

MINUTES OF THE MEETING TUESDAY, FEBRUARY 05, 2019

Location

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

Meeting called to Order: 7:00 PM, Wendy Tinsley Becker, Chair

A. ATTENDANCE

Present: 13 (Bickley, Burley, Feathers, Gerhart, Hermann, Herron, Johnston, Kossman, Myers, Schuppert, Steele, Tinsley Becker, Zimmerman)

Absent: 2 (Baillargeon, Hyatt)

B. APPROVAL OF MINUTES

• **Minutes to Approve:** January 2, 2019 VDO CPG Meeting

• **Motion to approve:** Bickley

• **Second:** Feathers

• **Yea: 11** (Bickley, Burley, Feathers, Herron, Johnston, Kossman, Myers, Schuppert, Steele, Tinsley Becker, Zimmerman)

• **Nay:** (None)

• **Abstain: 2** (Gerhart, Hermann [both not VDO CPG members January 2, 2019])

• **Absent: 2** (Baillargeon, Hyatt)

• The CPG adopted the minutes from the January 2, 2019 meeting

C. PUBLIC COMMUNICATION ON NON-AGENDA ITEMS

Hermann proposed learning more regarding local eucalyptus trees, specifically their potential risk to citizens' safety and property.

D. INFORMATION ITEMS

Campo Road Business Corridor Specific Plan Update

The bidding process has been defined and a request for proposal for teams and consultants is being prepared. The project kickoff is expected in February or March.

E. ACTION ITEMS (Item E1 shifted on agenda due to projection equipment failure)

Item E1:

• **Start Time: 7:37 p.m.**

• **Item issue Summary:** Casa de Oro Alliance Risk-Related Business Information Package

• **CPG Presenter:** Herron

• **Applicant Speakers / Representatives:** Lisa Stewart, Co-Chair, Casa de Oro Alliance, Government Affairs Subcommittee

• **County Representative:** (None)

• **Abstentions or Disqualifications:** (None)

• **Public Comment:** (None)

• **CPG Discussion Points:**

Johnston: Define welfare issues? Stewart: Friction, crime, vagrancy, alcohol

Kossman: Buy in by owners of high-risk businesses? Stewart: They were included in survey two years ago

Kossman: How much buy in by owners of high-risk businesses? Stewart: Results not broken out that way. Conversation not concluded yet. All businesses should be part of the process.

Schuppert: Concern about VDO CPG being married to the document. Tinsley Becker: first step, not final wording.

Steele: What percentage of businesses considered high-risk? Stewart: ~10%, statistics not available

Gerhart: How will enforcement be done and fees assessed? Stewart: Details yet to be determined

Gerhart: Fees only for high-risk businesses? Stewart: Yes

Bickley: How many businesses in the area? Stewart: ~100

Bickley: How many businesses in the area surveyed? Stewart: 47

Tinsley Becker: Expect consultant to incorporate this work. VDO CPG can provide input

Schuppert: Tenants or owners notified? Stewart: Both

Feathers: Ambivalence regarding food pantries and homeless services being characterized as high-risk

- **Motion: to promote Risk-Related Casa de Oro Alliance Business Information Package to County: Tinsley Becker**

- **Second: Hermann**

- **Yea: 13 (Bickley, Burley, Feathers, Gerhart, Hermann, Herron, Johnston, Kossman, Myers, Schuppert, Steele, Tinsley Becker, Zimmerman)**

- **Nay: (None)**

- **Absent: 2 (Baillargeon, Hyatt)**

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- **Item E2 Deferred:**

- **Item issue Summary:**

- **Proposed Mitigated Negative Declaration St. Gregory of Nyssa Greek Orthodox Church**

- **1454 Jamacha Rd. El Cajon, CA 92019**

Item E3:

- **Start Time: 7:10 p.m.**

- **Item issue Summary:**

PDS2019-VAR-19-001 Variance and Accessory Dwelling Unit
10802 Dutton Drive

Applicants request a variance to allow building into setback for an ADU, to be built in place of an existing garage. The setback is intended to provide a safe distance for cars failing to negotiate the uphill bend in Dutton. However, the slope plus the fencing and softscape makes such an encounter unlikely

- **CPG Presenter:** Hermann, Tinsley Becker

- **Applicant Speakers:** Clement & Victoria Wong

- **County Representative:** (None)

- **Abstentions or Disqualifications:** (None)

- **Public Comment:** (None)

- **CPG Discussion Points:**

Schuppert: Is there an additional garage, No, ADU has garage as ground floor.

Myers: What percentage of ADU was within setback? Less than 25%

Kossman: Are the rocks going to stay? There will be some realignment of the rocks.

Schuppert: Why the structure cannot be moved westward? Retaining wall prevents moving west.

Schuppert: Front yard setback for safety reasons? Ans: yes

- **Motion to approve variance without conditions:** Hermann

- **Second:** Feathers

- **Yea: 12 (Bickley, Burley, Feathers, Gerhart, Hermann, Herron, Johnston, Kossman, Myers, Steele, Tinsley Becker, Zimmerman)**

- **Nay: 1 (Schuppert)**

- **Absent: 2 (Baillargeon, Hyatt)**

- **Item Start Time: 8:55 p.m.**

- **Item issue Summary:**

PDS2019-VAR-19-002 Variance and SF Dwelling
4340 Mt. Helix Highlands Drive, La Mesa

Applicants request a variance to allow building front setback to be reduced from 50' to 40', to accommodate shifting dwelling toward Mt. Helix Highlands Drive and away from steep slope in rear.

Without the variance, the owners would have no back yard. The shift would result in the covered entryway to extend 10' into the existing setback.

- **CPG Presenter:** Gerhart, Bickley

- **Applicant Speakers / Representatives:** Kevin O'Neill

- **County Representative:** (None)

- **Abstentions or Disqualifications:** (None)

- **Public Comment:**

Collins family (4347 Mt. Helix Highlands Dr.) object to dwelling size; request no action until view impact determined. Tinsley Becker explained that the setback variance under consideration was an issue separate from the size of the proposed dwelling.

• **CPG Discussion Points:**

Johnston inquired as to the lot size. O'Neill was uncertain but said that the dwelling was 4300 sq. ft. Schuppert requested clarification of setback, which was provided by O'Neill.

Kossman asked if remaining neighbors had any objection. O'Neill: All other neighbors OK with plan. Schuppert observed that the construction was in keeping with that of the neighborhood.

Tinsley Becker stated that the proposed plan was consistent with the criteria of the neighborhood, setbacks, plan, and environment

Myers asked if the need for a variance was self-imposed. Schuppert responded that the character of the plan overrode the self-imposed issue.

Myers asked if two story proposed dwelling was out of character for the neighborhood. O'Neill stated that the apparent height of the dwelling was mitigated by the fact that it was down-slope from the neighboring properties.

Kossman observed that the requested setback was in keeping with the neighborhood.

Motion to approve variance without conditions: Bickley

• **Second:** Gerhart

• **Yea: 12** (Bickley, Burley, Feathers, Gerhart, Hermann, Herron, Kossman, Myers, Schuppert, Steele, Tinsley Becker, Zimmerman)

• **Nay: 1** (Johnston)

• **Absent: 2** (Baillargeon, Hyatt)

E4:

Item E5 Deferred:

• **Item issue Summary:**

LOWTS-008546 APN 495-320-45-00
9319 Carmichael Drive, La Mesa

F. GROUP BUSINESS:

F1: Election Certificates; Tinsley Becker; Distribute election certificates to elected members
Burley, Gerhart, Hermann, Myers, Steele, Schuppert

F2: Appointed Member Updates; Tinsley Becker; Update on Board of Supervisors approval
Kossman approved

F3: Dropbox Access and Organization; Tinsley Becker; Confirm member's access to Dropbox folder
Some members had difficulties. Tinsley Becker to address

F4: Capital Improvement Projects Subcommittee Update; Burley
Streets driven, database updated, needed repairs prioritized by traffic and level of damage, Next steps: post three lists on NextDoor (projects in work, projects scheduled, prioritized new repairs needed)

F5: Short-Term Rentals Subcommittee Update; Kossman
(Nothing to report)

F6: Skyline Church Project Subcommittee Update; Feathers
(Nothing to report)

F7: Estrella Park Project Subcommittee Update; Myers, Feathers
Design completed, engineering consultant hiring almost ready to go to bid

F8: Subcommittee Update – Helix Canyon Estates; Baillargeon
(Nothing to report)

F9: Subcommittee Update – Casa de Oro Business Corridor; Tinsley Becker
(See Agenda Item E1 above)

F10: In-Person Training Debrief; Group Debrief on annual training, questions and comments from members for the County

Training well run, good attendance by VDO CPG

F11: Next Scheduled Meeting; Tinsley Becker; March 5, 2019

F. ADJOURNMENT: 9:55 p.m.

Submitted by: David Zimmerman

Meeting Minutes: Tuesday, February 5, 2019