

County of San Diego Spring Valley Community Planning Group & Design Review Board
P.O. Box 1637
Spring Valley, CA 91979
Regular Meeting Minutes

Tuesday, December 8, 2015, 7:00 P.M.

Meeting Location:
San Miguel Consolidated Fire Protection District Headquarters
2850 Via Orange Way
Spring Valley, CA 91978

A. Members:

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

Chairman James Comeau called the meeting to order at 7:03 p.m. with a quorum of 14 members present.

B. Approval of Minutes:

1. Motion (Eugenio/Spagnolo) to approve corrected November 10, 2015 minutes.

Vote: Aye: 8 No: 0 Abstain: 6 (Motten, Cunningham, Harris, Herrera, Eble and Lowes) Absent: 0 Vacant: 1

Motion Passed.

C. Public Communication:

1. Adam Pevney KB Home, made a brief presentation on the Lamden Property (shopping center) at the corner of Austin Drive and Sweetwater Springs Boulevard. He stated that there will be 90 detached single family 1850 - 2230 square feet, two story homes, with two car garages. There will not be room in front of the garages to park vehicles. The streets will be private streets. Condominium ownership of single family homes. Density will be nine Dwelling Units per Acre (DUA). Curbs will be rolled, and no parking will be allowed on the private streets.

The planning group expressed a number of concerns, i.e., width of private streets, trash enclosures, children play area, common area, cookie cutter design and plants identified on the landscape plan.

This project will be a Pre-Intake Assessment (PIA) for the January 12, 2016 SVCPG meeting.

D. Action Items:

1. PDS-2015-STR-15-027. Lamar. 8650 Lamar Street. Eleven apartments, including one Americans with Disabilities Act (ADA) apartment, in two buildings, with 33 parking spaces including two ADA parking spaces and garages, proposed on 0.76 acre. Presenters: Spagnolo and Eugenio. Proponent: Steven Worley.

Clint Worley and Humbert Cabrera represented the proponent Steven Worley.

A significant number of concerns were stated by planning group.

a. Children play area not designated on site plan.

b. Private street is only sixteen feet wide between buildings and proponent was advised by county that sixteen feet is acceptable.

- c. Trash enclosure not identified on site plan.
- d. Some of the landscaping plants should not be used with children present.
- e. The second story of two ADA apartments will not be accessible by tenants. Does this make sense??
- f. Is a common area required for tenants?

Motion (Spagnolo/Herrera) to continue to January 12, 2016 meeting.

Vote: Aye: 13 No: 1 (Lowes) Abstain: 0 Absent: 0 Vacant: 1

Motion Passed.

2. PDS-2015-3500; STP-12-016. Todorov. 2922 Bancroft Drive. Used car sales lot, with prefabricated office building and two metal containers, proposed, with three customer parking spaces plus an ADA parking space; 15 total cars for sale; two pieces of lot to be leased. Presenter: Custeau. Proponent: Scott Piddington, PCA Design.

Continued to January 12, 2016 SVCPG meeting.

3. Pre-Intake Assessment. 9066-72 Lamar Street. Addition, consisting of one bedroom and one bath, to one unit of four-unit property, proposed. Presenter: Comeau. Proponent: Jorge Gonzalez.

216 square feet addition is proposed. This will return to planning group as "B" Waiver application.

4. Resubmission. Request for Exemption from Site Plan Permit Processing Requirements for "B" Special Area Regulation. SAJ Pizza. 3515 Sweetwater Springs Boulevard 101 and 102. Remodel of restaurant with outdoor seating area and exterior remodel. Presenter: Hansen. Proponent: Darryl Brandywine, D3 Design Studios.

Frank Rassam represented the proponent, and advised that no building structural members will be removed. Additional windows and one service door will be installed.

Motion (Hansen/Motten) to approve resubmission site plans as submitted.

Vote: Aye: 14 No: 0 Abstain: 0 Absent: 0 Vacant: 1

Motion Passed.

5. Department of Public Works (DPW) Capital Improvement Projects Priorities List Review. Opportunity to reorder priorities. Presenter: Comeau. Proponent: Michael Long, DPW.

Continued to January 12, 2016 SVCPG meeting.

6. Reimbursement Request for James Comeau. Receipts total: \$142.62. Presenter and Proponent: Comeau.

Motion (Motten/Lowes) to approve reimbursement request for \$142.62.

Vote: Aye: 14 No: 0 Abstain: 0 Absent: 0 Vacant: 1

Motion Passed.

E. Group Business: Announcements, Meetings, Correspondence, Projects and Discussion Items.

1. Announcements:

- a. Lora Lowes has accepted the nomination for SVCPG Chairperson.
- b. Jim Custeau has accepted the nomination for SVCPG Vice Chairperson.
- c. Jim Custeau attended coffee meeting with Supervisor Jacob, and reported that Supervisor Jacob introduced the new San Miguel Fire Chief. Another meeting is planned for January 13, 2016 to discuss the condition of business facilities in the Casa De Oro area.

Custeau will also advise the SVCPG on items of interest regarding the Casa De Oro Library.

- d. Lora Lowes is an official member of CSA-128, she has received her certificate of membership.
- e. Cliff Cunningham is also a member of CSA-128, but has not received his certificate of membership. Cunningham will conduct a follow up to determine membership status.

2. Projects:

- a. **"B" Waiver Application, 8639 Troy St.** Lowes & Cunningham.
- b. **"B" Waiver Application, 8939 Troy St.** Woodruff.
- c. **"B" Waiver Application, West Coast Iron. 9302 Jamacha Road. Rooftop Solar.** Eble & Motten.
- d. **Pacific Patio. 2900 Bancroft Drive.** Eble & Eugenio.
- e. **Water Conservation In Landscaping Ordinance Amendments.** Unverzagt.
- f. **Meeting with Senator Joel Anderson.** Motten.

3. Meetings:

- a. Next SVCPG meeting January 12, 2016 at 7:00 p.m., at the San Miguel Consolidated Fire District Headquarters.
- b. Board of Supervisors will meet 15 - 16 December, 2015.
- c. Zoning Administrator will meet on 17 December, 2015.
- d. Planning Commission will meet 11 December, 2015.

F. Adjournment: 8:52 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.

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