

CREST-DEHESA-GRANITE HILLS-HARBISON CANYON SUBREGIONAL PLANNING GROUP. Minutes of the meeting on 9 March 2020, at Crest Community Center, 113 North Park Drive, El Cajon(Crest).

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

**B. ROLL CALL.** Planning Group members Rich, Ulm, Slagill, Jones, Becker, Riggs, Bretz, Manning, Scholl, and Lucas were present, forming a quorum of 10. Member Underwood was absent, but excused. Seat 5, Seat 10, Seat 12 and Seat 13 are vacant.

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

**D. APPROVAL OF MINUTES.** Planning Group member Christina Becker moved the Group approves the minutes of its meeting on 10 February 2020, as submitted by the Secretary without additions or corrections. The motion passed (9 yes; 0 no; 1 abstain: Scholl).

**E. PUBLIC COMMUNICATION.** No one requested to speak.

**F. ACTION ITEMS.**

**F1. Ratification of Chairman's appeal to Planning Commission of the decision by Planning Department on STP-18-023, APN 509-043-08 Site Design.** Chairman Riggs explained that his appeal on behalf of the Planning Group and the community, of the decision by the Department of Planning and Development Services to approve STP-18-023, APN 509-043-08 Site Design, requires ratification by a majority vote of the Group at this meeting in order to be considered by the Planning Commission. Vice-Chairman Tim Lucas commented that a member of the Planning Group must be prepared to appear as its representative to make its appeal case at a Planning Commission hearing. Riggs and Lucas emphasized that the final decision concerning this issue will be made by the Planning Commission, with no further appeal possible. Chairman Riggs opened a period of comments and questions from the public, to be followed by discussion and action by the Planning Group.

The concerns and comments of the public included 1) doubts and skepticism that the studies of the configuration of the intersection and the roads, of traffic speeds and stopping distances, and of the site design for the proposed gas pump project adequately account for the likely decrease of community safety due to increased endangerment to pedestrians, community road traffic, and customers of the corner market; 2) the project features (e.g., canopy and night-lighted gas pump area; ground level, roadside, night-lighted signage; manicured urban landscaping; etc.) do not fit with the rural community character of Crest and will degrade the local community character values; and 3) the existing zoning that allows the project by right is not consistent with what is appropriate for the current reality, community values and the adopted Crest Community Plan.

Engineering consultants representing the project applicant explained the studies and procedures they used for determining that the project design complies with all of the relevant required County standards. These included analyses of the project site

topography; adjacent road lanes and speed limits; measured and projected traffic conditions; proposed project signs, structure and landscaping; various line-of-sight evaluations, etc. The approved Site Design includes a clear view easement across the project edge along the curve of La Cresta Road, which, if properly maintained with appropriate approved landscaping, will provide the required sight line distances for safe driving adjacent to the project and while using its two separate ingress/egress driveways.

Members of the Planning Group commented and expressed concerns including 1) whether a safe project design can be accommodated with the existing adjacent road lane designations, road curvature and elevation changes around the project edge, the current traffic speed limits, and the current actual traffic speeds; 2) that the proposed gas pump area canopy and its night lighting would disrupt the rural community character of Crest and its dark night sky; 3) that the current zoning allowing gas pumps by right at the project property was established decades in the past, when there were very few nearby gas stations for Crest residents, and it may not be appropriate zoning now for maintaining the rural community character of Crest; and 4) that the Crest Community Plan was not given appropriate consideration when DPDS granted approval of the project Site Plan.

Planning Group member Pat Ulm moved the Planning Group votes to approve and ratify the Chairman's appeal to the Planning Commission of the Department of Planning and Land Use decision to approve STP-18-023, APN 509-043-08 Site Design. The motion passed (10 yes; 0 no; 0 abstain).

## **G. GROUP BUSINESS.**

**G1. Report on Parks, etc. (Manning).** Planning Group member Mary Manning reported that it she has not been able to communicate effectively with Department of Parks and Recreation staff to learn about progress on Olde Ironside Park projects for the community building, and also to obtain a permit for a planned future event there, due to illness of DPR staff.

**G2. Reminder to file Form 700.** Chairman Riggs reminded the Group that 31 March 2020 is the deadline for all members to file the required financial disclosure Form 700, and he recommended compliance with the requirement to avoid a potential fine of several hundred dollars.

**G3. Consideration of applications for vacant Seat 10 and Seat 12 in Harbison Canyon.** Chairman Riggs announced that he had received a completed application for nomination for appointment to vacant Seat 12 from Mr. Dan Page, that Mr. Page has met all the requirements for appointment, but that he was not present at the meeting tonight.

Chairman Riggs then introduced Mr. Robert Lutz-Partain, who wants to apply for nomination for appointment to vacant Seat 10, but has not yet completed the application process. Following a brief discussion by the Group, Chairman Riggs determined that further consideration of applications for vacant Seat 10 and Seat 12 would be tabled until the next regular meeting of the Planning Group.

**G4. Announcements and correspondence.** The next regular meeting of the Planning Group will be on 13 April 2020 at the Crest Community Center.

**H. ADJOURNMENT.** Vice-chairman Tim Lucas moved adjournment at 8:45 PM. The motion passed unanimously.

Respectfully submitted, William Bretz (Secretary)