

RANCHO BERNARDO COMMUNITY PLANNING BOARD
REGIONAL ISSUES COMMITTEE MEETING

Tuesday, March 3, 2009 at 7:00 PM
[following the Development Review Committee meeting that starts at 5:30 PM]

Rancho Bernardo Swim & Tennis Club [Club 21 Room]
16955 Bernardo Oaks Drive, San Diego, CA 92128

AGENDA

1. Administrative Matters:
 - Call to order
 - Roll Call
 - Approval of February 3, 2009 Meeting Minutes
2. Chair Remarks
3. Public Comments [non-agenda]
4. Water Conservation – Status and Plans
 - Chair and open discussion by Committee members
5. Review RB Community Plan - Housing and Residential Land Use Element [see page 2]
 - Open discussion by Committee members
6. Other business
7. Adjournment
8. Next scheduled Regional Issues Committee meeting - Tuesday, March 3, 2009

Entire Plan at: <http://www.rbplanningboard.com/pdf-files/RB%20Community%20Plan-full%20version.pdf>

HOUSING AND RESIDENTIAL LAND USE ELEMENT EXISTING CONDITIONS – 1988

Approximately 2,937 acres of the Rancho Bernardo community are proposed for residential development. The Plan proposes a mix of housing types and densities to provide suitable housing for all segments of the community. When fully developed, Rancho Bernardo will house a projected population of about 41,200 people in approximately 17,900 dwellings. Approximately 33,250 people live in Rancho Bernardo presently. About 2,437 acres, or 83 percent of the designated residential area, have been developed with more than 13,854 units for an average density of 5.7 units per net acre.

Some 7,975 of the existing dwellings are single-family detached homes located on approximately 1,882 acres. These homes serve as the core of the Rancho Bernardo residential community. The remaining 5,879 units consist of a mix of single-family attached homes, condominiums and apartment units on about 554 acres and built to an average density of 10.6 units per acre. These higher density neighborhoods serve a diverse population expressing a variety of lifestyles and needs. Existing and proposed developments of this nature are clustered around commercial and community centers with good access to major street systems.

RESIDENTIAL OBJECTIVES

- To develop a high quality residential environment.

- To encourage a housing inventory consisting of a wide variety of housing types and prices.

- To utilize imaginative concepts in residential construction. Crime-free design techniques and high quality hardware should be promoted in all new construction.

- To maintain the existing quality and character of Rancho Bernardo in all new development.

- To create and maintain a residential community adequately served by public facilities, commercial and industrial establishments and a balanced transportation system.

- To encourage innovative housing design and siting, to provide reasonable land utilization and at the same time optimize the usable open space within the density limitations proposed in the Plan.

- To encourage residential design which will provide optimum interior and outdoor privacy and protection or screening from external noise.