

Rancho Bernardo Development Review Committee – 04 April 2006
Meeting Minutes Prepared by: Sheryl Schane

Call to Order:

Meeting called to order at 5:30 PM by John Woods at the Rancho Bernardo Swim and Tennis Club 16955 Bernardo Oaks Drive.

Administrative Matters:

<u>1. Roll Call:</u>		P=Present	A=Absent	E=Excused	*=arrived after roll call
Jim Denton	P	Richard House	P	Ellen Willis	P
Marty Lave	P	Irv Sherman	A	Lee Okeson	P
Carol Sliwa	A	Teri Denlinger	P	John Woods	P
Mark Posthumus	A	Robin Kaufman	P	Sheryl Schane	P

2. Approval of Minutes: Motion was made and seconded to approve the minutes from March 1, 2006 meeting, passing 7-0-2 as written.

Chairs Remarks:

John Woods, Chair appointed Lee Okeson as Vice-Chair and Sheryl Schane as Secretary for the 2006-2007 Term. A motion was made, seconded and carried 9-0-0 to approve the appointments.

Summary of proposed projects on the horizon for the DRC Committee:

RB Retail

Joe Wong, Architect, Janay Kruger, Consultant and Harki Perekh, Owner. The project has been before the committee four times and will be on the agenda again in May. The project is located on the corner of Rancho Bernardo Road and West Bernardo Drive. 1) This project is in violation of the Industrial Park CC&Rs by requesting variances to the square footage of specific units, having retail businesses and a restaurant on site (the industrial park CC&Rs specifically state there will be one (1) only restaurant in the park, and that is the site of the old Denny's), 2) The project is in IP-2-1 zoning which is designated as mixed use; light industrial, office use with limited retail. A better use for this site would be small professional offices such as a dental office, accounting firm or law office which would not impact peak traffic or cause concern for safety and well being of the general public. 3) Applicant has asked for variances to the PDP process including footage, parking and building setbacks and signage. The Committee does not feel these variances should be granted as it will not make this a "more desirable project". 4) The project is non-compliant with the RB Community Plan for "mixed use" projects such as professional offices rather than commercial businesses and 5) the Committee does not believe the project is appropriate to the site, nor would it benefit the area as a whole.

San Raphael Catholic Church

This proposed project is within a highly dense site and may not comply with the current CC&R's and the Community Plan.

Kammemer Residence

The project consultants would like to hear input from the committee.

Hanley Residence

This project needs approval from the Architectural Committee at The Trails before making a presentation to the DRC.

Poway Unified School District Property in Bernardo Heights

Proposed high density project with 171 attached units. John is looking into getting an update on the project.

Innovation Drive Corporate Center

This project has proceeded forward.

The Summit off West Bernardo Drive

The Mitigated Negative Declaration Letter or MND has been generated and the project is moving forward.

Residents' Period: No residents in the audience wished to address a non-agenda item.

Agenda:

1. Heart of God Ministries project was presented by Juan Flores and Mark McElwee, Pastor for a second time (with the first meeting being informational). The proposal is to use an existing auditorium and one office space in the Courtyard property on West Bernardo Drive for Sunday and Holiday services. The congregation is approximately 200 strong with a potential to grow to no more than 300. They meet on Sundays, holidays and one or two evenings a week during off peak business hours for choir practice or smaller gatherings. Current parking is more than adequate by City standards. There will be no competition or interruption of workday business use on the property.
The project has no structural changes, modifications or tenant improvements. The City of San Diego has issued the Assessment Letter. All conditions made by the city have been agreed to by the church staff in order to move forward.

At the March 1 meeting, a motion was made, seconded and carried 9-0-0 to approve the concept of the limited, proposed use of the property, with the condition that no exterior signage be allowed in order to comply with the Industrial Park CC&Rs.

At the April 4th meeting, a motion was made and did not carry a second to deny the project. Another motion was made and seconded and carried 7-1 to deny approval to the RB Planning Board due to the following issues:

1) The DRC is in favor of tabling this project until it has received more information from the City of San Diego on the lease agreement and a better determination of the CUP conditions. 2) The project is in IP-2-1 zoning which is designated as mixed use; light industrial/ office use. 3) The committee is concerned with establishing the precedent in the industrial park.

Other Business: John Woods will ask Lara Black from the City of San Diego to speak to the full board on Thursday, April 20th to address the current dilemma of church leases and requests for these congregations looking to locate in industrial or mixed use zones and how we address this within our Community Plan. . John thanked the Committee for the privilege of serving with them in maintaining the Rancho Bernardo Community Plan and lifestyle.

Adjournment: Meeting was adjourned at 6:45 PM.

Next Committee Meeting: May 2, 2006 5:30 pm RB Swim and Tennis Club, Room Club 21