions). The interview process is being completed. The committee will present their recommendations to the full board at the December 4th meeting.

#### RB Planning Board – SANDAG Update

(Steve Dow; 2025-11-16)

##### • November 2025 highlights

SANDAG - 2025 Regional Improvement Transportation Plan (RTIP)

Smaller in scope than 2021 plan (adjusting to smaller population growth and affordability)

Minimizes new lanes and focuses on optimizing current lanes (managed lanes).

Impacts plans for I-15 (less freeway widening expected)

<https://www.kpbs.org/news/environment/2025/07/10/sandag-pares-back-freeway-expansions-in-draft-transportation-plan?>

RTIP Amendment #11 (funding shifts within region: e.g. increase to I-805S; decrease CAL46E)

- Scheduled for approval December 12, 2025

- Public comment due December 4, 2025

- <https://www.sandag.org/news/public-notice-amendment-no-11-2025-rtip-2025-11-13?>

- o SANDAG “Discussion concerning employee commutes”

Registration deadline December 5, 2025

Panel discussion: Vista, CA – December 10\*, 2025 (11am-1pm)

<https://www.sandag.org/calendar/moving-together-networking-luncheon-2025-12-10?>

(\* Note SANDAG Newsletter conflicts with SANDAG website. Newsletter says Tuesday Dec. 9, 2025)

Community Planners Committee, Tuesday, October 28, 2025 via Vicky Touchstone

Major discussion topics include:

#### 1. PRESERVATION AND PROGRESS – PACKAGE A CITY PLANNING DEPARTMENT/ACTION:

City staff (Sameera Rao, Assistant Deputy Director) gave a presentation on the “Preservation and Progress” document, which is described as a comprehensive update to the City's Heritage Preservation Program. It appears the document focuses on streamlining processes for new homes and other uses, with protecting places of historic, architectural and cultural importance and encouraging their adaptive reuse as a secondary consideration.

A number of historic preservation organizations raised concerns with the draft document. Comments included staff providing recommendations without release of the Benchmarking Study that informed staff's proposals, raises the bar for designating individual historic buildings and sites, making it more difficult to preserve properties that embody San Diego's architectural, cultural, and social history, and a change in the regulations to include a supermajority rule. This is viewed as creating a minority veto, undermining procedural fairness and discouraging protection of historic resources. The CPC unanimously voted to oppose the supermajority rule.

2. CALIFORNIA HOUSING AFFORDABILITY ISSUES/INFO: David Moty, KTPG Chair David Moty gave a presentation on how current efforts at providing affordable housing by building multiple units on signal family lots does not result in improving affordability. Information only.

3. REQUEST CODE AMENDMENT/ACTION: Vick Touchstone presented a request to request the Planning Department to correct the Land Development Code consistent with information provided to the Planning Commission and City Council requiring CIP or Public Projects that deviate from the Environmentally Sensitive Lands regulations to be processed in accordance with CIP/Public Process-Five. This ensures adequate review in accordance with the California Environmental Quality Act, requires an opportunity for public review and comment, and a public hearing before the City Council. The CPC

unanimously approved a motion to request the correction with a letter to the City Attorney and the Planning Director.

4. NEIGHBORHOOD COUNCIL REQUEST SUPPORT FOR CORRECTING INACCURATE MAPS/ACTION: Correct inaccurate City Maps for Jamacha to comply with the Skyline-Paradise Hills Community Plan. This is the same presentation provided to the RB Planning Board. The CPC voted to support this effort.

## SAN DIEGUITO RIVER VALLEY REGIONAL OPEN SPACE PARK CITIZENS ADVISORY COMMITTEE NOTES via Vicky Touchstone

Friday – November 7, 2025

Approval of 8/1/25 Minutes

### DISCUSSION/ACTION

1. Polo Fields (Surf Cup Sports Complex) Recap – Despite opposition from San Dieguito River Park supporters, the San Diego City Council approved terminating the grant deed restrictions placed on the property near Horsepark when the property was converted from Future Urbanizing to Planner Urbanizing. Many residents and Park supporters attended the hearing to speak against the proposal which is located on designated open space with the San Dieguito River Valley.

### 2. Committee Reports

Project Review Committee – The Rancho Guejito Winery MUP modifications project is on hold. Review of Surf Cup proposals is ongoing. There is a potential new permit for 3975 Via de la Valle. Long term projects including LOSSAN Rail Realignment Project is on hold. The City of Del Mar is working on plans for a living levee/San Dieguito Lagoon Shoreline Protection Feasibility Study. Committee will be reviewing the PRC Review checklist.

Trails Committee – The committee provided the results of the trail user assessment. Volunteers document trail use over several days to better understand who, as well as how and when the public is using the trails. The assessment occurred at several locations between the San Pasqual Valley and the coast. Considerable bicycle use (majority were e-bikes), as well as hikers. No equestrians were encountered.

Executive Director Report - The River Park thanked Councilmember von Wilpert for providing the new sign for the San Pasqual Valley.

There will be a Joint Powers Authority meeting on Friday, November 14, 2025 at the Solana Beach City Council Chambers at 11:00 am.