

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

May 27, 2014

Members	1. Robert Eble	9. Clifton Cunningham
	2. Lora Lowes	10. Vacant
	3. Jeff Hansen	11. Vacant
	4. Marilyn Wilkinson	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	

A. Chairman James Comeau called the meeting to order at 7:03 p.m. with a quorum of 11 present.

B. Comeau lead the SVCPG and public in the Pledge of Allegiance.

C. Motion to review May 13, 2014, minutes after completion of action items. Motion approved 11-0-0-0-4. Motion to approve corrected minutes of May 13, 2014. Corrected minutes approved 11-0-0-0-4.

D. Public Communication: No public comments.

E. Action Items/Informational Items/Projects:

1. PDS 2014.MUP.95.031W4.SD0760 Sweetwater Reservoir-Jamacha (ATT). 9923 Jamacha Boulevard. Continued from May 13, 2014, meeting. Tabled.

2. PDS 2014.STP.14.012. Grand Auto Center, 515 Grand Avenue. Presenters: Eble, Eugenio. Proponent: James Cummings. Eble presented the developers proposal and review of landscaping plans and elevation plans (note: lot is flat and is located at the corner of Grand Ave. and San Diego St.). Auto painting is not allowed and would require a permit. A sprinkler fire control system is not noted in the plans, and the proponent stated that system is not incorporated in the building plans. The SVCPG recommended that additional large and medium size shrubs be incorporated in the landscaping plans on Grand Avenue frontage. Earl Hems, Spring Valley resident, was concerned about the apartments and single family homes adjacent to the property. The property is zoned C-36 "General Commercial" and the area is zoned mixed use. The alley on the east side of property will be paved for access to repair shops. Carol Johnson, Spring Valley resident, inquired about the hours of operation since it was close to apartments and single family homes. Hours of operation are anticipated to be 8 a.m. to 5 p.m. Signage will be the responsibility of each tenant.

Motion to approve site plans with condition that additional large and medium size shrubs be incorporated in landscaping plans on Grand Avenue frontage. Motion passed 9-2-0-0-4.

3. Sweetwater Village (Former Evergreen Nursery Property). Presenter: Daly. Proponent: Dan Thompson. A number of Spring Valley residents were in attendance. Daly provided a brief overview of the scope of this project and some of the issues that were indentified in both reports. The retail viability report was discussed by Stoffel who said 27 percent of residents leave the Spring Valley community to shop. Thompson reported that there are 625 commercial business that include 108 restaurants within a 2.5 mile radius. Lowes noted that there are 30,000 Average Daily Trips (ADT) on

Jamacha Blvd. Lora Lowes misspoke in regards to the number of ADT, following are the corrected ADT's: Sweetwater Springs Road south to Del Rio Road = 12,391 SB 2/25/2014. Sweetwater Spring Road north of Del Rio Road = 13,108 SB 2/25/2014. and Jamacha Blvd 400 feet west of SR94 = 15,993 both directions of travel 1/22/2013. Stoffel and Burns representatives noted that this amount was not sufficient to support a retail operation. Lowes also noted that the reports reflect the Cajon Valley Union School District, and that the property is within the Grossmont Union High School District. Lowes also discussed the park, located at the rear of the property, which would not be visible to Spring Valley residents and the public traveling on Jamacha Blvd. or Sweetwater Springs Blvd. The park would not be operated by the County Service Area (CSA); the residents of the project would be responsible to maintain the park. The following Spring Valley residents commented on the housing project: Bryan Ross: There needs to be a balance between housing and retail. David Weiss would like to see a major supermarket and was concerned that Sweetwater Springs Blvd. should be an exit only. Mark Booth would like to see restaurants in the plan, as he must leave the area to dine. Skeeter LaGace: Currently there is an excess of vacant homes in Spring Valley and she would like to see a Trader Joe's or a Henry's in this location. Steve Hedgecock would like a big box store in this location. Anne Perez said there are sufficient homes in the Spring Valley and more are not needed. Don Lester said clearly define the emergency entrance and exit. The Pointe's emergency exit is being utilized on a daily basis by The Pointe residents. Carol Johnson was concerned about homeowners paying to maintain the park that would be utilized by the public. Jake Christie identified similar housing projects in the city of La Mesa where a number of homes are vacant. Delores Manuel wanted to know if Section 8 housing is being considered as part of this project. Dan Thompson stated that Section 8 housing was not being considered. Dave Weiss noted that more citizens are emigrating from California than arriving. Earl Hem wanted to know the cost of the single family homes in this project. Dan Thompson stated that cost will be about/approximately \$375,000 per unit. Thompson also stated that density is seven dwelling units per acre.

4. Vacancy Notice: There are four vacant seats on the SVCPG. Interested Spring Valley residents/voters should attend our meeting for additional information on how to become a member.

F. Group Business:

1. Several members of SVCPG met with Supervisor Dianne Jacob, and she advised us to "go for what the SVCPG wants and she would be supportive."

2. An environmental negative declaration has been made regarding Elkelton Blvd. and Quarry Road per last month's EPA presentation.

G. Announcements:

1. James Comeau attended the Safety Officer Appreciation Dinner.

2. Comeau announced that access at Vista de Lamar has been protested. Project will be on June 10 agenda.

3. Walter Lake announced the May 30, 2014, meeting with Supervisor Jacob at Cali Comfort Restaurant at 8:30 a.m.

H. Projects:

1. Tree Removal at 579 Elkelton Blvd. Presenter: Daly.

2. CSA-126 meeting reviewed Community Outreach.

I. Meetings:

1. James Comeau will attend training with Steve Murray.

2. Next SVCPG meeting June 10, 2014.

J. Adjourn 9:15 p.m.