

- **CREST-DEHESA-GRANITE HILLS-HARBISON CANYON SUBREGIONAL PLANNING GROUP.** Minutes of the meeting on 11 March 2024, at Crest Community Clubhouse, 113 N. Park Drive, El Cajon, CA 92021.

**A. ROLL CALL.** Chair Darin Wessel called the meeting to order at 6:35 PM. Planning Group members Rich, Ulm, Nehring, Wessel, Becker, Bretz, Manning, Lutz-Partain, Geiger and Lucas were present, forming a quorum of 10. Seat 4, Seat 7, Seat 11, Seat 13 and Seat 14 are vacant.

**B. PLEDGE OF ALLEGIANCE.** The Pledge of Allegiance was recited.

**C. APPROVAL OF MINUTES.** Planning Group Secretary Bretz moved that the Group approves the minutes of the 12 February 2024 meeting, with Item D-Paragraph 2 as corrected, and provided by email for review, by Member Tim Lucas.

Proposed change:

Group member Tim Lucas spoke to urge everyone to review and consider State Senate Bill 9 (2021), which essentially eliminates the designation of Single Family Residential Zones in “Urban Clusters” as designated in the most recent US Census. Granite Hills is now defined as an "urban cluster" (Crest, Dehesa and Harbison Canyon are still considered rural and not affected). He pointed out that this would allow the addition of a House along with two Accessory Dwelling Units (ADUs) on properties in Granite Hills, resulting in up to 4 units total, without requiring upgrades of infrastructure such as additional parking. Lot splits will be ministerial actions and not subject to community review. The resulting lot split allows one house and one ADU on each property, resulting in a total of 4 units. He recommended that Group members review Senate Bill 9 and come prepared for the presentation of the new Objective Design Standards, by the Planning & Development Services staff at the March meeting of the Planning Group.

The motion passed (10 yes; 0 no; 0 abstain).

**D. PUBLIC COMMUNICATION.** No Planning Group member requested to speak. A Crest resident expressed interest in hearing updated information about local chipping opportunities, and other wildfire related programs such as the San Diego Fire Safe Council Home Assessment Program.

**E. ACTION ITEMS.**

**E1. Discretionary Permit for Site Plan PDS2023-STP-23-009, proposed mixed use 2 retail spaces on first floor and single family dwelling on second floor at 534 Harrison Canyon Road, El Cajon, CA.** This agenda item was postponed, to be rescheduled when the applicant is ready.

**E2. Objective Design Standards (ODS) – Planning & Development Services staff will present on recent state housing laws, projects that may or may not be eligible,**

**and how they relate to design review in the unincorporated areas.** This agenda item was postponed until after May due to pending revisions re design review.

**E3. Ad Hoc Committee update regarding evacuation in case of wildfire.**

**(Nehring/Lucas).** Ad Hoc Committee Chair Ron Nehring reported on its recent meeting on 6 March 2024, and he provided four handouts to Planning Group members concerning topics discussed at that meeting:

1) USDA-prepared Communities’ Risk of Wildfires, accessible at “wildfirerisk.org”, showing that Crest has a very high risk of wildfire that is higher than 100% of all other communities in the United States.

2) Insurers Currently Offering Discounts, which is a listing of residential property insurance companies offering insurance discounts for fire-hardened homes and communities, accessible at <https://www.insurance.ca.gov>.

3) Draft Revisions to the Crest-Dehesa-Harbison Canyon-Granite Hills Community Plan updated 6 March 2024, concerning updates to “Community Background” Section (F) Fire Safety; to Section 2.3, Fire Access/Egress Routes; and to Section 4, Safety.

4) Firewise USA, a voluntary recognition program that provides a framework to help neighbors get organized, find direction, and take action to increase the ignition resistance of their homes and communities from wildfire.

Committee Chair Nehring and other members of the Planning Group discussed the need to create updated Community Plan language referring also to the communities of Harbison Canyon, Dehesa and Granite Hills; the need to seek FireWise designation for as much of the Subregion as possible; and the need to obtain improvements to upgrade the status of Suncrest Truck Trail to allow it to serve as a 24/7, 365, all weather, all condition option for evacuation and/or fire equipment movement in the event of wildfire.

**E4. Discussion regarding status of Fire Safe Councils in Planning Group jurisdiction. (Manning).**

Planning Group member Mary Manning reported that the new Fire Safe Council meetings will be held via zoom on the second Tuesday of the month; that a chipping event is scheduled for 16 March 2024, from 9:00 AM to 1:00 PM at 21807 Lyons Valley Road; that volunteers are needed for joining the FSC Board; and that the 12 March 2024 meeting of the FSC Board will include discussion of future chipping events, SDG&E Grant-funded chipping, development of a Community Wildfire Protection Plan, and further organization of the Fire Safe Council of San Diego’s bylaws, and Mission and Vision Statement.

**E5. Discussion and potential action regarding absence of County Zoning Ordinance covering short-term rentals.**

Chair Wessel reported that the County has no ordinances specifically addressing community disturbance issues related to short-term housing rentals in the unincorporated areas; that tentatively the Sheriff’s Department will send representatives to the Planning Group’s meeting in April to discuss that Department’s resources available for addressing short-term rental problems.

Group member Christina Becker suggested that it could be helpful to report any problems in the community associated with short-term rental activities to the County’s Code Compliance “Tell Us Now” phone/internet Application. It was also mentioned that Supervisor Anderson’s office has requested that when residents have issues in their

community, these could be put on the “Tell Us Now” map with the location pinned for the County’s attention.

Group discussion included concerns that unregulated large events carried out at short-term rental locations can create parking and street congestion issues, which increase the potential for fire risk and emergency evacuation problems.

Chair Wessel and Group member Nehring commented that the Group could recommend and advise that the County creates and adopts appropriate ordinance regulations and restrictions for short-term rentals in the unincorporated areas, which could protect communities from disturbing and potentially dangerous situations. Wessel stated that this agenda item will be tabled and continued to the April meeting of the Group, and that after hearing from the Sheriff’s Department representatives then, the Group could work on its recommendations and advice for creating appropriate ordinance regulations.

**E6. Update on California Riding and Hiking Trail issues. (Wessel).** Chair Wessel reported there was no specific update regarding the County’s accepting responsibility for the easements for public access to the California Riding and Hiking Trail, and that the County is awaiting budget approval for advancing work on the Sloane Canyon Trail and South Lane Trail projects.

**E7. Update on County’s socially equitable cannabis program and Board hearing scheduled for 3/12/2024.** Chair Wessel opened Group discussion about the County’s efforts to enact regulations of the cannabis industry for the unincorporated areas, which are described in detail in the SECP Update Board Memo document emailed to the Group. Five components of the Socially Equitable Cannabis Program (SECP) remain in development: the Social Equity Program, a cannabis licensing and permitting system, a Regulatory Code update, a Zoning Ordinance update, and an environmental review document. County staff continues to work on these elements and will bring them forward for Board of Supervisors consideration at future Board hearings.

Planning Group members commented that the proposed program will open the door for many additional dispensaries and production facilities; that in the past the Planning Group has opposed allowing all elements of the cannabis industry in the Subregion; and that the SCEP will generate funds to enable the Sheriff’s Department to enforce the regulations and restrictions that are ultimately enacted.

## **F. GROUP BUSINESS.**

**F1. Announcements and Correspondence Received.** Chair Wessel referred to the SCEP document discussed in Agenda Item E7, above.

### **F2. Discussion Items/Action Items.**

**F2a. Consideration of applicant(s) to fill vacancies for Seats 4, 7, 11, 13 and 14.** Chair Wessel reported that one application for Seat 4 (Crest) has been received by the County, but that it has not yet been processed and forwarded to the Group for its consideration.

**F2b. Status/reports – Association of Planning Groups – Draft Multimodal Plan for I-8 Corridor.** Chair Wessel reported that the Association of Planning Groups will meet 1 June 2024; that it is now receiving reports on SANDAG meetings, including the recent Draft Kumayaay Corridor (I-8) planning document; and that the Federal Government has provided funding to CalTrans to help with repairing damage to local highways caused by the recent January rainstorm flooding.

**F2c. Community Plan update – Progress report.** Chair Wessel referred the Group to the update provided by member Ron Nehring in Agenda Item E3, above.

**F3. Meeting updates.**

**F3a. Reports on and upcoming BOS, PC and other Hearings/Meetings.** None to discuss.

**F3b. Next meeting date, 8 April 2024, at Crest Community Clubhouse, 113 N. Park Drive, El Cajon, CA 92021.**

**G. ADJOURNMENT.** Member Christina Becker moved adjournment at 7:50 PM. The motion passed unanimously (10 yes; 0 no; 0 abstain).

Respectfully submitted, William Bretz (Secretary)