

MINUTES OF THE MEETING APRIL 3, 2018

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: 11 (Johnston, Tinsley Becker, Baillargeon, Bickley, Burley, Kossman, Myers, Nold, Schuppert, Steele, Zimmerman)

Members Absent: 4 (Herron, Hyatt, Feathers, Kenny)

Member Vacancies: 0

B. APPROVAL OF MINUTES

Minutes to Approve: March 6, 2018 VDO CPG Meeting

The CPG adopted the minutes from March 6 meeting

VOTE: 9 / 0 / 1 / 4 / 0

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

(Baillargeon arrived late.)

C. PUBLIC COMMUNICATION ON NON-AGENDA ITEMS

Paula Roberts of Otay Water District gave an Update on Campo Road Sewer Project. They plan on giving the CPG periodic updates. The section of sewer near Rancho San Diego Village begins mid April.

D. ACTION ITEMS

Item 1: The Casa de Oro Alliance approval of CDO Subcommittee candidates for open Interested Citizen positions. [Tinsley Becker]

Start Time: 7:09 PM

CPG Presenter: Tinsley Becker

Applicant Speakers / Representatives: Alan Arthur is a long time resident of CDO, a real estate agent, and was the real estate consultant on Frank's Bakery. He is heavily involved in the Casa de Oro Alliance as a member of the Business Committee and the Policy Committee.

Roy Davies is an architect and 20 year resident of the area. His business is in La Mesa, but he works around the county. He has been involved in the Casa de Oro Alliance, particularly with design guidelines, as chair of the Business Committee, and then the Planning Committee. He co-chairs the Code Compliance Committee in the Alliance. He has worked on the changes in Little Italy. Securing grants is one of his goals..

County Representative:

Abstentions or Disqualifications: none

Abstain Vote Explanation: N/A

Item issue Summary: Both Alan Arthur and Roy Davies are interested in being on the CDO Subcommittee in the interested citizen positions.

Public Comment: none

CPG Discussion Points: none

Motion: Each candidate was brought to a vote for approval.

Second:

VOTE: 11 / 0 / 0 / 4 / 0 Roy Davies (Yea / Nay / Abstain / Absent / Vacant)

11 / 0 / 0 / 4 / 0 Alan Arthur (Yea / Nay / Abstain / Absent /

Vacant)

Item 2: Mobil El Cajon, Circle K Skyfall - 2903 Jamacha Rd EL Cajon. Request for Recommendation of Minor Deviation (P) for signs at the Mobile/Circle K at 506-130-06-00. The applicant will be required to do a minor deviation from their existing major use permit. [Baillargeon, Enache]

Start Time: 7:21 p.m.

CPG Presenter: Baillargeon

Applicant Speakers / Representatives: Enache (absent)

County Representative:

Abstentions or Disqualifications: None

Abstain Vote Explanation: N/A

Item issue Summary:

There was some confusion with the county, and this item was scratched.

Public Comment:

CPG Discussion Points:

There was some discussion about why the County sends projects to the group that have already been completed. Suggestions included a subcommittee to follow up on projects and a checklist with a presentation to the planning group listed as one of the steps.

Item 3: Sign waiver request for Shell - 9932 Campo Rd., Spring Valley, 501-177-13-00. Change existing signs from Valero to Shell. B Special Area Regulation. [Johnston, Kenny, Brentham]

Start Time: 7:35. p.m.

CPG Presenter: Johnston

Applicant Speakers / Representatives: Brentham

County Representative:

Abstentions or Disqualifications: None

Abstain Vote Explanation: N/A

Item issue Summary:

Valero is changing their alliance to Shell and changing existing signs. The price signs will remain. The sign dimensions will remain the same. The canopy colors around the

station will change. The Corner Store sign will change to Food-mart, and there will be new pumps.

Public Comment:

CPG Discussion Points:

There were questions regarding the lighting, which will be LED. Many Valeros in the area are changing their affiliation to Shell. It is unknown if there will be security cameras. Valero stations have had a problem with credit card number theft.

Motion: To approve the waiver request for signage changes at the Valero.(Johnston)

Second: Steele

VOTE: / 11 / 0 / 4 / 0

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

Item 4:McDonalds McDonalds signs (8 wall signs). Location: 2646 Jamacha Rd., El Cajon; APN: 502-260-11-00.

New signs 102.8 Square feet. Special area regulation "P" [Burley, Anderson]

Start Time: 7:47 p.m.

CPG Presenter: Burley

Applicant Speakers / Representatives: Anderson

County Representative:

Abstentions or Disqualifications: none

Abstain Vote Explanation: N/A

Item issue Summary: This is a review of 8 wall signs for MacDonal'd's at 2646 Jamacha Rd. These signs will include: 2 arches on the west side, arches on East side, 2 signs on the north side and welcome sign, and arches and MacDonal'd's sign on the south side. They are well below the square footage for signage allowed on all sides. 102.8 square feet.

Public Comment: none

CPG Discussion Points: This is the same MacDonal'd's that was reviewed before. The planning group at that time recommended a different design to fit in with the rest of the shopping center. Some members were uncomfortable making a decision without the representative present to answer questions. But it was pointed out that we are only looking at signs and not remodeling. Perhaps the applicant could be asked where they are with the remodeling we approved earlier.

Motion: A motion was made to approve the new signage. (Burley)

Second: (Johnston)

VOTE: 11/ 0 / 0 / 4/ 0

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

E. GROUP BUSINESS:

Casa de Oro Business Alliance - Subcommittee report - Tinsley Becker

Short term rentals- Kossman

The objections of the 6 who voted against the short term rental suggestions at the last meeting were addressed. It was reiterated that Mom and Pop rentals will still be encouraged. The subcommittee looked at other cities because their regulations have been vetted.

There were concerns about what constitutes objectionable behavior mentioned in #11. The packet of information from Las Vegas describes those behaviors in detail in the Appendices. Noise is already codified in the county.

There were also concerns about days of rental allowed. Some thought 90 days was too much. Many cities define it as the owner being there 75% of the time if the rental is non-hosted. The maximum number of weekends also was of concern and still needs to be defined.

There was concern about an occupancy tax. It was explained that the county is the one to determine that, but there will be fees. The 1000 feet between rental houses was for full house rentals only. County agencies will have to oversee the licensing and fee payments.

This attempt at addressing whole house rental concerns is to be a pilot program to determine if it could work and to codify it.

The full house rental would need a permit and there is nothing in county codes now to address that. It was explained that liability insurance is required by all other cities with regulations.

There were some objections to the planning group recommending fees. It was pointed out that the county would be deciding on any fees and not us.

The question was asked as to why we need these regulations if some things are already covered by law enforcement? A lengthy discussion followed.

It was pointed out that these regulations shifts the responsibility to the property owners as opposed to the neighbors. San Diego has waited too long to pass regulations and has a huge problem along the coast with many houses and apartments being bought up for conversion to short term rentals.

Kay Browneller-Bickley, A GMIA representative in attendance, spoke to the fact that these whole house rentals are conducting a business in a residential area.

Zoning Research-- Johnston

Johnston reminded the group that he prepared a Youtube video on how to research a particular property to help with assigned projects.

Active Projects

Literacy First, Myers

Subcommittee report Casa de Oro Alliance

Skyline Church, Feathers

Chaldean Community Center, Myers (Myers asked for this project to be removed from the list.)

Estrella Park, Myers & Feathers

Subcommittee report CIP, Burley There were 14 items from the Alliance given to the committee. Those items will be reviewed along with some items from the planning group before a new updated CIP list is finalized. Send Alissa a note with any other items you think should be on the list.

Helix Canyon Estates, Baillargeon

F. ADJOURNMENT: 9:21 p.m.

Submitted by: Sharon Nold