

Rancho Bernardo Development Review Committee – 27 June 2006

Meeting Minutes Prepared by: Sheryl Schane

Call to Order:

Meeting called to order at 5:35 PM by John Woods at the Rancho Bernardo Swim and Tennis Club 16955 Bernardo Oaks Drive.

Administrative Matters:

1. Roll Call:

	P=Present	A=Absent	E=Excused	*=arrived after roll call
Jim Denton	E	Richard House	A	Ellen Willis P
Marty Lave	E	Irv Sherman	P	Lee Okeson E
Ed Kronenberger	P	Teri Denlinger	E	John Woods P
Mark Posthumus	P	Robin Kaufman	E	Sheryl Schane P

2. Approval of Minutes: No Meeting minutes from June since meeting was cancelled.

Chairs Remarks:

Two presentations this evening on the agenda. The Summit at Rancho Bernardo Master Plan and the PUSD proposed land swap on Avenida Venusto in Bernardo Heights.

Resident's Period:

No Residents wished to address a non-agenda item.

Agenda:

- The Summit at Rancho Bernardo Master Plan Development
16550 W. Bernardo Drive between Camino Del Norte & Rancho Bernardo Road
Presented by Dennis Cruzan of Cruzan/Monroe and Mark Rosen of Latitude 33 Planning and Engineering. This is a 56 acre development currently mapped as one legal parcel. The ownership has been working and negotiating with the City of San Diego and the Rancho Bernardo Community to obtain approvals to subdivide the single 56 acre parcel in to 7 separate legal parcels. This is zoned as an IP-2-1.

Mitigated Negative Declaration (MND) letter with the following conditions:

- 75/25 mix of Industrial/R&D/Corporate office to multi-tenant office
- Traffic improvements including adding traffic signals, widening of roads on West Bernardo Drive and improvements to the on-ramps at the I-15.
- Participation in the MTDB's Bus Rapid Transit (BRT) station by providing shuttles from the site every 15 minutes during peak hours and 30 minutes during off peak service.
- Campus design of buildings
- Pedestrian linkage from West Bernardo Drive to the project's Northern ridgeline

- Top of Slope Setback: 40 feet for buildings 250 feet for parking structures.
- Site and building signage guidelines, including restrictions to methods of illumination and overall signage program
- Transit Kiosks located at each building cluster to include a storyboard depicting historical information of Rancho Bernardo.
- Community Group Member included on the Summit at Rancho Bernardo Architectural Review Committee.

A motion was made and seconded to approve the Plan Development Permit (PDP) request for build out and design guidelines for the entire 56 acres.

The motion carried 6-0.

2. Poway Unified School District (PUSD) Avenida Venusto Proposed Development – Bernardo Heights

Presented by John Vance, Senior Project Manager for William Lyon Homes, Will Gustafson of GIV Holdings, Mike Moser of CB Richard Ellis and John Collins from PUSD.

This agenda item was before the DRC and the entire Planning Board as an information only item in October 2005 as an idea for a proposed land swap project between PUSD and CB Richard Ellis.

Proposed Overview:

- Owned by the Poway Unified School District (PUSD)
- Property Developed in a trade to benefit PUSD and to provide their need for administrative offices.
- Property Size is 10.88 acres
- This parcel was designated as an Elementary School Site and given to PUSD.
- Proposed development would require an amendment to the RB Community Plan and rezone to “medium” density (14/29 units/acre) residential

The City of San Diego Planning Department is requesting the DRC to vote solely on a decision in favor of or to deny a proposed Plan Change Initiative to the current RB Community Plan based only on what the applicant's proposed information to the committee is, not on what we would like it to be or how we might want the project to be developed.

Page 56 of the Community plan was cited in our committee discussions as to what options the board is to look at prior to any development on this parcel of land.

School Sites:

“Any public school site in Rancho Bernardo, not needed for a school, should be considered first for a community park or recreation facility. School Sites should be considered for residential housing only if the City determines, after a public hearing, that a particular site is not currently needed and will not, in the foreseeable future, be needed

for public use. Any residential use of a school property should be further conditioned upon a determination that adequate public facilities exist to serve the additional units proposed and that there would be no significant traffic impacts from the proposed development. A Planned Residential Development Permit should be obtained for any residential development proposed on a site currently designated for school use. Any other use other than a school will require an amendment to the Community Plan. “

The PUSD representative suggested that if they were unable to move forward on exploring the idea of a land swap for more office space from an existing building the commercial builder would give them off the 56 freeway and Ted Williams Parkway, PUSD would be hard pressed. The representative did mention that PUSD could easily put trailers/Quonset hut looking buildings or park school buses in this vacant lot but have chosen to explore other options since they will not have the funding to build a building from the ground up off the 56 freeway and Ted Williams Parkway.

Committee Discussion:

1. If a school is not built, what other uses can be considered before developing proposed high density housing on the site.
2. The community plan specifies open spaces such as parks and other community uses as ways to utilize this land prior to considering a residential high density project. More information and possible research from the City was suggested during discussions.

A motion was made and seconded to deny the request for a Plan Change Initiative. The vote was tied 3-3-0.

A motion was made and seconded to approve the request for a Plan Change Initiative to allow the PUSD and the Commercial Broker to move forward in exploring the idea of a land swap.

The vote was tied 3-3-0.

The agenda item will now move to the full planning board with no recommendation from the DRC on Thursday, July 20, 2006.

Other Business: None

Adjournment: Meeting was adjourned at 6:55 PM.

Next Committee Meeting: August 1, 2006 5:30 pm RB Swim and Tennis Club, Room Club