

**County of San Diego  
Valle De Oro Community Planning Group  
P.O. Box 936  
La Mesa, CA 91944-0936**

**REGULAR MEETING MINUTES: August 21, 2012**

**LOCATION:** Otay Water District Headquarters  
Training Room, Lower Terrace  
2554 Sweetwater Springs Blvd.  
Spring Valley, California 91978-2004

**1. CALL TO ORDER:** 7:03 PM Jack L. Phillips, Presiding Chair

Members present: Brownlee, Feathers, Fitchett, Forthun, Henderson, Manning, Myers, Phillips, Reith, Schuppert, Tierney,

Absent: Hyatt, Mitrovich, Nichols, Wollitz

**2. FINALIZE AGENDA:** As shown

**3. OPEN FORUM:** None

**4. APPROVAL OF MINUTES:**

July 17, 2012 **VOTE: 7-0-4** Abstained: Forthun, Henderson, Manning, Schuppert  
August 7, 2012 **VOTE: 6-0-5** Abstained: Forthun, Henderson, Manning, Schuppert, Tierney

**5. LAND USE**

a. Mid-block pedestrian crosswalk: Request by Casa de Oro Business Assoc. for County to install a mid-block crosswalk on Campo Rd. between Conrad Drive and North Bonita Street (near Chevron Station.)

FITCHETT presented. Michelle Richardson, Casa De Oro Business Association, described the existing situation and need for a crosswalk. Fitchett and Reith worked with them to determine the safest location. Stephen Relyea frequently witnesses people jaywalking across Campo Rd. He believes it is too far for people to walk down the street to the traffic lights to cross, especially the elderly or people in wheelchairs who get off at the bus stop. Certain businesses would benefit from the crosswalk. With new businesses coming to the area there will be a continued increase in pedestrian traffic. Fitchett and Reith both support a signalized traffic light crosswalk. They suggest it should be located approximately 200 feet east of the gas station near the bus stop on north side of Campo. **FITCHETT moves** to approve (Henderson seconds). **PHILLIPS** stated that the pedestrian traffic light can be synchronized with intersection

traffic lights on both sides of the crosswalk. It will conform to the County's standard specifications for a crosswalk. **VOTE: 11-0-0 to approve.**

b. AD12-019: Administrative Permit for existing over-height fence built in right-of-way portion of front yard setback at 4715 Divine Way (Code violation.)

MYERS presented and described the project. The Administrative Permit Application (AD12-019) requests permission to allow two fences built in the right-of-way portion of a front yard setback to remain unchanged even though both fences exceed permissible code height by 30" and an "Approved" Encroachment Permit does not exist. Assuming the applicant completes the Encroachment Permit Application, listing the 2 fences and the mailbox, and DPLU "approves" the permit, then code-compliant fencing using materials that fit the established community character should be built. The preferred solution for the homeowner that the VDOCPG would support would be to replace the solid vinyl fence with fencing identical to the existing pilaster/wrought iron fence. Additional comments addressing the completeness and adequacy of the Project materials:

1. The front yard setback is not drawn correctly on the Site Plan. The front yard setback is supposed to span from property line to property line.
2. Once corrected, it will reveal two additional fencing segments that need to be included in an Encroachment Permit and are subject to the fence height code restriction of a maximum of 42" tall.
3. The gate/fence that extends from the garage is located in the front yard setback so it too should be listed in an Encroachment Permit and is subject to the fence height code restriction of 42".
4. The westernmost fence is annotated as being entirely a 6' tall vinyl fence. Per observation, the fence consists of 40 feet of 6' tall solid vinyl, leaving the majority of the fencing as 6' tall chain link.

The Applicant stated he hired a landscaper to re-design the landscaping to blend with the neighborhood. He did not realize that the fence was out of compliance. Community character materials do not include vinyl fences.

Mr. & Mrs. Myers, neighbors, believe that the fence is an eyesore, too close to the road and that it does not blend in with the neighborhood. The CCRs state that no fence may be taller than 42" or that close to road.

Applicant, Mr. Nguyen, was present and stated that he bought the property with the existing fencing and he will cut the fence down to 42", if necessary. He proposes to remove the vinyl fence altogether and work with the neighbors to determine an acceptable replacement.

**MYERS moves** to deny the administrative permit as submitted, have the Applicant complete the required encroachment permit and remove or replace the vinyl fencing with pilasters and wrought iron, as on another section of his property. This Planning Group does not support violation of Covenants, Conditions and Restrictions (CC&Rs) (Phillips seconds.) **VOTE 11-0-0 to approve** the motion.

c. W12-004: Request to waive site plan requirements to accommodate an AutoZone store at 9710 Campo Road (Northeast corner at Conrad Dr.) Building to retain mid-century design features and colors to be compatible with neighboring uses.

PHILLIPS presented the project. **Phillips moves** to waive the site plan requirements. (Brownlee seconds) **VOTE: 10-1-0 to approve.** (Reith opposed)

## 6. NEW BUSINESS

a. POD08-006: Proposes addition of CHAPTER 8. SITE IMPLEMENTATION AGREEMENTS to the San Diego County Code.

Phillips presented. There will no longer be a Department of Planning and Land Use. It will be replaced by Planning and Development Services. Most of the project conditions may be placed in one document, however, it allows the Director too much latitude to approve certain changes without going to the appropriate authorities. **PHILLIPS moves** to object to excessive latitude granted to the director. (Reith seconds) **VOTE: 11-0-0 to approve the motion.**

b. Otay Water District: Notice of Preparation for the Supplemental Program Environmental Impact Report (SPEIR) to the District's 2010 Final Program EIR. Includes coverage of elimination, retention, or expansion options for the wastewater treatment facilities in Rancho San Diego.

Phillips presented. Otay Water District ultimately could not handle all the sewage from Rancho San Diego, as planned, so the County pumped the excess to the Point Loma outfall facility. They had an EIR for all future plans which they are now presenting with more specifics. The proposed alternatives are growth inducing, doubling or tripling the wastewater capacity and accepting wastewater from other jurisdictions. Furthermore, the plant is located right on the shores of the Sweetwater River. Additionally, they are using SANDAG figures instead of the recently approved GP to predict growth. In the past, they have ignored the mitigation required for use of the County's pump facility.

**PHILLIPS moves** to support the subcommittee report. (Brownlee seconds). **VOTE: 11-0-0 to approve.**

## 7. UNFINISHED BUSINESS

## 8. CHAIRMAN'S REPORT

There will be no election since there are no challengers.

6 cell sites in Mt. Helix have been approved despite opposition by Dianne Jacob, Pam Slater-Price, community members, and violations of the Zoning Ordinance.

## 9. ADJOURNMENT at 8:34 PM

Submitted by: Jösan Feathers