



Thursday April 17, 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		Alfredo Ortiz			
Gary Long		Hugh Rothman		Sujata Yellaepeddi					
								Total Seated	11
								Total in Attendance	

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

- ITEM #2 Seat New Members**
 New members shall be seated at the start of the regular meeting in order to allow their full participation as elected members at the April planning group meeting.

- 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 Election of Officers** **Voting Item**
 Positions up for election are Chair, Vice-Chair, Secretary and Treasurer

- ITEM #6 Modification and Adoption of Agenda:** **Voting Item**

- ITEM #7 Administrative Items:** **Voting Items**
 - a. Approve February and March 2024 Meeting Minutes:
 - b. Approve Treasurer’s Report:

- ITEM #8 Community Members to Identify Themselves if Interested in Appointment** **Voting Item**
 Community members can present themselves for open positions on the Board providing they have met the pre-qualifications.

- ITEM #9 Appointment of Subcommittee Chairs** **Voting Item**
 Committees include: Development Review, Regional Issues, Traffic and Transportation, Community Outreach.

- ITEM #10 Appointment of Subcommittee Resident Members:** **Voting Item**
 All subcommittees may have resident members as long as the resident members do not hold a majority of positions on the subcommittees. The resident member are appointed by the Chair and approved by the full board membership present.

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

ITEM #12 Liaison Reports: **Information Item**
 Community Council.....Robin Kaufman (Report Attached)*
 Community Planners Committee (CPC).....Vicki Touchstone
 Community Recreation Group (CRG).....Robin Kaufman
 SANDAG..... Steve Dow (Report Attached)
 San Dieguito River ParkVicki Touchstone
 San Pasqual/Lake Hodges Planning Group..... Vicki Touchstone
 Commercial Representative

ITEM #13 OLD BUSINESS ITEM:

ITEM #14 NEW BUSINESS:

ADJOURNMENT:

Rancho Bernardo Community Council via Robin Kaufman

- The Board approved a letter of concern pertaining to the new trash service fees.
- The Board approved a letter pertaining to maintaining public safety and other core services in the city.
- The Board did not approve the verbiage of a letter letter pertaining to elimination of San Diego’s ADU incentive clause presented by the Government Relations/Utilities committee. It was agreed to bring the subject back to the committee to review updated data.
- The Board approved the annual letter to approve our community’s July 4th event. The City of San Diego requests this of Board so the Spirit of the Fourth committee can open a special event permit.
- The Board approved having a fire safe council information booth at District 5’s wildfire preparation event April 18, 5:30-7:30 p.m. at the Rancho Bernardo library. This falls under the Board’s Public Safety Committee.
- The Board approved to hold the annual patriotic pet contest on July 4th.
- The Board approved the annual Directors and Officers insurance renewal as well as the general liability insurance.
- An update was given on the earth day fair that was taking place that weekend.
- An update was given on the 15th annual chalk it up sidewalk chalk art event being hosted on May 3rd.

RB Planning Board – SANDAG Update

(Steve Dow; 2025-04-05)

• April 2025 highlights

- o SANDAG main office has moved to 1011 Union Street, Suite 400, San Diego, CA 92101
- o SANDAG meeting calendar: <https://www.sandag.org/calendar>
- o SANDAG Environmental Offsets (Transit half-cent regional sales tax): <https://www.sandag.org/projects-and-programs/environment/regional-habitat-conservation/transnet-environmental-mitigation-program>
- o SANDAG Bike links:
 - April 10 Bike Friendly Driving Class: <https://www.sandag.org/calendar/bike-friendly-driving-class-2025-04-10>
 - May 15 Bike Day: <https://www.sandag.org/bikeday>
 - Group Bike Ride Events: <https://www.sandag.org/projects-and-programs/regional-initiatives/sustainable-transportation-services/group-bike-rides-registration>
 - Bike (Locker) Parking Program: <https://www.sandag.org/projects-and-programs/regional-initiatives/sustainable-transportation-services/bike-services/bike-parking/bike-parking-enrollment>

Community Planners Committee

Meeting Notes for the March 25, 2025 Meeting – Not the Official Minutes

Prepared by V. Touchstone for the RB Planning Board

NOTE: CPC Meetings are being broadcast live on zoom by the Normal Heights CPG (<https://normalheightscpg.org/>).

The Chair stated that the City is considering rolling back parts of the ADU (Accessory Dwelling Unit) Bonus Program, which allow construction of additional ADUs on single-family lots in exchange for reserving some units for low-income tenants. The intent is to revise the program to address concerns related to neighborhood scale, infrastructure needs, and fire safety. City staff will present revisions to the ADU Density Bonus Program in the fall.

NON-AGENDA PUBLIC COMMENT:

1. 2. 3. 4. 5. 6. 7. 8. 9. The proposed changes to the ADU program will not affect the types of projects being implemented in southeast San Diego, where 12 units are being constructed on single family lots.

Concern expressed about the potential for allowing ADUs for sale independent of the existing single-family home.

The Street Design Manual needs to be revised to address how density increases associated with ADUs impact carrying traffic flow and parking availability.

ADU regulations need to address parking requirements.

Parking requirements need to be addressed in ADU regulations to avoid impacts to neighborhoods that are already occurring.

Increasing density using ADUs has not improved affordability.

ADUs built in many neighborhoods represent a significant fire safety issue.

Concern was raised about footnote #7 – who included it.

Adequate setbacks for ADUs should be required in high fire zones.

APPROVAL OF MINUTES - The draft minutes for January 28, 2024 and February 25, 2025 were approved without change. See attached.

ADU BONUS PROGRAM - Heidi Vonblum of the Planning department issued a memo detailing possible changes to the ADU bonus program. The CPC reviewed the memo and made recommendations for what should be considered as part of the revisions.

The following were some of the major discussion points raised by the CPC members

regarding potential changes to ADU regulations (note that many of the issues raised were repeated numerous times during the discussion by various CPC members based on current and future impacts to their individual communities): incorporate parking requirements, appeal SPA and TPA, address affects of increased traffic on communityPage 2 and individual neighborhood traffic circulation, studies have shown that increasing density does not improve affordability, expand the deed restriction requirement for selling ADU beyond 15 years, bonus ADU will not help affordability, require all ADU development to pay DIF fees, including parking requirements, address fire safety in terms of setbacks, evacuation requirements, eliminate footnote #7 related to Bonus ADUs, address free lance purchase of homes with the intent to construct ADU, revise setback requirements to address compatibility, require mitigation to offset impacts to infrastructure (including water and stormwater facilities, parking, street capacity, and recreational amenities), require ADU projects to be similar in scale to the existing neighborhood, implement the requirement for deed restrictions related to maximum height, address the need to ensure adequate evacuation routes, review the fire code to ensure adequate availability of hydrants and capacity in areas where densities are increasing, require provision of sidewalks in association with ADUs where sidewalks are not currently present, when considering the ½ mile from transit requirement it is necessary to evaluate if there is a clear pedestrian path that is ADA compliant (areas in southeast and elsewhere currently do not have sidewalks), promote affordable housing not median income housing – current projects are not addressing affordability, ensure adequate parking, require community review of ADU proposals, prohibit ADUs to become vacation properties, stop the loopholes, update current zoning, address need to conform to CC&Rs.

A subcommittee has been formed to work on this topic in detail.

REPORTS TO CPC:

- Staff Report – Marlon needs the updated rosters from all CPGs, training will be provided for all CPG members in May. The City is working on a “Preservation and Progress” initiative, a proposal for a comprehensive update to the City's Heritage Preservation Program which the City states “will streamline processes for new homes and other uses while protecting places of historic, architectural and cultural importance and encouraging their adaptive reuse.” More information and to sign up to updates go to: <https://www.sandiego.gov/planning/work/historic-preservation-planning/preservation-and-progress>. CPGs are to be included in a review and survey. More details are coming.

Chair’s Report – This is Andrea’s last meeting as Chair.