

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

July 8, 2014

Members	1. Robert Eble	9. Clifton Cunningham
	2. Lora Lowes	10. Vacant
	3. Jeff Hansen	11. Vacant
	4. Marilyn Wilkinson	12. Walter Lake (a)
	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 7:05 p.m. with a quorum of 10 present.

**B.** Minutes of June 10, 2014 were tabled due to absence of Walter Lake. Motion to table minutes of June 10, 2014 approved 10-0-0-1-4.

**C. Public Communication:** Mr. Terry Plowden, Senior Managing Director of the Douglas Wilson Companies, provided some insight as to future plans planned by the Douglas Wilson Company for previously owned Point Project property.

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

**1. PDS 2014.TM.5586 Agua Dulce Terrace Condominiums. 2014 - 2047 Sweetwater Road.** Converting existing apartment buildings into condominiums. Presenter: Lowes, Woodruff, Cunningham. Proponents: Ryan Post, Ruth Pugh. Project was originally designed and constructed to be condominiums. A common area/open space of 10 feet x 15 feet was incorporated within initial plans..

Motion to approve site plans with one condition. Condition: Mark two parking spaces as visitor parking. Motion approved: 10-0-0-1-4.

**2. Custeau Application.** Presenter: Comeau. Proponent: Jim Custeau. James Custeau has applied for a seat on the SVCPG and Design Review Board. Registrar of Voters has certified his voter information.

**Motion to approve James Custeau as a member of the SVCPG. Motion passed 10-0-0-1-4**

**3. Vacancy Notice:** There are four vacant seats on the SVCPG. Interested Spring Valley resident registered voters should attend a meeting for additional information on how to become a member.

**E. Group Business:**

**1.** Marilyn Wilkinson submitted her resignation to the Spring Valley Community Planning Group and Design Review Board effective at close of business July 8, 2014. Marilyn has been a significant supporter of issues that impact our community. She has also overseen the Parks projects that were in the CSA-26 and CSA-128.

**F. Announcements:**

**1.** CSA-128 is in the process of reorganizing, there are numerous questions regarding the projects with the CSA. A new Chairperson will be elected. There are a significant amount of projects within CSA-128 that require attention.

2. CSA-26 does not publish an agenda. There were 26 citizens at the June 18 special project meeting. Water is a major expenses and it is being recommended that 1/3 of Woodhaven Park not be watered. Water is 1/3 of parks budget and Parks Department is in agreement with this solution.

3. Even number seats of the SVCPG are up for reelection this November and current members should file with County if seeking reelection.

**G. Projects:**

1. **ATT Cell Site on Elevator Road.** Presenter: Hansen. Comeau will e-mail project and project number.

2. **Zoning Ordinance Update #30.** Public comment response by August 11, 2014. Following will review topics within the update: Zoning: Lowes, Noise: Motten, Reasonable Accommodations: Woodruff and Indemnification: Comeau

3. **Traffic Guidelines:** Lake

4. **3669 Calavo Dr.** Setback from 35 feet to 18 feet to accommodate larger addition.

5. **Sweetwater Project:** Daly

**H. Meetings:**

1. Next SVCPG meeting July 22, 2014, at 7:00 p.m.

I. Adjourn 8:15 p.m.