

**MINUTES OF THE MEETING - TUESDAY MARCH 2, 2021**

**Location (Virtual):**

<https://zoom.us/j/98380320278?pwd=dXhrcWEyZXpzOEM5SlhyZEpKVWpzZz09>

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

**A. ROLL CALL**

**Members Present:** 11 (Baillargeon, Herron, Henderson, Hermann, Johnston, Kister, Kossman, Steiger, Tinsley Becker, Yousif, Zundel)

**Members Absent:** 1 (Burley)

**Member Vacancies:** 3 (Seat #3, Seat #8 Seat #13)

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

None were heard.

**C. CONSENT ITEMS**

Item No.	Issue
D	Approval of February 2, 2021 Meeting Minutes

**Action:** Item pulled at direction of Chair with no objections. (See Item D below for vote and discussion).

**D. APPROVAL OF MINUTES**

**Action:** Approval of February 2, 2021 Minutes with changes discussed.

**Moved:** Kossman

**Second:** Steiger

**Discussion:** Minutes should be changed to properly reflect that Danielle Weizman was recommended for approval for seat #3 and NOT seat #8.

**VOTE:** 11 / 0 / 0 / 1 / 3 (Yea / Nay / Abstain / Absent / Vacant)

**Voting Yea:** Baillargeon, Hermann, Herron, Henderson, Johnston, Kister, Kossman, Steiger, Tinsley Becker, Yousif, Zundel

**Absent:** Burley

**Result:** Minutes Approved with Changes Made

**E. INFORMATION ITEMS**

Item No.	Start Time	CPG Presenter(s)	Applicant Presenter(s)	Issue Summary
E1	7:13	Tinsley Becker	Jana Schwartz, AICP, Circulate San Diego	Presentation on Walkability, Bikeability, and Corridor Safety Improvements within the VDO Community Plan Area.

<p><b>CPG Comments</b></p>	<p>Tinsley Becker introduced Schwartz and the topic. Tinsley Becker commented, after the presentation, that Avocado is one of our areas big roads and other than Jamacha, best fits for a project like this.</p> <p>Baillargeon asked how we encourage walking when the speed of the road is high; do we change the speed? Schwartz responded: by taking input from community and CPG in order to determine what goes on the sign and literature.</p> <p>Herron asked about potential safety elements in the roads and whether the survey could point us to solution as to where a route can be most safe. Schwartz responded that while the theme is Avocado, does not have to be strictly on that road and the survey can come to the CPG first.</p> <p>Johnston asked what kind of signs would be used to direct drivers. Schwartz responded that the signs are 13x26 but said further that we can be flexible.</p> <p>Kister commented that she liked the idea but is also concerned with speed and traffic. Kossman also agreed speed and traffic on this point and added that the area by Smart n Final specifically is most horrible because of gravel on the grounds. Steiger commented on the need for QR codes on the signs so to better engage walker in bikers into giving data. Yousif commented on the need to add the signage outside of Avocado proper and into the rest of the VDO area. Tinsley Becker commented that this project is a big first step to take back our street and as a guide to improving the rest of our area where similar problems existed.</p>
<p><b>Applicant Comments</b></p>	<p>Presentation focused on how to make Valle de Oro streets more walking and biking friendly which would be good for health, mobility, safety, and community building. This is done by focusing on six main categories: sidewalks/bike lands, crossings, lighting, infrastructure, behavior, and traffic speed.</p> <p>Suggested creation of QuickBuild strategy called “Discover Avocado Blvd.” and pointed to specific improvements that can be made on Avocado Blvd that falls in line with the above objectives which includes survey of residents and advertising campaign for the community.</p>
<p><b>Public Comments</b></p>	<p>Danielle Weizman thinks this campaign is more beneficial in more areas like Conrad Ave. or Resmar Rd. because there is more traffic violation in those areas that can be addressed.</p> <p>Daniel Conway asked what the benefit would be if an anchor would be added to the project like a store or parking lot or park to serve as start or end of trail Schwartz commented that in their experience it does not really matter because no matter where it starts or end there will be something throughout the route. Daniel Conway also commented on the need for more abled areas for older folks.</p> <p>Kathleen Hedberg of GMIA commented that the campaign is great and will make the roads a better place and commented on whether the speeds have increased in the streets since COVID because there is less traffic. Also commented that GMIA is running a speed campaign and will be meeting with Supervisor Anderson about the issue specifically on Fuerte on how the Circulate campaign can be incorporated into that.</p>

**F. ACTION ITEMS**

**COUNTY OF SAN DIEGO**  
**VALLE DE ORO COMMUNITY PLANNING GROUP**  
**3755 Avocado Blvd. #187**  
**La Mesa, CA 91941**

Item No.	Start Time	CPG Presenter(s)	Applicant Presenter(s)	Issue
F1	8:00	Tinsley Becker; Yousif	Matt Wien; Susan Yepiz	Approval of candidate for vacant VDO CPG Seat #13

<b>CPG Presenter Comments</b>	Tinsley Becker asked if both candidates were there. Wien was not present. Tinsley Becker reminded group of Yepiz's credentials and background.
<b>Applicant Presenter Comments</b>	None were heard.
<b>CPG Member Comments</b>	None were heard.
<b>Public Comments</b>	None were heard.

**Action:** Motion to Nominate Susan Yepiz to Vacant Seat #13

**Moved:** Tinsley Becker

**Second:** Henderson

**VOTE:** 11 / 0 / 0 / 1 / 3 (Yea / Nay / Abstain / Absent / Vacant)

**Voicing Yea:** Baillargeon, Hermann, Herron, Henderson, Johnston, Kister Kossman, Steiger, Tinsley Becker, Yousif, Zundel

**Absent:** Burley

**Result:** Motion Passes

Item No.	Start Time	CPG Presenter(s)	Applicant Presenter(s)	Issue
F2	8:07	Zundel; Kossman	Ryan White (Applicant); Hunter McDonald (County Staff)	PDS2021-TPM-21284 Tentative Parcel Map 9200 Tropic Drive

<b>CPG Presenter Comments</b>	Tinsley Becker introduced applicants. Zundel identified where on the map the changes to the parcel were being made. Then introduced the pictures that show where the split will be occur in the parcel and how the land will be affected on how the neighbors will be impacted. No views will be obstructed and will not be visible from the 125 freeway. There is a sign in front of the house that shows they are working on them. Kossman only commented that that the vote is on the split and not the house that will go on new property
<b>Applicant Presenter Comments</b>	Applicant White and his Engineer Myles Cooper commented that the parcel split is to accommodate building a new house and the existing house being remodeled and then both sold. The split is done in a way so that the new house will be two stories but only look like one story. Cooper said the property is already disturbed in a way so as to accommodate the second house. Wells will not be impacted
<b>CPG Member Comments</b>	Johnston asked about the distance between the proposed house and existing house. Cooper responded that it is about 70-79 feet approximately. Johnston asked whether the new house will have a step back in line with the County rules and Cooper answered that the setbacks are consistent with County requirements.  Kossman asked whether the existing driveway will be replaced or kept. Cooper answered it will be used, repaired, and possibly expanded to accommodate construction and meet requirements for utilities and Fire Marshall.

	<p>Baillargeon asked if the intent is to build a new home, has the County been asked if there are any specific needs that the County need to know of. Cooper commented that they have all been signed onto it from the County.</p> <p>Johnston asked if neighbors have been notified and Cooper and Tinsley Becker said they have via mailed notice and sign in front of property.</p>
<b>Public Comments</b>	None were heard.

**Action:** Motion to Approve

**Moved:** Zundel

**Second:** Tinsley Becker

**VOTE:** 11 / 0 / 0 / 1 / 3 (Yea / Nay / Abstain / Absent / Vacant)

**Voting Yea:** Baillargeon, Hermann, Herron, Henderson, Johnston, Kister Kossman, Steiger, Tinsley Becker, Yousif, Zundel

**Absent:** Burley

**Result:** Motion Passes

Item No.	Start Time	CPG Presenter(s)	Applicant Presenter(s)	Issue
F3	8:21	Steiger; Hermann	Peter Lapsiwala (Applicant); Robert Makoske (County Staff)	Minor Deviation of Approved Site Plan Illuminated Signage 9737 Campo Road (7-11 on Campo Road)

<b>CPG Presenter Comments</b>	<p>Steiger: Proposal is for freestanding, illuminated sign 3 feet wide and 2 feet tall at edge of the shopping center on edge of Auto Zone building. Steiger pointed that the sign will be on the west side of the driveway. Also said that they may put additional signage on the tower of the center.</p> <p>Hermann: Nothing in the Site Plan prohibits it specifically but has concerns about the signs specific use and the area it is placed. Steiger also said he had concerns about the placement but isn't sure if it can be outright denied.</p>
<b>Applicant Presenter Comments</b>	None directly.
<b>CPG Member Comments</b>	<p>Herron commented that it seems that the business owner should have known he would have needed more signs. Johnston commented that it seems like the guidelines are in line but the sign seems repetitive with signs already there. Zundel commented that there will be three signs by the time all of them are added and it seems excessive. Kister expressed concern with the proximity of the parking spaces right behind the sign and that view of traffic would be blocked when turning. Zundel also commented that this would lead to all of the other business in that area having signs all along the street. Kossman commented that the Casa De Oro Alliance has been trying to clean this area up for some time and that it is dangerous and there are already too many signs."</p> <p>Baillargeon asked applicants if this is being done for marketing purposes. Lapsiwala replied that 7-11 HQ picked this store because it will be doing rebranding and this store will be one of them and they want to attract new customers for the rebranding. Baillargeon asked if applicant presenter new this area was going through a revamping. Lapsiwala said yes and that they had done the other signs and are trying to conform with those needs.</p>

	<p>Tinsley Becker said she will not vote in favor because there is already a lot of signs and it will make this area more clutter and it is not in line with what the CPG has done for this area. Yousif asked applicant to confirm that the current sign is the old branding and is just being added to increase business in the case of future branding. Hermann commented that this would not be a great idea for the shipping center because to many signs already but also their justification doesn't make sense.</p>
<b>Public Comments</b>	<p>Daniel Conway commented that this might lead to vandalism in this community which would draw down the quality of the street.          Josan Feather commented that we should not allow it because to many signs.          Danielle Weizman commented that we should not recommend approval.</p>

**Action:** Motion to recommend denial.

**Moved:** Hermann

**Second:** Tinsley Becker

**VOTE:** 11 / 0 / 0 / 1 / 3 (Yea / Nay / Abstain / Absent / Vacant)

**Voting Yea:** Baillargeon, Hermann, Herron, Henderson, Johnston, Kister Kossman, Steiger, Tinsley Becker, Yousif, Zundel

**Absent:** Burley

**Result:** Motion Passes

Item No.	Start Time	CPG Presenter(s)	Applicant Presenter(s)	Issue
F4	8:44	Tinsley Becker Herron	Don Chase (County Staff)	County of San Diego Equitable Cannabis Program

<b>CPG Presenter Comments</b>	<p>Tinsley Becker introduced Don Chase to give presentation about the letter sent from Joel Anderson to us so as to discuss suggestions and feedback we could offer as to what should and should not be included. Continued to say that it is important that the CPG should be engaged in the conversation.</p>
<b>Applicant Presenter Comments</b>	<p>Chase gave a presentation on the Socially Equitable Cannabis Program and was joined by Brent Panas. Began with history of marijuana policy in California and County. Continued that staff will develop policy recommendations based on the program goals voted on by the Supervisors. Explained with the Social Equity component is and it includes providing licenses preferably to those with prior marijuana arrest or from high arrest areas.</p>
<b>CPG Member Comments</b>	<p>Tinsley Becker commented on how Rancho San Diego and Campo Corridor are two retail area in CPG and how Campo will be very much impacted and how the opening of these places (like "Cookies" in La Mesa) attracts crowds and can be deception. Asked what is the process for getting a license. Chase commented on how it is an extensive process and ultimately requires state approva.. Said the challenge is how can you balance the entrance of those illegal owners into the legal market. Said the ABC equivalent for marijuana is BCC. Panas continued that the BCC also has an entire enforcement team. Tinsley Becker commented that sensitive uses need to be defined as specifically as possible.</p> <p>Baillargeon asked about what equity means in the context of what the supervisors asked for. Chase responded that equity has two components: first is the war on drugs and how it has disapprotiely impacted brown and black people most and programs like this would the step in the direction to better those ill. Also discussed how the high cost is a barrier and equity participants can help alleviate this.</p>

	<p>Hermann commented whether the equity programs means those with prior convictions get better treatment. If so, they shouldn't. Chase commented that that is concern but passing this will not lead to 30 store in just our area all of a sudden. And when more are built, then the demand will go down.</p> <p>Herron likes that the product will be tracked. Wants more regulations as to hours, and locations and products. Also wants to limit how much is grown so that does not make its way to the black market. Chase responded that those concerns are real and a lot of it is dependent on what happens at the federal level and how San Diego wants to position itself in that conversation.</p> <p>Johnston's questions: (1) is the code compliance and enforcement just for the legal ones or also illegal. Panas commented that enforcement is currently happening and will continue when make legal. Johnston also asked whether the dispensary licenses will be looked at in terms of saturation.</p> <p>Kister commented on what should be done and how long do we wait for these to be shut down. Panas said situations like that can take longer because they run surveillance operations. It can take longer so they can rack up charges and prevent them from reopening. 56 days tried to be the standard. Kister continued whether the illegal ones will limit the legal ones and do we know how many license. Chase said we are very early and it will depend on how much an area can even cover. Chase also said enforcement includes enforcing shutdown of online, illegal stores.</p> <p>Steiger also said that conditional use should be used so communities can have some say and wants to limit licenses. Also asked about liquor licenses and whether the same can be done with marijuana licenses (i.e. selling to big corp when an equity recipient got it first).</p> <p>Yousif: Equity should be local control which includes no restriction on lease controls or property ownership. Licensing should also be done on a basis where an applicant can be approved for a license and then must go back to the County our CPG to approve those plans. Those plans include location of store and layout of store (this will prevent rich applicants and property owners). Should also give priority to those from the area.</p> <p>Zendel: The cost to operate a business in this area is high. You get rid of black market but making it easy for them to get legal ones. Wants organizations that are local to get in the mix. That if those with prior convictions are given priority, they should be from the community so there isn't a saturation in the area but they take old buildings, make them nice for the sake of the community.</p>
<p><b>Public Comments</b></p>	<p>Daniel Conway's question was about cultivation. How many plants can be cultivated at one time and can licenses be combined? Chase responded that data will be looked out to see how the owners of the license will be utilized and from that point be able to craft regulation to that effect.</p> <p>Kelly McCormick, a parent of teenagers, commented that cultivation may cause smell issues which will lead to nuisance complaints. Also commented on why marijuana is bad. Also is against the equity guidelines because the business is cash and maybe firearms are involved.</p> <p>Judy Strand commented on why the County isn't allowing studying of this in these areas and is not collecting data. Does not like how our input is only being received.</p>

	<p>Also does not like the consumption rooms because she says people will smoke and drive away. Also commented that Prop 64 was not for retail or cultivation. Kathleen Hedberg says thanks for us engaging in this conversation and wants to keep our communities safe.</p>
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**G. GROUP BUSINESS:**

<b>Item No.</b>	<b>Items</b>	<b>CPG Speaker</b>	<b>Summary</b>
<b>G1</b>	Administrative	Tinsley Becker	Please complete training and submit forms.
<b>G2</b>	Local Streets Subcommittee	Kister	Has call in to Sherriff contact to see what can be done about two accidents in area and crash on Weighorst. Tinsley Becker commented on need committee participants to see different roads that might need improvement.
<b>G3</b>	Short-Term Rental Subcommittee	Kossman	One party house that was used has been sold and no longer party house. COVID decreased the party house uses. There is a campaign to recall San Diego City Council President Jen Campbell and the basis is in part her position on short term rentals.
<b>G4</b>	Parks/Parklands Dedication Subcommittee	Zundel	None.
<b>G5</b>	Casa de Oro Business Corridor Subcommittee	Herron	Will meet with Steiger, Zundel, and Hermann.
<b>G6</b>	Literacy First Charter High School Subcommittee	Yousif	Yousif will be point of contact.
<b>G7</b>	VDO CPG Liaison – Fire Safe Council	Hermann	Will be meeting to create new guidelines and looking for folks who are interested.
<b>G8</b>	Cottonwood Sand Mine Subcommittee	Henderson	<p><b>Action:</b> Henderson and Tinsley Becker introduced San Mine Project Standing Committee</p> <p>Public member of the standing committee Elizabeth Urquhart introduced herself and how she leads the StopCottonwoodSandmine.org group.</p> <p>Public Member of the standing committee Josan Feathers introduced herself and hopes the County is ready to release their review.</p> <p><b>Moved:</b> Tinsley Becker  <b>Second:</b> Hermann</p> <p><b>VOTE:</b> 11 / 0 / 0 / 1 / 3 (Yea / Nay / Abstain / Absent / Vacant)</p> <p>Voting Yea: Baillargeon, Hermann, Herron, Henderson, Johnston, Kister, Kossman, Steiger, Tinsley Becker, Yousif, Zundel  Absent: Burley</p>

			<b>Result: Motion Passes</b>
<b>G9</b>	Ivanhoe Ranch Subcommittee	Baillargeon; Johnston	Baillargeon received response from County that stated the project is still active and they are being reviewed by the County. County is not sure when the public comment on this project will be. Ivanhoe property owners are aware of the cotton sandmine project.
<b>G10</b>	Airport Noise Advisory Committee Subcommittee	Herron	Steady area 150 has been defined as noisy area and houses in that area can get money because of the noise. Not really effecting east county.
<b>G11</b>	Fuerte Ranch Estates Subcommittee		None.
<b>G12</b>	Next Scheduled Meeting		April 6, 2021

**H. ADJOURNMENT:** 10:36 p.m.

Submitted by: Oday Yousif