

Spring Valley Community Planning Group & Design Review Board
P.O. Box 1637
Spring Valley, CA 91978

Regular Meeting Minutes

Meeting held at: San Miguel Fire District Headquarters
2850 Via Orange Way
Spring Valley, CA 91978

February 25, 2014

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

Chairman James Comeau called the meeting to order at 7:05 p.m. with a quorum of 8 present.

Minutes from February 11, 2014 reviewed and corrected. Corrected minutes approved 8-0-0-4-3

1. Public Communication: Ms. Jessica D. Poole, District Director for Congresswoman Susan A. Davis, 53rd District, notified the SVCPG that she is local and can be reached at Congresswoman Davis' San Diego office if needed.

Jake Christie announced that Jack Phillips has retired from the Valley De Oro Planning Group after more than 30 years as a member. Lori Ayers has been seated as the new chair for the Valley De Oro Planning Group.

2. Action Items/Informational Items/Projects:

A. Lamar Street Slope Repair: Presenter: James Comeau, Proponent: Michael Long. Michael Long presented a detailed summary of the proposed repair to the 1000 feet of roadway that has deteriorated over time. The funding is coming from roadway maintenance gas tax. The current pathway will not be a feature of the repaired roadway. The residents in the area have been notified that construction on Lamar Street is planned and that detour signs will be erected. Only local residents will have access to their property during construction. Construction start date is scheduled for August 2014 and it is anticipated that the project will take three months to complete.

Motion to approve design and timeframes presented by Michael Long, DPW, motion approved 8-0-0-4-3

B. PDS 2011.3400.AD.007: Baldwin Second Unit @ 3418 S. Granada Avenue: Presenter: Bob Eble, Proponent: Joel Early. Bob provide site plans for the project and some additional photos. The addition of 547 square feet will be used to house a family member who requires assisted living.

Motion to approve site plan without conditions, motion approved 8-0-0-4-3

C. PDS 2011.3400.11.001. (ZAP 11.001.) Seeger Minor Use Permit Minor Deviation @ 8743-7 and 8759-69 Troy St.: Presenter: Lora Lowes, Proponent: Robin Garland. Ms. Garland distributed site plans associated with this project. Sheet L1.0 of plans outlined the proposed conceptual landscape plan designed by Kevin Leon, Drafting and Design Services.

Lora identified that the landscape plan was insufficient. She was concerned that employee parking was not identified in the plans. Her additional concerns were with the "small materials recycling center" traffic pattern and that customers would need to back out onto Troy Street. Ms. Garland and Mr. Leon indicated that traffic would exit via the fire lane

without backing up. Lora also noted that landscaping was required within the first 15 feet from Troy St. Lora suggested that the traffic entering the "small materials recycling center" should enter via the east access and depart via the Troy St. exit. An alternate mode would be that traffic enter via west entrance and exit to Troy St. Both suggestions would eliminate customer backing onto Troy St.

Motion not to approve landscape plans due to the following eight conditions:

1. Traffic Circulation
2. Landscape 15' from sidewalk to front of building. Xeriscape landscape is highly recommended.
3. Appropriate water and sewer facilities for employees need to be provided.
4. Employee parking required to be indentified on site plans.
5. Property is zoned C36 and outside storage is not allowed.
6. Installation of appropriate electrical service.
7. Approved construction of enclosed buildings.
8. Old garage doors that are being used as fences and sound barrier insulation should be removed.

Motion not to approve landscape plans, motion approved 8-0-0-4-3

D. Land Development Performance Review Committee (LDPRC): Presenter: James Comeau. James expressed his concern that some members of the LDPRC may have a different agenda than the Board of Supervisors. It appears that the LDPRC want to write their own agenda and not accept the BOS direction. James has drafted a letter to Mark Wardlaw, Director Planning and Development Services, outlining the SVCPG views of the LDPRC.

Motion to approve letter to Mark Wardlaw, Director PDS. Motion approved 8-0-0-4-3

E. Ad Hoc or Standing Committee: Presenter: James Comeau. Michael Daly stated that "Groups of five or less will not have issues with the Brown Act." Jeff Hansen advised that a committee should be made up of less than a quorum. Jeff advised that a committee should meet the following four criteria:

1. Member of the SVCPG only.
2. Committee shall be fewer members than a quorum.
3. Committee must have a defined purpose and time frame for completion.
4. Committee is an advisory committee only.

F. Vacancy Notice: There are still three vacant chairs on the SVCPG.

3. Committee Reports:

A. Transportation: Not presented

B. Parks: Not presented

C. Evergreen: Not presented

4. Chairman Report: Not presented

5. Announcements: PDS2014-STP-05-009M2 (STP05-009M2) Chuck Miller Insurance Agency, 8626 Jamacha Blvd. #106, Spring Valley, CA 91977, proposed three signs. Presenter John Eugenio & Bob Eble.

A. Next SVCPG meeting March 11, 2014

6. Lora Lowes departed at 8:45 p.m. The meeting was adjourned at 8:48 p.m. due to the lack of a quorum.