

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

Minutes of the Meeting: June 7, 2016 (Approved 7/5/16)

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: 10

Members absent: 2

Members Seat Vacant: (3)

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

B. APPROVAL OF MINUTES FOR May 4, 2016. VOTE: 10-0-0-2-3

C. PUBLIC COMMUNICATION:

Richard Ledbetter, apartment owner of 9859 Dale Avenue, was in attendance and spoke to the group. He presented a drawing showing where there are sidewalks on Dale Avenue and where there are none. 150 ft. of Dale Avenue is not developed and is without sidewalks or curbs. He reported that cars are parked on this stretch for extended periods and half are residents that don't have parking spaces. He would very much like sidewalks and curbs where there are none now.

D. ACTION ITEMS:

1. Mid-Term Appointment, Seat 12:

Dr. Charles Kossman spoke to the group about his willingness to be on the VDOCPG. He has lived in the area since '78 and would like to represent the community. He volunteered that he has read the community plan and minutes from the last 2 years. He was asked by several board members about his feelings on community issues. He expressed concerns over drainage run off, development density, and traffic. He favors controlled growth.

Schuppert moved that Dr. Kossman be recommended as a Board Member for Seat 12. Myers seconded. **VOTE: 10-0-0-2-3**

2. BevMo ABC Permit. PDS2016-ABC-16-003- 3777 Willow Glen Drive, El Cajon, CA (91019 SWC Jamacha Rd @ Willow glen Dr.): Retail sales of alcoholic beverages

[Rand, Endon]

VDOCPG is being asked for input regarding the alcoholic beverage license of the proposed BevMo at 3777 Willow Glen Drive. BevMo is requesting a letter of public convenience or necessity, PCN, from the County of San Diego. The department of ABC requires a PCN letter whenever licenses surpass a minimum density in a certain area/census tract. Under County policy number 1-121 there is an "undue concentration" of such licenses (7) within the area.

Mr. Rand reported that in accordance to County Policy 1-121 Criteria 2, there are no schools or playgrounds within 1000 ft. of the proposed BevMo. There is a YMCA tenant across the street in a retail complex and an apartment complex within 1000 ft. He stated that the Sheriff's Department doesn't think this store will have a negative impact even though the area does have a relatively high commercial crime rate. The department is in support of the alcohol license.

Mr. Endon from BevMo reported the tracking of BevMo Club card members shows that more than \$1,000,000 is being spent at the La Mesa and Otay Mesa stores by residents of Rancho San Diego. The quantitative tracking illustrates that the needs and conveniences for their goods and services are not being met in the local Rancho San Diego community.

The new store will be a smaller store (6200 sq. ft.) with a boutique design and products tailored to the community. He stressed that BevMo is a responsible retailer. Their stores have no pay phones, no cigarettes, lotto tickets, or other items that create loitering. They have an ID checker system to make sure all employees are operating within the law. They screen IDs and don't sell products that are typically abused. "Minis" (small bottles) are sold only for the holidays and sell at a higher price which discourages purchases for immediate consumption. Single craft beers are also sold, but these are specialty beers that are priced from \$5 each and higher. The store does not resemble or operate like typical "liquor stores." BevMo does not let minors in the store unless they are with a parent.

Baillargeon asked about traffic flow and the possibility of this general use permit creating more traffic over another permit. Endon responded that there are 2 driveway entrances, and that the county's concern was drainage since the center abuts open space.

Kossman pointed out that it is a treacherous intersection used by many bike riders as a staging area and that there are frequent illegal turns at that spot. Rand confirmed that the sheriff mentioned that there were many illegal turns at the intersection.

Hyatt asked how many licenses are too many? Do we need more?

Myers pointed out that this establishment would not be liquor store but a specialty store where residents could buy unique items not normally found in a grocery or liquor store.

Rand moved to approve the application for ABC 21, 42 and 86 licenses and Bickley seconded.
VOTE: 9-1-0-2-3 (Hyatt opposed)

3. Agriculture Promotion Program, EIR Review

[Burley]

Burley reviewed the Agriculture Promotion Program that proposes amending the county's zoning ordinances in unincorporated areas to provide an updated set of definitions, procedures and standards for review and permitting agriculture-related accessory uses. The revisions would promote the development of accessory uses, such as microbreweries, cheese making and dairy operation, on-site food production, mobile butchering, fisherman's market, home stays, aquaponics and more. These new procedures would streamline the permitting process and make it easier for these businesses to get started. There would be a benefit and economic incentive to those residents already involved in these types of businesses. There are no ordinances that currently regulate these uses. The ordinances also address environmental effects such as odor, noise, traffic, water supply, etc. It was pointed out that there currently is significant interest in

where our food comes from and in buying local. These procedures would only apply to areas currently zoned agricultural.

Discussion was generally in support of the program as long as it doesn't encroach on the rights of surrounding homeowners. It was pointed out that there is a 4 acre minimum attached to these businesses, and that this requirement eliminates 90% of the planning group's area. Also, these businesses must be in areas already zoned agricultural.

Burley moved to draft a letter in support of the adoption of the APP reduced project area alternative. Nold seconded. **VOTE: 9-1-0-2-3** (Bickley opposed)

E. GROUP BUSINESS

Schuppert reminded the board that there will be a secretary change in July and that appointment will continue through December. If there are no volunteers, we will have a name draw for secretarial duties at our next meeting. Absentee members will be eligible to be drawn for the Secretary position.

Active Project Status:

Ledbetter parking issues: Tierney/Schuppert

Architectural community grant - unfortunately it is not anything we could use at this time.

Literacy First Subcommittee has met and the project may be placed on the August agenda, but may also be postponed again. The subcommittee prefers to review the traffic study. Schuppert will draft a letter to the project manager requesting the study.

Skyline Church is moving forward with the application process. Per the request of the applicant, the project presentation (and our initial response) will be postponed until at least September.

Johnston is taking Hernandez's apartment assignment.

The proposed lot split (Rand) is still on hold.

Vacant Seat Status:

There are currently 2 vacant seats. One will be appointed in July and one in August. It was suggested that previous persons interested in vacant seats be contacted regarding these new openings.

F. ADJOURNMENT 9:00

Submitted by: Sharon Nold