

County of San Diego Sweetwater Community Planning Group

**REGULAR MEETING MINUTES
TUESDAY**

September 4, 2018 7:00PM

Bonita Vista Middle School Cafeteria, 650 Otay Lakes Rd.
Chula Vista CA 91910

Administrative Items

Co-Chair Steve Stonehouse brought the meeting to order at 7:00

Item #1: Roll call: Secretary Liz Stonehouse called the roll by name. Steve Stonehouse co-chair, Harriet Taylor, co-chair, Liz Stonehouse, secretary, Uwe Werner, James Stokos, Mark Kukuchek, , Irene Blacklock, Sheri Todus, Michael Garrod, Rick Blacklock, Diane Carter, John Taylor, Daryl Hern

Excused: Tony Tieber, Judy Tieber

On the matter of teleconferencing this meeting with Tony and Judy Tieber not present, Steve motioned: The use of teleconferencing by our Group be tabled until we have received in writing advice from County Counsel. Uwe seconded. There was discussion. It was noted that out bylaws do not allow for teleconferencing: it is allowed at Sweetwater Authority: it is not allowed in the U.S senate: we have not done this before. Vote: Accept motion 9, deny motion 4, Harriet Taylor, John Taylor, Michael Garrod, Sheri Todus. 2 members excused.

Item #2: Corrections to August Minutes: The Twilight Parade kicking off Bonitafest is on September 21 not the 20th. The Melodrama runs from the 26th through the 30th. Move to approve with corrections Doc, Second Uwe. Through roll vote Aye 12, Noe 0, Abstentions 1 Rick Blacklock, 2 members excused.

Item #3: Uwe mentioned that there was a homeless problem behind the Dollar Store.

Item #4: Trails Report: Diane Carter. Diane praised Mark's efforts as a trail advocate.

September 15th from 9 to 12 is the date of a major clean-up of the Morrison Pond area of the Regional Park. Volunteers staging at the

Pinery. Bring gardening gloves and wear a hat. Bags and water will be provided. Even if you think you are not strong enough for heavy work, come anyway: there are things you can do. This clean-up carries High School Community Service credit.

On September 21st is the Annual Twilight Parade to kick off Bonitafest. This parade goes over the most heavily used trail in San Diego. Since this is a multi-use trail we want anyone to come and be in the parade, horse riders, dog walkers, walkers, bikers, and strollers.

The Sweetwater Loop trail through District 2 is still on hold while the Supervisors and the Water District hammer out an agreement which we hope will lead to a multi-use trail.

There are three new rangers at Summit Park whose job it is to deter homeless people from settling in the Preserve. They find them, issue notices that they cannot camp there then notify Social Services and the Police when their time is up.

Once again Mark and Bonita Valley Horsemen are to be commended for their work on the trail that leads to Mother Miguel.

Item#5: Updates and announcements: Co-Chair Steve Stonehouse recognized Michael Clowers who was in attendance and Daniel Diaz and Shane Parmely who were not. These people will be taking over vacated seats in January.

Action Items

Item #6: PDS2016-MUP-16-010/PDS2016-ER-16-18-002 Ace Self Storage-Bonita. APN 593-050-57: Chris Brown speaking on behalf of Chad Bailey gave a general description of the project which is of a three buildings storage facility two buildings of which are to be two stories. He said that the applicant has come before Planning Group eight times to get this approved. The applicant has followed all the suggestions that were made both by the Group and by the Public. They have complied with the scoping letter.

Questions from the Group:

Are the 'others' stated on the diagrams going to conform to our Design Guidelines as to signage? Yes

Why do you show internally lit signs when our Guidelines state that this is not allowed? No internally lit signs.

Why is there more signage than is allowed by your building size? We will follow your guidelines.

Did you do a market analysis on this? It wasn't needed: Michelle Chang, County.

The Design Guidelines state that a market analysis needs to be for the needs of the residents only. Not specifically required by CEQA, Michelle Chan. Several more questions were asked and answered about the Market analysis.

In the scoping letter it stated that all water runoff cannot leave the property. Are you addressing that? Yes, the County grading and water management plan is one of the strictest.

So, the County has put their blessing on these plans? The public has a right to read and comment on the CEQA document which is due out on the 6th. Michelle Chan.

So the County is going to put this out for public review without giving us the right to review it? If the CEQA is out the sixth, you have 30 days to review and comment. If your next meeting is in October you should have time to review the document. Michelle Chan

Community comments which were pertinent and not repetitive of the ones stated by Group:

How does this benefit the community?

This is a rural area, wouldn't this sort of structure invite rodents or homeless?

Wouldn't this sort facility encourage the crime?

One woman had a real concern. The original grading permit required the signatures of herself and her husband before proceeding.

It turned out the setback had changed so they no longer needed to sign. She was alarmed by the County's attitude toward this.

A member did not like the Architecture because it didn't in his eyes conform to the Design guidelines.

It doesn't fit into its surroundings.

Planning Group is supposed to represent the community, not the developers. There is not enough demand.

The land is not zoned for this sort of use. The zoning ordinance was read aloud to prove that it was.

The height of the trees will be incompatible with Bonita.
The extra traffic will swamp Bonita Road at a time when the road is already overloaded.
The idea of seeing a building when I look out my window will put a damper on my morning.
One woman stated that in another storage facility she saw people washing cars and working on cars.
This use of the land will negatively impact our home's values.

Harriet entered a motion to postpone the vote because we need more time to consider the plans and community input. Doc seconded. After discussion, Doc agreed to rescind his second and Harriet agreed to abandon her motion.

Michael Garrod motioned: That this project: PDS2016-MUP-16-010/PDS2016-ER-16-18-002 Ace Self Storage-Bonita, APN 593-050-57 be denied. Sheri seconded. Motion carried, Aye 11, noe 0, Abstentions 2, Doc Stokos, Liz Stonehouse, two excused. After the vote Michael Garrod explained that anyone can attend the upcoming meetings on this subject. That they can get a copy of the CEQA document through the County and comment on that.

Motion to adjourn Doc, seconded Uwe. Adjourned 9:10

Respectfully submitted
Liz Stonehouse, Secretary
Sweetwater Community Planning Group

Next meeting 7PM October 2, 2018 Bonita-Sunnyside Fire
Department Community Room