

CREST-DEHESA-GRANITE HILLS-HARBISON CANYON SUBREGIONAL PLANNING GROUP. Minutes of the meeting on 13 August 2018 at Dehesa School, 4612 Dehesa Road El Cajon.

**A. CALL TO ORDER.** Chairman Wally Riggs called the meeting to order at 7:05 PM.

**B. ROLL CALL.** Planning Group members Rich, Slagill, Trial, Becker, Riggs, Bretz, Manning, Hertel, and Lucas were present, forming a quorum of 9. Members Ulm, Harris and Underwood were absent, but excused. Seat 10 and Seat 12 are vacant. Member Carroll (Seat 4) was absent, having submitted a letter of resignation to Chairman Riggs. A quorum of 9 was present.

**C. PLEDGE OF ALLEGIANCE.** The Pledge of Allegiance was recited.

**D. APPROVAL OF MINUTES.** Member Cristina Becker moved the Planning Group approves the minutes of the meeting on 9 July 2018, as submitted by the Secretary. The motion passed (9 yes; 0 no; 0 abstain).

**E. PUBLIC COMMUNICATION.** Kandy Collins, Crest resident, spoke about recent progress regarding the establishment of the emergency egress route from Crest; she said that Supervisor Jacob still supports the route's establishment, that maps for the community have been distributed, that direction signs and locked gate control issues are being resolved; and she requested that establishment of the emergency egress route from Crest be placed as an agenda action item for the September Planning Group meeting.

**F. ACTION ITEMS.**

**F1. AD-18-013 APN 401-120-29, Application for second dwelling unit (oversized structure) at 996 La Cresta Blvd., El Cajon (Cest). Tabled from July 9, 2018, meeting.** Chairman Riggs introduced Mr. Matthew Guccione, representing the project applicant, and invited him to explain details about the proposed second dwelling unit and associated features of the project. Mr. Guccione explained that the second dwelling unit is 1,200 sq-ft; that it is the 2<sup>nd</sup> story above a 409 sq-ft garage and a 791 sq-ft workshop; that the new structure, with its 1,200 sq-ft footprint, is detached from the primary residence; and that the new structure is within zoning setbacks.

Planning Group members discussed concerns about approval of projects that include total square foot space in excess of allowed residential area space; some of which space (i.e., the workshop in this project) potentially could be converted in the future to become additional, non-compliant residential space. Member Tim Lucas reported that his review of local and state development standards confirm that the project is not oversize in respect to area square feet of construction allowed for the property, but he noted that the proposed two-story building is designed with a height that exceeds the 24' height that the County allows. The Group learned that the project includes a new leach field sized to accommodate both the existing residence plus the proposed 2<sup>nd</sup> dwelling unit/garage/workshop; that there is a single electric meter/account for the original

residence, with a subpanel for the 2<sup>nd</sup> dwelling unit, etc.; that the 1<sup>st</sup> floor plumbing in the garage/workshop is sized for a “powder room,” not a full bathroom.

Tim Lucas moved that the Planning Group recommends approval of AD-18-013 as proposed, with the provision and understanding that the final project design will meet the County height limit and all other design/code requirements. The motion passed (9 yes; 0 no; 0 abstain).

**F2. STP-18-023 APN 509-043-08, Application by E and B Petroleum Corp. for installation of two fuel pumps at 1103 La Cresta Blvd./Ranch Gate Road, El Cajon (Crest). Please note correct address.** Chairman Riggs explained that several years before, the Planning Group recommended approval of a proposed project to install fuel pumps at the business located at 1103 La Cresta Road; that the project was approved but never implemented, and the County permit for it expired under previous ownership of the business; and that STP-18-023 is a new project proposal from a successor business owner for the Planning Group to review, in order to provide its recommendation for action on the project to the County. Chairman Riggs introduced the applicant’s representative, Mr. Ajay Veeco, to describe and discuss details of STP-18-023 with the Planning Group.

Mr. Veeco provided copies of the project’s conceptual plot plan for Group members’ examination, and informed the members by discussion and answers to their questions that: 1) the project is designed to accommodate two fuel pumps under a canopy in front of the existing retail building; 2) there is adequate space for required parking for the business; 3) the existing septic system and leach field are adequate and unaffected by the project; 4) tanker trucks will refuel underground storage tanks for the fuel pumps after midnight when there is negligible traffic on La Cresta Road; 5) night lighting of the business will comply with County codes; 6) completed traffic studies show that the project will not increase existing traffic; and 7) La Cresta Road can accommodate a median, center left turn lane to improve traffic control and safety at the driveway accesses to the business.

Crest community residents and Planning Group members asked questions and/or expressed concerns about: 1) the need or public desire for fuel pumps at 1103 La Cresta Road; 2) the existing unsafe conditions at the intersection in front of the business, for school children from the school bus stop, for other pedestrians, and for equestrians – and the prospect of increased traffic danger caused by fuel pump customers and refueling trucks; 3) the lack of community awareness and input about the proposed project; 4) the potential impacts of a corner gas station to the proposed Crest emergency egress route currently being implemented; and 5) the challenges of obtaining County approvals and actions for altering the speed limit(s) and lane configuration on La Cresta Road.

Planning Group member from Crest, Michael Rich, suggested tabling STP-18-023 without taking action and continuing it until the September meeting, providing a month during which the community could become more informed, and providing the opportunity for the Planning Group to make a more informed recommendation for action than it could tonight. Chairman Riggs concurred and agreed STP-18-023 would be carried over as an agenda item for the September meeting.

## **G. GROUP BUSINESS.**

**G1. Announcements and correspondence.**

**G1a. Authorization of \$400.00 payment to Dehesa School for meeting room rental for May, June, July and August 2018.** Member Phil Hertel moved the Planning Group authorizes and approves a \$400.00 payment by the County to Dehesa School for meeting room rental for the four regular monthly public meetings of the Crest-Dehesa-Granite Hills-Harbison Canyon Subregional Planning Group in May, June, July and August 2018. The motion passed (9 yes; 0 no; 0 abstain).

**G1b. Acceptance of member Karla Carroll's resignation.** Chairman Riggs announced that Karla Carroll has submitted a letter of resignation from Seat 4, which the Planning Group needs to declare vacant if it accepts her resignation. Ralph Slagill moved the Planning Group acknowledges and accepts the resignation of Karla Carroll from Seat 4, which the Group declares vacant. The motion passed (9 yes; 0 no; 0 abstain).

**G1c. Report on meeting with DPR Regional Director. (Manning)** Member Mary Manning reported on the meeting she had on 26 June 2018 with Johanna Solomon, Regional Director for the County's Department of Parks and Recreation, to discuss the history of Olde Ironside Park, its use by the community, various past grants and fund allocations for improvements and maintenance needs, and current issues concerning administration and building maintenance. Mary said there are no plans for changing the current DPR management of Olde Ironside Park.

**G3. Meeting updates.** The next meeting of the Planning Group will be on 10 September 2018 at Olde Ironside Park, Harbison Canyon, El Cajon.

**H. ADJOURNMENT.** Phil Hertel moved adjournment at 8:35 PM. The motion passed unanimously.

Respectfully submitted, William Bretz (Secretary)