

**JULIAN COMMUNITY PLANNING GROUP  
DRAFT MINUTES  
Monday, December 13th at 7:00 p.m.  
Julian Town Hall, Washington and Main Streets, Julian, CA 92036**

**Chair Pat Brown called the meeting to order at 7:03 p.m.**

**A. Roll Call**

Present: Pat Brown, Chair; Rebecca Morales, Vice Chair; Kiki Skagen Munshi, Secretary; Eric Jones, Keith Krawiec, Katherine Moretti, Kenny Mushet, Rudy Rikansrud, William Everett  
Absent: Herb Dackerman

**B. Approval of the minutes for the meeting of October 11th, 2021 (There was no meeting in November, 2021.)**

Moved: Jones

Seconded: Moretti

Vote: Unanimous with two abstentions, Krawiec and Mushet

**C. Approval of the agenda**

Moved: Moretti

Seconded: Morales

Vote: Unanimous

**D. Public Communication: Opportunity for members of the public to speak to the Group on any subject matter within the Group's jurisdiction and items on the posted agenda.**

**E. Action Items**

**1. Waiver Request – Poole, Robert & Tamara; APN 292-141-40-00; 1077 West Incese Cedar Road  
PROJECT DESCRIPTION: Driveway and single-family dwelling – see Ordinance 7175 attached**

Derek Bird with the design team came representing the client. He said the grading plan has been approved by the Planning Commission. Brown said this is next to Heise Park and no trees are shown. Bird said that they had had a biologist in to look at the trees but apparently it isn't in the papers given the Planning Group. Mushet noted that the Planning Group in the past used to go look at the project. Brown said he thought they hadn't satisfied the zoning requirements. They are one lot away from Heise Park. Bird said the County hasn't delivered all the materials to them. Mushet and Munshi will do a walk through.

Moved to put the item on next month's agenda: Moretti

Seconded: Krawiec

Vote: Everett Abstained

**2. Site Plan PDS2021-STP-21-032; 830 Julian Estates Road; APN 292-141-13-00**

**PROJECT DESCRIPTION: Applicant proposes to grade lot for a single-family dwelling and an ADU – see Ordinance 7175 attached**

Alec Zeir presented the project and photos for a 2100 sq. ft. house . Driveway currently exceeds County standards but they will reduce it to 19.5 to allow fire truck access. They had the grade measured at 22.5% so Phil Kelly presented a plan to reset it. The Fire Marshall has approved. They are not proposing any grading other than the driveway. House set below main road, facing west, single story. They will do earth tones for exterior; pictures might not show that but they are in the process of adjusting the colors. Site is visible from the highway. The roof will be slate colored asphalt shingle.

Moved: to approve with color correction--Moretti

Seconded: Morales

Vote: Unanimous with Mushet abstaining.

### **3. Calico Ranch Cidery**

#### **PROJECT DESCRIPTION: Applicant proposes to change from a “Boutique Winery” to a “Small Winery”**

An audience member reported that residents have a right of way on Calico Ranch Road. In 2002 the owners in that area created a road association with purpose of managing the road. The residents collect money and use it to buy road base and they take care of the road. Everyone except Conrad Young has been part of road association so for past 18 years everyone else has done the work. Now Calico has asked perhaps to expand the parking lot to allow events. Some time back the winery asked for an events center, a building without toilets, etc., but there was pushback so the plan was dropped. Then he put the cidery on the side of the road, it doesn't affect anyone who lives in the area but if he puts a parking area off Calico Ranch Road it would be a problem.

Morales moved to postpone this item until we have more information on where the parking would go, a traffic study done, and have they notified residents and we ascertain whether they can they have this on a private road.

Seconded: Rikansrud

Vote: Unanimous

### **4. Cell Tower**

#### **PROJECT DESCRIPTION: Applicant requests to extend permit on the Pine Hills cell tower**

Moved to approve: Jones

Seconded: Krawiec

Vote: Unanimous

### **5. Cal Trans – Eva Hatch proposes a walkway from the High School to town**

Eva said on last meeting wasn't an action item.

Munshi moved we write a letter to Caltrans

Moretti seconded

Vote: Unanimous

### **6. PLDO Funding – More sites are requested by the County**

Decided that would put this on the next meeting. Need more information

### **7. Open Seat on JCP**

Romulus Smith, in pharmaceuticals and local resident Barbara Nigro presented themselves as candidates. Board voted for Barbara Nigro

### **8. Redistricting Maps for San Diego County**

Munshi said that plan was amended at the last minute to accommodate the inhabitants of El Cajon and Julian has ended up being divided from Santa Ysabel, some of Wynola, Banner north of the grade and all of the desert.

### **9. MSCP** Bill Everett said he would draft a letter on this topic.

Moved that this be done: Moretti

Seconded: Morales

## **F. Group Business – Information and Reports**

### **1. Whole House Generator Program – Rudy Rikansrud; SDG&E**

**2. Proposed Rezone Amendments for Homeless Shelter Facility and Homeless Camping Areas on County Owned Property**

**3. The Effect of Long-Term Rental Units vs Short Term Rental Units**

**4. National Monument – Chaparral Pacific Crest**

They will make a presentation in February but will have made the decision by that time.

Chair Brown said he will put it on January agenda and ask them to make a presentation on the topic.

**5. Election of Officers - 2022**

Postponed until January

**6. Meeting updates**

**a. Future Group Meeting Dates (January 10th, 2022)**

**G. Adjournment**

Moved: Rikansrud

Seconded: Mushet

Vote: Unanimous

**A FINAL AGENDA WILL BE POSTED ON THE PORCH OF THE TOWN HALL IN THE WINDOW TO THE LEFT OF THE FRONT**

**DOOR 72 HOURS PRIOR TO THE REGULAR PLANNING GROUP MEETING**

**Members: Pat Brown, Chair; Rebecca Morales, Vice Chair; Kiki Skagen Munshi, Secretary; Herb Dackermann, Eric Jones, Keith Krawiec, Katherine Moretti, Kenny Mushet, Rudy Rikansrud, William Everett**