

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

**REGULAR MEETING MINUTES: September 18, 2012**

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

**1. CALL TO ORDER:** 7:02 PM Jack L. Phillips, Presiding Chair

Members present: Brownlee, Feathers, Fitchett, Henderson, Manning, Mitrovich, Nichols, Phillips, Reith, Schuppert, Tierney, Wollitz

Absent: Forthun, Hyatt, Myers

**2. FINALIZE AGENDA:** As shown

**3. OPEN FORUM:** None

**4. APPROVAL OF MINUTES:** August 21, 2012 **VOTE: 9-0-3 to approve.**

Abstained: Henderson, Nichols, Wollitz

**5. LAND USE**

a. P98-009W1: Request to remove the Major Use Permit (MUP) restriction of office use only at the North Island Credit Union Building (NICU), now vacant, at 3777 Willow Glen Drive, adjacent to the Savannah Grill which is part of the same MUP. The request proposes that the following uses be allowed: Retail Sales, Repair Services Consumer, Medical Services, Funeral & Internment Services, Financial, Insurance, & Real Estate, Communications Services, Business Support Services, Administrative & Professional Services, Postal Services, Clinic Services, and Administrative Services.

Fitchett presented the project. The NICU MUP covers both parcels. The Applicant asked that the MUP restriction be removed and allow the uses listed above. Applicant Steve Horine spoke, representing the NICU. The MUP was previously approved on the parcel. In 2010 NICU closed. The site has been vacant for last 2 years. He claims that the NICU is surrounded by retail businesses. He offered the following reasons that this is an appropriate MUP modification:

1. He believes that the original specific plan never meant to restrict site use.
2. He claims that the site is bounded by other commercial uses.
3. There are adequate parking spaces available. He stated that the new General Plan has decreased required # of parking spaces.
4. The mitigations to the EIR were complied with.

5. He believes that the most compelling reason is that the building has been vacant for 2 years and therefore the MUP should be modified.

David Charles represented Savannah Grill and provided reasons why he opposes the modification of the MUP. When the parcel was split, the MUP agreement was for both the restaurant and the bank. When NICU and the Savannah Grill initially agreed on the MUP, the parking lot was used predominately by the bank users during the day and the restaurant patrons at night. The proposed use would impact the shared parking. Additionally, the Savannah Grill has been proactive in keeping the area clean and maintained despite the disappearance of the NICU who were supposed to share those maintenance duties. They want businesses to succeed, however, they believe that a retail center would negatively impact the Savannah Grill. A bank would work better.

Fitchett cited various zoning ordinances findings required to modify a MUP. Most importantly, the proposed modifications must be compatible with the existing facilities. The Applicant is asking to modify the MUP for 14 different uses. The Applicant failed to provide any additional information for proposed use under the description of proposed use on the supplemental application form he submitted. FITCHETT recommends and **moves** that the MUP modifications be denied based on a failure to make the findings. (Wollitz seconded). Discussion ensued. Phillips stated that contrary to the Applicant's statements, the site is mainly bordered by a wildlife refuge and a golf course with retail across the street. Previously, the Planning Group worked hard to keep the focus of that site on a restaurant but was flexible for bank use of site since the hours of operation were compatible with the restaurant. Office use is permitted in the building since the hours of operation are 9AM to 5PM. The Applicant stated that all uses are allowed by the Community Plan and that the existing parking does meet retail requirements. There was a brief discussion of the Rancho San Diego Specific Plan. Fitchett stated that he went from strip mall to Avocado Village and found 23 vacant storefronts available indicating that there is no shortage of vacant retail in area. The MUP was originally approved in agreement with both parties.  
**VOTE: 11-0-1 to approve motion.** (Mitrovich abstained).

## 6. NEW BUSINESS

- a. POD12-006: Proposed revisions to Board Policies I-1 and I-1A regarding County of San Diego planning and sponsor groups.

Phillips described that these revisions are a result of the Red Tape Reduction Task Force. He met with Meagan Jones and the Senior staff at DPLU responsible for generating these changes. During their discussion, they agreed to modify certain items.

Page 1 - Phillips stated that we don't want to limit our ability to represent our area for projects adjacent to our area referring to "will be captured as a product of public comment". Staff agreed to modify.

Page 7 – Planning Groups cannot make direct requests to Applicants for information or studies except through County project manager.

Page 9 - “In no case” shall group business, adjournments, etc... Staff will modify “In no case to “should”.

Page 10 - Group expenses – must ask for permission BEFORE you incur expense – staff will modify to exclude PO box rentals from this requirement.

Page 14 - They removed the Sentence “Groups may determine which projects they will review...” They didn’t think it was necessary.

Additionally on that page, staff modified “The group shall forward its recommendations... on a Form #534”, to allow our letters which have same info. Also note the typo (The group should forward its recommendation to **the the...**)

Page 15 - Staff modified “the electronic copy shall be promptly forwarded upon receipt by the Chair...” to shall be made available (currently states in the agenda which PG member is working on the project and sites the source of further info).

Page 17 – Staff will change text to address impacts in **adjacent** areas of PG.

Page 19 - The e-mail address of PG members shall ONLY be used to receive electronic info from County. The e-mail addresses shall NOT shared with anyone else.

Additionally on that page, staff will change “Annually each seated member...available on-line and in person” and to or.

State training on ethics is available on-line and must be taken every 2 years.

Page 21 Once again, staff will modify text to address impacts in **adjacent** areas of PG.

Note adoption of Rosenberg Rules of Order.

Reviewing Form 534, staff agreed to allow our letters which are much better than using form & trying to squeeze all the details in.

As far as PG Chair Rotation Options, with respect for continuity and collective memory, PHILLIPS **moves** to support Option 4. (Manning seconds) Discussion ensued. **Vote 11-1-0 to approve.** (Nichols voted against).

## **7. UNFINISHED BUSINESS**

## **8. CHAIRMAN’S REPORT**

Attached County response to pedestrian crosswalk in Casa De Oro.

Restructuring of DPLU to the Department of Planning and Development Services.

Notice of Preparation of a Supplemental Environmental Impact Report as it concerns Forest Conservation Initiative (FCI) Lands General Plan Amendment (GPA) available.

**9. ADJOURNMENT at 8:56 PM**

Submitted by: Jösan Feathers