

Spring Valley Community Planning Group

P.O. Box 1637, Spring Valley, CA 91978

Regular Meeting held on 12/11/2012

Meeting held at San Miguel Fire Station District Headquarters

2850 Via Orange Way, Spring Valley, CA 91977

Members:

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|------------------------------------|-----------------------|
| 1. Bob Eble | 9. Clifton Cunningham |
| 2. Lora Lowes | 10. Vacant |
| 3. Jeff Hansen | 11. John (Skip) Flynn |
| 4. Marilyn Wilkinson | 12. Walter Lake (A) |
| 5. Scott Montgomery, Chairman | 13. Edward Woodruff |
| 6. John Eugenio | 14. James Comeau |
| 7. Richard Preuss (A) | 15. Vacant |
| 8. Michael Daly, Vice Chairman (A) | |

Chairman Montgomery called the meeting to order at 7:00 with 11 members present. Lowes left the meeting at 9:10. The minutes of 11/27/2012 were approved as corrected. Vote 9-0-1. Eugenio abstained.

1. Open Forum: None tonight.
2. Action Items/Informational/Project
 - A. B Waiver Request. Exterior remodel at 10783 Jamacha Blvd. Fascia, roof, electrical work and sign relocation. Presenter: Eble. Proponent: Scott Fleming. This project was seen at the last meeting. The Proponent returned with our requested changes to his plans. After answering questions from the Group, Eble made a motion to approve the waiver. Vote 10-0-1. Lowes abstained.
 - B. Alegre Major Use Permit. P12-023. Alegre Group Care Facility at 656 Paraiso Ave. Request is for 14 patient maximum. Patient care of developmentally disabled since birth. Project consists of a 1463 square foot addition to rear of existing 1325 square foot single family residence with an existing 413 square foot attached garage. Additional parking for staff would be added off alley. Presenter: Hansen. Proponent: Montello. The proponent, Stan Alegre, spoke to the Group, and told us they were licensed in 2008 to care for their patients. Many questions were asked and answered by the Proponent, his consultant, and the architect. Jennifer Esteybar, (not a resident, but the mother of one of the patients), spoke in favor of the facility. Lynn Hamilton, and Larry Krider, (neighbors), spoke in opposition. 16 letters were turned in that were in

opposition. 10 were turned in that are in favor. After comments from the Group, Hansen made a motion to deny the major use permit. Vote 11-0-0 in favor of denial.

- C. Site Plan Review. STP 11-009, Helix St. LLC Site Plan "B" designator. All Access Rental at 3364 Helix Street. Presenter: Flynn. Proponent: Van Meter. Flynn let us know we have seen this project four times in the past. The Proponent has revised their plans to address our issues. Flynn made a motion to approve with no concerns. Vote 11-0-0 in favor of the site plan.
 - D. Minor Use Permit Modification. T-Mobile West ZAP 96-030W1. T-Mobile proposes to replace five existing antennas and add another for a total of six at 8475 Avenue Angulia. Presenter: Lake. Proponent: Rocki Lam. Lake went over the history of the project. The Proponent presented site photos, and plans for the expansion. Lake made a motion to approve. Vote 11-0-0 in favor of the permit.
 - E. Officer Elections: Spring Valley Planning Group & Design Review Board. 2013 officer internal election. Woodruff presented a slate of officers. Chairman: James Comeau. Vice Chairman: Michael Daly, Secretary: Marilyn Wilkinson. Woodruff made the motion to accept his recommendations. Vote 11-0-0, in favor the motion. He also thanked Chairman Montgomery for his years of service.
3. Committee Reports
 - A. Chair Report: L. Ben Motten will be taking vacant seat #15. Bob Eble and Cliff Cunningham both wish to continue with the Group. Montgomery will send an e-mail to the Supervisor asking her to re-appoint them. Otay Water was taken by Woodruff. Flynn has decided to resign from the Group. Wilkinson attended the last Board of Supervisor's meeting and reported back on the I-1A policy. Montgomery, Comeau and Woodruff met with the developer who purchased 20 acres, from Cal Trans. This property is located at Jamacha Blvd. and Sweetwater Springs Blvd.
 - B. Parks & Trails: Secretary Wilkinson.
 - C. Code Compliance Assistance: None tonight.
 - D. Sanitation. Flynn had nothing to report.
 - E. Transportation: Lake. Nothing to report.
 4. Announcements/Future Items. James Comeau reported that Stephanie Gaines, from the County, will be speaking to us at the next meeting about storm water drainage.
 5. Adjourn.