

Rancho Bernardo Development Review Committee – 05 September 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	E	Irv Sherman	P	Lee Okeson	E
Ed Kronenberger	P	Teri Denlinger	P	John Woods	P
Mark Posthumus	E	Robin Kaufman	P	Sheryl Schane	P

2. Approval of Minutes: July minutes approved with no changes. 9-0-0.

3.

Chairs Remarks:

Two presentations this evening on the agenda: The Hanley Residence and an overview report of the RB Inn Ad Hoc Committee.

Resident's Period:

No Residents wished to address a non-agenda item.

Agenda:

1. Hanley Residence Site Development Permit.
12999 Angosto Way, The Trails

Presented by Bill Hanley, property owner. Mr. Hanley is proposing to build a 3900 square foot single story, single family residence on a 2.3 acre parcel, in The Trails. The current lot is on a slope and will require a cut and fill in order to build a pad with a retaining wall on the back side to secure the slope. The City Assessment Letter is in process and forthcoming. The permit process requires that .7 acres be dedicated for mitigation of the required MSCP as part of the condition of issuing the Site Development Permit.

A motion was made and seconded to approve the Site Development Permit (SDP) request to move forward to cut and fill the pad.

The motion carried 9-0-0.

2. RB Inn Ad Hoc Committee Report

Presented by Manoo Kazemzadeh, Chair of the Adhoc Committee.

Overview Report: 21 Conditions are a part of the final CUP. Mr. Kazemzadeh began his presentation with a brief overview of the final CUP and how the Ad Hoc Committee evolved. The Ad Hoc committee has been working closely with the RB Inn and meets on a quarterly basis to determine if the RB Inn is in violation of the 21 conditions placed on them for the duration of the construction phase and thereafter once the new ballroom is completed.

- Manoo reported that Traffic and Noise has been reduced by 50%, but other audience members had a difference of opinion. Manoo also mentioned that there is a new GM at RB Inn and he has given his word he is committed to working in tandem with the Adhoc Committee and upholding the conditions of the CUP.
- Allen Gates, an Eastview Resident mentioned the RB Inn has an outdoor décor lighting system that may not be within code compliance of the CUP. This was also addressed at the August 17, 2006, Code Compliance Committee. Dick Walker, Chair of the Code Compliance Committee has visited the home of Mr. Gates. Dick Walker contacted the City of San Diego to review the site in question within two weeks and they will issue a report whether this is within the city code or not within code and therefore not in compliance with the current CUP conditions.

Committee Discussion:

John Woods asked Manoo, if in the adhoc committee's view, are any items not being addressed currently by the RB Inn? Manoo responded by saying that over the past year, there have been many challenges to make sure the RB Inn stays in compliance with the 21 conditions of the CUP but overall, all items have been addressed when issues have arisen.

Richard House asked Manoo why the final May meeting minutes passed out to the DRC Committee differ from the May draft meeting minutes? During the May meeting which Richard, participating as an audience member, and many other residents in the room attended, the RB Inn agreed to create an email address for affected area residents to email their complaints directly to the RB Inn. The RB Inn would then review the written correspondence and address the situation or specific complaint.

Manoo responded by saying he did not recall an email address being set up by the Inn. Manoo also mentioned that the draft meeting minutes from May were emailed to every Adhoc Committee member for changes or approval. Committee members approved the minutes and no further edits were noted by the Adhoc Committee.

Jim Denton asked if there were any concerns on Code Compliance Issues and any further potential Code violations should be submitted to the Code Compliance Committee headed up by Dick Walker. Manoo responded by saying the lighting issues pointed out by Allen Gates has already been formally addressed at the August 17, Code Compliance Meeting and Dick Walker was aware of the situation.

Robin Kaufman had a suggestion for the Adhoc Committee to post all email addresses of the Adhoc Committee representatives and upcoming meetings in each clubhouse within the affected communities to build momentum and interest in neighborhood attendance and involvement with the RB Inn.

Ellen Willis commented she also attended the August 16, Adhoc Committee meeting as an alternate Neighborhood Watch Representative in support of the wonderful job the Adhoc Committee is trying to do. Ellen commented that all Committee members are volunteers.

Richard House also wanted to find out why the RB Inn has not closed the South Parking Lot Entrance on Bernardo Oaks Drive as part of the 21 conditions in the CUP. Richard mentioned that the South Entrance was to have been closed off no later than the end of the summer and six months ago, the representative from the RB Inn concurred this work would be completed on or before the deadline. Presently, the RB Inn's South Entrance is still open and accessible.

Residents Period to Address the Committee:

Susan Mahoney, Resident, was very upset with the RB Inn's negligence in addressing resident concerns and arrogance of the Inn in general as they continue to move forward with the expansion.

Bill Kreft, Resident and Adhoc Committee Member who has attended every Adhoc Committee meeting, addressed the DRC and handed out a white paper noticing the September DRC meeting which he handed out to over 30 neighbors on Bernardo Oaks Drive encouraging the residents to attend. Bill is concerned with the following conditions:

- To make Greens East the main access/egress for all RB Inn traffic
- To restrict all traffic from their parking lot to southbound Bernardo Oaks Drive (except for Emergency Vehicles)
- To stop RB Inn employees from using Bernardo Oaks Drive
- To stop all suppliers/vendors from using Bernardo Oaks Drive
- During the expansion and construction phases, direct all contractors and construction vehicles and materials to use Greens East Road.
- RB Inn's oversight of not following up on noticing residents
- Google Print out as of September 5, 2006, stay has RB Inn directions using Bernardo Oaks Drive as the main entrance (not in compliance with the CUP)

Jim Wyard – Bernardo Oaks resident who resides on the corner of Bernardo Oaks Drive and Grandee. Mr. Wyard is very concerned with the amount of cars and traffic over 200 cars per day that are exceeding 40 MPH and many cars are running or rolling through the stop signs.

Allen Gates, Eastview Resident addressed the committee that the RB Inn is a commercial enterprise in the middle of a residential zone. They need to be better neighbors. Once the Inn received the expansion permit, things have changed and many of the residents feel the Inn has changed some of their intentions and site plans. In major change is using double paneled glass as sound barrier and not build a separate sound wall. The CUP sites the Permittee shall demonstrate to the satisfaction of the City that noise-attenuating floor to ceiling glass doors and external walls designed to a STC 46 rating or better to be installed throughout the proposed meeting and ballroom facility.

Mr. Gates also mentioned that according to the current CUP requirement: shading of light sources which is not being done. Mr. Gates feels a Light Study should be made prior the issuance of a building permit.

Laura Butler, Resident of Bernardo Oaks Drive said she has called the RB Inn unanimously and asked for directions to the Inn. She was told by the RB Employee to take RB Road to Bernardo Oaks Drive. Ms. Butler has called the hotline (858) 675-8542 given to residents to voice and document complaints. Mr. Butler also mentioned she has previously spoken with Mr. John Gates of the RB Inn complaining of the Sun Diego Tour Buses using Bernardo Oaks Drive and going way over the speed limit to no avail. She also stated that the buses are currently using other residential side streets or entering the Inn prior to 7:00 am in order to work around the current CUP requirements.

John Woods concluded the meeting and thanked all the residents for voicing their concerns. He also mentioned he was the one who wrote the current 21 condition CUP and will look into the issues brought up in tonight's meeting.

Other Business: None

Adjournment: Meeting was adjourned at 6:45 PM.

Next Committee Meeting: October 3, 2006 5:30 pm RB Swim and Tennis Club, Room Club 21