

JAMUL DULZURA COMMUNITY PLANNING GROUP
FINAL MINUTES August 27, 2019
APPROVED October 8, 2019
Oak Grove Middle School Library
7:30 p.m.

1. **Dan Neirinckx, Chair, called the meeting to order at 7:30 p.m.**

2. **ROLL CALL:**

Present: Janet Mulder, Dan Neirinckx, Michael Casinelli, Darren Greenhalgh, Joe Stuyvesant, Summer Piper, Steve Wragg, Streeter Parker, and Kevin May.

Absent: Richard Marzec, Hannah Gbeh , Ed Mollon,

Excused, Eve Nasby, Preston Brown

Vacant Seat: 14

3. **Motion to APPROVE THE AGENDA FOR AUGUST 27, 2019 AND THE FINAL MINUTES FOR THE MEETING OF AUGUST 13, 2019. Motion approved unanimously.**

4. **OPEN FORUM**

1. **Darren Greenhalgh** announced that the Fire Safe Training in Jacumba would be held on Sep. 7. There will be one on Rattlesnake behavior, another on creating defensible space and adding fire-resistant landscaping with guest speakers on Sept 14 from 11:30 to 3:30 at Jamul Fire Station, 14024 Peaceful Valley Ranch Rd.

2. JDCPG Roster has a couple of incorrect email addresses. Janet will correct and send new ones out to the members.

3. **Michael Casinelli** suggested the Chair write a letter to the County to request Planning Groups be added to the list of County agencies, departments and people who are given the names of people who are lobbyists who may be lobbying the County Agencies. This would avoid Planning Groups being lobbied without them knowing that the person was a lobbyist. **Dan Neirinckx will put this on the agenda for discussion and possible action next meeting.**

4. **Summer Piper** asked about Emergency Response Team... do they have the information re the Large Animal Emergency Response Team from the Humane Society? She would like to get some resource material available to be able to hand out to the public regarding the fact that the Humane Society also rescues animals. **Darren** will let **Theresa** so she can pass it on at their next meeting.

5. **PDS2019-STP-19-002, JAMUL NURSERY SITE PLAN AT SR-94 & STEELE CANYON ROAD. Steve Wragg reporting that at our last meeting, Vincent Kattoula,** was present and he informed us he had an architect on board and that he had talked to Steve Powell who is building the approved tractor supply on Jefferson, where they are

starting to brush and grade, for ideas as to what was approved for their site. **Vincent Kattoula** said that since Jamul Dulzura Planning Area did not have a design review and the property has a “B” Designator, they are looking at other property in the rural areas for planning ideas. They looked at Alpine’s designs, and he is now looking for detailed ideas from this Group as to design, color, etc. They have been looking at the possibility of a Medical Facility, since he received some negative input from our Group on his idea of a Storage Facility, but the space is a bit smaller than a medical facility would need, and parking could be a problem. His question is...Is there a need for the “B” Designator? It would take about 5 years to get the B-Designator Design Criteria established for our area. **Eric Lardy, of San Diego County**, told him that if our Planning Group felt that there was no need for a “B” Designator on the property, then a note from our Group would work to make the change of zoning easier. **Dan Neirinckx** pointed out that in his many years on the Planning Group the Group had made suggestions for guidelines for developments. The Planning Group has stood for a more rural look and the use of metal roof has that look. We are not trying to look urban, but there could be many options. **Dan** points out that he does not feel we need a “design review board”. **Steve Wragg** would agree with **Dan**. He points out that Spring Valley and Casa de Oro have design guidelines with earth tones and façade articulation. Ramona and Alpine have design review guidelines and developers could use those. **Steve** felt that we need to write a letter to the County and **Darrin Greenhaugh** pointed out that we do give our ideas regarding the community character. **Summer Piper** pointed out that we could provide input but have nothing to vote on. **Joe Stuyvesant** pointed out that when we vote we look at the question of the building design we see if it is fitting into community character. **Steve Wragg** said that we are just making recommendations and the developer could go back to the County and they could say he could build what he wants. **Summer Piper** stated that she doesn’t feel we should tell the developer what he can or should do with his property. **Janet Mulder** reminded the Group that part of our job is to let possible developments know how they can best reflect the image our community. **Kevin May** said we are trying to settle up for success rather than failure. For example an urgent care facility would bring more foot traffic than a storage unit. Our plan would make the development more successful. **Steve Wragg** pointed out that we could not dictate use but **Kevin May** reminded us that we are in advisory capacity representing our community. **Vincent Kattoula** said that **Eric Lardy, San Diego County**, told him he would need a letter from the Planning Group to agree to not consider the “B” Designator. If we agreed to do this, **Vincent Kattoula** said he could continue coming to the Planning Group for their input as to colors, type of façade. **Darren Greenhaugh** pointed out that every other proposal comes before us for our input. **Michael Casinelli** suggested that he did not necessarily agree with the tractor supply building design and would not hold it out as a model for others. He received a request from the County regarding a property. Our job is to look out for our community and the decisions made by the Board of Supervisors often reflect this recognizing our input. **Summer Piper** asked why we would have someone go through that extra work. Realizing he has changed his design and she feels anything we ask more than that is **overstepping our position**.

Dan Neirinckx moved that our recommendation would be to encourage the developer to honor the Group’s suggestion of using earth tones, breaking up lineal lines, make sure signage would follow the community plan, including lighting, honoring the dark

skies, following the idea of rural Western styling as seen on SR 94 west of Jefferson, followed by submission of landscaping plans to our Group for comments. Motion carried unanimously.

Eric Foran, owner of 7/11, is concerned that the decision has been made to build a gas station and convenience store without community input. He feels the left turn lane going west on SR94 is too short to accommodate another high volume retailer like a gas station. The 7/11 has so much traffic that it encourages homeless people to come there. If a nice office building could be built it would discourage homeless from coming there. **Summer Piper** said that we could not tell people they could not build because it was a bad intersection. **Dan Neirinckx** pointed out that we can only make suggestions as to the use of the property and make comments. **Michael Casinelli** pointed out that when the ARCO applied for a liquor license, the JDCPG was concerned as their was a liquor license right across the street, and the ABC approved the additional one for the Arco stating that Jamul was not over saturated. **Kevin May** asked if we could give **Eric Foran** the Planner's name so he could voice his concerns to them so they could do something about it.

Vincent Kattoula told us that he would research the Ramona design review guidelines, figuring out how to use them and break up the wall in the background and then he will return to our meeting with a progress report. He will notify **Chair, Dan Neirinckx** when he needs the item to be put back on the agenda.

6. **DESIGN REVIEW BOARD & ZONING "B" DESIGNATOR –Kevin May pointed out that our Planning Group has not looked at a "B" Designator, so this is no change. Dan Neirinckx** has stated that we need to decide as a Planning Group if we want to have Design Criteria that would be for our area. **Steve Wragg said we have two options. Leave it the way it is with no guidelines or create a design review board. Joe Stuyvesant stated that we need to know how many "B" Designator areas in our Planning Group and why they are there, before we could make that decision. Steve Wragg** pointed out that we would incur major financial problems and enormous time spent if we were to create the Design Guidelines. **Vincent Kattoula** suggested we create our own "design guidelines" that we could informally give to any developers as our recommendation for their designs. **Darren Greenhaugh** said he was not willing to vote until he knew what was a "B" Designator and see why it was placed on this property. Joe Stuyvesant suggested we ask the County to look at why this property in Jamul has a "B" designator. **Michael Casinelli** asked if we had "design guidelines" would that require un-zoned property to follow them or be rezoned with a "B" designator? **Patricia Dickey,** resident, pointed out that the increase in traffic has already been severe and they are concerned about additional traffic if another gas station comes in. They have seen evidence of the homeless in the area. She would like for us to take that fact into consideration as we deliberate. **Gary Dickey, resident,** also is concerned about the flooding and water problems behind that proposed building and the septic system. **Streeter Parker** pointed out that we were now on item 6 and the fact that the B Designator exists that we would be remiss if we did not give him the developer the benefit of the doubt. **Dan Neirinckx will contact Eric Lardy and get the information to us regarding the "B" Designator in our Planning Area, for the next meeting.**

7. **JAMUL CASINO UPDATE. Nothing to report.**
8. **JDCPG OFFICER'S ANNOUNCEMENTS AND REPORTS.**
 - a. **Review the Planning Group Roster and reminder to check your information.**

ADJOURNMENT: Dan adjourned the meeting at 9:15 p.m.

**Respectfully Submitted,
Janet Mulder, Secretary**

NOTICE OF NEXT REGULAR MEETING:

7:30 P.M. TUESDAY, September 10, 2019

OAK GROVE MIDDLE SCHOOL LIBRARY

Meeting minutes and agendas can be accessed at

<http://www.sdcountry.ca.gov/pds/CommunityGroups.html>

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