

COUNTY OF SAN DIEGO
VALLE DE ORO COMMUNITY PLANNING GROUP

MINUTES OF THE MEETING – TUESDAY, JANUARY 18, 2022

Location: Zoom Teleconference

Meeting Called to Order: 7:00 pm by Yousif

A. ROLL CALL

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

Seat	Member	
1	Charles Kossman	P
2	<i>Vacant</i>	V
3	Danielle Weizman	P
4	Jay Steiger	P
5	Michael Herron	P
6	Kyle Hermann	P
7	Karibia Baillargeon	P
8	Daniel Conway	P

Seat	Member	
9	Allison Henderson	P
10	Michelle Kister	P
11	David Johnston	P
12	Kathleen Hedberg	P
13	Susan Yepiz	P
14	Wendy Tinsley Becker	A
15	Oday Yousif	P

Members Present: 13

Members Absent: 1

Vacancy: 1

B. APPROVAL OF MINUTES

Action: Approval of November and December 2021 Meeting Minutes

Moved: Yousif

Second: Kister

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

Seat	Member	Vote
1	Charles Kossman	Y
2	<i>Vacant</i>	
3	Danielle Weizman	Y
4	Jay Steiger	Y
5	Michael Herron	Y
6	Kyle Hermann	Y
7	Karibia Baillargeon	Y
8	Daniel Conway	Y

Seat	Member	Vote
9	Allison Henderson	AB
10	Michelle Kister	Y
11	David Johnston	AB
12	Kathleen Hedberg	V
13	Susan Yepiz	AB
14	Wendy Tinsley Becker	A
15	Oday Yousif	Y

VOTE: 9 / 0 / 3 / 1 / 1 (Yea / Nay / Abstain / Absent / Vacant)

Result: Minutes Approved.

C. PUBLIC COMMUNICATION

None.

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D. CONSENT ITEMS

None to be heard.

E. INFORMATION ITEMS

Item No.	Start Time	CPG Presenter(s)	Applicant Presenter(s)	Issue Summary
E1	7:05	Yousif	N/A	Seat #2 is vacant as of 1/1/2022. The term expires on 1/2/23. The VDO CPG members will vote to fill the vacant seat at the next meeting if applications from qualified applicants are received. An application for Appointment to a Planning Group/Sponsor Group along with applicant requirements can be found at https://www.sandiegocounty.gov/content/dam/sdc/pds/Groups/Chair_Resources/Application.pdf .
CPG Comments		There are two applicants. We will vote in February.		
Applicant Comments		N/A		
Public Comments		None were heard.		

Item No.	Start Time	CPG Presenter(s)	Applicant Presenter(s)	Issue Summary
E2	7:06	Yousif	N/A	Annual CPSG Training. Please RSVP to CommunityGroups.LUEG@sdcounty.ca.gov for either the January 29 or February 12 dates.
CPG Comments		Reminder that an email was sent.		
Applicant Comments		N/A		
Public Comments		None were heard.		

Item No.	Start Time	CPG Presenter(s)	Applicant Presenter(s)	Issue Summary
E3	7:07	Yousif	N/A	Form 700 Annual Filing
CPG Comments		Reminder that an email was sent.		
Applicant Comments		N/A		
Public Comments		None were heard.		

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F. ACTION ITEMS

Item No.	Start Time	CPG Presenter(s)	Applicant Presenter(s)	Issue Summary
F1		Kossman	Eddie Hamana	PDS2021-TPM-21295 Tentative Parcel Map.
CPG Comments		<p>Charles Kossman notes that housing must be consistent with the character of the area. Identifies key issues:</p> <ul style="list-style-type: none"> • Accessory Dwelling Unit of 3000 SF is larger than the COSD limit of 1200 SF. • Three immediately contiguous houses on Merritt Dr look like a subdivision; exacerbated by being immediately adj to house 1270 Merritt Dr and to lot 4 driveway. • The unusual shape of lots 1-3, lot slope, limited building space, and setbacks dictate house shapes (1-3) and locations on the parcels 1-3; they have a sub-division, “cookie cutter” appearance. They do not conform to community character. (VDO Comm Plan, p. 26: Housing Policies, 1. Allow only construction of new units compatible with immediate residential neighborhood character) • Slope of the lots (dedicated open space) and alternative septic systems and storm-water flow systems lead to ~ no usable yards for 1-3. • Driveways for 1-3 lead to difficulty turning around in driveway, thus backing onto Merritt Dr; risky; safety issues. There are ~ 75-80 houses exiting on Merritt Dr; also, Anza school traffic. • I am concerned with 3 complex alternative (supplemental) septic systems immediately contiguous with one another and inability to access septic systems from front or back (retaining walls and steep open space), especially with the complex maintenance requirements. • Concern for water flow from 5 houses downhill at >=25% slope; problems beyond the storm water retention system at backside of houses 1-3, onto properties below this 4.5 ac lot. (Photo) • Views from houses 1-3 will be ~ only of the adjacent houses. Lack of view, minimal usable yard space, complexity and maintenance expense of septic systems, difficulty of egress onto Merritt Dr will likely lead to diminished price for these homes for the builder. <p>Kossman suggests Mr. Hamana and his engineer and architect re-think the project to include:</p> <ul style="list-style-type: none"> • 2 houses (not 3) abutting Merritt Dr, for a total of 3 lots and 3 houses plus ADU of 1200 SF. • consider a single driveway between houses 1 and 2, extending then to the larger downhill house. 		

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	<ul style="list-style-type: none"> • allowing for larger lot fronts for lots 1-2, and thus larger usable yards and distancing from Merritt Dr • adequate space for automobile turnaround and thus forward exit onto Merritt Dr, • more unique appearance of houses 1-2, • limiting to 1200 SF the ADU associated with Mr. Hamana's personal house. • and greater separation of the septic systems for houses 1 and 2 and access to septic systems (e.g., fire control; retrieval, clean-up) • Likely improved relationship with his neighbors for Mr. Hamana. • Likely increased prices for 2 speculative houses will compensate for 3 houses of lesser price. <p>Allison Henderson asks about the ADU issue. How does that impact the average daily trips. Mr. Kossman notes that culturally a guest house is very common. County regulations are very straightforward.</p> <p>Michael Herron is very concerned about the septic and community character.</p> <p>David Johnston is it correct, does it still meet guidelines to fit three houses like this?</p> <p>Karibia Baillargeon agrees with everything Mr. Herron said. Community character is not preserved here. If Mr. Hamana purchased this property a long time ago, but there is nothing in the area of this much density. The massive retaining walls is another concerns; 15' is massive in person. There is a lot of issues with irrigation breaking, and the leach fields are very deep.</p> <p>Oday Yousif agrees that three homes are out of character with the community and shares the concerns about the retaining walls and septic system.</p>
Applicant Comments	<p>Neal Benhoff discussed how they could make a common driveway between parcels 1 and 2, and the same between parcels 3 and 4, to ensure exit by forward drive. Trying to encroach as little as possible into the steep slopes. Limited on the amount of slope, which determines where septic field is located. Have to maintain pre-development outflows from the project.</p> <p>Eddie Hamana declined the opportunity to speak in response to public and CPG comments.</p>
Public Comments	<p>Saad Hirmez states that they are trying very hard to squeeze as much as possible onto this property. All neighbors want this property to be build. The problem is that we want to see one</p>

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	<p>beautiful customer home, perhaps with an accessory dwelling unit. I recommend two custom homes and ADUs. Our concern is the steepness. The other major concern is that Merritt Drive is very narrow, and there are many people walking here. It is very congested. And then there is a significant amount of fill, meaning 1000s of trucks bringing in dirt. Will there be ugly power poles or buried electrical lines? We reject this plan as drawn.</p> <p>Neal Benhoff explained how much yard space will exist. Small in the back but decent on the sides. Electrical will be fully undergrounded.</p> <p>Art Freeman owns the how directly east. Concerned about the amount of dirt fill that will be brought in, which will destroy his neighborhood and country-type setting. There will be a substantial retaining wall – about 15 feet. Instead of having four access points on Merritt Drive, there should be one access point between the houses instead of on the end. Very much concerned that the project changes the geography of the neighborhood.</p> <p>Bob Unger asked if there is any provision for swimming pool on any of these properties? Neal Benhoff explained that they have not considered.</p> <p>Laura Itogala is extremely concerned with the change in runoff, soil disturbance, loosening of compaction. This could negatively impact her property downslope.</p> <p>Neal Benhoff explained that the County is requiring studies for stormwater and soil/drainage. There will be dedicated open space easement. The rest of the site will remain unchanged.</p> <p>Michael Allos is the property owner on the west side. He argues that Mr. Hamana purchased land that is not fully usable space, and he is trying to get as much money out of his space as possible.</p> <p>Amelia Knezevich stated that the plan seems very inconsistent and harmful to the neighborhood.</p> <p>Justin Hernandez is kitty-cornered to this property. Notes the speed of traffic along Merritt Drive and the inconsistency of adding new homes.</p> <p>Mr. Hirmez notes that this plan is not appropriate and asks the applicant to redesign and come back with homes that are beautiful and match the neighborhood.</p> <p>JoAnne and Rick [Last Name] asks what the plan for trucking in all this dirt is. Notes the impact of new system on leach field. Neal</p>
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	<p>Benhoff states that he is not an expert on septic lines, but his understanding is that it is an alternate treatment system. The solids are retained onsite; instead of distributing the liquid by septic field, it is more of a drip system dispersed across the property.</p> <p>Steve Merritt submitted a letter today. They said the parcels are approximately 65' wide, but the setbacks make it about 35'.</p> <p>Art Freeman asks about the septic system, but Mr. Benhoff is not an expert and may need to review and verify. Rick is against this project because of the septic system. Mr. Benhoff argues that the septic system has nothing to do with the rock pit.</p> <p>Jody Vacala is concerned about traffic and overflow parking on the curb. Notes that this has already been a problem for years. All three houses are exactly the same, making it look like tract housing development that is not aligned with the community.</p> <p>Libeth Osborne: It seems all surrounding neighbors are opposed, why would you still want to proceed? Not very neighborly.</p> <p>Justin Hernandez: I am definitely opposed to this proposal. It is a safety issue and density issue. He is proposing far too many homes for this lot.</p>
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Action: Move not to approve the proposal to split the 4.5-acre lot into 3 lots on Merritt Dr and a 4th lot northeast on the property, the latter containing an ADU.

Moved: Charles Kossman

Second: Danielle Weizman

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

Seat	Member	Vote
1	Charles Kossman	Y
2	<i>Vacant</i>	V
3	Danielle Weizman	Y
4	Jay Steiger	Y
5	Michael Herron	Y
6	Kyle Hermann	Y
7	Karibia Baillargeon	Y
8	Daniel Conway	Y

Seat	Member	Vote
9	Allison Henderson	Y
10	Michelle Kister	Y
11	David Johnston	Y
12	Kathleen Hedberg	Y
13	Susan Yepiz	Y
14	Wendy Tinsley Becker	A
15	Oday Yousif	Y

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

Result: Motion passes.

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Item No.	Start Time	CPG Presenter(s)	Applicant Presenter(s)	Issue Summary
F2		Yousif	N/A	Authorization of Teleconferencing Meeting Option Pursuant to Government Code Section 54953(e)
CPG Comments		Charles Kossman notes the difficulty of screen-sharing in virtual meetings versus in-person. Karibia Baillargeon recommends sharing the documents ahead of time and numbering them in the order in which they will be presented.		
Applicant Comments		N/A		
Public Comments		None were heard.		

Action: Move to find there is a proclaimed state of emergency, and state and local official

Moved: Yousif

Second: Henderson

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

Seat	Member	Vote
1	Charles Kossman	Y
2	<i>Vacant</i>	
3	Danielle Weizman	Y
4	Jay Steiger	Y
5	Michael Herron	Y
6	Kyle Hermann	Y
7	Karibia Baillargeon	Y
8	Daniel Conway	Y

Seat	Member	Vote
9	Allison Henderson	Y
10	Michelle Kister	Y
11	David Johnston	Y
12	Kathleen Hedberg	Y
13	Susan Yepiz	Y
14	Wendy Tinsley Becker	A
15	Oday Yousif	Y

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

Result: Motion passes.

Item No.	Start Time	CPG Presenter(s)	Applicant Presenter(s)	Issue Summary
F3		Yousif	Herron	Drafting Letter of Support for County PDS Casa de Oro Grant Application
CPG Comments		Yousif explains that the County would get money to develop planning and engineering plans for Casa de Oro Specific Plan and to wrap street lighting.		
Applicant Comments		N/A		

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Public Comments	None were heard.
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Action: Move to adopt the letter to send to the County.

Moved: Hermann

Second: Steiger

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

Seat	Member	Vote
1	Charles Kossman	Y
2	<i>Vacant</i>	
3	Danielle Weizman	Y
4	Jay Steiger	Y
5	Michael Herron	Y
6	Kyle Hermann	Y
7	Karibia Baillargeon	Y
8	Daniel Conway	Y

Seat	Member	Vote
9	Allison Henderson	Y
10	Michelle Kister	Y
11	David Johnston	Y
12	Kathleen Hedberg	Y
13	Susan Yepiz	Y
14	Wendy Tinsley Becker	A
15	Oday Yousif	Y

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

Result: Motion passes.

Item No.	Start Time	CPG Presenter(s)	Applicant Presenter(s)	Issue Summary
F4		Yousif	N/A	Location of Next Regularly Scheduled Meeting
CPG Comments		<p>Yousif: Draft EIR for Cottonwood Sand Mine was released. Subcommittee would draft letter that would send to the CPG. Intention as to have a dedicated meeting where it is the only action item. More people would likely come if it were in person, but we have to weigh the health concerns.</p> <p>Weizman: As much as I detest virtual meetings, it is not worth the risk to health or quorum.</p> <p>Henderson: Adamant that we need to go virtual. We intend to share the draft letter a week in advance. Applicant will provide as data and presentation.</p> <p>Hermann: Concerned that technology is a barrier to communication and public engagement for such a contentious issue.</p> <p>Steiger: Notes that the County set a precedent by cancelling the in-person public meeting and only hosting virtual. Michelle Kister agrees that the county was going to hold the meeting at Hillsdale and they are going virtual.</p>		

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	<p>Hermann asked whether we can do hybrid. No, this is not feasible.</p> <p>Henderson asks whether we are voting to authorize Yousif to make a decision about 3 days in advance of a meeting? If so, perhaps we wait to see how the County's virtual meeting goes tomorrow night. Yousif clarifies that he has discretion to go</p>
Applicant Comments	N/A
Public Comments	None were heard.

Action: Members to indicate vote for virtual or in-person

Moved: N/A

Second: N/A

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

Seat	Member	Vote
1	Charles Kossman	Virtual
2	<i>Vacant</i>	V
3	Danielle Weizman	Virtual
4	Jay Steiger	Virtual
5	Michael Herron	Virtual
6	Kyle Hermann	In-Person
7	Karibia Baillargeon	Virtual
8	Daniel Conway	Virtual

Seat	Member	Vote
9	Allison Henderson	Virtual
10	Michelle Kister	Virtual
11	David Johnston	Virtual
12	Kathleen Hedberg	Virtual
13	Susan Yepiz	Virtual
14	Wendy Tinsley Becker	A
15	Oday Yousif	Virtual

VOTE: 12 / 1 / 0 / 1 / 1 (Virtual / In-Person / Abstain / Absent / Vacant)

Result: February meeting will be virtual.

G. GROUP BUSINESS

Item No.	Items	CPG Lead	Summary
G1	Administrative	Yousif	Yousif discussed issue with posting and commenting under Brown Act. Hermann explained how he avoids conflict with the Brown Act when confronted with project-specific comments.
G2	Local Streets Subcommittee	Kister	Traffic Advisory Meeting on January 28. Yousif to forward an email from community member.
G3	Short-Term Rental Subcommittee	Kossman	Nothing.

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G4	Parks/Parklands Dedication Subcommittee	Weizman	Nothing.
G5	Casa de Oro Business Corridor Subcommittee	Herron	Thanks for support for the letter. Still in a holding pattern on the Specific Plan.
G6	Literacy First Charter High School Subcommittee	Yousif	Nothing new, just waiting for appeals. Steve Dillingham notes that County has modified MUP, changed color scheme of school, added a lighted sign.
G7	VDO CPG Liaison – Fire Safe Council	Hermann	There is an event planned.
G8	Cottonwood Sand Mine Subcommittee	Henderson	Subcommittee is meeting on January 20 and will be sharing a draft letter.
G9	Ivanhoe Ranch Subcommittee	Baillargeon Johnston	No updates.
G10	Airport Noise Advisory Committee Subcommittee	Herron	Meeting in March.
G11	Next Scheduled Meeting	Yousif	February 1 (virtual).

H. ADJOURNMENT

Submitted by: adjourned at 9:41.