

Thursday, March 19, 2015 at 7:00 p.m.

Minutes

Assistance for those with disabilities: If you need accommodation to participate in this meeting, please call Bret Sealey at 619-808-3020 so necessary arrangements can be made.

(Please note that persons desiring to speak on any action or information item are required to fill out a speaker slip, available from the Secretary.)

- 1) CALL TO ORDER: Bret Sealey, Chairman
- 2) ROLL CALL: Quorum establishment: Cox, Dauber, Coultas, Sealey, Chagala
- 3) PLEDGE OF ALLEGIANCE TO THE FLAG OF THE UNITED STATES OF AMERICA
- 4) MINUTES
 - a) Approval of minutes of February 26, 2014.
Comment was made to remove Kapp as an excused absence. In addition, the Chair's name is misspelled. Minutes adopted with corrections without objection.
- 5) OPEN FORUM: Attendees may speak on any subject not covered by this Agenda (time limit - 3 minutes per speaker)
- 6) ADMINISTRATIVE ITEMS/CORRESPONDENCE
 - a) Training status of Group members for Annual Sponsor Group training and bi-annual ethics training. Chair pointed out that Form 700 is due by the end of this month
 - b) Status of recommendations to County Supervisor Horn for reappointment of Chagala, Cook, Coultas (Seats 2, 4, 8). Chair did not check with Horn's Office but will do so.
 - c) Status of recommendation to County Supervisor Horn for appointment of Rings (Seat 6). Chair will check on the status.
 - d) Status of vacant positions
 - i) Seat 3
 - ii) I-15 Design Review Board

Chair has not prepared the advertisement on the vacant positions. Expects to have it done by next weekend.
- 7) SUB-COMMITTEE REPORTS
 - a) Mobility – Coultas, Dauber & Clark

Coultas reports that there is nothing new.

b) Trails & Parks – Coultas

Coultas reports that there is nothing new.

c) Meadow Lake Golf Club – Dauber

Meadow Lakes is revamping the golf course for a par 65 or 66. Article will be in the Meadow Lark next week.

d) Champagne Gardens Property Specific Requests General Plan Amendment (GPA12-005). The Champagne Gardens Specific Plan expired in 2007, leaving the included parcels without appropriate land use designations or zoning. The General Plan Amendment will correct this issue. The affected parcels are located along the east side of Champagne Boulevard just south of Boulder Knolls Road (APNs 172-092-01 & 172-092-02).

Chagala discloses that he has a client who is one of the property owners and will therefore reclude himself from participating in this item.

Kevin Johnston with Planning and Development Services makes a presentation, going through a history of why this is coming before the Board of Supervisors. He advises that he is here to discuss subareas 4 and 5 of the now expired Champagne Gardens Specific Plan. In making the recommendations on these properties they are taking into consideration the Community Development Model, General Plan Conformance, and achievement of planned densities. He is planning to have a staff recommendation by the end of April and wants input from the communities before that point.

The area discussed is Subarea 4. He doesn't need an actual recommendation but the Group can take a vote on what they feel might be appropriate. The Chair comments that generally outside of a Village they are looking at SR1 or SR2. Mr Shelton, whose family owns this property, has had a proposal prepared which would cluster 93 lots with parcel ranging from 4 to 5000 square feet. He would like VR2. Most of the property is steep and that part would remain undeveloped. Coultas asked about visibility from I-15 and the speaker stated that where the houses were planned to be located they would not be visible from I-15. Cox stated that he hopes this density would be attractive because this was a similar density to the Champagne Village Mobile Home somewhere between VR2 and SR2. Park. The Chair said the Group needs to focus on the range of density for Village Residential as opposed to SR. Coultas said that SR would be all right as long as the lots would be ½ acre. Cox stated that this proposal will look like Champagne Village and would be foreign to the area. He also would like to see ½ zoning in the area. Coultas felt it should be something consistent with the country feel of the area. The Chair said that along the right side of Champagne Blvd. you first have the Mobile Home Park and then the Time Shares which are at a density similar to what is being proposed here. Therefore this proposal would stay in character with what is already there and

would not be a lot different. Coultas stated the Time Shares were a resort similar to Circle R and not a residential development. Chair suggested that the Group make a broad recommendation that they would like a more rural area in the range of VR2 to SR2

Motion by Dauber, seconded by Cox that a Plan Designation and Zoning be applied in the range of VR2 and SR2 and SR4. Motion passes unanimously with Chagala abstaining.

Subarea 5. This is the Deer Park Winery. Kevin Johnston said staff feels this is a valuable business operation and they would like to accommodate expansion and continued ease of operation. One Zone being considered is the Rural Commercial. Clark Napp speaks representing Deer Park Winery. Coultas indicates he wants this use to continue. Dauber states that he wants to make it easy to expand the operation. The Chair states that he was interested in flexibility and had no objection to RC Zoning. Motion made by Sealey seconded by Dauber the Group support VR2 and SR2 with a Use Regulation of Rural Commercial. Motion passes unanimously with Chagala abstaining.

e) Site Plan Waiver Request.

Centre City Holding Company near 25933 Centre City Parkway (APNs 187-100-02 & 187-330-18) is requesting a Site Plan Waiver for placing a 40 foot long by 8 feet wide cargo container on the property.

Chair states that the Group has 2 choices:

Support the Waiver request or

Don't discuss at all and wait until next month.

Motion by Dauber seconded by Chagala to support waiver on condition the box is kept out of site and is painted tan. Motion passes unanimously.

8) INFORMATION ONLY ITEMS:

- a) Permit approved -- PDS2014-MUP-14-022; AT&T Cell Tower. A new cell tower was approved at 25880 Jesmond Dene Road by the Planning Commission on February 20, 2015.

9) MEMBERS' COMMENTS

Cox feels that there should be a letter to Leah commending her for her years of service.

10) Meeting is adjourned at 9:17.

Next regular meeting will be Thursday, April 23, 2015 at 7:00 PM at the Hidden Meadows Community Center, 28208 Meadow Glen Way West.

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<p>At the discretion of the Sponsor Group, all items appearing on this agenda, whether or not expressly listed for action, may be deliberated and may be subject to action by the Sponsor Group. All public records relating to an agenda item are available for public inspection at the time they are available to Sponsor Group members. They are available at http://www.sdcounty.ca.gov/dplu/Groups/hiddenmeadows.html and are attached to the meeting agenda.</p>
