

# Agenda

## County of San Diego - Alpine Community Planning Group

P.O. Box 819  
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### REGULAR MEETING MINUTES Thursday, January 27, 2011, 6:02 P.M. Alpine Community Center 1830 Alpine Boulevard, Alpine, CA 91901

#### I. Roll Call of Members

<b>Present:</b> George Barnett	Jim Easterling	Robie Faulkner
Greg Fox	Roger Garay	Cory Kill
Travis Lyon	Jennifer Martinez	Richard Saldano
Kippy Thomas	Scott Tuchman	

**Absent:** John Hood, Brad Bailey, Bill Lepetri, Dana Zeno

- II. The Minutes for the Meeting December 1, 2010 were approved by the members present. Motion made by Scott Tuchman second by Jim Easterling.

#### III. Open Discussion

**Al Haven-** Presented poster boards with the Alpine Union School Districts 12<sup>th</sup> High School Resolution. Wednesday February 2, 2011 there will be a rally regarding the new high school. He wants a high school that will accommodate the appropriate amount of kids. According to Grossmont the high school will allow for 800 kids and Mr. Haven would like to see a 1400-1600 student high school. Crest, Harbison Canyon and Dehesa kids are not in Grossmonts calculations. Money is not the problem so next week they are rallying together to pull the community together and ask for a school that's adequate in instructional and extra curricular activities equal to other schools.

**Sal Casamassia-** Killing the new high school may be a recommendation from the new superintendent. Community needs to come together on February 2<sup>nd</sup>. They are gathering endorsements and have received endorsements already from Back Country Land and Trust, Greater Alpine Fire Safe Council, Friends of Library and many more.

**Todd Voorhees-** They started at East end of town – lots of traffic, but that should end as they fan out. They have received a lot of complaints about the removal of trees; that is the county's responsibility. They have a 3 to 1 ratio on mitigating trees. Greg asked if they continued to have conversations with

businesses. Todd stated that they have spoken with businesses and they are working with the Chamber to get a coupon book out. All contractors know that they are to buy from Alpine. Greg mentioned that it was supposed to begin at one end. Todd's response was that once fully complete they will go back to the east end and they will have to do this twice. There is a CHP driver onsite to deal with angry drivers. Scott Tuchman mentioned that the flagmen are inconsistent. Todd stated they have rectified that situation.

**IV. Group business**

1. Oath of Office given to Seats #2, #4, #6, #8 as newly Appointed members of the Alpine Community Planning Group. Mr. Russo, Mr. Archer, Ms. Self and Mr. Easterling were given the oath of office and took their seats.
2. Seats #10, #12, and #14 will be publicly noticed as vacancies. Applications will be accepted until February 7, 2011.
3. Election of Officers for the 2011 Year.
  - Greg Fox for Chair – nomination by Jennifer Martinez and Roger Garay
  - Travis Lyon for Chair – nomination made by Lou Russo
  - Cory Kill for Vice Chair – nomination by Richard Saldano and Travis Lyon
  - Jim Easterling for Vice Chair – nomination by Greg Fox
  - Jennifer Martinez for Secretary – nomination by Greg Fox and Richard
 Jim Archer motioned to close the nominations and Jennifer Martinez is secretary by default. Greg seconds that motion.

Votes for Greg Fox as Chair

	Yes	No	Abstain	Absent		Yes	No	Abstain	Absent
Jim Archer	X				Travis Lyon	X			
Jim Easterling	X				Jennifer Martinez	X			
Robie Faulkner		X			Lou Russo		X		
Greg Fox					Richard Saldano	X			
Roger Garay	X				Sharmin Self	X			
John Hood				X	Kippy Thomas	X			
Cory Kill	X				Dana Zeno				X
Bill Lepetri				X					

Greg Fox is chair with 9 yes 2 no and 3 absent

Votes for Jim Easterling as Vice Chair

	Yes	No	Abstain	Absent		Yes	No	Abstain	Absent
Jim Archer	X				Travis Lyon	X			
Jim Easterling					Jennifer Martinez	X			
Robie Faulkner	X				Lou Russo		X		
Greg Fox	X				Richard Saldano	X			
Roger Garay	X				Sharmin Self	X			
John Hood				X	Kippy Thomas	X			
Cory Kill	X				Dana Zeno				X
Bill Lepetri				X					

Jim Easterling is vice chair with 10 yes votes 1 no and 3 absent

4. Select the annual Coordinating Sub Committee to review the current Standing Rules and I-1 Policy to see if any recommended changes should be brought back to the Planning Group members to vote upon at the scheduled February meeting. Recommendations have been presented regarding specific changes made to the Standing Rules to help clarify any confusion as to who stays seated after an election should one not be appointed or elected for their seat, plus, address who decides what should or should not be on an Agenda.

**Members of the Coordinating sub committee are:**

Jim Archer  
 Jim Easterling  
 Greg Fox  
 Cory Kill  
 Travis Lyon  
 Jennifer Martinez  
 Richard Saldano

V. **Organized / Special Presentations:**

1. **Major Use Permit P10-040:** The applicant, AT&T Mobility requests a Major Use Permit for the construction, operation and maintenance of unmanned wireless telecommunication facility. The project consists of 12 panel antennas mounted to a 50-foot tall faux mono-pine. Associated equipment would be located within a concrete block equipment building of unknown height. The enclosed shelter would have an asphalt shingle roof and a hardie board finish and be compliant with FP-2. Two condenser units would be located adjacent to the

shelter on a concrete pad. **The project site is located at 21659 Japatul Road in the Alpine Community Plan area, within unincorporated San Diego County.** The site is subject to the General Plan Regional Category Rural Development Area (RDA), Land Use Designation (18) Multiple Rural Use. Zoning for the site is A70 (Limited Agricultural). The site is developed with an existing single family residence and shed that would be retained. One existing water tank is proposed for removal to accommodate the faux mono-pine. Access would be provided by a driveway connecting to Japatul Valley Road, a County-maintained road. An extension of power and telco lines would be required by the project. **This will require a discussion and vote.**

**Discussion:** Richard Saldano- the private actions committee asked about the tree. There is no microwave dish in the tree and no generator. According to the representative of AT&T by taking this site it is one installation rather than several at a lower level. Mr. Paul Rohal mentioned that they should be able to accommodate another cell site. According to Mr. Saldano private actions has already asked for a co-locating permit. Mr. Archer asked if the trees were fireproof and the representative responded that they have an “R” rating. Mr. Archer made a motion that we move to accept the mJOR use permit with co-locating possibility. Mr. Saldano mentioned that with co-locating you can end up having generators, antennas etc. Richard wanted to amend motion to keep project as is with modification. Mr. Archer withdrew his motion and seconds in favor of Richard’s motion.

**Motion-** Richard motions to accept as is with the provision to change it to the revised mono-pine presented at the planning group meeting.

	Yes	No	Abstain	Absent		Yes	No	Abstain	Absent
Jim Archer	X				Travis Lyon	X			
Jim Easterling	X				Jennifer Martinez	X			
Robie Faulkner	X				Lou Russo		X		
Greg Fox	X				Richard Saldano	X			
Roger Garay	X				Sharmin Self	X			
John Hood				X	Kippy Thomas	X			
Cory Kill	X				Dana Zeno				X
Bill Lepetri				X					

Motion passes with 11 yes 1 no and 3 absent

VI. **Victoria Village Plaza (STP-10-022):** The owner of the property Brian Garmo and a representative from Contel Project Development Inc. will make a presentation of the proposed project named above at the northeasterly corner of West Victoria and Alpine Blvd. The County needs the Alpine Community Planning Group to weigh in on any affects this project may have regarding on street parking with the proposed driveway(s). **This will require a discussion and meeting minutes of support or changes.**

**Discussion-** Mr. Garmo presented the group with a map of the design. They will incorporate natural elements – village type atmosphere. There will be two entrances for safety reasons. The lot is over an acre. They will lose 4 spaces of parallel parking but put in 33 spaces of parking. The county has asked that the APG only weigh in on the driveways and their location. Mr. Archer was concerned about people parking in the street. Mr. Garmo stated that there are 2 spaces per rental space so it should not be an issue. Mr. Russo asked what was going on with the tenants he has now. Mr. Garmo replied that they are on month to month and are welcome to establish on new property. Mr. Fox asked how people will be entering and exiting through these driveways. Mr. Garmo's reply was that if they enter through the west they can only turn right and as they exit they can only turn right. Or they can exit and enter any way through Victoria. Mr. Easterling asked if spots 14-19 could be labeled public parking. Mr. Garmo replied that he would designate these spots as public parking. Mr. Kippy Thomas had mentioned that they had two meetings regarding this project and that Mr. Garmo has been more than willing to make changes to keep a more country look to the building. Some of the changes he's already made have been the roof, wood siding, rock in front and more. Members of the public commented on the project. **Carol Morrison-** Is there any way to save the old building? Can we designate it as a historical building? Mr. Garmo replied that giving it a historical status is not feasible and he will be limited with what he can do with the property. If they want to save the building and relocate it he will work with the historical society to do that. Carol then responded is there any way to integrate the old building with the new building? Mr. Garmo responded that the new building is more in line with Alpine. **Sharon Haven-** would like to see the old building incorporated with the new. **Norman Kling-** it's a shame to tear down building. **Al Haven-** old building is part of town character. Reality is that the building is not feasible and would like to see something put up just like it. **Carlette Anderson-** wants Mr. Garmo to take plaque and put it on new building. Also wanted to know how many trees would be put up. Mr. Garmo replied that they wouldn't be losing any trees and will in fact be planting trees. **Barbara Brant-** expressed concern that there were 400 vacant apartments as of last year and now 200 more. **Paul Rohal-** Alpine historical society has designated it as a historical site. The new building changes the community character. Perpetuate what we have and keep it as a historical site. **Pat Holmes-** the new building changes the character of our town and would have like more input in the beginning. **Chuck Taylor-** we're a reactive town not a proactive town. If people knew this was going to Design and Review they would have had more people. Wants to know if the public was legally noticed? **Scott Tuchman-** asked if they were aware there was some historical designation; did they ever talk to historical society? Mr. Garmo replied no. Not designated legally.

**Motion-** Greg motions to support the plans with driveway as such with spaces 14-19 designated as public parking.

	Yes	No	Abstain	Absent		Yes	No	Abstain	Absent
Jim Archer	X				Travis Lyon	X			
Jim Easterling	X				Jennifer Martinez	X			
Robie Faulkner	X				Lou Russo		X		
Greg Fox	X				Richard Saldano	RECUSED			
Roger Garay	X				SharminSelf	X			
John Hood				X	Kippy Thomas	X			
Cory Kill	X				Dana Zeno				X
Bill Lepetri				X					

Motion passes with 10 yes 1 no 3 absent and 1 recused

**VII. Subcommittee Reports (Including Alpine Design Review Board)**

1. Private Actions Richard Saldano-**he had a meeting on 2 cell sites 1 we heard tonight. The second one they gave approval, but wanted a 40' Eucalyptus tree. The representative did as they requested.**
2. Trails & Conservation Travis Lyon-
3. Parks & Recreation Brad Bailey- **Greg reported that they are still trying to work with Albertsons and they need to put pressure on them. Jim Easterling and Lou Russo would like to be considered for the Park and Recreation subcommittee.**
4. Public Facilities & Services & Major Public Policy John Hood- **absent**
5. Circulation Richard Saldano- **Mr. Long is going to businesses and getting them to sign an affidavit. Saldano asks that businesses read what they are signing.**
6. Communication Scott Tuchman-
7. Alpine Design Review Board Kippy Thomas-**Mr. Garmo has been cooperative he loaded up with trees, changed the roof, he's doing a facelift at the Harvest Market shopping center to make it all look more country.**
8. Alpine Safety ADHOC Jennifer Martinez-
9. Alpine Incorporation ADHOC Vacant
10. Albertson Park ADHOC Brad Bailey-
11. Alpine High School ADHOC Greg Fox- **motioned to write a letter of support for the 12<sup>th</sup> High school resolution Mr. Archer second the motion.**

**Motion:** Write a letter of support for the 12<sup>th</sup> High School resolution

	Yes	No	Abstain	Absent		Yes	No	Abstain	Absent
Jim Archer	X				Travis Lyon	X			
Jim Easterling	X				Jennifer Martinez	X			
Robie Faulkner	X				Lou Russo	Present			
Greg Fox	X				Richard Saldano	X			
Roger Garay	X				Sharmin Self	X			
John Hood				X	Kippy Thomas	X			
Cory Kill	X				Dana Zeno				X
Bill Lepetri				X					

Motion passes with 11 yes votes 3 absent and 1 present

**12.** Sunrise Power Link ADHOC George Barnett-**compliments**  
**everyones comments about the traffic problems. George Barnett asked Richard Saldano to talk to them when they start trenching the vaults. Robie Faulkner would like to get a group of APG members to meet with Jerry Brown. He said he would call to see if Jerry Brown would meet with members.**

**VIII. Officers Reports**

- |                                |                   |
|--------------------------------|-------------------|
| <b>1.</b> Chairman             | Greg Fox          |
| <b>2.</b> Vice Chairman        | Brad Bailey       |
| <b>3.</b> Secretary            | Jennifer Martinez |
| <b>4.</b> Immediate Past Chair | Dana Zeno         |

**IX. Open Discussion 2 (Only if Necessary)**

**Vonnie** – the only thing she gets is from Greg. She hasn't received anything from the subcommittees recently.

**Norman**- first time he has heard about the Wilson building. Nothing about Design and Review. Jim Easterling made a suggestion to Kippy Thomas that since Design and Review affects the community they need to contact the papers and put it in. Kippy stated that he will contact the chair and let him know.

**Lou Russo**- wants to know where he finds the records of the subcommittees. He's going to turn in Greg for a Brown act violation because he wanted a vote on an unagendized letter without community support or input. Greg wanted to know what he kept from the community. At every APG meeting he has let the community know what was going on with the new high school. Greg also mentioned that since Mr. Russo left there haven't been any meetings.

**X. Announcement of Next Meeting**

- Thursday, February 24, 2011 @ 6:00 P.M.**

XI. **Adjournment of Meeting: 8:15 p.m.**