

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

April 22, 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. Vacant	15. L. Ben Motten
	8. Michael Daly, Vice Chairman	

Chairman James Comeau called the meeting to order at 7:04 p.m. with a quorum of 9 present.

Motion to review April 8, 2014 minutes end of meeting. Motion carried 9-0-0-2-4

Minutes from April 8, 2014, reviewed and corrected. Corrected minutes approved 8-0-1-2-4

**1. Public Communication:** No public comments.

**2. Action Items/Informational Items/Projects:**

**A. Request for Exemption from Site Plan Permit Processing Requirements for "B" Special Area Regulation. 8330 Paradise Valley Road: Proponent: Gabriela Marks. Presenter: Eble.** KFC & Taco Bell exterior remodel, sign replacement, exterior lighting on building. Missing landscaping site plans included in current revision. Previous site plan did not include any landscaping. Building signage will be on a separate permit. Motion to approve "B" Waiver, motion passed 9-0-0-2-4.

**B. GPA 14.002 General Plan Update for Elkelton Place and Quarry Road: Proponent: Christopher Hanger and Kevin Johnson. Presenter: Lake.** Letter of concurrence sought for modification to Mobility Element Network. Update required to reclassify roadway that will allow construction of a bridge. Elkelton Place and Quarry Road are constructed as boulevards and the change would match county maps to current reality. Elkelton Place and Quarry Road will be updated to reflect a 4.2B boulevard standard. Proposal is expected to be presented at a Planning Commission Hearing late this summer or fall 2014.

Motion to recommend moving forward to improve driving safety on Quarry Road for bridging the flood prone area of the road. Also recommend that consideration be given to renaming Elkelton Place and Quarry Road as appropriate, to coincide with the road configurations after construction is completed. Recommend approval of the modification to the Mobil Element for Quarry Road and Elkelton Place. Motion passed 9-0-0-2-4

**C. PDS 2014 AD.14.016. Ramos Tire Front Gate 718 Grand Ave. Proponent: Kenneth Discenza. Presenter: Eble and Eugenio.** Front gate relocation 22.5 feet back of existing curb. County requested that front gate be set back 22.5 feet from current curb. Motion to approve Administration Permit as presented. Motion passed 9-0-0-2-4

**D. Pre-Intake Assist Presentation Regarding Park and Trail Plan and other matters. Former Evergreen Nursery Property: Proponent: Dan Thompson. Presenter: Daly.** Dan Thompson team advised that the current site is not a

candidate for a major retail tenant. Proponent advised that there are 625 retail outlets within a three mile radius, and that the area is over retail based on the number of households. The rent in the area has dropped. County requested and additional study. Proponent presented that construction cost is approx. \$33.4 million and construction site would generate \$7 million in taxes and fees to the county. After construction the project would generate \$5.4 million to the local economy, and \$3.0 million in taxes and fees to the county.

Proponent presented a plan that places the trail on the south easterly portion of the project adjacent to Jamacha Blvd.

**E. Spring Valley Road Maintenance and Capital Improvement Projects Priorities 2014. Proponent: Frank Arebalo.**

**Presenter: Lake.** DPW would like SVCPG list of priorities. Lake presented the priority list furnished by the county. Motion to approve Road Maintenance Priority List and recommend adding the following sidewalk construction as priority #3 to the Capital Improvement Project Priority List. Installation of two missing sections of sidewalk on both sides of La Presa Ave. between Jamacha Blvd. and San Diego Street. Motion passed 9-0-0-2-4

**F. County Application for Active Transportation Program Non-Infrastructure Grant Funding: Proponent: Everett Hauser. Proponent: Lake** Program includes Safe Routes To Schools. Letter of support sought from the SVCPG. Motion to recommend sending a letter of support for grant application for the California Active Transportation Program (ATP). Motion passed 9-0-0-2-4

**G. Vacancy Notice: There are four vacant seats on the SVCPG:** Interested Spring Valley voters should attend our meeting for more information on how to join. Vacancy Announcements have been posted at the SV Community Center.

**3. Projects Assigned:** None assigned

**4. Representative Report:**

**A.** I-1 Training; one member needs to complete required training.

**B.** James Comeau announced new coordinator at PDS.

**C.** James Comeau attended the "Community Planning and Sponsor Group Chairs".

**D.** Nine homes are being built at the end of San Carlos St. This project may have been presented to the SVCPG over a year ago.

**E.** Sweetwater Reservoir cell site for May 13, 2014 meeting. Bob Eble will be co-presenter.

**F.** Barbara Warren is concerned that a medical marijuana store site is being operated in the Dale St. strip mall.

**5. Announcements:**

**A.** Next SVCPG meeting May 13, 2014

**B.** Adjourn 9:38 p.m.