

**County of San Diego
Valle De Oro Community Planning Group
3755 Avocado Blvd. #187
La Mesa, CA 91941**

REGULAR MEETING MINUTES: August 5, 2014

LOCATION: Otay Water District Headquarter
Training Room, Lower Terrace
2554 Sweetwater Springs Blvd.
Spring Valley, California 91978-2004

CALL TO ORDER: 7:00 PM

A. ROLL CALL. Feathers, Becker, Rand, Chapman, Perry, Tierney, Myers, Reith, Fitchett, Baillargeon, Hyatt, Henderson, and Wollitz. Absent: Brownlee and Schuppert.

B. APPROVAL OF THE MINUTES FOR THE MEETING OF June 17, 2014. Vote: 11-0-2-2.

C. Public Communication: None.

D. Action Items:

1. Presentation by William Perno, Institute of Public Strategies, regarding the Alcohol and Beverage Control (ABC) licensing and regulations for determination of Public Convenience and Necessity (PCN) for alcoholic beverage applications.
2. M-14-008. Cal Fire-San Miguel Fire District. Request that the County establish parking prohibition in front of Fire Station 21, located at 10105 Vivera Drive, La Mesa. Ms. Feathers described the concerns and conditions at the above address. Current permitted parking may result in: 1) obstructed line of sight for the fire truck driver; 2) parked vehicles may impede the fire truck's turning radius; 3) block U.S. Postal Service access to the mailbox, as well as interfere with the maintenance of the front yard and shrubbery. MSC(Feathers/Henderson) that the entire length of the wall to the west of the San Miguel Fire Station 21 driveway and 20' to the east be designated as a no parking zone, indicated by solid red pavement markings. (13-0-0-2)
3. M-13-009 Jordan's Krazy Burgers; Requesting signage approval for business in the Rancho San Diego Towne Center shopping center. Mr. Fitchett reported that the proposed sign had been changed to comply with the Site Plan. MSC(Fitchett/Henderson) to approved the request as amended. (13-0-0-2)
4. ABC-14-003. Determination of Public Convenience Or Necessity for Alcoholic Beverage License Application. The owner of Al Hookah in Casa De Oro has requested an Alcohol License (Type 40) to sell beer. Chr. Myers presented information about the location of the business. Mr. Sami Jihad presented

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information the business and the desire to change from the type of license they presently have (Type 42-wine and beer) to Type 40(beer only). Mr.Andrew Somo, manager of the business presented his plans. Discussion included the crime rate in the area (402% above the average), parking problems, trash and graffiti problems in the immediate area, the presence of a Head Start site, as an immediate neighbor, and the availability of training program for alcohol servers. MSC(Myers/Rand) to approve the change to a Type 40 Alcohol License with the following conditions:

- 1) The owner will keep the alleyway behind their premises clean of trash, debris and graffiti.
 - 2) Suggest all owners and employees of A1 Hookah complete the free of charge, Responsible Beverage Sales and Service Training.
(11-2-0-2)
5. AD-14-024. Administrative Permit for an Oversized Accessory Structure. This structure would be built at 4156 Conrad Dr. and include an oversized garage and an office/rec room. The owner of the property was not present. The committee report included the difficulty of evaluating the project, which had two components, one of which included "habitable space". MSC(Myers/Henderson) that the permit be approved with the following conditions:
- 1) It should be ensured that the applicant is filing/paying for the proper permits as habitable space
 - 2) The code for HVAC, electrical, insulation, and a firewall is enforced as applicable
 - 3) The owner must complete the Storage/Recreation Room as proposed to avoid falling short and having a 1,470sf garage that would not likely be approved.
(13-0-0-2)
6. POD-13-003. Zoning Ordinance Update Number 30; County Code Amendments Regarding Noise Ordinance, Reasonable Accommodation, and County Defense And Indemnification Agreement. Board discussion brought up several concerns. **Section 33-Section 6156.g** : Allowing barns and agricultural buildings to the accessory building category: The zoning ordinance is actually doubling the permitted total square footage for not just barns, but for all accessory buildings. The currently allowed maximums are half of the new ones proposed. This is inappropriate, especially without review. In many planning areas, including the VDOCPG, this could effectively allow accessory buildings to total more square footage than the primary residence, greatly impacting neighborhood character. The existing square footages should be restored. There is no clear reason or justification stated for why they were doubled. **Section 34-Section 6156.h**: Adding breweries and microbreweries to eating and dining seems appropriate, however Eateries and Dining should not be added to M52, 54, 56 & 58 without review. The impacts of a brewery serving food and beer and beer samples has a completely different impact than industrial; especially light

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industrial. Changes in operating hours, traffic generated, noise, etc. could be significant, and needs at least administrative review.

Section 37-Section 6158: Recycling of salvaged concrete, asphalt and rock should not be allowed by right in existing mining operations. Many mining operations already impact their neighbors significantly. The Hester borrow pit in the VDOCP area is one example. To allow 10% extra truck traffic, and 25% extra stockpiling, by right, with no review, in an area that is already over impacted is irresponsible. It is our opinion that an environmental impact report is still a necessity, as well as a minor use permit.

Section 42-Section 6758: While we understand the need to allow smaller/older homes that cannot accommodate additional parking to be able to obtain new building permits. We hope the county will take into consideration the available street parking around the proposed dwelling when issuing a permit. Especially if the proposed expansion is adding significant living space where additional drivers could now be present adding to street parking.

MSC(Rand/Henderson) that the stated concerns be submitted on behalf of the VDOCPG. (13-0-0-2)

7. **Presentation:** San Diego National Wildlife Refuge Draft Comprehensive Conservation Plan (CCP). Jill Terp, U.S. Fish and Wildlife (US F&W), presented the mission statement of the Wildlife Refuge and explained the CCP's purpose was to describe how the Refuge would be managed over the next 15 years. Printed materials regarding the 3 alternatives were distributed. Ms. Terp indicated that Option D was currently the US F&W's preferred alternative and that due to tremendous public interest the review period would be extended to September 17, 2014.

The majority of the 20 public speakers were equestrians and they expressed their pride in participating in the responsible use of the natural resources available for them to ride. The hiking and mountain biking community was represented as well. Not surprisingly, the concerns conveyed by all were universal. The most significant issue centered on the proposed closing of a significant number of existing trails, a proposal that exists in all the Refuge Management options presented.

The potential closing of Lot 707 (Weighorst) was a major concern as was the inclusion of hunting within the refuge. Mary Robinson suggested that if hunting was being considered in order to generate revenue, then establish an annual pass for the Refuge and don't permit hunting within the Refuge.

Several community speakers expressed concerns about the economic effects of closing trail, as it would affect horse boarding facilities, tack stores and feed stores.

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The other specific area that the public members were concerned about was the "Par 4" area, near Willow Glen.

Karen Ensall, Steve Deny and Jon Charvat put emphasis on the lack of communication from the US F&W Service to the community. Others commented on the poor trail maintenance, while the fire roads were well cared for.

In closing the US F&W Service staff members related that the refuge was made up of over 11,000 acres, of which, 160 acres would be used for hunting; the total number of trail miles was not on record; the Congressional Mandate for this refuge does not list equestrian activities as a primary use of the refuge; that it is a refuge with critical habitat, endangered species, and part of the Multi-Species Habitat Conservation Plan. The US F&W Service is trying to strengthen communication with the public, improve trail maintenance, etc.

Chr. Myers indicated she'd consider forming an ad hoc sub-committee to examine the comments of both the public speakers and the CPG members.

The meeting was adjourned at 10:15 PM.

Anita Reith, Secretary