

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

Tuesday, November 11, 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 |
| 2. Lora Lowes | 10. Vacant |
| 3. Jeff Hansen (a) | 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 (a) |
| 8. Vacant | |

Chairman James Comeau called the meeting to order at 7:05 p.m. with a quorum of 9 members present.

B. The Minutes for the Meeting October 28, 2014 were corrected and approved.

Vote: Aye: 8 No: 0 Abstain: 0 Absent: 2 Vacant: 4

C. Public Communication:

1. John Nagel is concerned about cars parking on driveway against Fire Department regulations at 2560 Bancroft Dr.
2. Jennifer Teitlbaum. Librarian at Spring Valley Library is requesting that the SVCPG hold a meeting at the Spring Valley Library.

D. Action Items:

1. PDS-2013-STP-13-014. Javier Concrete Batch Plant Site Plan. 1012 Grand Avenue. Continued from 28 Oct. 2014 meeting. Office Trailer for existing use in M52/M54 zone operating under site plan waiver for industrial uses; no additional landscaping, no signage, no site lighting, no dust mitigation proposed. Presenter: Cunningham. Proponent: Hector Zamorano, owner.

Remove existing trailer and install a pre-manufactured structure

Motion made by Cunningham/Eugenio to approve STP-13-014 pre-manufactured structure location.

Vote: Aye: 6 No: 0 Abstain: 2 (Comeau/Lowes) Absent 2 Vacant: 4

Motion Failed.

2. PDS-2013-STP-13-022. Valley Auto Repair. 749 Grand Avenue. General auto repair and service; all cars kept inside property. Presenters: Eble/Eugenio. Proponent: Jose Martinez. **Continued/Tabled**

3. PDS-2013-13-009 Asmar B and D Designator Site Plan. 8721 Troy Street. Item Resubmission. Item Tabled

4. PDS-2014-STP-98-012. Minor Deviation. Title Max. 491 Sweetwater Road. Three signs proposed. Presenters: Lowes/Eugenio. Proponent: Pat Brady/Kristina Bernal.

1. Building frontage is 81 feet, west lighted sign is proposed at 65 square feet, north lighted sign is proposed at 90 square feet.

Motion made by Lowes/Eble to reduce letter size on frontage signage to 21 inch large letters , and 18 inch small letters. North facing signage large letter should be reduced to 18 inches rather than 31 inch letters and small letters be reduced to 15 inches. The reduction of letter size would reduce the overall square footage and signage would be in sync with other business signage within the business complex.

2. Building exterior paint is to match existing business complex paint scheme, and blue trim is to be eliminated.

3. Trim trees and brush adjacent to building

4. Modify north side drive thru area, with the possibility of turning this area into a lunch zone.

Motion made by Lowes/Eble to approve with suggested conditions 1 through 4.

Vote: Ayes: 8 No: 0 Abstain: 0 Absent: 2 Vacant: 4

Motion Passed.

5. Information Presentation, Public Storage. 1247 Sweetwater Road. Jim Fitzpatrick and Rose Bacinski presented their proposed application on expanding the current facility, including the purchase of two adjacent lots.

6. Information Presentation, Shea Homes Prospective Purchase of Lambden Property, Mall at intersection of Sweetwater Springs Boulevard and Austin Drive. Shea Homes representative Paul Barnes and Sarah Morrell presented Shea Homes concept. If successful in purchasing the property, Shea Homes would like to build 101 single family homes.

7. 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 members.

E. Group Business:

1. Announcements:

- a. November 25, 2014 SVCPG meeting cancelled due to holidays and board members being out of town.
- b. By-law changes to be reviewed at January 2015 meeting.
- c. Ed Woodruff to present slate of new officers for 2015.

2. Projects:

- a. "B" Waiver 606 Conception Ave. Solar Panel installation 8 feet above roof line. Presenters: Lowes/Eugenio.

3. Meetings: Next SVCPG meeting December 9, 2014, at 7:00 p.m.

F. Adjournment 9:00 p.m.

Disclaimer Language

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