



Rancho Bernardo Community Planning Board
P.O. Box 270831, San Diego, CA 92198
www.rbplanningboard.com

October 19, 2017, 7:00 PM
Meeting Minutes

Bernardo Heights Community Center
16150 Bernardo Heights Parkway (Off of Avenida Venusto), San Diego, CA 92128)

<u>2017 RB PLANNING BOARD</u>									
P = present		A = absent			ARC = arrived after roll call				
Sonny Googins	P	Scott Hall	P	Dan Grobee	P	Jim Denton	P	Mike Lutz	P
Robin Kaufman	P	Merle Watson	P	Ruth Coddington	P	Vicki Touchstone	P	Gary Long	P
Terry Norwood	P	Sherry Guthrie	P						
Mel Zadeh	P	Donna Perry	P					Total Seated	14
								Total in Attendance	14

- ITEM #1** **Call to Order/Roll Call:** The Chair, Robin Kaufman, called the meeting to order at 7:00 PM. A quorum was met with 14 present at roll call.
- ITEM #2** **Non-agenda public comment:** There were no public comments from audience attendees.
- ITEM #3** **Chair Remarks:** Chair, Robin Kaufman noted a tour of Casa de las Campanas to view the site of an upcoming project will be arranged. Vicki Touchstone will coordinate site visit with construction representatives and check with members on their availability.
- ITEM #4** **Government Staff Reports:** Justin Garver distributed Councilmember Mark Kersey’s newsletter and reviewed CALTRANs information regarding signs. Donna Perry had several questions on this issue and noted the website: alertsandiego.com as a source of information. SANDAG has a pending meeting to review status of maps, location of trees, lights and roads, etc. The RB Community Council will be hosting its annual “Safety Fair” at Webb Park this year to commemorate the Witch Creek anniversary on October 22 from 11:00 to 2:00. Tony Kempton discussed various items including area remodel of the old El Torito which will now be Cocina del Charro. Silvergate is on track; they are installing utilities. There were questions by Scott Hall regarding Granny Flats, conditions, \$2,000 permits-was in draft status at time of meeting, expecting completion Tuesday.
- ITEM #5** **Modification and Adoption of Agenda:** No agenda modifications. Motion made Vicki Touchstone/Terry Norwood to accept agenda as presented. Motion passed unanimously, 14-0-0.
- ITEM #6** **Administrative Items:**
- a. September 21, 2017 Meeting Minutes:
Moved: Mike Lutz, second, Dan Grobee to approve the minutes as presented.

Motion passed 10-0-4 Mel Zadeh, Scott Hall, Mike Lutz, and Gary Long abstaining as they were not present at the September 21, 2017 meeting.
 - b. September 2017 Treasurer’s Report: Mike Lutz reported the current balance is \$480.90 with \$231 scheduled expense reimbursement to Vicki Touchstone for the expenses related to RB Alive. \$500.00 is available from City funds designated for the 2017-18 fiscal year.

Motion: Mike Lutz, second Dan Grobee to accept the Treasurer’s report as presented.

The motion passed unanimously 14-0-0.
- ITEM #7** **11th Update to the Land Development Code:** Reviewed recommendations by the Regional Issues Committee on proposed changes to the Land Development Code, as presented in the 11th Update, along with recommendations approved by the Community Planners Committee.

Motion: Vickie Touchstone, second, Scott Hall to support the CPC's position on changes to item #8 and #24 of the Land Development Code.

Motion passed unanimously 14-0-0.

ITEM #8

Short Term Rentals: The Board reviewed recommendations by the Regional Issues Committee on the three proposals currently being reviewed by the City to address short-term vacation rentals within the City's Land Development Code. Three pending proposals will not be acted on due to postponement of City Council meeting to consider. Mike Lutz noted Regional Issues Committee supports Councilmember Bry's policy proposal.

Motion: Mike Lutz, second, Gary Long to support Councilmember Bry's proposal understanding that some changes might be required to address the City Attorney's concerns.

Motion passed unanimously 14-0-0.

ITEM #9

Affordable Housing Regulations: Reviewed recommendations by the Regional Issues Committee on proposed changes to the Land Development Code related to the City's proposal to expand AB2442 to allow projects reserving 10% of the total units receive a density bonus pursuant to the calculation/sliding scale available to other very-low income affordable housing projects under the City's Ordinance (not limited to 20% density bonus).

Motion: Terry Norwood, second, Vickie Touchstone to forward recommendations that this apply only to projects that reserve 25% of the total units as affordable housing, as this would better address the current shortage of affordable housing in San Diego.

Motion passed unanimously 14-0-0.

The draft policy document with recommendations will be posted on the RBCPB website under Regional Issues for future reference.

ITEM #10

Interim Park and Recreation Equivalency Regulations: The Board reviewed recommendations by the Regional Issues Committee relating to The Smart Growth and Land Use Committee proposal for alternative methods, or equivalencies, to increase the amount and quality of park and recreation facilities and infrastructure where the development of typical facilities and infrastructure may be constrained in the Urbanized Communities and Planned Urbanized Counties. The proposals amend §143.1010, §143.1015, §143.1020, §143.1025, and the related §126.0402. §126.0404 for Neighborhood Development Permits and the findings required for their approval.

Motion: Mike Lutz, second, Ruth Coddington as follows:

1) Recommend to the Planning Commission and City Council that the draft Interim Park and Recreation Equivalency Regulations, as currently proposed, be rejected and a revised proposal be crafted to achieve the General Plan's population-based park acreage requirements, and 2) send the following letter outlining the Board's concerns.

The Rancho Bernardo Community Planning Board has serious concerns regarding the proposed Interim Park and Recreation Equivalency Regulations, finding that as written, the implementation of these regulations would not satisfy the General Plan population-based park acreage requirements as outlined in the Recreational Element of the current General Plan, particularly those proposals presented in § 143.1020 b and c. In addition, the Board has determined that the implementation of

these regulations would not achieve the following goals of the Park and Recreation Guidelines presented in the General Plan:

- A sustainable park and recreation system that meets the needs of residents and visitors.
- Provision of parklands that keep pace with population growth through timely acquisition and development.
- An increase in the amount and quality of recreation facilities and infrastructure through the promotion of alternative methods where development of typical facilities and infrastructure may be limited by land constraints.
- An equitable citywide distribution of and access to parks and recreation facilities.

In his memorandum of September 26, 2017, Councilman Sherman states: “The ability to adequately and affordably house and provide parks to these new San Diegans requires the promotion of alternative methods.” We acknowledge the need to provide additional housing opportunities in San Diego, but housing units in and of themselves do not make a community. Quality of life, including opportunity to recreate and interact with others, is important for all individuals and families, no matter their income level.

On October 13, 2017, NBC News presented a troubling report by the Centers for Disease Control and Prevention which finds that almost 40 percent of American adults and nearly 20 percent of adolescents are obese — the highest rates ever recorded for the U.S. The continued weight increase in the youngest Americans is especially worrisome for long-term health.

Also in October, former U.S. Surgeon General Dr. Vivek H. Murthy described loneliness as an epidemic affecting large numbers of people in the US. Julianne Holt-Lunstad, a professor of psychology at Brigham Young University, suggests that loneliness may be more hazardous to our health than obesity. Holt-Lunstad also suggests that “community planners include spaces that encourage people to gather together, such as recreation centers and community gardens.”

We concur that a number of the “Acceptable Interim Park and Recreation Equivalencies” presented in Table 143-1020-A could improve recreational opportunities if these equivalencies are provided within existing park settings or result in usable park space, and would accommodate residents at no cost. But the first priority should always be the provision of true park land that supports areas for free-play, organized sports, and general recreation. Examples of parks being created in association with redevelopment and repurposing of underperforming commercial and office properties can be found throughout the U.S. These successful park projects include Columbus Commons in Columbus, Ohio and Bryant Park in New York City. If these cities can find ways to provide meaningful park land, so can San Diego.

It is unfortunate that San Diego’s Mayor is not among the 134 mayors, including Los Angeles Mayor Garcetti and San Francisco Mayor Lee, who joined The Trust for Public Land, National Recreation and Park Association, and Urban Land Institute in launching an historic “10-minute walk” parks advocacy campaign on October 10, 2017, establishing the ambitious goal that all Americans should live within a 10-minute walk (or half-mile) of a high-quality park or green space. The Trust of Public

Lands reports that “Children living within 2/3 mile of a park with a playground can be five times more likely to maintain a healthy weight.”¹

With a few exceptions, the park and recreation equivalencies identified in § 143.1020 b are unacceptable (e.g., conversion of stormwater facilities, upgraded irrigation systems, drought-tolerant landscaping, water conservation features, library funding, golf driving ranges and putting greens, improved streetscapes), as they clearly do not satisfy the General Plan population-based park acreage requirements. It is unclear how the required findings to justify these proposals could ever be made.

Section 143.1020 c proposes to give partial credit for Park and Recreation Equivalencies to development located near a regional and/or open space park (i.e., Balboa Park, Mission Bay Park, Presidio Mission Hills Park, Sunset Cliffs Natural Park, Otay Valley Regional Park, Mission Trails Regional Park), with the City Manager determining how much credit may be given. It is unclear if “credit” means the developer has no obligation to provide fees or if the fees collected would be directed to the affected regional and open space parks. Clarification of this issue is critical as maintaining trails, signage, fencing, and staging areas, providing enforcement, and protecting sensitive habitats require adequate funding. An equally important concern is the already significant level of use occurring within these parks. Regional parks such as Balboa Park and Mission Bay Park experience significant visitation by city-wide residents and tourists, leaving little space available to satisfy the more specific recreational needs of the adjacent communities. Many of our open space parks, such as the Otay Valley Regional Park and San Dieguito River Park, are resource-based parks protecting habitat preserved as mitigation for development elsewhere in the City. The proposal to satisfy the General Plan population-based park acreage requirements for development proposed in proximity to these existing resources will not meet the overall recreational needs of the residents, and would likely adversely affect existing uses, primarily trails, and sensitive habitat areas. As such, we recommend that this proposal be eliminated from further consideration.

Motion passed unanimously 14-0-0.

ITEM #11 **The Junipers – Proposed Amendment to the Rancho Penasquitos Community Plan:** The Planning Board considered sending a request to the City of San Diego to add the Rancho Bernardo Community Planning Board to the CEQA and project permitting notification lists so the Board can review any traffic related issues associated with the proposed Development.

Motion: Robin Kaufman, second, Sonny Googins to send a request to the City to add the Rancho Bernardo Community Planning Board to the CEQA and project permitting notification lists.

Motion passed unanimously 14-0-0.

ITEM #12 **RBCPB Website Renewal:** The Board reviewed the how they would fund the renewal of the Board’s domain, hosting and website builder platform.

¹ Studies show that high-quality parks provide a wide range of benefits to urban residents and cities themselves. These include physical and mental health benefits, by providing opportunities to be physically active and to interact with nature; economic benefits by boosting business and helping to revitalize neighborhoods; community-building benefits by providing opportunities for neighbors to interact with each other and work together to improve their surroundings; and environmental benefits by cleaning and cooling the air, improving climate resilience, and providing opportunities for environmental education. (Trust for Public Lands)

Motion Robin Kaufman, second Vicki Touchstone to pay iPage the three-year renewal cost of \$545 utilizing a portion of the \$500 City designated funds and allowing members to make anonymous contributions to help pay for the renewal cost.

Motion passed unanimously 14-0-0.

ITEM #13 **Request Community Members to Identify Themselves if Interested in Appointment to Open Vacancies in Districts B, C, D, E, and F: No one presented themselves.**

ITEM #14 **Sub-Committee Reports:**

Development Review.....Vicki Touchstone: None
Regional Issues.....Mike Lutz: Regional Issues Committee draft policy relating to Agenda Item #9, Affordable Housing will be uploaded to the RBCPB website under Regional Issues for future reference.
Traffic & Transportation.....Robin Kaufman: None
Publicity/Elections.....Sonny Googins/Mel Zadeh: Members with ideas on spreading the word should contact Sonny.

ITEM #15 **Liaison Reports:**

Community Council.....Robin Kaufman (Report attached)*
Community Planners Committee (CPC)..... Vicki Touchstone: None
Recreation Council Robin Kaufman: City is planning on eliminating the Recreation Councils. Robin Kaufman provided link for members to review.
SANDAG..... Terry Norwood: For information please access the link below (Control + click or copy and paste in your browser):

https://patch.com/california/ranchobernardo-4sranch/s/g940o/gov-brown-signs-sandag-reform-bill?utm_source=newsletter-daily&utm_medium=email&utm_term=politics%20%26%20government&utm_campaign=newsletter&utm_content=article-topstories&utm_slot=1

San Dieguito River ParkRuth Coddington: None; the meeting was adjourned for the month.
San Pasqual/Lake Hodges Planning Group.... No one appointed at this time.
Commercial Representative Jim Denton: None

ITEM #16 **OLD BUSINESS ITEM:** None

ITEM #17 **NEW BUSINESS:** None

ADJOURNMENT: Motion: Dan Grobee, second, Terry Norwood to adjourn the meeting at 8:28 PM. The motion passed unanimously 14-0-0.

Respectfully submitted, Sonny Googins, Secretary

STANDING COMMITTEE MEETINGS

Administrative Committee
6:00 PM - Tuesday, 9 days prior to Board meeting
RB Swim & Tennis Club - Ceramics Room

Development Review Committee
6:00 PM – First Tuesday of the month
RB Swim & Tennis Club – Ceramics Room

Publicity/Election Committee
TBA

Traffic & Transportation Committee
6:00 PM – 1st Monday of month
RB Swim & Tennis Club – Ceramics Room

Regional Issues Committee
7:00 PM – First Tuesday of the month
RB Swim & Tennis Club – Ceramics Room

***Community Council Summary – September 2017**

- the RB Community Council approved to submit a letter as it relates to Community Choice Energy
- the RB Community Council approved to submit a letter to MTD as it relates to electric buses
- the RB Community Council approved amendments to the bylaws
- the RB Community Council approved the formation of a foundation ad hoc committee
- the RB Community Council discussed the upcoming annual safety fair and benefit concert. The event is commemorating the 10-year anniversary of the 2007 fires, hence taking place on October 22.
- the RB Community Council reviewed the upcoming annual earth day event, taking place in April.