

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

Minutes of the Meeting: March 1, 2016 (Final)

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

A. ROLL CALL: 7: 02 PM Mark Schuppert, Chair

Members present: Baillargeon, Burley, Chapman, Feathers, Hernandez, Hyatt, Johnston, Myers, Nold, Rand, Schuppert, Tierney, Zimmerman

Members absent: Bickley, Wollitz

Members Seat Vacant: (0)

(Votes: Yeah-Nay-Abstain-Absent-Vacant--__--__--__--__--__)

B. APPROVAL OF MINUTES FOR February 2, 2016. VOTE: 8-0-5-2-0

C. PUBLIC COMMUNICATION: None

D. ACTION ITEMS:

- 1. Variance Request -PDS 2016 VAR-001 - Single Family Residence Setback Variance, Mt. Helix Drive @ Alto Drive (Via Opel Drive) (Prior Administrative Variance Request changed to Standard Variance Request with expanded public notice requirements)**
{Hernandez, Le Menager}

This project was previously addressed by the VDCPG as an “Administrative Variance Request” that was subsequently found to be in error as the applicant did not meet the requirements for obtaining approval signatures from all the surrounding residents. A “Standard Variance Request” has since been initiated which requires expanded public noticing. The “Standard Variance Request” is the subject of this Action Item.

The Standard Variance is requested for a reduction to the setback requirements for the front and rear yards of the referenced single-family residence. More specifically, the request is to reduce the front and rear yard setbacks from 40’ to 20’.

The applicant’s realtor, Kay Le Menager, was in attendance and spoke in favor of the variance and referenced the conforming home size on the lot and noting that the setback reductions are necessary due to the narrow lot configuration and the private road easement that traverses the site. Mr. Temple, the neighbor to the west, was also in attendance. He disputed some of what the realtor said, but had no objections to the variance as long as the property's drainage problem is appropriately addressed during construction so that his property is better protected from drainage run off.

Discussion by group members acknowledged the narrow site, but their primary concern was the magnitude of the variance and the precedence it could set. It was argued that each property is inherently unique and our decision should not be interpreted as setting precedent. However, the group remained split on this topic.

Mr. Hernandez moved that we approve the variance for this property under the conditions that drainage safeguards be put in place during the building permit stage and that no further variances are granted for this property. (Rand seconded) **VOTE:** 11-2-0-2-0 (Nays: Myers and Feathers)

2. Site Plan Waiver - Smart & Final, 3681 Avocado Blvd: Request for Site Plan Waiver for signage to be changed from Haggen to Smart & Final.

{Johnston, Klein}

Smart & Final will be the new anchor tenant in the referenced center and is requesting changing the existing signage from Haggen to Smart & Final Extra. The center operates under a major use permit that includes a design overlay that allows the VDOCPG to consider general design issues when making a recommendation regarding the site plan waiver request.

Mr. Klein, the applicant's agent, reported that the total amount of signage for Smart & Final Extra is being reduced by 50 square feet compared with the prior Haggen signage. The primary change in signage is on the store front façade. The Haggen, Starbucks, and U.S. Bank signs will be removed and or replaced with the main Smart & Final Extra sign along with two smaller signs that advertize Fresh Meats and Vegetables.

The primary concern by several board members was that the reported size reduction was not apparent in the appearance of the building façade and the color and size combination does not conform to the character of the community or the center. The color issue was dropped as the primary concern, but the relative size of the building façade sign remained a disconcerting concern with many members. It was noted that the overall change was a reduction, and the size falls below the maximum allowed signage per basic zoning guidelines, but the group remained split as to whether the proposed façade signage is too large. Ms. Baillargeon spoke to the process she went through with Haggen to get them to scale back their signs and illumination and inferred that we could do the same with Smart & Final. It was pointed out that we should be evaluating the signage on its aesthetic value along with the character of the community concerns.

Johnston moved to approve the Site Plan Waiver as requested by the applicant. (Hernandez seconded) **VOTE:** 8-5-0-2-0 (Nays: Feathers, Myers, Chapman, Hyatt, Baillargeon)

3. County PLDO Presentation (Park Lands Dedication Ordinance)

{Saumier}

Mr. Saumier gave a general information update and spoke to the Park Land Dedication Ordinance Funds and what the money can be used for. Funds cannot be used for a restroom (Fury Park) or open trails unless there is a pathway for exercise stations. Maintenance funds must be included in any park and PLDO funds do not cover maintenance. He stated that the Board of Supervisors asked him to get suggestions from us as to changes we'd like and hopes we can come up with ideas to get past the current hurdles.

One suggestion Mr. Saumier offered us was inter-jurisdictional coordination through meeting with bordering communities.

Members spoke to the plans for the Estrella Park, and the fact that the funds are there, but not for the maintenance of the park. A non-profit JPA group must agree to pay for the maintenance, which is a big hurdle. Also the non-profit would probably want their name attached to the park which could be a community character issue. He was asked what the amount would be for maintenance so that the subcommittee will have an estimate when soliciting non-profits. Mr. Saumier said he could get that information.

The PLDO subcommittee will report back at the next meeting after talking to Marcus at the county.

4. Otay Water District Presentation: Contract Design Team - Campo Road Sewer Replacement Project

{Beppler}

Stephen Beppler P.E., Otay Water District, Christopher McGrath P.E., Rick Engineering, and Marielena Castellanos, Humana Ability, were in attendance to present information on the Campo Road Sewer Replacement Project.

The existing gravity 10 inch raw sewage pipeline will be replaced with a 1.75 mile, 15 inch system. The current pipeline is not adequate to serve the more than 15,000 people in the Jamacha Basin communities of Rancho San Diego, Calavo Gardens, and portions of Mount Helix. The project was designed with input from Cal Trans and the Otay Water District. The pipeline's new alignment under Campo Road will allow for maintenance of the pipeline without disturbing sensitive environmental areas. The work will be done primarily at night, and the contractor will work with the owners of the shopping centers to provide access. Construction will occur from September 2016 to February 2017 and from September 2017 to February 2018. The cost of the project is \$6.2 million.

E. GROUP BUSINESS

1. New projects:
 - a. Sundown Lane Project (open space vacation) Feathers (chair), Hyatt subcommittee formed
Vote: 13-0-0-0-0
2. Continuing Projects and updates
 - a. Literacy First Charter School (Myers chair)
 - b. Helix Canyon Estates on Tropic (Schuppert chair)
 - c. Skyline Church subcommittee will meet in the next few weeks. (Burley chair)
 - d. Culvert on Fuerte Drive (Rand chair)
 - e. North Bonita Safety Issues - no feedback yet
3. Group Announcement:

Ms. Chapman announced that she is resigning.

F. ADJOURNMENT 9:04 PM

Submitted by: Sharon Nold