

County of San Diego Spring Valley Community Planning Group & Design Review Board  
P.O. Box 1637  
Spring Valley, CA 91979  
Regular Meeting Minutes  
**Tuesday, April 28, 2015, 7:00 P.M.**  
Meeting Location:  
San Miguel Fire District Headquarters  
2850 Via Orange Way  
Spring Valley, CA 91978

Administrative Items:

**A. Members:**

- |                              |                                |
|------------------------------|--------------------------------|
| 1. Robert Eble               | 9. Clifton Cunningham (a)      |
| 2. Lora Lowes, Vice Chairman | 10. Vacant                     |
| 3. Jeff Hansen               | 11. Jim Custeau                |
| 4. Eduardo Herrera (a)       | 12. Walter Lake                |
| 5. Veronika Spagnolo         | 13. Edward Woodruff            |
| 6. John Eugenio, Secretary   | 14. James Comeau, Chairman (a) |
| 7. Vacant                    | 15. L. Ben Motten              |
| 8. Lance Unverzagt (a)       |                                |

Vice Chairman Lora Lowes called the meeting to order at 7:00 p.m. with a quorum of 9 members present.

**B. Approval of Minutes:**

**1. Minutes for meeting of 10 March 2015 were reviewed and approved.**

**Vote: Aye: 9 No: 0 Abstain: 0 Absent: 4 (Herrera, Unverzagt, Cunningham & Comeau) Vacant: 2**

**2. Minutes for meeting of 24 March 2015 were corrected and approved.**

**Vote: Aye: 9 No: 0 Abstain: 0 Absent: 4 (Herrera, Unverzagt, Cunningham & Comeau) Vacant: 2**

**C. Public Communication:**

1. Spring Valley resident commented that he did not receive the meeting/agenda notice.

**D. Action Items:**

**1. 2014-STP-98-012. Title Max. 491 Sweetwater Road.** Spring Valley CPG previously approved this project, with conditions on 14 November 2014. Corrected plans will be submitted and, if they conform to SVCPG recommended changes, will be stamped and signed. Presenters: Lowes, Eugenio. Proponent: Pat Brady.

Plans presented were changed to comply with SVCPG recommendations.

**Motion Lowes/ Motten to approve site plan with SVCPG recommended changes.**

**Vote: Aye: 9 No: 0 Abstain: 0 Absent: 4 (Cunningham, Comeau, Herrera & Unverzagt) Vacant: 2**

**Motion passed.**

**2.SV-202. Rezone. Vacant lot at Harness Street and Sweetwater Road.** This is correction to a mapping error. Property currently zoned Public/Semipublic Facilities. Proposed zoning: VR-7.3, allowing 4 dwelling units, which is the same as adjacent neighborhood. Property size: 0.7 acres. Presenter: Lowes. Proponent: Kevin Johnston.

**Motion Lowes/Spagnolo to approve VR-7.3, 4 dwelling units vice Public/Semipublic Facilities.**

**Vote: Aye: 9 No: 0 Abstain: 0 Absent: 4 (Cunningham, Comeau, Herrera & Unverzagt) Vacant: 2**

**Motion passed.**

**3. PDS-2015-STP-15-001. Pacific Patio. 2900 Bancroft Drive.** Office, show room, storage facility proposed. Presenter: Eugenio, Eble. Proponent: Mark Henderson.

**Item continued.**

**4. NA. Information Presentation regarding The Pointe.** Douglas Wilson Companies, will present preliminary plans for development. Presenter: Comeau. Proponent: Terry Plowden.

Douglas Wilson Companies foreclosed on property owned by Gosnell in The Pointe Project. Douglas Wilson Companies obtained approximately 44 acres and is planning to build 266 housing units on the 12 acres that are usable. There's no plan for commercial development on any of this property. They plan to build 106 apartments at the corner of Sweetwater Springs Blvd. and Jamacha Blvd. The 160 multifamily housing units will be built on property that is usable and will be clustered in two or more sections. Pointe Parkway will extend to Los Bosque Ave De. The Southwest portion of their property (8 acres) southwest of Jamacha Blvd. will remain open space.

The SVCPG expressed concern with the apartments and access to apartments. There is concern with access, and proximity to Jamacha Blvd. SVCPG members would also like to see some commercial activity.

**5. NA.** Request for Reimbursement of Authorized Expenses. Lowes has receipts totaling \$7.13. Presenter and Proponent: Lowes.

**Motion Eugenio/Spagnolo to approve \$7.13 reimbursement.**

**Vote: Aye: 9 No: 0 Abstain: 0 Absent: 4 (Cunningham, Comeau, Herrera & Unverzagt) Vacant: 2**

**Motion passed**

**E. Group Business:** Two applications received for current vacancies.

1. David Johnston, 4349 Avenida Gregory, Spring Valley, 91977. Phone: 619-667-9509

2. Robert Scott Harris, 1021 Buena Vista Ave. Spring Valley, 91977. Phone: 619-463-2082

**1. Announcements:** None.

**2. Projects:**

a. PDS-2015-STP-15-008. Plaza Alta Recycling 9246 Jamacha Rd.. Presenter: Eble.

**3. Meetings:** Next SVCPG meeting May 12, 2015, at 7:00 p.m. at San Miguel Fire Station

**F. Adjournment** 8:45 p.m.

**Disclaimer Language:**

**Purpose of Planning and Sponsor Groups**

Advise the County on discretionary projects as well as on planning and land use matters that are proposed within their respective community planning or sponsor group area.

**Public Disclosure**

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