

MINUTES OF THE MEETING - TUESDAY NOVEMBER 2, 2021

Location: Rancho San Diego Library, Community Room

Meeting Called to Order: 7:00 pm

A. ROLL CALL

Legend: P = Present | A = Absent | V = Vacant

Seat	Member	
1	Charles Kossman	P
2	Alyssa Burley	P
3	Daniel Weizman	P
4	Jay Steiger	P
5	Michael Herron	P
6	Kyle Hermann	P
7	Karibia Baillargeon	A
8	Daniel Conway	P

Seat	Member	
9	Allison Henderson	A
10	Michelle Kister	P
11	David Johnston	P
12	<i>Vacant</i>	V
13	Susan Yepiz	A
14	Wendy Tinsley Becker	A
15	Oday Yousif	P

Members Present: 10

Members Absent: 4

Vacancy: 1

B. APPROVAL OF MINUTES

Action: Approval of September 2021 Meeting Minutes

Moved: Burley

Second: Johnston

Legend: Y = Yea | N = Nay | AB = Abstain | A = Absent | V = Vacant

Seat	Member	Vote
1	Charles Kossman	Y
2	Alyssa Burley	Y
3	Daniel Weizman	Y
4	Jay Steiger	Y
5	Michael Herron	Y
6	Kyle Hermann	Y
7	Karibia Baillargeon	A
8	Daniel Conway	Y

Seat	Member	Vote
9	Allison Henderson	A
10	Michelle Kister	Y
11	David Johnston	Y
12	<i>Vacant</i>	V
13	Susan Yepiz	A
14	Wendy Tinsley Becker	A
15	Oday Yousif	Y

VOTE: 10 / 0 / 0 / 4 / 1 (Yea / Nay / Abstain / Absent / Vacant)

Result: Minutes Approved

C. PUBLIC COMMUNICATION

None were heard.

D. CONSENT ITEMS

Item No.	Issue Summary	Recommended Action
D1	Reimbursement for VDO CPG mailbox at UPS for \$288	Recommend Approve Reimbursement
D2	PDS2021-CMASPC-000006. Replacement of canopy, fueling dispensers, and new underground fuel tanks for 7-Eleven on Barcelona St.	Recommend Site Plan Permit Exemption

Action: Approve ONLY Consent Item D1

Moved: Conway

Second: Steiger

Legend: Y = Yea | N = Nay | AB = Abstain | A = Absent | V = Vacant

Seat	Member	Vote
1	Charles Kossman	Y
2	Alyssa Burley	Y
3	Daniel Weizman	Y
4	Jay Steiger	Y
5	Michael Herron	Y
6	Kyle Hermann	Y
7	Karibia Baillargeon	A
8	Daniel Conway	Y

Seat	Member	Vote
9	Allison Henderson	A
10	Michelle Kister	Y
11	David Johnston	Y
12	<i>Vacant</i>	V
13	Susan Yepiz	A
14	Wendy Tinsley Becker	A
15	Oday Yousif	Y

VOTE: 10 / 0 / 0 / 4 / 1 (Yea / Nay / Abstain / Absent / Vacant)

Result: Consent Item D1 ONLY Passes with Recommended Action

E. INFORMATION ITEMS

Item No.	Start Time	CPG Presenter(s)	Applicant Presenter(s)	Issue Summary
E1	7:04	Burley	N/A	Seat #12 Vacancy
CPG Comments		The term expires on 1/2/23. The VDO CPG members will vote to fill the vacant seat at the next meeting if qualified applicants are received.		
Applicant Comments		N/A		
Public Comments		None were heard.		

Item No.	Start Time	CPG Presenter(s)	Applicant Presenter(s)	Issue Summary
E2	7:05	Burley	SANDAG, Madai Parra	SR94 Multi-Use Pathway Feasibility Study
CPG Comments		Burley introduced representative from SANDAG.		

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	<p>Kossman asked if a traffic light will be installed there if they do this project. She replied that it is up to CalTrans.</p> <p>Herrmann commented that a crosswalk along the highway (SR 94) for this route is very dangerous. Parra said that it will be considered and public outreach will be critical to determining plans.</p> <p>Kossman said that this bicycle route was very busy and suggested that the width needs to be greater if this is meant to cater to bikers plus others.</p> <p>Herron asked about funding and who gives approval to SANDAG projects and if it is in competition with other funding. Permit would be multijurisdictional and include CalTrans. It would also include CPGs. Funding can be done in partnership with other groups are separately. All depends on</p>
Applicant Comments	<p>Parra introduced a document that illustrates a multiuse pathway on state route 94. A multiuse pathway is a road that is separated from more vehicle traffic and is used by people for biking, walking, and rolling. SANDAG looked at the most feasible path alignment. It also included discussing with stakeholders and concept development. SANDAG says there is a need for this pathway because it is in San Diego County Trails Master Plan.</p> <p>The corridor would be in three segment that start at YMCA and go to Steele Canyon Road, then Steele Canyon Road to Lyons Valley Road, and then from Lyons valley road to the California Department of Fish and Wildlife Reserve. Mostly located in Caltrans right of way. SANDAG rep said that the light will be placed there will indicate to people that there is a person crossing but not a traditional stop light. Additional amenities that will be added including restrooms, trees, and doggy bags. Funding is next major step.</p>
Public Comments	None were heard.

Item No.	Start Time	CPG Presenter(s)	Applicant Presenter(s)	Issue Summary
E3	7:33	Burley	Mike Madrid, County of SD, Josh Menvielle, and Tara Lieberman,	Campo Road Corridor Specific Plan
CPG Comments		<p>Herron asked about the transition between now and what is it supposed to look like at the end and specifically about allowing uses for those outdoor spaces now prior to redevelopment. Consultant responded that there is a provision in the plan for uses now, before redevelopment, and there are also incentives and uses of the outdoor space. The space can be converted.</p> <p>Herron also asked about the time from getting to one end to the other and the travel time and will travel time be disrupted during that period when the development will happen. Madrid responded that if the development cannot happen all it once, then there are provisions to accommodate the development taking longer or happening in steps.</p> <p>Herron also commented that the VDO CPG will not be involved and that there is no requirement for public review or comment despite that being a</p>		

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	<p>request from the VDO CPG. Madid responded that there are the normal waivers and exemptions for site plans and other normal site plan approval processes but there are uses like in the general plan that will be added.</p> <p>Kossman and others commented that the parking style, head out, can be dangerous because of the bike plan that separates the parking and road. Consultants responded that the back in parking is safer because the bicycle lane is a shared space that the cyclists and drivers share when pulling into a space.</p> <p>Weizman commented that back in parking is great and is safer and said the plan is great but does not want to overregulate uses but wants a streamlined process so that certain uses can be incentivized and be done quickly. Would also like to understand what future comment opportunities looks like. Madid responded that there are permitted uses. There are also hard copies at the County and libraries.</p> <p>Steiger echoed Weizman’s comments and thinks roundabouts are reasonable consideration. Also asked that more input as to height standards should come through stake holders including the CPG. Madrid encouraged attendance at next webinars.</p> <p>Hermann asked what happens if some of Campo is redeveloped and not others and then it looks like different areas. Madrid responded that normally one project catalyzes the next and there are incentives to do the domino effect.</p> <p>Kister asked why an EIR wouldn’t need to be done if there will be more greenhouses gases, there should be an EIR because of more traffic due to less lanes. Menvielle said that it is based on trips and not necessarily on the amount of time. Consultants said that time between one end to Campo to the other will be the same and because roundabouts there will be less stopping and therefore less emissions because you don’t stop at a roundabout.</p> <p>Weizman commented that the traffic on there is not as great and that the roundabout helping increase flow will be helpful. Consultant added that the maximum number of trips per day should only be 30k (even though now it is only 25k) and that is below the amount required for an EIR.</p>
<p>Applicant Comments</p>	<p>Count reps explained that the specific plan is a community-based plan to improve public safety, quality of life, and diversity of building type. The specific plan is a policy document for Campo’s future development. The plan establishes design standards for the community and safety measure for all users of the land. Funding is not included but can come later.</p> <p>Staff held and attended public events to get feedback. Created vision statement for county, residents, and business owners. Goals: welcoming place for everyone, a connected corridor, a cohesive look and feel of the place, a thriving community, an accessible and equitable place.</p> <p>The traffic plan for this place will revitalize the parking on Campo. There is currently about half a million square feet of parking spaces in the corridor. There are many driveways but can be the cause of many traffic accidents. The specific plan will make one lane in each direction, a bike plan, street parking,</p>

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	<p>street trees, bump outs, modified left turn lanes, and roundabouts. This will be required creating two new intersections.</p> <p>The plan will be divided into main street district and gateway district. Main street will be mixed residential and commercial with parking behind building on street. Gateway will be at entrances to Campo at Kenwood and the other end. Changes to uses will be done through redevelopment. Development standards will be updated to achieve proper setback, heights, outdoors storages, and frontages. New projects will allow for director-level approval without separate design review if they meet standards.</p> <p>Implementation will not have funding tied to it, but the plan will be set up so that funding can be achieved from grants. Next steps are for taking community feedback into consideration and submit final plan to the CPG.</p>
Public Comments	<p>Member of public wants to know how extensive gentrification of the community can be avoided. Menvielle responded that there is nothing in the plan to specifically address this, but the County does have environmental justice provisions and there must be a replacement of affordable housing. Public member also asked if the plan requires an EIR. Menvielle responded that everything that is being proposed has already gone through an EIR, in directly, and therefore there is no need here.</p>

F. ACTION ITEMS:

Item No.	Start Time	CPG Presenter(s)	Applicant Presenter(s)	Issue Summary
F1	8:26	Burley	Thomas McCabe, County of SD	Vacating and declaring surplus of Avocado Park and Ride
CPG Comments		Burley asked for presenter from the County, and none were present so there was no vote.		
Applicant Comments		N/A		
Public Comments		N/A		

Item No.	Start Time	CPG Presenter(s)	Applicant Presenter(s)	Issue Summary
F2	8:27	Yousif	Jennifer Westermeyer, Jenal, Inc.	PDS2021-CMASPC-000006. Replacement of canopy, fueling dispensers, and new underground fuel tanks for 7-Eleven on Barcelona St.
CPG Comments		Yousif introduced the project. It is a replacement of the canopy, fuel dispensers and fuel tanks. The location is a shell gas station but is owned by 7/11. The current ones are not leaking nor is there any issues, but it is better to fix them.		

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Applicant Comments	Explained why the need for better fuel tanks as it comes from new state law that will require it. No plan to keep any portion of the business open while it is being redone. The whole thing will be closed.
Public Comments	None were heard.

Action: Move to Recommend Site Plan Exemption
Moved: Conway
Second: Burley

Legend: Y = Yea | N = Nay | AB = Abstain | A = Absent | V = Vacant

Seat	Member	Vote
1	Charles Kossman	Y
2	Alyssa Burley	Y
3	Daniel Weizman	Y
4	Jay Steiger	Y
5	Michael Herron	Y
6	Kyle Hermann	Y
7	Karibia Baillargeon	A
8	Daniel Conway	Y

Seat	Member	Vote
9	Allison Henderson	A
10	Michelle Kister	Y
11	David Johnston	Y
12	<i>Vacant</i>	V
13	Susan Yepiz	A
14	Wendy Tinsley Becker	A
15	Oday Yousif	Y

VOTE: 13 / 0 / 0 / 4 / 1 (Yea / Nay / Abstain / Absent / Vacant)

Result: Motion Passes

Item No.	Start Time	CPG Presenter(s)	Applicant Presenter(s)	Issue Summary
F3	8:37	Conway	Tim Karp	PDS2021-STP-17-008W1 Secure Space Site Plan
CPG Comments		Burley asked why this was not developed with the original building and it was because they did not want to build more than they can sell. Burley also asked why no stairs or elevators and he said because the second story will be accessible via the heightened property.		
Applicant Comments		Applicant began by introducing the project and the team which both develops the storage spaces and operates them. Introduced the project and where it is in conjunction with their current project. There is a two story and one-story project. Elevations are not an issue for the other areas.		
Public Comments		None were heard.		

Action: Move to Approve Site Plan
Moved: Conway
Second: Weizman

Legend: Y = Yea | N = Nay | AB = Abstain | A = Absent | V = Vacant

Seat	Member	Vote
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Seat	Member	Vote
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1	Charles Kossman	Y
2	Alyssa Burley	Y
3	Daniel Weizman	Y
4	Jay Steiger	Y
5	Michael Herron	Y
6	Kyle Hermann	Y
7	Karibia Baillargeon	A
8	Daniel Conway	Y

9	Allison Henderson	A
10	Michelle Kister	Y
11	David Johnston	Y
12	<i>Vacant</i>	V
13	Susan Yepiz	A
14	Wendy Tinsley Becker	A
15	Oday Yousif	Y

VOTE: 10 / 0 / 0 / 4 / 1 (Yea / Nay / Abstain / Absent / Vacant)

Result: Motion Passes

Item No.	Start Time	CPG Presenter(s)	Applicant Presenter(s)	Issue Summary
F4	8:47	Weizman	Robert D. Bacsik	PDS2021-AD-21-027 Security Gate & Fencing at 4370-4322 Damon Ln
CPG Comments		<p>Weizman introduced the project. Applicant wants to install a security gate at both ends of his private street. It is before the CPG because it is higher than six feet.</p> <p>Johnston's concerns are whether the road was even a private road or not and because of the access to the park. Weizman said it was a private road and that matter is not in front of the group.</p> <p>Kossman said the new houses built by Shea Homes are next to the subject property and will increase traffic and require turn-around at the anticipated private gate. The traffic problem is already problematic because of the Fuerte Elementary School traffic flow diversion onto Damon Lane; these two issues should be addressed by SD County Traffic Engineering Department in conjunction with the planned gate.</p>		
Applicant Comments		<p>Mr. Bacsik noted to the group that it is a private road that he and his neighbors maintain. They are building it to keep people from entering their property or crossing their party to get to the park.</p>		
Public Comments		<p>None were heard.</p>		

Action: Move to Approve Without Condition

Moved: Conway

Second: Yousif

Legend: Y = Yea | N = Nay | AB = Abstain | A = Absent | V = Vacant

Seat	Member	Vote
1	Charles Kossman	AB
2	Alyssa Burley	Y
3	Daniel Weizman	Y
4	Jay Steiger	Y
5	Michael Herron	Y
6	Kyle Hermann	Y
7	Karibia Baillargeon	A

Seat	Member	Vote
9	Allison Henderson	A
10	Michelle Kister	Y
11	David Johnston	N
12	<i>Vacant</i>	V
13	Susan Yepiz	A
14	Wendy Tinsley Becker	A
15	Oday Yousif	Y

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8	Daniel Conway	Y
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VOTE: 8 / 1 / 1 / 4 / 1 (Yea / Nay / Abstain / Absent / Vacant)

Result: Motion Passes

Item No.	Start Time	CPG Presenter(s)	Applicant Presenter(s)	Issue Summary
F5	9:16	Johnston	Ed Batchelder	PDS 2021-STP-21-029 Casa de Oro Alliance Banners
CPG Comments		Johnston showed the banner site plan, the location of planted pots, and the utility boxes that will be wrapped. All are in County maintained area. Explained County's requirements for the poles and the durations and sizes of banners. Will be maintained by the Casa de Oro Alliance. Weizman asked how the planters will be prevented from being knocked over and Johnston said they are heavy enough that they will not be.		
Applicant Comments		Batchelder said thanks and explained the idea came from Herron		
Public Comments		None were heard.		

Action: Motion to Approve Without Condition

Moved: Johnston

Second: Conway

Legend: Y = Yea | N = Nay | AB = Abstain | A = Absent | V = Vacant

Seat	Member	Vote
1	Charles Kossman	Y
2	Alyssa Burley	Y
3	Daniel Weizman	Y
4	Jay Steiger	Y
5	Michael Herron	Y
6	Kyle Hermann	Y
7	Karibia Baillargeon	A
8	Daniel Conway	Y

Seat	Member	Vote
9	Allison Henderson	A
10	Michelle Kister	Y
11	David Johnston	Y
12	<i>Vacant</i>	V
13	Susan Yepiz	A
14	Wendy Tinsley Becker	A
15	Oday Yousif	Y

VOTE: 10 / 0 / 0 / 4 / 1 (Yea / Nay / Abstain / Absent / Vacant)

Result: Motion Passes

Item No.	Start Time	CPG Presenter(s)	Applicant Presenter(s)	Issue Summary
F6	9:28	Burley	N/A	Vote for in-person or virtual December meeting.
CPG Comments		Burley said we now can continue virtual meetings, but we must vote at each meeting.		

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	Yousif asked is we can have a hybrid meeting. Burley said sort of, but members cannot be hybrid, they must either all be in person or be virtual. Kister will see if she can get the equipment so that we can do that to give the public the opportunity to be there virtually.
Applicant Comments	N/A
Public Comments	None were heard.

Action: Move to Keep December Meeting in Person

Moved: Burley

Second: Hermann

Legend: Y = Yea | N = Nay | AB = Abstain | A = Absent | V = Vacant

Seat	Member	Vote
1	Charles Kossman	Y
2	Alyssa Burley	Y
3	Daniel Weizman	Y
4	Jay Steiger	Y
5	Michael Herron	Y
6	Kyle Hermann	Y
7	Karibia Baillargeon	
8	Charles Kossman	Y

Seat	Member	Vote
9	Allison Henderson	
10	Michelle Kister	Y
11	David Johnston	Y
12	<i>Vacant</i>	
13	Susan Yepiz	
14	Wendy Tinsley Becker	
15	Oday Yousif	Y

VOTE: 10 / 0 / 0 / 4 / 1 (Yea / Nay / Abstain / Absent / Vacant)

Result: Motion Passes

G. GROUP BUSINESS:

Item No.	Items	CPG Lead	Summary
G1	Administrative	Yousif	The following have been nominated and will be voted on as next terms officers: Weizman as secretary, Hermann as vice-chair, and Yousif for chair.
G2	Local Streets Subcommittee	Kister	Crosswalk on Wieghorst was a success.
G3	Short-Term Rental Subcommittee	Kossman	Nothing new.
G4	Parks/Parklands Dedication Subcommittee	Weizman	Nothing now.
G5	Casa de Oro Business Corridor Subcommittee	Herron	See item E3 above.

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G6	Literacy First Charter High School Subcommittee	Yousif	Nothing new.
G7	VDO CPG Liaison – Fire Safe Council	Hermann	Received grant for \$2,000
G8	Cottonwood Sand Mine Subcommittee	Henderson	Elizabeth Equhart said that in the last meeting they learned that the EIR is close to coming out for the Sand mine. Most likely December or January but not November.
G9	Ivanhoe Ranch Subcommittee	Baillargeon; Johnston	Nothing new.
G10	Airport Noise Advisory Committee Subcommittee	Herron	Waiting for feedback on FAA for their study that made many recommendations.
G11	Next Scheduled Meeting	Burley	December 7, 2021

H. ADJOURNMENT:

Submitted by: Oday Yousif