

MEETING MINUTES: Tuesday, November 3, 2020

Location

Online: <https://global.gotomeeting.com/join/710470805>

Meeting called to Order: 7:03 PM, Alyssa Burley, Chair

A. Roll Call

Present: 13 (Baillargeon, Bickley, Burley, Henderson, Hermann, Johnston, Kister, Kossman, Schuppert, Steiger, Zundel) (late: Herron)

Absent: 2 (Tinsley-Becker, Weizman)

Vacant: 0

B. Approval of Previous Meeting Minutes

- **Minutes to Approve:** October 6, 2020 VDO CPG Meeting
- **Motion to approve:** Burley
- **Second:** None
- **Yea: 12** (Baillargeon, Bickley, Burley, Henderson, Hermann, Johnston, Kister, Kossman, Schuppert, Steiger, Yousif, Zundel)
- **Nay:** (None)
- **Abstain: 0**
- **Absent: 3** (Herron, Tinsley-Becker, Weizman)
- **Vacancy: 0**
- The CPG adopted the minutes from the October 6, 2020 meeting.

C. Public Communication

(None)

D. Information Items

Al Di Donato, Di Donato Associates Architects: Preliminary presentation to gather feedback on a Chaldean Cultural Center. Approximately 50,000 Chaldeans in greater El Cajon area. Place for them to join in comradery. Current facility in El Cajon doesn't meet the purpose. The proposed project is at 1555 Willow Glen. Currently zoned residential and would need a use permit. 23,000 sq. ft. in total. 150 parking spaces.

Questions and comments from the CPG

Burley: Will the facility be open to the public, membership only?

Di Donato: Not closed to the public, but it will be on a membership basis. Not going to have 1,000 people all at once, but the community can join.

Henderson: Have you talked to the neighbors?

Di Donato: We are talking to the planning group first, but will try to talk to the neighbors as well.

Schuppert: General plan designation?

Di Donato: Not sure.

Schuppert: Will there be a General Plan Amendment?

Di Donato: No.

Baillargeon: Has a community center been allowed before in residential zoning?

Di Donato: Talked to PDS, and they did not seem to oppose.

Baillargeon: Communities in Eastlake have club houses in the residential neighborhoods. Maybe the County will view this the same way. Big proponent of building community, and this will be a good edition to the community.

Herron: Elaborate on sight lines, lighting, and traffic impacts?

Di Donato: Will need to do traffic studies and potentially widen the road. The outside lighting will be minimal, not much greater than a few houses on a subdivision. The outside events will be limited hours.

Burley: Will it be gated?

Di Donato: Yes, but not sure if it will be static or operable.

Yousif: Occupancy?

Di Donato: 200-300. Around 13,000 square feet for the hall.

Baillargeon: Been to some Chaldean weddings that have live music and last into late hours. Will this facility be soundproof?

Di Donato: Being that it is in a residential neighborhood, the center will be sound conscious.

Baillargeon: Encourage you to read the plan and refer to it while doing designs to stay within community character.

Questions and comments from the public

Josan Feathers: How close is it to the proposed sand mine?

Di Donato: Does not believe it will be impacted.

Feathers: How close will you be to the 100-year flood plain?

Di Donato: Does not want building to be in the flood plain.

Feathers: Concerned about the visual impact of the parking lot.

Di Donato: Will do best to landscape parking lot and mitigate visual impact.

Feathers: Will you be using native plants?

Di Donato: Absolutely

Feathers: With the pavement be permeable?

Di Donato: In some spots, especially for decorative purposes.

Feathers: Will the building be LEED Certified?

Di Donato: Definitely going to be efficient and have LEED elements, but not necessarily certified.

E. Action Items

Item E1:

- **Item issue Summary:** Rite Aid Sign Plan Waiver APN 502-040-44-00
- **CPG Presenter:** Steiger/Bickley
- **Applicant Speakers / Representatives:** Carol Brady (Not Present)
- **County Representative:** (None)
- **Abstentions or Disqualifications:** (None)
- **Public Comment:** (None)

- **CPG Discussion Points:**

Bickley: All the signs are the same size or smaller. They will be replacing old logos. All signs same size or smaller, have LED, and thinks they look better. The buildings will be repainted as well. Only main difference is that some are actually smaller. No problem granting waiver.

Steiger: Seems pretty seamless. No red lights with the project.

Kister: Thinks it looks good.

Burley: Agreed. Thinks the new colors look good and clean.

- **Motion: Approve Minor Deviation Application. Bickley.**

- **Second:** Burley

- **Yea: 13** (Baillargeon, Bickley, Burley, Henderson, Hermann, Herron, Johnston, Kister, Kossman, Schuppert, Steiger, Yousif, Zundel)

- **Nay: 0**

- **Absent: 2** (Tinsley-Becker, Weizman)

- **Vacancy: 0**

- **Abstain: 0**

Item E2:

- **Item issue Summary:** Site Plan Exemption Sundown Lane APN: 502-022-59-00

- **CPG Presenter:** Schuppert/Bickley

- **Applicant Speakers / Representatives:** Vince Kattoula, Faris Attisha

- **County Representative:** (None)

- **Abstentions or Disqualifications:** Burley, Kister

- **Public Comment:**

Josan Feathers: Nothing has changed since I worked on the project years ago. The project should be denied.

- **CPG Discussion Points:**

Schuppert: This is a discretionary permitting process under zoning. In 2007, they permitted a subdivision lot approval on Sundown Lane which is north side of Fury and south of Explorer Ridge. Few conditions on the lots: Restrictions on specific 3 lots to not block views of neighbors. Applicant is proposing to build a two-story house. Section C(1) is simple but up for interpretation. "Structures and landscape shall not interfere with existing views from neighboring residences. This would include trees, including palm trees that might interfere with views when grown to maturity." We need to determine if the proposed structure would interfere with the views from the neighboring structures.

Kattoula: Represents the property owner. Site plan waiver for a single family home. Faris Attisha bought this lot to build dream home. Family spends a lot of time at home, which is the driving factor for the size. The county has a policy that prohibits the protection of viewshed. Viewshed is not part of CEQA. Under GIS designation for this lot, property owners can build up to a two-story home up to 35' in height. Under this, other property owners could build houses south of this property significantly taller than what is being proposed. The easement is not granted to the neighbors, it is granted to the county. There is no requirement to appease Mr. Post or the neighbors. However, I have agreed to lower the pad up to 3'. The viewshed impact is completely subjective, and we could mostly agree that the most beautiful part of the view is still available. This should be considered a fair compromise and be offered the site plan waiver.

Kattoula: Showed elevations. Total house height at 28'. Incorporated flat roofs at 22' height from grade. Current pad is at 757' elevation, Post is at 786', not including the potential 3' lowering capabilities. The 28' elevation of roof means that one could have a clear shot over the roof.

Greg Post: Speaking in opposition. Owns property on northside. Speaking on behalf of Lagler and McRann families. Pictures taken as recently as last Tuesday. Against will of VDO and neighbors, County rezoned area, but recorded an easement that requires new applicants ensure that: Structures shall not interfere with existing views. County has right to remove structure in violation. Attisha was fully aware of conditions when he bought it. Neighbors have put up a 28' pole to simulate impact. Pictures including 28' flagpole show complete obstruction. The rendering is a misrepresentation of the view. We cherish the views we have and were given protections against such a project.

Burley: How is there a discrepancy in the photos submitted by Mr. Post and the renderings?

Schuppert: The renderings are misleading. They are noncredible and don't tell the story. The flagpole photos tell the full story. The conflicting information doesn't jive because the information is wrong.

Kattoula: The flagpole pictures were taken from a lower vantage point. They were not from the patio, but from 6' below the patio.

Schuppert: That is valid, however it was still on his property. Even considering those photos, the views from the patio are obstructed, based on my opinion.

Bickley: The pole was moved to different corners. Also, standing on the hill below the patio, it doesn't make much of a view difference. No matter where the pole is, there will be obstruction.

Kattoula: There are other photos that show differently.

Jim Lagler: Photos also show view from my property.

Kossmann: Is the location of the pole different from 2017 pictures and 2020?

Post: Yes.

Bickley: Yes, but poles are still on proposed pad site.

Baillargeon: Processed neighboring lot and the applicant purchased the lot fully understanding the terms but they tried to come back and build much bigger house. They were engineers and they knew. The language may be poor but it is made to protect current homeowners. The new property owners signed multiple sheets of paper stating the viewshed requirement.

Schuppert: Mr. Post's patio is 28' above lot 5 pad.

Kattoula: There is a difference of height of 28'. This has been determined by a licensed land surveyor.

Schuppert: His view doesn't look straight out and up. His view also looks down. Just because the roof is at 28' doesn't mean that his view isn't impacted.

Kattoula: Views are entirely subjective. Mr. Post could say that he likes the dirt.

Herron: Are you saying that you don't impact the view, or you do?

Kattoula: We do.

Herron: Well, he has the paper that says you can't impact his view.

Kattoula: Any structure will impact his view.

Herron: That's his right to determine the impact.

Baillargeon: The neighbor above has a legal document in his favor. Anyone buying these properties should know that it will reasonably have to be a single story home.

Kattoula: The property down below could build an even bigger home that wouldn't get reviewed.

Bickley: That isn't germane. We are reviewing these specific lots. Does this building at the proposal of 28' impact Mr. Post and his views? That's the issue. Looking at the elevation

renderings, it doesn't seem like it would impact the views, but the view isn't straight across, and the view is outward. It is in the description that it can't impact the view.

- **Motion: Do not approve exemption. Bickley.**
- **Second:** Johnston
- **Yea: 10** (Baillargeon, Bickley, Hermann, Herron, Henderson, Johnston, Kossman, Schuppert, Steiger, Zundel)
- **Nay: 1** (Yousif)
- **Absent: 2** (Tinsley-Becker, Weizman)
- **Vacancy: 0**
- **Abstain: 2** (Burley, Kister)

F. GROUP BUSINESS:

F1: Administrative – Burley Officer Elections at December Meeting.

Yousif: Candidates for Vice Chair: Burley, Hermann. Chair: Tinsley-Becker. No one interested in secretary based on initial emails.

Burley: Running issue. If there are no volunteers, we will draw from the hat.

Yousif: Is it possible to do a revolving secretary?

Burley: We have done 6 month terms. Will search for alternatives.

Yousif: Doesn't want to commit in case unavailable for a meeting.

Henderson: Can be back up.

Yousif: Will step up so there doesn't have to be raffle, with Henderson as backup.

Hermann: Whoever assumes secretary should be committed to the majority of the time, with a back up. A revolving position wouldn't be best.

Yousif: Call me secretary.

Burley: You'll be on the ballot.

F2: Subcommittee Update - Local Streets; Herron, Tinsley-Becker

Campo Road and Agua Dulce projects are moving forward. Wants to transfer Chair position to another member. Kister volunteered.

F3: Subcommittee Update – Short-Term Rentals Subcommittee Update; Kossman
(None)

F4: Subcommittee Update – Estrella Park Project Subcommittee Update; Zundel

Project moving along, should be done in the next few months. Herron: Should keep subcommittee because we might want to pursue equal access opportunities.

F5: Subcommittee Update – Casa de Oro Business Corridor; Herron, Tinsley-Becker

4,000 letters went out seeking participation in the guiding principles workshop. 70 were in attendance. CDO Alliance received \$100,000 grant for capital improvements.

F6: Subcommittee Update – Literacy First Charter High School; Bickley

Waiting for the Board of Supervisors Meeting. Talking to the county about time allotment for the subcommittee at the BOS meeting.

F7: VDO CPG Liaison Update – Fire Safe Council; Hermann
Since last month, we are still working on website and finalizing what was presented last month.

F8: Subcommittee Update - Parklands Dedication Ordinance (PLDO); Zundel
(None)

F9: Subcommittee Update - Cottonwood Sand Mine Project; Henderson
Josan Feathers wants to join as community member.

F10: Subcommittee Update- Ivanhoe Ranch; Schuppert
(None)

F11: Subcommittee Update – Airport Noise Advisory Committee (ANAC); Herron
There was a meeting, but main topic was flights over the ocean.

F12: Next meeting: December 1, 2020

G. ADJOURNMENT: 9:13 p.m. Alyssa Burley, Chair

Submitted by: Kyle Hermann