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

Thursday April 17, 6:30pm
Meeting Minutes
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	P	June Smith	P	Steve Dow	P	James Nadlonek	P		
Benjamin Wier	P	Vicki Touchstone	A	Rebecca Rapp	A	Alfredo Ortiz	P		
Gary Long	P	Hugh Rothman	P	Sujata Yellaepeddi	P				
								Total Seated	11
								Total in Attendance	9

ITEM #1 **Call to Order/Roll Call:** Meeting called to order at 6:30 PM by Hugh Rothman (Chair of Election Committee)

ITEM #2 **Seat New Members**
No new members were seated. The only new RBPB member-elect eligible, Linda Hickman, informed the RBPB that she was declining to serve.

ITEM #3 **Non-agenda public comment (3 minutes per speaker):** No public comments.

ITEM #4 **Government Staff Reports:** **Information Item**
No government staff officials were present and no government staff reports were submitted.

ITEM #5 **Election of Officers** **Voting Item**
Positions up for election are Chair, Vice-Chair, Secretary and Treasurer. The elections occurred and all voting results were 9-0-0. The results were as follows:

Chair: Robin Kaufman (Ms. Kaufman assumed control of the meeting once she was elected)
Vice-Chair: Ben Wier
Secretary: Hugh Rothman
Treasurer: Gary Long

ITEM #6 **Modification and Adoption of Agenda:** **Voting Item**
Motion made by June Smith/Robin Kaufman to approve the agenda. Motion passed 9-0-0.

ITEM #7 **Administrative Items:** **Voting Items**

a. Approve February and March 2024 Meeting Minutes:
- Motion made Gary Long/June Smith to approve the February meeting minutes. Motion passed 8-0-1 with Alfredo Ortiz abstaining as he wasn't at the February meeting.
- Motion made by Ben Wier/Hugh Rothman to approve the March meeting minutes. Motion

passed 5-0-4 with abstentions from Gary Long, Sujata Yellaepeddi, Steve, and Alfredt Ortiz due to their absence from the March meeting.

b. Approve Treasurer's Report:
Treasurer Gary Long presented his report: There is $322.95 in the RBPB checking account. Additionally, there is another $403.83 left in the city funded account. However, the RBPB needs to spend that $403.83 before June 30th. A motion was made by Gary Long/Ben Wier to approve the Treasurer's Report. Motion passed 9-0-0.

ITEM #8 **Community Members to Identify Themselves if Interested in Appointment** **Voting Item**

No community members presented themselves.

ITEM #9 **Appointment of Subcommittee Chairs** **Voting Item**

Committees include: Development Review, Regional Issues, Traffic and Transportation, Community Outreach.

The following appointments were made, and all results were voted on with a result of 9-0-0:

Development Review: Ben Wier
Regional Issues: Vicki Touchstone
Traffic and Transportation: Jim Nadlonek
Community Outreach: No one at this time

A motion was made by Robin/June to approve these appointments. Motion passed 9-0-0.

ITEM #10 **Appointment of Subcommittee Resident Members**: **Voting Item**

All subcommittees may have resident members as long as the resident members do not hold a majority of positions on the subcommittees. The resident members are appointed by the Chair and approved by the full board membership present.

No resident members presented themselves to be on any subcommittees.

ITEM #11 **Sub-Committee Reports:** **Information Item**

Development Review, Regional Issues, Traffic and Transportion: No reports submitted.

ITEM #12 **Liaison Reports**: **Information Item**

Community Council……..……..Robin Kaufman (Report Attached)
Community Planners Committee (CPC)……..Vicki Touchstone (Report Attached)
Community Recreation Group (CRG)…..….Robin Kaufman (No Report Attached)
SANDAG…… Steve Dow (Report Attached)
San Dieguito River Park ……..Vicki Touchstone (No Report Attached)
San Pasqual/Lake Hodges Planning Group….. Vicki Touchstone (No Report Attached)
Commercial Representative ……. No Representative

ITEM #13 **OLD BUSINESS ITEM:**

- The website is back up. It is still being populated with old documents, but the website is functional. Ben is welcoming any suggestions for changes in content or flow

ITEM #14 **NEW BUSINESS:**

- Ben will prepare an invoice for the website cost. The RBPB will vote on it at our next meeting.

ADJOURNMENT: Robin Kaufman/Gary Long made a motion to adjourn the meeting. Motion passed 9-0-0. Meeting adjourned at 7:02pm.

Respectfully submitted by Hugh Rothman

Rancho Bernardo Community Council via Robin Kaufman

-The Board approved a letter of concern pertaining to the new trash service fees.

-The Board approved a letter pertaining to maintaining public safety and other core services in the city.

-The Board did not approve the verbiage of a letter pertaining to elimination of San Diego's ADU incentive clause presented by the Government Relations/Utilities committee. It was agreed to bring the subject back to the committee to review updated data.

-The Board approved the annual letter to approve our community's July 4th event. The City of San Diego requests this of Board so the Spirit of the Fourth committee can open a special event permit.

-The Board approved having a fire safe council information booth at District 5's wildfire preparation event April 18, 5:30-7:30 p.m. at the Rancho Bernardo library. This falls under the Board's Public Safety Committee.

-The Board approved to hold the annual patriotic pet contest on July 4th.

-The Board approved the annual Directors and Officers insurance renewal as well as the general liability insurance.

-An update was given on the earth day fair that was taking place that weekend.

-An update was given on the 15th annual chalk it up sidewalk chalk art event being hosted on May 3rd.

RB Planning Board – SANDAG Update
(Steve Dow; 2025-04-05)
• **April 2025 highlights**
o SANDAG main office has moved to 1011 Union Street, Suite 400, San Diego, CA 92101
o SANDAG meeting calendar: https://www.sandag.org/calendar
o SANDAG Environmental Offsets (Transit half-cent regional sales tax): https://www.sandag.org/projects-and-programs/environment/regional-habitat-conservation/transnet-environmental-mitigation-program
o SANDAG Bike links:
▪ April 10 Bike Friendly Driving Class: https://www.sandag.org/calendar/bike-friendly-driving-class-2025-04-10
▪ May 15 Bike Day: https://www.sandag.org/bikeday
▪ Group Bike Ride Events: https://www.sandag.org/projects-and-programs/regional-initiatives/sustainable-transportation-services/group-bike-rides-registration
▪ Bike (Locker) Parking Program: https://www.sandag.org/projects-and-programs/regional-initiatives/sustainable-transportation-services/bike-services/bike-parking/bike-parking-enrollment

Community Planners Committee
Meeting Notes for the March 25, 2025 Meeting – Not the Official Minutes
Prepared by V. Touchstone for the RB Planning Board
NOTE: CPC Meetings are being broadcast live on zoom by the Normal Heights CPG

(https://normalheightscpg.org/).
The Chair stated that the City is considering rolling back parts of the ADU (Accessory Dwelling Unit) Bonus Program, which allow construction of additional ADUs on single-family lots in exchange for reserving some units for low-income tenants. The intent is to revise the program to address concerns related to neighborhood scale, infrastructure needs, and fire safety. City staff will present revisions to the ADU Density Bonus Program in the fall.
NON-AGENDA PUBLIC COMMENT:
1. 2. 3. 4. 5. 6. 7. 8. 9. The proposed changes to the ADU program will not affect the types of projects being implemented in southeast San Diego, where 12 units are being constructed on single family lots.
Concern expressed about the potential for allowing ADUs for sale independent of the existing single-family home.
The Street Design Manual needs to be revised to address how density increases associated with ADUs impact carrying traffic flow and parking availability.
ADU regulations need to address parking requirements.
Parking requirements need to be addressed in ADU regulations to avoid impacts to neighborhoods that are already occurring.
Increasing density using ADUs has not improved affordability.
ADUs built in many neighborhoods represent a significant fire safety issue.
Concern was raised about footnote #7 – who included it.
Adequate setbacks for ADUs should be required in high fire zones.
APPROVAL OF MINUTES - The draft minutes for January 28, 2024 and February 25, 2025 were approved without change. See attached.
ADU BONUS PROGRAM - Heidi Vonblum of the Planning department issued a memo detailing possible changes to the ADU bonus program. The CPC reviewed the memo and made recommendations for what should be considered as part of the revisions.
The following were some of the major discussion points raised by the CPC members regarding potential changes to ADU regulations (note that many of the issues raised were repeated numerous times during the discussion by various CPC members based on current and future impacts to their individual communities): incorporate parking requirements, appeal SPA and TPA, address affects of increased traffic on communityPage 2 and individual neighborhood traffic circulation, studies have shown that increasing density does not improve affordability, expand the deed restriction requirement for selling ADU beyond 15 years, bonus ADU will not help affordability, require all ADU development to pay DIF fees, including parking requirements, address fire safety in terms of setbacks, evacuation requirements, eliminate footnote #7 related to Bonus ADUs, address free lance purchase of homes with the intent to construct ADU, revise setback requirements to address compatibility, require mitigation to offset impacts to infrastructure (including water and stormwater facilities, parking, street capacity, and recreational amenities), require ADU projects to be similar in scale to the existing neighborhood, implement the requirement for deed restrictions related to maximum height, address the need to ensure adequate evacuation routes, review the fire code to ensure adequate availability of hydrants and capacity in areas where densities are increasing, require provision of sidewalks in association with ADUs where sidewalks are not currently present, when considering the ½ mile from transit requirement it is necessary to evaluate if there is a clear pedestrian path that is ADA compliant (areas in southeast and elsewhere currently do not have sidewalks), promote affordable housing not median income housing – current projects are not addressing affordability, ensure adequate parking, require community review of ADU proposals, prohibit ADUs to become vacation properties, stop the loopholes, update current zoning, address need to

conform to CC&Rs.
A subcommittee has been formed to work on this topic in detail.
REPORTS TO CPC:
• Staff Report – Marlon needs the updated rosters from all CPGs, training will be provided for all CPG members in May. The City is working on a "Preservation and Progress" initiative, a proposal for a comprehensive update to the City's Heritage Preservation Program which the City states "will streamline processes for new homes and other uses while protecting places of historic, architectural and cultural importance and encouraging their adaptive reuse." More information and to sign up to updates go to: https://www.sandiego.gov/planning/work/historic-preservation-planning/preservation-and-progress. CPGs are to be included in a review and survey. More details are coming.
Chair's Report – This is Andrea's last meeting as Chair.