Valle De Oro Community Planning Group
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AUG 11 2008
San Diego County
DEPT. OF PLANNING & LAND USE

Minutes of meeting: July 15, 2008
Location: Otay Water District Headquarters
2554 Sweetwater Springs Blvd.
Training Room, Lower Terrace

1. **Call to order:** 7:00 PM J.L. PHILLIPS, presiding Chair

Members present: Brennan, Brownlee, Feathers, Fitchett, Hewicker, Millar, Mitrovich, Phillips, Reith, Ripperger

Not present: Chapman, Henderson, Hyatt, Manning, Wollitz

2. **Finalize Agenda:** As shown

3. **Open Forum:** None

4. **Approval of minutes:** Minutes of June 17, 2008 **VOTE:** 7-0-3 to approve

5. **New Business**

a. Hilton Head Road: Consideration of the proposed safety improvements as follows: add red curb no-parking zones near county park entrances, along south side between Royal Saint James Drive and 20 feet east of Saint Anne Place and at Jamacha Road intersection. Replace playground speed limit sign (6AM -8:30 PM) with regular 25 mph speed limit sign.

A local citizen, Donald Brennan (2482 Royal Saint James Drive EC 92019), introduced the proposed safety improvements and provided a handout including a diagram. There are 2 basic issues. The first issue is the need to add 20' red curb "no parking zones" adjacent to the County Park entrances on the north side of Hilton Head Road and adjacent to both sides of Royal Saint James Drive and Saint Anne Place on the south side of Hilton Head Road. When vehicles are parked in these areas it creates a dangerous sight problem for vehicles attempting to turn onto Hilton Head Road. Additionally, a 20' red curb "no parking zone" is needed on the south side of Hilton Head Road where it intersects Jamacha Road to allow vehicles to decelerate and safely maneuver the turn onto Hilton Head Road. A 20' red curb "no parking zone" is also needed on the north side of Hilton Head Road where it intersects Jamacha Road to allow vehicles to make a right turn onto Jamacha Road, alleviating traffic back ups. The second issue is the need for a 25 mph speed limit sign to replace the existing playground speed limit sign (6AM - 8:30 PM). There are many children in this area who frequently cross the street to and from the Park. The speed limit sign will be consistent with another 25 mph sign further up the road.

Tracy Day (2492 Royal Saint James, EC) supports the addition of the red zones and the 25 mph speed limit sign due to safety issues and to allow children to cross the street safely. Susan Rigby (2450 Royal Saint James, EC) also supports the red curbs due to sight problems. MILLAR agreed that the red curbs are needed at the Jamacha Road and Hilton Head Road intersection. The configuration developed by Caltrans consists of 2 lanes north of the island with one lane designated for left turns only and the other lane for straight moves and right turns. The logical configuration would be to have Caltrans engineer the left lane for left and straight moves and the right lane for right turns only. Regardless, due to the existing lane configuration, the ability to turn right is blocked by parked cars resulting in a traffic back up.

Motion: MILLAR moved to adopt the red curbs as shown on the submitted diagram and the re-signing of the Playground 25 mph sign with a conventional 25 mph speed limit sign. (REITH seconds). Discussion: FITCHETT expressed concern for the homeowners where the red curbs will preclude parking in front of their homes. **VOTE: 8-0-2** to approve motion. (RIPPERGER and BRENNAN abstain)

6. Land Use

a. W08-004: Waiver of Site Plan review for new signage at Carl's Jr. restaurant at 3722 Kenora Dr. (southeast corner at Kenora and Kenwood).

PHILLIPS introduced Steve Rosenbloom (13580 Fifth Street, Chino) who circulated pictures of the proposed sign.

Motion: PHILLIPS moved to approve waiver as stated. (FITCHETT seconds). Discussion: PHILLIPS stated that the proposed signage conforms to sign requirements. **Vote: 10-0-0** to approve.

b. W08-005: Waiver of requirement to underground utilities approximately 300 feet along the east side of Vista Grande Road, north of Canta Lomas.

Allen Butcher (SB&O Inc.) introduced the project. Currently there is a 4 way stop sign with flashing beacon at the intersection of Vista Grande and Canta Lomas, adjacent to this project. A requirement for their development which is currently under construction is to underground the power lines or any existing overhead along the 300' of frontage road on Vista Grande, adjacent to this intersection. This entailed the developer moving one utility pole in order to fulfill the utility underground requirement. While researching the underground work it was discovered that AT&T had an underground fiber line system in that area, however, the removal of this pole would require AT&T to replace the whole fiber line system. This replacement was estimated to cost $750,000. Discussion ensued concerning a previous requirement for the developer to lower the grade at this intersection. Phil Conard (Suncor Homes) stated that this requirement was changed from the original plan when the 4 way stop sign with flashing beacon was installed at the intersection of Vista Grande and Canta Lomas, solving the problem.

Motion: FITCHETT moved to approve the waiver of the requirement to underground the utilities. (RIPPERGER seconds). **VOTE: 10-0-0** to approve waiver.

c. W08-006: Waiver of Site Plan design requirements for installation of a 34,000 sq. ft. photovoltaic system on the roof of Kohl's Department store at 2398 Jamacha Road in Rancho San Diego.

FITCHETT introduced Nephi Hirt (1130 Calle Cordillera San Clemente 94673). Nephi stated that they will build a 94' screening wall to screen the solar installation. Additionally, the panels will be set back from the edge of the building. FITCHETT pointed out that screening is required in the Valle De Oro Community Plan which states that rooftop equipment must be screened from public view.

Motion: FITCHETT moved to approve waiver. (MITROVICH seconds). Discussion: MILLAR inquired about safety or electrical issues. **Vote: 10-0-0** to approve waiver.

7. Unfinished Business

a. Status of General Plan Update program: Possible Planning Group position regarding conduct of the program.

PHILLIPS introduced the Draft Conservation Subdivisions Program handout. Discussion: PHILLIPS reviewed issues on handout and engaged group in discussing the implications. We need to tell the County Board of Supervisors that the General Plan Update Management is no longer representing our interests.

Motion: PHILLIPS moved to convey our "lack of confidence" that the DPLU Update Management Team is working for the best interests of the unincorporated communities. (MITROVICH seconds) **VOTE: 10-0-0**

8. Chairman's Report: None

9. Adjournment: 8:25 PM

Submitted by: Jösan Feathers