

San Diego County  
**VALLE DE ORO COMMUNITY PLANNING GROUP**  
3755 Avocado Blvd. #187  
La Mesa, CA 91941

**Minutes of the Meeting:** April 7, 2015

**Location:** Otay Water District Headquarters  
2554 Sweetwater Springs Blvd.  
Training Room, Lower Terrace

**A. ROLL CALL:** 7:00pm, Karibia Baillargeon, Chair

Members Present: Baillargeon, Becker, Brownlee, Feathers, Fitchett, Henderson, Hernandez, Hyatt, Perry, Rand, Schuppert, Tierney, Wollitz,

Members Absent: Chapman, Myers

**B. APPROVAL OF THE MINUTES FOR THE MEETING OF:** 2/17/2015

Motion to approve minutes presented by Ms. Baillargeon: Seconded by Allison Henderson. Motion approved.

Vote: 10-0-1-4 (Feathers abstain; two members arrived late; two absent)

**C. PUBLIC COMMUNICATION:**

Mike Valley, a resident of Rancho San Diego, would like the group to explore alternatives for a proposed tree removal at the intersection of Paseo Zuniga and Fury Lane. Concerned residents met with DPW and the local HOA on Friday the 4th of April. There was no resolution. DPW is still going to remove it because roots raise the asphalt and it's a hazard for pedestrians.

**D. ACTION ITEMS:**

**1. M-15-002 - Pizza Hut Signage: Wall Sign Request: 9805 Campo Road, #150, Spring Valley, CA 91977; Josan Feathers, Committee Member**

This project involves a wall sign request for the proposed Pizza Hut in the Casa De Oro shopping center on Campo Road. The Pizza Hut is replacing Yogurt City, located 2 storefronts to the west of the Casa De Oro Post Office.

Currently, a Pizza Hut sign has already been installed in the shopping center's monument sign as shown in the photo. This project is for the installation of a wall mounted Pizza Hut sign above the storefront, as shown in the plans, which will replace the Yogurt City sign shown in the photo.

The regulations state that "where a wall sign(s) and a freestanding sign(s) are used in combination on a premise, the area of the wall sign shall not exceed 1.5 square feet for each linear foot of building facing." The monument sign is actually considered a freestanding sign, so the total allowable size per that regulation would be 30 SF and the proposed sign is 22.6 SF.

The wall-mounted sign will be illuminated but will be on a time clock with a photocell so that during the daytime it will usually be off and light up when it gets dark out. When the shop closes, it will be turned off.

Motion was presented by Josan Feathers: the VDOPG recommends approval of the sign as submitted in the plans. Seconded by Ms. Tierney. Motion approved.

VOTE: 13-0-0-2

**2. M-15-003 - Tree Maintenance/Removal - 3941 Agua Dulce Blvd., Spring Valley, CA 91977; Jonathan Becker, Committee Member**

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The tree in question is an old Ficus sp. with some Psyllid and White Fly damage that is located in the front yard of this property. The owner would like the County of San Diego to remove the tree or water and maintain the tree. The question is whether it is the County's responsibility. The County doesn't own the tree. It falls on the right of way but is still the owner's responsibility. There are criteria that would require the County to act and this tree doesn't meet the criteria (eg. sewage breakage, asphalt impingement).

Motion presented by Jonathon Becker: the VDOPG supports the County stance that they are not financially responsible for the maintenance of the Ficus tree. Seconded by Mr. Rand. Motion approved.

VOTE: 13-0-0-2

**3. M-15-004 - Chevron Station Expansion. Site Plan Waiver Request: 9749 Campo Road, Spring Valley, CA 91977;  
Allison Henderson, Committee Member**

The owner's architect, Paris Hagman, presented the plans for the expansion of the Chevron Station in the Albertson's Shopping Center in Casa de Oro. If this were a brand new building, a Site Plan would be required. The plans call for two additional gasoline dispensers to be added in the same line as the current line. The store will also be increased by 10 ft on three sides, approximately a 55% increase in square footage. A waiver is requested to expedite the start of the remodel for three primary reasons.

1. The owner is party to a lawsuit for lack of compliance with the Americans with Disabilities Act. Neither the store nor the pumps are in ADA compliance.
2. OSHA has visited the site because the pipes are old and there seems to be a sewage smell in the store.
3. Chevron has informed them that they must upgrade their facility to maintain their Chevron franchisee status.

Discussion: Ms. Henderson: Waiving the Site Plan requirement would enable the owner to begin the remodel within the 60 days required by the ADA lawsuit. Ms. Brownlee: struggling with the fact that we don't have a plan. County didn't provide us with a plan. The architect's pictures don't verify anything. We haven't had a plan to review.

Ms. Henderson presented a motion: the VDOPG recommends approval of the site plan waiver with the following conditions: 1) owner will provide a landscaping plan for review; 2) proof of the ADA lawsuit will be provided; 3) the Chevron "compliance/imaging" letter is provided. Becker seconded. Motion approved.

Vote: 12-1-0-2.

**4. PDS2015-CONALT-000098 - Haggen Grocery Signs. Signage approval request: Store #316 - 3641 Avocado Blvd. La Mesa, CA 91941;  
Chris Rand, Committee Member**

This is a request to change the sign at the Vons store located in the Dixieline shopping center. The proposed signs are well within the County regulations. We are approving the signs with green lettering with no background (as opposed to the original submission of white lettering and green background). This is an anchor tenant for the shopping center. It will blend in and match the current aesthetic. No work will be done on the inside.

Mr. Rand presented a motion: the VDOPG recommend approval for the site plan exemption request for the new Haggen signs to replace the Vons signs as amended. Tierney seconded. Motion approved.

Vote: 13-0-0-2

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**5. PDS2015 - MUP-15-006 - College Prep Middle School. Initial review and comment: 10269 Madrid Way, Spring Valley, CA 91977;  
Robert Perry, Committee Member**

Mark Skausen presented a detailed description of the College Prep Middle School that is in the initial stages of the permitting process with the County. The school will be located on a 2.9 acre parcel t Madrid and Agua Dulce in Case de Oro on a site currently occupied by Living Springs church. Since this is an Initial Review, the discussions were informational only; however, the group instructed the applicant to make sure his final submittal included the following items:

- traffic: the area is already congested and concern was expressed for pedestrians walking to school
- line of sight: there was concern expressed about visibility within the Hwy 94 Scenic Corridor
- grading issues: concern was raised given the slope of parcel
- landscaping
- noise
- design review: specifically, color choice

Public comment was received. Brian Marshall, Superintendent of Spring Valley School District, discussed concerns about the proximity to Spring Valley schools. Dustin Johnson, a neighbor who went to the local elementary school, gave support to the project and hopes that there will be synergy between the local school and the proposed private school.

**6. Guest Speaker - Mr. Jarrett Ramaiya, Planner, County of San Diego.**

Over the last several months, Mr. Ramaiya has been in contact with a local homeowner who has an existing 40 ft mono “Cypress tree” cell phone tower (PDS2014-ZAP-01-040M1) on his property. Sprint Wireless is currently processing a minor deviation to the Minor Use Permit issued in 2004. The homeowner and several neighbors are concerned about the process surrounding deviations versus modification and therefore, Mr. Ramaiya came to the meeting to present to the group clarification of the process. The homeowner where this cell phone tower is located was present and presented his opinion that there were several maintenance issues and that the leaseholder (Spring) was not in compliance with the Minor Use Permit. Ken Calegari, the attorney for AP Wireless was present and gave his opinion of the maintenance issues. Megan Murphy of Sprint Wireless was also present and presented her opinion of the maintenance issues. Mr. Fitchett reminded the group of the history of this particular cell phone tower project. Since the cell phone tower was in a residential area, VDOPG felt that a Major Use Permit should have been required. We felt the project failed to satisfy the findings for a minor use permit and we were unanimously against this project and even appealed the project to the Planning Commission but were unsuccessful. While the maintenance issues are out of the purview of the VDOPG, we offered to explore the creation of a subcommittee to review the process.

No other action was taken by VDOPG.

**E. GROUP BUSINESS:**

- Chair announced the public notice of the PACE program.
- Chair announced the auction by Cal Trans of excess land inventory. Five parcels are in VDOPG area.

**F. CHAIRMAN’S REPORT - No report**

**G. ADJOURNMENT - 10:26 pm**

Signed respectfully,

Allison Henderson, Secretary of VDOPG