

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

Minutes of the Meeting: December 1, 2015

Location: Otay Water District Headquarters
2554 Sweetwater Springs Blvd.
Spring Valley, CA 91978
Training Room, Lower Terrace

A. ROLL CALL: 7:00 PM Mark Schuppert, Chair

Members present: (9) Baillargeon, Burley, Hernandez, Myers, Nold, Rand, Schuppert, Tierney, Wollitz

Non-voting Members present: (2) Bickley, Zimmerman; recorded as Abstentions in reporting votes

Members absent: (4) Chapman, Feathers, Hyatt, Johnston

Members Seat Vacant: (0)

(è **Votes: Yeah-Nay-Abstain-Absent-Vacant -- ___ -- ___ -- +2 -- 4 -- 0)**

B. APPROVAL OF MINUTES FOR October 6, 2015

CPG Member Rand requested his abstention for the PDS2015-ZAP-15-002 Verizon Rancho San Diego be recorded in the meeting minutes as “due to Financial/Professional Relationship with Verizon.”

VOTE: 9-0-2-4-0

C. PUBLIC COMMUNICATION: None.

D. ACTION ITEMS

1. North Bonita Street Safety Concerns. Response to County’s recommended options regarding safety concerns.

Mr. Johnston, the ad hoc subcommittee lead, could not be present for the meeting so he arranged to have his presentation provided via a YouTube video.

This project came to the attention of the VDOCPG and the County’s Traffic Advisory Committee (TAC) because of the concerns of Mr. Vandenberg, a resident in the VDO Planning Area.

The width of North Bonita Street from Sierra Madre Rd to the south varies from 40’ to 24’. The northern portion of the road, which is on a hill and forms a blind crest, has a width that varies between 24’ and 27’. It is this portion of the North Bonita Street, about 750’ long, that most concerns the ad hoc subcommittee.

The Traffic Advisory Committee’s evaluation resulted in the following four options for the VDOCPG to consider:

- 1) Take no action. (There have been no reported parking related accidents/collisions in the last 5 years).
- 2) Prohibit parking on the west side of North Bonita Street for 750', southerly from Sierra Madre Rd. (An incremental parking prohibition on the side of the street with more developed curb, gutter and sidewalk).
- 3) Prohibit parking on the east side of North Bonita Street for 750', southerly from Sierra Madre Rd. (An incremental parking prohibition on the side of the street that does not have a curb, gutter and sidewalk).
- 4) Prohibit parking on both sides of North Bonits Street for 750', southerly from Sierra Madre Rd.

The ad hoc subcommittee found that because the road is so narrow, drivers park their cars straddling the sidewalk. Not only is this illegal but it does not solve the problem of cars needing to cross the center line to pass safely nor does it provide the necessary clearance for Fire Response vehicles. It also impedes pedestrian traffic.

The multi-family housing in this area have on-site parking as do-the single-family housing. Cars parked on the street near the crest of this knoll create limited visibility for those drivers wanting to exit their driveways.

The ad hoc subcommittee believes the best solution to protect drivers and pedestrians, involves a compromise of options 2 and 3 provided by TAC. Specifically:

- a) Create a no parking permitted zone on west side of North Bonita from the curb of 4404 North Bonita to the curb of 4034 North Bonita
- b) Create a no parking permitted zone on the east side of North Bonita from 4039-4043 (4-plex) to 4027 North Bonita.

It is recognized that this will result in 7 currently used parking spaces being lost, having the most impact to the offsite parking availability in front of the 2 single family dwellings. The plus side being, Fire Response access, better line of sight for residents exiting their driveways, drivers no longer need to cross the center line to pass parked vehicles and a clear sidewalk for pedestrians.

SCHUPPERT moved to support the following approach outlined by the adhoc-subcommittee: 1) Create a no parking permitted zone on west side of North Bonita from the curb of 4404 North Bonita to the curb of 4034 North Bonita and 2) Create a no parking permitted zone on the east side of North Bonita from 4039-4043 (4-plex) to 4027 North Bonita. (Baillargeon seconded).

VOTE: 9-0-2-4-0.

2. STP-15-019 – Avocado Terrace Apartments. Site Plan and Permit Request for a proposed six-unit apartment project located at 9924 San Juan Street in Casa de Oro.

Jim Schmidt, the applicant. Attended the meeting and provided an overview of his project which is to remove an existing single-family dwelling and build a 6 unit apartment complex consisting of three, two-story buildings. Each apartment will be approximately 1,100 sf. A retaining wall will be erected in the back of the property. The street access will be the existing driveway to San Juan Street.

Hernandez indicated the initial concerns of Setback distance, proper adherence to the Open Space – Recreation Designator and the location of the screen/fence on the west property line have all been addressed.

Following the Member/Applicant Q&A, the following concerns were highlighted:

- 1) The changes the applicant made to the Site Plan to accommodate the required 900sf of Open Space-Recreation resulted in loss of area for parking. Depending on how the County “rounds” when calculating required parking spaces, the applicant may have an issue with being deficient by one parking space.
 - 2) Since this property would be transitioning from a single-family dwelling to a multi-family dwelling, the distance requirement from neighboring driveways increases to 200’. While the applicant did not know the current distance from neighboring driveways, he was sure that due to the lot dimensions, they could not meet the 200’ requirement, so an exception will most likely need to be acquired.
 - 3) The 900sf of Open Space – Recreation is to be developed as a toddler play area and a picnic area. Currently, there are no plans to fence the area. Members felt fencing this play area might be required.
 - 4) The width of the existing driveway may need to be enlarged per Fire District regulations
- All these concerns were included as conditions in the motion for this project.

HERNANDEZ **moved** this Site Plan be approved contingent on the following items:

- a) The potential issue of being short one parking space needs to be addressed
- b) An exception to the driveway distance requirement needs to be acquired
- c) The Open Space-Recreation area, which is to become a toddler play area and a picnic area, need to be built to County requirements, with respect to fencing, etc.
- d) The existing driveway needs to be modified to comply with Fire District regulations or an exception needs to be obtained.

(Schuppert seconded) **VOTE: 9-0-2-4-0.**

3. Fuerte Drive @ Alzeda Realignment – County presentation and resubmission of road realignment proposal (Informational Only – No Motion or Vote at this time)

The applicant’s representative, Nael Areigat attended the meeting and presented the proposed road realignment to both the VDOCPG members and a small group of the interested residents who live near the Fuerte Dr/Alzeda intersection.

The residents attending the meeting were seeing these plans for the first time and were thankful for the VDOCPG meeting notices distributed by Chris Rand (VDOCPG member).

The owner of the home right on the intersection attended the meeting and is happy that something is going to be done.

The owner of the property that will be most impacted by this project (home with horse stables), is in full support of making this stretch of Fuerte Dr. a safer road to travel and to live on.

It is unclear to John French, (homeowner at corner of Alzeda) just how the Alzeda realignment is going to affect his property and landscaping. Nael indicated that once the surveyors do a site visit, more information regarding the impact, if any, to John French’s property will be determined.

All members of the public expressed an interest to re-visit this project once more details are known. Nael Areigat explained that since this is a ‘Public Project’, it does not require any additional meetings (including with the VDOCPG) to be held.

- a) Unlike the past proposals, this approach would only impact 3 properties (frontage only). The owner of the property who will be impacted the most, attended this meeting and gave her full support to this project.
- b) Alzeda will be realigned to meet County Standards and will intersect with Fuerte in a perpendicular fashion.
- c) To the west of this intersection exists a crest. This crest (~300’) will be shaved by 3’- 4’ to improve sight distance to approximately 400’. This will be done 6” increments for safety reasons.
- d) A segment of Fuerte on both sides of this intersection, will be realigned to the south, about the distance of 1 lane.
- e) The speed limit will remain 35mph
- f) For eastbound traffic, a 50’ long left hand pocket lane (good for 2 cars) will be created for turning north onto Alzeda, eliminating a situation that has contributed to traffic accidents/collisions in the past.
- g) With the realignment of Alzeda, a portion of the existing road will be vacated. Most likely the County will want this property to go back to the owner but it is unknown at this time.

Nael Areigat indicated that the process to get this project better defined, approved, award the contract and to avoid construction in the winter, could push the project start date out to the Spring/Summer of 2017. Once construction has begun, it is expected to take 4-6 months to complete.

4. Nominating Committee Appointment – Election of Officers to be made at January 5, 2016 meeting (Chairman, Vice-Chairman, and Secretary).

The Chair noted that both Dave Zimmerman and Stephen Bickley should be Board of Supervisor appointed “voting” members for this upcoming meeting.

Chris Rand volunteered to lead this task.

5. Project Assignment – Setback Variance Request for Proposed SFR at Mt Helix Drive and Alto Drive.

Javier Hernandez volunteered to lead this project.

E. GROUP BUSINESS –

- 1. East County Community Change Project (Sharon Nold).** Sharon provided an overview of the third meeting. She highlighted the major concerns and challenges Casa De Oro faces.
- 2. Reimbursement Request (Mark Schuppert).** MYERS moved to support the reimbursement request submitted by the Chair. (Tierney seconded). **VOTE: 9-0-2-4-0**
- 3. Status – Wieghorst Bicycle Park Proposal (Karibia Baillargeon)**
- 4. Status – Skyline Church Proposed General Plan Amendment and Development (Josan Feathers, Lori Myers, Mark Schuppert)**
- 5. Status – Proposed Literacy First Charter High School (Lori Myers, Chris Rand).** Members (Bickley, Nold, and Tierney) volunteered to join the ad hoc subcommittee

6. **Status – Site Plan Waiver Withdraw – Oversized Ground Mounted Solar System (Mark Schuppert).** This request was withdrawn because the applicant chose to use more efficient panels, reducing the overall size of the Solar System.
7. **Status – Proposed Granny Flat Site Plan Withdraw (Chris Rand).** This request was withdrawn when the applicant chose to approach the project as a room addition rather than a granny flat with a separate entrance.
8. **Status – Setback Variance for Existing Unpermitted SFR Development (Karibia Baillargeon).** Karibia agreed to lead this project.
9. **Chair discussed the “ins and outs” of Variances**
10. **Chair shared a ‘derogatory letter’ received from a constituent that was directed at the VDOCPG members.** The letter’s author does not like the style of a home being constructed in his neighborhood and believed this new construction required prior approval from the VDOCPG.

F. ADJOURNMENT at 9:44 PM

Submitted by: Lori Myers