

MEETING MINUTES: Tuesday, August 4, 2020

Location

Online: <https://global.gotomeeting.com/join/977064533>

Meeting called to Order: 7:00 PM, Alyssa Burley, Chair

A. Roll Call

Present: 11 (Baillargeon, Bickley, Burley, Henderson, Hermann, Herron, Kossman, Schuppert, Steiger, Tinsley-Becker, Zundel) (late: Johnston, Kister, Weizman)

Absent: 3 (Johnston, Kister, Weizman)

Vacant: 1

B. Approval of Previous Meeting Minutes

- **Minutes to Approve:** July 7, 2020 VDO CPG Meeting
- **Motion to approve:** Burley
- **Second:** Johnston
- **Yea: 11** (Bickley, Burley, Henderson, Hermann, Herron, Johnston, Kossman, Steiger, Tinsley-Becker, Weizman, Zundel)
- **Nay:** (None)
- **Abstain: 3** (Baillargeon, Kister, Schuppert)
- **Absent: 0**
- **Vacancy: 1**
- The CPG adopted the minutes from the July 7, 2020 meeting.

C. Public Communication

Alyssa Burley: Revision to agenda. Expiration date January 4th, 2021.

Kyle Hermann: Agendize a presentation for the Rancho Helix de Oro Fire Safe Council.

D. Information Items

(None)

E. Action Items

Item E1:

- **Item issue Summary:** Vote to fill vacant Seat 15, expiring on 1/2/2021
- **CPG Presenter:** Burley
- **Applicant Speakers / Representatives:** Oday Yousif, Gary Westergren
- **County Representative:** (None)
- **Abstentions or Disqualifications:** (None)
- **Public Comment:**
 - Thom Hiatt: Main source of income
 - Yousif: Currently unemployed, but worked for Liberty Insurance and lawyers around El Cajon
 - Hiatt: Aren't there already laws about speeding?
 - Yousif: Yes, but I am here to have the conversations about reducing it.

- **CPG Discussion Points:**

Yousif: Interested to serve the community. Resident of Rancho San Diego for 20 years. Graduate of San Diego State University and recently law school. Legal training in insurance and liability law. Involved in leadership from primary to law school. Was also on the youth board of directors for the YMCA. Understands parliamentary procedure and has read the community plan.

Tinsley-Becker: Clarifying how we vote on the candidate. Do we vote on both separately?

Burley: We will do it as last time, voting for Yousif first.

Schuppert: Regarding your application, you referenced balance between residential interest and business interest. Please elaborate.

Yousif: No specific business interests, just trying to not give too much sway to either side. For example, if a shopping center were to go in, we would have to navigate access to roads and how the businesses will affect those houses.

Burley: Do you have any specific concerns?

Yousif: Specifically street racing, but also the sand mine and charter school.

Henderson: Schedule?

Yousif: Devoted to extracurricular activities and giving back to the community. Doesn't see any issue.

Steiger: Met Yousif in the past, sees him as someone who is willing to listen and learn.

Kossman: Street racing isn't normally brought up, why is that of particular interest?

Yousif: Thankfully no family injuries. However, a racer hit one of their cars in the middle of the night. Whether or not cars are actually racing, the revving of cars is excessive and annoying.

Herron: During the charter school conversation, members of the public brought up racing.

Baillargeon: Fond of the community plan, is there anything you like about it?

Yousif: It is very thorough.

Baillargeon: Good to read through the large development portions. Also ties to county ordinances.

Weizman: Glad you returned.

- **Motion: Approve to recommend Oday Yousif to fill vacant seat 15. Burley.**

- **Second:** Henderson

- **Yea: 13** (Baillargeon, Bickley, Burley, Henderson, Hermann, Herron, Johnston, Kossman, Schuppert, Steiger, Tinsley-Becker, Weizman, Zundel)

- **Nay: 0**

- **Absent: 0**

- **Vacancy: 1**

- **Abstain: 1** (Kister)

Oday Yousif carried the vote and is awaiting approval by the Board of Supervisors in order to vote.

Item E2:

- **Item issue Summary:** Measure to Provide Economic Access & Equity in the Cannabis Industry

- **CPG Presenter:** Tinsley-Becker

- **Applicant Speakers / Representatives:** (None)

- **County Representative:** (None)

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

- **Public Comment:**

Hiatt: Feels like CPG is soft on the topic of marijuana in community. As citizen of Casa de Oro, there are 7 dispensaries in a community one mile wide. 600' from schools is far too short. Not

acceptable to talk about the taxes, as a positive coming from a negative. We shouldn't have more dispensaries than Starbucks, even if there is tax revenue. The elementary schools are very close to CDO, there are three within a mile. We have to put our foot down and not allow for it in CDO.

Yousif: We have to make a legal pathway to reduce illegal ones. We can't go against the California voters.

Hiatt: We shouldn't have any of this in the community. There shouldn't be more marijuana shops than Walmarts.

- **CPG Discussion Points:**

Tinsley-Becker: Supervisor Fletcher proposed equitable access to marijuana shops. Wanted to bring it before the CPG. We are working on the CDO plan. CDO and RSD could become targeted neighborhoods. In light of our conversations about the proliferation of alcohol licenses in the CPG area, we should discuss it.

Bickley: When they did it in La Mesa, it became easier to eliminate the illegal shops, according to the Assistant Mayor.

Herron: CDO Alliance wants to allow high risk businesses, with them controlled, and use tax funds for the enforcement. The "Just say no" policy hasn't seemed to work. Want to ensure the people offering services do so in a safe way. There have been 7 new shops since Coronavirus started. We need comprehensive regulation scheme.

Baillargeon: (For Tinsley-Becker) The recommendations from Supervisor Fletcher seem pretty straight forward. From a planning perspective, are these guidelines sufficient for the time being for our group?

Tinsley-Becker: Have some questions as well. Cannabis retail would be allowed in commercial and industrial zones, cannabis cultivation in agricultural zones, manufacturing in industrial zones, production in agricultural, and distribution in industrial zones. Also distance to schools should only be 600'. The middle school in CDO is roughly 800' from Campo Road. Proximity is important for that age of students, but there is also an aspect of equity in how we treat businesses. Distance should be increased. We should be treating these shops in the same manner. Are we treating the number of shops like any other establishment? Could it become a district of stores? How would we treat a district of liquor stores?

Herron: With our CDO plan, it was the desire of the community to limit the number of these types of stores. Particular restrictions may be enforceable in terms of zoning. The plan was intended to limit high risk businesses.

Tinsley-Becker: The section about convicted offenders having "greater opportunity" is concerning. People who have past arrests getting moved to the front of the line or getting put through a more streamlined process than other applicants is an issue. There should be a meaningful path to equity. Though it may not be in the purview of the CPG.

Burley: The document says that if you were previously convicted of a drug offense than you can open up a store, correct?

Tinsley-Becker: We see that people of color have been disproportionately affected by arrests over low amounts of marijuana, which many people have taken issue with, and California voted in regards to this. However, it may not be the most equitable for previous offenders to get moved to the front of the line. Applicants should be applicants in a land use process. Again, may not be our purview.

Burley: It seems to say that if someone was a drug dealer and was arrested and convicted for selling drugs, it is ok now because it is legal.

Tinsley-Becker: There is language in two sections that discuss a "greater opportunity to secure a county operating permit". Not sure what else that would mean in comparison to a "normal" applicant. Language is questionable.

Herron: It could be that it refers to a greater opportunity than the applicants have now versus a greater opportunity in comparison to other applicants.

Tinsley-Becker: We are reading it differently. Still take issue with that language. Would like to focus on proximity to schools and how cannabis applicants are treated compared to alcohol applicants. Especially in light of how this will come to light in CDO and RSD.

Baillargeon: Countries in Europe have pot cafes, and there is no stigma like in California. Not sure if the CPG has the grounds to comment on this, maybe we need someone from the county to come talk to the group. Not sure where to start.

Tinsley-Becker: We are starting the conversation by having it on the agenda. The county is proposing a new land use ordinance without notifying the CPG. There are obvious land use concerns. There are commercial areas within the CPG and potential agriculture areas.

Kossmann: Remembers voting to recommend 1000' distance from schools in 2017. We were specifically tasked as a planning group to do so. This was our recommendation to the Board of Supervisors.

Zundel: 600' is alcohol distance.

Tinsley-Becker: We should treat all aggregate use the same. Shouldn't be treating any business with favor. We should have equity in the procedures from one business to another. Number of stores within a certain radius are important.

Weizman: Alcohol and drugs should be regulated the same way because of actions in the public space, driving, and youth exposure. We should weigh in on it.

Tinsley-Becker: We are voluntarily vetting this issue.

Zundel: We should weigh in whether the county wants our opinion or not. I'd rather have licensed places than driving by and seeing green neon signs that constantly move around. As a planning group, we should have a say in how many stores we have in our community.

Weizman: We need to prevent Campo Road from becoming a cannabis district.

Tinsley-Becker: I like the idea of reinvestment back into the community, which has been tried in other states and locales. They are putting portions of tax money back into the community.

Schuppert: Definitely a land use issue. Certainly within our purview. Fundamental reservations with encouraging high risk business in low income neighborhoods. We have been trying to fight things like this. We need to have input in the matters like parking issues. Others have had issues with parking because of increased demand at particular stores. This will have an impact on our commercial corridor.

Tinsley-Becker: Within the first week of Cookies opening, the business next door had put up signs to discourage Cookies customers from parking there. They have since put up signs themselves to signify no parking in their neighbors lot. Case in point to Mark's example.

Zundel: There is no regard to regulation with the pop up shops. We should be able to accept or deny permits based on the property itself. The illegal ones have no regard for issues like parking.

Herron: We can't supercede county regulation. ABC regulates alcohol facilities but doesn't aim to shut them down. We can't make changes to county regulation outside of a specific plan. Which would also mean an update to the RSD specific plan. We can limit density by proximity to schools and proximity to each other.

Weizman: We should look into other jurisdictions and reference them in our letter. There are other communities in San Diego that have ordinances and we should find what we do or don't like in other cities, and we can provide that to the county as opposed to commenting on this issue from scratch.

Steiger: The California voters have already approved it, and the current county regulations are in opposition to that. We have to work within the bounds of the California law. Agree about density. There is going to be a 180 day working period, but are they just going to implement these guidelines at that time, or is there room for change? There are businesses who have become good actors in the community, and we don't want the bad actors. CDO and RSD are largely commercial, so they are open at this time. We would want to weigh in on this.

Tinsley-Becker: Would like Kossman to send over previously decided recommendations.

Weizman: This letter will be voted on by the BOS, then will go to PDS, and then we would have an opportunity to weigh in. There will be a process for the zoning ordinances.

Baillargeon: I'm not judging anyone for their choices.

Bickley: Where other counties went along with state law, and legalized distribution, it cut down on illegal shops.

Burley: What someone does on their own time doesn't matter, as long as it doesn't affect others. It seems like this goes against what we have been trying to do, because the community has been working to clean up the neighborhood and bring in businesses that will be good for the community. Shocked that the group isn't against this ordinance because we have been trying hard to push out business that bring in crime. 7 shops in CDO doesn't sound like a good idea.

Zundel: We want to be able to have a say in the process, realizing that the voters wanted these shops to go in. If we have a voice, we will be able to say how many shops our community can support. The illegal shops are far more uncontrollable.

Kossman: In the 2017 discussion, we said no facilities within 1000' of each other.

Weizman: We need to be able to make specific recommendations.

Henderson: Anybody dangling money because of taxes needs to remember the lottery and education. The promised windfall didn't happen.

Herron: Not sure if we should make recommendation right now because we don't know who the players will be in 180 days when these discussions are being had, considering the work will be finished after the election.

- **Motion: Abstain input at this time, however the CPG maintains a heightened interest in the discussion based on previous recommendations submitted to the county on this topic. Bickley.**
- **Second:** Weizman.
- **Yea: 11** (Baillargeon, Bickley, Burley, Henderson, Hermann, Johnston, Schuppert, Steiger, Tinsley-Becker, Weizman, Zundel)
- **Nay: 1** (Herron)
- **Absent: 1** (Kossman)
- **Vacancy: 1**
- **Abstain: 1** (Kister)

F. GROUP BUSINESS:

F1: Administrative - Burley

There is a Valle de Oro website. On it is the zone map, the plan, the minutes, the agendas, FAQ sheet, and roster. The Planning and Development Services website has other public documents for review.

F2: Subcommittee Update - Local Streets; Herron, Tinsley-Becker

Met with County and looked at Jamacha/ Chase, Fuerte/Avocado, Madrid/Avocado. Took a field trip to encourage conversation about these intersections. Madrid intersection needs to go through CalTrans. Also, speed surveys may increase speed. Overall, good meeting. County wants short and long term suggestions.

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

F4: Subcommittee Update – Estrella Park Project Subcommittee Update; Zundel
Project is moving along. New equipment at park.

F5: Subcommittee Update – Casa de Oro Business Corridor; Herron, Tinsley-Becker
Tinsley-Becker: Communications team met. County wants to engage members of the public. It's now time to get into deeper topics.
Herron: Is there enough money? The size of CEQA will impact budget.

F6: Subcommittee Update – Literacy First Charter High School; Bickley
PDS will be hearing the issue on September 15th.

F7: VDO CPG Liaison Update – Fire Safe Council; Hermann
Working to create website and pamphlet, which will be mailed to residents of Mt. Helix.

F8: Subcommittee Update - Parklands Dedication Ordinance (PLDO); Zundel
(No update)

F9: Subcommittee Update - Cottonwood Sand Mine Project; Henderson
(None)

F10: Subcommittee Update- Ivanhoe Ranch; Schuppert
Johnston taking over as chair. Uploaded documentation to dropbox. Otherwise, no new info.

F11: Subcommittee Update – Airport Noise Advisory Committee (ANAC); Herron
There should be another meeting soon.

F12: Next meeting: September 1, 2020

G. ADJOURNMENT: 9:20 p.m. Alyssa Burley, Chair

Submitted by: Kyle Hermann