

Rancho Bernardo Development Review Committee – 1 April 2008

Meeting Minutes Prepared by: Sheryl Schane

Call to Order:

Meeting called to order at 5:33 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	
Bill Renstrom	P	Richard House	P	Sheryl Schane	P
George Leitner	P	Greg Aveni	*	Lee Okeson	E
Ed Kronenberger	P	Teri Denlinger	*	John Woods	P
Conor Boyle	P	Robin Kaufman	E		

Approval of Minutes: January 29 2008 draft minutes approved 7-0-1. Conor Boyle abstained--new to committee.

Chairs Remarks:

Address RB Inn non-compliance CUP issues brought up at the Planning Board by Richard House at the January meeting: Chair John Woods addressed the committee and has misgivings and concerns in reviewing the CUP and any non-compliance issues. As part of the RB Inn's CUP conditions, a neighborhood advisory committee was set up and is comprised of volunteers from the four surrounding neighborhoods to continue meeting quarterly with the Inn to address any areas of concern and any non-compliance issues of the RB Inn.

John mentioned that this committee and the full Planning Board are advisory in nature. We have no police or enforcement powers. John made a formal request to Ellen Willis, Planning Board Chair, who was present at the meeting, to address and receive written confirmation of how to proceed if at all, and any indemnification regarding this matter from Councilman Brian Maienshein's office and the City Attorney's office.

Resident's Period: None

Agenda:

Item #1 Review City of San Diego Land Development Code Draft#6

Presented by John Woods, Committee Chair.

The item before the committee is to review the draft code and give recommendations and comments to the City by May 2, 2008. The entire draft is mostly stipulating to clarifications in Land Use code as opposed to lots of changes. The City is tightening up

on the requirements which will work in tandem with or in some cases hinder our community plan. It does not change the current CUP process in the industrial park. John opened the floor for discussion and questions.

Committee Comments:

Sheryl – Clarify the floor/diagram attachments for better understanding. Floor Area Ratio/Maximum Height Ratio relate to the bulk and scale of residential and commercial lot sizes and height requirements and maximums.

George – Automobile Service Stations (Matrix Item # 17)
Need clarification from City Staff as to the involvement planning groups are going to have in the future of development review of projects. Is the direction changing from Process 2- Hearing Officer (planning groups) to a Process 1 – Ministerial (City Staff approval)

NUP – Neighborhood Use Permit
Process 1 – Ministerial
Process 2 – Hearing Officer
Process 3 – Planning Commission
Process 4 – City Council

George – Landscape and Plant Materials: Is there a caviot for fire resistant plant materials in the draft code?

Lee – Consolidation of Processing. How do we have an appeal process when the City Council is the single decision maker? What does this mean for Planning Boards? How much are Planning Boards being removed from land use updates?

John – Duplexes and Companion Dwelling Units (referencing item #22)
Companion Units or 700 square feet or less
If an owner does not live on the property, are we going to see duplexes or double units on lots as rentals? Landscaping of duplexes – not on board with the recommendation to reduce the amount of required landscaping to street trees and not a combination of trees and shrubs

Community Signage – not on board with the recommendation of for sale signs and community signage of a maximum of 4 entrance signs in a subdivision or community that may have more than entry points.

Discussion concluded. John recommended to the committee to pose these questions to the land Development office for review this week and compile more comments of recommendations from the entire planning board at the April meeting. The DRC will review these and additional recommendations prior to submittal to City Staff on May 2, 2008.

Other Business:

Richard House asked John Woods why do some members receive a draft copy of the DRC minutes and some do not. John addressed Richard by saying that Sheryl when present at meetings types the draft minutes and emails to John and cc: Ellen Willis for any edits/changes or additions.

Once this is completed, John can email out the minutes to the committee as a draft for vote of approval at the next DRC meeting. Once approved, the minutes are resent to Ellen to have George Cooke to post on the RB Planning Board Website.

John brought the committee up to speed on a proposal to renovate the front of Vons in the RB Towne Center. This will be before the Architectural Review Committee in the near future. And, a proposal to renovate the City Bank Building is also in the works.

Adjournment: Meeting was adjourned at 6:30 PM.

Next Committee Meeting: April 29, 2008; 5:30 pm RB Swim and Tennis Club, Club 21