

**MEETING MINUTES:** Tuesday, December 3, 2019

**Location**

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

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

**A. Roll Call**

**Present: 10** (Bickley, Burley, Feathers, Hermann, Herron, Johnston, Kossman, Myers, Schuppert, Tinsley-Becker)

**Absent: 4** (Baillargeon, Gerhart, Steele, Zimmerman)

**Vacant: 1**

**B. Approval of Previous Meeting Minutes**

- **Minutes to Approve:** November 5, 2019 VDO CPG Meeting
- **Motion to approve:** Feathers
- **Second:** Burley
- **Yea: 10** (Bickley, Burley, Feathers, Hermann, Herron, Johnston, Kossman, Myers, Schuppert, Tinsley-Becker)
- **Nay:** (None)
- **Abstain:** (None)
- **Absent: 4** (Baillargeon, Gerhart, Steele, Zimmerman)
- **Vacancy: 1**
- The CPG adopted the minutes from the November 5, 2019 meeting

**C. Public Communication**

1. Dr. Devorah Fox: In reference to the Cottonwood Sand Mine (not on the agenda): Phd in Clinical Psychology. Congressional Candidate. Says this has been going on for about a year. Ethics and spirituality was the focus of her PhD. Slaps voters of gas tax in the face. Why are we even letting this go on for so long? Lives above granite mine. Believes that owner bought property in her neighborhood to continue the process.
2. Sharon Cox: In reference to the Cottonwood Sand Mine (not on the agenda): Vista Grande not directly affected. No view or proximity. Lived in La Mesa and Rancho San Diego most of her life. She has seen Rancho San Diego develop into a beautiful neighborhood. Emphasized Sweetwater authority's opinion about the project. There could be more rain and the rivers could flow. NOT worth it for one man's profit.
3. Jolly: Beautiful area, can't turn it into mine. Veteran and Radiologist. 20 trucks per hour is ludicrous. It is beautiful to see bicyclists, joggers, and residents.
4. Swope: There is a calmness of the breezes. If we start moving soil, problems will inevitably arise. Wildlife will leave. Health will be affected.

**D. Information Items**

None

**E. Action Items**

**Item E1:**

- **Start Time: 7:16pm**
- **Item issue Summary:** PDS2019-STP-19-027 (Discretionary Permit) for a single-story 2,400 sq. ft. drive-thru restaurant building to be occupied by El Pollo Loco to be located at 2766 Campo Road. APN: 519-192-29-00
- **CPG Presenter:** Herron
- **Applicant Speakers / Representatives:** Chris Post, Robert Hauck
- **County Representative:** (None)
- **Abstentions or Disqualifications:** (None)
- **Public Comment:** (None)
- **CPG Discussion Points:**

Kossmann: Traffic is a concern. Cars pull out onto Casa de Oro Blvd. quickly.  
Burley: Excited to see something new.  
Myers: Will rooftop be shielded? Will there be access from the parking lot? What about potential collisions?  
Herron: Thank you for putting dumpster enclosure.  
Hauck: Business owners have to spend a fortune hauling away neighborhood trash.  
Tinsley-Becker: Concerns of the Planning Group for the 7-11 project was landscaping. What can you do about it?  
Hauck: Doesn't own sidewalk. Nothing he can do about sidewalks, curbs, trees.  
Herron: Any suggestions for the specific plan?  
Hauck: Drought tolerant. Neighborhood doesn't care about landscaping. Sprinklers tend to get broken and trash thrown into the plants, even though landscaping is expensive.  
Tinsley-Becker: We should make a decision tonight without waiting for the El Pollo Loco to come back.  
Schuppert: Define the property lines.  
Post: 12 foot right of way in front of the project.  
Schuppert: There is a problem with the 12 foot strip.  
Herron: Campo Rd. designed for no 94.  
Hauck: Not legally allowed to landscape in that area.  
Schuppert: What is the parking ratio?  
Post: 5.1/1000 (Fully Parked and Compliant)  
Schuppert: How high is the screening shrub?  
Post: 5-8 feet.  
Johnston: Is that 12 foot strip driveable?  
Hauck: No  
Johnston: 2 more cars in drawing would back up into parking lot.  
Hauck: Drive thru entrance is sharp, encourages long and slow entrance.  
Johnston: Liquor license?  
Hauck: No  
Bickley: Would like to see agreement with the County about landscaping 12 foot strip.  
Feathers: White roofs needed to mitigate heat island effect. Good landscaping but a shame that you didn't use native plants. Will menu signs be visible on Campo?
- **Motion: Motion to approve the submitted site plans and landscape plan, and architectural elevations, with the following conditions: native plants are utilized and screening locations on the parcel and on the "Western Finger" on the adjacent parcel to the west: Tinsley-Becker**
- **Second: Herron**

- **Yea: 10** (Bickley, Burley, Feathers, Hermann, Herron, Johnston, Kossman, Myers, Schuppert, Tinsley-Becker)
- **Nay: 0**
- **Absent: 4**
- **Vacancy: 1**
- **Abstain: 0**

**Item E2:**

- **Start Time: 8:29PM**
- **Item issue Summary:** Presentation by County Staff regarding the services that the County offers and the County evaluates and addresses Code Compliance cases.
- **CPG Presenter:** Tinsley-Becker
- **Applicant Speakers / Representatives:** None
- **County Representative:** Michael Johnson, Planning Manager – Code Compliance, County of San Diego
- **Abstentions or Disqualifications:** (None)
- **Public Comment:** (None)
- **CPG Discussion Points:**
  - How many homeless in San Diego?  
Johnson: 8,000
  - Myers: Small changes with big effects?  
Johnson: Even if small, they can investigate.
  - Tinsley-Becker: We should put a list of signs together that can be designated as approved or not approved.
  - Myers: Is there a limit on how many signs can be included on the report?  
Tinsley-Becker: Clarification from County about signage application process.
  - Schuppert: Can planning group submit a list of complaints?  
Johnson: Yes, up to 10.
  - Kossman: Are spinner signs a code violation?  
Johnson: No
  - Herron: Appreciate your work.
- **Motion: No motion put forth. No vote held.**

**Item E3:**

- **Start Time: Not recorded**
- **Item issue Summary:** PDS-2019-TPM-21276 (Discretionary Permit) for a Tentative Parcel Map to create two parcels out of the existing one-acre parcels located at 9803 Lyncarol Drive. APN: 500-052-61-00
- **CPG Presenter:** Kossman
- **Applicant Speakers / Representatives:** Nicole Salem, Property Owner
- **County Representative:** (None)
- **Abstentions or Disqualifications:** (None)
- **Public Comment:**
  - Kenneth Hill: Configuration of neighborhood. In between 2 close homes, there will be driveway serving 3 houses. Property value to diminish. And view will be blocked. Cul-de-Sac is small.
  - Sciulli: All residents are present. Wishes he would have taken action earlier. Believes Leon (previous owner) never intended to live there but intended to sell. Believes that the property isn't well kept and possibly unsound. Concerned about traffic and fast cars on street.

- **CPG Discussion Points:**

Tinsley-Becker: Typical car count? 4.

Salem: Reminder that tonight is about the tentative parcel map.

Johnston: Zoning?

Tinsley-Becker: 10,000 sq. ft. lot.

Myers: Does the slope analysis conform to community plan?

Salem: It was graded previously and therefore conforms.

Schuppert: It may not conform to VDO.

Tinsley-Becker: Structures are a separate application process.

Salem: The grading was permitted.

Myers: What about landslides?

Salem: No geological hazards. Landslide issue mitigated.

Johnston: Zoned as village residential - there could be more united than proposed. Concerned with slope, Fire.

Bickley: Concerned about the slope and fire truck access.

Feathers: There are cracks in the walls. Concerned also with slope and fire truck access.

- **Motion: Recommend Approval: Kossman**

- **Second: Herron**

- **Yea: 7** (Burley, Hermann, Herron, Johnston, Kossman, Schuppert, Tinsley-Becker)

- **Nay: 3** (Bickley, Feathers, Myers)

- **Absent: 4**

- **Vacancy: 1**

- **Abstain: 0**

- **Motion does not pass due to quorum rules. Must have 8 votes (majority of fully attended meeting) to pass, not just a majority of those present.**

#### **F. GROUP BUSINESS:**

##### **Start Time: Not recorded**

**F1:** Administrative - Officer Elections: Alyssa Burley elected as Chair. Wendy Tinsley-Becker elected as vice chair. Kyle Hermann elected as secretary. All elected unanimously.

**F2:** Request for reimbursement: Tinsley-Becker for UPS PO BOx renewal. Approved. Receipts submitted.

**F3:** Subcommittee Update – Short-Term Rentals Subcommittee Update; Kossman  
(No update)

**F4:** Subcommittee Update – Skyline Church Project Subcommittee Update; Feathers  
(No update)

**F5:** Subcommittee Update – Estrella Park Project Subcommittee Update; Myers- No Update  
Herron- Moving forward. Price increase but funds available.

**F6:** Subcommittee Update – Casa de Oro Business Corridor; Herron, Tinsley-Becker  
Ad hoc sub committee requests to change to standing subcommittee.

**F8:** Subcommittee Update – Literacy First Charter High School; Bickley  
NegDec (Negative Declaration for Environmental Impact Review). Will be agendaized for January.

**F9:** VDO CPG Liaison Update – Fire Safe Council; Hermann/ Feathers  
The group intends to write a CWPP and subsequently apply for grants.

**F10:** Subcommittee Update - Parklands Dedication Ordinance (PLDO); Feathers/ Myers  
Lonnie Brewer Park conceptualized.

**F11:** Subcommittee Update - Cottonwood Sand Mine Project; Myers  
Subcommittee submitted CEQA comments.

**Additional Administrative Comments:** \$42 reimbursement for Skyline Planning Commission  
announcement posters. Motion to approve: Tinsley-Becker. Second: Myers. Unanimously approved.

**G. ADJOURNMENT:** 10:43 p.m. Wendy Tinsley-Becker, Chair

Submitted by: Kyle Hermann