

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

Minutes of the Meeting: April 5, 2016 (Approved May 3, 2016)

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

A. ROLL CALL: 7:05 PM Mark Schuppert, Chair

Members present: Baillargeon, Bickley, Burley, Feathers, Hernandez, Hyatt, Johnston, Myers, Nold, Schuppert, Tierney

Members absent: Rand, Wollitz, Zimmerman

Members Seat Vacant: (1)

(Votes: Yeah-Nay-Abstain-Absent-Vacant-- 11 -- 0 -- 0 -- 3 -- 1)

B. APPROVAL OF MINUTES FOR March 1, 2016. VOTE: 11-0-0-3-1

C. PUBLIC COMMUNICATION: none

D. ACTION ITEMS:

1. Site Plan Waiver – T-Mobile: Design Review for Wall Sign at 2518 Jamacha Road, Suite 305
(Rancho San Diego Town & Country Center) (Ralph's Center) *[Hernandez, Miller]*

This project is a Site Plan Permit Exemption request for an LED illuminated wall sign for a new T-Mobile store in the Rancho San Diego Town & Country Center (Ralph's shopping center). The sign will measure 10' - 7" by 21" for a total area of 18.5 square feet. The storefront measures 18' - 6" (linear).

Hernandez spoke to what a site plan is, (guidelines for a particular property), and that an exemption is minor changes within those guidelines. He pointed out that aesthetics are also considered when approving signage.

Mr. Miller from T-Mobile was in attendance and explained that the sign that was previously on this storefront was not permitted, so that is why it was brought to VDOPG. T-Mobile requires every sign to be permitted. He confirmed that LED lights are allowed in the site plan.

Hernandez observed that the project description accurately identifies the project, and that it is compatible with the surrounding area and businesses. It complies with the RSD Town & Country Site Plan and with the County's signage guidelines. He moved to recommend approval of the site plan permit exemption. (Bickley seconded) **VOTE: 10-0-1-3-1** (Abstention: Myers)

2. Helix Canyon Estates – 8-Lot Tentative Map with Lot Averaging:– North and east of Abiento
Place accessed by Tropico Drive *[Baillargeon, Podeswk]*

Rick Turner, surveyor, and Stosh Podeswik, applicant, were in attendance with a Tentative Map seeking support for this project to proceed and an Administrative Permit for Lot Averaging. The project consists of 4.9 acres currently divided into 5 lots. They spoke to the justification for lot

averaging and the project as a whole. They stated that with lot averaging the project would add 3 more lots bringing the total to 8. They pointed out that there is good access to the project and that all 8 proposed lots would be close to a half acre, the Community Plan's requirement. They proposed that the easement in their plan would be a biological open space, and a turn around and road extension would be included. They argued that the lot sizes proposed (8) fit with the other homes in the neighborhood.

There was no community discussion.

Baillargeon presented the subcommittee's report. The committee has met 3 times with the applicant. She stated that the site is semi-rural with a requirement of .5 acres per lot. The subcommittee reviewed the scoping letter, and in particular, density, minimum lot size and slope requirements. They cross referenced these with the Community Plan. She pointed out that lot averaging is to be used only to conserve sensitive biological, archaeological/historic, or visual resources. The applicant has not yet provided a study to identify site sensitivity. As per our Community Plan, the density of lands that are not suitable or practical for development (steep slopes or canyons, floodplains, etc) shall not be used in determining the number of units in a lot averaging subdivision when those lands exceed 25% of the project area and have an elevation change of 50 feet of the project area. This project contains 100 feet of elevation change and thus the areas of steep slopes should be deducted from the developable area calculations. By adhering to our Community Plan/RPO requirements, the developable site area does not support eight lots. It was also pointed out that the open space to protect qualified resources has to be dedicated as a requirement for lot averaging and no biological studies have been provided.

Baillargeon reminded the applicant that VDOCPG is not opposed to development but that the proposed Tentative Map request with Lot Averaging does not comply with the County of San Diego Zoning regulations or the VDOCPG Community Plan. If it did qualify for Lot Averaging, it would only qualify for a maximum of 5 units. Therefore, Ms. Baillargeon moved/recommended the denial of the project. (Hyatt seconded) **VOTE:** (11-0-0-3-1)

3. Announcement for Vacant Seat (Seat No. 12 Formerly held by Cynthia Chapman): Election to be held June 7, 2016 and Letters of Interest will be accepted up through May 30, 2016

Schuppert stated that notice of this vacancy was posted as required in the UT. It is seat #12 with the term ending in January 2019.

Edward Suhay, visitor, spoke and stated that he may be interested in seat #12.

E. GROUP BUSINESS

1. Continuing projects and Updates

- a. Sundown Lane Project: Feathers (chair) This project involves an an open space vacation and exchange.
- b. PLDO: Myers is preparing a letter for the next meeting with recommendations for changes for the Board of Supervisors as requested by Mr. Saumier at our last meeting.
- c. Literacy First: There has been no contact since our last meeting. This project is in the beginning stages.
- d. Lot split Hillsdale: Rand will present this next month.

F. ADJOURNMENT 8:11 PM

Submitted by: Sharon Nold