



**July 18, 2024, 6:30pm**

**Meeting Agenda**

**InPerson: 7 Oaks Community Center 16789 Bernardo Oaks Dr, San Diego, CA 92128**

| <b>2024 RB PLANNING BOARD</b> |  |                   |  |                                      |  |                            |           |
|-------------------------------|--|-------------------|--|--------------------------------------|--|----------------------------|-----------|
| <b>P = present</b>            |  | <b>A = absent</b> |  | <b>ARC = arrived after roll call</b> |  |                            |           |
| Robin Kaufman                 |  | June Smith        |  | Steve Dow                            |  | James Nadlonek             |           |
| Benjamin Wier                 |  | Vicki Touchstone  |  | Hugh Rothman                         |  |                            |           |
| Gary Long                     |  | Donald Bertsch    |  | Sujata Yellaepeddi                   |  |                            |           |
| Rebecca Rapp                  |  | Alfredo Ortiz     |  | Keith Mikas                          |  |                            |           |
|                               |  |                   |  |                                      |  | <b>Total Seated</b>        | <b>13</b> |
|                               |  |                   |  |                                      |  | <b>Total in Attendance</b> |           |

- 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      Modification and Adoption of Agenda: **Action Item****
  
- ITEM #6      Administrative Items: **Action Items**  
 a. Approve June 2024 Meeting Minutes:  
 b. Approve Treasurer’s Report:**
  
- ITEM #7      Request New Community Members to Identified/Seated **Action Item**  
 New members are identified and those that have been previously identified can be seated.**
  
- ITEM #8      Bernardo Center Ct Proposed Business/Residential Conversion - Community Plan Amendment Initiation **Action Item**  
 Latitude 33 and KB Homes is moving forward on their proposed business to residential conversion. The proposal includes the construction of 122 new townhomes. As part of the process a Community Plan Amendment is required. A vote the from the Rancho Bernardo Community Planning Board is required for the initiation process to begin with the City of San Diego. For clarity this recommendation will be covering the *Initiation of the Community Plan Amendment only*.**
  
- ITEM #9      Land Development Code (LDC) - Submit a Request for Corrections Related to Capital Improvement Projects and Other Public Projects that Deviate from the Environmentally Sensitive Lands Regulations. **Action Item**  
 Consider approval of a request by the Regional Issues Committee to submit to the City Planning Department a request to amend the Land Development Code to reinstate the requirement for a Process CIP/Public Project-Five review, which requires a public hearing, for all CIP or other city project that deviate from the Environmentally Sensitive Lands (ESL) regulations. Requests for Code changes must be submitted by July 31, 2024.**

**ITEM #10      Infrastructure Prioritization – Submit to the Planning Department a List of Recommended Infrastructure Projects for Rancho Bernardo      Action Item**

Create a list of recommended infrastructure projects for Rancho Bernardo (using the list compiled by the Regional Issued Committee as a starting point) that identifies infrastructure projects that would benefit the residents of Rancho Bernardo. The list of proposed projects must be submitted by August 15, 2024.

**ITEM #12      Sub-Committee Reports:      Information Item**

Development Review..... Benjamin Wier  
 Regional Issues..... Vicki Touchstone  
 Traffic & Transportation.....Robin Kaufman

**ITEM #13      Liaison Reports:      Information Item**

Community Council.....Robin Kaufman (Did not meet)\*  
 Community Planners Committee (CPC).....Vicki Touchstone (Report Attached)\*  
 Community Recreation Group (CRG).....Robin Kaufman (Did not meet)\*  
 SANDAG..... Steve Dow (Report Attached)\*  
 San Dieguito River Park .....Vicki Touchstone  
 San Pasqual/Lake Hodges Planning Group.....  
 Commercial Representative .....

**ITEM #14      OLD BUSINESS ITEM:**

**ITEM #15      NEW BUSINESS:**

**ADJOURNMENT:**

Community Recreation Group:  
 Via Robin Kaufman

Due to lack of a quorum, the meeting scheduled for July 17th was cancelled. The RB CRG hosted a movies in the park on July 13th.

**Meeting Notes - Community Planners Committee (CPC) Meeting of June 25, 2024**

Provided by: Vicki Touchstone

- 1. Infrastructure Prioritization (Information Item)** - City Planning staff presented information regarding this year’s infrastructure prioritization process, in which each community planning group has been asked to submit recommended projects to the Planning Department. The Planning Department will review all submittals, identify the appropriate department for addressing each request and forward the suggested projects for evaluation and prioritization by the various departments (e.g. transportation, engineering and capital improvements, libraries, fire).
- 2. Reimbursement Funds (Action Item)** – CPC City Staff, Marlon Pangilinan, discussed the \$500 reimbursement from the City, asking if the amount is adequate and if all reimbursement requests have been addressed. Some CPGs are still waiting for reimbursement and Marlon will check on the status of them. The response from CPG reps regarding the \$500 ranges from those that don’t use the funds either because they have donated equipment/ website/etc. or because they have never received a reimbursement so they simply do not take advantage of the funds. For those who do use the funds, many said the funds are not adequate for purchasing the equipment

needed for virtual meetings and others say the amount is adequate. The item was continued so each group can gather additional information related to needs.

- 3. Short Term Vacation Rental Ordinance (Action Item)** - Kevin Hastings, who is one of the initiators of a Citizen-led initiative to reform the short-term vacation rental process, highlighted the impacts of the ordinance on residents, housing costs, and safety. Hastings described the failures of the process, including how the process has failed to stop several individuals from using family members to acquire excessive numbers of permits, when the ordinance is supposed to limit the number of permits per person. These and other individuals have also purchased entire apartment buildings and converted them into short term vacation rentals – eliminating existing housing, creating de facto motels, and avoiding the safety (e.g., fire) and accessibility requirements that would be required if actually permitted as a motel. This Citizen-led initiative is seeking revisions to the ordinance to eliminate loopholes and reduce impacts to residents affected by short term vacation rentals. These concerns will be presented at the City Council CNS Committee at their July meeting. The CPC did not take an action on this item as the topic needs to be reviewed by the individual CPGs before CPC action.
- 4. Environmentally Sensitive Lands (Action Item)** – Proposal to the CPC to submit a Code Revision Request that would reinstate the Process CIP/Public Project-Five require for CIP and other public projects that deviate from the Environmentally Sensitive Lands (ESL) Regulations. The issue was continued to the July meeting to give the CPGs time to individually consider the request.
- 5. Reports to CPC** – Marlon reminded everyone that CPG members need to take the annual training or they can no longer serve as a CPG until the training is completed.

## **RB Planning Board – SANDAG Update (Steve Dow; 2024-07-02)**

### **• July 2024 highlights**

- o Bike path improvements
  - Pershing Bikeway
    - 2024-07-27 - 10am – Grand opening (28<sup>th</sup> Street & Upas Street)
    - <https://www.sandag.org/calendar/pershing-bikeway-ribbon-cutting-2024-07-27>
    - 2.3 miles connecting Balboa Park, North Park, and downtown San Diego
  - Imperial Avenue Bikeway
    - Started construction last month
    - <https://www.sandag.org/projects-and-programs/bikeways-and-walkways/bikeway-and-walkway-projects/imperial-avenue-bikeway>
    - 3.5 miles between downtown San Diego and Southeastern San Diego
- o Guaranteed Ride Home Program
  - <https://www.sandag.org/projects-and-programs/regional-initiatives/sustainable-transportation-services/guaranteed-ride-home/guaranteed-ride-home-agreement>
  - Reimburses (up to \$100/ride) for transportation (Lyft, UberX, etc.) under “emergency” circumstances
  - “Emergency” conditions include being stranded at work for unexpected overtime
- o Social Services Transportation Advisory Council
  - 2024-07-16 - 10am @ SANDAG main office (401 B Street, Suite 800, SD, CA 92101)
  - “older individuals, persons with disabilities, and persons with limited means” are invited to attend
- o San Diego Regional Tribal Summit held in June 2024
  - <https://www.sandag.org/projects-and-programs/borders-and-interregional-collaboration/tribal-consultation>
  - Coordination with “the region’s 17 sovereign tribal nations”