MINUTES OF THE MEETING TUESDAY, JULY 3, 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, Bickley, Feathers, Hyatt, Kenny, Kossman, Myers, Nold, Schuppert, Steele, Zimmerman)
- Members Absent: 2 (Baillargeon, Burley)
- Member Vacancies: 0

B. APPROVAL OF MINUTES
- Minutes to Approve: June 5, 2018 VDO CPG Meeting
  The CPG adopted the minutes from the June 5, 2018 meeting
- VOTE: 8/ 0 / 5 / 2/ 0 Order: (Yea / Nay / Abstain / Absent / Vacant)

C. PUBLIC COMMUNICATION ON NON-AGENDA ITEMS
There was no community comment offered.
D. ACTION ITEMS
Item 1: Waiver for construction of Accessory Dwelling Unit (ADU) with attached garage in excess of 480 sq. ft. 493-410-74-00, 1426 Lomita Rd., El Cajon, CA 92020

- Start Time: 7:04 p.m.
- CPG Presenter: Tinsley Becker,
- Applicant Speakers / Representatives: ____________________________________________
- County Representative: _________________________________________________________
- Abstentions or Disqualifications: ______________________________________________
  - Abstain Vote Explanation: ____________________________________________________
  - _______________________________________________________________________
  - _______________________________________________________________________

- Item issue Summary:
  One Building/ Two Stories (1150 Garage + 922 Living Space Above
  – exceeds square footage by 480 sq ft.)
  Near existing 1389 sq ft dwelling

- Public Comment:

- CPG Discussion Points:
  Recommend Approval without Conditions
  Concern: new rules – this applicant had compelling reason (garage footprint) but could be setting precedent.
  General Plan calls for 1 acre lot size

- Motion: _To Approve without conditions by Tinsley-Becker
- Second: _by Kenny
- VOTE: 8/ 5/ 0 / 2 / 0 
  Order: (Yea / Nay / Abstain / Absent / Vacant)

Ivanhoe Ranch:
The proposed project includes development of 119 single-family residences, the designation of areas for open space areas within the approximately 121.9-acre property. An existing single-family residence which is within a lifetime estate would remain and no development impacts are anticipated. The existing project site is currently designated with the SR-10 land use designation and with the A70 Use Regulation. The project proposes a development which would change the land use designation on the western 42-acres to SR 0.5, and to SR 2 on the eastern 78- acres, with the appropriate RS Use Regulations. The subdivision program in the western area includes two plotting programs with 38 small lots (0.25 acres minimum), 40 medium lots (0.5-acre minimum). The lots for the balance of the site (south and east) include 41 large lots with a one -acre minimum. A "D" designator Site Plan is also submitted for architectural controls. The Site Plan includes nine residential building plans with a variety of building colors and materials.

- **Start Time:** __ p.m.
- **CPG Presenter:** Johnson
- **Applicant Speakers / Representatives:** __Vance Plan___________________________
- **County Representative:** ___________________________________________________  
- **Abstentions or Disqualifications:** _____________________________________________  
  o Abstain Vote Explanation: ___________________________________________________________________________
  o __________________________________________________________________________________
  o __________________________________________________________________________________

**Item issue Summary:**
- project site is currently designated with the SR-10 land use designation
- development would change the land use designation on the western 42-acres to SR 0.5, and to SR 2 on the eastern 78- acres, with the appropriate RS Use Regulations
- western area includes two plotting programs with 38 small lots (0.25 acres minimum), 40 medium lots (0.5-acre minimum). The lots for the balance of the site (south and east) include 41 large lots with a one -acre minimum.
- Remnant of Steel Canyon Specific Plan
- Williamson Act Repayment

**Public Comment:**
- Jim Caputo Homeowners’ Board
- Concerned about Right of access across property on Ashley Park Drive
- Requesting noticing to Steele Canyon Community with presentation and outreach
- Horse Trail will be open to the public.
- Elizabeth Quhart of Cottonwood Springs
- Concerned about limited notice to few
- Suggested presentation in school
- Concerned with cumulative impact of growth
  o to traffic
  o on surrounding roads
  o wildlife
  o increased noise
  o service systems/water conservation

**CPG Discussion Points:**
- Concern with egress/access with clustering
- Higher Density away from Steel Canyon on view site
- AD Designator – Project will return to VDOCPG
- Increased trips
- Landscaping with low water vegetation
- Stream Bed/Wetland in Open Space Lots
- Lot size/density of Land use (Village vs Semi-rural) – highest density allowed

Meeting Minutes: __July 3, 2018__
Community Plan Addresses Lot averaging and lot clustering
No affordable Housing
No public transit
Green building/solar
Native Plants/ Rain Barrels
Mitigation of traffic impacts
Agricultural reserve – no new wells
25’ retaining wall included in project
Underground utilities
Sidewalk Concrete vs D/G
20’ public utility easement
Lot Coverage 3650 on smallest lot

Motion: _No Motion
Second: ______________________
VOTE: 0 / 0 / 0 / 0 / 0 Order: (Yea / Nay / Abstain / Absent / Vacant)

E. GROUP BUSINESS:

Review Elections of seats with terms ending this year.
Review need to complete Ethics Form 700
Grants for Parks – Estella and Lonny Brewer Dog Park
Work to start Fall 2018
Update on Casa de Oro Alliance
  • Specific Plan Funding from grant
  • Consulting and informing with VDOCPG expected –
  • for example, Conditional Use Permits / Deemed Approved Ordinance

F. ADJOURNMENT: 9:50 p.m.

Submitted by: Michael Herron