

County of San Diego
Spring Valley Community Planning Group
P.O. Box 1637
Spring Valley, CA 91979

Meeting Minutes

Tuesday, April 24, 2018, 7:00 P.M.

Otay Water District Headquarters
2554 Sweetwater Springs Boulevard
Spring Valley, CA 91978

A. Members

- | | |
|--------------------------------------|--------------------------------|
| 1. Elizabeth Lavertu | 9. Clifton Cunningham (A) |
| 2. Lora Lowes | 10. Chris Pearson |
| 3. Jesse Robles | 11. Jim Custeau (Chairperson) |
| 4. Pete Saucedo | 12. Walter Lake |
| 5. Veronika Spagnolo | 13. Edward Woodruff |
| 6. John Eugenio | 14. Robert Eble |
| 7. Coreena Mulloy (Vice Chairperson) | 15. Azucena Flores (Secretary) |
| 8. Scott Shaffer (A) | |

Chairman Custeau called the meeting to order at 7:04 p.m. with a quorum of 13 members present.

B. Approval of Minutes

Pearson moved to approve minutes for April 10th. Woodruff seconds.

Vote: Aye: 12 No: 0 Abstain: 1 Absent: 2 Vacant: 0
Motion Passed.

C. Public Comment

Chris Heiserman gave the Planning Group an update on Dictionary Hill. Signs are up stating no cars are allowed, dogs must be leashed and the like. The trails are going to be revegetated and there will be a part-time ranger. He asked the Planning Group to help add some of the private lots around Dictionary Hill to the preserve.

Ron Kempf from the Barracks Foundation introduced himself to the Planning Group. He represents a foundation that focuses on seeking affordable housing for vets. A meeting is scheduled with the county on April 25th. The focus is on affordable homes for vets. The idea is that shipping containers will be modified and transformed into homes that will be fully developed and have open space and will create more affordable housing.

Claudette Stone asked the planning group “who is responsible for the cannabis clubs”? Mulloy suggests contacting the Sheriffs and reporting them to code enforcement. Additionally, Dianne Jacob has a coffee scheduled for 8:30 a.m. at the Spring Valley Community Center on April 27th. It would be a good idea to discuss the issue at that time.

D. Information There are no information items.

E. Action Items

1. PIA – Pre-intake Assessment, The Enclave at Sweetwater Springs – proposed housing development at the southwest corner of Sweetwater Springs Blvd. and Austin Dr. (The former Family Foods shopping Center).

Atlantic Homes has been acquired by Lennar Homes who will now be taking over this project. The property was bought around the middle of December. The formal submittal will be early next week. Ryan Martin who has been working on this site for 2 years is the lead planner and the engineer.

What is being proposed are 92 detached condo units with 4 bedrooms each. Each unit will have a 2-car garage and no driveways. Additionally, there will be 42 parking spots for the residents, 14,000 sq. ft. common facilities and each unit will have a private covered area.

Rainy Hunter provided more information on the project. There will be 4 different architectural structure styles, spanish, farmhouse, and ranch style. There are 3 different floor plans and 10-12 building appearances. Every unit will include solar electric panels.

Planning group member’s questions.

Spagnolo - would like to get a breakdown of the traffic study.

Eugenio - Is the traffic impact of already approved projects being considered for this project? Yes. Through a model.

Custeau - Points out that the impact of the collective projects is going to be a big one.

Mulloy - what area does the traffic assessment cover? Not sure if it goes all the way to the freeway or if it is just in the immediate surrounding streets.

Eugenio does not believe 42 parking spots for visitors is going to be enough.

Robles asked the developer about the opportunity to offer a mixed use product in the housing development to satisfy some local needs. No immediate response was offered by the developer

Lake would like to know if there is a timeline for the project. The rough estimate is 18 months.

Woodruff lives right behind the project and would like to see commercial. He does stated his concern for density and the parking.

Custeau is particularly concerned with the safety of school kids' and the parking and would like to see HOA enforce the 2 car in garage parking.

Lowes has concern with the density. There is a large apt. Complex across the street on Austin and Calle Marinaro one block over has lots of density as well.

Lavertu shares concern with density, traffic, and the safety of school kids. She does not believe it is either the time or place for the project.

Spagnolo likes that they are different in style, appreciates the parking and the open space, however, she is concerned with the density.

Pearson would like to know if the developers would consider marketing to employees of local businesses. Developer would consider this, thinks it is a great idea.

No vote at this time.

F. Group Business

1. Announcements:

2. Correspondence: There is no correspondence at this time.

3. Reports:

4. Projects: None.

5. New Business: There is no new business at this time.

6. Meetings: The next SVCPG meeting is set for May 8, 2018 at 7:00 p.m. at the Otay Water District Headquarters, 2554 Sweetwater Springs Boulevard.

G. Adjournment The meeting adjourned at approximately 9:27 p.m.