

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

Minutes of the Meeting , December 6, 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: Verification of Members Present
Members Present : 10 (Nold, Myers, Tierney, Kenny, Baillargeon, Schuppert, Johnston, Bickley , Tinsley-Becker, Feathers)
Members Absent: 5 (Kossmann, Zimmerman, Burley, Hyatt, Rand)
No Member Vacancies
- B. APPROVAL OF THE MINUTES FROM NOVEMBER 1, 2016
The CPG adopted the minutes from November 1, 2016
- C. PUBLIC COMMUNICATION: No speakers from the audience
- D. ACTION ITEMS:
1. Request for exemption from Site Plan Processing Requirements for "B" Special Area Regulation @ Carl's Jr. 3722 Kenora Dr. Spring Valley (Baillargeon, Seaman)
The request concerns two new signs and modifications to existing signs, an illuminated slat wall and re-facing of four existing signs consisting of two monument signs and two directional signs. The site is close to Hwy 94 and that seems to have been designed with visibility in mind. The design of the plan contains lines that appear to be clean,

not overbearing, and meets specifications.

A MOTION was made by (Baillargeon) to approve the exemption from the requirements to process a Site Plan Permit for the proposed Carl's Jr. signage and illuminated wall improvements. Seconded by (Kenny). VOTE: Motion Passed Unanimously. 10/0/0/5/
(Yeah, Nay, Abstain, Absent)

A second MOTION was made by (Schuppert) to form an Ad Hoc Committee for Design and Review with Baillargeon as Chair, with members Bickley, and Tinsley-Becker. Seconded by (Kenny). VOTE: Motion Passed Unanimously. 10/0/0/5/

2. Revised Request from Exemption from Site Plan Processing Requirements for "D" Special Area Regulations—McDonald's @ 2646 Jamacha Rd. El Cajon. (Tinsley-Becker
Information presented by Tinsley-Becker and the representative for McDonald's, Mr. Gagle, was followed by a MOTION (Tinsley-Becker) to approve the request for Exemption from the Site Plan Processing Requirements. Seconded by (Kenny).
VOTE: Motion passed with 9 votes: Abstention by Tierney (9/0/1/5/)
3. PDS 2016-AD16-037 Ballard Home and Second Dwellings @ 4015 N. Bonita St. Spring Valley, (Johnston, Ballard).
This project is a renovation that is allowed by zoning, thus making it an Administrative Permit. The lot size and type of dwelling are within guidelines for the requested permit. This two unit project is compatible with the area and consistent with the community plan. MOTION: (made by Johnston) to approve the request. (Second by Kenny).
VOTE: Motion passed unanimously. (10/0/0/5/)

4. PDS 2016-AD16-036 Administrative Permit for Fence Height @ 1497 Fuerte Heights Lane, El Cajon (Bickley, Somo)

The applicant, (Mr. Somo), is requesting an Administrative Permit for a front yard Gate Pilar, and Fence Height of approximately 8 feet. Mr. Somo stated that he felt there were no issues with compatibility of design within the community. He is asking for the exception so that the designed height of the fence will be uniform with the downward slope of the property. A lively discussion followed, regarding approval with or without recommendations attached, specifically to give the applicant time to comply.

Another major point of the discussion was the applicability of Section 67081-(B) and 67081-(I) of the Zoning Ordinance, which indicates maximum acceptable wall/fence height. The Chair argued the (I) height reference of 7.5 feet does not apply to front yard setbacks. There was considerable discussion among CPG members regarding this point and its use as criteria for approval or disapproval of this applicant's request. Four separate motions were made, including one which was declared as invalid by the Chair.

MOTION #1: Moved by (Bickley) ; Seconded by (Kinney) Motion to approve the Administrative Permit for wall/fence height per section 67081-(B) of the Zoning Ordinance to the maximum allowable height, on the property at 1497 Fuerte Heights Lane, El Cajon. Motion defeated.

VOTE: (7/3/0/5/)-Yeah/Nay/Abstain/Absent ; Myers, Schuppert and Tinsley-Becker voted Nay.

MOTION #2: (Tinsley –Becker; seconded by Kenny) To approve the Administrative Exception for additional wall /fence height to the maximum allowed height at the property at 1497 Fuerte Heights Lane, per section

67081-(I) of the Zoning Ordinance, with the recommendation that the applicant be allowed time to conform with the guidelines. Motion defeated.

VOTE: (6/4/0/5) (Nay Votes: Myers, Schuppert, Johnston, Bickley)

MOTION # 3: Chair indicated this motion invalid as it was a repetition of the first motion; No vote taken.

MOTION # 4: Made by (Tinsley-Becker); seconded by (Nold) To approve the Administrative Permit for wall/fence height to the maximum allowable height at the property at 1497 Fuerte Heights Lane with the recommendation to allow the applicant one year to conform with the requirements. VOTE: Motion defeated (6/3/1/5). Nay votes: Meyers, Schuppert, Johnston. Abstention: Bickley

5. Dale Ave. Safety, West of South Bonita—No Parking Signs (Schuppert).

The VDOCPG has investigated and explored several options for remediation of safety issues and concerns brought to our attention several months ago by Mr. Ledbetter, a property owner on Dale Ave. Allowed parking at the entrance to the cul de sac creates a narrow section of the road that causes problems with right of way and the safe flow of both vehicles and pedestrians. It appears the most expedient and viable solution at this time would be placement of No Parking signs at the opening of the cul de sac.

MOTION: made by (Schuppert); second made by (Kenny)

A recommendation to be made to the County to install "No Parking" signs along both sides of Dale Ave, from S. Bonita St., westward for approximately 150 ft. to where the improved sidewalk begins.

VOTE: Motion passed unanimously. (10/0/0/5/)

6. PDS 2016-AD-16-033,Administrative Permit for Fence Height @ 10747 Dutton Drive, La Mesa

(Tinsley-Becker, Beltran)

The project was explained to the CPG, and a MOTION was made by (Tinsley-Becker) and seconded by (Kenny) to approve the request for an Administrative Permit without condition. VOTE: Passed unanimously
However, after the motion had passed the applicant revealed he had received notification from the County stating his Permit had been approved.

E. GROUP BUSINESS

Upcoming Planning Commission Hearing and discussion of potential appeal to the Board of Supervisors regarding College Prep Middle School

The Chair stated intent to speak at the Hearing on behalf of the Group. It is felt that Mt. Empire's plan does NOT serve our community. Loss of money to OUR local schools and severe traffic problems in already congested areas are at stake.

Active Project Status

- Literacy First (Myers)--on hold
- Skyline Church (Feathers)—progressing
- CIP Update (Burley)—progressing
- Helix Canyon Estates (Baillargeon)—on hold
- Alcohol Sales Permitting Research (Rand)-- on going
- Chaldean Community Center (Meyers)—progressing

F. ADJOURNMENT: 11:00 PM

Submitted by Eileen Tierney

THE NEXT SCHEDULED MEETING IS TUESDAY, 1/3/17