

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

Meeting Minutes

December 11, 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 |
| 2. Lora Lowes | 10. Chris Pearson |
| 3. Jesse Robles | 11. Jim Custeau, Chairperson |
| 4. Pete Saucedo | 12. Walter Lake (a) |
| 5. Marilyn Huntamer | 13. Edward Woodruff |
| 6. John Eugenio | 14. Robert Eble |
| 7. Vacant | 15. Azucena Flores, Secretary (a) |
| 8. Scott Shaffer (a) | |

Chairperson Custeau called the meeting to order at 7:02 p.m. with a quorum of 12 members present.

B. Public Communication

Paula Roberts, from the Aqua Community Relations Group, gave an update of the Highway 94 Sewer replacement project. It is scheduled to be completed in mid-June 2019. The contractor is now utilizing two crews and a boring contractor, so they are trying to make up for past delays. Streets should be resurfaced according to Caltrans guidelines. Still on schedule according to handout.

Rod Gibbons is applying for the vacancy on the planning group and introduced himself.
Andrian Caminos, is also applying for the vacancy and introduced himself.

C. Action Items

1. Site Plan, Minor Deviation, 76 Gas Station Remodel, 481 Sweetwater Rd, APN: 584-520-33-00.

Presenter: Lowes, Proponent: Domingo Rocha. This project consists of signage remodel on existing canopy fascia over the gas pumps and two existing pole signs – to replace existing gas price signage with LED price displays. The group will consider approving the waiver request.

Lowes moved to support the signage changes, Pearson seconded.

**Vote: Aye: 10; No: 0; Abstain: 1 (Huntamer); Absent: 3 (Lake, Flores, Shaffer); Vacant: 1
Motion Passed.**

2. PDS2018-VAR-18-013, APN: 504-132-59-00, Vista Dr. Presenter: Azucena, Proponent: Juan Carlos Ruiz. Variance request to reduce rear yard set-back for a new, 2000 sq. ft. single family residence. The group will consider approving this variance request.

Tabled to next meeting. No action taken.

3. **PDS2018-STP-14-015W1 – (Old Evergreen Nursery) - Sweetwater Place, Site Plan Modification; APN: 505-231-36-00.** Presenter: Custeau, Proponent: Elizabeth Shoemaker. This site plan modification consists of Shifting EUA of 22 lots and changes to floor plans and exterior elevations of all 122 homes. This project was originally approved by the Planning Commission and Board of Supervisors after being rejected by our planning group last year. Since its approval, KB Homes has purchased the project from, Master Craft, the original developer. The group will consider approving this site plan modification.

Kurt Bosback and Jesse Klise from KB Homes presented. KB is Not changing density, unit count, park design, landscape design, street design, or project amenities. Exterior architectural theme is unchanged as is square footage. Only proposed changes are regarding architecture. KB has in-house architects, and according to surveys, architects incorporate those features into their plans. Examples are large and open kitchens adjacent to open family rooms, flexibility for dens/rooms downstairs, etc. Units are a little wider, but not as deep. Smallest unit is now 1860 sq. ft, and largest unit is 2100 sq. ft.

Concerns were about the exterior fascia and appearance for the south exposure along Jamacha Blvd. Lavertu noted that the proposed plans are stark looking. The developer agreed to make changes to architectural enhancements including shutters, paint, window surrounds, etc.

Pearson asked the presenters from KB homes what the application permit processing costs and fees are per unit, (not including the design, architectural, land or construction costs). KB Homes representative responded, "\$80,000 to \$90,000 per unit".

Jim Custeau moved to accept the site plan modification as proposed with the condition that architectural enhancements would be included for all homes on the project's south exposure along Jamacha Blvd such as: shutters, paint, window surrounds, etc.

Custeau moved and Huntamer seconded.

**Vote: Aye: 10; No: 1 (Lowes); Abstain: 0; Absent: 3 (Lake, Flores, Shaffer); Vacant: 1
Motion Passed.**

D. Approval of Minutes

Lavertu moved to approved as amended, and Pearson seconded to approve the minutes of November 13, 2018 as amended and presented by Chairperson Custeau last week.

**Vote: Aye: 8; No: 0; Abstain: 3 (Saucedo, Robles, Cunningham) Absent: 3 (Lake, Flores, Shaffer)
Vacant: 1
Motion Passed.**

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

1. Reports:

Camp Lockett monument erection happened on December 1, 2018.

On December 10, 2018, there was a Camp Lockett hearing on historical items. They restored a home and dedicated it as a museum.

Lowes reported that the dog park is open. Huge area for parking, but lot is too far from the dog park. The park is being used.

Eugenio announced that Caltrans thanked the road cleanup crew. Over 7,000 bags of trash have been picked up county-wide.

Lavertu announced that the land adjacent to Highway 125 @ Paradise Valley Rd, for a proposed gas station and convenience store was purchased, and the plans should be coming to the group in the near future.

Road improvement list will be added to the next meeting's agenda. Robles will provide the list.

2. Announcements:

Custeau presented certificates of election for those who ran in the November election, and reminded the group of mandatory training requirements. There is a training session on January 5, 2019 in Lakeside.

Whitestone project will be on BOS agenda this coming Friday to close the north end of the street.

SVCPCG 2019 Officer Nominations: Lavertu and Lowes: co-chairs for 2019, Huntamer: vice-chair. Custeau: secretary. Eble: historian. Election will be on the next agenda.

3. Projects:

- a. US Fish and Wildlife will build a parking lot for cars, horse trailers, etc. off Miller Road west of Hwy 94.

4. Meetings:

Next SVCPCG meeting is set for January 8, 2019, at 7:00 p.m., at the Otay Water District Headquarters, 2554 Sweetwater Springs Boulevard.

Discussion Items: Cunningham discussed school bus parking into the Carriage Hills community. Curb needs to be painted red.

F. Adjournment: The meeting adjourned at 9:00 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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