

Spring Valley
Community Planning Group &
Design Review Board
Minutes Of Regular Meeting
28 May 2013
San Miguel Fire District Headquarters
2850 Via Orange Wy Spring Valley Ca 91978

Members:

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

Chairman Comeau called meeting to order 7.04PM with nine members present. Ten members were present at 7.09PM. No minutes were presented.

A- Open Forum: None.

B- Action Items/Information/Projects:

1- PDS 2013.ResAlt.001057. Alegre Group Care Facility at 656 Paraiso Avenue. Presenter: Comeau. Proponent: Larry Krider. Krider spoke of his concerns. Jarrett Ramaiya, PDS, detailed differences between major use and residential alteration permits. Stanley Alegre stated that he did not intend to circumvent laws, that he did not intend to increase patient load of facility, and that he is regulated by State Of California. Comeau requested Alegre and neighbors talk to each other. There was no motion.

2- Presentation. Pre-Intake Assist. Evergreen Nursery property. Presenter: Comeau. Proponent: Dan Thompson. Thompson stated that research showed that retail real estate was not supported by market. Marketing person said study done two months ago. Thompson said development will be residential only. Price \$350-425 thousand. HOA. 7.5 units per acre. Lot size 3000 square feet. Buildings 10 feet apart. Block walls 5-6 feet tall. All roads will meet San Miguel Fire District regulations. Concerns were voiced about residential only development, and about presence of horses and pedestrians on sidewalk path at same time. Steven Relyea inquired if there will be restaurants. Thompson requested Planning Group write a letter to PDS, stating that Thompson met us, and that we appreciate his cooperation.

3- 2013 General Plan Cleanup. Presenters: Lowes, Woodruff. Proponents: Kevin Johnston, Robert Citrano. Discussion. Lowes moved to approve Option 3 of

County plan. Vote 10-0-0.

4- Draft Design Review and Zoning Ordinance Amendment. Presenters: Lowes, Eugenio. Proponent: Marcus Lubich. Discussion. Lowes moved to approve draft and amendment. Vote 10-0-0.

5- Reimbursement for expenses. Presenter and proponent: Comeau. Lowes moved to approve reimbursement. Vote 10-0-0.

C- Group Business:

1- Correspondence: A committee was empaneled (Eugenio, Motten, Comeau) to discuss venue use conditions with San Miguel Fire Department.

2- Discussion: Kevin Leone was referred to County website for guidelines about code enforcement on Troy Street.

3- Committee Reports: Lake stated that Greenwood Villas Apartments evicted half of its tenants, and cleaned up area, part of Sheriff's Crime Free Multi Housing Program. Sweetwater Road traffic volume has declined since 2006. Brian Pennings, CHP, will be on leave seven months.

D- Announcements: None.

E- Meeting adjourned.