

Rancho Bernardo Community Planning Board – 18 May 2006

15721 Bernardo Heights Parkway, Ste B – 230 San Diego, CA 92128

Meeting Minutes Prepared by Hydee Luthra

<http://RBPlanningBoard.com>

CALL TO ORDER: Meeting called to order @ 7:10 PM by Jim Denton at Rancho Bernardo Library, 17110 Bernardo Center Drive.

ADMINISTRATIVE MATTERS:

1. Roll Call by Robin Kaufman:

			P=Present		A=Absent		E=Excused		*=Arrived after RC		
Martin Cox-	P	Richard House	A	Ed Kronenberger	P	Marc Posthumus-	P	Irving Sherman-	P	Tammie Wheatley	A
Teri Denlinger-	P	Joseph Howland-	P	Martin Lave	P	Myrna Reese-	E	Carol Sliwa-	A*	Ellen Willis	P
Jim Denton-	P	Dick Katz-	P	Hydee Luthra	P	Sheryl Schane	E	Vicki Touchstone-	E	John Woods-	P
Marida Elliott-	P	Robin Kaufman-	P	Lee Okeson-	P	Leatrice Segel--	P	Dick Walker-	P	Total Seated @RC=	17

2. Approval of Minutes: Correction needs to be made to spelling under Liaison Reports' item number 2, from Brain to Brian. **Motion made, seconded and passed to approve minutes of 20 Apr. '06. (17-0-0)**

3. Corresponding Secretary's Report: Martin Cox mentioned that Vicky Touchstone spoke to Planner in regards to the Aguirre property and the planner is missing a letter from the applicant, not from the planning board. Also, letter regarding parking restriction for Calle Vivienda was mailed to traffic engineer as required.

4. Treasurer's Report: Irving presented the report with the last balance of \$1,860.96 for the calendar year beginning January 1 and he explained that the Planning Board has spent a total of \$199.98 in addition to which \$372.61 was set aside for a sound system. Jim Denton asked for figures on the election expenses. Irving mentioned that \$61.23 was sent to the community council as a share of the Planning Board's expense. **Motion made, seconded and passed to approve the Financial Report as presented. (17-0-0)**

CHAIR'S REMARKS: Jim Denton reminded all visitors that the Hooter's restaurant lease was not something that the Planning Board could address because all the codes, requirements and zonings have been honored by the restaurant. Jim reminded everyone who wanted to speak on the Hooter's issue to fill out a visitor slip. He also reminded everyone that the Community Council will be providing a public forum to address the Hooters restaurant opening next Thursday at 7pm. The Chair let everyone know that there is a great deal of interest from churches in leasing space in the Industrial Park area. Jim mentioned that this is in conflict with the current community plan and that an amendment to the plan would be necessary. Jim mentioned that Marc was able to get Sony representatives to come speak to the board but due to the number of items in today's agenda, Sony will need to be deferred to the next meeting. The Chair also reminded everyone that Mr. McAllister from the property tax assessor's office was going to be addressing the board this evening as part of the liaison reports.

Residents' Period: Stephen Kelly commented on the Hooter's restaurant that will be opening in West Bernardo Dr. He let everyone know that he did not believe that Hooter's was considered a restaurant and read various quotes that supported his views. Jim Denton requested a count on how many people supported Stephen Kelly's views: 35 members of the audience were in support of not having a Hooter's restaurant open in that area. Susan Van Winkle also spoke against the Hooter restaurant and also had various articles and quotes against the HootWinc LLC. franchise. Jim Denton re-iterated that the Planning Board had no authority to intervene, however he mentioned that if Hooter was to put giant signs or modifications to the site, then perhaps the Planning Board may be able to help.

Liaison Reports:

Jim Denton requested that before Brain Schoenfisch provided his report, Jim would like to have Dan McAllister speak before all the liaison reports. Mr. McAllister spoke to all the board members about the new changes that he will be making to the tax bill. He has changed the color scheme of the bill, added the Parcel Number information for easy access, highlighted the amount owned by the payer, added the skyline

of San Diego as the header of the bill and made other cosmetic changes. Mr. McAllister provided samples of the new tax bill to all board members to view. Jim Denton reminded all members of the audience that the Recreation, Community Council and Planning boards have a website available and he urged everyone to visit and provide any feedback about the sites.

1. Planning Department – Brian Schoenfisch: Brian provided an update on the large vehicle and RV ordinance. He said that the first step is to go to the parking advisory board, then the council sub-committee and then eventually to the city council. Due to lack of a quorum at the parking advisory board, the topic needed to be re-scheduled. Brian mentioned that he received a formal request for the community plan amendment initiation for the school site on Avenida Venusto. Nothing has started on this yet. Brian explained that the planning board will need to first pass a motion to even consider amending the plan before any amending actually begins. Also, starting July 1st, the city will no longer be mailing hard copies of the agendas. Instead, the agendas will be available at the city's website which will save over \$40,000 a year. The agendas will also be available on city TV for one hour as well and every month or week there will be a community profile where communities can talk about important issues for each communities. Brian stated that Bill Anderson is the new director for the department and also mentioned that the department's title changed to City Planning and Community Investment. Brian reminded everyone that June 8th was the award dinner and he would like to see everyone from the board there. Robin Kaufman asked how does the city know whether a community actually wishes to have a city of villages or not. Brian explained that there is a lot of work to be done in this area, and there will be various workshops and the city is asking all communities to participate in the workshops and write letters to express their views on this. Brian explained that in order for this to first occur, the community plan will need to be updated to reflect for the community wants.
2. Council Member Brian Maienschein's Office – Courtney Smith. Courtney explained to the audience that the Council Member strongly opposes the Hooters coming to Rancho Bernardo. She mentioned that Brian will be at next Thursday's Community Council meeting and urged everyone in the audience to attend. Stop sign and street lights were approved and installed on Martinal. The work order for the no parking signs from 2 am to 6am on Via Tazon was completed on May 2nd. Courtney requested that a copy of the letter sent by Martin Cox on the Calle Vivienda be sent to Courtney's office so they can follow up with the city. Mira Mesa is also hosting a clean up at Mira Mesa high school this Saturday from 8am to 1pm and they are accepting everything from carpets, furniture, television etc... Courtney let the board know that she would find out what the outcome was on the RV and oversized vehicle issue.
3. Supervisor Pam Slater's Representative –Jim Gonsalves. Jim mentioned that there were serious concerns with the Gregory Canyon Water Deal as 89 trucks will be driving through Rancho Bernardo if this deal goes through. This will add considerable traffic to Rancho Bernardo. The next item that Bill talked about was the SB1627 bill which is a senate bill about cell towers that if approved, would not give citizens the ability to object to the siting of cell towers. Jim urged everyone to write to Senator Kehoe to amend the bill to allow the community to provide input. Poll workers are needed on June 6th and anyone who would like become a poll worker is welcome; the salary is anywhere fro \$75 to \$100 a day.
4. Assemblyman George Plescia's Representative – Andrew Lund not present and no report.
5. SANDAG/COMPACT – Kathy Keehan: Not present and no report.
6. San Diego North Chamber of Commerce – (Bev Jorgensen filled in for Gary Powers). Bev provided a quick update on both members running for the Honorary Mayor of Rancho Bernardo position. She reminded everyone that RB Alive will be held on June 4th and mentioned that the Chamber has donated a booth for all 3 committees of Rancho Bernardo (Planning Board, Community Council and Recreation Council). Bev briefly talked about the Young Professionals Organization and the 5 minute networking program that the Chamber has created. Bev also stated that the Chamber would like to support the Church Heart of God which is agenda item number 4 in today's planning board meeting. Jim Denton mentioned that Carol Sliwa arrived and that the board has 18 voting members now.

Agenda:

1. San Pasqual Cell Tower Proposal: Jim Denton requested that John Woods provide information on the Proposal. John Woods introduced Omar Passons who would be presenting the project. This is at the back of the Pinery facility. Omar mentioned his team's intention would be to try to hide the shelter by adding more landscaping. Photo simulations provided by Omar showed more vegetation and trees that were added to block the shelter. The cell tower addition will improve the Sprint-Nextel service for that

area. Jim Denton asked John Woods how the Development Review Board voted on this issue and John mentioned that it was 11-0 in favor of approving this proposal. **Motion made, seconded and passed to approve the San Pasqual Tower Project (18-0-0).**

2. Bernardo Heights Cell Tower Proposal: Omar Passons spoke about this project as well. This particular cell tower would be situated across from the RB Swim and Tennis club. Omar mentioned that the main concern with this project was that the community did not want the cell towers to be obvious. Omar explained that the simulated pictures show that his group tried to add green (green socks) on top of the antennas so that it does not appear to be metal as well as tried to hide them behind trees so they are not obvious. John Woods mentioned that his committee reviewed this proposal as well and approved it. **Motion made, seconded and passed to approve the Bernardo Heights Cell Tower Project (18-0-0).** Jim Denton confirmed with Omar that landscaping would also be done in this area and Omar confirmed and said that they would keep to the native vegetation of the area and it would be this project's responsibility to do the landscaping.
3. Fire Station #33 Renovation Presentation: Jim Denton asked Karen Rott to come up to the podium to present the agenda item. Karen mentioned that the community council has been studying the Fire Station and they have come up with a project to renovate it. Karen mentioned that the fire station has a leaky roof, it has holes in the walls and, black mold. Karen stated that the firefighters were asked to paint the walls themselves and pay for it as the city did not have any money for them. This is the only fire station in this area, if this one is out than we would need to rely on Poway. Karen mentioned that a proposal was presented to the community council asking for fixing all the problems and asking for an extension of the fire station's kitchen, training room and dormitory. Karen Rott also mentioned that the project would include a new entrance to the fire station so that trucks can go behind the station for easy access. Karen asked for the Planning Board's support on this as she will be trying to raise the money from within the community and would like the support of the Planning Board. The total for this entire project would be \$675,000. **Motion was made, seconded and passed to support the Fire Station #33 Renovation Project. (18-0-0).** Courtney Smith offered to add this to the city's list.
4. Heart of God Proposal: Jim Denton asked John Woods to introduce the item. John explained that the Heart of God church would like to use an auditorium in this commercial space. David Acuff spoke to the Board and mentioned that they have worked with the city staff to resolve all outstanding issues to the city's satisfaction. He requested that the board not support the sub-committee's request to limit use to 4 years or prohibit tenant improvements. David explained that this is not an industrial building so the committee's request should not apply. Mark McElween and Bryan Seshun re-iterated the suitability of that location for this church. Jim Denton asked everyone in support of this item to raise their hands so the board could get a count. Thirty people were in support of this. Anne Bamford spoke against this item. She mentioned that she works in the Industrial Park and is concerned because if the church has any day schools then the backup generators for the industrial park will not be able to be tested during the day as they are being today. She is also concerned about the traffic that the church could generate and how it may affect the children in the church's schools. Patti Krebs spoke against the church as well. She began to explain the implications of the location selected for the church when she realized that this was a different location and she withdrew her stand on the item. Jim Denton asked Brian whether he would like to comment on this item. Brian suggested that each church be individually evaluated against the community plan to ensure that each site meets the criteria in the plan. This is a conditional use permit, which makes it a temporary use. John Woods mentioned that the Development Review Committee had various concerns with this project. The committee was concerned about traffic and time-frames. John mentioned that the vote was 7-4 in favor of following the city's recommendation. **Motion was made to accept the conditions that were cited in the city's assessment letter as a basis for approval for this project, which would mean a 10-year conditional use with limitation on time occupancy.** A request was made to amend the motion to limit the stay to 5 years. **Motion was made, seconded and passed to limit the CUP, if approved, to 5 years (12-6-0).** Jim mentioned that now we can discuss the acceptance of CUP for 5-year term with the condition dictated by the city. **Motion was made, seconded and passed to accept the 5-year CUP matching the city zone stipulations (17-1-0).**
5. RB Retail Project: The Chair requested that John Woods introduce this project. John Woods explained that this project was first introduced 2 years ago. This project is for the re-development of the gas

station that is currently exists at the corner of Rancho Bernardo Rd. and West Bernardo Dr. John introduced Janay Kruger and requested that she provide a presentation of the proposed project to the board. Janay mentioned that the lot size is 34,080 square feet, the zone is IP2-1 (specialized commercial), the project will be to build a one-story building with 41 parking spaces. She mentioned that they have approvals from the city, and they have appeared before the development services department six times. Janay walked the board through a power point presentation and responded to various questions of the board with regards to the project. John Woods mentioned that there were several concerns and areas of the project that needed further development including public safety, building placement, building style. **Motion was made, seconded to deny this project as presented (7-6-4).** Jim Denton mentioned that abstentions due to the lack of understanding of this project were not legitimate reasons and clarification would need to be provided to those members so that they are able to choose to accept or decline the motion. Members clarified their doubts and discussed their questions. Jim Denton requested a re-vote on the motion, as one member was not present during the previous voting. **Motion was made, seconded and failed to deny this project as presented (7-11-0).** Jim explained that the project was simply denied but did not get approved yet. **A motion was made, seconded and passed to approve the project as presented (11-7-0).**

6. **San Dieguito Watershed Management Plan:** Hydee Luthra presented information on behalf of Vicky Touchstone. Hydee explained that the Regional Issues committee had unanimously agreed to support the goals and objectives that the San Dieguito Watershed Management group put forth and the committee did believe that further details were needed on the implementation plan. Vicky Touchstone composed a letter to address this issue and the committee would like the board to approve the letter so it can be sent to the San Dieguito Watershed Management group. **Motion was made, seconded and passed to send the letter to the San Dieguito Watershed Management Project (17-0-0).**

Committee Reports:

1. Joint Traffic & Transportation – Dick Katz nothing to report.
2. Regional Issues – Vicki Touchstone nothing to report.
3. Development Review – John Woods nothing to report.
4. Neighborhood & City Code Compliance – Dick Walker nothing to report.
5. Publicity/Elections: Ellen Willis: Ellen commented that she has been using the calendar section of the RB Journal as a tool to publicize meetings. Jim mentioned that the publicity committee is working hard to establish communication with the community and requested that all district liaisons update Ellen on any information from the community and vice-versa.

Liaison Reports:

1. Development Representative – Marc Posthumus nothing to report.
2. Industrial Representative – Tammie Wheatley absent, nothing to report.
3. Commercial Representative – John Woods, nothing to report.
4. Community & Recreation Councils – Robin Kaufman: Robin mentioned that the community council received a \$500 dollar grant that they will be using towards the fire station fundraiser. RB Alive information will be sent to those who will be volunteering.
5. San Dieguito River Valley Park – Joe Howland: Nothing to report.
6. CPC – Jim Denton nothing to report.
7. San Pasqual/Lake Hodges Planning Group – Ellen Willis nothing to report.
8. Compact – Richard House nothing to report.
9. Community HOA Liaisons: Nothing to report.

OTHER BUSINESS – Not applicable.

ADJOURNMENT – Meeting was adjourned at 10:30 PM.