

## Rancho Bernardo Community Planning Board – 21 September 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: 02 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		
Joe Dirks	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-	P	Ellen Willis	P
Jim Denton-	P	Dick Katz-	P	Hydee Luthra	P	Sheryl Schane	E	Vicki Touchstone-	P	John Woods-	P
Marida Elliott-	P	Robin Kaufman-	P	Lee Okeson-	P	Leatrice Segel--	P	Dick Walker-	P	Total Seated @RC=	19

#### 2. Approval of Minutes: **Motion made, seconded and passed to approve minutes of 17 Aug. '06. (19-0-0)**

3. Corresponding Secretary's Report: Jim Denton mentioned that there had been changes on Correspondence due to a resignation of a board member, so there is currently some backlog. However, he stated that Joe Dirks had accepted the Correspondence Secretary role. Joe Dirks mentioned that he had sent a letter to the city attorney from Jim Denton regarding the Planning Board's position on Hooters. Joe mentioned that Vicki Touchstone is helping him get started on his new position as Corresponding Secretary. Jim asked Vicki for any additional report. Vicki Touchstone stated that she went through all the minutes since May and there are some letters that have not been sent out and she will be working with John Woods to see who was supposed to get those letters. Vicki did send a letter to Gregory Canyon.

4. Treasurer's Report: Irving presented the treasurer's report. Current balance of \$1,660.82. Irving mentioned that our expenses are 412 dollars which is 230 dollars less than what was spent last year at this time. The Chair asked Irving what was the status on the 1,000 dollars grant from the Community Foundation. Irving stated that he had heard nothing on this but that a decision would be announced in November. **Motion made, seconded and passed to approve the Financial Report as presented. (19-0-0).**

**CHAIR'S REMARKS:** Jim Denton pointed out that on September 5<sup>th</sup> there was a large contingent of persons from the Swim and Tennis area who came there to discuss the status on the RB Ballroom construction. There was some confusion at that meeting on the role of the Planning Board. Jim re-stated that the Planning Board has no further actions on what is happening at the RB Inn unless it is a new development or a code compliance issue that needs to be addressed. There is a (District D) committee of eight people who are diligently working with the Inn and residents. The expectation is that residents that have issues with the Inn should be using the hotline first to post their complaints and work with the Residents' Committee for resolution with the RB Inn. If the issue becomes something that the City needs to take action on, only then will the Planning Board be involved. The Chair mentioned a similar situation in Bernardo Heights. There has been a proposal to consider the amendment of the Community Plan to allow a residential area to be built on a school lot which is an issue that is being addressed by the residents of Bernardo Heights. At present the Planning Board has no action to consider, but if the board is asked to consider amending the Community Plan, then the board will get involved. Jim pointed out that Bernardo Heights is unique because it does not belong to the Maintenance Assessment District. The Chair mentioned that Development Services is looking to improve the efficiency of its operations with the objective of trying to complete projects from beginning to end quickly and with less expense. The Mayor has tasked them with a project called Business Process Re-engineering and all development services department are expected to re-assess all the work they are doing and provide recommendations for how to cut costs. Jim stated that he accepted an appointment to the Steering Committee. Jim reminded everyone to sign in so we can have a record of visitors and to help defend the board's existence. Jim stated that on the Agenda items for this evening, the Board would be addressing the Grace Church Hearing as a hearing officer allowed a CUP for 7 years for the Grace Church.

**Residents' Period:** A member of the audience voiced his concerns on the Westwood parking issue. The Chair mentioned that this is in the agenda for the Traffic and Transportation Committee and if there is an action from that meeting it will be brought to the Planning Board meeting next month.

**Non-Board Member Liaison Reports:**

1. Planning Department – Brian Schoenfisch reminded all new members who have not yet attended a COW to do so and that the next one would be offered on October 27<sup>th</sup> at 6pm. Also, a week from tonight a Development Review Workshop will be held. Brian requested that Deborah Sharp from Residential Services Department to provide an update on the Avenida Venusto site. He stated that this is not yet an agenda item for the Planning Board as it is in its not an official project with the city. Brian urged that all discussions with respect to this topic take place within the Planning Board. Deborah provided a status report on the investigation of possible ways to acquire the Poway Unified School District site. She explained that the Community Plan states that in the case that this property is not utilized by the school, it should be considered for a community park and if it is not needed by the Recreational Services Department, only then it can be considered as residential. The community is short on parks and that her department is interested in the property however, because Rancho Bernardo is fully built out, it will difficult to get funding sources. Her department is still looking at options for funding.
2. Council Member Brian Maienschein's Office – Courtney Smith stated that Council Member Brian Maienschein fully supports the Community Planning Boards participation in City actions. V-Tec signs will be installed on Lomica and on Avenida de los Lobos. Courtney reminded everyone that the Council Member would be speaking at the Community Council next Thursday at 7pm and he will be focusing on Disaster and Recovery Preparedness and some city issues.
3. Supervisor Pam Slater's Representative – Jim Gonsalves not present and no report.
4. Assemblyman George Plescia's Representative – Andrew Lund mentioned that all of the bills that passed from the Assembly and Senate are on the Governor's desk and he is in the process of signing them. Andrew provided an overview of some of the bills that are currently at the Governor's desk for signing including the Cable Bill which would open up the existing cable markets to phone companies allowing for more competition and allow state level franchising. There will be a public hearing on what to do about the San Diego County Regional Airport Authority. The hearings will be on October 10<sup>th</sup> and November 17<sup>th</sup>.
5. San Diego North Chamber of Commerce – Gary Powers mentioned various meetings and events being held by the San Diego North Chamber of Commerce including the Carmel Mountain Ranch Fall Festival which will be held on October the 8<sup>th</sup> at Carmel Mountain Rd. Also, the RB Fall Festival at 4S Ranch at Camino Del Norte on November 5<sup>th</sup>.

**Agenda:**

Non-Voting , Informational Items: There are no informational Items for this month.

Voting Items:

1. Site Development Permit for Hanley Property: The Chair requested that John Woods introduce this subject. John Woods explained that they are seeking a site development permit for a parcel in The Trails. John Woods asked Mr. Hanley to explain the proposal. Mr. Hanley mentioned that he would like to build his house on a 2.3 acre parcel. He explained the he would need the site development permit, building permit and environmental review in order to build the house in The Trails. **Motion made, seconded and passed to approve of the Site Development Permit request (18-0-0 as one voter was missing).**
2. Grace Church Hearing: The Chair explained that there was a hearing for considering an application for a CUP for the Grace Church and it was approved. Jim re-iterated that the Planning Board is not necessarily for nor against the CUP but our Community Plan indicates that these types of requests should not be allowed. Therefore, the Planning Board needs clarification from the city as to how to deal with this and similar requests in the future. Jim mentioned that if the board would like to appeal, the letter for appealing would need to be filed within ten days of the hearing date. A motion was made and seconded and Jim proceeded to have discussions open to the residents and then to the board

members. The motion was as follows. **Since the purpose of the Community Planning Board is to review development proposals for conformance to its adopted community plan and had reviewed and denied the CUP request for Grace Church to occupy the RB Industrial Park due to non-conformance with the plan, the board should appeal the decision by the hearing commission.** Bruce Tyler, a Rancho Bernardo resident, spoke against the motion. Eric Turbedsky, also spoke against the appeal. Eric read a letter that he wrote to the board on behalf of the members of the Grace Church, communicating their request that Jim Denton of the Rancho Bernardo Community Board and any of its members not appeal their conditional use permit which they currently possess. David Harper also spoke against the appeal. Ellen Willis spoke to the motion and said that it is against our Community Plan to accept the CUP. Board Members discussed other options on getting clarification without seeking appeal but agreed that if this appeal is not approved, the board no longer has any basis to deny future non-compatible encroachments in the Industrial area. Ed Kronenberger stressed that he had voted against the motion to deny allowing Grace Church to reside in the Industrial Park. However, in this case, he mentioned that the Board is in a dilemma and he would vote in favor of seeking clarification as to how the Board should proceed in this and future situations. Members agreed that the motion should specify that the board is seeking clarification **Motion to file an appeal based on the need for clarification on future actions passed (14-4-1) (abstention was due to not being here for the original hearing and participating in the was not considered to be appropriate).**

3. **Bylaws Update:** Ellen Willis mentioned that she provided a sheet to everyone with all the changes that are being made to the Bylaws. She explained that in June the La Jolla Planning Board got in trouble for not following their Community Plan and Bylaws. Ellen mentioned that she submitted all changes to the board, including all re-written words and has not heard back so would like to know if everyone is in accordance with the new changes. A board member mentioned that the new Bylaws made reference to having 20 members instead of 23. The member stated that quorum would therefore need to be changed to 11 instead to 12 and he stated that the Development, Commercial and Industrial seats would be eliminated. He believes that the elimination of those seats would make these individuals less interested in attending the Planning Board meetings if they no longer have a voice to speak against issues. Ellen explained that this Planning Board's Bylaws have a deviation from the norm. Thus, in order to deviate, our board would need a reason. Ms. Willis explained that all these members represent a special interest but it is up to us to vote on this. Brian Schoenfisch explained that if the Board wishes to make a deviation that is OK. Ellen mentioned that there are requirements for all board members such as attending committee meetings, COWs and displaying proper attendance during Planning Board meetings that these members are currently not fully in compliance and if they remain as member of the boards could affect the quorum number. Also, these members are not elected by the community. Carol Sliwa pointed out a few additions that need to be made to the Bylaws. On page 10, the Regional Issues Committee was missing. **Motion was made, seconded and passed to adopt the proposed Bylaw changes as will be corrected (19-0-0).**

#### **Sub-Committee Reports:**

1. Joint Traffic & Transportation – Dick Katz – V-Tech signs were placed in the RB Trails without the permission of the city and they are trying to get the step-by-step approval to get that approved. Numerous people came for and against the V-Tech signs. There are various traffic and transportation problems in Rancho Bernardo and there are going to be more as more apartments are being converted to Condominiums and no proper parking is being allocated.
2. Regional Issues – Vicki Touchstone no meeting, so nothing to report.
3. Development Review – John Woods – John mentioned that the minutes for the meeting are on the website and they will be having a meeting in October.
4. Neighborhood & City Code Compliance – Dick Walker mentioned that he had his meeting on Thursday. He also informed everyone that there will be a new banner on the Savon Drugstore and it will say CVS drugstore.
5. Publicity/Elections: Ellen Willis: Ellen mentioned that the report is posted on the website [www.RBPlanningBoard.com](http://www.RBPlanningBoard.com)

#### **Liaison Reports:**

1. Development Representative – Marc Posthumus – Intel is going out of this area and will be affecting mostly Sabre Springs and Marc mentioned that he will be trying to get Sony to come speak with the Board.
2. Industrial Representative – Tammie Wheatley, nothing to report.
3. Commercial Representative – John Woods nothing to report.
4. Community & Recreation Councils – Robin Kaufman: Robin mentioned that Savon is changing to CVS. The community council received numerous complaints from the Remington residents about noise issues from 10pm to 5am. Robin passed on the specific rules on noise that she was able to get from Brian Schoenfisch. Tri-Council is set up for the election.
5. San Dieguito River Valley Park – Joe Howland: Joe mentioned that the San Dieguito Lagoon is being drained and they will be opening the inlet of the San Dieguito Lagoon to the Ocean this Friday so anyone who is interested can come see.
6. CPC – Jim Denton mentioned that next week the CPC will be having a debate on the airport selection process.
7. San Pasqual/Lake Hodges Planning Group – Ellen Willis stated that nothing is being done because the city has no money. Minutes are available on [www.RBPlanningBoard.com](http://www.RBPlanningBoard.com) website.
8. Compact and SANDAG – Richard House nothing to report.
9. Community HOA Liaisons: Nothing to report.

**OTHER BUSINESS** – Not applicable.

**ADJOURNMENT** – Meeting was adjourned at 9:05 PM.