
Jamul Dulzura

Community Planning Group

Unincorporated County of San Diego

FINAL MINUTES

Special Meeting

July 20, 2023

1. CALL TO ORDER: 5:20 pm

2. ROLL CALL

Present: Janet Mulder, Steve Wragg, Preston Brown, Kevin May, Dan Neirinckx, Ed Mollon, Thomas Gray, Paul Dombkoski, Eve Nasby, Rachel Vedder (JLC Architects)

Guests: “Starbucks Project Team”: *Vince Kattoula* (Proj. Mgr.), *Ross Abilmona* (Proj. Mgr.), *Tyler Van* (JLC Architects); *Miguel Aguirre* (Owner “Steele 94”)

Excused: Paul Romero, Michael Casinelli, Lisa Hodgson

Vacant Seats: 2,9

3. JAMUL STARBUCKS: Assessor’s Parcel #596-040-68-00; 12931 Campo Rd., Jamul, CA
Applicant requests an exemption from Site Plan Permit Processing Req. for “B” Special Area Regulation. This is a request for design approval.

Presenters for “Starbucks Project”: *Vince Kattoula* (Proj Mgr.), *Ross Abilmona* (Proj Mgr.)

Vince Kattoula introduced himself. He has grown up here in the Jamul area and attended high school at Steele Canyon. He believes this project will have a positive influence on Jamul and will fit in with our rural character. He feels committed to doing only advantageous project to the area.

- The property for this project is designated C-40 and allows for a commercial project like Starbucks “by right”. However, it has a “D” designator requiring a “Design Review” by the local Planning group. Jamul has a total of 4 properties with this designator. While the Jamul Dulzura CPG does not have a Design Review Board, the County is asking that this project be reviewed for an up or down vote without the ability to add conditions.
- The site itself had for many years been occupied by the “Jamul Nursery”. The proposed footprint of Starbucks is in the already disturbed area and in a smaller area of the original nursery. It is 25,000 SF with 27 parking spaces. The drive through Queue is outside the parking area and can process a single order in 1 ½ minutes. This should not cause any traffic backups.
- Foliage will be consistent with Jamul landscape choices and lighting will be downward. Finished surfaces the 350 SF patio will be reclaimed burnished wood with warm tones and grays as an aged barn. The main building will have beige stucco combined with metal siding and metal structures of medium gray with a gray standing seam roof. Windows have bronze mullion.

Many questions followed:

- Miguel Aguirre asked if they had any plans to develop the rest of the site which totals 14.6 acres. Vince said they did not.
- **Steve Wragg** mentioned the difficult interaction of vehicles from the vegetable market and suggested a sign that might help to deter drivers from using that lane as an exit.

- **Rachel Vedder** asked how many cars could fill the queue toll they backed up out into the parking lot. **Vince K** said 8 cars for the 150 FT (**NOTE:** This needs explanation because the stated distance of the queue is 485 FT.)
- **Miguel Aguirre** said that mobility is of concern for him. There is a lack of space as it is now, people cut through his parking lot. One weekend we have a lot of bikers and hikers and we need more space. Have you considered moving more to the back of the lot. There needs to be more site analysis. We have about 30 spaces and our landlord is looking to develop from the produce market out. Otherwise he stated that he sees this development as a great opportunity. **Vince K.** replied that moving the project to the east brought other problems for them. (**NOTE:** Need specifics.)
- Some asked if they thought about reviving the go cart race track that existed there before the nursery. **Vince K** said “No”.
- **Steve Wragg** asked about the relationships of the project to the requirements of Caltrans. **ANS:** Caltrans will tell builder what to do. By the plan, **Vince K.** stated that Starbucks, the building is 40 FT from SR-94. **Steve** asked about the requirement for landscaping. **Vince K.** replied that all public improvements required landscaping.
- Regarding the Starbucks sign, applicant has kept it small at a 4.5FT diameter and it will be back lit.
- Caltrans will provide the sidewalks for a pathway to the SR-94 crossing under normal public improvements. Everything else Starbucks is responsible for.
- **Marcie May** asked how long construction will last. **Vince K.** said they expect construction to last for 6 months and they plan to finish by Christmas of 2024.
- **Eve Nasby** asked if they should do a “traffic study”. **Vince K.** stated that Starbucks does not need to do one and they estimate from the statistics of other Starbucks of similar size and location. **Eve** also advised them that they should expect an influx of foot traffic from Steele Canyon students.
- **Vince K** said that Starbucks is totally responsible for the costs of the intersection signaling. The result will create a “4th Leg” of the current 3 Leg signal. The intersection will also be upgraded to a “smart lined” intersection.
- **Preston Brown** asked if the Jamul Indian Casino (JIV) will contribute a portion of this cost as they had agreed to in the Inter-Governmental Agreement (IGA) with San Diego County in 2016. **Kevin K.** replied that they are not contributing a share of costs to this intersection improvement.
- **Kevin May** said the vote is either to approve or not approve the project.
Vote Yea’s: Janet Mulder, Steve Wragg, Preston Brown, Kevin May, Dan Neirinckx, Ed Mollon, Thomas Gray, Paul Dombkoski, Rachel Vedder
Vote Nay’s: Eve Nasby
The Project is approved on a vote of 9 to 1.

4. ADJOURNMENT 6:52 pm

NOTICE OF NEXT REGULAR MEETING
Tuesday, August 1, 2023 @ 7:30 P.M.
Jamul-Dulzura Union School District - Jamul Education Center
14581 Lyons Valley Road
Jamul, CA 91935

"Hybrid" Meeting: Both In-Person and Zoom Attendance
<http://www.sdcounty.ca.gov/pds/CommunityGroups.html>

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**JAMUL DULZURA
COMMUNITY PLANNING GROUP**

MISSION STATEMENT

"The mission of the Jamul-Dulzura Community Planning Group is to represent the best interests of the communities of Jamul and Dulzura while adhering to County of San Diego, California Board of Supervisors Policy I-1."

PURPOSE STATEMENT

The purpose of the Jamul-Dulzura Community Planning Group is:

- *To provide a public forum where local citizens can learn about issues of importance to them and their community and provide input.*
- *To carefully consider all input when advising the county on such issues as planning, land use, discretionary projects, and community and sub-regional plans.*