



**Rancho Bernardo Community Planning Board**  
12463 Rancho Bernardo Road #523, San Diego, CA 92198  
[www.rbplanningboard.com](http://www.rbplanningboard.com)

**February 20 , 6:30pm**

**Meeting Minutes**

**InPerson: Bernardo Heights Community Center 16150 Bernardo Heights Pkwy San Diego 92128**

**\*Please note new address\***

<b><u>2024 RB PLANNING BOARD</u></b>									
<b>P = present</b>		<b>A = absent</b>			<b>ARC = arrived after roll call</b>				
<b>Robin Kaufman</b>	P	<b>June Smith</b>	A R C	<b>Steve Dow</b>	P	<b>James Nadlonek</b>	P		
<b>Benjamin Wier</b>	P	<b>Vicki Touchstone</b>	P	<b>Rebecca Rapp</b>	A	<b>Alfredo Ortiz</b>	A		
<b>Gary Long</b>	P	<b>Hugh Rothman</b>	P	<b>Sujata Yellaepeddi</b>	P				
								<b>Total Seated</b>	<b>11</b>
								<b>Total in Attendance</b>	<b>8</b>

**ITEM #1**      **Call to Order/Roll Call:** Meeting called to order at 6:32 PM by Robin Kaufman

**ITEM #2**      **Chair Remarks:** Robin Kaufman opened the meeting by explaining that she recently learned this week is ski week at Poway Unified School District. She apologized residents who would have attended for the Gatewood Hills Pump Station presentation are on vacation. She also shared information regarding Very High Severity Fire Hazard Zone (VHSFHZ):

Victoria Labruzzo, Scripps Miramar Ranch Chair had sent their letter regarding municipal and fire hazard zones on November 8th. All in District 5 were added as we are the highest risk district. It was submitted to various levels of government in the city, county and state.

After the LA fires, she resent it on Jan. 10th. The mayor's office acknowledged receipt of both times it was sent and that it was being discussed in various departments.

On January 12th, I asked Victoria if she would consider asking to have it placed on the CPC agenda – which it was.

Fast forward to Feb. 5th where the mayor's office commented that they received confirmation from the planning department that they will include as an item in the 2025 Land Development Code Update to align ADU setback requirements in Very High Severity Fire Hazard Zones with the State of California's standards, ensuring appropriate building codes and enhancing safety throughout the city.

Finally, as of Thursday, Feb. 7th, the representative from the Mayor's office attended Scripps meeting. She informed them that the Mayor's Office and Planning Department would be implementing our request to change the ADU requirements, specifically to setbacks, to be in line with the State of California. So for instance, instead of the City of SD's current Municipal code that allows ADU projects to be built up to the property line, they will be initiating a Municipal Code change that ADUs in the Very High Severity Fire Hazard Zone (VHSFHZ) must abide by the California state law that requires a minimum setback for 4-feet for ADUs.

- 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 items were presented at the meeting.
- ITEM #4**      **Government Staff Reports:** **Information Item**  
Various government staff have an opportunity to present updates to the Board. – No Items were presented.
- ITEM #5**      **Modification and Adoption of Agenda:** **Action Items**  
Benjamin Wier made a motion to accept the agenda as presented, Gary Long seconded the motion. Motion Passed, 9-0-0.
- ITEM #6**      **Administrative Items:** **Action Items**
- a. Approve January 2025 Meeting minutes: Jim Nadlonek made the motion to approve January meeting minutes, Steve Dow seconded the motion. The motion passed 7-0-2. Two (2) Board members June Smith and Benjamin Weir were ineligible to vote as they missed that meeting.
  - b. Approve Treasurer's report: We currently have \$322.95 in our checking account; our city account has \$403.83. Gary Long made the motion to pass the Treasurer report as presented seconded by Hugh Rothman. The Motion passed 9-0-0.
- ITEM #7**      **Rancho Bernardo Industrial Pump Station Replacement** **Information Item**  
The City of San Diego Engineering & Capital Projects department presented the proposed Industrial pump Station Replacement located on Turtleback Rd between Big Springs Way and Willowood Drive. Project is currently in the design phase in high country west area. Construction start date is set for April 2026 with completion proposed by March, 2028. Estimated cost of the project is \$9.3 million. A contractor has not yet been secured.
- ITEM #8**      **Gatewood Hills Pump Station** **Information Item**  
The Gatewood Hills Pump Station Replacement Project consists of replacing an existing Pump Station, located within the City easement on a gated residential property at 13024 Abra Drive, approximately 400-feet up the residence's private driveway. This pump station serves a small residential community of 24 metered connections, including the 55+ Oaks North Community irrigation. Julia Adam, Project Manager from the city presented the proposal along with Johny Nguyen, Project Manager, contracting company WSP, City Design Consulting Team, Richard Leja and Omar Abu Zeineh Team.
- ITEM #9**      **Mobility Master Plan** **Action Item**  
RB Planning board was presented with an opportunity to approve a letter to the City Council regarding the revised draft Mobility Master Plan, which was issued in October and presented to the CPC this month. The document can be reviewed at <https://www.sandiego.gov/sustainability/mobility/mobility/master-plan>. The Active Transportation Committee will hear this item February 20, 2025 and will go to the City Council on March 24, 2025. A draft letter is attached for the Board's consideration. Vicki Touchstone made the motion to send a letter to the city Steve Dow seconded the motion. The motion passed 9-0-0
- ITEM #10**      **Consider approval of a letter to the Mayor and City Council requesting specific actions needed to better protect properties in areas designated as a Very High Fire Hazard Severity Zone (VHFHSZ).** **Action Item**  
Actions include implementing the Community Planners Committee's request for a moratorium on building permits for more than one ADU per lot in the VHFHSZ until the City upgrades infrastructure and building codes to meet existing wildfire threats; support for a request from the Scripps Planning Group to amend Chapter 14 of the Municipal Code to align the City's ADU setback requirements in the VHFHSZ with State of California standards, and a request for an evaluation of the current status of the vegetation in and around the dry lake bed in Lake Hodges, as the increased fuel load could pose

additional fire risks to adjacent residents in Rancho Bernardo. Vicki Touchstone made a motion to send a letter addressing above issues to the Mayor's office and City Council, Hugh seconded the motion. The Motion passed 9-0-0.

- ITEM #11      Update from Election Committee      Information Item**  
Ad-hoc Election Committee will give an update on the current status of the upcoming elections. Hugh Rothman presented the current status of nominations. A vote on the results will take place at our next meeting.
- ITEM #12      Citywide Trails Master Plan      Information Item**  
The City has begun the process of drafting a Trails Master Plan. Information and a form to provide input is available at: <https://www.sandiego.gov/planning/citywide-trails-master-plan>.
- ITEM #13      Land Development Code (LDC) Update      Information Item**  
The City is currently accepting requests for 2026 updates to the LDC, the submission portal is open until August 15, 2025. Responses to the requests made for the 2025 update are not yet available.
- ITEM #14      Child and Teen-Friendly City Initiative      Information Item**  
The City is preparing a Child and Teen-Friendly Public Spaces Design Manual with funding from the County's CalFresh Healthy Living Program. The purpose is to provide a roadmap for development of engaging public spaces to support outdoor play, physical activity, and social interaction. If you are a parent, caregiver, or grandparent of a child or teen, please take the survey at the bottom of the webpage (<https://www.sandiego.gov/planning/child-teen-friendly-city>)
- ITEM #15      Sub-Committee Reports:      Information Item**  
Development Review..... Benjamin Wier  
Regional Issues..... Vicki Touchstone  
Traffic & Transportation.....Robin Kaufman
- ITEM #16      Liaison Reports:      Information Item**  
Community Council.....Robin Kaufman (Report Attached)\*  
Community Planners Committee (CPC).....Vicki Touchstone (Report Attached)\*  
Community Recreation Group (CRG).....Robin Kaufman (Report Attached)\*  
SANDAG..... Steve Dow (Report Attached)  
San Dieguito River Park .....Vicki Touchstone  
San Pasqual/Lake Hodges Planning Group..... Gary Long  
Commercial Representative .....
- ITEM #17      OLD BUSINESS ITEM:**
- ITEM #18      NEW BUSINESS:**

**ADJOURNMENT:**

Hugh Rothman made a motion to adjourn the meeting at 8 PM Robin Kaufman seconded the motion. The motion passed 9-0-0.

**Community Council:** via Robin Kaufman

Community Engagement Coordinator Yasmeen Obeid from the Office of the Commissions on Police Practices discussed how they work to promote the safety and well-being of both residents and law enforcement. Through open dialogue and collaboration with community members, they strive to build a more secure and trusting environment for all.

Rebecca Cole, Director – Public Affairs & Community Relations with Adurra, provided an overview of the San Diego County Water Authority’s planned Ramona Pipeline Improvements Project. The project is expected to begin construction in mid-2026 and will occur at 11 locations on Rancho Bernardo Road and Espola Road.

The Board unanimously approved Trish Lee as the recipient of the hats off to volunteers award.

The Board approved April 6<sup>th</sup>, 10 a.m. through 1 p.m. for the Earth Day Fair. Also, expenses not to exceed \$200.

The Board approved May 3<sup>rd</sup>, 8 a.m. through 3 p.m. for the annual sidewalk chalk art event. Also, expenses not to exceed \$200.

An update was provided on the elections which will begin the end of February.

**Community Recreation Group:** via Robin Kaufman

The CRG held a ‘special meeting’ this month to address the equipment building location for the DISH satellite antenna. Due to various concerns, the CRG unanimously approved the new location (option 2) for the building location. This will be between two trees. No other topics were discussed.

**RB Planning Board – SANDAG Update**

**(Steve Dow; 2025-02-10)**

**• February 2025 highlights**

o New SANDAG Board of Directors elected:

▪ Chair: Lesa Heebner; Vice Chair: Joe LaCava; Second Vice Chair: John Minto

▪ <https://www.sandag.org/news/news-release-new-leadership-elected-to-sandag-2025-01-10>

o SANDAG Sustainable Transportation Services program:

▪ Goal to “help commuters who walk, bike, carpool, vanpool, and ride transit”

▪ <https://www.sandag.org/projects-and-programs/regional-initiatives/sustainable-transportation-services>

o SANDAG considers alternative options for Del Mar rail link realignment:

▪ New options consider tunnels that would remove alignment from under homes

▪ <https://www.nbcsandiego.com/news/local/new-routes-for-rail-realignment-project-in-del-mar-proposed-by-sandag/3749828/>

o Failure of Measure G (proposed sales tax increase for SANDAG)

▪ Funds were targeted for “expanding public transport, more carpool lanes and assortment of highway repairs”. Other fund sources remain, but financial feasibility of certain projects is challenged.

▪ <https://inewssource.org/2025/01/09/sandag-2025-leadership-transportation-funding-lawsuit/>

**Community Planners Committee Via Vicki Touchstone  
Meeting Notes for the January 28, 2025 Meeting – Not the Official Minutes**

**PUBLIC COMMENT** – There were an unusually large number of public participants at the meeting.

**ADUs and Associated Issues:** Multiple people from various communities throughout the City were present to address issues related to fire safety, as well as the impacts associated with multiple unit ADU projects proposed in single family neighborhoods. Many of the projects, which will provide little, if any, off-street parking, are located in cul de sacs with narrow streets. In addition to impacts related to parking and community character, a major concern addressed by residents in the affected neighborhoods, and the affected community at large, were ingress and egress during a fire emergency. Another was the impact of the additional units on public services. There was a request to seek the elimination of ministerial processing of major higher density residential projects throughout the City.

Affected communities addressed at the meeting included Linda Vista, Pacific Beach, Point Loma, Skyline/Paradise Hills, Jamacha, Southeast, historic hillside communities along the south side of I-8, as well as other areas of the City.

**Citizen Budget Review Committee:** It was announced that the Citizen Budget Review Committee will discuss the public’s priorities for City spending, as part of the City’s 2025/2026 budget, at four Citizen Budget Review Town Hall Meetings with Independent Budget Analyst (IBA) Charles Modica. At the meetings, various issues important to the residents will be addressed and public input will be taken. Dates and locations of the meeting are listed below.

• **Saturday, February 8, 11:00 am–1:00 pm, Mission Hills Library**

• **Thursday, February 13, 6:00 pm–8:00 pm, Porter Elementary School, Lincoln Park, SE SD**

- **Saturday, February 15, 11:45 am–1:15 pm, Mission Valley Library**
- **Thursday, February 20, 6:00 pm–8:00 pm, Mira Mesa Senior Center**

These IBA town halls are moderated by community leaders, fully interactive, receptive to constituent voices, and focused on what taxpayers want for their tax dollars.

Other Issues: The “mysteriously footnote” in the revised Encanto Neighborhoods Community Plan that allowed increases in density not addressed for any other planning areas has been officially removed.

The status of the request for a CPG stipend increase will be addressed at the Feb. CPC meeting.

#### **AGENDA ITEMS**

**Mobility Master Plan (Information)** - Phil Trom, Program Manager for Regional and Long-Range Mobility Planning at the City, provided an overview of the revised draft of the Mobility Master Plan, which combines community, mode, and objective-specific planning into one comprehensive document to prioritize mobility projects and to identify programs that will have the largest benefit in our communities and on the environment. The October 2024 revised draft plan is available at: <https://www.sandiego.gov/sustainability-mobility/mobility/mobility-master-plan>. The Active Transportation and Infrastructure Committee will hold a public hearing on the plan on February 20 and the City Council will consider the item on March 24.

**Building Moratorium Request in VHFHSZ Zone** - Paul Coogan presented a request for a halt to building in VHFHSZ Zones until the City upgrades infrastructure and building codes to address wildfire threats. The motion to approve a letter requesting a moratorium on infill developments in VHFHSZ that exceed double the current dwelling units on the parcel, firm evacuation plans, and brush abatement strategies was passed.

**Increase CPG Outreach** - At the request of Bob Link from the Downtown CPG, an Ad Hoc committee was formed specifically to address how CPGs can improve their communication and outreach in their communities.