



Rancho Bernardo Community Planning Board
 12463 Rancho Bernardo Road #523, San Diego, CA 92128
www.rbplanningboard.com

October 18, 2018, 7:00 PM
Meeting Minutes

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

2018 RB PLANNING BOARD									
P = present		A = absent			ARC = arrived after roll call				
Sonny Googins	P	Patrick Vincent	P	Benjamin Wier	P	Gary Long	P		
Thomas Lettington	P	Dan Grobee	A	Robin Kaufman	P	Mike Lutz	P		
Terry Norwood	A	Joel Doss	ARC	Ruth Coddington	P				
Mel Zadeh	P	Sherry Guthrie	P	Vicki Touchstone	P			Total Seated	17
Scott Hall	P	Kyle Turner	P	Jenny Yu	P			Total in Attendance	15

- ITEM #1** **Call to Order/Roll Call:** Chair Robin Kaufman called the meeting to order at 7:00 PM. A quorum was met with 14 present at roll call. Joel Doss arrived after roll call.
- ITEM #2** **Non-agenda public comment (3 minutes per speaker):** None.
- ITEM #3** **Chair Remarks:** Chair Kaufman asked the board to check their emails at least 3 times that week of the board meeting. Robin Kaufman and Benjamin Wier will be the backups to Sherry Guthrie for updating our web site and meet before the holidays to learn the process.
- ITEM #4** **Government Staff Reports:** **Justin Garver** noted that emergency work was done on RB road after it was resurfaced, but repair work was completed on it. Normally, there is a 5 year moratorium on roads where overlay has occurred. Justin mentioned that San Diego Get It Done has expanded its services to even include missed trash pick-up and other services. Justin mentioned the parks master plan was covered in the Councilman’s last newsletter. He also mentioned that a serious traffic accident occurred on Bernardo Heights Parkway. Tony Kempton, City Planner, commented on the construction area in the Plaza that is being used to dump material. It appears there are some expired permits which halted any work. Tony passed the information along to Code Enforcement due to the dumping of material.
- ITEM #5** **Modification and Adoption of Agenda:** Motion Sonny Googins, second Sherry Guthrie to approve the agenda. The motion passed unanimously 15-0-0.
- ITEM #6** **Administrative Items:**
- a. Approve July 19, 2018 Meeting Minutes: Motion Gary Long, second Benjamin Wier to approve the minutes as presented. The motion passed 13-0-2 with Mel Zadeh and Ruth Coddington abstaining as they were not in attendance at the July 19, 2018 meeting.
 - b. Approve Treasurer’s Report: Motion Gary Long, second Ruth Coddington to approve the Treasurer’s report reflecting a \$322.95 balance in the Board’s bank account and \$500 expense reimbursement by the City available. The motion passed unanimously 15-0-0.
- ITEM #7** **Transmission Line Project for Bernardo to Rancho Carmel Substations Project:** A representative from SDG&E provided an update on this ongoing project to increase reliability of the electric system between both substations. The representative noted that the existing overhead lines and poles will be removed and will be replaced with underground lines. This will be more reliable. It is scheduled for completion by second quarter of 2019.

Robin Kaufman asked Justin Garver about the ~~into the~~ overhead lines that still exist by Westwood. Robin Kaufman commented that Brian Maienschein had promised to have them placed underground when he was running for City Council.

ITEM #8

Casa de las Campanas, Phase III Expansion: Planned Development Permit and an amendment to Conditional Use Permit (CUP) No. 99-0747 to demolish an existing building (skilled nursing facility) for the development of a 140,000-square-foot 5-story building to include independent living units and assisted living units. Discretionary actions include a Conditional Use Permit (CUP) to expand an existing elderly care facility, processed in accordance with Process Four (Planning Commission as decision-maker), and a Planned Development Permit (Process Four) for the request to exceed the maximum structure height requirement of the RM-2-5 zone. Located at 18655 West Bernardo Drive. Vicki summarized the project as noted above.

Joe Tucker gave the board a project over view and answered board questions. He noted that there will be 5 levels and that expansion purpose is to focus on assisted living. He had drawing of the different views of the building. Robin Kaufman asked about the parking, which is always an issue in this area by the park. Employees are utilizing the street as well as the large parking lot at the community park instead of only using the shuttle and parking at Life Bridge Church which Casa de las Campanas is paying for during construction. This has been a major issue with park users. Signs have been placed in the parking lot that state the parking lot is for park patrons only, but employees are ignoring the signs, making it difficult for parents and other park users to find parking. There are concerns that this will continue after construction. The answer is that they will be adding 89 parking spaces with the majority to be used by guests and staff. The Board was also shown the topical and sectional drawings. Joe Tucker noted that the building will be solar ready, but they have no plans in the near future to install solar.

Vicki Touchstone made the following motion: On October 2, 2018, the Development Review Committee by a vote of 3-0-1 passed a motion to recommend approval of the Phase III Expansion of Casa de las Campanas. Based on that action, the following motion has been prepared for consideration by the Planning Board: The Rancho Bernardo Community Planning Board, having reviewed and considered all proposed discretionary actions, including a required Conditional Use Permit (CUP) to expand the existing Casa de las Campanas campus (an existing elderly care facility) and a Planned Development Permit for deviation from the maximum structure height permitted under the RM-2-5 zone, recommends City staff and Planning Commission approval of the CUP and Planned Development Permit based on the following findings:

Findings relevant to both the Planned Development Permit and CUP:

- 1) The proposed development will not adversely affect the applicable land use plan;

The project is consistent with the Rancho Bernardo Community Plan's planning goal "To ensure a balanced community. Provide for a wide variety of housing types, densities, unit sizes and prices, with densities consistent with the Plan designations and aesthetically compatible with the surrounding neighborhood" (page 9 of the Community Plan).

In addition, the proposal complies with the recommendations for retirement housing projects presented on page 19 of the Community Plan in that the project is compatible with the existing neighborhood and does not overwhelm other buildings, open spaces and natural landforms, block views and/or disrupt the community's character.

- 2) The proposed development will not be detrimental to the public health, safety, and welfare;

3) The proposed development will comply with the regulations of the Land Development Code including any proposed deviations that are appropriate for this location and will result in a more desirable project than would be achieved if designed in strict conformance with the development regulations of the applicable zone;

The proposed deviation in maximum height is appropriate for this location because the proposed height is not inconsistent with the overall design of the larger Casa campus and will result in a more desirable project than would be achieved if designed in strict conformance with the development regulations of the applicable zone because the project will increase capacity for needed assisted living and memory care accommodations.

Findings relevant to the CUP:

4) The proposed use is appropriate at the proposed location.

The project will redevelop and expand accommodations for the elderly within an existing retirement facility.

Second Gary Long to approve the above motion. The motion passed unanimously 14-0-0. Sonny Googins recused herself from the discussion and vote.

Robin Kaufman asked Tony Kempton if he would look into how much funds we will receive in our DIF fund for this project.

ITEM #9 **Appoint 2019 Election Adhoc Committee:** Motion Robin Kaufman, second Ruth Coddington that the 2019 Election Adhoc Committee consist of members Patrick Vincent, Sherry Guthrie, and Robin Kaufman. The motion passed unanimously 15-0-0.

ITEM #10 **Request Community Members to Identify Themselves if Interested in Appointment to Open Vacancies in Districts D, E, and F and Appoint Qualifying Members:** None

ITEM #11 **Sub-Committee Reports:**
Development Review..... Vicki Touchstone: No Nov 2018 meeting held.
Regional Issues..... Vicki Touchstone: Nov 2018 meeting will be held.
Traffic & Transportation..... Robin Kaufman: No meeting was held.

ITEM #12 **Liaison Reports:**
Community Council.....Robin Kaufman (Report attached)*
Community Planners Committee (CPC)..... Vicki Touchstone: reported
Recreation Council Robin Kaufman (Report attached)*
Commercial..... Kyle Turner: Had a sit down with a commercial rep
SANDAG..... Terry Norwood: (Report attached)*

ITEM #13 **OLD BUSINESS ITEM:** None

ITEM #14 **NEW BUSINESS:** None

ADJOURNMENT: Motion Gary Long, second Soony Googins to adjourn the meeting at 8:16 PM. The motion passed unanimously 15-0-0.

Respectfully submitted, Mike Lutz, Secretary

STANDING COMMITTEE MEETINGS:

<u>Administrative Committee</u> The Monday 10 days prior to Regular Meeting, 6 PM RB Swim & Tennis Club – Ceramics Room	<u>Traffic & Transportation Committee</u> First Monday of each month, 6 PM Bernardo Heights Community Center
<u>Development Review Committee</u> First Tuesday of each month, 6 PM Bernardo Heights Community Center	<u>Regional Issues Committee</u> First Tuesday of each month, 7 PM Bernardo Heights Community Center

*Community Council Summary: September: -The Board approved PUSD board of director’s forum for October 9 - The Board approved a new treasurer due to the treasurer moving out of town -The Board appointed a student member selection ad hoc committee

October: -The Board approved a letter in regard to City of San Diego’s single use ordinance -The Board approved a Mardi Gras fun run fundraiser -The Board reviewed the results of the annual safety fair -The Board appointed the Hot Cocoa with Santa ad hoc. The committee collects for the Polinsky Children’s Center -The Board recognized Boy Scout Troop 680 for their outstanding volunteerism at the annual safety fair -The Board recognized a student who painted a utility box as part of her girl scout silver award -The Board conducted a PUSD Board of Directors forum on October 9

*Recreation Council Summary: -the Board approved the second annual Zombie Run in February -the Board began the initial review of annual budget -the Board reviewed contributing funds to the Tennis Club for new LED lights

-the Board reviewed purchase of more surveillance cameras -the Board reviewed field maintenance -the Board reviewed park irrigation system -the Board approved the annual snow days in the park which will be in conjunction with the Community Council’s hot cocoa with Santa -the Board approved the annual Halloween event

*SANDAG: Much work is being done in the north west county on the rail project.

About the Project: The Poinsettia Station Improvements project will lengthen and elevate passenger platforms, install a fence between the tracks within the station, relocate a section of the existing tracks, and replace the existing at-grade rail crossings with an undercrossing featuring stairways and ADA compliant ramps on both sides of the tracks. Additional station enhancements will include new shelters, signage, and updated lighting. Construction is anticipated to be complete in 2020.

The project is a key part of the larger effort to improve and modernize rail infrastructure along the LOSSAN coastal rail corridor as part of the North Coast Corridor Program. Please visit the webpage at KeepSanDiegoMoving.com/PSI to learn more.

Si desea obtener información en español por favor comuníquese al (619) 699-1950 pio@sandag.org.

Haven’t seen anything new about the expansion of transit in north east although there has been previous discussion with specific location identified. This would be great. 😊