MINUTES OF THE MEETING JUNE 6, 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: 11 (Johnston, Burley, Tinsley Becker, Baillargeon [arrived at 7:03 p.m. after Item #1], Hyatt, Kenny, Kossman, Myers, Nold, Schuppert, Steele)
   • Members Absent: 3 (Bickley, Feathers, Zimmerman)
   • Member Vacancies: 1 (Seat #5)

B. APPROVAL OF MINUTES
   • Minutes to Approve: May 2, 2017 VDO CPG Meeting
   • The CPG adopted the minutes from the May 2, 2017 meeting
   • VOTE: 9 / 0 / 1 / 4 / 1  Order: (Yeah / Nay / Abstain / Absent / Vacant)
     Note: Baillargeon was absent for this item

C. PUBLIC COMMUNICATION ON NON-AGENDA ITEMS
   1. No comments were made by members of the public.

D. ACTION ITEMS

Item 1: Mobilitie Cell Project, PDS2017-STP-17-023
   • Start Time: 7:02 p.m.
   • CPG Presenter: Kossman
   • Applicant Speakers / Representatives: None
   • County Representative: None
   • Abstentions or Disqualifications: None
   • Item issue Summary: This item was removed from the agenda and will be rescheduled for a future meeting.
   • Public Comment: None
   • CPG Discussion Points: N/A
   • Motion: N/A
   • Second: N/A
   • VOTE: N/A

Item 2: Tuesday Morning (Identified as “First Tuesday” on the agenda), Minor Deviation Sign Replacement, 2983 Jamacha Road, El Cajon
   • Start Time: 7:03 p.m.
   • CPG Presenter: Burley
   • Applicant Speakers / Representatives: Keiffer & Company
   • County Representative: None
   • Abstentions or Disqualifications: None
**Item issue Summary:** The proposed project entails installation of new signs on the existing building located at 2983 Jamacha Road within the Rancho San Diego Shopping Center. The building was formerly occupied by Sports Authority and will now be occupied by Tuesday Morning, a home and lifestyle accessories retail store. The proposed signage meets the requirements set forth in the Rancho San Diego Shopping Center sign package. A large rectilinear backlit sign will be installed in the frieze of the south elevation over the entrance to the store. Signage will be illuminated at sundown and will turn off nightly after the store is closed. Installing the proposed signage requires approval of a minor deviation.

**Public Comment:** None

**CPG Discussion Points:** The signage meets size / dimension requirements. The appearance and type of signs proposed are consistent with signs installed at other buildings in the shopping center. The rectilinear sign proposed for the south elevation, over the store entrance, appears to be slightly overscaled for the frieze space that it would be mounted to. Some CPG members expressed the opinion that the sign height could be reduced slightly to address visual concerns.

**Motion:** Approve the minor deviation with the recommendation that the applicant consider reducing the height of the south elevation rectilinear sign to address aesthetic / visual concerns (Burley).

**Second:** Steele

**VOTE:** 11 / 0 / 0 / 3 / 1 Order: (Yeah / Nay / Abstain / Absent / Vacant)

**Item 3: PDS-VAR-17-006 Site Plan, 4620 Alta Rica Drive, La Mesa / Mt. Helix, Variance**

- **Start Time:** 7:30 p.m.
- **CPG Presenter:** Schuppert
- **Applicant Speakers / Representatives:** Terrence Powers
- **County Representative:** None
- **Abstentions or Disqualifications:** None

**Item issue Summary:** The proposed project involves construction of a new two-car garage within the footprint of an existing carport at the south elevation / southeast corner of the existing single-family home located at 4620 Alta Rica Drive. Existing site and drainage conditions (a 30’ drainage easement in the front center of the property) limits available developable space at the front of the property, and as such, the applicant is requesting a variance to encroach into the side yard setback by approximately 4.5’. If the proposed garage were built 4.5’ to 5’ would remain of the original required 10’ setback. The nearest neighboring building to the south would be approximately 50’ south of the garage’s south wall. The neighboring property owners have provided approval for the proposed garage project and the necessary variance.

**Public Comment:** None

**CPG Discussion Points:** Is the applicant required to comply with current storm water and drainage requirements? Yes, the applicant must implement best practices to address all drainage concerns at the property. How old is the existing carport? It is at least 30-40 years old.

**Motion:** To approve the variance (Schuppert)

**Second:** Kenny

**VOTE:** 11 / 0 / 0 / 3 / 1 Order: (Yeah / Nay / Abstain / Absent / Vacant)

**Item 4: PDS2017-TM-5343TE Fuerte Ranch Time Extension**

- **Start Time:** 7:43 p.m.
- **CPG Presenter:** Johnston
- **Applicant Speakers / Representatives:** Travis Lyon, RP Communities
- **County Representative:** None
- **Abstentions or Disqualifications:** None
Continued -- Item 4: PDS2017-TM-5343TE Fuerte Ranch Time Extension

**Item issue Summary:** The applicant is requesting VDO CPG support for an extension of time on a previously approved Tentative Map for a 36-unit subdivision identified as “Fuerte Ranch” at the northwest corner of Fuerte Drive and Damon Lane. The land area is immediately east of Fuerte Elementary School, immediately north of Damon Lane County Park, and is within the boundaries of the former Hooper Poultry Farm. The Tentative Map was originally approved in 2010. The 2010 approval was extended twice as allowed under State law. The approval expired on May 19, 2017. The applicant submitted a request for extension on approximately May 2, 2017. The VDO CPG is tasked with reviewing the request for an extension and making a recommendation to approve or deny the extension.

- **Public Comment:** 13 members of the public spoke in opposition to the proposed project and requested that the VDO CPG deny the requested extension. Public comments / questions are summarized below with responses from applicant.

1. **Art Padoff** – Has the presenter been at the site during a storm? The water cuts across the property in an east-west direction. How will that be treated? A detention basin would be installed in that area.
2. **Lynn Patoff** – Former workers housing was removed from the property without Health Department involvement and without use of water trucks to minimize dust and airborne contaminants associated with the former poultry uses at the property, which created a health and air quality hazard for the neighboring homes.
3. **Jim Medina** – What would the fill height be along Damon Lane? No more than 5’ along the western edge of the property.
4. **Susan Nichols, President, Grossmont-Mt. Helix Improvement Association (GMIA)** – GMIA opposes the project and opposes the requested time extension. GMIA requests that the VDO CPG deny the time extension.
5. **Bob Perry** – What is the extension timeframe? If the extension is granted the existing house should be demolished within six months and the property should be secured to improve safety conditions. The requested extension is for six years, through 2023, which is the maximum allowable extension period.
6. **John Parrott** – A subsurface ‘chicken tank’ utilized for decades to store chicken carcasses covered in the chemical Nicotine 40 is in existence on the property. How will the developer deal with opening / removing the tank? All environmental conditions will be treated.
7. **Stan _____** – He lives nearby and expressed concern over the traffic conditions around Fuerte Elementary School. The proposed project would worsen already congested traffic conditions.
8. **Carolyn Larsen** – She is opposed to the time extension.
9. **Eldonna Lay** – Expressed concerns over traffic becoming worse by the proposed project, along Fuerte drive in the vicinity of the elementary school, and on Damon Lane, a narrow dead-end road with a single point of access / egress.
10. **Susan Brownky** – Recommends denial of the time extension.
11. **Scott Monroe** – Stated that Mr. Reynolds, the property owner / applicant, has no credibility in the community, and requested that the VDO CPG deny the extension.
12. **Diana Median** – Lives on Damon Lane and is very concerned about fire danger and the circulation conditions at Damon Lane, a narrow dead-end road with a single point of access / egress. A fire in the area would result in residents being trapped and potential harm or loss of life to children at Fuerte Elementary School. Adding 36 new homes would worsen these concerns.
13. **Paul Hahn** – is opposed to the extension.

- **CPG Discussion Points:** VDO CPG Member comments are summarized below with responses from the applicant.
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1. **Kenny** – What are the County engineering / drainage comments on the proposed project? Staff has verbally indicated that the drainage is acceptable. What is the zoning? .50-acre minimum lot sizes with three lots required to be 1-acre.

2. **Myers** – When was the last time a substantive change was made to the Tentative Map? No changes to lot layout or general design; the proposed channel represents the largest change - a meandering channel planted with native vegetation has been devised over the last two years to respond to updated storm water requirements and to comments from the United States Army Corps of Engineers (USACE). Storm water permit changes in 2017 were required to comply with updated County requirements. Who would manage and care for the drain systems at the development? A Home Owners Association would be established for the development and would be tasked with drainage maintenance.

3. **Schuppert** – The project does not conform to the developed characteristics of the area. The project includes .5-acre parcels with major grade changes to accommodate gravity flow sewer lines. The proposed grading pattern will stand out in an incompatible manner. The extension is opposed.

4. **Kossman** – The traffic conditions resultant from 36 new homes would be further worsened around Fuerte Elementary School and school children crossing Fuerte and Damon Lane have the potential to be adversely affected by motorists in the new tract. How many floor plans are proposed within the 36 units? Approximately eight floor plans are proposed.

5. **Steele** – When would construction start if approved? Construction would start in the next couple of years. If there is not an approval what would the property owners do with the property? The presenter indicated that he could not speak to that question on behalf of the property owners.

6. **Burley** – Are there guidelines to assist in determining if an extension is meritorious? No, however, the presenter indicated that the extension should be considered because of delays caused by changes in County storm water requirements and due to delays and lesser prioritization by the USACE of discretionary projects in the rainy season over the last one to two years.

7. **Johnston** – Has the Fire District approved the project? Yes, the San Miguel Fire District will has approved the Tentative Map. Is the presenter of the opinion that the area will be safer after the proposed project is built? The difference in safety is negligible. Will drainage improve over the existing conditions? Yes. Will aesthetic appearances vary in the development? Yes, there are aesthetic stipulations in the conditions of approval and a D Designator has been applied to the land area.

8. **Baillargeon** – What have the applicants done to address traffic? The County determined that there was a less than significant level of impact to traffic conditions, therefore no mitigation measures were required for traffic as part of the Mitigated Negative Declaration issued for the project.

9. **Hyatt** – Opposes the extension. How would the presenter address this project in his current volunteer position as Chair of the County of San Diego Alpine Community Planning Group? The presenter would review the merits and timing of the proposed project.

10. **Nold** – No comments.

11. **Tinsley Becker** – Opposed to the extension request based on the project being incompatible with aesthetics and community character and other environmental concerns expressed by the public and CPG. Is the applicant aware of the ‘chicken tank’ described by Mr. Parrott (member of the public) and has the tank been observed or remediated in any way? It is advised that regardless of the VDO CPG decision, the applicant consider Mr. Parrott’s description of the tank’s existence, and use history, and
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how that issue would be addressed in light of the information provided in public comments. If the subsurface tank has not been addressed in the historical resources technical studies, what area of the CEQA checklist does that condition fit within, would it be Hazardous Materials? The presenter indicated that all environmental remediation would be completed as required. When was the extension requested submitted to the County, and why was it submitted so close to the May 19 expiration deadline? It was submitted on May 2 and was delayed in order to submit a complete application package. Would the eight models be reviewed comprehensively rather than as 36 individual homes proposed for incremental construction? The presenter envisions coming back to the VDO CPG for a D Designator review of the eight model designs rather than for the 36 individual home designs.

- Motion: To approve the requested time extension (Johnston).
- Second: Kenny
- VOTE: 4 / 7 / 0 / 3 / 1 Order: (Yeah / Nay / Abstain / Absent / Vacant)

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

- Start Time: 9:20 p.m.
- CPG Presenter: Johnston
- Applicant Speakers / Representatives: Michael Herron, Applicant for Open Seat #5
- County Representative: N/A
- Abstentions or Disqualifications: N/A

Item issue Summary: Community member Michael Herron has submitted an application to fill Seat #5. Mr. Herron is a longtime resident of the community having spent his childhood in Calavo Gardens and now resides in Casa de Oro. He is an IT Professional and a veteran of the United States Air Force. Mr. Herron is a member of the “Visionary Toast Masters” organization in La Mesa and volunteers with the Casa de Oro Community Alliance.

- Public Comment: None
- CPG Discussion Points: Mr. Herron’s application package has been submitted to and approved by the County.
- Motion: To approve Mr. Herron’s application to fill the vacant Seat #5.
- Second: Kenny
- VOTE: 9 / 2 / 0 / 3 / 1 Order: (Yeah / Nay / Abstain / Absent / Vacant)

Item 6: Casa De Oro Alliance Presentation

- Start Time: 9:39 p.m.
- CPG Presenter: Johnston
- Applicant Speakers / Representatives: Bob Yarris, Chair – Casa de Oro Community Alliance and Roy Davies, Architect and casa de Oro Community Alliance volunteer
- County Representative: N/A
- Abstentions or Disqualifications: N/A

Item issue Summary: The Casa De Oro Community Alliance requests support from the VDO CPG for their forthcoming request to Supervisor Jacob to provide funding for urban planning and urban design activities in Casa de Oro’s central business district. The organization envisions the completion of building and streetscape design enhancements along Campo Road serving as a catalyst for revitalization efforts in the rest of the community. The alliance presented the PowerPoint presentation that they intend to present to Supervisor Jacob on June 9, 2017.

- Public Comment: None
• **CPG Discussion Points:** The VDO CPG agrees that the Casa de Oro business district, focused along Campo Road, would benefit from safety improvements, aesthetic improvements, planning policy changes, and zoning code changes. The CPG encouraged the Casa de Oro Community Alliance to consider the specific work product(s) to be completed using any funds allocated by Supervisor Jacobs. The CPG inquired about how the CPG can support the organization moving forward. Suggestions included creation of a Casa de Oro subcommittee, preparation of design guidelines for the CPG to use in discretionary review processes, and ongoing partnership.

• **Motion:** To support the Casa de Oro Community Alliance in their request to Supervisor Jacob to fund urban planning and urban design improvement activities to assist in the revitalization and rehabilitation of the Casa de Oro business district along Campo Road.

  • **Second:** Kenny
  • **VOTE:** 11 / 0 / 0 / 3 / 1  
  Order: (Yeah / Nay / Abstain / Absent / Vacant)

E. **GROUP BUSINESS:**

  • **Start Time:** 10:37 p.m.
  • **July 2017 Meeting** – The July 2017 meeting has been moved to July 11th because the regularly scheduled meeting falls on Independence Day, a national holiday.

F. **ADJOURNMENT:** 10:40 p.m.

Submitted by: Wendy L. Tinsley Becker