

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

Meeting Minutes

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

Meeting Location:
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. Vacant | 13. Edward Woodruff |
| 6. John Eugenio (a) | 14. Robert Eble |
| 7. Coreena Mulloy, Vice Chairperson (a) | 15. Azucena Flores, Secretary (a) |
| 8. Scott Shaffer | |

Chairperson Custeau called the meeting to order at 7:00 p.m. with a quorum of 10 members present.

B. Approval of Minutes

Lavertu moved, and Pearson seconded to approve the minutes of June 26, 2018 with the following changes:
Spelling of Shaffer's name in Item 2.

Vote: Aye: 8 No: 1 (Robles) Abstain: 1 (Lowes) Absent: 4 (Eugenio, Mulloy, Cunningham, Flores)
Vacant: 0
Motion Passed.

C. Public Communication

There were no public comments.

D. Action Items

1. Site Plan Minor Deviation; PDS2018-TPM-21265-TPM – Jack in the Box (corner of Sweetwater Rd. and Jamacha Rd.) remodel. Presenter: Bob Eble; Proponent: David Allen. The group will discuss and consider approval of this project.

Eble and Allen presented the exterior renovation. The following items were presented:

- The restaurant will be shut down for approximately 8 weeks during the renovation.
- The existing roof will be removed, and the existing framing on the roof also removed.
- A new structure will be placed on the roof along with a new vertical parapet.
- The same signs, color palette, signage, number of signs, and design.
- The proposed changes are to the parapet and materials of that parapet.
- Seven panels would be going up in place of the existing stucco wall. One of those panels would have the sign attached.
- There was extensive discussion on the top level of the parapet and whether it can extend above the roof line.
- No square footage change or other major changes.
- New HVAC system will be installed, and some ADA compliance in the parking lot.

Eble moved to approve the plans as submitted, and Pearson seconded.

Vote: Aye: 8 No: 2 (Lowes, Robles) Abstain: 0 Absent: 4 (Eugenio, Mulloy, Cunningham, Flores)

Vacant: 0

Motion Passed.

2. PDS2017-MPA-17-018, SPA18-002, TM5627, REZ18-002, STP18-013, GPA18-004, MUP70-299W1M32 - Aventine @ Sweetwater Springs (former Family Foods Shopping Center). Presenter:

Lowes; Proponent: Alex Plishner. The group will discuss the PDS scoping letter and make preliminary recommendations on this project to the developer and PDS.

Lowes recommended that the group should comment on the scoping letter, and that it would be difficult to oppose later if the group doesn't speak up now. She discussed density, zoning, and width of roadways within the planned community,

Due to two adjacent multi-family complexes, it is an inappropriate use of the property.

There was discussion of submitting Lowes comments to the planner, the head of PDS, Dianne Jacob and all the supervisors, and local media; to create a cover letter, reorganize and format the letter, and submit.

Alex Plishner: The project is exactly the same, scope is the same, and plans are the same as originally submitted. Regarding density, it is 8.7 and under rezoning classification, it is under the 10.3 zoning for that classification.

Under VR designations, highest density designation is 7.3. Now it is raised to 10.9.

The project exists of single family, detached homes, on single condominium lots. Internal streets are 24 feet wide, and only the driveways between units are 20 feet wide.

Custeau highlighted items from the San Miguel Fire Dept, Otay Water District, and traffic concerns regarding the 94 Freeway west onramp at Sweetwater Springs.

No vote/action was taken by the group. It was decided that Lowes suggested comments will be considered, and individual responses will be forwarded to the Lowes and presented to the group at the next meeting. Group comments will be due by August 7th.

An addendum page is attached to the minutes to illustrate the points discussed by the group.

Custeau will discuss with the County to find out more information on the approval and rezoning process.

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

1. Reports:

- a. Custeau attended the quarterly chairs meetings. Active transportation issues were discussed including walking and biking. \$81,000 is the median income in the County, and median home value is \$581,000, and 13,000 units need to be built per year to catch up to the demand in the County. Comments were made about affordability of current housing, and we cannot build our way out of the problem.

2. Announcements:

- a. Lake commented that the Advisory committee meets this Friday.
- b. The first application received for vacant group position.

3. Projects:

Verizon cell tower at Sweetwater and Jamacha Road, at the storage facility. Assigned to Robles and Mulloy.

4. Meetings:

- a. Next SVCPG meeting August 14, 2018, at 7:00 p.m., at the Otay Water District Headquarters, 2554 Sweetwater Springs Boulevard.

F. Adjournment: The meeting adjourned at 8:47 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 areas.

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