Rancho Bernardo Community Planning Board
12463 Rancho Bernardo Road #523, San Diego, CA 92198
www.rbplanningboard.com

Thursday July 17, 2025 at 6:30pm
Meeting Agenda
In Person: Seven Oaks Community Center 16789 Bernardo Oaks Drive, San Diego, CA 92128
Please note new address

2025 RB PLANNING BOARD

P = present **A = absent** **ARC = arrived after roll call**

Robin Kaufman		**June Smith**		**Steve Dow**		**James Nadlonek**			
Benjamin Wier		**Vicki Touchstone**		**Rebecca Rapp**					
Gary Long		**Hugh Rothman**		**Sujata Yellaepeddi**					
								Total Seated	**10**
								Total in Attendance	

ITEM #1 **Call to Order/Roll Call:**

ITEM #2 **Chair Remarks**

ITEM #3 **Non-agenda public comment (3 minutes per speaker):** To discuss items not on the agenda, yet within the jurisdiction of the RB Planning Board. Board members should limit discussion of non-agenda items so as not to detract from the time available for agenda items.

ITEM #4 **Government Staff Reports:** **Information Item**
Various government staff have an opportunity to present updates to the Board.

ITEM #5 **Administrative Items:** **Action Items**
a. Approve June 2025 Meeting Minutes:
b. Approve Treasurer's Report:

ITEM #6 **Request New Community Members to Identified/Seated** **Action Item**
New members are identified and those that have been previously identified can be seated.

ITEM #7 **Comments on the Draft SANDAG Regional Plan 2025** **Action Item**
SANDAG's goal of the 2025 Regional Plan, which "includes short- and long-term plans for improving our transportation system," is to make transportation more convenient, equitable, healthy, and safe for everyone in the San Diego region. The Board will consider and revise, as appropriate, the comments provided by the Regional Issues Committee and approve final comments for submission to SANDAG. The draft Regional Plan can be reviewed at: https://www.sandag.org/regional-plan/2025-regional-plan then click on Regional Plan.

ITEM # 8 **Infrastructure Priorities for Rancho Bernardo** **Action Item**
At the request of the City, the Board will consider and approve a list of infrastructure priorities for RB. A draft list of priorities, based on last year's submittal, has been prepared by the Regional Issues Committee. The items are listed from highest to lowest priority. More information is available at: https://www.sandiego.gov/planning/programs/work-programs/infrastructure-prioritization-engagement.

ITEM #9 **Formation of an AD Hoc Committee for proposed Paymogo Ct Thoroughfare** **Action Item**
Form an Ad Hoc Committee to address the proposed Paymogo Ct thoroughfare that would would join RB and PQ and bring an additional 700 trips per day through residential streets (Paseo Montanaso and Avenida de Los Lobos) and then onto Camino Del Norte and/or Bernardo Center Dr. See our website under current topics for more detail:
https://www.rbplanningboard.com/current-topics.html

ITEM #10 **Land Development Code (Environmental Sensitive Lands)** **Action Item**
Consider approving a letter to the Planning Department and City Council asking for an update on the status of City's review of proposed changes/corrections to the land development code that were submitted almost a year ago. The Board's comments include a request for necessary corrections related to Environmentally Sensitive Lands.

ITEM #11 **Affirmation of Opposition to SB 79 (Wiener)** **Action Item**
On July 9, 2025, the Community Planners Committee held a special meeting where they reviewed and approved a letter of opposition to SB 79 (see attachment for details). The RBCPB representative to the CPC voted in favor of the motion to approve a letter of opposition to the bill. This position was taken based on past actions by the RBCPB related to transit oriented development, including issues over the method for measuring distance from a transit center, as well as the need to ensure the availability of adequate transit service to serve residents of transit oriented development at the time the development is occupied. The Board's position on this topic is reflected in numerous actions over the past several years, including our comments tonight on SANDAG's draft 2025 Regional Plan

ITEM #12 **Sub-Committee Reports:** **Information Item**
Development Review……. Benjamin Wier
Regional Issues……... Vicki Touchstone
Traffic & Transportation……..James Nadlonek

ITEM #13 **Liaison Reports**: **Information Item**
Community Council……..……..Robin Kaufman
Community Planners Committee (CPC)……..Vicki Touchstone (Report Attached)
Community Recreation Group (CRG)…..…Robin Kaufman
SANDAG…… Steve Dow
San Dieguito River Park ……...Vicki Touchstone
San Pasqual/Lake Hodges Planning Group….. Gary Long
Commercial Representative …….

ITEM #14 **OLD BUSINESS ITEM:**

ITEM #15 **NEW BUSINESS:**

ADJOURNMENT:

Community Planners Committee
Meeting Notes for the June 24, 2025 Meeting – Not the Official Minutes
Prepared by V. Touchstone for the RB Planning Board

Public Comment – Residents from throughout the City were present to address the adverse effects that ADUs are having on their neighborhoods. Homes are being purchased by developers so they can build essentially apartment buildings behind the homes in long established single-family neighborhoods. Unlike many CPC meetings, the room was packed on Tuesday night with concerned, and legitimately anger residents from throughout the City. Of the very real concerns they raised, several extremely significant issues related to impacts to emergency access routes, particularly in neighborhoods located adjacent to open space. Parking was also raised by many. When 10 units are built behind an existing home in a single-family neighborhood, the streets all around these developments will necessarily be filled with parked cars. The problem is greatest

where these units are constructed on a lot in a cul-de-sac. Another issue raised related to trash collection. If all the streets are filled with parked cars, where will there be room for trash cans, including the 30 new cans that will be used by the additional 10 units? If a dumpster is necessary, where does it go – in the street eliminating parking spaces? Others addressed the loss of "middle" housing, as older, more affordable homes in long establish neighborhoods, like Allied Gardens, are purchased by developers so they can construct apartment building in backyards, the price of the remaining housing goes up, making the remaining single-family homes out of reach for young families with children.

MTS OnTrack (INFORMATION ITEM) – A representative from MTS was present to discuss current and future transit planning efforts for San Diego, including bus and trolley service. The presentation included an overview of MTS' existing and proposed services, a discussion about ridership and how it has been increasing since COVID, and an analysis of the need for more funding to support the transit system. They are looking for feedback and new revenue sources. A ballot measure was not mentioned, but it seemed implied. They are currently doing community outreach. Some interesting questions – when MTS considers the distance people will travel to use transit, what distance does MTS use – answer: ¼ of a mile – not the one-mile figure used by the City of San Diego. My take from the discussion, which was informative, is that there will ultimately be some kind of ballot measure to increase taxes to pay for additional transit. I did ask why there were no additional transit routes being planned for the near future to accommodate the residents in the MTS affordable housing project. The response was that there are already bus routes to accommodate the residents. I disagreed, as there are no routes that serve any schools, the majority of the industrial park, or provide easy access to local commercial areas.