

**Rancho Bernardo Development Review Committee – 29 April 2008**  
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:**

<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	P	Lee Okeson	P
Ed Kronenberger	P	Teri Denlinger	A	John Woods	P
Conor Boyle	P	Robin Kaufman	A		

Approval of Minutes: April 1, 2008 draft minutes approved 9-0-0.

**Chairs Remarks:**

On Agenda Items: Angosta Way has been tabled until next month.

**Resident's Period:** None

**Agenda:**

Item #1      Selection of Vice-Chair

John Woods nominated Lee Okeson for the position of Vice-Chair. **Motion was made, seconded and passed 9-0-0.**

Item #2      Wireless Facilities (T-Mobile)

John Woods handed out the Draft Mitigated Negative Declaration (MND) from the City Development Services Department. The permits would for construction, operation and maintenance of unmanned, wireless communication facilities. The wireless facilities cannot result in any potential significant environmental impacts or be located within the City's Multi-Habitat Planning Area (MHPA). Noise humming from the cooling fans will be mitigated to below the acceptable decibel levels. The project would utilize below grade poles located adjacent to single-family residential homes and located in public rights-of-way.

**Okeson Motion:** Respond to the City of San Diego MND report that mitigation measures be monitored and enforced. Seconded by Aveni. Motion passed 9-0-0.

Item #3      Review City of San Diego Land Development Code Draft#6

Presented by John Woods, Committee Chair.

The item continued from the April 1, 2008 meeting 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 updating and clarifying portions of the current code to be in line with Federal and State codes. It 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:

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

John – Planning Groups are nice because they are community based. They are the gatekeepers of their individual community plans that try and retain the look and feel of each designated community.

Greg: Raised concerns of the condo conversion process and the future of the applicant process and how that will affect Planning Boards.

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 3 or 2 to a Process 1 – Ministerial (City Staff approval). The DRC has reservations and concerns as to the outcome of the language and result of this matrix item.

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?

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 –

The DRC is not on board with the recommendation to reduce the amount of required landscaping to street trees and not a combination of trees and shrubs.

Basements and Garage Structures –

The DRC disagrees that basements and garage structures not be treated as the same when it comes to lot and floor ratios.

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.

**Leitner Motion:** To approve and craft the letter to the City of San Diego for comments on the proposed Land Development Code updates and changes. Seconded by Okeson. Motion passed 9-0-0.

Item #4        2008 Proposed DRC Work Plan

Presented by Lee Okeson, Vice-Chair. Lee passed out a draft list of hot button items for the DRC and the Planning Board to address and take on as project work for the remainder of the year.

Lee pointed to two items on the list for the DRC to consider for this year.

- Substantial Conformance Process
- Establish an awards program for meritorious projects in the community.

Committee was asked to review the list and this agenda item will be continued for the next meeting.

**Other Business:** None

**Adjournment:** Meeting was adjourned at 6:40 PM.

**Next Committee Meeting: June 3, 2008; 5:30 pm RB Swim and Tennis Club, Club 21**