

COUNTY OF SAN DIEGO SWEETWATER COMMUNITY PLANNING GROUP

Regular Meeting Minutes: Tuesday, March 3, 2026

Bonita-Sunnyside Library, 4375 Bonita Rd., Bonita CA

ADMINISTRATIVE ITEMS

Meeting called to order by Chair Felix Felix at 7:05pm.

Item #1: Roll Call. Uwe Werner: excused absence. Other 14 members present included Felix Felix, Patty O'Mara, Liz Stonehouse, Michael Clowers, Lori Noe, Mark Kukuchek, Harriet Taylor, Stephen Stonehouse, Michael Garrod, Daniel Diaz, Tony Tieber, Judy Tieber, John Taylor, and Penni Neely.

Item #2: Pledge of Allegiance recited.

Item #3: Approval of Feb. 3, 2026 meeting minutes. Motion by J. Taylor, 2<sup>nd</sup> by L. Stonehouse. All members approved except M. Garrod, who abstained due to absence.

Item #4: Public Comment. No comments offered at this time.

ACTION ITEMS

Item #5: Approval of the order of the agenda. Motion by L. Stonehouse. 2<sup>nd</sup> by J. Tieber. All members present approved.

Item #6: RP#2025-0013-SCPG - The County of San Diego is processing a request to vacate portions of Quarry Road and Sweetwater Road as conditioned by PDS for their (MUP-21-009) project - Presented by Real Estate Division, Senior Land Surveyor Tom McCabe and DPW Project Manager/Transport Specialist, Richard Chin, with input by engineer Ben Huber.

This must be approved by the Board of Supervisors. Group member and community members expressed opposition to project due to safety issues, as the absence of flagmen was observed, while trucks were backing onto Quarry Rd from Sweetwater Rd. Chair asked community to document and photograph or video these observances and report them to the County. Richard Chin will report back regarding this issue.

Call for vote. Motion by M. Kukuchek, 2<sup>nd</sup> by P. Neely. Eleven members voted aye, with members L. Stonehouse, S. Stonehouse, and John Taylor voting no. U Werner absent. Motion passed.

NON-ACTION ITEMS

Item #7: Bonita Road Bicycle Safety Improvement Project - presented by SD County, DPW Project Manager Robert Sanchez. Proposed green road markings from Central Ave to County line at Villas, with limited right-of-way. Funded by FHWA/CALTRANS. Delays in project may occur if changes to plans made, but expect late 2026 to finish plans, with construction completion late 2027. Board of Supervisors must approve. No widening of road planned. Existing turn lane will remain. Green striping is the only change. Discussion regarding false sense of trust for bikers, but perhaps "better than nothing." When asked, presenter stated that this project was prompted by accidents, not by request of bicyclists. Group member remarked that presenter quoted # of cars on that roadway daily, but not the # of bicycles. He stated that they have not collected that information. Taxpayer expense for

green striping and no other intervention such as road widening/curb separation expressed, as well as need for this project at all.

Item #8: PDS2025-STP-25-021 Design plans for a two-story commercial building at 5202 Bonita Rd.- presented by SD County Project Manager Chris Jacobs for Techne Principal Architect Abhay Schweitzer. Recused from discussion, due to proximity to project, but remaining present were L. Stonehouse, S. Stonehouse, and P. Neely. Of note, this discretionary application is subject to CEQA. Presenter stated that this project is compatible with commercial corridor, and will be utilized as business offices and retail, with an outdoor patio deck on the roof above the 2<sup>nd</sup> floor. Plans were discussed. Proximity to private residences and the anticipated intrusion of their privacy with noise, light, and traffic was shared by those residents and the group. Metal stairs on the outside of the building would be noisy, and suggestion to change to concrete stairs, or internalizing the stairs inside the building for privacy and noise control made. Height of building also an issue with community. Presenter stated it is within limitations, but he can get a new permit to increase height. Vague presentation of plans brought to light by group. No mention of type of businesses expected there. "Leasing broker will decide tenants" was the response. Concerns expressed that building is not meeting community guidelines. Signage information not provided for example. Parking will include employees and patrons. Will overflow park on streets? Roof material not specified. Concern that parties on rooftop patio deck may extend onto rooftop, causing more disruption to neighbors. Traffic study, including 2 parking spaces that back onto Frisbie St. at side of restaurant, will be reported to Chair and shared with group, as requested. Group also requested options such as moving the building further west, away from neighbors' homes, buffered with parking there at current proposed site, trees for privacy. Outdoor storage and railings may be potential safety issue. Additional traffic may be safety issue for children walking to nearby school. Group requests that applicant come to our meeting to answer questions also.

Member requested info on the Process: Notice of Application, Task Assignment, Conditions of Approval (approve/deny/approve with conditions?). Who is the decision maker? Planning Commission? Zoning Commission? CEQA process does allow exceptions. Need CEQA documentation and scoping letter before any vote, per group member. What is the intended use for the rooftop deck? Do parties require permits? If internal elevator to deck is planned, why are external stairs needed, and can they be installed internally on the east side?

Will we ever hear from the applicant, architect, and developer? Initially, Dr. Carlos Bautista and his son came to present, and there have been multiple plan changes. Plans to date remain vague. Mitigated negative declaration recommended by member.

Item #9: County of SD, District1 Board Supervisor Updates with Senior Community Rep. Marianne Delatorre. Supervisor looking into street cleaning, code enforcement, micropark at Sweetwater and Central Ave, speeding, public safety. CINA funding passed, to include SVLL improvements. Paloma fellowships. Creation of Office of Film. Members request vacated animal shelter property be converted to community center/recreation center. Members agreed to move Marianne's report to Public Comment so that community members are present for that, as they tend to leave early, after discussion items. Plans to continue funding for watershed project reiterated by member, as there were more flooding issues with last rain. Reminder to Marianne that we wish to continue process to eliminate

fees for 125 toll road to reduce through-traffic in Bonita (in avoidance of the tolls). Marianne will have library hours 3<sup>rd</sup> Wed 5-6 pm.

Item #10: Ernesto Castaneda not present for David Alvarez updates.

Item #11: Trails Update by M. Kukuchek. Bridge rebuilt near Nanette St. and improvements along golf course.

Item #12: Traffic Advisory by M. Clowers. None to report.

Item #13: San Miguel Community Watershed Adhoc updates. None to report.

Item #14: Community updates by H. Taylor. Still no answer as to opening day for AutoZone.

Item #15: Adjourn at 9:30 pm.

Respectfully submitted by Lori Noe, Secretary.

Meetings first Tuesday of each month at 7pm at the Bonita-Sunnyside Fire Department, unless otherwise noted.