

**Rancho Bernardo Development Review Committee – 29 January 2008**  
Meeting Minutes      Prepared by: Sheryl Schane

**Call to Order:**

Meeting called to order at 5:33 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 |   |
|----------------------|-----------|----------------|-----------|---------------------------|---|
| Bill Renstrom        | P         | Richard House  | P         | Sheryl Schane             | P |
| George Leitner       | P         | Greg Aveni     | P         | Lee Okeson                | E |
| Ed Kronenberger      | P         | Teri Denlinger | P         | John Woods                | P |
| Mark Posthumus       | P         | Robin Kaufman  | P         |                           |   |

Approval of Minutes: No minutes to approve at this time.

**Chairs Remarks:**

We have 2 items on the agenda: The Rancho Pacifica Mosque C.U.P. Application and the ARCO Station Proposed Design. John also mentioned that he has also been elected to serve on the RB Town Center Architectural Committee. John does not anticipate this as any conflict of interest to his service on the Planning Board and the Development Review Committee.

**Resident's Period:**

Richard House addressed that all agenda's for any of the Planning Board meetings must be posted 72 hours prior to the meeting according to the Brown Act. John Woods responded by saying this would be done moving forward. Richard House also addressed minutes from the October 2007 Planning Board meeting to allow time at the next DRC meeting to discuss the non-compliance of the RB Inn C.U.P. The committee agreed to carve out time at the March 4, 2008 DRC meeting.

**Agenda:**

Item #1      The Rancho Pacifica Mosque C.U.P. Application

Presented by John Woods, Committee Chair.

The item before the committee is to vote on granting a five (5) year C.U.P. Application to The Rancho Pacifica Mosque located at 16130 W. Bernardo Drive and Bernardo Center Drive. It is Parcel 7 which is a combination of office and warehouse space totaling 7891 square feet.

A Process 3 Conditional Use Permit to allow for religious assembly in an existing 7,891square foot warehouse at 16130 West Bernardo Drive in the IL-2-1 Zone within the Rancho Bernardo Community Plan.

There is an assessment letter with three conditions that need to be met in order to comply with City Staff requests.

- Conditional Use Permit (CUP) with a **limited term not to exceed five years**.
- LDR Transportation is requesting a limit of 26 parking spaces during weekday business hours
- Fire Plans Officer is requesting that you put a note to install fire alarms on the plans

Mr. Abbas Rastandeh of Harris & Associates presented the project to the DRC and addressed the concerns and issues in the City's Assessment Letter. The Mosque purchased the building to use for religious assembly for a minimum, of four (4) years. At the time of purchase, they were unaware of the need for a C.U.P. and its limit to five (5) years.

Hours of Service: 9:00 am – 5:00 pm

Worship Services: Post business hours when the business park is vacant.

Greg Aveni made a motion and seconded by Ed Kroenenberger to approve a new limited Five (5) year C.U.P. as requested by The Rancho Pacifica Mosque.

Committee Discussion: John Woods mentioned in his comments that some helpful information to gain a clearer understanding of how to work within the framework of religious applicant requests:

- Building 8,000 Square Feet or Less
- Four (4) year or less C.U.P
- The project is limited in size and scope with minimal change to the existing building.

Bill Renstrom is opposed to any religious organization within the Industrial Zone. He will vote no.

Committee asked Mr. Rastandeh how many members are there currently in the mosque? 100 total.

Call for the Vote:

The motion carried 8-1-1. Bill Renstrom - No. Richard House - Abstaining.

Item #2            Site Development ARCO Station Proposed Design – Information Only

Presented by John Woods, Committee Chair.

The item before the committee is to recommend any project development ideas to Gary Engineering, Inc. as the project site plan begins to take shape.

Robert Faudoa Jr, of Gary Engineering presented a Project Development Summary to the committee. The ARC O AM/PM is located at 11891 Rancho Bernardo Road and Bernardo Center Drive.

The existing service station facility consists of a canopy with (8) vehicle fueling spaces and a food mart of 1631 square feet which is to be removed. Four (4) driveways service the site and currently the service station is open 24 hours and holds a current beer and wine retail sales license.

The proposed project will consist of a canopy with (12) vehicle fueling spaces, 2400 square feet of convenience market and 684 square feet of carwash. New facility to include:

- New 78'-0" x 30'-9" food mart building
- New 38'-0 x 83'-8" (6) column canopy with 12 vehicle fueling spaces
- New 18'-0" x 38'-0" self-serve carwash
- Site improvements will include new landscaping and trash enclosure
- Site improvements include closing the two corner driveways
- New facility to be 24 hours with retail beer and wine sales

**Committee Comments:**

John Woods suggested to give the service station a Spanish Style flair by considering tiling the roof or using some corner roof tile to match the Rancho Bernardo community look. The new Prudential Building across the street just completed is a good example.

Robin Kaufman suggested using more native plants in the landscaping as opposed to Palm Trees and Grassy knolls.

Committee asked how long the construction is expected to take. Answer: 5-6 months. The service station will be completely shut down with no revenue. Mr. Fadoa is planning to submit the application for the C.U.P. by the end of February.

**Other Business:**

No Other business at this time.

**Adjournment:** Meeting was adjourned at 6:40 PM.

**Next Committee Meeting: March 4, 2008; 5:30 pm RB Swim and Tennis Club, Club 21**