

**MINUTES OF THE MEETING TUESDAY FEBRUARY 6, 2018**

**Location**

Otay Water District Headquarters  
2554 Sweetwater Springs Blvd  
Spring Valley, CA 91978  
Training Room, Lower Level

**Meeting called to Order:** 7:00 PM, David Johnston, Chair

**A. ATTENDANCE**

- **Members Present:** 13 (Johnston, Tinsley Becker, Herron, Baillargeon, Burley, Bickley, Feathers, Kenny, Kossman, Myers, Nold, Schuppert, Steele)
- **Members Absent:** 2 (Hyatt, Zimmerman)
- **Member Vacancies:** 0

**B. APPROVAL OF MINUTES**

- **Minutes to Approve:** December 5, 2017 VDO CPG Meeting
- The CPG adopted the minutes from the December 5, 2017 meeting
- **VOTE:** 11 / 0 / 2 / 2 / 0 Order: (Yea / Nay / Abstain / Absent / Vacant)

**APPROVAL OF MINUTES**

- **Minutes to Approve:** January 2, 2018 VDO CPG Meeting
- The CPG adopted the minutes from the January 2, 2018 meeting
- **VOTE:** 10 / 0 / 3 / 2 / 0 Order: (Yea / Nay / Abstain / Absent / Vacant)

**C. PUBLIC COMMUNICATION ON NON-AGENDA ITEMS**

Discussion of city taxes on unincorporated county residents  
Community Forum -Disaster Preparedness - Feb 21, 2018 7:00 p.m.

**D. ACTION ITEMS**

**Item 1: Discretionary Permit for PDS2017-STP-17-046 Site Plan**

- **Start Time:** 7:11 p.m.
- **CPG Presenter:** Kossman
- **Applicant Speakers / Representatives:** Matt Leveque, Crown Castle
- **County Representative:** \_\_\_\_\_
- **Abstentions or Disqualifications:** \_\_\_\_\_
  - **Abstain Vote Explanation:** \_\_\_\_\_
  - \_\_\_\_\_
  - \_\_\_\_\_
- **Item issue Summary:**

Project consists of three installations combined into a single application on SDG&E poles. Near Eucalyptus Park on Lavell street (near Edgewater Drive) and on nearby Edgewater Drive (North and South) - not visible from park.  
New approach to off-load data from main-towers -this install based on new demand for cellular data. This approach is expected to expand in the future.

**Public Comment:**

Question regarding EMF fields on poles, yes, but minimal  
Question if project is exempt from CEQA, yes

- **CPG Discussion Points:**

Notification to public not yet completed, may require return to CPG, if County does not host public comment hearing.  
Discussion of heights, not seen as issue by county.  
Discussion of undergrounding in the future - can poles stay.  
Discussion of noticing by county which is expected to be required.  
Discussion of CPG involvement in crafting of programmatic agreement with County - not in place at this time.
- **Motion:** Motion to approve with conditions (by Kossman):
  - Devices camouflaged or painted to meet neighborhood needs or to match existing pole**
  - Replace wood poles with wood, not Tubular Steel Poles (TSP)**
  - In case of disturbance, road is to be repaired (grind & overlay) around poles.**
  - Appropriate Neighborhood notification given**
- **Second:** Kenny
- **VOTE:** 12 / 0 / 1 / 2 / 0 Order: (Yea / Nay / Abstain / Absent / Vacant)

**Item 2: Site Plan Waiver for a new 7-Eleven. On Parcel 500-192**

- **Start Time:** 8:17 p.m.
- **CPG Presenter:** Tinsley Becker \_\_\_\_\_
- **Applicant Speakers / Representatives:** Chris Post
- **County Representative:** \_\_\_\_\_
- **Abstentions or Disqualifications:** \_\_\_\_\_
  - **Abstain Vote Explanation:** \_\_\_\_\_
  - \_\_\_\_\_
  - \_\_\_\_\_
- **Item issue Summary:**

Applicant seeks to complete facade enhancements and tenant improvements at an existing commercial strip location. Project Applicant requesting approval of the Site Plan Permit Exemption.

- **Public Comment:**

Allan Arthur, a member of the Casa de Oro Community Alliance noted the applicant is uncooperative with the community and resistant to requests to address landscape issues. He also commented that the applicant's building, and the building across the street, also owned by the applicant are generally not well maintained.
- **CPG Discussion Points:**

Discussion of parking - existing is over-parked - over 6.4 spaces per/1000, required is 4 spaces per 1000.  
Discussion of screening of trash receptacles  
Question regarding landscaping - landscaping on property not required but landscaping is in public right-of-way.  
Discussion of landscaping improvements not being on-site. Landscape conditions cannot be added to the site plan permit exemption motion.  
Discussion of enter/exit of center. May be addressed in future phases.  
Discussion of re-location of trash bin to back of building in designated locations. They are currently very unsightly. Project applicant noted grade in back of building is lower than road and makes management of trash bins difficult.
- **Motion:** Motion to approve site plan waiver to be in compliance with "B" & "D" waiver (Kinsley Becker).
- **Second:** Kenny
- **VOTE:** 8 / 5 / 0 / 2 / 0 Order: (Yea / Nay / Abstain / Absent / Vacant)

**Item 3: Site Plan Waiver for AD Improvements for the 7-11 at 10049 Campo Road property**

- **Start Time:** 9:20 p.m.
- **CPG Presenter:** Tinsley Becker
- **Applicant Speakers / Representatives:** Donny Wheeler
- **County Representative:** \_\_\_\_\_
- **Abstentions or Disqualifications:** \_\_\_\_\_
  - **Abstain Vote Explanation:** \_\_\_\_\_
  - \_\_\_\_\_
  - \_\_\_\_\_
- **Item issue Summary:**

Applicant seeks to complete improvements at the property to comply with the American With Disabilities Act including asphalt repairs, the addition of a second handicap parking space installation of a concrete ramp and installation of truncated domes.

- **Public Comment:**
- **CPG Discussion Points:**  
Discussion of recommendation ADA projects do not need recommendation need design checklist under designator
- **Motion:** motion to approve a site plan permit exemption on the basis the proposed ADA enhancement project at the subject historically ineligible freestanding single-story commercial building and associated parking lot may be viewed as one of a class of project eligible of exemption under Municipal Code Section 5757(c) and, as the purposes of the site plan permit have been fulfilled by the provided set of drawings
- **Second:** Feathers
- **VOTE:** 13 / 0 / 2 / 0 / 0 Order: (Yea / Nay / Abstain / Absent / Vacant)

**Item 4: Ramen Girl Minor Deviation 506-130-19-00 2959 Jamacha Road El Cajon**

- **Start Time:** 9:20 p.m.
- **CPG Presenter:** Baillargeon
- **Applicant Speakers / Representatives:** Donny Wheeler
- **County Representative:** \_\_\_\_\_
- **Abstentions or Disqualifications:** \_\_\_\_\_
  - **Abstain Vote Explanation:** \_\_\_\_\_
  - \_\_\_\_\_
  - \_\_\_\_\_
- **Item issue Summary:** New Sign for Rame Girl at 2959 Jamacha Road Suite 20B. Request for Minor Deviation.

- **Public Comment:** None

- **CPG Discussion Points:** None
  
- **Motion:** motion to approve minor deviation for the Ramen Girl Sign
- **Second:** Kenny
- **VOTE:** 13 / 0 / 0 / 2 / 0 Order: (Yea / Nay / Abstain / Absent / Vacant)

**E. GROUP BUSINESS:**

Short-term Rental Sub-committee Report [Myers/Kossman]

- Second Sub-Committee Meeting with GMA members including Susan Nichols
- Problems with "Party Houses" not hosted rentals or smaller properties
- Of 73 sites in review VDO region, 20% sleep more 10 - this group appears to be the source of the problem.
- Main complaints: noise, traffic, trash, street obstructions, belligerence, and fighting.
- Problems also related to inattention and irresponsibility by owners/property managers.
- Length of stay also correlated with problems - shorter stays are associated with more frequent and intense problems.
- Lack of formal registration/regulation for party houses leads to abdication of responsibility by owners/managers
- Lack of regulation limits Sheriff's ability to intervene.
- Proposals were identified to address issues
- Problem Party Houses were identified

Capital Improvements Sub-Committee

- Committee reviewed more than 100 roads in the VDOCPG area.
- Assessed road conditions in poor/poor-to-fair/fair/fair-to-good/good scale
- Incorporated previous and planned county road improvement projects in database
- Did not prioritize projects already planned by county
- Fourteen road surfacing projects were prioritized by the sub-committee
- Other Capital Improvement projects will be reviewed and prioritized by the sub-committee for discussion during March VDOCPG meeting

Active Projects

Skyline Church - Schuppert/Johnston received update from planning - we are expecting a draft Initial Environmental Study.

**F. ADJOURNMENT:** 10:25 p.m.

Submitted by: Michael Herron