COUNTY OF SAN DIEGO
VALLE DE ORO COMMUNITY PLANNING GROUP
3755 Avocado Blvd. #187
La Mesa, Ca. 91941

MINUTES OF THE MEETING NOVEMBER 1, 2016

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

Meeting called to Order: 7:00 PM, Mark Schuppert, Chair

A. ATTENDANCE

- **Members Present:** 11 (Schuppert, Rand, Baillargeon, Bickley, Burley, Feathers, Hyatt, Kenny, Myers, Nold, Tinsley Becker)
- **Members Absent:** 4 (Kossman, Tierney, Johnston, Zimmerman)
- **Member Vacancies:** 0

B. APPROVAL OF MINUTES

- **Minutes to Approve:** October 4, 2016 VDO CPG Meeting
- The CPG adopted the minutes from the October 4, 2016 meeting

C. PUBLIC COMMUNICATION ON NON-AGENDA ITEMS

No announcements were made by the public or the CPG regarding non-agenda items.

D. ACTION ITEMS

Item 1: Fuerte Drive Straightening @ Alzeda Group Input. Response to Draft Negative Declaration

- **CPG Presenter:** Rand
- **Applicant Speakers / Representatives:** None
- **Item issue Summary:** The County has issued a draft Negative Declaration for the proposed Fuerte Drive straightening project at the intersection of Alzeda Drive. The VDO CPG has been asked to provide an opinion on the Negative Declaration (support or not support issuance of the Negative Declaration). The proposed project will straighten Fuerte Drive at Alzeda Drive and includes intersection improvements at Avocado Boulevard and Calavo Boulevard. The proposed project timeframe is anticipated to be 8-9 months. The start date is not identified.
- **CPG Discussion Points:** Concern about increased speed with road straightening (Feathers); Concern about repairing / patching rather than repaving affected areas at the Calavo and Avocado intersections (Myers); Happy to hear that affected property owners are amenable to the proposed project (Rand).
- **Motion**: Support the proposed project and issuance of the Negative Declaration (Rand).
- **Second:** Myers
- **VOTE:** 11 / 0 / 0 / 4 / 0 Order: (Yeah / Nay / Abstain / Absent / Vacant)

Item 2: Request for Exemption from Site Plan Processing requirements for "D" Special Area Regulations, McDonald's, 2646 Jamacha Road, El Cajon / Rancho San Diego

- **CPG Presenter:** Tinsley Becker
- **Applicant Speakers / Representatives:** Brandon Gagle, PM Design; Kent Stoneburger, Owner Representative

- **Item issue Summary:** The VDO CPG has been asked to review the proposed facade remodel / enhancement project at the 2646 Jamacha Road property to determine whether the project may be exempted from site plan permit processing requirements. The applicant submitted a package that included an existing site plan, a proposed floor plan, proposed elevations, and a color rendering of the proposed elevations with a material legend and color palette.
- **CPG Discussion Points:** Concern about the proposed project design being incompatible with the surrounding neo-Spanish Revival style Rancho San Diego Towne and Country Shopping Center. The proposed design is contemporary and not compatible with the shopping center's aesthetic, as currently proposed (Tinsley Becker, Schuppert). Discussion of building features and design cues that the applicant could use as a guide for refinements to the project design (Hyatt, Myers, Feathers). Question on whether the project applicant and franchise owner has communicated on the proposed design changes with the shopping center owner (Kenny). Recommendation that the proposed project design is refined based on comments and that the proposed re-design in a more compatible manner would likely qualify for an exemption (Tinsley Becker).
- **Motion**: Deny the proposed site plan permit exemption based on the proposed project being incompatible with the architectural character and features of the Rancho San Diego Towne and Country Shopping Center (Tinsley Becker).
- **Second:** Myers
- **VOTE:** 10 / 0 / 1 / 4 / 0 Order: (Yeah / Nay / Abstain / Absent / Vacant)

Item 3: PLDO Annual Priority List

- **CPG Presenter:** Myers and Feather
- **Applicant Speakers / Representatives:** None
- **Item issue Summary:** Parkland Dedication Ordinance fees within the VDO CPG boundaries total $394,000 (approximate). The VDO CPG has prepared a prioritized list of projects to be funded by the available PLDO fees. This list is submitted to the County Parks and Recreation Department for consideration as part of long range planning and funding projects.
- **CPG Discussion Points:** PLDO funds collected within the VDO CPG may only be used for projects within the VDO CPG boundaries. The goal for PLDO funds is to establish three acres of parkland for every 1,000 residents. Projects are limited: new active recreation; amenities in place – no maintenance or disposal equipment will be supported by the funds; trails do not qualify; and parks require a separate maintenance entity. The Rancho San Diego Community Service Area (CSA #126) would like to meet with the VDP CPG to discuss use of PLDO funds within Rancho San Diego CSA #126 parks. Three prioritized projects have been identified by the VDO CPG: (1) Fencing at Lonny Brewer Park (10925 Fury Lane) to create an "off-leash" environment; (2) Improvements to Estrella Park (east of Estrella Drive and Conrad Drive intersection); and (3) Addition of bathrooms / bathroom building to Hillsdale Park (1301 Brabham Street – entrance on Fury Lane).
- **Public Comment:** "The County does not seem to want a dog park" based on his experience in trying to establish a dog park at Lamar Park (Jim McGowan).
- **Motion**: Approve the use of VDO CPG PLDO funds for the three prioritized projects (Myers).
- **Second:** Bickley
- **VOTE:** 11 / 0 / 0 / 4 / 0 Order: (Yeah / Nay / Abstain / Absent / Vacant)

Item 4: Request for Exemption from Site Plan Processing requirements for "D-3" Special Area Regulations, Frank's Bakery, 9935 Campo Road, Spring Valley / Casa de Oro

- **CPG Presenter:** Bickley
- **Applicant Speakers / Representatives:** Tom and Debbie Gibaldi (Business Owners); Laurie Madigan (Planning Consultant); Ian Scattergood (Designer); George Mercer (Landscape Architect); Allan Arthur (Real Estate Agent).

- **Item issue Summary:** Frank's Bakery / Gibaldi's is currently located in Little Italy within the City of San Diego, and is proposed for relocation to 9935 Campo Road in Casa de Oro. The VDO CPG has been asked to review the proposed facade enhancement, landscape, and parking improvements at the 9935 Campo Road property to determine whether the project may be exempted from site plan permit processing requirements. The applicant submitted a package that included a proposed site plan and landscape plan, a proposed floor plan, and proposed elevations. The points to review included Landscaping, parking, signage, trash screening, and rooftop equipment screening.
- **CPG Discussion Points:** Is the proposed landscaping drought tolerant (Feathers)? The applicant team responded that the plants and trees selected are low water, non-invasive, and hardy for long term viability at the commercial location. Three parking spaces primarily sited in the public right-of-way will be removed to accommodate landscaping requirements (Schuppert). The trash / dumpster area and the HVAC equipment will be screened with matching metal screens (Bickley).
- **Public Comment:** "We need you in Casa de Oro" in referring to the proposed Bakery (Ruthann Christ, 9449 Showplace Drive).
- **Motion**: Approved the requested exemption (Bickley).
- **Second:** Feathers
- **VOTE:** 11 / 0 / 0 / 4 / 0 Order: (Yeah / Nay / Abstain / Absent / Vacant)

Item 5: PDS2015-MUP-82-036W2 Modification Request, Faith Chapel K-6 Private School – Updated Information and final vote prior to Planning Commission hearing scheduled for December 2016.

- **CPG Presenter:** Schuppert
- **Applicant Speakers / Representatives:** Mark Linman, Project Designer
- **Item issue Summary:** Review the new information relating to results of a noise study and re-hear the proposed presentation for the proposed modification request at the property relating to opening a proposed K-6 school within the existing Faith Chapel facilities. The VDO CPG is to provide a final vote on the MUP modification request based on the information provided at the meeting.
- **CPG Discussion Points:** Major use modification to allow a K-6 school within existing buildings; no new construction is proposed; new signage to be installed with an LED display that complies with County requirements (per project designer); the existing playground was built in circa 2015 and would be utilized by the school along with other existing church facilities; the County's review has resulted in a finding of no significant impacts (per project designer and Schuppert); MUP granted in 1983; 14.1-acre site with a 1,900 seat sanctuary and additional buildings comprising 50,800 square feet and 800 parking spaces (488 spaces are required); MUP modified in 1993 to move / establish a pre-school at the property; 500+ additional trips to be created by the proposed K-6 school (project designer and Schuppert); no campus master plan (Tinsley Becker); would the church or school expand in the future within the property boundaries (Tinsley Becker and Baillargeon); need for security fencing (Hyatt); piecemeal approach to project approvals (Tinsley Becker, Myers, Feathers, Burley); are previous conditions or approval being followed or enforced (Tinsley Becker, Myers, Feathers, Baillargeon). All children deserve a right to a good school (Kenny). Is the proposed school integral to the Church's religious exercise (Tinsley Becker)? The applicant responded, "No it is not integral to the church's religious exercise and explained that the Christian Unified School District is a separate entity from the Faith Chapel.
- **Public Comment:** Opposed to project due to noise levels, traffic concerns at Bancroft and Campo vicinity, and negative effect on local public schools (Valerie Marigold, 9450 Showplace Drive); opposed to the project due to traffic concerns and negative effect on local public schools including four existing elementary schools in place to serve the public (Ruthann Christ, 9449 Showplace Drive); opposed to the project due to noise levels (sound carries up the hill),

traffic, and visual concerns (Robert McGowan, 9461 Showplace Drive); opposed to the project due to lighting concerns, noise concerns, visual concerns, encroachment on existing residential neighbors, status of ravine between the church and Showplace Drive, inadequate play facilities and question or where the children would play or have physical education and recess outside (Kathleen McGowan, 9461 Showplace Drive); opposed to the project due to concerns over the approval being a "foot in the door" to expanding the campus beyond what is reasonable for the area, parking on Rogers Road where traffic has drastically increased, perimeter fence would be needed on Rogers Road, kids egging and throwing rocks at neighbors houses, need fence to prevent drop off at Rogers Road and at an existing fire escape area on the property (Ben Sharrod, 3864 Rogers Road); opposed to the project due to concerns stated by Ben Sharrod and for fear of homeless population walking up the property line between her home and the adjacent church property (Juanita Sherrod, 3864 Rogers Road); opposed to the project due to noise concerns, traffic concerns, cumulative traffic impacts from the proposed project and the Casa de Oro library if the library moves to the Old Tennis Club site, and that a private school is a business and a business should not be in the neighborhood (Marsha McDonald, 9464 Showplace Drive); not concerned about noise, some traffic concerns specifically at the intersection of Campo Road and Bancroft Drive (Jim Hileman, 9288 Campo Road).

- **Motion**: Approve the requested MUP modification with the following conditions (Schuppert).
    - Condition 1: Restrict recreation, physical education, and recess activities to a specific location on the property in order to reduce noise for the neighbors. Recreation, physical education, and recess activities shall not occur on the north portion of the property.
    - Condition 2: Install 6' security fencing around the perimeter of the property.
    - Condition 3: Lighted signage should not be allowed at the property.
- **Second: Burley**
- **VOTE:** 6 / 5 / 0 / 4 / 0 Order: (Yeah / Nay / Abstain / Absent / Vacant)
  (Motion does not pass – 2 votes short of the 8 votes needed for a majority vote)

E. GROUP BUSINESS:

- **Helix Canyon Subcommittee:** Chair Schuppert tasked Baillargeon to reconvene the Helix Canyon Subcommittee with Baillargeon as Chair of the Subcommittee.
- **Capital Improvement Plan Subcommittee:** Chair Schuppert tasked Burley to establish a Capital Improvement Plan Subcommittee to review and assemble a list of capital improvements within the VDO CPG boundaries. Tinsley Becker will serve on the subcommittee with Burley as Chair of the Subcommittee.
- **Other:** Announcement about the Casa de Oro Fall Festival is scheduled for Saturday November 19, 2016 from 11:00 a.m. to 3:00 p.m. The festival will be held in the Casa de Oro Plaza located at 9816 Campo Road. The VDO CPG members are encouraged to attend (Feathers).

F. ADJOURNMENT: 11:19 p.m.

Submitted by: Wendy L. Tinsley Becker