

Rancho Bernardo Development Review Committee – 03 October 2006
Meeting Minutes Prepared by: Sheryl Schane

Call to Order:

Meeting called to order at 5:35 PM by John Woods at the Rancho Bernardo Swim and Tennis Club 16955 Bernardo Oaks Drive.

Administrative Matters:

<u>1. Roll Call:</u>		P=Present	A=Absent	E=Excused	*=arrived after roll call
Jim Denton	E	Richard House	P	Ellen Willis	P
Marty Lave	P	Irv Sherman	P	Lee Okeson	E
Ed Kronenberger	P	Teri Denlinger	P	John Woods	P
Mark Posthumus	*	Robin Kaufman	P	Sheryl Schane	P

2. Approval of Minutes: September minutes approved with no changes. 9-0-0.

3.

Chairs Remarks:

One presentation this evening on the agenda: The Deerwood Complex Condo Conversion.

Richard made some comments in regard to the article Donna wrote of the September DRC Meeting from the review of the RB Inn's 21 Conditions.

Resident's Period:

Donna asked how long Richard was living in RB. No other residents who wished to address a non-agenda item.

Agenda:

1. Deerwood Proposed Condo Conversion
15640 Bernardo Center Drive

Presented by John Hire of Equity Residential, one of the largest Apartment Assest companies, located at 26970 Aliso Viejo Parkway, Ste. 250, Aliso Viejo, CA 92656.

Mr. Hire, the representative from Equity Residential informed the committee that his company is looking ahead at the market conditions and repositioning all of their holdings and assets to be in line with future market cycles and conditions. Mr. Hire handed out a white paper of the proposed condo conversion summary over the next two years. Deerwood was built as an Apartment Complex in 1990. Number of units is 316, on a 27 acre parcel. The project currently contains 157 parking spaces in excess of the number of spaces required per the current city code. The developer will set aside 10% of the units as affordable housing instead of paying an in lieu fee. Proposed improvements:

- Complete interior renovations
- Half of the clubhouse has already been renovated and a new fitness and business center is in the works
- The exterior of the complex will be repainted
- Landscape improvements include 53 additional street trees, upgrades to the deficient irrigation system, replanting of parking islands and slopes to comply with erosion control and brush management requirements
- The driveway on Camino Del Norte will be reconstructed to become an emergency access only driveway.
- A controlled access device to be installed as well as a new sidewalk and modifications to make a rolled curb
- Existing westerly driveway will be reconstructed to city code and two existing curb ramps at the northeast and northwest corners of the easterly private drive reconstructed as well as Bernardo Center Drive
- Upgrades will also include replacing certain electrical receptacles and light fixtures. The current electrical wiring is within code
- Countertops will also be upgraded
- Washer and Dryers in each unit
- Sound Wall Barriers to be upgraded, if and as required

There are no immediate plans to sell the condos at this time. Market conditions will determine the timing of sale of the units.

Committee Discussion and Questions for Mr. Hire

Robin Kaufman sited that in Rancho Bernardo, there is a lot of concern on adequate parking spaces for the number of bedrooms per household. This is extremely important to our community to provide adequate parking. We are facing a large problem with other area Home Owner's Associations and their CC& R's with not having adequate reserved spaces or enough parking assigned to each unit. Presently, cars are overflowing into other communities or onto city streets. Robin stressed the need to see a parking breakdown to be included in the CC & R's as they are drafted. This conversion project does not fall within any High Country West regulations.

Martin Lave and Richard House also voiced their concerns with designating adequate parking spaces for each unit. They wanted to stress that it would be very detrimental to assign these parking spaces by the number of bedrooms per unit, but rather based on 2-3 per unit. The current specs for parking spaces are based on amount of bedrooms per unit. The current City requirement is: (1) Bedroom = (1) Parking Space. (2) Bedroom = (1.25) parking spaces and (3) bedrooms = (1.5) parking spaces. This is a very unrealistic number since most people who purchase a condo or home are married or a couple of some kind with two incomes and at least two cars, sometimes three cars if they also have a teenager or college aged child living at home. Mr. Hire stated that since the project is not currently for sale, he did not know what the breakdown they would use might be, but would generate an approximate one for the committee to review.

Teri Denlinger was also very concerned with only three handicap parking spaces for the size of the complex. Mr. Hire responded by letting the committee know that the developer is planning on

adding more handicap spaces throughout the proposed project. At this time, he was not sure of the actual number of handicap spaces that would be installed.

The City Assessment Letter is in process and forthcoming along with a Vesting Tentative map, Easement Abandonment, Right-of-Way Vacation and a Process 5 Decision by the San Diego City Council.

At the conclusion of the presentation, the committee wanted more time to review the white paper, the vesting tentative map and wanted to get a copy of the City Assessment letter prior to making a motion and voting on the proposed condo conversion of Deerwood Apartments.

Other Business: Change of Meeting Date and Time TBD for November only. John will contact Vicki Touchstone to collaborate on a new date and time for DRC and Regional Issues since our next scheduled meeting for November was on Tuesday, October 31, 2006, which is Halloween. Many committee members have children and conflicts with this date and time.

Adjournment: Meeting was adjourned at 6:30 PM.

Next Committee Meeting: October 31, 2006 or November 1, 2006 5:30 pm RB Swim and Tennis Club, Room Club 21