



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

Annual Report April 2020 – March, 2021

All letters sent by this Board throughout the year can be found on our website at <http://rbplanningboard.com/rb-correspondence.html>. We also post all of our draft monthly agendas, approved monthly Board minutes as well as all subcommittee draft agendas and approved minutes on our website. In accordance to the Planning Department's request, we also submit our monthly draft full Board agendas and approved monthly minutes to the Department. Those documents, along with annual reports, can be found at: <https://www.sandiego.gov/planning/community/profiles/ranchobernardo/agendas>.

Due to the Corona Virus and an abundance of caution for members and guests, all meetings associated with the Rancho Bernardo Community Planning Board during this fiscal year were conducted via zoom meetings.

April, 2020: Due to the impact of the Corona Virus and with an abundance of caution for members and guests, this meeting was cancelled. Due to the same unique situation, our Board elections were delayed until May.

May, 2020: During this meeting, we recognized and said good-bye to dedicated members, welcomed one newly elected member as well as four incumbents. Three other residents presented themselves, and were approved, to fill various vacancies on the Board.

The following individuals were elected by the Board to fill the positions of officers and subcommittee chairs:

Chair- Robin Kaufman,
Vice Chair – Patrick Vincent
Secretary – Benjamin Wier
Treasurer – Gary Long
Chair, Development Review subcommittee – Benjamin Wier
Chair, Regional Issues subcommittee – Vicki Touchstone
Chair, Traffic and Transportation subcommittee – Robin Kaufman

The following members were elected by the Board for our various community liaison positions:

Community Council – Robin Kaufman
Community Planners – Vicki Touchstone
Recreation Advisory Board – Robin Kaufman
SANDAG – Steve Dow
San Dieguito River Park – Terry Norwood
San Pasqual – David Wilson

The following two items were also approved this month:

- A letter to the Community Planners Committee (CPC) with input pertaining to the City Parks Master Plan (unanimously approved);
- The 2019-2020 annual report.

June, 2020: The following items were discussed and approved by the Board:

- An updated letter pertaining to the City Parks Master Plan to be sent to the Planning Commission and City Council (unanimously approved);
- An updated letter pertaining to our Board's concerns on the City's Complete Communities – Draft Housing Solutions/Mobility Choices and how it impacts our community (unanimously approved);
- Approval of the water and pedestrian easement vacation for 16945 Via Del Campo (unanimously approved);
- A letter to be sent to the Parks and Recreation Board to approve the naming of the Rancho Bernardo Off Leash Dog Park after Robin Kaufman for her long-standing commitment in the development and maintenance of the area (12-0-1, with Robin Kaufman abstaining).

July, 2020: Due to having to submit comments on the 12th update to the land development code by July 14 (two days prior to our normally scheduled monthly full Board meeting), we conducted a special full Board meeting on Saturday, July 11 at 10 a.m. This meeting was in compliance per the 24 hour notice for calling a special meeting. The following items were discussed and approved by the Board:

- A letter to the San Diego City Council pertaining to the 12th update to the land development code. The comments pertained to proposed changes to the code, requesting 1,000 feet separation for path of travel and residential zone in regard to marijuana outlets (unanimously approved).
- Letters addressing concerns with California Senate Bill 1299 and California Assembly Bill 474 (unanimously approved).

August, 2020: the following agenda items were presented:

- A presentation was given by Councilman Kersey's office for a proposed slow street program on Acena Drive in the Seven Oaks area;
- An update on the construction of the skilled nurse facility at Casa de las Campanas was presented to us. The expected completion was to be the end of 2020;
- An updated letter pertaining to the Parks Master Plan with input on open space and that the City is not always forthcoming with information was approved (unanimously);
- A letter pertaining to amendments to the City's municipal codes on housing legislation was approved (unanimously);
- Approval of the La Serena Apartments new monument sign in the Bernardo Heights area (unanimously approved);
- Approval of the Rancho Vista corporate center monument sign in the industrial park (unanimously approved);
- Approval of a new storefront sign for Fast Signs/Genius Repair in the Rancho Bernardo Plaza (unanimously approved);

-Approval of the Via Del Campo easement vacation. This was a second review. The Board had previously approved the project when it was a process 2. It had since changed to a process 5 (unanimously approved).

September, 2020: The following items were discussed and approved by the Board:

-During non-agenda public comment, a number of residents voiced various concerns pertaining to the proposed marijuana outlet;

-A letter to the City pertaining to the 2020 code update matrix and draft language on the land development code. With over 36 amendments, the Board focused on the following areas of concern: reduction of time from 10 days to 5 days; an error of reference to an item that does not exist; language should be added for storage containers needing permit from the City for the right-of-way; concur for parking issues; add items of action for use in bicycle and pedestrian right-of-way (unanimously approved).

-A letter to the City and Planning Department pertaining to the need for improved public notices, including re-notification for significant changes to the project along with larger signage (unanimously approved);

-The Board discussed concerns pertaining to Casa de las Campanas land acquisition of approximately 10 acres in April through a land swap deal with the City without any public notification. Concerns were also address regarding the 17,000 sq/ft parcel that was presumed sold to Casa from the City without public notification.

-A brief presentation and discussion on Measure E which is a proposal to remove the 30 foot height restrictions along San Diego's coastal zone.

October, 2020:

-A presentation was given on the Pomerado park reservoir upgrade. The Board was informed that the interior and exterior of the tank would be getting rehabbed and coated. The lighting, security, and communication components would be upgraded at the same time;

-A presentation by Casa de las Campanas representatives was given pertaining to a request to initiate a community plan amendment. This would allow the 9.7 acres north of their complex and less than 1/4-acre property south of their complex that are both presently zoned as agricultural-residential AR-1-1, to become medium density RM-2-5. This would allow up to 29 units per acre on the 9.7-acre parcel.

November, 2020: The following items were discussed and approved by the Board:

-Representatives from Casa de las Campanas made a formal request to initiate a community plan amendment allowing the 9.7 acres north of their complex and less than 1/4-acre property south of their complex that are both presently zoned as agricultural-residential AR-1-1, to become medium density RM-2-5. This would allow up to 29 units per acre on the 9.7-acre parcel. Tony Kempton, Citiy Planner for the Board, commented that the Planning Commission was scheduled to hear the request to iniate the plan amendment on December 17, 2020. He also explained that if initiated, the plan amendment and associated actions would then be reviewed and processed through the City. The requested plan amendment and rezone are process 5 actions, requiring City Council approval. After a long discussion on the land swap, traffic and habit concerns, initiation of the plan amendment was approved (12-0-1) with the following factors be evaluated and address:

1) appropriate action should be taken to ensure that changing the land use will not result in the loss of land required to implement CIP Number: 52-489.0 (West Bernardo Drive - Andanza Way to I-15 Road Widening), nor should it result in any increases in the cost of implementing this action; and to eliminate current impacts to the adjacent community park associated with Casa de las Campana employees parking in community park parking lots, the language be included in the Community Plan as part of the amendment process that requires Casa de las Campanas to provide adequate onsite parking to accommodate residents and employees within the Casa de las Campana development footprint;

-A letter to the Planning Commission pertaining to the amendments to the City's municipal coders regarding short term rentals. The letter requested that no action be taken on the proposal until the range of issues raised by the Board and other communities are more fully addressed. Issues include but are not limited to: limit on number of people; parking; better defined host and owner; budget to cover enforcement actions; and effect on affordable housing (unanimously approved);

-An update was given on how the City voted on the complete communities housing solutions, mobility choices, play information. The mobility initiative was approved 7- 2, with council members Mark Kersey and Vivian Moreno opposed; the housing solutions initiative was approved 8-1, with Moreno dissenting. The park master plan was voted down 5-4 so it could be revised.

December, 2020: The following items were discussed and approved by the Board:

-A letter to the Planning Department pertaining to updates to the City's housing element of the general plan for 2021 – 2029 (unanimously approved);

-Election updates and possible expenditures (unanimously approved).

January, 2021: The following items were discussed and approved by the Board:

-Several residents attended, addressing concerns regarding marijuana outlets, including the creation of a San Diego Cannabis Permitting Bureau. The Bureau will help streamline regulation, step up enforcement, explore new ideas such as consumption lounges, and delivery only services;

-A presentation was given by representatives from the Park and Recreation Coalition (PARC). A letter of support was approved (12-0-0);

-The Board reviewed proposed changes to Council Policy 600-24. It was approved to resend the letter created in November of 2019 reminding the Mayor and Community Planning Council of our position on the matter (10-0-1);

-An update on the election process was given. A request for expenditures was approved (11-0-0).

February, 2021: The following items were discussed and approved by the Board:

-Newly elected District 5 City Councilwoman Marni von Wilpert introduced herself and gave updated on what she will be working on this year;

-A letter to the City Council supporting the Ocean Beach Planning Board's letter on Short Term Vacation Rentals and include the seven items that were included in our letter of November 23rd (approved 12-0-0).

-Status update on the Board elections was presented. Two members decided not to rerun and four members decided to rerun. There were no contested races this year.

March, 2021: The following items were discussed and approved by the Board:

-Robin Kaufman, Chair, took a few moments to recognize and express gratitude to the two members who were stepping down – Terry Norwood and Mark Huettinger.

-Two residents addressed concerns regarding marijuana outlets;

-Approval of the election results. Due to continuing concerns with the Corona Virus, the City Council approved Resolution R-312949 in April 17, 2020. It established a temporary amendment to Council Policy 600-24 for the duration of the COVID-19 local emergency in response to the California Governor's Executive Orders N-25-20 and N-29-20. The amendment provided supplemental procedures to the election process. Since there were no contested races this year, and due to the abundance of caution for the overall safety of all, those who completed a Declaration of Candidacy application were approved (10-0-0). See this link in regard to the temporary amendments:

https://www.sandiego.gov/sites/default/files/city_council_action_for_temporary_amendments_of_council_policy_600-24.pdf;

-Owen Nucci presented himself to fill a vacancy in District A (unanimously approved).

This annual report was approved by the Board by a vote of _____ on April 15, 2021.

Robin Kaufman

Chair, Rancho Bernardo Planning Board