



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

March 21, 2019, 7:00 PM
Meeting Agenda

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

<u>2019 RB PLANNING BOARD</u>							
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		Joel Doss		Ruth Coddington			
Mel Zadeh		Sherry Guthrie		Vicki Touchstone			
Scott Hall		Kyle Turner		Jenny Yu			
						Total Seated	17
						Total in Attendance	

- ITEM #1 Call to Order/Roll Call:**
- ITEM #2 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 #3 Chair Remarks:** **Information Item**
- ITEM #4 Government Staff Reports:** **Information Item**
Various government staff has an opportunity to present updates to the Board.
- ITEM #5 Modification and Adoption of Agenda:** **Voting Item**
- ITEM #6 Administrative Items:** **Voting Items**
a. Approve February 21, 2019 Meeting Minutes
b. Approve Treasurer's Report
- ITEM #7 12th Update of the Land Development Code – Item 10a (Section 128.0310):** **Voting Item**
As part of the 12th Update of the Land Development Code, the City is proposing to reduce the time available to review the contents of a final California Environmental Quality Act document, including Final Environmental Impact Reports that contain responses to public comments, from 14 calendar days to a minimum of 3 days before decision maker hearings. The Regional Issues Committee did not have a quorum, so no recommendation was forwarded. The City Planning Commission is tentatively scheduled to hear this on May 9 and City Council on July 23. Backup material provided.
- ITEM #8 2019 RBCPB Election Results and Approval:** **Voting Item**
The Election Ad Hoc Committee will present the final verified election results. Upon approval by the full Board, the results will be forwarded to the City.
- ITEM #9 Request Community Members to Identify Themselves if Interested in Appointment to Open Vacancies in Districts:** **Voting Item**
B (Eastview - 1 new vacancy),
C (Oaks North - 1 new vacancy), D (Swim and Tennis - 2; 1 new vacancy),

1 old vacancy), E (Seven Oaks - 1 new vacancy), F (Bernardo Heights - 3; 2 new vacancies, 1 old vacancy).

ITEM #10 Hats Off to Volunteers: Possible Voting Item
 The Board will consider manning a booth at the Hats Off to Volunteers event scheduled in April. Members will be needed to man a booth if it is decided to set one up.

ITEM #11 Sub-Committee Reports: Information Items
 Development Review..... Vicki Touchstone: No meeting was held in March
 Regional Issues..... Vicki Touchstone:
 Traffic & Transportation..... Robin Kaufman: No meeting was held in March
 Election Ad Hoc Committee..... No meeting held in March

ITEM #12 Liaison Reports: Information Items
 Community Council..... Robin Kaufman: Report attached*
 Community Planners Committee (CPC).... Vicki Touchstone: Report attached*
 Recreation Advisory Board..... Robin Kaufman: No meeting was held.
 Commercial..... Kyle Turner: No report.
 SANDAG..... Terry Norwood/Vicki Touchstone: Report attached*

ITEM #13 OLD BUSINESS ITEM:

ITEM #14 NEW BUSINESS:

ADJOURNMENT:

STANDING COMMITTEE MEETINGS:

<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 recognized 8th grader Lilia Montiel for her development of ZZZ's 4 kidz to help raise funds to purchase beds and bed sets for less fortunate children;
- the Board reviewed and voted on its annual insurance policy and presented questions to its insurance agent;
- the Board approved election expenditures and reviewed the election process;
- the Board approved new location for the Chalk It Up sidewalk chalk event this year at Sharp Rees Stealy. The event will coincide with Sharp's 2nd Anniversary celebration at their new location on West Bernardo Drive;
- the Board reviewed the success of the inaugural Mardi Gras fun run;
- the Board was given an update on the annual community flag contest;
- the Board reviewed the upcoming earth day fair.

Notes from the Community Planners Meeting of February 26, 2019:

Enhanced Infrastructure Benefits Districts – Ricardo Flores, Executive Director, Local Initiatives Support Corporation presented information about Enhanced Infrastructure Benefits Districts (EIBD), which has been reauthorized by the California Legislature in 2014. The revision updated an existing 1990 law by expanding the types of projects that can be funded by EIBDs and lowering voter approval thresholds. EIBDs can finance

traditional public works, such as transportation, transit, parks and libraries, water and sewer facilities, solid waste disposal, and flood control and drainage. Recent development in Otay Mesa is an example of an EIBD. It does not collect additional taxes from property owners, it reallocates where existing taxes go, which could have an affect on the local jurisdiction.

More information is available at the following sites:

<https://www.planetizen.com/node/88347/new-financing-tool-california-enhanced-infrastructure-finance-districts>

12th Update to the Land Development Code – The CPC’s Ad Hoc subcommittee reviewed 36 items, the results of the review were presented. The CPC approved all the staff’s recommendations with the exception of changes related to when the final CEQA document must be made available for review prior to a public hearing. The staff is recommending 3 days. When asked why three days, the response was that is consistent with the Brown Act. The CPC pulled this item from the motion to approve the 12 Update, then vote to support the remaining items. The CPC voted on a motion not to support the proposal to only require three days to notice a final California Environmental Quality Act (CEQA) final document before going to a public hearing. The motion passed with many voting in favor of the motion, but it should be noted that the vote was unanimous.

Roundtable Discussion focusing on Mayoral proposals made in the January 15 State of the City address to remove height limits outside the coastal zone and to allow unlimited density in projects which include affordable housing and housing for the homeless. For more information about the proposals in the address, go to:

<https://www.sandiego.gov/mayor/news/releases/mayor-kevin-l-falconers-2019-state-city-address-prepared-remarks>

<https://www.sandiego.gov/mayor/news/releases/mayor-faulconer-calls-city-say-%E2%80%98yes%E2%80%99-more-homeless-solutions-new-housing-and-community>

The discussion was very interesting and included some support and a number of concerns. I will distribute the meeting notes next month (when they are provided), so you can review the various comments during this discussion.

Submitted by,

Vicki Touchstone

Note: Minutes from the January CPC Meeting will also be provided with the PB agenda.

MAYOR FAULCONER’s PROPOSAL for HOUSING from the 2019 State of the City address, Jan. 15, 2019

An excerpt from the Mayor's web page:

<https://www.sandiego.gov/mayor/news/releases/mayor-faulconer-calls-city-say-%E2%80%98yes%E2%80%99-more-homeless-solutions-new-housing-and-community>

Saying ‘Yes’ to More Housing Solutions

Mayor Faulconer called for transforming San Diego into a “YIMBY” city that welcomes new housing with a “Yes in my backyard” attitude. With the goal of making homes more affordable, he introduced radical housing reforms that eliminate many of the obstacles that lead to higher costs and delays in construction. Building on early successes from his “Housing SD” plan, this year the Mayor will bring forward policies that will:

- **Create more housing** by removing height limits outside the coastal zone

- **Eliminate barriers to building** by allowing affordable housing and units intended for the homeless to be built “by-right,” reducing the number of hearings and appeals that slow things down
- **Lower costs** by eliminating expensive parking requirements for multi-family projects in Transit Priority Areas

From the full text. Section on housing:

<https://www.sandiego.gov/mayor/news/releases/mayor-kevin-l-faulconers-2019-state-city-address-prepared-remarks>

We need to think about homes how we think about water and streets: These aren’t “nice-to-haves.” They are essentials.

Federal funding helped open more than four thousand affordable housing units in our city in the last five years.

And it’s barely made a dent. We still need thirty-five thousand more units to house low-income San Diegans.

It shows government can’t build its way out of this crisis.

We need to get government out of the way, so constructing homes becomes easier, less expensive and faster.

We’ve said “No” to new housing for far too long.

I’ve made it a priority to reverse this trend through my “Housing SD” plan.

We sped up the permitting process.

We incentivized developers to construct more affordable homes.

We made it easier to build new types of housing like micro units and granny flats.

And we added capacity almost forty thousand new homes in communities throughout the city -- giving property owners the right to build without going through an onerous approval process.

These changes have made an impact. Take the Grantville community, where nearly one thousand new units are under construction or have opened since 2015.

Since I took office, the number of housing permits issued annually has nearly tripled.

The bottom line is that we have significantly streamlined San Diego’s development system.

Now, I want to radically overhaul the system itself.

The bureaucracy has been set up to empower anti-housing forces that delay or deny projects at every turn.

Delays come in many forms – frivolous lawsuits; NIMBY opposition; lack of political will.

We need to build more housing near employment centers and transit.

So I'm pleased to announce the next phase of "Housing SD" to remove the anti-housing bias that kills development before it even starts:

For example, height limits outside the coastal zone put a cap on housing – this year I'll propose the Council remove them.

Outdated parking requirements make homes more expensive – this year I'll call on the Council to eliminate them.

Projects intended to house the homeless are subject to countless hearings and appeals – this year I will introduce legislation to allow developers to build without any unnecessary review.

And I will deliver a plan to the Council to authorize unlimited density for developments that include affordable housing and housing for the homeless – the most generous incentive in the state.

Ladies and gentlemen, obstructionists must never again be able to halt the housing that San Diego needs!

These changes represent a complete rethinking about how we deal with housing.

We must change from a city that shouts, "Not in My Backyard," to one that proclaims: "Yes In My Backyard!"

From a city of NIMBYs to a city of YIMBYs!

Together, we're going to transform San Diego into a YIMBY city!

***SANDAG Report by Terry Norwood:**

MARCH 2019

San Diego Association of Governments

Serves as a forum for regional decision-making for the San Diego region.

MORE HOMES ACT: I attended a community meeting in North Park to learn about SB50--More Homes Act of 2019 and its effect on transit. Heard from City Council President Georgette Gomez about her vision in working with SANDAG on more housing and transit. Learned that she would like to see transit for the whole city improved but definitely focused on neighborhoods that can offer housing alongside transit hubs.

REGISTER FOR BIKE TO WORK DAY:

<https://www.icommutesd.com/bike/biketoworkday2019.aspx>

Registration is now open for the 29th Annual SANDAG Bike to Work Day! Join thousands of commuters throughout the San Diego region as we GO by BIKE on the morning of Thursday, May 16. When you register for Bike to Work Day, you can roll by one of 100 pit stop locations throughout the San Diego region from 6 – 9 a.m. to pick up a FREE t-shirt*, snacks, and encouragement. Register by April 14 for a chance to win a \$500 gift certificate to Moment Bicycles!

TRANSIT ACTION PLAN: In February, the Board of Directors unanimously approved an action plan to develop a bigger and bolder transportation vision for the Regional Plan that completely transforms the way people and goods move throughout the San Diego region. San Diego rep voted yes. Here is the power point of the Program Update with supporting materials https://www.sandag.org/uploads/meetingid/meetingid_5038_25367.pdf

WANTED: New TransNet Independent Taxpayer Oversight Committee Member

The TransNet Independent Taxpayer Oversight Committee (ITOC) is seeking a qualified member of the public to fill a vacancy on its seven-member committee in the following category. A licensed architect, civil engineer or traffic engineer with demonstrated experience of ten years or more in the field of transportation and/or urban design in government or the private sector. More detailed information regarding the ITOC and its responsibilities can be found at sandag.org/itoc. Individuals interested in applying for this ITOC position should contact SANDAG for an application at ariana.zurnieden@sandag.org or (619) 699-6961 or go to sandag.org/notices. Applications must be postmarked no later than Friday, March 22, 2019.

Community Planners Committee

Planning Department • City of San Diego
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SDPlanninggroups@sandiego.gov • (619) 235-5200

CPC DRAFT MINUTES FOR MEETING OF JANUARY 22, 2019

MEMBERS PRESENT:

Eric Edelman, Carmel Mtn. Rnch. (CMR)
Barry Schultz, Carmel Valley (CV)
Russ Connelly, City Heights (CH)
Nicholas Reed, Clairemont (CL)
Jose Reynoso, College, (COL)
Pat Stark, Downtown (DWN TN)
Linda Godoy, Eastern (EAS)
David Swarens, Greater Golden Hill (GH)
David Moty, Kensington/Talmadge (KT)
Jeffrey Stevens, Mira Mesa (MM)
Jonathan Frankel, Mission Valley (MV)
Daniel Smith, Navajo (NV)
Gary Weber, Normal Heights (NH)
Rene Vidales, North Park (NP)

Kevin Hastings, Ocean Beach (OB)
Mark Freed, Otay Mesa (OM)
Henish Pulickal, Pacific Beach (PB)
Robert Goldyn, Peninsula (PEN)
Jon Becker, Rancho Penasquitos (RP)
Vicki Touchstone, Rancho Bernardo (RB)
Wally Wulfeck, Scripps Ranch (SR)
Bryce Niceswanger, Serra Mesa (SM)
Guy Preuss, Skyline/Paradise Hills (SPH)
Myron Taylor, Southeastern (SE)
Emily Whittemore, Tierrasanta (TIRSN)
Brad Ringy, Torrey Pines (TP)
Chris Nielsen, University (UN)
Leo Wilson, Uptown (UT)

VOTING INELIGIBILITY/RECUSALS: Barrio Logan, Carmel Mountain Ranch, Del Mar Mesa, East Elliot, Chollas Valley (Encanto), Keady Mesa, Mission Beach, Old Town, Otay Mesa Nestor, San Pasqual/Lake Hodges, San Ysidro, Southeastern, Torrey Hills, Torrey Pines.

Guests: Sandy Wetzel-Smith, Mike Hansen, Laura Black, Alyssa Muto, Claudia Brizuela, Kathleen Lippitt, Ed Nodland, Jim Elko, Marissa Tucker, Aria Doonaki, Pike Anyiwa, Ellen Bevier, Marcela Escobar-Eck, Brer Marsh, Philip Bona, Peter Hill, Stephen Russell, Mario Ingrasei, George Ghossain, Samir Hajjiri

City Staff/Representatives: Lisa Lind, Tony Kempton, Alfonso Gastelum

NOTE: *The sign-in sheets provided at the entrance to the meeting are used to list CPC Representatives, guest speakers, and staff present at the meeting.*

1. CALL TO ORDER:

Chair David Moty called the meeting to order at 7:00 pm and proceeded with roll call.

2. NON-AGENDA PUBLIC COMMENT: 2 minutes per issue.

Robert Leif suggested changing the building code regarding fire resistant building materials. Ed Nodland from Housing for the Next 1 Million (HN1M) said Phil Bona held workshops in 2017 and the focus for 2019 is on building awareness and community engagement throughout San Diego for the next one million residents coming into San Diego. Nodland provided a newsletter regarding HN1M activities and a website people could visit, HN1M.org. Phil Bona asked if the CPC would meet with HN1M and professionals and students regarding community issues. Bona cited the Center for Urban Research and a Regenerative Environment as a resource holding a meeting February 2, 2019. Scott Chipman of San

Diegans for Safe Neighborhoods said state requirements are stricter than local regulations regarding marijuana businesses. He said the CPG's deserve the respect of meeting directly with owners of marijuana businesses planning on doing business in their communities. Kathleen Lippit commented that since the LDC was amended to accommodate the marijuana industry these facilities have spread and the applicants have failed to work with local CPG's. Lippit said required noticing of neighbors and distance requirements between facilities have not been enforced.

3. MODIFICATIONS AND APPROVAL OF AGENDA:

With no objections, Chair David Moty approved the agenda.

4. APPROVAL OF THE MINUTES OF OCTOBER 23, 2018:

David Swarens corrected page 3 to read, "recently adopted CPU for Old Town" instead of "for my community plan". Motion to approve CM, second CH. Ayes: SM, NH, GH, UN, DWNTN, PEN, LV, NP, CL, SR, UT, CH, MV, TIRSN, RP, RB, MM, SE, COL, EAS, SKPH. Abstaining: PB, OB, KT, NV.

5. TRANSIT PRIORITY AREA PARKING STANDARDS – Action Item

Alyssa Muto, Deputy Director for Environment & Policy Analysis, Planning Department presented proposed reduction in parking standards and the addition of required transit-oriented amenities for new development in the City's Transit Priority Areas (TPA). Code changes are proposed for 142.05, 113.01 of the Land Development Code, and to the Centre City and Marina District Planned Development Ordinances.

Public Comment:

Marissa Tucker said subsidizing of cars and traffic is causing people to leave California. She supported the alternatives offered in the TPA. Maya Rosas of Circulate San Diego supports the TPA proposals presented. The recommendations will increase options for people to live near transit. She said the TPA recommendations will create more walkable communities and urged CPC to support the TPA recommendations. Aria Doonaki supported the TPA recommendations. He said Seattle was a pioneer in taking steps to increase transit, walkability and other TPA goals. He urged San Diego to be a city for people first, not cars, and for affordability. Robert Leif advocated for vehicles with airbags. Marcella Escobar-Eck grew up riding transit, and advocated a shift from housing cars to housing people. She urged support for the transportation options recommended by TPA. Stephen Russell of San Diego Housing Federation said San Diego is providing housing for only the top one-third of income earners. The lower income people are being priced out of the market and forced to double or triple up. Mario Ingrasei complained that transit projects are either delayed or not getting built.

CPC Subcommittee Recommendations:

CPC recommended a pilot program of 5 years before full implementation, including production of an annual report reporting the following baseline information: 1) TPA projects built; 2) Transit amenities included; 3) Information on car ownership by residents of TPA buildings; 4) Calculation of number/proportion of newly built "No Parking" projects. CPC recommended measurement of whether stated and implied goals were achieved: 1) Greater housing affordability for residents, buyers and tenants; 2) Reduced auto trips and congestion; 3) Reduced car ownership by residents of buildings built to TPA standards. Evaluation of impacts was recommended, specifically: 1) Survey projects built under the standards, and identification of the percentage of tenants/buyers who have cars compared to the parking provided, or not provided, on site; 2) Determine if developers are building just enough

parking, or not enough with impacts being absorbed by the surrounding community. If the surrounding community is already parking impacted, measure if the situation worsened. 3) Investigate impacts of service vehicles which can't find parking necessary to their tasks (increased double parking), and lack of visitor parking. Mitigation was proposed, including: 1) Increase parking enforcement in TPA areas, particularly in evening, (7pm-12am); 2) Evaluate reforming the Permit Parking program so that it mitigates parking impacts from, and discourages automobile ownership among residents of buildings built to TPA standards; 3) Investigate provision of onsite service vehicle parking if needed; 4) Investigate provision of visitor parking if needed. Miscellaneous recommendations include: 1) Recommend correlation of Infrastructure Transit Amenities to needs identified through the CIP Prioritization process; 2) Recommend preventing oversaturation of particular public transit amenities beyond their usefulness to a community; 3) Exclude beach parking impact areas.

Board Comment:

Comments ranged from caution against wholesale reduced/prohibited parking in transit-oriented development to outright support for the TPA recommendations. The main issues that emerged regarding the proposal included inadequate transit and inadequate density to support transit. One member said San Diego was built for the auto and that the current transit system takes too long to be useful for commuting to work and for many shopping trips, though he supported the direction for transit-oriented development identified in city planning documents as needed. Sentiment was expressed that reduced parking would make housing more affordable and the member suggested that any savings accrued from not providing parking in development go to the tenant, not the developer as tangible proof of affordability. Some felt that the proliferation of Uber, Lyft and other ride-share services was a viable means to reduce auto dependence when auto maintenance costs are taken into consideration. One member cited a park and ride in her community for which there was transit connection, so people needed their cars just to get to the transit station. One member doubted the range of parking costs mentioned by the presenter and questioned the one-half mile range for a TPA being greater than that for the cities cited in the presentation as models for San Diego. One member, citing lack of transit, said not providing parking would be a disincentive to people that would otherwise drive a distance to an event/business/restaurant that provided parking. One member advised that the free market, with driverless cars, etc., would shift people away from cars and after that would be the best time to enact the TPA recommendations. The method of calculating under-utilized parking for the TPA recommendations was criticized by one member who suggested a study to determine how people are really using their cars.

Motion:

Support the sub-committee recommendations regarding evaluating the TPA recommendations after a five-year pilot program to assess its validity (UT). Second (CL): Ayes: GH, UN, DWNTN, PN, CV, NP, CL, UT, CH, RP, OM, RB, MM, NAV, COL, EAS. Nays: SM, NH PB, OB, MV, TIRSN, SPH, SR. Abstain: KT.

6. COMMUNITY PLANNING GROUPS: GRAND JURY RESPONSE & CITY AUDITOR'S REPORT – Information Item

Laura Black, Deputy Director for Long Range Planning, Planning Department, reported that an Audit Committee meeting is scheduled for January 30, 2019 at 9:00 a.m. Laura also provided a report from the Planning Department. The new name for Long Range Planning is the Community Planning and Implementation Division. A mixed-use zoning update will be released to the CMT and TAC on February 13 with a tentative recommendation from CPC in March. Six workshops are scheduled for 2019. First is February 28 covering project review

and CEQA. Next COW is scheduled for May 18 in the Silver Room. PCOW (CPG chairs) workshop is scheduled for June 27. Laura said a Brown Act compliance training will be added in July. Laura said the division is looking into video-taping future trainings.

Public Comment:

Maya Rosas from Circulate San Diego recommended that CPG's add a staff member to make sure that CPG's receive needed information and for Brown Act training. Robert Leif said because the Brown Act was written prior to the advent of computers it is obsolete. He advocated for readable forms from the City.

Board Comment:

David Moty said the Auditor's recommendation for renter seats was challenging to monitor. Vicki Touchstone suggested the CPG's be involved in developing forms used by the City. Daniel Smith complained that many City projects don't get completed. Nicholas Reed complimented City Planning staff for community support. Russ Connelly said he thought the Auditor was blaming the volunteer CPG's for everything that was going wrong. Wally Wulfeck advocated for CPG's to form relationships with Council District staff, who can help effect change.

7. REPORTS TO CPC:

- Staff Report: See Item 6.
- Chair Report: Moty requested volunteers for the LDC 12th Update committee. Those volunteering: CL, SR, CH, OM, RB, SPH, GH.
- Subcommittee Report: None.
- CPC Member Comments: None.

ADJOURNMENT TO NEXT REGULAR MEETING: FEBRUARY 26, 2019

The meeting was adjourned by Chair David Moty at 9:23 PM