



**Rancho Bernardo Community Planning Board**  
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**Annual Report April, 2017 – March, 2018**

The Rancho Bernardo Planning Board was presented with a number of issues this fiscal year. This report chronologically emphasizes the work accomplished throughout the year due to the dedication of our exceptional volunteers who compose this Board.

**April, 2017:** Our Board started off the new year by seating five (5) newly elected members. The Board then elected all new officers as well as new subcommittee chairs. With increased community interest, three residents presented themselves to be resident members on our various subcommittees.

After the elections and appointment of members at the first meeting of our fiscal year, the Board reviewed an ongoing parking topic in a section of the Westwood area in our community. The Board was presented with updated information on the topic, including photos that were taken of parked vehicles in the area during two (2) random week nights. San Diego Police Department identified the vehicle license plates, confirming that the vehicles either belonged to residents who lived on the streets, or were from out of the Rancho Bernardo area as opposed to belonging to residents who live in a nearby condominium complex. Due to this new information, the Board agreed that placing parking restriction signs which would limit parking to two (2) hours between 10 pm and 6 am on certain streets was not a viable solution. The Board did not feel it was a responsible way to spend tax payer's money, especially in light of the fact that the San Diego Police Department indicated deploy their limited resources to enforce parting restrictions.

One of the Board members expressed concern that some residents may not have been aware of the topic on the agenda, even though the Board stays in compliance with the Brown Act by posting the agendas at the meeting location, the Board's website, and the City website at least 72 hours prior to meetings. The Board agreed to hold a special meeting on May 1 to give any other residents an opportunity to speak on the matter.

**May, 2017:** A special meeting was held on May 1 to afford residents in the Westwood community the opportunity to provide dialog about this issue. The Board originally indicated that while they did not feel the installation of the signs was a viable solution to the problem, they would support the residents. The City requested the Board to either support the petition to add 2-hour parking restriction signs between 10 pm and 6 am or deny it. As a follow-up to the City's request, evening drive-by surveys by members of the Traffic and Transportation Committee of all the streets listed in the petition, took photos showing the available parking on the streets, San Diego Police Department checked license plates reporting the majority of vehicles parked on the streets, were in fact residents of the streets named on the petition, and the San Diego Police Department reporting that the parking restriction could not be enforced. Consequently, the Board voted against the installation of the signs. One resident who lives in the neighboring condominium complex attended the meeting to give input on the matter. No other residents were present to speak on the topic.

The Board unanimously agreed to send a letter to the City in support of approving the vacation of the 6" water main easement and relocate a fire hydrant water line associated with Casa De Las Campanas Easement Vacation (Project Number 458281).

The Board unanimously approved to send a letter to City Councilman Kersey in regard to the signal sequence and traffic pattern adjustment on Paseo Lucido northbound at the Bernardo Heights Parkway intersection.

The Board discussed its level of involvement with an information booth at the community's annual street fair, referred to as RB Alive. The event takes place the first Sunday in June and affords the Board an outreach opportunity in a highly attended community event.

Due to a time sensitive matter, the Board held a special meeting to provide comments on the Notice of Preparation of a Draft Environmental Impact Report for the "Pipeline Safety and Reliability Project for a new natural gas line 3602 and de-rating Line 1600". This project was proposed by SDG&E and the Southern California Gas Company: The California Public Utilities Commission (CPUC) initiated the public scoping process for the preparation of a draft Environmental Impact Report (EIR) to address the environmental impacts of the proposal to construct a 47-mile natural gas transmission line (Line 3602) from Rainbow to Miramar and retain but de-rate an existing transmission line (Line 1600) built in the 1940s. The new line would be installed in Pomerado Road as it extends through Rancho Bernardo; the existing line extends through various residential communities in Rancho Bernardo. The Notice of Preparation is the first step in the EIR process, providing the public with the opportunity to outline the range of issues that should be analyzed in the draft EIR. The Board discussed and reviewed the recommendations to be included in a letter to the PUC in response to their Notice of Preparation.

**June, 2017:** Our monthly Board meeting started off with a resident presenting herself for one of the vacancies on the Board. The resident had met attending the minimum of one (1) full meeting requirement in May, where she introduced herself to the Board during resident comments.

A request for a Conditional Use Permit for an 18,800-square-foot church within an existing building on a 7.17-acre site at 10966 Via Frontera in the IP-2-1 zone, Prime Industrial Lands was presented to the Board. A letter from the U.S. Department of Justice, dated December 15, 2016, which addressed the Religious Land Use and Institutionalized Persons Act and then reviewed the history on this location was presented to the Board as well as a summary of the results of the court case Grace Church of North County v City of San Diego, which included information indicating that in January 2007, the Planning Board issued certain guideline supported by the City. The Board unanimously agreed to send a letter to the City Planning Department to not oppose the request of a CUP by the Existence Church in the industrial park, pursuant to four (4) guidelines.

The City initiated the renewal of the Capital Improvement Project prioritization process in which each planning group reviews potential projects in the community, prioritizes the list and submits them to the City for future consideration. The Board decided to take time during the July meeting to focus on this matter so that it could submit items to the City.

After a number of years of conducting the Board meetings at the Swim and Tennis Club, the Board was informed by the club that due to scheduling conflict with one of the club's classes, the Board would need to find a new, permanent meeting location, effective July, 2017.

The Board members were updated on the recent Community Orientation Workshop – COW – and were encouraged to periodically attend the COW and other workshops offered by the City.

The Board participated in the community-based street fair, offering information on what the Board does for the community and how to get involved with the Board.

**July, 2017:** The Board took time to focus on the Capital Improvement Project Prioritization Process, identifying and prioritizing the communities' capital needs, including construction projects and planned improvements of existing facilities. The items the Board recommended to the City included:

1. Escala Drive Sidewalk Installation (East side of Escala Drive between Devereux Road and Voison Court). This requires design and construction. Project T-12 (transportation projects) Facilities Financing Plan;
2. Library Expansion (2,500 square feet, part of 21st Century Library System/Library Dept.) Facility Improvements Program;
3. Lighting for Community Park Sports Fields 2 and 4. Project P-4 Facilities Financing Plan (Park Projects);
4. Tennis Courts, Racho Bernardo Community Park Project (Project P-3 Facilities Financing Plan (Park Projects);
5. Pomerado Road Storm Drain Improvements in the vicinity of Mirasol Drive and Vezelay Lane (Project T8, Storm Drain Expansion Facilities Financing Plan (Transportation)

The Board also gave input on the City's proposal to amend the Land Development Code to modify the Companion Unit Regulations and add Junior Units. The Board recommended City Council not expand the changes to the Land Development Code beyond those changes enacted by the State Legislature. If the City Council did choose to provide additional incentives, the Board requested that the final changes reflect the following:

1. Maintain the current permit development fee structure and under no circumstances should the requirement to pay community Development Impact Fees (DIF) be eliminated.;
2. Retain the requirement that one of the structures be owner occupied;
3. Maintain the required parking ratio of one (1) space per bedroom;
4. Require a minimum 30-day rental period;
5. Limit the total number of bedrooms to ten (1).

**August, 2017:** The Board did not meet in the month of August.

**September, 2017:** The Board approved a letter to be sent to the City in favor of Community Choice Energy in the City of San Diego. Community Choice Energy, also known as Community Choice Aggregation, is a program that permits cities, counties, and other authorized entities to purchase and/or generate electricity for residents and businesses located within the boundaries of their jurisdiction.

A representative from City Councilwoman Bry's office as well as a representative from Home Away vacation rentals presented various information on Short Term Rentals. Due to new information on this topic, the Board unanimously agreed to bring this topic back to the Regional Issues committee for final review of all information before the Board makes a final decision on the matter.

State Senate Bill 649, would require cities to permit small cell facilities to be implemented through a ministerial (no public review) process. While this Bill had already gone through legislation before the Board had the opportunity to provide input, the Board agreed it would be in our best interest to draft a letter to our Assemblyman and Senator, recommending that Bills that impact individual cities should not be made at the state level, but at city level, where residents can give input on the issues. If not at the city level, then at the very least, the State should allow groups such as Planning Boards the opportunity to review the items and give input prior to final action being taken at Senate and Assembly level.

A resident from the Bernardo Heights area introduced himself and inquired about the Planning Board and the volunteer positions. Chair Robin Kaufman gave a quick background of what Planning Boards do for their communities, and reviewed the requirements of taking the Community Orientation Workshop (COW).

**October, 2017:** The Board approved the recommendation of the Regional Issues committee to support the Community Planners Committee's position on changes to item #8 and item #24 to the 11th Update to the Land Development Code.

The Board re-addressed the Short Term Rentals topic from the previous month. The Board approved the recommendations of the Regional Issues committee to send a letter to the City Council advising them that the Board supports Councilmember Bry's policy proposal for Short Term Rentals.

The Board reviewed and approved 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 25% 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 as this would better address the current shortage of affordable housing in San Diego.

The Board reviewed and approved the 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.

The Board reviewed and approved renewal of the Board's domain and website for another three (3) years.

**November, 2017:** The Board did not meet in November, 2017.

**December, 2017:** The Board did not meet in December, 2017.

**January, 2018:** A resident from the Swim and Tennis area introduced himself at the start of the meeting.

Due to the need of the Board's present Secretary to step down from the position, the Board approved the appointment of Mike Lutz, as the new Secretary.

The Board approved the appointment of Gary Long as the Chair of the Election Committee.

The Board was given an update of activities of the Community Planners Committee, including recommendations made in the San Diego Housing Commission, addressing the Housing Affordability Crisis.

The Board developed the follow goals for 2018-19:

1. Stay abreast of Palomar College Project and any possible impact on Westwood community;
2. Waterbridge Parking Update;
3. MTS community presentation;
4. Accessory Dwelling Units Updates;
5. Community Outreach Presentations;
6. SDG&E Pipeline Expansion on Pomerado Road

The Board approved to recognize Karen Lei Mejia for her participation with the Planning Board to resolve parking issues experienced in the Westwood community for the annual Hats Off to Volunteers community based event. This is an annual community event as a way of recognizing significant accomplishments by volunteers that have benefited the community.

**February, 2018:** Three residents introduced themselves at the beginning of the meeting. One was from the Swim and Tennis area, one was from the Eastview area, and one was from the Westwood area.

The Board approved to send a letter to our State Senator and State Assemblyman in regard to Senate Bill 827 (Transit-rich Housing Bonus). This Proposed State Law that would exempt certain housing projects within a one-half mile radius of a major transit stop or a one-quarter mile radius of a high-quality transit corridor from any local ordinance, general plan element, specific plan, other regulation. A transit-rich housing bonus would exempt the project from all of the following: maximum controls on residential density or floor area ratio (height); minimum automobile parking requirements, and any design standard that restricts the applicant's ability to construct the maximum number of units consistent with any applicable building code.

The Election committee chair announced we have five (5) new candidates running for positions on the Board as well as several incumbents. The Elections will take place Thursday, March 15, between 1:00 PM and 6:30 PM. The results will be announced at the end of the March Board meeting. Newly elected members will be seated at the April meeting.