

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

MINUTES OF THE MEETING – TUESDAY, APRIL 5, 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	Vote
1	Charles Kossman	P
2	Kenya Taylor	P
3	Danielle Weizman	P
4	Jay Steiger	P
5	Michael Herron	P
6	Kyle Hermann	P
7	Karibia Baillargeon	A
8	Daniel Conway	P

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

Members Present: 13

Members Absent: 2

Vacancy: 0

B. APPROVAL OF MINUTES

Action: Approval of February 15 Special Meeting Minutes

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

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

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

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

Result: Minutes Approved.

C. PUBLIC COMMUNICATION

Kathleen Lippitt shared concern regarding growth of hemp and regulation within the County of San Diego.

Allison Henderson shared fundraiser for Casa de Oro Library. May 1 at 2-5pm.

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

D. CONSENT ITEMS

Item D1 moved to F4.

E. INFORMATION ITEMS

Item No.	Start Time	CPG Presenter(s)	Applicant Presenter(s)	Issue Summary
E1	7:23	Yousif	N/A	Form 700, CPG Training, and Ethics Training Update
CPG Comments		<i>Yousif</i> reminded everyone that this needs to be completed timely and that an email will be forthcoming to those who have not.		
Applicant Comments		None were heard.		
Public Comments		None were heard.		

Item No.	Start Time	CPG Presenter(s)	Applicant Presenter(s)	Issue Summary
E2	7:31	Yousif	Chair Nathan Fletcher	Introduction of Chair Nathan Fletcher
CPG Comments		<p><i>Henderson</i> asked about priorities and how to get things moving faster for the Casa de Oro Library. Fletcher responded that he has made it clear that it is important to move forward expeditiously to get it approved, up and built as soon as possible. Agrees there is potential to build some park space there but not causing delay to the library.</p> <p><i>Steiger</i> shared his work with schools and stated interest in having Mr. Fletcher come out and tour the schools.</p> <p><i>Taylor</i> shared experience as a licensed therapist and asked about dollars coming this way for early prevention for individuals who are differently abled. Fletcher shared that this is a priority to focus on early intervention; however, it is very difficult to ensure licensed and trained employees, stay out of a situation of crisis that needs to fundamentally change.</p>		
Applicant Comments		<i>Fletcher</i> provided a history of his career in the City of San Diego and now within the County of San Diego. Enjoys getting out and spending time in Casa de Oro Library. Toured Campo Road with Casa de Oro Alliance and looks forward hearing the board consider the revitalization plan tonight. Described all of the actions taking priority in the near future and excitement for role representing this district, inheriting from Diane Jacob and Joel Anderson.		
Public Comments		None were heard.		

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

F. ACTION ITEMS

Item No.	Start Time	CPG Presenter(s)	Applicant Presenter(s)	Issue Summary
F1	7:43	Hedberg	Rick Turner (Engineer)	PDS2022-VAR-22-015 – Request for recommendation of discretionary permit for project located at 9456 El Granito Avenue, La Mesa, CA 91941.
CPG Comments		<p><i>Hedberg</i> provided project description and photographs. Recommend approval of variance.</p> <p><i>Johnston</i> asked about maximum height of 25’ but Hedberg confirmed 35’. Are the two parcels going to be combined into a single parcel.</p> <p><i>Kossman</i>: the size of the parcel is 0.25 acre, and the minimum for Mt. Helix is 0.5 acre.</p> <p>Applicant <i>Turner</i> confirmed that the two lots were consolidated years ago when the street went in. Legally non-confirming.</p> <p><i>Herron</i> asked about determining the five neighbors’ opinions. This is an administrative variance, said Turner, so no public noticing. Hedberg explained that the applicant notified each neighbor.</p> <p><i>Tinsley Becker</i> shared concern that all information completed in the form would have cleared any confusion regarding extent of encroachment and variance needed. Would feel better knowing that the neighbors signed off with the information above the table. Would be good to have everyone on the same page regarding what they are signing off on for a variance, since property owners request variances for a wide variety of site conditions – pre-existing or self-created. Support recommendation of approval pending confirmation what neighbors signed off on.</p> <ul style="list-style-type: none"> • <i>Hedberg</i> agreed that Exhibit A is inadequate. Presume that applicant took that to the neighbors when talking to them about it. • <i>Turner</i> explained that the County created that form, and that they submitted a plot plan with the application. Agree that we can get re-signatures with this exhibit to be clear what neighbors support, with an Exhibit A and an Exhibit B. <p><i>Herron</i> appreciates conversation about attention to detail but think that requiring them to go back to the neighbors is overkill.</p>		
Applicant Comments		Responded to questions and comments from CPG as indicated above.		
Public Comments		None were heard.		

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

Action: Recommend approval

Moved: Hedberg

Second: Hermann

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

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

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

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

Result: Motion passes.

Item No.	Start Time	CPG Presenter(s)	Applicant Presenter(s)	Issue Summary
F2	8:15	Yousif	Tim Seaman (Project Contact Person)	PDS2021-MUP-95-002M1 – Request for recommendation of approval of minor deviation due to new signage at gas station located at 2411 Jamacha Road, El Cajon, CA 92019.
CPG Comments		<p><i>Yousif</i> indicated that the signage is already up, and that the County indicated that it can be referred to the Code Compliance Division. Invited applicant to explain. However, we cannot add the biodiesel to the signage as requested.</p> <p><i>Yepiz</i>: What changed from previous Shell sign, in response to question.</p> <p><i>Kossman</i>: My only concern is line of sight for people on Jamacha Road, since it appears to be closer to the road than the previous sign.</p> <p><i>Johnston</i> and <i>Conway</i> agree that we should vote for approval.</p> <p><i>Henderson</i> has issue with changing things without a permit. Do not think it needs to go to Code Enforcement but concerned with setting a precedent regarding doing things without a permit.</p>		
Applicant Comments		<p><i>Seaman</i>: Very temporary signs up right now, painted with stickers. There will be a new sign with single pole, whereas current is two poles.</p>		
Public Comments		None were heard.		

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

Action: Approve
Moved: Yousif
Second: Hermann

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

Seat	Member	Vote
1	Charles Kossman	Y
2	Kenya Taylor	Y
3	Danielle 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	Y
10	Michelle Kister	Y
11	David Johnston	Y
12	Kathleen Hedberg	Y
13	Susan Yepiz	A
14	Wendy Tinsley Becker	Y
15	Oday Yousif	Y

VOTE: 13 / 0 / 0 / 2 / 0 (Yea / Nay / Abstain / Absent / Vacant)

Result: Motion passes.

Item No.	Start Time	CPG Presenter(s)	Applicant Presenter(s)	Issue Summary
F3	8:28	Herron	County Staff (Michael Madrid)	Campo Road Corridor Revitalization Specific Plan – Request for Formal Approval
CPG Comments		<p><i>Yousif:</i> The final plan was released today. However, because the County wants our recommendation to be included in its package to the Planning Commission, they have provided to us a matrix of their responses and changes to input they received regarding the first draft of the plan. The matrix contains the public comment, the County's response, whether it was implemented into the plan, and where it was implemented. The County has asked us to review these changes using this matrix and the first draft of the plan. The County would like us to formally vote to give our recommendation of the plan. If we decide we need more time, there are other options we can pursue and discuss at the meeting. Voting tonight to whether to recommend approval of this draft specific plan.</p> <p>Hermann asked about the building height limits or density requirements here.</p> <ul style="list-style-type: none"> Madrid responded that there are two different districts with two heights – Main Street (64') and Gateway (48'). <p><i>Weizman</i> asked whether it is a strict height allowance or a tiered approach.</p> <ul style="list-style-type: none"> Madrid explained that floor area ratio (FAR) requirement is intended to create that effect. Shape will be effected by how each floor of the building is. 		

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

	<p><i>Steiger</i> is concerned that there is a big difference between a 3-story and a 5-story. Appreciate explanation but have concerns about the 5-story; would have been nicer to have a 3-story limit.</p> <ul style="list-style-type: none"> • Madrid appreciates the comment. Points to location of the C36 zone district on Campo Road, with height limit of 35'. Majority of buildings are 1-story. We do not anticipate building out to the limit, but we do understand. Anticipate the FAR and setback to work together to address the concern. <p><i>Kister</i> is on the traffic committee, and biggest concerns is traffic along South Bonita. At some point, the potholes need to be addressed. If we are going to revitalize Campo Road, then we need to address the potholes off of Conrad. County staff replied that they are working on this in Long Range Planning.</p> <p><i>Herron</i> raised concerns with Cordoba Avenue, being able to turn right or left on Campo Road. We gave these comments, and they were not addressed. Staff explained that they review the Traffic Analysis and neighboring intersections. If you are traveling south on the road, there are other junctions you can use to access Barcelona and Granada to turn left.</p>
Applicant Comments	County staff introduced the item, schedule.
Public Comments	<p><i>Nicole Lively</i>: Have concerns about voting for approval tonight without adequate time to review. Feel that a number of things are not being addressed – including extending Conrad.</p> <ul style="list-style-type: none"> • <i>Mike Madrid</i>: I do remember meeting with you and the Atlantis Group. A majority of that conversation was about the nonconforming structures that this would create, including the number of Site Plans that would be required. We did address this and allow that exterior modifications be allowed to continue as they are today, as opposed to requiring a Site Plan. • <i>Tara Lieberman</i>: The plan is conceptual and does not require buildings to be demolished to show how larger blocks could be broken down to allow more circulation and development. • <i>Lively</i>: Appreciate that. I am specifically concerned about demolishing of our buildings not being addressed. <p><i>Batchelder</i>: Represent Casa de Oro Alliance. Like to thank the County Staff for obtaining the grant to get us here, all the volunteers, etc. to get this plan from concept to substance. While we have not had opportunity to review the plan released today, we would like to take some time. While we cannot offer specific comments, we do think that the Specific Plan is the right approach to overcoming the C36 zone, which is a large impediment to development in the area.</p> <p><i>Jamie Deering</i>: Agree with both comments to see how changes get implemented more thoroughly. Would like to request that flow pattern where</p>

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

Kenora comes out to ensure that not too many cars come out, make it a left-hand turn.

- *Madrid:* Appreciate you and others being passionate about where you live and coming out to these meetings. The Traffic Plan did look at various configurations and Specific Plan build-out. Many images are conceptual in nature.

Lynnette Tessitore: Challenge to ensure May Planning Commission and June Board meeting. Still opportunities to provide comment, but if you are able to make a vote tonight that would be ideal. This would not be your last opportunity to provide input.

Tinsley Becker: Asked for clarity regarding whether we are voting on wholesale approval or denial; it appears that there is something in between. Mike spoke about refinements outside of the Specific Plan that we are committing to do outside of that action. There will be further opportunity to comment, and then staff will take that into account to refine and bring to Board.

Weizman: Unclear to Wendy's point whether we are approving the Specific Plan in its entirety tonight, and how procedurally we have opportunity to provide additional comment.

- *Lynette:* It's still a draft document. If someone brought something up that is consistent with the CPG, we would make those changes.

Henderson: We have been talking about this at the CPG for about 20 years, so I would like to say let's go for this and approve 1000%. Nuances can be ironed out in the future, but I support moving this along.

Kister: No comment.

Herron: I have worked hard to turn out the community and involve in providing feedback. Quite disappointed with the County process, lack of schedule, and only talking in terms of quarters. The plan always seemed to be slipping, and now suddenly we are here. Expressed concerned with lack of information and transparency.

Conway, Herron, Kister recommend more time to review and comment.

Tinsley Becker: Distinguish the VDO CPG and the Casa de Oro Alliance.

Weizman: Expressed concern with discrediting County Staff and excitement to do something to revitalize this corridor.

Kister: Is there something more that we can do to provide comments? Yousif has discretion to call a special meeting. Recommend amending the motion to include a special meeting to provide additional comments.

Tinsley Becker: Agrees with amending motion to approve the plan in spirit.

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

Action: Approve the pre-final Campo Road Corridor Revitalization Plan in spirit.

Moved: Tinsley Becker

Second: Henderson

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

Seat	Member	Vote
1	Charles Kossman	Y
2	Kenya Taylor	Y
3	Danielle 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	Y
10	Michelle Kister	AB
11	David Johnston	Y
12	Kathleen Hedberg	Y
13	Susan Yepiz	A
14	Wendy Tinsley Becker	Y
15	Oday Yousif	Y

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

Result: Motion passes.

Item No.	Start Time	Issue Summary	Recommended Action
F4	9:42	Authorization of Teleconferencing Meeting Option Pursuant to Govt Code Section 54953(e) – Required to continue virtual meetings.	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.
CPG Comments		<i>Herron:</i> Concerned about language used for meeting authorization.	
Applicant Comments		N/A	
Public Comments		N/A	

Action: Move to approve.

Moved: Yousif

Second: Conway

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

Seat	Member	Vote
1	Charles Kossman	Y
2	Kenya Taylor	Y
3	Danielle 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	Y
10	Michelle Kister	Y
11	David Johnston	Y
12	Kathleen Hedberg	Y
13	Susan Yepiz	A
14	Wendy Tinsley Becker	Y
15	Oday Yousif	Y

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

VOTE: 13 / 0 / 0 / 2 / 0 (Yea / Nay / Abstain / Absent / Vacant)

Result: Motion passes.

G. GROUP BUSINESS

Item No.	Items	CPG Lead	Summary
G1	Administrative	Yousif	Nothing to report.
G2	Local Streets Subcommittee	Kister	Nothing to report.
G3	Parks/Parklands Dedication Subcommittee	Weizman	Nothing to report.
G4	Casa de Oro Business Corridor Subcommittee	Herron	Nothing to report.
G5	Literacy First Charter High School Subcommittee	Yousif	Litigation ongoing, new high school opening in Alpine.
G6	VDO CPG Liaison – Fire Safe Council	Hermann	Big event on June 12.
G7	Cottonwood Sand Mine Subcommittee	Henderson	Nothing to report.
G8	Ivanhoe Ranch Subcommittee	Baillargeon Johnston	Nothing to report.
G9	Airport Noise Advisory Committee Subcommittee	Herron	Nothing to report.
G10	Next Scheduled Meeting	Yousif	May 3, 2022

H. ADJOURNMENT

Submitted by: Yousif adjourned at 10:04 p.m.