

**Rancho Bernardo Community Planning Board**  
**Annual Report for 2006**  
**January 2007**  
**Prepared by: James W. Denton – Chairman**

**Summary:** All Board meetings were held in the Rancho Bernardo Library, Second Floor Community Room. As, due to closure on meeting nights, this has been inconvenient, an effort has been made to find another location. Effective February 2007, all meetings will be at the Oaks North Community Center, Oaks North Drive off of Pomerado. The Board met every month, on the third Thursday at 7:00 PM, except October. During the year we have had resignations but all seats were filled without difficulty. This is due, in part, to the participation of our Community Centers as active supporters of the Planning Board. The specific issues that have been addressed by the board, and the actions taken, are summarized for each month below.

Our process for public review of issues is one of first meeting with the appropriate standing sub-committee prior to presentation to the full board for action. This process has worked well for us in particular for projects that are complex and/or which involve several community areas. Our Development Review sub-committee met at 5:30 PM and our Regional Issues sub-committee met at 7:00 PM on the first Tuesday of each month (occasionally, due to a need to meet prior to our Administration meeting, held 10 days prior to the Board meeting, these committees met on the last Tuesday of the month) at the Rancho Bernardo Swim and Tennis Club. Our joint (with the Rancho Bernardo Community Council) Traffic and Transportation sub-committee met on the fourth Monday of each month at 7:00 PM in the San Diego National Bank. In addition to these, we had a Code Compliance group; a Publicity and Elections sub-committee; Liaison Representatives with the San Dieguito River Park, the San Pasqual Valley Planning Board, the Chamber of Commerce, SANDAG, and COMPACT; and we had Board representatives for Industrial, Commercial, and Development interests. Further, we had assigned persons to regularly interact with key groups within each of our seven districts and we had liaison reports relative to the Recreation and Community Councils. This concept is expected to continue during the 2007/08 Planning Board seating.

None of our efforts to represent the community of Rancho Bernardo would be successful without the support of our Councilman, Brian Maienschein, and his staff members, Lance Witmond and Courtney Smith plus our representative from Development Services, Brian Schoenfisch. Likewise, we are indebted to the RB Community Foundation for financial support of our operations and to the Community Library for use of the community room.

**January 19:** The Board was introduced, during the Residents Period, to a concept for development of the vacant Poway Unified School District property on Avenida Venusto in Bernardo Heights. To do so will require an amendment to the Community Plan since this site is designated first, for an elementary school, and second as a park. No action was taken. Concerns about safety issues were addressed in regard to an RB Retail project at 1611 Rancho Bernardo Road. and Approvals of Stop Signs on Greens East Road at Campillo and of Restricted Parking on Via Tazon were made.

**February 16:** We were advised that an appeal, relative to Board approved proposals for the Rancho Bernardo Inn, would be made to the City Council by residents objecting to

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the plans. We were also advised of City plans to renovate the RB Reservoir and updated on the County Water Authorities' plans for Lake Hodges Emergency Water Storage.

**March 16:** Approved the plans for the Aguirre home in the Trails and seated the '06/'07 Board, four of whom were non-incumbents. Officers and committee Chairs were selected.

**April 20:** It was announced that the San Diego American Planning Association selected our Planning Board for Distinguished Leadership recognition. The PB's Web site was initiated ([www.RBPlanningBoard.com](http://www.RBPlanningBoard.com)). The board approved a request for No Parking signs in the Woodcrest Heights and Vista de Bernardo homeowner association areas.

**May 18:** During the residents' period, we were advised that HootWinc LLC planned to open a restaurant at the long vacant structure on West Bernardo Drive. Many residents expressed their displeasure with this proposal but, other than signage or major building modifications, the board had no authority to vote upon this planned use. It was noted that a request to initiate a Community Plan amendment for the PUSD school property had been received by the Planning Department. It was also noted that the City would no longer mail PB agendas and other materials except for special cases. Cell towers in the San Pasqual area and in Bernardo Heights were approved. A proposed conditional use of an auditorium by the Heart of God church, on West Bernardo Drive (not a part of the Industrial area), was approved with the stipulation it be for five rather than ten years. A plan to allow the RB Retail project at West Bernardo Road and Rancho Bernardo Road to proceed was approved although many board members objected to its plans.

**June 15:** Rationale for the PB's lack of action relative to the proposed Hooters restaurant were addressed due to considerable resident interest. Proposed plans for up dating the watershed management of the Rancho Bernardo Canyon were presented and actions in regard to by-law revisions were addressed. A request for a Conditional Use Permit for the Grace Church, in the Industrial Park, was addressed. After considerable discussion, the board concurred with the Development Review Committee's recommendations and voted to deny the proposed use of a long vacant building due to Community Plan restrictions. An all-way stop proposal at Cloudcrest and Lofty Trail at Turtleback Lane was approved.

**July 20:** After many months of working with developers, the proposed plans for The Summit at Rancho Bernardo were presented for approval by the board. Conditioned by a request that a PB representative be included on an on-going design review committee for approval of future buildings of the project, the board approved the proposal given night lighting restrictions and design guidelines.

**August 17:** Concerns as to the City's notification processes were raised due to a recent water contamination issue. Objections to proposed trucking of water from 4 S Ranch to the Gregory Canyon Landfill through Rancho Bernardo without an environment review of the impact were approved. A proposed City lease by the San Dieguito River Park for a pedestrian and Bicycle Bridge across Lake Hodges was approved, as was concurrence with the proposal to allow the existing Green Valley Creek truck sewer line to remain

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without relocation. After considerable discussion by residents and the board, an indefinite continuance of the PUSD's request for a Community Plan amendment was accepted.

**September 21:** Clarification of the Board's lack of a role relative to the Residents' Committee, established to work with the RB Inn during its Ballroom construction, was addressed. A site development permit for the Hanley property in the Trails was approved. And, due to a Hearing Officer's decision to approve the Grace Church CUP in spite of our understanding of the Community Plan's restrictions, it was proposed and approved that an appeal of this decision be made to the Planning Commission.

**October 19:** Due to lack of agenda items, this meeting was cancelled.

**November 16:** A report of the Planning Commission's hearing of the Grace Church CUP appeal was made. The decision was deferred to December due to the lack of a quorum. A concept for developing a Rancho Bernardo Vision Plan, stimulated by the Industrial Park issues and by traffic, parking, signage, and Home Owner Associations' concerns, was outlined. A request for all way stop signs at Parish Road and Cresta Court was approved as was a letter objecting to the wording of portions of the City's Housing Element plans.

**December 21:** It was noted that the Planning Commission denied our appeal of the Grace Church CUP, albeit for five years rather than a requested ten, at its December hearing. The board approved a request that the City's Traffic Engineering Department determine and take action on ways to divert traffic traveling northbound on Paseo Lucido at and onto Bernardo Heights Parkway. Several traffic calming options, including bike lanes, pavers, and signage, along with the traffic signal changes, were suggested. The affected parties involved with prior CUP agreements for the recently re-opened Jiffy Lube facility at Rancho Bernard Road/Pomerado were requested to work together to resolve their disputes and issues. Also, due to the Industrial Park CUP decision and other issues such as signage, an ad-hoc committee to determine future PB actions on requests that appear to be in conflict with our Community Plan was formed. Finally, reviews of options that may be open to the community relative to the PUSD property on Avenida Venusto were discussed but no action could be taken due to the lack of formal requests.

**Recap:** The year was extraordinarily busy. In spite of being essentially built out, issues with parking and traffic, redevelopment and use of vacant buildings and tracts, and concerns with the future plans for the community and its surroundings, notably San Pasqual Valley and Sante Fe Valley, have and will continue to affect our Planning Board. The Board is moving toward utilizing its Web Site along with the Rancho Bernardo News Journal as its primary public notification vehicles. Efforts to ensure public comment on items, although much improved, still lack significant results and will need to be further addressed giving changes in legal interpretations of our obligations. All agendas and minutes, as required by our by-laws, are posted on our Web Site and we provide ample opportunities for Residential and Governmental involvement in all our activities. Our recognition as a group of laypersons providing outstanding leadership and service is a result of our dedication to upholding the Community Plan and enlisting support from our Community Centers and Homeowner Associations. We look forward to implementing the City's General Plan and revising our Community Plan in 2007.