

MINUTES OF THE MEETING SEPTEMBER 5,2017

Location

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

A. ATTENDANCE

^ **Members Present:** 12 (Johnston, Burley, Baillargeon, Bickley, Feathers, Herron, Kenny, Kossman, Myers, Nold, Steele, Zimmerman)

^ **Members Absent:** (Tinsley-Becker, Hyatt, Schuppert)

^ **Member Vacancies:** 0

B. APPROVAL OF MINUTES

^ **Minutes to Approve:** August 1, 2017

^ The CPG adopted the minutes from the August 1, 2017 meeting

^ **VOTE:** 9/0/2/4/0 (Baillargeon arrived late) Order: (Yeah /Nay/ Abstain/ Absent/ Vacant)

C. PUBLIC COMMUNICATION ON NON-AGENDA ITEMS

Mr. Greg Post began to speak to the postponement of Item 1 on the agenda. He was directed to make his comments after the presentation of Item 1.

D. ACTION ITEMS

Item 1: Sundown Lane Project Lot #4, PDS2017-STP-17-02

^ **Start Time 7:05**

^ **CPG Presenter:** Burley

^ **Applicant Speaker:** Mark Adams, lot owner

^ **County Representative:** Angelika Tran, Project Manager

^ **Item issue Summary:** The project consists of developing a 2-story single dwelling unit that is approximately 4750 square feet on a previously graded and subdivided vacant lot in La Mesa, CA (Grading plans L-4660 D). The lot (#4) is on a private street (Sundown Ln). CPG is being asked to review the visual shed with respect to neighbors. Mr. Adams gave a detailed analysis of his project's footprint and emphasized that the county has accepted his plan as meeting all of the requirements.

^ **Public Comment:** Mr. Greg Post, neighbor, wanted a postponement/time to get more information to the group. He believes the project plans violate the view easement. Mr. Bob McRann, neighbor, believes the photos he shared are correct and show that the proposed house blocks his views. Other neighbors spoke to the fact that other lots in the area have no view restrictions.

^ **CPG Discussion Points:** There was a general discussion on the history of why only 3 lots have restrictions regarding views and others do not. Ms Tran presented the project plans and answered some questions regarding the size of the pad, etc. The planning group in general thought that resuming communications between the parties involved would be helpful since both parties have much invested. It was decided that a personal inspection by planning group members would be helpful.

^ **Motion:** Support the formation of an ad hoc sub committee to further investigate the issues of this project. (Burley)

^ **Second:** Kenny

^ **VOTE:** 12/0/0/3/0

Order: (Yeah/Nay/Abstain/Absent/Vacant)

Item 2 TACO BELL MINOR DEVIATION PDS2017-STP-93021M 2

^ **Start Time: 9:00 p.m.**

^ **CPG Presenter:** Johnston

^ **Applicant Speaker/Representative:** Franklin Orozco

^ **County Representative:** none

^ **Item issue Summary:** This is a request to remodel the Taco Bell at 2506 Jamacha Road by squaring off existing towers, painting new colors, installing fiber cement panels over existing soffit, and adding four canopies over ordering areas. The remodel is being reviewed by CPG for its compatibility with the center.

^ **Public Comment:** none.

^ **CPG Discussion Points:** Discussion focused on the size of the canopies, the colors and height of the new ordering areas, and the lighting (LED).

^ **Motion:** A motion was made to approve the minor deviation. (Johnston)

^ **Second:** Kenny

^ **VOTE:** 12/0/0/3/0 Order: (Yeah/Nay/Abstain/Absent/Vacant)

Item 3 7-Eleven 9714 Campo Road ABC PDS2017-ABC-17-002 Application for type 20 beer and wine off-sale at new 7/11 store.

^ **Start Time:** 9:20 p.m.

^ **CPG Presenter:** Johnston

^ **Applicant/Speaker/Representatives:** Steve Laub

^ **Item issue Summary:** The ABC off-sale rate for the North side of Campo Road is 3 and currently there are now only 2 off-sale outlets. This matter requires an extra level of review by the county because it is a high crime area. The 7-11 representative is appearing before the VDOCPG to present why there is a public necessity for granting this license.

^ **Public Comment:** none

^ **CPG Discussion Points:** The CPG liked the idea of a new convenience store in a blighted strip mall and improvements that might occur within that mall with the addition of added revenue but was hesitant about the added liquor sales to the area. It was pointed out that the area is saturated with alcohol that and the 2 off-sale outlets on the North side of Campo Road does not take into account the numerous outlets on the South side of the street. There are 14 on-sale or off-sale outlets within 1000 of the schools in the neighborhood. There are 2 schools and a day care center within 600 feet of the proposed store. Suggestions were made for the representative to meet with the Casa de Oro Alliance, a community group trying to make major improvements within Casa de Oro. There was discussion about the homeless that currently hang out in that area and the availability and nonavailability of single can purchases.

^ **Motion:** Deny the type 20 beer and wine off-sale. (Johnston)

^ **Second:** Myers

^ **VOTE:** 6/3/3/3/0 Order: (Yeah/Nay/Abstain/Absent/Vacant)

GROUP BUSINESS:

^ **Start Time:** 10:00 p.m.

^ **Estrella Part Development:** Bill Saumire, Senior Park Project Manager County of San Diego Parks and Recreation, and Judy Tjlong-Pietrzak, County Project Manager of Estrella Park Development, brought us up to date on the recent BOS decision to change the way the parks are funded. They received a community block grant for the design of the new Estrella Park. They shared the design with the CPG but still want to get ideas from the community. It was suggested that they present at the upcoming Casa de Oro Alliance meeting.

^ **Cal Trans update:** (Feathers) The new configuration at Jamacha and Campo Road will be completed in 2018. They are still looking for money (71 million dollars) for the 125 corridor extension.

^ **Ad Hoc Committee Sundown Lane:** Kenny, Burley, Bickley

^ **Project Status:** There were no updates made on active projects.

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ADJOURNMENT: 10:22 p.m.

Submitted by: Sharon Nold

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