

County of San Diego Spring Valley Community Planning Group & Design Review Board
P.O. Box 1637
Spring Valley, CA 91979
Regular Meeting Minutes

Tuesday, October 28, 2014, 7:00 P.M.

Meeting Location:
San Miguel Fire District Headquarters
2850 Via Orange Way
Spring Valley, CA 91978

Administrative Items:

A. Members:

- | | |
|----------------------------|----------------------------|
| 1. Robert Eble | 9. Clifton Cunningham (a) |
| 2. Lora Lowes | 10. Vacant |
| 3. Jeff Hansen | 11. Jim Custeau |
| 4. Vacant | 12. Walter Lake |
| 5. Vacant | 13. Edward Woodruff |
| 6. John Eugenio, Secretary | 14. James Comeau, Chairman |
| 7. Vacant | 15. L. Ben Motten |
| 8. Vacant | |

Chairman James Comeau called the meeting to order at 7:08 p.m. with a quorum of 9 members present.

B. The Minutes for the Meeting October 14, 2014 were corrected and approved.

Vote: Aye: 8 No: 0 Abstain: 1 (Custeau) Absent: 1 Vacant: 5

C. Public Communication: Spring Valley resident John Eugenio reported that dumpsters in front of residences on San Carlos Dr. and Calavo Dr. have been there for months without any evidence of construction.

D. Action Items:

1. Presentation: Alcohol Licensing, Board of Supervisors Policy I-121, and Determination of Public Convenience or Necessity. Presenter: William Perno, Institute for Public Strategies. Mr. Perno gave an excellent presentation on licensing requirements for on site and off site sale of alcohol beverages, and outlined County of San Diego, California Board of Supervisors Policy I-121 regarding "Procedure for Determining Public Convenience or Necessity for Alcoholic Beverage License Application."

2. Javier Concrete Batch Plant Site Plan. 1012 Grand Avenue. Item Continued.

3. STP-14-021 Duplexes-Sweetwater Road. 2059 Sweetwater Road. Continued from meeting Oct. 14, 2014. Three new two-story duplexes; one existing duplex remains. Presenters: Lowes/Woodruff. Proponent: Gary Taylor.

SVCPG motion denied STP-14-021 due to deficiencies noted below:

Vote: Aye: 9 No: 0 Abstain: 0 Absent: 1 Vacancies: 5

The following deficiencies were found:

1. As this duplex plan is proposed for future condos, the Tentative Map shall be submitted with the revised Site Plan
2. As this site is proposed for condos in the future, the project needs to comply with all condominium requirements
3. Two (2) of the proposed driveways are shown continuing directly to the existing private Rd. The first appears to be too close to Sweetwater Rd. for traffic safety. This should be checked
4. Electrical should be undergrounded as the pole currently there appears problematic between the first and second driveways and could pose a hazard
5. No notation of trash containment
6. Landscaping appears to be accurate except on the west side where the sound wall and storm channel appear to negate proper location of trees and other landscaping. North side shows only gravel in the back yards. This is possibly

for drainage to the western drainage channel but should still contain landscaping. Masonry wall on North property line is not properly constructed as retaining wall. On north west side it is already beginning to lean over

7. South West edge should have curb gutter and sidewalk to match Sweetwater Rd. intersection
8. A street light may be necessary
9. Drainage on west side of property next to sound wall will be underside after construction. Drainage from up hill will more severely impact drainage
10. ADA handicapped parking shall be provided
11. There are two black plastic pipes poking up on the property. These need to be examined for their purpose and removed where necessary.

The proponent brought different plans from those that were sent to us by PDS. The proponent should decide what plans EXACTLY he and PDS want to have approved. The different plans he was presenting were not bad but, it is our position that we are working off the plans that have been sent to us by the Department of Planning And Development Services, not something new he might or might not incorporate in the future.

4. PDS 2014.STP.14.018. RWC-SV Addition. 8674 Jamacha Road. Pre-engineered addition to front of existing structure; shade structure to side; parking modification. Presenters: Eugenio/Eble. Proponent: Robyn Vettraino, Jerramy Rockman.

The SVCPG agreed with the plans submitted for this project, which would greatly enhance the structure and landscaping.

Motion to approve Site Plan as submitted:

VOTE: Aye: 8 No: 1 (Lowes) Abstain: 0 Absent: 1 Vacancies: 5

5. Request for Exemption from Site Plan Permit Processing Requirements for "B" Special Area Regulation. 9080 Jamacha Road. Additional 200 amp service for rear tenant. Presenter: Hansen. Proponent: Jesse Purczynski.

Item continued.

6. Vacancy Notice: There are five vacant seats on the SVCPG. Interested Spring Valley resident registered voters should attend a meeting for additional information on how to become members.

E. Group Business:

1. Announcements:

- a. SVCPG welcomes new member Jim Custeau, Seat 11.
- b. Veronica Spagnolo is required to attend Brown Act training prior to taking seat.
- c. November 25, 2014 meeting is cancelled. **"Vote: Aye: 8 No: 0 Abstain: 1 (Custeau) Absent: 1 Vacancies: 5"**
- d. Chairman Comeau recommended that all members review the Power Point presentation that he forwarded that was presented at the Planning Group Chairman meeting.
- e. Ed Woodruff to present SVCPG nominations for office in accordance with I-1.

2. Projects: Title Max signage located in the Albertson's Shopping Center. Presenters: Lowes/Eugenio

3. Meetings: Next SVCPG meeting November 11, 2014, at 7:00 p.m.

F. Adjournment 9:23 p.m.

Disclaimer Language

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