



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

April 18, 2019, 7:00 PM

Meeting Agenda

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		Patrick Vincent		Benjamin Wier		Gary Long	
Thomas Lettington		Dan Grobee		Robin Kaufman		Mike Lutz	
Terry Norwood		Sherry Guthrie		Vicki Touchstone			
Hugh Rothman		Mark Heuttinger		Jenny Yu			
						Total Seated	14
						Total in Attendance	

- ITEM #1** **Call to Order/Roll Call:** Election Committee Chair will call the meeting to order and take roll Call.

- ITEM #2** **Seat New Members/Thank Retiring Members:** New members shall be seated at the start of the regular meeting in order to allow their full participation as elected members at the April planning group meeting.

- 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 has an opportunity to present updates to the Board.

- ITEM #5** **Request Community Members to Identify Themselves if Interested in Appointment to Open Vacancies in Districts B, C, D, E, and F and Appoint Qualifying Candidates:** **Voting Item**

- ITEM #6** **Election of Officers:** Positions up for election: Chair, Vice-Chair, Secretary, and Treasurer **Voting Item**

- ITEM #7** **Modification and Adoption of Agenda:** **Voting Item**

- ITEM #8** **Administrative Items:** **Voting Items**
 - a. Approve March 21, 2019 Meeting Minutes
 - b. Approve Treasurer’s Report

- ITEM #9** **Ivy Leaf School Conditional Use Permit; 16469 Bernardo Center Drive:** **Voting Item**
 Proposal for a 5,265-square-foot education center on the ground floor of a two-story existing building. Improvements are limited to the interior of the building, which will involve combining two existing suites and then creating 8 general classrooms, 2 private music rooms, one dance room, one art room, and office space. The zone allows K-G12 classes with a maximum of 300 students. The applicant will provide additional details at the meeting.

- ITEM #10** **Bernardo Heights Community Center Entrance Signs:** **Voting Item**
 Installation of two illuminated monument signs, one 36 square feet and one 26 square feet, for the Bernardo Heights Community Center.
- ITEM #11** **Rancho Bernardo Marijuana Outlet; 16375 Bernardo Center:** **Voting Item**
 Proposal for a 11,930-square-foot one-story marijuana outlet in a stand-alone building (CC-2-3 Zone) located on the east side of Bernardo Center Drive near the north bound I-15 exit at Bernardo Center Drive. The proposal would involve demolition within the interior of the existing building to create new spaces such as sales dispensary areas (general, boutique, and personal shopper areas), offices, a large waiting area, a small waiting area, conference room, guard station, vault, and restrooms. **Note: The Development Review Committee did not hear this item, therefore, only guidance on making a recommendation is provided.**
- ITEM #12** **Annual Chair Report:** **Voting Item**
 The outgoing Chair will present the Annual Report to be sent to the City.
- ITEM #13** **Appointment of Subcommittee Chairs:** **Voting Item**
 Committees include: Development Review, Regional Issues, Traffic and Transportation, Community Outreach.
- ITEM #14** **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.
- ITEM #15** **Appointment of Liaisons:** **Voting Item**
 Community Council, Community Planners Committee (CPC), Recreation Council, San Dieguito River Park, San Pasqual/Lake Hodges Planning Group, SANDAG, Commercial Representative. All liaisons will be appointed by the Chair and approved by the full board membership present.
- ITEM #16** **RB Alive Update:** **Information Item**
 A brief update on what will be needed for the event and who can assist With the shifts. The event is scheduled for Sunday, June 2nd.
- ITEM #17** **Sub-Committee Reports:** **Information Item**
 Development Review..... Vicki Touchstone: Draft meeting notes attached*
 Regional Issues..... Vicki Touchstone
 Traffic & Transportation..... Robin Kaufman
 Election Ad Hoc Procedure Development Ad Hoc Committee:
- ITEM #18** **Liaison Reports:** **Information Item**
 Community Council.....Robin Kaufman (Report attached)*
 Community Planners Committee (CPC)..... Vicki Touchstone (Report attached)*
 Recreation Advisory Board..... Robin Kaufman (Report attached)*
 SANDAG.....
 San Dieguito River Park
 San Pasqual/Lake Hodges Planning Group....
 Commercial Representative

ITEM #19 OLD BUSINESS ITEM:

ITEM #20 NEW BUSINESS:

ADJOURNMENT:

STANDING COMMITTEE MEETINGS: Regular meeting dates & times for committees will be set.

<u>Administrative Committee</u> The Monday 10 days prior to Regular Meeting, 6 PM Bernardo Heights Community Center	<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

***RB Community Council Summary by Robin Kaufman:**

- the Board approved an insurance ad hoc to review other agencies by 2020 expiration date.
- the Board approved the breakdown of earth day fair funds
- the Board approved date for the 9th annual safety fair in September
- the Board approved the community flag contest winners
- the Board approved funds for RB Alive booth
- the Board discussed safety issues in the Westwood/Industrial park area

***Recreation Advisory Board:**

The Board did not meet in April but hosted the 21st annual Spring Fling egg hunt and more on Saturday, April 13. It always attracts hundreds of children up to 12 years of age.

***DEVELOPMENT REVIEW COMMITTEE MEETING: Draft Meeting Notes for April 2, 2019**

1. Call to Order – Chair called the meeting to order at 6:02 PM.
2. Roll – Present: Robin Kaufman, Gary Long, Jenny Yu, Sonny Googins, Vicki Touchstone Absent: Scott Hall
3. Public Comment - None
4. Approval of Meeting Minutes from October 2, 2018 were approved 4-0-1 (Robin was not at the last meeting).
5. Chair Comments – Status of the marijuana outlet, the applicant was contacted, but was not ready to meet.
6. Project Review

a. **Ivy Leaf School Conditional Use Permit; 16469 Bernardo Center Drive**

This is a proposal for a 5,265-square-foot education center on the ground floor of the two-story existing building at 16469 Bernardo Center Drive. The location is just to the north of Brother Provisions. Improvements to the structure to accommodate the use would be limited to the interior of the building and will involve combining two existing suites and then creating 8 general classrooms, 2 private music rooms, one dance room, one art room, and office space. The zone allows K-G12 classes with a maximum of 300 students.

The applicant and his consultants were present at the meeting and gave a presentation and answered questions. An assessment letter was previously issued by the City and the applicant spoke to the issues raised in the assessment letter.

The primary intent of the project is to provide after school enhancement programs for students in kindergarten through 12th grade, as well as opportunities for summer classes, weekend classes, and classes during scheduled school breaks depending upon the demand for such classes. After school class would run from about 3 pm to 7 pm, with instructor staff generally present from 2 pm to 8 pm. The facility will accommodate a maximum of 150 students and is expected to include a staff of from 15 to 17 individuals. The CUP application is requesting

the ability to use the facility seven days a week from 9 am to 9 pm for general education and arts classes.

Questions about adequate parking were raised. The applicant has conducted a traffic study that indicates the site has adequate parking. Many students will be dropped off and picked up by their parents. There was a question about traffic on Bernardo Center Drive in this location, but no issues were raised by the City.

The committee voted 5-0-0 to recommend approval of the project as presented.

b. Bernardo Heights Community Center Entrance Signs

Byron Mettler, General Manager of the Community Association of Bernardo Heights, presented the design for an illuminated monument sign that is proposed for installation near the entrance to the community center off Avenida Venusto. There was some discussion regarding the City's approval process and the associations dissemination of information about the new sign to residents. One resident was present who was opposed to the design of the site. There were questions about the lighting of the lettering (which will be backlit), materials (black granite and dark wood), and whether or not the sign met the City's "breakaway" standards. The Committee decided to table the item (5-0-0) and send the item onto the full Board for possible consideration.

Adjourn – 6:52 PM

***Notes from the Community Planners Committee Meeting of March 26, 2019:**

Mixed Use Regulations – The Planning Department staff gave a presentation on new Mixed Use Regulations. The proposal includes two broad categories of zones, RMX (residential mixed use) and EMX (employment mixed use). The zones are set up for primary and secondary uses with increasing density and heights and a variety of formats and mixture of uses. During future rezone actions, the RMX/EMX zones would be available for use citywide within Transit Priority Areas. This measure does not replace existing zones. Six new zones will be created that permit rather than mandate vertical or horizontal mix of employment and residential uses. These new zones will support the need to locate housing near jobs within Transit Priority Areas and focus on activating street level uses and creating usable outdoor spaces. These new zones would be applied as part of plan updates or plan amendments. See fact sheet and draft regulations for more information. The CPC supported the creation of these new zones by a vote of 15-8.

Housing the Next 1 Million – Representatives from Housing the Next 1 Million coalition presented information on how they could assist various groups and communities in addressing housing needs within the community as population and housing demand increase. Information at <https://hnlm.org/>.

Requirements for CPGs – A new public roster is being prepared. It will include only emails for members instead of phone numbers. Some members were concerned about emails being used on public rosters. Rosters need to be turned into the Planning Department once elections are over and they must be kept current. They recommended establishing a CPG email address if you don't already have one.

In-person COW scheduled for May 18, 2019 and PCOW is scheduled for June 27, 2019.

The next CPC meeting will address the next round of CIP recommendations.

Other Issues of Interest

A committee to overhaul Community Planning Groups is being formed. Land Use and Housing on a vote of 4-0 approved a committee comprised of 11 members - 3 CPC, 2 small business, 1 BIA, 1 Infill Developer, 1 Planning Commission (past or present), 1 Transit/Mobility advocacy organization (Circulate San Diego), 1 DSD or Planning Department Staff, 1 Environmental or Climate Change advocacy organization. This still has to go to the full Council. Of interest is the fact that the Land Use and Housing Chair did not inform CPC or the CPGs about this item being on the agenda.

With respect to the CEQA changes to the Land Development Code, the staff replaced with the original proposal with no specified days. The new proposed language will be requested from staff.

PROPOSED MIXED-USE ZONING DIVISION – FACT SHEET 3.26.19

WHY DO WE NEED IT?

- Implement the Climate Action Plan
- Address housing demands
- Keep up with employment trends
- Provide development flexibility
- Currently the City does not have a true mixed-use zone

WHAT WE PROPOSE?

- A new division within the Land Development Code.
- Six new zones that permit, rather than mandate a vertical or horizontal mix of employment and residential uses.
- Zones to be applied within Transit Priority Areas (TPA's).
- Transition to F.A.R. – based zoning.
- Mixed-use based on primary and secondary uses.
- Primary Use must be a minimum of 51% - Secondary Use must be more than 10%.
- Three RMX Zones – primary use is Residential, secondary use may also be Residential so long as it meets certain criteria.
- Three EMX Zones – primary use is Employment (non-residential), secondary use may also be another non-residential use so long as it is a different use than the primary use.

WHAT IT DOES?

- Support the need to locate housing near jobs within TPA's.
- Accommodates a flexible mix of uses and requires a physical pattern of development that supports the Climate Action Plan goals.
- Ground-floor flexibility which promotes activation yet provides flexibility of uses as to ensure the ground-floor space is not vacant for years after residential units have been leased or sold.
- Integrate vertical mixing of project components into a single structure or a horizontal mixing of uses which may include separate structures on separate parcels of land.
- Supports the innovation economy by allowing for R&D, incubator, and co-work spaces.

NEXT STEPS?

- CMT /TAC – recommended approval March 13, 2019
- Planning Commission – April 4, 2019

The Draft Code Language for Mixed Used document was distributed to members for review (3-26-19).