

County of San Diego Sweetwater Community Planning Group

Regular Meeting Minutes

April 7, 2026

Bonita-Sunnyside Fire Station: 4900 Bonita Rd., Bonita CA

1. Roll Call: All 15 members present. Felix Felix, Patty O'Mara, Lori Noe, Liz Stonehouse, Michael Clowers, Uwe Werner, Mark Kukuchek, Harriet Taylor, Stephen Stonehouse, Michael Garrod, Daniel Diaz, Tony Tieber, Judy Tieber, John Taylor and Penni Neely.
2. Pledge of Allegiance recited.
3. Approval of March 3, 2026 Minutes. Motion by M. Kukuchek, 2nd by L. Stonehouse. All voted aye.
4. Public Comment:
 - ***Member stated there is now a large white tent on previously discussed property on Bonita Meadows. Resident ignores cease and desist orders by County for party venue there, per community member. Another member stated that Fire Marshall must approve this structure. Plan is to report this to County, Fire, and Code Compliance.
 - ***Second topic concerned large numbers of "E-bikes" riding in groups on main thoroughfares and streets in our community, popping wheelies and disrupting traffic. Member stated that these are actually E-motorcycles, not E-bikes, and that they are only allowed in off road areas and cannot be registered for street use. CHP made policy not to chase these groups for safety reasons. These groups were also seen "taking over" the bike park. E-bikes and E-motorcycles are not allowed there and tear up the track. Group agreed that parents and CHP need to be involved to enforce these rules. Idea offered to work with middle schools and high schools to coordinate free safety course to County teens. Info was given to schools for these classes, per community member. Also, suggestion made to have designated area for them to ride, although this would not eliminate riding on streets to get there.
 - ***Third discussion was led by Marianne Delatorre from BOS Paloma Aguirre's office. Per public safety requests, there will be a community meeting in June when venue found. Library will not be available due to June elections. At last BOS meeting, Fairness and Public Protection Unit was established, to support D.A.'s efforts. CHP and sheriff are doing code enforcement and investigation of a resident on Briarwood, and have towed several vehicles parked there illegally. Previous suggestion of park space with Bonita-Sunnyside welcome sign discussed for corner of Sweetwater Road and Central. Request was heard to seek private funding rather than taxpayer expense. "Small Business Walks" happening in business areas. Health Resource Fair to be held due to HR-1 cuts. E-bike issues will be brought to County's attention. Chula Vista has an ordinance in place that could be referenced. Office hours for Marianne are first Tuesday of each month from 5-6:30pm at the Bonita library.

5. ACTION ITEM. Approval of order of the agenda. Motion by L. Stonehouse, 2nd by U. Werner. All members voted aye.

NON-ACTION ITEMS

6. Housing Unlocked: Options to Reduce Zoning Constraints on Housing Development – Presented by SD County, Planning and Development Services, Senior Planner Geoffrey Plagemenn, Planning Manager Joshua Menvielle, and Associate Planner Alexa Kerr. Slide presentation given to group, who had many questions. Phase One discussion included five programs and one board directive. Each of these programs were discussed in detail, including 3.1.3A- Zoning Ordinances and Development Designators (Building height, building type, setbacks, max FAR, open space, and P designator), 3.1.1.C- ZO Amendments to Achieve Maximum Density, 3.1.1.D- Diversity of Land Use and Build Types, Tiny Homes on Wheels (THOW), 3.1.1.K- Expand Checklist Exemptions, and 3.3.2A-Group Homes of 7 or More. Residents expressed concerns over increased density in our community and compliance with our community guidelines.
7. County Roadside Vending Draft Ordinance. “Unregulated roadside vending has become an item of concern for the health, safety, and welfare of Unincorporated County communities. Constituents have been in contact with the San Diego County Sheriff, California Highway Patrol, San Diego County Department of Environmental Health and Quality, and San Diego County Department of Public Works regarding this issue. State law now requires the County to adopt a program by ordinance or resolution to regulate roadside vendors. The adopted program can only regulate vendors as it directly relates to objective health, safety, or welfare concerns. If adopted, this program would require all roadside vendors to obtain a permit to vend within the County Road right-of-way with restrictions to time, place and manner as it directly relates to objective health, safety and/or welfare concerns. The County is seeking constructive comments and support from community groups, residents, and community organizations on the drafted ordinance establishing a roadside vending permitting program.” Chair F. Felix read aloud the proposed ordinance. Community offered comments, such as limiting vending time, if allowed at all, to begin no earlier than sunrise and end at sunset, and avoidance of blockage of sidewalks for disabled persons, strollers, and citizens in general.
8. Trails Update – none.
9. Traffic Advisory Update – M. Clowers... as described above regarding E-bikes and E-motorcycles.
10. Community Update – none.
11. San Miguel Community Watershed Adhoc Update – none.
12. Adjournment 9:38pm.

Next meeting May 5, 2026 at Bonita-Sunnyside Fire Station at 7pm.

Respectfully submitted by Lori Noe, Secretary.