

San Diego County
VALLE DE ORO COMMUNITY PLANNING GROUP
3755 Avocado Blvd. #187
La Mesa, CA 91941

Minutes of the Meeting: January 5, 2016 (approved February 2, 2016)

Location: Otay Water District Headquarters
2554 Sweetwater Springs Blvd.
Spring Valley, CA 91978
Training Room, Lower Terrace

A. ROLL CALL: 7:02 PM Mark Schuppert, Chair

Members present: (12) Baillargeon, Bickley, Burley, Feathers, Hernandez, Hyatt, Johnston, Myers, Nold, Rand, Schuppert, Tierney,

Members absent: (3) Chapman, Wollitz, Zimmerman

Members Seat Vacant: (0)

(è **Votes: Yeah-Nay-Abstain-Absent-Vacant -- ___--___--___--___-- 0)**

B. APPROVAL OF MINUTES FOR December 1, 2015. VOTE: 10-0-2-3-0.

C. PUBLIC COMMUNICATION: None.

D. ACTION ITEMS

1. Minor Deviation (Signage & Door Opening) – Anytime Fitness, 2650 Jamacha Road. (Ralphs Center, Rancho San Diego) [Rand] [Cefalu]

The owner of Anytime Fitness and a representative of the sign company were in attendance.

Anytime Fitness will be replacing the Goodwill store in the Rancho San Diego Town & Country shopping center.

They are requesting to replace the existing double-door with a single door of width 48” and relocate that entrance door to better facilitate the operations of a fitness center.

The proposed signage will be using the same materials and mounting location as the prior tenant.

RAND **moved** to recommend approval of the Minor Deviation request for new signage and entrance door changes. (Tierney seconded) **VOTE: 12-0-0-3-0.**

2. Variance Request – Single Family Residence Rear Yard Setback, 10760 Anaheim Drive. Existing home expansion within rear setback area. [Baillargeon] [Lusteg]

The owners of the property attended the meeting.

Ms. Baillargeon described how the Lusteg’s purchased the home one year ago as an incomplete construction. In an effort to finish construction and bring the property up to code, the applicant is requesting a variance modification to include a portion of an as-built addition into an existing variance from 1952.

The variance would be extended to allow this additional square footage to the original 800sf allowance. The original variance granted the construction of the 800sf home with a 25' rear set-back instead of 40', assumed due to the steep slope encompassing the entire back yard.

Ms. Baillargeon and the County Planner, Juliette Orozco, conducted a site visit where photos were taken of the back yard set-back in question and Mr. Lusteg showed the portion of the existing home addition which would be added to the variance modification.

After the site visit, the County planner finalized the scoping letter and deemed the application for variance modification as complete per Section 65943 of the Government Code. The County issued a request for minor changes to the plot plan which have since been incorporated.

All six neighbors were polled as to their opinion of the variance request and all supported the request.

There were no major concerns highlighted by the members.

BAILLARGEON **moved** to recommend approval of this variance modification to allow additional square footage into the existing variance using the 25' set-back. (Myers seconded). **VOTE:12-0-0-3-0.**

3. Site Plan Waiver/Minor Deviation (Special Area Regs B & D), CVS Pharmacy Campo Road (Former Fresh & Easy). Façade, drive-thru, parking, landscape, and signage.
[Schuppert] [Schneider]

This particular request is brought to us because of the Zoning Special Use Regulation D designator. The CPG is to evaluate this request with respect to the D designator, which is detailed in the VDO Community Plan.

The engineer/architect for this project, Mr. Steve Schneider, representing CVS attended the meeting and made a short presentation.

He indicated the parking will be redesigned, "cleaned up", by changing from a combination of angled and straight parking stalls to a consistent squared off style, allowing for not only new ADA stalls, but additional general parking spaces as well.

There will be approximately 500sf of landscaping added to the parking areas, including on the west side between the building and the parking lot.

Mr. Schneider made it clear that there would be no changes to the building's footprint, but they would be modernizing the building appearance by stripping off the tiled mansard and replacing with stucco and paint.

The final items mentioned were the addition of a pharmacy drive-thru on the south side of the building, near the alleyway and the installation of their standard CVS signage, which complies with the Zoning ordinances.

Mr. Schuppert noted the parking will increase by nearly 24 spaces largely by adding spaces along west side of building where none presently exist. This will provide better parking and access without any measurable aesthetic impact. The addition of landscaping to the parking areas should improve the aesthetics.

He re-iterated the change in signage remains in compliance to existing zoning regulations. Also, the addition of the pharmacy window drive-through on the south side will not require any structural changes.

Additionally, replacing the tile mansard with stucco and paint modernizes the building consistent with Big Box Anchor or Junior Anchor tenants. It may not necessarily be attractive, but it does result in an updated appearance.

Mr. Schuppert concluded that the addition of the CVS business provides added convenience and service that is not presently offered in the local community and the location of the drive-through along the alley is functional without any measurable negative impacts.

During member discussion, Mr. Hyatt made it very clear that he disagreed with the opinion that the addition of the pharmacy drive-thru adjacent to the alley has no measurable negative impacts. He noted that each drive-thru customer will be exiting via the adjacent alleyway and parallel to that alleyway is the parking for large delivery trucks, such that drive-thru customers will be passing between the CVS building on the left hand side and a tractor-trailer on the right hand side. He is very concerned that a parked tractor-trailer would block the Line Of Sight (LOS) for CVS customers exiting the pharmacy drive-thru. Additionally, drivers in the alley have been observed to speed and drive down the center of the alley, which raises significant safety concerns for CVS customers exiting the pharmacy drive-thru onto the existing alleyway with a tractor-trailer effectively creating a great wall (up to 13' high and 65' long for a typical tractor-trailer) to severely restrict visibility.

Mr. Schneider mentioned that deliveries come twice a week and that they expect to have 2-3 drive-thru customers an hour. The semi parking is offset from the drive-thru window. Given the distance between the building and alleyway is 30', a semi is approximately 8' wide, and the alley itself is 20' wide, he does not foresee any vehicular issues.

Mr. Schuppert summarized the positive impact of better parking, inclusion of a nationwide business, additional retail traffic, additional landscaping, improved aesthetics and signage compliance.

SCHUPPERT **moved** to recommend approval of the site plan waivers relating to Special Area Regulations B and D. (Rand seconded). **VOTE: 11-1-0-3-0.**

4. Public Review & Comment – Water Conservation in Landscaping Ordinance Amendment.

County ordinance amended to be in compliance to state mandated water efficiency landscape ordinance. [Feathers]

In April 2015, the Governor issued an Executive Order which included State requirements to address and mitigate the on-going emergency drought condition. The County must now adopt the State's amended Model Water Efficiency Landscape Ordinance (MWELo) or adopt an ordinance which conserves water equally effectively.

The County amended their local ordinance to address the State's amended MWELo with the following notable changes:

- The ordinance applies to all new development projects with a landscaped area equal to or greater than 500 sf (down from 1,000 sf for multi-family, commercial and industrial and 5,000 sf for single family residential)
- Water budgets formulas have been revised.

- Requires use of more efficient irrigation systems.
- Promotes the use of gray water.
- Adds storm-water capture/rainwater retention requirements.
- Assists in streamlining the review process (Prescriptive Compliance Checklist) - in some instances.
- Requires updated monitoring and reporting.

FEATHERS **moved** the VDOCPG strongly support the changes included in this revised ordinance which emphasizes turf usage reduction and the integration of native plants, gray water systems, and rainwater catchment systems. (Myers seconded) **VOTE: 12-0-0-3-0.**

5. Election of Officers. (Chairman, Vice-Chairman, and Secretary) [Rand]

Mr. Rand indicated that Mr. Schuppert agreed to run for a 1 year term as Chairman and he (Rand) agreed to run for a 1 year term as Vice-Chairman. No CPG members indicated interest in the Secretary position.

Mr. Schuppert indicated that in lieu of a volunteer for the Secretary position, a member's name will be "drawn out of a hat".

FEATHERS **moved** to eliminate Baillargeon (due to her recent service as Chairman) from the list of potential candidates for Secretary. (Myers seconded). **VOTE: 12-0-0-3-0.**

Baillargeon drew Nold's name out of a list of CPG member names, thus completing the following slate of candidates:

Chairman: Schuppert
 Vice-Chairman: Rand
 Secretary: Nold

HYATT moved to accept the slate of officer candidates. [Myers seconded]. **VOTE: 11-1-0-3-0.**

E. GROUP BUSINESS –

1. Reimbursement Request (Mark Schuppert).
 TIERNEY **moved** to approve the request for reimbursement. (Nold seconded). **VOTE: 12-0-0-3-0.**
2. Assignment Status
3. EIR – Property Specific General Plan Amendment. None of the appeals are from within our Planning Area.
4. Update – Community Change Project – (Nold). The primary discussion of the December 17th meeting was how other communities successfully dealt with illegal drug shops and alcohol businesses in their communities. Next meeting January 21, 2016, location not yet identified.
5. Community Planning Group Member Training.
6. Email correspondence.
7. North Bonita Street status. County engineers have notified the homeowners of the solution proposed by the VDOCPG and have given them two-weeks to respond. If no responses or only positive responses are received, the County will pursue our recommendation. If negative responses are received, then we need to "wait & see."
8. Status of Casa De Oro Smoke Shop signage. No changes.

F. ADJOURNMENT at 8:47 PM

Submitted by: Lori Myers