

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

REGULAR MEETING MINUTES: April 16, 2013

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

1. CALL TO ORDER: 7:01 PM Jack L. Phillips, Presiding Chair

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

Absent: Hyatt, Tierney, Wollitz

2. FINALIZE AGENDA: As shown

3. PUBLIC COMMUNICATION: None

4. APPROVAL OF MINUTES: March 19, 2013 **VOTE: 8-0-4 to approve.**

Abstained: Henderson, Manning, Mitrovich, Reith

5. LAND USE

a. SPA13-001: Proposed modification of the Rancho San Diego Specific Plan regarding site development guidelines for the C-2 Restaurant Site located on the southwest corner at the Jamacha Rd./Willow Glen Dr. intersection (Savanna Grill & vacated North Island Credit Union.) Request is related to P98-009W1 reviewed by this Planning Group on September 18, 2012. The proposed text modifications are:

Site Development Guidelines. Site C-2 shall be developed as a restaurant and general commercial site and is intended to provide primarily in-house dining, rather than take-out or fast food. ~~Incidental General retail or service~~ commercial uses may be permitted if part of an overall development plan with the restaurant as the central focus. The planned development permit shall be reviewed to assure an appropriate setback and landscape buffer is maintained as permanent open space between the site and the adjacent riparian area.

Presented by FITCHETT. Applicant Jim Allen spoke on behalf of North Island Credit Union. He is requesting a Specific Plan amendment allowing certain commercial usage. He spoke of the history of the site since the 1996 Specific Plan was approved. He showed us a zoning map. Their site, called the C-2 site, was limited to restaurant use and incidental use. The site is 3.6 net acres. In May 2000, a MUP was granted for a restaurant and a commercial site. In 2004 North Island Credit Union (NICU) and

Savanna Grill worked together to make the site work. NICU is a commercial bank which had to vacate the property in 2010 when it failed miserably. When they originally developed the property they split it into 2 separate sites. C-2 site is OK. He is requesting use by certain types of businesses. The exterior of the building and the site will not be modified. He states that the CU is retail use. It doesn't do any good to have the building boarded up and vacant. He distributed a sheet with suggested other uses. Administrative Services; Clinic Services; Postal Services; Administrative and Professional Services; Business Support Services; Communication Services; Financial, Insurance and Real Estate; Funeral and Internment Services; Medical Services; Repair Services Consumer; Retail Sales.

PHILLIPS commented that the applicant hasn't submitted a revision to their site development guidelines application. He clarified that incidental retail means it is incidental or related to the restaurant use. He also corrected the applicant on some of the historic facts. PHILLIPS witnessed earlier environmental destruction and the cutting of willow saplings on-site. The Planning Group is now aware of the importance of the adjacent endangered species habitat such as that of the least Bell's vireo or other environmentally sensitive species in area. Uses should be very tightly controlled, like the restaurant, so that they don't threaten the habitat.

FITCHETT states there are no details provided in their application. For example, a usage which allows vehicular storage or maintenance so close to protected habitat is not acceptable. He went on to further describe the project. The WG Plaza SPA is a proposed amendment to the Rancho San Diego Specific Plan to change the Site Development Guidelines for the restaurant site located on the southwest corner at the Jamacha Rd/Willow Glen intersection. The Savanna Grill and the vacated North Island Credit Union are currently at this site. Last September we had a public hearing on a request from the North Island Credit Union to remove the Major Use Permit restriction of "office usage only" on the vacant NICU Building. That request proposed that General Commercial uses be allowed. This planning group voted that the Major Use Permit modification be denied because details of the proposed General Commercial uses were not provided and the MUP findings required per Zoning Ordinance Section 7358 could not be made.

FITCHETT moves that: 1. This PG oppose the proposed Specific Plan Amendment.
2. This PG recommend that the following changes be made to the RSD Specific Plan C-2 Site Development Guidelines:

Site Development Guidelines. Site C-2 shall be developed as a restaurant site and is intended to provide primarily in-house dining, rather than take-out or fast food. ~~Incidental retail or service~~ Additional commercial uses may be permitted if part of an overall development plan with the restaurant as the ~~central focus~~ dominant use. Such additional commercial uses shall be limited to the following: POSTAL SERVICES; ADMINISTRATIVE AND PROFESSIONAL SERVICES; BUSINESS SUPPORT SERVICES; COMMUNICATIONS SERVICES; FINANCIAL, INSURANCE, AND REAL ESTATE SERVICES; CONSUMER REPAIR SERVICES FOR APPAREL,

MUSICAL INSTRUMENTS, OR COMPUTERS; RETAIL SALES LIMITED TO USES INCIDENTAL TO THE RESTAURANT USE. The planned development permit shall be reviewed to assure an appropriate setback, ~~and~~ landscape buffer, and equestrian trail is maintained as permanent open space between the site and the adjacent riparian area. Additional reviews shall include landscape plans; signage; traffic impacts; internal circulation; and noise, lighting, and contamination environmental impacts.

Discussion ensued. In RSD from the Avocado Shopping Center to the Strip Mall across from the NICU there are 23 empty commercial store front sites. There is no shortage of commercial rental sites in RSD.

FITCHETT & PHILLIPS developed the new site development guidelines paragraph and distributed it. They also noted the attached photos showing the site's parking lots which drain directly into the riparian habitat where 5 pairs of least Bell's vireos were previously discovered. He also pointed out the photos showing 2 of 11 small landscape trees which were cut down illegally.

There was then a discussion concerning the possibility of retail sales.

The applicant expressed the need to allow retail uses in order to lease or sell the property.

FITCHETT modified his motion to also include medical services excluding urgent care. He recommended that retail sales be limited, subject to prior review and compatible with the restaurant use and adjacent habitat before approval. An ad hoc subcommittee consisting of FITCHETT, PHILLIPS and BROWNLEE was formed to meet with the Applicant regarding retail sales. He also requested that code enforcement investigate the landscape plan violation. (Mitrovitch seconds). **VOTE: 12-0-0** to approve motion.

Jay Christie of East County Magazine suggested that the fire department might have cut the trees.

6. NEW BUSINESS

7. UNFINISHED BUSINESS

8. CHAIRMAN'S REPORT: Looking into Chaldean community association putting in a meeting center at 1555 Willow Glen.

Draft Supplemental EIR regarding Otay Sewer plan update.

9. ADJOURNMENT at 8:38 PM

Submitted by: Jösan Feathers