



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

May 20, 2021, 7:00 PM
Meeting Minutes

Due to precautions related to concerns of COVID-19, this meeting took place via a zoom meeting.

2021 RB PLANNING BOARD									
P = present		A = absent			ARC = arrived after roll call				
Sonny Googins	P	Patrick Vincent	A	Benjamin Wier	P	Gary Long	P		
Thomas Lettington	P	Joni Edelman	P	Robin Kaufman	P	David Wilson	P		
Rebecca Cole	P	Steve Dow	P	Vicki Touchstone	P				
Hugh Rothman	P	Owen Nucci	P					Total Seated	13
								Total in Attendance	12

- ITEM #1** **Call to Order/Roll Call:** Chair, Robin Kaufman called the meeting to order at 7:00pm
- ITEM #2** **Chair Remarks:** Chair, Robin Kaufman reminded those in attendance that the meeting is conducted as the same as if it were in-person and to please extend the same courtesies. The meeting is also being recorded for accuracy in the Secretary’s minutes. She also shared an email about how the Board is made of volunteers and the difficult decisions that are asked of us.
- 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.
 No public comments
- ITEM #4** **Government Staff Reports:**
 Various government staff has an opportunity to present updates to the Board.
 Evlyn Andrade with County Supervisor Terra Lawson-Remer’s office reminded everyone to get vaccinated for Covid 19. She announced that Supervisor Lawson-Remer joined with Supervisor Fletcher to create an office of Evaluation and Analytics and the motion to create the office passed unanimously. Lawson-Remer is partnering with Supervisors Fletcher and Vargas to support the County’s goal of committing to zero carbon by 2035. The Supervisor will be taking input on the upcoming budget and what the priorities are for the public.
 Tony Kempton, City of San Diego Planning Department, gave information on the upcoming Community Orientation Workshop (COW). The Cow is required for all City volunteers.
 Eric Young, Policy Advisor to Councilmember Marni von Wilpert commented that the City of San Diego is preparing the City budget for FY 2021 - 2022. He also commented that the City Council is working to get the City streets resurfaced. The City Council is also taking comments on the upcoming franchise utility renewal with San Diego Gas & Electric.
- ITEM #5** **Modification and Adoption of Agenda:**
 Benjamin Wier made a motion to accept the agenda. David Wilson seconded. Motion passed 12-0-0

ITEM #6**Administrative Items:****a. Approve April 18, 2021 Meeting Minutes**

Benjamin Wier made a motion to accept the meeting minutes. Sonny Googins seconded. Gary reminded us to remove the Zoom link from the meeting minutes. Motion passed 12-0-0.

b. Approve Treasurer's Report

Gary Long made a motion to accept the Treasurers' report of \$119.67 in the Board account and approximately \$50 in reimbursable City funding. Benjamin Wier seconded. Motion passed 12-0-0.

ITEM #7**Proposed Cannabis Outlet:**

A cannabis outlet is proposed by March & Ash for Rancho Bernardo at 16789 Bernardo Center Dr. Applicant is seeking a conditional use permit, process 3. First cycle reviews with the City were to be completed 4/26/21. No further updates are available at this time.

Benjamin Wier gave a brief overview of the project. First cycle reviews with the City had just been completed prior to the Board meeting. Applicant had not seen them yet. Brett Peace with March and Ash commented they have looked at the sensitive use locations brought up from the previous meeting. He said their attorneys have reviewed the Remington Club and determined that is residential as opposed to a care facility. They are also reviewing the fencing club. New information from March and Ash will be shared with the Board and City in the near future. Owen Nucci brought up Code Ninjas and Swift Kick Martial Arts as being minor oriented facilities. Bret Peace responded they are aware of those facilities and have addressed them. Rebecca Cole asked the applicant if the community does not want them, what kind of weight does that carry for your decision to continue the process. Bret Peace answered that it does carry weight and is taken under consideration into the process. March and Ash has not purchased the building at 16789 Bernardo Center Dr as of yet and is still under consideration. Robin Kaufman asked about other properties under consideration. Bret Peace responded that they will look at anything on the market, but are not always aware of the current available properties on the market. Robin Kaufman read an email from resident Jim Saban who opposes the cannabis outlet. Resident James Fisher spoke against the cannabis outlet and said it has no place in Rancho Bernardo and would undo the founding principles. Becky Rapp spoke against the cannabis outlet and reiterated the distances from the Church of RB and the Remington Club are within 1,000 feet and the proposed location is inappropriate for Rancho Bernardo and urged March and Ash to look elsewhere. Kathy Lippet spoke against the cannabis outlet and asked if March and Ash support the current regulations and/or proposed changes. Bret Peace responded that they do support the current regulations and believes that getting a cannabis outlet permitted should be difficult. Steve Henry spoke against the proposed cannabis outlet.

ITEM #8**Proposed Radisson Conversion into Affordable Senior Apartment Complex**

Affirmed Housing is seeking to purchase the existing 178-unit Radisson Hotel, located at 11520 West Bernardo Court. They would renovate the hotel converting it to a 175-unit, studio apartment community.

Shonda Herold gave a presentation on the proposed conversion project. Vicki Touchstone commented that a number of residents have specified the need for affordable housing for seniors in Rancho Bernardo and felt that this is the type of project that would support that. Sonny Googins supported the project. Benjamin Wier questioned if a traffic study has been done. Shonda Herold responded that they are exempt from CEQA and that a study does not need to be performed and informed that they are expecting less traffic than what the current hotel produces. Benjamin Wier questioned if the additional tolling to the single fire department of Rancho Bernardo has been addressed. Shonda responded that it has not been addressed and they expect less population in the residences as they expect those will be single occupancies. Robin Kaufman commented that Rancho Bernardo has limited public transportation and that there are no stops in that area. She urged Affirmed to get MTS to provide a stop there for the residents. Robin also countered that with the population moving into the converted hotel would be a senior oriented group and would place additional stress on the already heavily tolled fire department. Shonda commented that MTS may have a ride share type option for the residents. Sonny Googins suggested they explore a van pool option. Jonathan with Affirmed confirmed that some of the other locations do have a car or van service and that if it makes sense they would bring that to the new location. Tom Lettington commented that the current layout of the rooms do not include kitchens and the new layout with kitchens would be adding to potential hazards and increased toll on the fire department. Resident Dennis Will questioned if they will lease back to the City of San Diego for the homeless. Shonda responded that it is not in the current business model, but they are geared to low income residents.

ITEM #9**Vote on speed limit increase on Poblado Rd between Matinal Rd and West Bernardo Drive**

Due to a traffic study, the City is required to follow procedures set by the State of California and the California Speed Trap Law (California Vehicle Code Section 40802). A recent study of this area indicates the enforceable speed be raised to 30 miles per hour.

Robin Kaufman gave an overview of the proposed speed limit increase on Poblado Rd and recapped the general consensus from the residents that spoke at the Traffic and Transportation meeting. Kristine Biehr asked if it is currently being radar enforced. Robin responded that currently anyone going over 25 MPH could be ticketed. However, depending on the outcome of the vote the speed would need to be over the proposed 30 MPH to be ticketed. Michelle Knowlton spoke with concern that if the speed limit gets raised then people will use it as a quicker route and increase the danger already within the area. Gordon Tetlow does not believe that unless increased police presence is increased, the raising of the speed limit will not help to curtail the problem. Linda Hickman is against raising the speed limit.

Robin Kaufman made a motion that the speed limit does not get increased to 30 MPH and stays at 25 MPH. Sonny Googins seconded. Steve Dow and Hugh Rothman asked if any traffic measures were possible. Robin Kaufman responded that requests were made through the City's Get-It-Done app for more signage and painting of the speed limit on the streets. Motion passed 12-0-0

ITEM #10**Potential Revisions to Cannabis Regulations:**

The City and County of San Diego are evaluating changes to current cannabis regulations. The Regional Issues Committee will present a draft letter for consideration to be sent to City Officials. Issues include current Federal regulations and the need from adequate separation to protect sensitive uses, including residences. No discussion of current outlet proposals in RB will occur, as the Development Review Committee will bring those items forward at the appropriate time in the process.

Vicki Touchstone gave an overview of a proposed letter to the Mayor of San Diego. Vicki also commented on the presentation given at Housing Commission that she wishes the City was as enthusiastic about giving kids more park land and opportunities as they are about turning San Diego in to a cannabis attraction. Vicki's comments were supported by Joni Edelman and Steve Dow. Vicki Touchstone made a motion to send a letter to the San Diego elected officials about the discrepancies between State and Federal regulations and to strictly impose the 1,000 feet separation between cannabis operations and sensitive uses and to include residential in the 1,000 feet separation. Robin Kaufman seconded. Hugh Rothman made a comment that the letter should not include whether or not cannabis outlets be allowed in our community and that it relates purely to zoning and separation. Becky Rapp thanked the Board for sending the letter supporting the current separation and urged us to speak at the City's Community Planning Committee. Motion passed 12-0-0

ITEM #11**Housing Bills in the California Legislature:**

Some 2,500 bills have been proposed for the 2021-2022 legislature, many affect housing or land-use policies, including eliminating the rights of local legislative bodies to manage development in their jurisdictions. The Board will consider sending a letter to our State representatives addressing the implications to existing and new residents of effectively eliminating planning in California.

Vicki Touchstone gave an overview. A couple of the bills presented are worrisome, SB 8, SB 9, SB 10, AB 1401 and would allow for Market Rate homes on single family lots if not eliminating them. Another was for not requiring CEQA for luxury apartments. The Board sent a letter last year addressing the City's not being able to address the developments within its own City limits. Vicki Touchstone made a motion to send a letter to our State Senator and local State Officials. Hugh Rothman seconded. Joni Edelman commented that we should cc' the Mayor of San Diego, City Council and Planning Commission as this may be already be happening locally with single family homes being replaced with multiple dwelling units on single family lots. Motion passed 12-0-0.

ITEM #12**Short Term Rentals (STR) – Metrics:**

The Ocean Beach Planning Board is developing metrics to facilitate the evaluation of the STR ordinance on communities (e.g., residents, public services) during the ordinance's required annual reviews. The Board will consider support for the approach of using metrics to evaluate the effectiveness of the current ordinance's regulatory and enforcement actions.

Vicki Touchstone gave an overview. Vicki Touchstone made a motion that the Rancho Bernardo Community Planning Board support the Ocean Beach Planning Board in creating the metrics of the STR ordinances. Sonny Googins seconded. Motion passed 12-0-0

ITEM #13 Request Community Members to Identify Themselves to Fill Vacancies:
Individuals must attend one (1) full Board meeting before presenting themselves. Positions are available in the following Districts: B (Eastview), C (Oaks North), E (Severn Oaks), F (Bernardo Heights), G (High Country West).

No one identified themselves

ITEM #14 Appointment of Liaison for San Dieguito River Park
This group meets the first Friday of the month, 10 am through 12 pm.
David Wilson volunteered to be the liaison for the San Dieguito River Park. Robin Kaufman made a motion to accept David for the liaison. Benjamin Wier seconded. Motion passed 12-0-0

ITEM #15 Sub-Committee Reports: **Information Item**
Development Review..... Benjamin Wier:
Regional Issues..... Vicki Touchstone
Traffic & Transportation..... Robin Kaufman
Election Ad Hoc Procedure Development Ad Hoc Committee:

ITEM #16 Liaison Reports: **Information Item**
Community Council..... Robin Kaufman (Report attached)*
Community Planners Committee (CPC)..... Vicki Touchstone
Recreation Advisory Board..... Robin Kaufman – oral report
SANDAG..... Steve Dow (Report attached)*
San Dieguito River Park
San Pasqual/Lake Hodges Planning Group.... David Wilson
Commercial Representative

ITEM #17 OLD BUSINESS ITEM: None

ITEM #18 NEW BUSINESS:
Sonny Googins thanked all the Board members for all the detailed information that was presented during this lengthy meeting.

ADJOURNMENT:
Benjamin Wier made a motion to adjourn the meeting. Robin seconded. Motion passed 12-0-0.
Meeting adjourned at 9:14pm

Meeting Minutes respectfully submitted by Benjamin Wier

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

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

- The following transpired at the last meeting:
- approved development of a time capsule to record COVID-19’s impact in the community;
- approved having a virtual patriotic pet contest again this year instead of one in person;
- approved to co-chair July 4 activities at the community park with the Recreation Advisory Board on July 3;
- approved new artwork for one of the utility boxes;
- appointed a nominating committee for the upcoming officer elections;
- reviewed the election process – there’s one contested race (District D). There are still openings in District C and G;
- an update was given on the successful virtual chalk it up event;
- an update was given on the annual Safety Fair to take place in September;
- an update was given on the pizza fun run taking place on August 7 (<https://www.pizzarun5k.com/>)

SANDAG by Steve Dow:

• Recent SANDAG News Releases Since 4/15/2021 RBCPB Meeting:

- “SANDAG Seeks Input on the Central Mobility Hub” (5/10/2021)
 - Public zoom session held 5/11/2021.
 - Three main alternatives being considered: (1) Navy Old Town Campus, (2) Intermodal Transportation Center, (3) Trolley Connection Alternative
 - Review options and provide feedback here:
<https://sandag.mysocialpinpoint.com/centralmobilityhub>
- “Local leaders Discuss How the COVID-19 Pandemic Has Impacted Telework Trend” (5/07/2021)
 - See link to survey results: https://www.sandag.org/uploads/publicationid/publicationid_4772_29106.pdf
 - See SANDAG “Info Bits” summary: https://www.sandag.org/uploads/publicationid/publicationid_4771_29088.pdf
 - Remote working increased from 27% before the pandemic to 47% during the pandemic.
 - Typically, higher wage jobs are more likely to be permitted via telework.
 - Goal to improve broadband accessibility in certain areas.
- “SANDAG Awarded \$12.1 Million to Complete 2-Mile Gap of Inland Rail Trail in City of Vista” (4/29/2021)
 - See link: https://www.keepsandiegomoving.com/RegionalBikeProjects/inland_rail_trail_intro.aspx
 - This is a bike trail (not a railway). This segment completes the connection from Escondido to Oceanside.
- “Full Rail Closure Between Solana Beach and San Diego Cancelled” (4/28/2021)
 - Crews had made repairs quicker than projected and a projected weekend of closure was not needed.
- “New SANDAG Report Finds Property Crime at a 41-Year Low in the San Diego Region” (4/15/2021)
 - Copy of report: https://www.sandag.org/uploads/publicationid/publicationid_4765_28992.pdf
 - But homicide increased 35% from 2019 to 2020, and aggravated assaults increased 8% in the same period.