

MINUTES OF THE MEETING - TUESDAY APRIL 6, 2021

Location (Virtual):

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

Meeting Called to Order: 7:01 PM, Wendy Tinsley Becker, Chair

A. ROLL CALL

Members Present: 14 (Baillargeon, Burley, Conway, Herron, Henderson, Hermann, Johnston, Kister, Kossman, Steiger, Tinsley Becker, Weizman, Yousif, Zundel)

Members Absent:

Member Vacancies: 1 (Seat #13)

B. PUBLIC COMMUNICATION ON NON-AGENDA ITEMS

Bonnie Baranoff from the East County Homeless Task Force (bonnie@frontmatter.org; 619-933-7845) is a committee-based volunteer program from the East County Chamber of Commerce whose goal is to seek additional beds and services for unhoused people. Wanted to introduce the group to the VDO CPG

C. APPROVAL OF MINUTES

Action: Approval of March 2, 2021 Meeting Minutes with corrections from Chuck Kossman

Moved: Herron

Second: Zundel

Discussion: None heard.

VOTE: 13 / 0 / 1 / 0 / 1 (Yea / Nay / Abstain / Absent / Vacant)

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

Abstention: Burley (due to not being present at previous meeting)

Result: Minutes Approved with Changes Made

D. INFORMATION ITEMS

Item No.	Start Time	CPG Presenter(s)	Applicant Presenter(s)	Issue Summary
D1	7:09	Tinsley Becker; Herron	Josh Menvielle, County Staff	Casa de Oro Update: Specific Plan status and Housing Element updates
CPG Comments		<p>Tinsley Becker introduced applicant and presenters.</p> <p>Conway asked who would do the maintenance for all these recommendations? Menvielle said it would be County but that the intentions would be the private developers who build. Harden said that they would also choose materials that require less cleanup.</p> <p>Herron wanted County to address the number and density of alcohol outlets in the commercial coordior so the community can control it.</p>		

	<p>Hermann asked if these plans would address the safety of the area. Wery responded that the redesign of the buildings and road themselves will make the area safer because they will be safer and quieter. There are options in the recommendation that can introduced programming in the area to make it safer. Harden said the more people in the street and using the area there are more people watching out for each other and it goes hand in hand with safety.</p> <p>Johnston asked if the existing large trees would become part of the new design. Wery responded that MBI's landscape architect can be incorporated even the roots may be an issue.</p> <p>Kossman commented on the impact having it as two-way street may have because of the ingress/egress due to the 94 freeway being on both sides of Campo. Also commented on the rezoning that will introduce new homes and how that should be incorporated. Also commented on the need to maintain especially with the roundabout and how it can attract unhoused people and cause traffic concerns. Menvielle responded that the Board has asked staff to develop two options as to how not to develop state mandated homes in non-fire hazard homes. Kossman responded that his worry is that the private partners may not engage if the homes plan and the revitalization plan contradict.</p> <p>Steiger commented on how the plan would be sensitives to views and the currently existing height standard.</p> <p>Weizman shared Kossman's concern as to maintenance because unless mature trees are put in there, maintenance will be required and County staff will need to be dedicated to maintaining it.</p> <p>Tinsley Becker commented on the need to maintain the trees that are already there and it would be important to maintain that. Also commented that vibrancy requires density to point to the need for a more people to come into the area in order for the area to look like it did in the presentation. Continued that we will need to have a conversation about density increases. Asked MBI staff if the housing plan will contract specific plan. Wery said he is familiar with it but the housing plan is just a recommendation and it will take up to three year for specific proposals will be forced into the area.</p> <p>Kossman asked what the width of the campo corridor is and if the areas behind campo road are being addressed. Menvielle said it is campo road between Rodgers and Granada. Basically any business that touches Campo and then a block more.</p>
<p>Applicant Comments</p>	<p>Menvielle introduced the topic and introduced staff from Michael Baker International, MBI (consultants).</p> <p>Dan Wery from MBI discussed the content of the specific plan changes being drafted for Casa de Oro. Framework will focus on land use and budling form; community benefits and incentive; and mobility and streetscape.</p> <p>Susan Harden from MBI shared input from community as to different areas. Community generally desired Spanish colonial style; incentives that would creating more open, public spaces which includes nature and art.; angled parking on the sides of streets trees in walkways not in the middle of sidewalk and parking areas; separate bike paths as compared to one where bikes and cars share same</p>

	<p>street; trees among the street furnishing; and central item in the roundabout as an entry monument.</p> <p>Meinvielle came back and explained that next steps would be for MBI to address staff recommendations, then community comments, and then action from the CPG (for comments or for changes, then to planning committee at County, then to Board of Supervisors. Feedback can be sent to Joshua.Menvielle@sdcountry.ca.gov.</p>
Public Comments	<p>Norm Hapke asked whether the bike lanes are necessary due to not much bike use in that area. Wery from MBI responded that while the area may not have significant bike use, it would serve as a dual purpose as a bike lane and a fire lane. Harden from MBI also said that community wanted bike lanes.</p> <p>Susan Yepiz would like to know more about roundabouts because her experience with them has shown that yielding is hard and they can cause accidents. Wery from MBI said that modern roundabouts are not traffic circles and MBI has had success and specifically to Casa de Oro they have pinpointed where it can make Campo Road a more smoother experience (near Granada Ave.)</p>

E. ACTION ITEMS

Item No.	Start Time	CPG Presenter(s)	Applicant Presenter(s)	Issue
E1	8:10	Tinsley Becker	Robert Ball, Mt. Helix Park Foundation; Robert Makoske, County	Request for Site Plan Exemption to place (2) 8' x 20' storage containers Mt. Helix Park Foundation 4905 Mt. Helix Drive

CPG Presenter Comments	Tinsley Becker introduced Norm Hapke who described the situation and where the container would go. Tinsley Becker then read the project description the group had sent in and made clear that the addition of the storage containers would not require any design or design standard approvals because that area is not designated. Also commented that our task is to either exempt them from the site plan requirements or not exempt the which would require a site plan. Recommended giving the exemption.
Applicant Presenter Comments	Hapke introduced the need the Mt. Helix Park Foundation has for storage containers in an area that will be out of sight and on property owned by the Park Foundation. Krista and Robert Ball from the foundation explained where the area is. Hapke also commented that the area where the containers would go will not be visible from either above or below.
CPG Member Comments	<p>Kossmann asked if the homeowners near this have been given notice or any comment. Hapke responded that two of the homeowners have not indicated any disapproval.</p> <p>Kister recommended not to drill holes and to install humidifiers so things do not get moldy. The group responded that the ones they are buying will be professionally padded and have only been used one time.</p> <p>Burley asked where they will be exactly. Explained that they will be lined up parallel to the existing building and will be placed back to back.</p>
Public Comments	None were heard.

Action: Exemption Recommended
Moved: Tinsley Becker

Second: Hermann

VOTE: 14 / 0 / 0 / 0 / 1 (Yea / Nay / Abstain / Absent / Vacant)

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

Result: Motion Passes

Item No.	Start Time	CPG Presenter(s)	Applicant Presenter(s)	Issue
E2	8:30	Burley	Andrew Haisha, Applicant; Souphalak Sakdarak, County	PDS2021-V AR-21-001 Variance to build covered patio within side yard setback 2142 Canta Lomas

CPG Presenter Comments	<p>Burley introduced the issue. County is still doing research for all the details on this project, and they are asking for our feedback. Burley introduced the description of the property and the structure and the plans that were submitted to the County. They are requesting the variance because the covered patio is within the side yard setback.</p> <p>Burley showed pictures from the neighbor's point of view that showed the overhang from the roof and how the concrete stake is digging into the neighbor's ground. Burley also read additional comments from neighbors who could not be at the meeting. Most were in support of Jeremy Hogan's comments.</p>
Applicant Presenter Comments	<p>Haisha, the homeowner, introduced Damon Terrell (the architect consulting firm) who explained that the previous contractor had told Haisha that he had received all of the setbacks and permits necessary.</p>
CPG Member Comments	<p>Baillargeon asked if Haisha had a copy of the setbacks from the County which would have been given if they had actually gone to the County. Terrell could not answer the question and stated as such.</p> <p>Henderson commented it should not be up to the neighbors to mitigate the decrease in property value as Terrell had suggested.</p> <p>Hermann commented that he isn't even sure where the setback is supposed to be set because he does not know where the front door is based on the pictures. Also commented that there is a lot of workable property.</p> <p>Johnston commented that he is siding with the neighbors because this could have been mitigated if proper permits were sought out at the start.</p> <p>Kossman commented that the picture is clear that this violated offsets and it being right up against the fence will lead to folks looking down into the neighbors pool.</p> <p>Steiger commented that ignorance of the law is no excuse at all and that he is sympathetic with the neighbors and the applicant, but we have the setbacks for the reason.</p> <p>Tinsley Becker commented that since the applicant has created the condition and it could have been avoided and because of the precedent it can set, it seems clear that it is in violation and encroaching in a matter that make it hard to approve. Asked if it can be moved or built back and Terrell said it cannot be moved because of an existing septic tank. Mr. Terrell came into this after the violation was issued.</p>

	<p>Tinsley Becker asked him if he can move it back so it can fit and Mr. Terrell asked if it can be moved back about 7.5 feet, would the group approve a variance at that point. Tinsley Becker asked Mr. Jadan if he would be okay with a 7.5 foot variance (having it pushed back) and some other landscape be put up to block it from being viewed and possibly mitigated.</p> <p>Yousif commented that he would be willing to be sympathetic in most cases but this case is too egregious.</p> <p>Zundel commented it isn't fair to put Mr. Jadan on the spot and make him come with a decision right now. He sympathizes with Mr. Haisha but it is too close to the line and would not recommend it as is.</p> <p>Burley ended by commenting that she would like to see a compromise and that ultimately this is up to the county. Would be willing to make motion with conditions but it will likely not pass.</p>
Public Comments	<p>Tala Jadan is a direct neighbor to the property at issue and he think it will lower the value of his property because it is an imposing figure onto his backyard especially since he is at the lower elevation. Also explained that because of the size of the structure, it is intended for large gatherings that will cause a lot of loud music and parties that have previously been at issue.</p> <p>Jadan commented that even if the structure is pushed back, then it would still be a problem because it is to book. Mr. Terrell commented that the size is not the issue.</p> <p>Jeremy Hogan is a neighbor east to the Jadan home. Explained that the structure is blocking his view and sight and that it will only lead to more sound and noise that has existed before and since it is clearly already wired for sound.</p>

Action: Motion to Deny the Variance

Moved: Burley

Second: Henderson

VOTE: 12 / 2 / 0 / 0 / 1 (Yea / Nay / Abstain / Absent / Vacant)

Voting Yea: Baillargeon, Burley, Conway, Herron, Henderson, Johnston, Kister, Kossman, Steiger, Tinsley Becker, Weizman,, Zundel

Voting No: Hermann, Yousif

Result: Motion Passes

F. GROUP BUSINESS:

Item No.	Items	CPG Speaker	Summary
G1	Administrative	Tinsley Becker	All form 700 has been submitted.
G2	Local Streets Subcommittee	Kister	<p>Will reach out to community re: paving and will continue to circulate Discovery Avocado survey. Paving of Via Rancho San Diego completed.</p> <p>The Avocado survey needs to be circulated some more so we can finally have a meaningful response.</p>

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

G3	Short-Term Rental Subcommittee	Kossman	Nothing new.
G4	Parks/Parklands Dedication Subcommittee	Zundel	Nothing new.
G5	Casa de Oro Business Corridor Subcommittee	Herron	Refer to Item D1
G6	Literacy First Charter High School Subcommittee	Yousif	Meeting at the 14th at County Board of Education to be sent on notes from the community re: their charter. They are requesting a material revision of their charter because they now physically own the high school.
G7	VDO CPG Liaison – Fire Safe Council	Hermann	Still waiting on approval for CFPP
G8	Cottonwood Sand Mine Subcommittee	Henderson	Draft EIR Comments status. Insert notes about going to mine.
G9	Ivanhoe Ranch Subcommittee	Baillargeon; Johnston	Updates will be forthcoming following public comment period. This project may also connect with the cotton wood project.
G10	Airport Noise Advisory Committee Subcommittee	Herron	Will advise on next meeting date.
G11	Fuerte Ranch Estates Subcommittee		Nothing new.
G12	Next Scheduled Meeting		May 4, 2021

G. ADJOURNMENT: 10:36 p.m.

Submitted by: Oday Yousif