

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

REGULAR MEETING MINUTES: May 7, 2013

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

1. CALL TO ORDER: 7:00 PM Jack L. Phillips, Presiding Chair

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

Absent: Hyatt, Myers, Mitrovich

2. FINALIZE AGENDA: As shown

3. PUBLIC COMMUNICATION: None

4. APPROVAL OF MINUTES: April 16, 2013 **VOTE: 9-0-2 to approve.**
Abstained: Tierney, Wollitz. (Chapman late).

5. LAND USE

- a. W13-002: Site Plan Permit Exemption for new signage for future Rotana Lounge at 3641 Avocado Blvd.

Said Matar and Rafel Hanna, owner and sign contractor, presented. Lounge is used to smoke hookah. The proposed sign plan and indicated location were posted for the Board to see. PHILLIPS **moved** to approve the Site Plan Permit Exemption for new signage (Henderson seconded). **VOTE: 11-0-0 to approve.** (Chapman late).

- b. 2013 General Plan Clean-up:

1) Redesignates parcels 506-010-62 and 65 and 5060-200-20 on Campo Road near Jamacha Road from Public/Semi Public to Limited Impact Industrial (Subareas VDO 102 & 104.)

PHILLIPS presented. Parcels are in location with difficult access. He believes that Limited Impact Industrial zoning (M52) is a good use for the parcels. Item will be combined with the following item for vote.

2) Redesignates parcels 518-020-16, 29, 35, 39, 40, 41, 46, 48, 49, 50, 51, 52, 53, 62, and 67 along the north side of Willow Glen Drive between Steele Canyon Road and Hillsdale Road. Parcels changed from Village Residential 2 to Semi-rural 0.5 (Subarea VDO103.)

PHILLIPS presented. County made an error in their mapping. The zoning should have been SR-0.5. Phillips **moved** to support the County's proposal for Subareas VDO 102 & 104 and VDO103 (Brownlee seconded.)

VOTE: to approve 12-0-0.

3) General Plan Policy clean-up changes to the General Plan policy document, community/subregional plans and Mobility Element network detailed in Section 4 of the document.

PHILLIPS presented and **moved** to support their clean-up items. (Reith seconded). **VOTE: to approve 12-0-0.**

c. ABC13-001: Alcoholic Beverage License Application for future Beverages & More (BevMo!) store at the northwest corner of Jamacha Rd and Willow Glen Dr (APN502-040-45). Request is for License Types 21 & 42 for retail sales including specialty food/beverage items & beer/wine tastings.

The BevMore representative Liz Zaninovich addressed our group and described their location and proposed operation. They still do not have an exact address since they are combining 3 suites in the strip mall between Ross and Rite Aid. PHILLIPS was concerned with the proximity to the local school. They explained their rigorous policies concerning requirements for identification and prevention of selling to minors.

MANNING presented. Although there are several other liquor stores in the area, there are no other businesses in the vicinity that offer the same services and provide the public convenience & necessity. Manning **moved** to approve (Henderson seconded). **VOTE: to approve 12-0-0.**

6. NEW BUSINESS

7. UNFINISHED BUSINESS

8. CHAIRMAN'S REPORT: BROWNLEE moves to support Phillips' business expenses of \$263.56. (Shuppert seconded). **VOTE: to approve 12-0-0.**

9. ADJOURNMENT at 7:34 PM

Submitted by: Jösan Feathers