

COUNTY OF SAN DIEGO Sweetwater Community Planning Group

Regular Meeting Minutes

Tuesday, June 5, 2018, 7:00 pm

Meeting Location:

**Bonita-Sunnyside Fire Station,
4900 Bonita Rd., Bonita California,
P.O. Box 460 Bonita CA 91908**

Administrative Items

1. Roll:

Present: Harriet Taylor, cochair; Uwe Werner; Diane Carter, Acting Secretary; Mark Kukuchek; Michael Garrod, Acting Co-chair; Rick Blacklock; Irene Blacklock; Judy Tieber; Tony Tieber; John Taylor; Daryl Hern; James Stokos

Absent: Steve Stonehouse co-chair, Liz Stonehouse, secretary, Sheri Todus,

2. The Minutes for the Meeting **May 1st, 2018** were approved as presented with the following modifications:

- a. #5 (presentation of Jeff Phair relative to PDS-2018-LP-18-023, Carriage Hill Estates) was not an action item and needs to be placed under the non-action items.

Uwe Werner made a motion to approve the minutes with the modification which was seconded by Judy Tieber.

VOTE: Aye: 11 No: 0 Abstain: 1 Absent: 3

3. Public Communication:

- a. The owner of Giant Pizza King in the Bonnie Brae Shopping Center stated that he was upset that the building his business is located in for 22 years will be demolished as a result of the new Starbucks building and Drive-through. He stated he has a dispute relative to his lease with the landlord of the property and believes he still has 3 years on his current lease.
- b. A neighbor from the Proctor Valley/San Miguel area complained about the large tree on the SE corner of Proctor Valley/San Miguel blocking visibility of oncoming westbound traffic. Place as Action Item for next month's agenda.
- c. Tony Tieber, speaking as a member of the Public, rather than a member of the Planning Group. He stated that last month he abstained from voting on the Starbucks because he thought he needed more information. He stated he did more research to determine if there was a scoping document, He found out there was. After he reviewed the documents, he was concerned that the description of the project was not filled. He asked that the co-chairs meet and discuss if there was enough for a re-hearing. He also stated that the procedure for action items should be defined and include attendance by the County Planner assigned to the project.

There were numerous members of the public in attendance (standing room only in the room), all of whom were there to hear the non-action item (#5 Short Presentation from Jeff Phair concerning 21 residential home development @ Southwest Corner of Sweetwater Road and Mesa Vista Way). Acting Co-Chair Michael Garrod made a motion to reorder the agenda to hear non-action item #5 before Action Item #4. The motion was seconded by John Taylor.

VOTE: Aye: 12 No: 0 Abstain: 0 Absent: 3

4. **Non-Action Item:** Short Presentation from Jeff Phair concerning 21 residential home development @ Southwest Corner of Sweetwater Road and Mesa Vista Way:

Armida Torres and Austin Dias, from the Phair Company stated that the Phair Company believes in Community-Based Planning and therefore came before the planning group and the community to discuss and receive feedback relative to a potential project of the Phair Company. The project is in the very preliminary stages as the property is currently in escrow but has not been purchased yet by the Phair Company. The proposal is for 21 lots approximately 10,000 square foot lots (approx. ¼ acre lots). The single entrance and exit to the project would be at the current intersection stop sign off Sweetwater Rd. Multiple members of the community all spoke in opposition to the project, and brought a petition signed by over 70 members of the neighborhood. The following issues were brought up by members of the public:

- i. The lot size is too small: Bonita has ½ to 1 acre lots and these lot sizes are too small for the Bonita Community. 21 homes in 6 acres is much too congested for the rural community of Bonita. Many homeowners recently moved to Bonita due to the large lot size and country feel and feel this project would directly affect what they moved to Bonita for, the proposed homes do not conform to Bonita's brand. Why not make fewer multi-million-dollar homes (such as horse property) which is what the Bonita Community is known for). This project has way too much density for the community, too many people, too many cars, no front or back yards. Build fewer homes on larger lots to increase property value rather than decrease. Bonita is not Eastlake, don't build Eastlake homes in Bonita.
- ii. Traffic/Congestion: That stretch of road is already one of the most congested in the area, this many new homes will add significantly to the project. Worried about enlarging road, one way in and out, won't be able to ride bikes, walk/jog or ride horses on the trails in this area because of the traffic danger,
- iii. Natural Habitat: This project will destroy the wildlife, trees (which buffer freeway noise), bring watershed and litter problems. Residents from National City are also impacted and are worried about potential new roads above their homes.

The discussion concluded with the public stating they appreciate all the work done by the Phair company and the fact that the Phair's are Bonita residents, but ask them to rethink this project. The representatives of the Phair Company stated that they would be transparent in their interactions with the neighborhood and community and inform them of each step taken relative to this project. In addition, they made their business cards available for the public to take should they desire to contact them in the future.

Action Items:

5. Parcel number 590-130-33-00, 5034 Bonita Road- Auto Zone remodel. Bruce Marteney Presenting

PROJECT DESCRIPTION: The project is a remodel of the old Dollar Oasis Building located in the Bonnie Brae Shopping Center at the intersection of Central Ave. and Bonita Rd., Bonita, CA. The applicant proposes to remodel the existing building into an Auto-zone Store. The Applicant provided a site plan detailing the building, and proposed parking in relation to the shopping center, and a rendering of the building, including signage. This is the 2nd time this has come before the planning group, the 1st time was November 7, 2017. At that time, the *"... Planning Group is not ready to accept the permit exemption as discussed, for the following reasons: We need to see a rendering of ALL the architectural designs being discussed; We need to see what and where the signage will be; Lighting around building has not been discussed; we need more information about the proposed loading dock not only for information but with respect to Starbuck's proposed demolition."*

Rendered building Designs and site plans were presented to the SCPG. Both Bruce Marteney and Auto Zone RE Sr. Manager, Michael Chastain (from AutoZone's home office in TN) stated that the signage would have no internal lighting and would be lit by gooseneck lights, despite what was shown on the rendering. In addition, the loading door/dock was moved to the East side of the building, a more rustic look was added including faux Barn doors. Windows will have dark tint on them as they will be filled in on the inside of the store and will not have large signage or writing on them. There will probably be posters on the entrance door and windows facing the parking area inside the shopping center. The paint scheme will be neutrals and lighting (both outside and signage) will adhere to the guidance of the Sweetwater design manual. Mark Kukuchek made a Motion to approve the project with the condition of no interior lighting of the sign, the motion was seconded by James Stokos.

VOTE: Aye: 11 No: 1 Abstain: 0 Absent: 3

Non-Action Items:

6. Victor Avina: Update from Supervisor Cox's Office: Victor was unavailable to attend the SCPG meeting.
7. Trails Report: Mark Kukuchek
 - a. September 15th, 2018, I love a Clean San Diego will be working with local community groups including the Bonita Valley Horsemen to do a Clean up of Morrison's Pond, including large areas of homeless debris which directly affect the watershed.

- b. Jill Terp from US Fish and Wildlife has confirmed that the USFWS now owns the Bonita Meadows refuge area. Must make sure the USFWS honors the current open trails in this area and does not prohibit their use.
- c. Concern over significant dumping (the dumped items appear to be both residential and construction/commercial) on Proctor Valley Road. The County has stated they wanted to close this road and make a trail and get a horse gate for access (which would help alleviate dumping issues). It is requested that this issue be included as an action item on the next month's agenda and have Victor Avina, DPW and DPR address.
- d. There will be a Public Workshop relative to the Otay Regional Trail Alignment on Wed. June 20, 2018 from 5:30-8:30at Arroyo Vista Charter School 2491 School House Road, Chula Vista. Bonita residents are encouraged to attend.
- e. PLDO recommendations will be going before the board of supervisors on 6/27/2018. The Board will be presented with various options to consider and vote on.

8. Updates and Announcements:

- a. Toney and Judy Tieber are concerned the untrimmed Palm trees on the side of proctor valley road (in front of the Bonita Meadows refuge) due to the potential fire hazard. The County refused to cut down the palms or trim them, due to "aesthetic reasons". Since the palms are in the power line right of way, Judy Tieber is going to contact SDGE to see if they will cut them down

9. ADJOURNMENT- 9:00 pm

Purpose of Planning and Sponsor Groups:

Advise the County on discretionary projects as well as on planning and land use matters that are proposed within their respective community planning or sponsor group area.

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