MINUTES OF THE MEETING NOVEMBER 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: 13 (Johnston, Burley, Tinsley Becker, Baillargeon, Bickley, Herron, Kenny, Kossman, Myers, Nold, Schuppert, Steele, Zimmerman)
   • Members Absent: 2 (Feathers, Hyatt)
   • Member Vacancies: 0

B. APPROVAL OF MINUTES
   • Minutes to Approve: September 5, 2017 VDO CPG Meeting
   • The CPG adopted the minutes from the September 5, 2017 meeting
   • VOTE: 11 / 0 / 2 / 2 / 0 Order: (Yeah / Nay / Abstain / Absent / Vacant)

C. PUBLIC COMMUNICATION ON NON-AGENDA ITEMS
1. Senator Anderson is holding an Open House on Tuesday December 12th 6-8 p.m. at Toyota of El Cajon [address not provided]. An RSVP is requested. Please visit Senator Anderson’s website for additional information (website not provided).

2. Four residents and property owners who live on Carmen Drive, located off of Calavo Drive and where the Helix Water District water storage tank is sited, expressed concerns regarding the poor condition of the asphalt road surface, confusion on how Carmen Drive was omitted from resurfacing when Calavo Drive, which surrounds and encloses Carmen Drive, was recently resurfaced, and requested that the County prioritize road repairs and resurfacing of Carmen Drive and the remaining connected portions of Calavo Drive. The street surface is in poor condition, with multiple potholes observed, and crumbling street edges, which at some segments crumble into the adjacent hillside. The four Carmen Drive residents / property owners who expressed these comments and submitted the request for prioritized roadwork are identified as: Todd Pitman, Fred Jacobs, Lee Darby, and Sandy Darby. The VDO CPG indicated that the request would be submitted with the forthcoming list of Capital Improvements Plan roadwork projects that the VDO CPG is preparing.

D. ACTION ITEMS

Item 1: Broken Yolk Café Sign Approval B Design Review | Rancho San Diego Towne Center, 2963 Jamacha Road, Suites A-C, El Cajon
   • Start Time: 7:15 p.m.
   • CPG Presenter: Johnston
   • Applicant Speakers / Representatives: Ms. Incha, signage consultant representing the applicant
   • County Representative: None
   • Abstentions or Disqualifications: None
   • Item issue Summary: Broken Yolk, a breakfast and lunch restaurant, is proposing installation of two new signs on their leased storefront spaces within the Rancho San Diego Towne Center. The first sign would be installed on the north facade (northeast corner) and would comprise
approximately 40 square feet. The second sign would be installed on the east facade and would comprise approximately 62 square feet.

- Public Comment: None
- CPG Discussion Points: A general discussion occurred pertaining to whether the two proposed signs meet the requirements within the shopping center signage plan, and relating to the proposed color (blue and white), branding (egg logo), and potential to add additional signage at the south end of the north facade as part of a future application process (VDO CPG recommended that no additional signage be installed on the north facade). The proposed signs were determined to be in compliance with requirements and received approval from the shopping center management company.

- Motion: Approve the B Waiver (Johnston)
- Second: Kenny
- VOTE: 13 / 0 / 0 / 2 / 0 Order: (Yeah / Nay / Abstain / Absent / Vacant)

Item 2: Subdivide One Existing Parcel | PDS 2017-TPM-21013 TE | 9420 Lavell Street | APN: 495-401-07-00
- Start Time: 7:26 p.m.
- CPG Presenter: Schuppert
- Applicant Speakers / Representatives: Scott French (property owner)
- County Representative: None
- Abstentions or Disqualifications: None
- Item issue Summary: The applicant is requesting the VDO CPG approve a request for extension of a previously approved Tentative Parcel Map (TPM). The project was initially approved in 2008 and is located at the corner of Lavelle Streets and Grandview Drive.

- Public Comment: None
- CPG Discussion Points: The VDO CPG discussed the necessary timeframe for the requested extension and confirmed from the applicant that the applicant is nearing fulfillment of all County requirements including any concerns over developable floor area, open space, stormwater.

- Motion: Recommend an extension of the TPM approval for a six-month timeframe from today’s vote (November 7, 2017 voting date and May 7, 2018 extension deadline) (Schuppert).
- Second: Kenny
- VOTE: 13 / 0 / 0 / 2 / 0 Order: (Yeah / Nay / Abstain / Absent / Vacant)

- Start Time: 7:32 p.m.
- CPG Presenter: Bickley
- Applicant Speakers / Representatives: Yalda
- County Representative: None
- Abstentions or Disqualifications: None
- Item issue Summary: The VDO CPG is tasked with approving or denying the request to vacate an existing open space easement, rededicate other open space areas, and restore illegal grading that previously occurred at the parcel and surrounding lots. This item is generated by the return of land (to the property owner) that was previously acquired by Caltrans as part of a SR-54 project. With the land being returned to the property owner, adjustments are being made to comply with open space requirements / thresholds in the Valle de Oro Community Plan. The returned land area is proposed for re-vegetation.

- Public Comment: None
- CPG Discussion Points: (Q) Would approval of this request signal a conclusive remedy for the previous illegal grading and associated open space dedication and re-vegetation concerns? (A) Yes, this is the final request as part of this multi-parcel effort. In 2004 a lot split at the subject property created four lots from a single parcel (under Parcel Map No. 19410). In December of 2003 an open space easement was recorded over present-day Lots 1 and 2 of the four lots. The
Illegal grading occurred at some point from 2003 forward, and in circa 2013 a portion of the open space was abandoned. This project would restore illegal grading where feasible, rededicate the previously abandoned open space in exchange for vacation of 797 sq. ft. of the open space at Lots 1 and 2 as recorded in 2003. The current proposal would restore a net dedication of 7,906 square feet to Lots 1 and 2.

- **Motion**: Approve the request to abandon a portion of the 2003 easement recorded for the protection of steep slope and open space. (Bickley).
- **Second**: Kenny
- **VOTE**: 13 / 0 / 0 / 2 / 0  Order: (Yeah / Nay / Abstain / Absent / Vacant)

### Item 4: Removed From Agenda

### Item 5: TPM-21258 | 4318 Resmar Road | APN: 501-382-26-00

- **Start Time**: 7:45 p.m.
- **CPG Presenter**: Schuppert
- **Applicant Speakers / Representatives**: Danielle Weizman (property owner)
- **County Representative**: None
- **Abstentions or Disqualifications**: None

**Item issue Summary**: The VDO CPG is tasked with approving or denying the request to approve the proposed Tentative Parcel Map (TPM) at 4318 Resmar Road to split an existing lot into two parcels. An existing dwelling is sited on Lot #2, and a dwelling will likely be built on Lot #1 as part of a separate application process. A future dwelling at Lot #1 would be connection to the sewer system.

- **Public Comment**: Neighboring property owner, Peter Klein, offered his approval via “two-thumbs up” and indicated that a future dwelling at Lot #1 would enhance the character of the street.
- **CPG Discussion Points**: Discussion relating to the use of sewer versus septic, the location of leach fields, and developable space beyond of the identified leach field locations.
- **Motion**: Approve the Tentative Parcel Map. (Myers).
- **Second**: Kenny
- **VOTE**: 13 / 0 / 0 / 2 / 0  Order: (Yeah / Nay / Abstain / Absent / Vacant)

### Item 6: Site Plan Waiver | 10001 Campo Road, Casa de Oro | APN: 501-244-08-00

- **Start Time**: 7:45 p.m.
- **CPG Presenter**: Herron
- **Applicant Speakers / Representatives**: Mr. Bajoua
- **County Representative**: None
- **Abstentions or Disqualifications**: None

**Item issue Summary**: The business owner, Friendly Casa de Oro Car Wash, is seeking approval to remove an existing temporary shade canopy and install a new permanent canopy structure that would conform to existing code requirements.

- **Public Comment**: None
- **CPG Discussion Points**: The VDO CPG generally agreed that the proposed structure would offer an improved appearance over the existing temporary structure. The propose canopy would be atop a concrete slab with four wood posts and a gable roof structure. Tinsley Becker expressed concern that, in light of the current efforts in the community, the proposed structure is not consistent with the vision for a future revitalized Casa de Oro, and would likely not be allowable under future code revisions after a planning and revitalization effort occurs in the community. No landscape or other lot enhancements are proposed as part of the canopy construction project.
- **Motion**: Approve the site plan waiver for a small canopy. (Herron).
- **Second**: Kenny
- **VOTE**: 12 / 1 / 0 / 2 / 0  Order: (Yeah / Nay / Abstain / Absent / Vacant)
Item 7: Request for VDO CPG Assistance - Air B&B Issues in Mt. Helix

- Start Time: 8:15 p.m.
- CPG Presenter: Johnston (introduction only)
- Applicant Speakers / Representatives: Susan Nichols, President, Grossmont-Mt. Helix Improvement Association (GMIA)
- County Representative: None
- Abstentions or Disqualifications: None

Item issue Summary: San Diego is the fourth largest Air B&B market in the nation. Air B&B and VRBO are vacation rental websites that allow private property owners to rent out their homes for short-term or long-term use including one night, a weekend, or several weeks to several months. The Mt. Helix area is experiencing an influx of complaints regarding privately owned homes being rented out for party and event purposes on the websites Air B&B and VRBO. GMIA has actively communicated with property owners who are renting out their properties for parties and events, the affected neighbors, the San Diego County Sheriff’s Department, and Supervisor Diane Jacob’s office. In the absence of an ordinance or other regulation to restrict or guide these types of activities, the character of the community is being compromised. GMIA requested that the VDO CPG provide support to research and analyze the issue to work with GMIA and the County to address concerns.

- Public Comment: None
- CPG Discussion Points: The VDO CPG generally agreed that the renting out private homes for parties and events is not consistent with the character of the area, expressed concerns over limiting private property owners abilities to host such events, and expressed concerns over not analyzing the issue as it also affects neighboring property owners’ rights to a peaceful and safe home environment. Two examples were provided in the area where homes are rented out for party and event purposes: one property at 4736 Divine Way and one on Sir Francis Drake Drive.
- Motion: Create a VDO CPG subcommittee to study the issue of vacation rentals in the community. (Tinsley Becker).
- Second: Burley
- VOTE: 13 / 0 / 0 / 2 / 0 Order: (Yeah / Nay / Abstain / Absent / Vacant)

Item 8: Information Item – Casa de Oro Planning and Revitalization Effort – Consultant Assigned

- Start Time: 8:30 p.m.
- CPG Presenter: Johnston (introduction only)
- Applicant Speakers / Representatives: Dan Wery, Michael Baker International
- County Representative: Tara Lieberman, County of San Diego
- Abstentions or Disqualifications: None

Item issue Summary: The County of San Diego has retained Michael Baker International to prepare an existing conditions / opportunities and constraints study for Casa de Oro to inform future revitalization planning efforts. This initial project features an accelerated timeline with all work to be completed by early 2018. Mr. Wery is the lead consultant for the study and would like to work with the VDO CPG to understand the past, present, and future of the community, and to ensure that all stakeholders are identified in first phase. The County proposed to hold a public workshop at the next VDO CPG meeting as part of the public outreach effort for this preliminary study.

- Public Comment: None
- CPG Discussion Points: The VDO CPG is pleased that the County has retained a consultant, and looks forward to working with the County and the Consultant via its newly created Casa de Oro Subcommittee. The Subcommittee will be filled with VDO CPG members and interested citizens, and will meet on the fourth Thursday of each month. The proposed meeting location is the Casa de Oro Community Library. The VDO CPG recommended that the County hold a workshop on another date in order to avoid overloading the VDO CPG meeting agenda and to ensure that project applicants will be heard in a timely manner. The County suggested that a workshop will be held on December 6, 2017 and will send a flyer with the workshop details to Chair Johnston.
for distribution to the VDO CPG and organizations and individuals from within the Community Planning Group boundaries.
- **Motion:** None – information item only
- **Second:** None – information item only
- **VOTE:** None – information item only

**E. GROUP BUSINESS:**
- No new business and no updates to existing business.

**F. ADJOURNMENT:** 9:05 p.m.

Submitted by: Wendy L. Tinsley Becker