

MINUTES

Alpine Community Planning Group

P.O. Box 1419, Alpine, CA 91901-1419

Notice of Regular Meeting | Preliminary Agenda

Thursday, February 27, 2014 at 6:00pm

Alpine Community Center | 1830 Alpine Boulevard, Alpine, CA 91901

- **Roll Call of Members**

Jim Archer	E	Travis	Lyon	P	Louis	Russo	P
George Barnett	P	Nicole	McDonough	P	Richard	Saldano	P
Aaron Dabbs	P	Mike	Milligan	P	Sharmin	Self	P
Jim Easterling	P	Tom	Myers	P	Kippy	Thomas	E
Roger Garay	P	Leslie	Perricone	P	John	Whalen	P

P=Present

E=Excused

A=Absent

- **Approval of Minutes** for January 23, 2013

Jim Easterling motions to accept the minutes as amended.

Mike Milligan seconds the motion.

Vote by acclamation.

Motion passes with no opposition. 13 yes, 2 excused, no abstentions.

- **Prioritization of this Meeting's Agenda Items**

Travis recommends moving number G-4 ahead of G- 3.

Jim Easterling motions to move number G-4 ahead of G-3.

Richard Saldano seconds the motion.

Vote by acclamation.

Motion passes with no opposition. 13 yes, 2 excused, no abstentions.

- **Organized / Special Presentations**

G-1. Request for 3-story addition at private residence located at 2022 Camino De Reimitz (PDS2013-AD-13-041).

Presentation, Discussion & Action.

Travis recused himself due to his sister being their neighbor.

Richard Saldano stated that he spoke to the county and the county stated that Private Actions doesn't need to vote on it.

George Barnett motions to recommend this to the County.

Jim Easterling seconds the motion.

Vote by acclamation.

Motion passes with no opposition. 13 yes, 2 excused, no abstentions.

G-2. Request for the ACPG to revisit a recommendation regarding the Department of Public Works Alpine Creek Drainage Improvement Project presented and approved at December ACPG meetings. Continued from 1/23/2014 ACPG meeting. **Presentation, Discussion & Action.**

Travis motions to table this item until the ACPG hears further from the county

Jim Easterling seconds

Vote by acclamation.

Motion passes with no opposition. 13 yes, 2 excused, no abstentions.

G-3. Request made by the Alpine Youth Center for the ACPG to make a recommendation to the County of San Diego for clarification regarding a reported potential land use violation at 2153 Arnold Way. The property is zoned C36 and the alleged violations include: 1505(b) Participant sports and outdoor recreation. **Presentation, Discussion, & Action.**

There are many community members present to show support for the Youth Center, including the principal of Alpine Elementary School.

Two residents/board members from the Alpine Condos are present. One speaks to state that she is not against a youth center, but believes this is not the appropriate place for one. Another states that he is afraid of the kids using the pool in the condo complex.

Jim Easterling motions to recommend to the county the ACPG’s support for the application of the C36 zone use section 1325, 1332, 1348, 1375.

Richard Saldano seconds the motion

Joseph, the Youth Center operator, states that the fire department approved and the restrooms are approved.

Jim Archer	E		Travis	Lyon	Y		Louis	Russo	Y	
George Barnett	Y		Nicole	McDonough	Y		Richard	Saldano	Y	
Aaron Dabbs	Y		Mike	Milligan	Y		Sharmin	Self	Y	
Jim Easterling	Y		Tom	Myers	Y		Kippy	Thomas	E	
Roger Garay	Y		Leslie	Perricone	Y		John	Whalen	Y	

Y = Yes N = No E=Excused AB=Abstain A = Absent

Role call vote.

No opposition. Motion carries. 13 yes, 2 excused, no abstentions.

G-4. Application for a Tentative Map to subdivide the Alpine Regional Center commercial office building located at 1620 Alpine Blvd. into 39 commercial condominiums (PDS2014-TM-5580). **Presentation, Discussion, & Action.**

Parking and site plan will stay the same according to the architect.

Leasing will still be an option, owners will not be forced to buy if already leasing. Leases will stay in tact.

Jim Easterling motions to approve tentative map as presented.

Richard seconds

Vote by acclamation – all in favor

Motion carries. 13 yes, 2 excused, no abstentions.

Travis requests a 3 minute break.

G-5. Alcohol License request for Type 20 (Off Sale Beer and Wine) at an existing grocery store (Ranch Farmers Market) located at 2754 Alpine Blvd. Suite C (PDS2014-ABC-14-002). **Presentation, Discussion, & Action.**

Dr. Sami Jihad – here to support his nephew (Mr. Monsour) who owns the Ranch Farmers Market. Has a Letter of Support from the Chamber of Commerce President, Patricia Cannon. States sheriff’s department gives their full support. There are a few community and business members present to show their support.

Jim Easterling – motion to approve the type 20 off sale beer and wine liquor license.

Mike Milligan – seconds the motion.

Roll Call vote –

Jim Archer	E		Travis	Lyon	Y		Louis	Russo	Y	
George Barnett	Y		Nicole	McDonough	Y		Richard	Saldano	Y	
Aaron Dabbs	Y		Mike	Milligan	Y		Sharmin	Self	Y	
Jim Easterling	Y		Tom	Myers	N		Kippy	Thomas	E	
Roger Garay	Y		Leslie	Perricone	Y		John	Whalen	Y	

Y = Yes N = No E=Excused AB=Abstain A = Absent

12 yes, 1 no, 2 excused, no abstentions
Motion passes

G-6. The Department of Public Works has requested the ACPG’s assistance in identifying the top 20 priority streets for resurfacing in the Alpine planning area. **Presentation, Discussion, & Action.**

Travis motions to table this agenda item until after the next Circulation subcommittee meeting, where it will be discussed.

Jim Easterling seconds the motion

Vote by acclamation. No opposition.
Motion carries. 13 yes, 2 excused, no abstentions.

G-7. County staff from Planning and Development Services has requested that the ACPG review the land use map for the Forest Conservation Initiative Lands General Plan Amendment that was endorsed by the Planning Commission on 11/15/2013. The group will review the differences between the ACPG’s recommended map and the Planning Commission’s recommended map. For background information - <http://www.sdcounty.ca.gov/pds/advance/FCL.html> **Presentation, Discussion, & Action.**

Travis Lyon motions to address only those issues that have a change to them

Richard Saldano seconds the motion

Vote by acclamation. All in favor.
Motion carries. 13 yes, 2 excused, no abstentions.

Travis Lyon presents map sections AL5, AL6, AL7

Planning commission supported the ACPG’s map with changes to 7 parcels. The Planning Commission discussion centered on Forest Service Boundaries and road network. The Planning Commission allowed secondary exits for two dead end roads. Star Valley Road is improperly mapped on all maps the ACPG has reviewed to date.

Travis Lyon motions to change the ACPG recommendation for the two parcels on the southwest corner of AL5 that are currently SR-4 to RL-20.

Jim Easterling seconds the motion.

Jim Archer	E		Travis	Lyon	Y		Louis	Russo	AB	
George Barnett	Y		Nicole	McDonough	N		Richard	Saldano	Y	
Aaron Dabbs	Y		Mike	Milligan	Y		Sharmin	Self	Y	
Jim Easterling	Y		Tom	Myers	AB		Kippy	Thomas	E	
Roger Garay	Y		Leslie	Perricone	Y		John	Whalen	Y	

Y = Yes N = No E=Excused AB=Abstain A = Absent

11 yes, 2 abstentions, 2 excused
Motion passes

Travis Lyon presents map section AL-8

Travis Lyon motions to maintain the ACPG's recommendation for AL-8 from September 19, 2013 of RL-20
Jim Easterling Seconds the motion.

Jim Archer	E		Travis	Lyon	Y		Louis	Russo	AB	
George Barnett	Y		Nicole	McDonough	Y		Richard	Saldano	Y	
Aaron Dabbs	Y		Mike	Milligan	Y		Sharmin	Self	Y	
Jim Easterling	Y		Tom	Myers	Y		Kippy	Thomas	E	
Roger Garay	Y		Leslie	Perricone	Y		John	Whalen	Y	

Y = Yes N = No E=Excused AB=Abstain A = Absent

12 yes, 1 abstention, 2 excused
Motion passes

Travis Lyon presents map section AL-11B
This section is the Bell Bluff Truck Trail area

Travis Lyon motions to change the ACPG recommendation for the two properties that border the forest land to RL-40
and maintain the recommendation of SR-2 for the two inner parcels.

Jim Easterling seconds the motion.

Jim Archer	E		Travis	Lyon	Y		Louis	Russo	AB	
George Barnett	Y		Nicole	McDonough	N		Richard	Saldano	Y	
Aaron Dabbs	Y		Mike	Milligan	Y		Sharmin	Self	Y	
Jim Easterling	Y		Tom	Myers	N		Kippy	Thomas	E	
Roger Garay	Y		Leslie	Perricone	Y		John	Whalen	AB	

Y = Yes N = No E=Excused AB=Abstain A = Absent

9 yes, 2 excused, 2 no, 2 abstention,
Motion carries.

Travis Lyon presents map section AL-2A

Planning Commission thought Rural Commercial was too high of a change. Planning commission instructed staff to work with Ms. Mcall on an SR-4 zoning that would work with the existing use. To achieve the desired use it would require a minor use permit. Once approved it would stay with the land.

Mike Milligan motions to change the ACPG recommendation to the county for AL-2A, to SR-4 with the commercial zoning designator with a notation that the ACPG supports the proposed use as an artists' colony and that staff works with the property owner to achieve that use.

Travis Lyon seconds the motion.

Jim Archer	E		Travis	Lyon	Y		Louis	Russo	N	
George Barnett	Y		Nicole	McDonough	N		Richard	Saldano	Y	
Aaron Dabbs	Y		Mike	Milligan	Y		Sharmin	Self	Y	
Jim Easterling	Y		Tom	Myers	Y		Kippy	Thomas	E	
Roger Garay	y		Leslie	Perricone	y		John	Whalen	Y	

Y = Yes N = No E=Excused AB=Abstain A = Absent

11 yes, 2 no, 2 excused, no abstentions
Motion Carries

Travis Lyon presents map section AL-3
This section is East Willows Road. Planning Commission changed this density to 14.5 dwelling units/acre.
Jim Easterling motions for the ACPG to support the change of density from 10.9du/acre to 14.5du/acre.
Richard Saldano seconds the motion

Vote by acclamation. None opposed. No abstentions.

Motion carries.

- Group Business:

Travis presents list of nominations

- Private Actions – Richard Saldano
- Trails and Conservation – Travis Lyon
- Parks and Recreation – Jim Archer
- Public Facilities, Services and Major Public Policy – Sharmin Self
- Circulation – Tom Myers
- Communications – Aaron Dabbs

Jim Easterling moves to approve nominations as presented

Mike Milligan seconds the motion

Vote by acclamation

All in favor with no opposition, and Lou Russo abstaining.

12 yes, 1 abstention, 2 excused

Motion passes

1. Appointment of Parliamentarian.

Travis Lyon appoints Jim Archer as the Parliamentarian

Jim Easterling motions to appoint Jim Archer as Parliamentarian

Mike Milligan seconds the motion

All in favor

No opposition or abstentions

Motion carries

2. Appointment of Coordinating Committee (Ad Hoc) to review Standing Rules.

Travis requests that all subcommittee chairs serve on the coordinating committee, Jim Easterling steps down, Tom Myers steps down.

Date of the meeting is to be determined

Jim Easterling motioned

Nicole McDonough seconds the motion

All in favor

No opposition, no abstentions

Motion carries

3. Review the group's official website policy. Discussion & Action.

Travis Lyon motions to table until next month
Jim Easterling seconds
Vote by acclamation. No abstentions. Motion carries.

• **Subcommittee Reports (including Alpine Design Review Board)**

Parks and recreation – county send a letter thanking Mr. Priest for donating the land. Meeting tomorrow on the land.

• **Officer Reports**

Rosenbergs Rules of Order sent by to the group by the county.
Email from County regarding EIR/tribal.
Tentative parcel map on Brady Jane Lane, county approved it.
Alpine Orchard and Baron's Market – letters from County Determination of public convenience

Jim Easterling – got a call from FPPC asking how PLDO funds were administered and what recommendations are existing now.

• **Open Discussion 2 (if necessary)**

Travis motion to extend meeting
Jim Easterling – seconds
All vote to extend.

Nicole McDonough announces her resignation due to moving for 5 months.

• **Request for Agenda Items for Upcoming Agendas**

• **Approval of Expenses / Expenditures**

1. PO Box – Annual Charge for \$112.00
Travis Lyon motions to approve
Mike Milligan seconds
All in favor with no abstentions

• **Announcement of Meetings:**

- 1.** Alpine Community Planning Group – March 27, 2014
- 2.** ACPG Subcommittees – TBD
Circulation – March 13, 2014 @ 6pm
- 3.** Planning Commission – February 28th & March 7th, 2014
- 4.** Board of Supervisors – March 11th & 12th, 2014

• **Adjournment of Meeting**

Motion to adjourn made by: Travis Lyon
Seconded by: Sharmin Self
Adjourned at: 9:03