

**COUNTY OF SAN DIEGO
VALLE DE ORO COMMUNITY PLANNING GROUP**

MINUTES OF THE MEETING – TUESDAY, FEBRUARY 15, 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	A

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	P
15	Oday Yousif	P

Members Present: 13

Members Absent: 1

Vacancy: 1

B. APPROVAL OF MINUTES

Action: Approval of January 2021 Special Meeting Minutes

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	A

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	Y
15	Oday Yousif	Y

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

Result: Minutes Approved.

C. PUBLIC COMMUNICATION

None were heard.

D. CONSENT ITEMS

Item D1 moved to Action Item F3.

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Item No.	Start Time	CPG Presenter(s)	Applicant Presenter(s)	Issue Summary
D2	7:05	Yousif	N/A	Authorization of Teleconferencing Meeting Option Pursuant to Government Code Section 54953(e) – Required in order to continue virtual meetings.
CPG Comments		Find that there is a proclaimed state of emergency and state and local officials have imposed or recommended measures to promote social distancing authorizing teleconferenced meetings pursuant to Government Code section 54953(e).		
Applicant Comments		N/A		
Public Comments		N/A		

Action: Recommend Approval of Sign

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>	V
3	Danielle Weizman	Y
4	Jay Steiger	Y
5	Michael Herron	Y
6	Kyle Hermann	Y
7	Karibia Baillargeon	Y
8	Daniel Conway	A

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	Y
15	Oday Yousif	Y

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

Result: Motion passes.

E. INFORMATION ITEMS

Item No.	Start Time	CPG Presenter(s)	Applicant Presenter(s)	Issue Summary
E1	7:12	N/A	Marcus Lubich	Update on the Casa De Oro Library/Park project
CPG Comments		<i>Henderson:</i> Asked question about library items having priority. <i>Lubich:</i> commented that is incorrect, simply indicated that there is overlap. Henderson asked if area is flexible. <i>Lubich:</i> responded that 13,000 s.f. is		

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	<p>about as much as we could get. <i>Henderson</i>: Concept plan is further out. <i>Lubich</i>: Expect spring/summer, but don't know timeline for design/build.</p> <p><i>Hedberg</i>: Asked if this is a little league baseball field. <i>Lubich</i>: Told it's being use, but the easement shape will allow for continued use of the field.</p> <p><i>Johnston</i>: Asked about layout. <i>Lubich</i>: Noted that survey did not ask about library due to direction from supervisor.</p> <p><i>Henderson</i>: Recommends anyone interested to become involved with the group. We are touring libraries to find out what others are doing.</p> <p><i>Tinsley Becker</i>: Is there any interest in selling the building on the adjacent parcel? <i>Lubich</i>: General Services has tried on many occasions. We will continue to do so.</p>
Applicant Comments	<p><i>Marcus Lubich</i>: Presented project. Originally intended to be a library. Reviewed results of survey. With the survey, intending to do a hybrid library County facility. Lease agreement to see if they can extend the site for future uses.</p> <p><i>Herron</i>: Though I am a promoter and friend, I appreciate that there is very limited public space in Casa de Oro. Trying to use that public space for its maximum that the larger community can use and enjoy beyond just a library is appropriate. Need to be creative with the space to optimize.</p> <p><i>Kossman</i>: Is there a model nearby where there is a conjoint library and open space area?</p>
Public Comments	None were heard.

Item No.	Start Time	CPG Presenter(s)	Applicant Presenter(s)	Issue Summary
E2	7:22	N/A	Rick Turner	Home on El Granito Avenue Project
CPG Comments		<p><i>Tinsley Becker</i>: This is an information item and as a result, the CPG should not be providing comments on the project as we had not been provided all of the materials that relate to the project.</p> <p><i>Johnston</i>: What are some of the issues that require the variance. Applicant explained that it is really the access to the house. Have to go around a leach field, since there is no sewer here. Due to placement, configuration, how narrowness of the lot, and slope here require it.</p>		

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Applicant Comments	<i>Rick Turner:</i> Presented project. Request for 43' setback variance from 50' minimum requirement.
Public Comments	None were heard.

Item No.	Start Time	CPG Presenter(s)	Applicant Presenter(s)	Issue Summary
E3	7:39	N/A	Ed Batchelder	Casa De Oro Alliance Gateway Project
CPG Comments		<p><i>Johnston:</i> Asked details about proposed signage.</p> <p><i>Yousif:</i> State Farm building is for sale. Have you talked to the current owner? Applicant responded that spot is under joint ownership from both property owners. It will be imperative that we have cooperation.</p>		
Applicant Comments		<p><i>Batchelder:</i> Three-part project. One area near State Farm Building, one near Gladly Coffee slope, and another across. Site Plan package will eventually be submitted to the County. Proposal is for submittal of landscape improvements.</p>		
Public Comments		None were heard.		

F. ACTION ITEMS

Item No.	Start Time	CPG Presenter(s)	Applicant Presenter(s)	Issue Summary
F1	7:45	Yousif	Kenya Taylor Jennifer Bergovoy Jeremiah Shultz	Recommendation for appointment to fill the vacancy of seat #2.
CPG Comments		<p><i>Henderson:</i> Asked about Shultz' interest in improving VDO.</p> <p><i>Yepiz:</i> Question for all three candidates. Give me your biggest priority in the community, if you could make one change?</p> <ul style="list-style-type: none"> • <i>Taylor:</i> Safety is priority – in air, roads, open space, visibility. Been here since 1988. Need accessibility. • <i>Bergovoy:</i> Have a couple. Recreational facilities should be consistent with planned growth. These have not kept up. If I had the ability, I would do everything I could to turn Cottonwood into a big park with walkways, bicycling, horse paths. Also very interested in planning for Casa de Oro. • <i>Shultz:</i> Agree with need to update the plan. Additional parks and open space. <p><i>Tinsley-Becker</i> voiced concern regarding whether the CPG is going to vote in order of application received, which as has historically occurred when numerous applications are on file. We had also</p>		

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	<p>communicated to candidate Taylor to specifically return to fill the vacant seat.</p> <ul style="list-style-type: none"> • Several members expressed similar concern. • The CPG ultimately chose to vote in the order of applications received.
Applicant Comments	<p><i>Taylor:</i> Have lived in community for decades, mother, business owner, and activist. Cares about safety and making the community safe for children, including clean air.</p> <p><i>Bergovoy:</i> Legal, business background. Discussed experience doing research, passion for smart development. Believes that VDO Community Plan needs to be updated to be consistent with County's Climate Action Plan.</p> <p><i>Shultz:</i> Works for Solar Turbines. Cares about diversity and inclusion. Honored to be considered tonight with these exemplary applicants.</p>
Public Comments	None were heard.

Action: Elect Kenya Taylor

Moved: Tinsley Becker

Second: Henderson

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	A

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	Y
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
F2	8:22	Conway	Ryan Ybarra (The Habit Burger)	PDS2022-AD-22-001 – Administrative Permit for 'Habit Burger' located at 2992 Jamacha Road, El Cajon, CA 92019

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CPG Comments	<p><i>Yousif:</i> Permit is for drive-thru signage. Daniel Conway is absent, so I am covering. Recommend approval of signage request.</p> <p><i>Yepiz:</i> Why was the existing signage already approved?</p> <p><i>Baillargeon:</i> Is signage in same location as previous Burger King signage? <i>Ybarra:</i> very close.</p> <p><i>Herron:</i> Questioned whether signage is on the same side or opposite sides as before. Trying to figure out the flow, since it was kind of funky before. Applicant clarified that they are on the same side (driver side), but unclear of the flow.</p>
Applicant Comments	None.
Public Comments	None.

Action: Recommend approval.

Moved: Yousif

Second: Hermann

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	A

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	Y
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	8:30	Hermann	N/A	Social Media Plan – Approval of the pre-circulated plan for the management of the CPG’s social media presence.
CPG Comments		<p><i>Hermann:</i> Draft plan through Facebook, Nextdoor, Instagram, LinkedIn. Recommends creating a public page on all these to post agendas and minutes. Interact on community sites as VDO CPG not as individual profiles. Same script can be used repeatedly.</p>		

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	<p><i>Herron:</i> If we do want to do this, do we need modifications to the bylaws? It is important also to think about the burden we are putting on whoever we do this to.</p> <ul style="list-style-type: none"> • <i>Herrmann:</i> Want this to be written into the bylaws so that this becomes a part of someone's permanent job. <p><i>Tinsley Becker:</i> Expressed concern regarding the purpose of creating a dedicated email, all of the infrastructure, how it will transfer from person to person, whether it is sustainable. There is no plan presented in this plan.</p> <ul style="list-style-type: none"> • <i>Herrman:</i> Need it for Nextdoor. Also, for sending information, agendas, etc. <p><i>Kister:</i> Recommends posting a Google Form with whatever data you want to obtain when posting on Nextdoor. Herrmann agrees.</p> <p><i>Hedberg:</i> We should put this more on the County to take on the responsibility.</p>
Applicant Comments	N/A
Public Comments	None were heard.

Action: Move to table this plan.

Moved: Herron

Second: Kister

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	N
7	Karibia Baillargeon	Y
8	Daniel Conway	A

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	Y
15	Oday Yousif	N

VOTE: 11 / 2 / 0 / 1 / 1 (Yea / Nay / Abstain / Absent / Vacant)

Result: Motion passes.

G. GROUP BUSINESS

Item No.	Items	CPG Lead	Summary
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G1	Administrative	Yousif	Plan on keeping a March meeting virtual. Moving back to in-person in April meeting. Reminder to do Form 700 and yearly training. Email me for information if you need it.
G2	Local Streets Subcommittee	Kister	No update.
G3	Parks/Parklands Dedication Subcommittee	Weizman	No update.
G4	Casa de Oro Business Corridor Subcommittee	Herron	No update.
G5	Literacy First Charter High School Subcommittee	Yousif	<ul style="list-style-type: none">• County confirmed that the ownership has updated. MX Holdings is no longer owner.• Denise Russell also indicated that the colors were only really on the 3D rendering and not on any other documentation; therefore, there was no color change that the County approved of.• Litigation is ongoing.
G6	VDO CPG Liaison – Fire Safe Council	Hermann	No update.
G7	Cottonwood Sand Mine Subcommittee	Henderson	Subcommittee has shifted the schedule. We will be meeting again in April and then every other month from that point on.
G8	Ivanhoe Ranch Subcommittee	Baillargeon Johnston	No update.
G9	Airport Noise Advisory Committee Subcommittee	Herron	No update.
G10	Next Scheduled Meeting	Yousif	March 1.

H. ADJOURNMENT

Submitted by: Yousif adjourned at 9:04pm.