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

MINUTES OF THE MEETING MARCH 7, 2017

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

Meeting called to Order: 7:00 PM, David Johnston, Chair

A. ATTENDANCE
- **Members Present:** 14 (Johnston, Burley, Tinsley Becker, Baillargeon – excused late arrival at 7:40 p.m.), Bickley, Feathers, Hyatt, Kenny, Kossman, Myers, Nold, Schuppert, Zimmerman)
- **Members Absent:** 0
- **Member Vacancies:** 2 (Seat #5 and Seat #10)

B. APPROVAL OF MINUTES
- **Minutes to Approve:** February 7, 2017 VDO CPG Meeting
- The CPG adopted the minutes from the February 7, 2017 meeting
- **VOTE:** 8 / 0 / 3 / 1 / 2 Order: (Yeah / Nay / Abstain / Absent / Vacant)

C. PUBLIC COMMUNICATION ON NON-AGENDA ITEMS
1. Public member Ernie (declined to provide last name) stated that the VDO CPG meeting agendas have not been published online in a timely manner for the January 2017, February 2017, or March 2017 meetings. He requested that agendas are posted online in a timely manner. Chair Johnston will communicate the concerns to the County.

D. ACTION ITEMS
Note that the order of Action Items No. 1 (Mobil Synergy El Cajon, PDS2016-MUP-96-011W3M9 "B" Site Plan Exemption) and No. 2 (Barcelona Apartments, 3650 South Barcelona Street, PDS2016-STP-16-016) were switched.

Item 1: Barcelona Apartments, 3650 South Barcelona Street, PDS2016-STP-16-016
- **Start Time: 7:07 p.m.**
- **CPG Presenter:** Johnston
- **Applicant Speakers / Representatives:** Mr. Buntin, Property Owner
- **County Representative:** None
- **Abstentions or Disqualifications:** Member Baillargeon abstained as she arrived at 7:40 p.m. as the group voting was taking place.
- **Item issue Summary:** The applicant proposes to demolish an existing single-family home and to construct a new four-unit multi-family property. Sidewalk and landscape upgrades, play area and open space allocation, on-site parking, and the trash receptacle storage location are compliant with County requirements. The proposed project is subject to a "D" Designator design review process to ensure that the proposed project is consistent with community character goals for the area.
- **Public Comment:** None
- **CPG Discussion Points:** How will trash be addressed at the site (multiple members)? Trash was initially designed to be stored in a dumpster at the front of the property, but was redesigned to include individual trash and recycling receptacles sited within a partially enclosed storage area,

constructed of concrete blocks, immediate adjacent to the southwest corner of the new building. Tenants or the property owner will move the trash and recycling cans to the street on trash day similar to other residential neighborhoods. Does the project meet open space requirements (Schuppert)? The project includes 615 square feet of combined play area and open space intended for use by building residents. The play space will be at the rear of the building. The existing site plan shows the proposed building at the rear of the lot which is less desirable for pedestrian scale development, was there consideration of moving the building to the front of the lot (Tinsley Becker)? The narrow dimensions of the lot make it infeasible to move the proposed building to the front while still providing adequate driveway space needed to meet Fire Department requirements.

- **Motion**: To approve the proposed project (Johnston)
- **Second:** Kenny
- **VOTE:** 12 / 0 / 1 / 0 / 2 Order: (Yeah / Nay / Abstain / Absent / Vacant)

Item 2: Mobil Synergy El Cajon, PDS2016-MUP-96-011W3M9 "B" Site Plan Exemption

- **Start Time: 7:50 p.m.**
- **CPG Presenter:** Baillargeon
- **Applicant Speakers / Representatives:** Soren Enache on behalf of Vestar
- **County Representative:** None
- **Abstentions or Disqualifications:** None
- **Item issue Summary:** The Mobil gas station is located in the Rancho San Diego Towne Center along the south side of Jamacha Road. In October 2016 the station installed four new signage features: two replacement branding signs at the gas station / mini-mart building, a replacement digital gas price sign adjacent to the sidewalk on the south side of Jamacha Road, and illuminated "wave" pylons adjacent to three existing gas pumps under the gas station canopy. This project was bought to the VDO CPG with instructions to retroactively review the signage upgrades as a "B Designator" site plan exemption process.
- **Public Comment:** None
- **CPG Discussion Points:** Why were the signs installed in October 2016 prior to coming to this group (Tinsley Becker)? The reason is not known, however, it appears that the shopping center property manager did approve the signage plans which may have prompted the installer to assume that installation could proceed without County input. What is the purpose of the "wave" pylons (Baillargeon)? The purpose of the wave pylons is to provide directional assistance to motorists as they enter the pump area. Are the wave pylons illuminated all night (Tinsley Becker)? Yes, on a photocell. Are the wave pylons lit by LED (Ballargeon)? Yes. Are the wave pylons intended for advertisement (Ballargeon)? Yes, but the Synergy stickers can be removed.
- **Motion**: Deny the requested exemption from site plan permit requirements for "B" Special Area regulations for the signage replacement package and the new "wave" pylons installed at the gas station for the following reasons: (1) the intended direction wave signs do not accomplish the planned purpose of being 'directional' as automobiles enter and exit the gas station from all directions with the wave pylons being installed, (2) the wave pylons serve more of an advertisement use rather than a directional use, and (3) the level of illumination is too bright for the location and is out of character.
- **Second:** Kossman
- **VOTE:** 9 / 4 / 0 / 0 / 2 Order: (Yeah / Nay / Abstain / Absent / Vacant)

Item 3: Approving a Candidate to Fill the Vacancy for VDO CPG Seat #10

- **Start Time: 8:35 p.m.**
- **CPG Presenter:** Johnston

- **Applicant Speakers / Representatives:** David Steele, Applicant for VDO CPG Vacant Seat #10
- **County Representative:** N/A
- **Abstentions or Disqualifications:** None

Item issue Summary: Dave Steele has submitted an application to fill the vacant seat #10 created by the departure of former Vice Chair Rand. Mr. Steele re-introduced himself and provided a summary of his professional background and community interests. Mr. Steele indicated that he would like to be more involved in the community process and to serve his community by being on the VDO CPG. He brings a background in finance, business management, small business ownership, and in the solar electric industry. He is a longtime resident of Dehesa and is actively involved in the San Diego County Chamber of Commerce.

- **Public Comment:** None
- **CPG Discussion Points:** Does the candidate understand the Form 700 financial disclosure requirements (Myers)? Does the candidate have a particular interest in an area of planning or public decision-making (Tinsley Becker / Kossman)? Does the candidate have the time to dedicate to serving as a VDO CPG member (Johnston)? The candidate responded affirmatively to the member inquiries.
- **Motion**: To approve Dave Steele to fill the vacant VDO CPG seat #10.
- **Second:** Burley
- **VOTE:** 13 / 0 / 0 / 0 / 2 Order: (Yeah / Nay / Abstain / Absent / Vacant)

Item 4: Notice of Vacancy for VDO CPG Seat #5

- **Start Time: 8:45 p.m.**
- **CPG Presenter:** Johnston
- **Applicant Speakers / Representatives:** N/A
- **County Representative:** N/A
- **Abstentions or Disqualifications:** N/A

Item issue Summary: Eileen Tierney, former VDO CPG Secretary has resigned from the group, which has created a vacancy for seat #5. At this time no candidates or potential applicants have indicated interest or submitted application documents in support of filling the vacant seat.

- **Public Comment:** None
- **CPG Discussion Points:** N/A
- **Motion**: N/A
- **Second:** N/A
- **VOTE:** N/A

E. GROUP BUSINESS:

- **Start Time: 8:55 p.m.**
- **Parklands Dedication Ordinance** – The PLDO Sub-committee members met with Supervisor Jacob to discuss the status of projects in the VDO CPG boundaries that could potentially be supported by PLDO funds: 1) Hillsdale Park, 2) Lonny Brewer park, and 3) Estrella Park. Ultimately, projects proposed at Hillsdale Park and Lonny Brewer Park do not meet existing requirements under the PLDO, and the updated ordinance will not be introduced to the County Board of Supervisors until 2018. Supervisor Jacob is seeking to establish a Parks Initiative to be initially funded with $15 Million for improvements to County parks. The PLDO Sub-committee encourages community members to support the Parks initiative as it is announced.

F. ADJOURNMENT: 9:15 p.m.

Submitted by: Wendy L. Tinsley Becker