

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

Tuesday, December 9, 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. Veronika Spagnolo | 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 7:05 p.m. with a quorum of 10 members present.

B. The Minutes for the Meeting November 11, 2014 were corrected and approved.

Vote: Aye: 10 No: 0 Abstain: 0 Absent:1 Vacant: 4

C. Public Communication:

1. Mark Henderson spoke briefly about building a Sunroom showroom at Troy and Bancroft Dr.
2. Eduardo Herrera, Jr., 9210 Kenwood Dr. Unit "J", Spring Valley provided a brief statement of his qualifications to join the Spring Valley Community Planning Group.

D. Action Items:

1. PDS-2013-STP-13-022, Valley Auto Repair, 749 Grand Avenue. Continued from 11 Nov. 2014 meeting. General auto repair and service; all cars kept inside property. Presenters: Eble and Eugenio. Proponent: Jose Martinez.

Eble presented the site plan with all topics covered to meet Spring Valley Community Planning Group requirements, and San Diego County code requirements.

Motion made by Eble/Motten to approve STP-13-022 plans as presented.

Vote: Aye: 10 No: 0 Abstain: 0 Absent 1 Vacant: 4

Motion Passed.

2.PDS-2013-STP-13-009 Asmar B and D Designator Site Plan. 8721 Troy Street. Resubmission. Continued from 11 Nov. 2014 meeting. Auto and equipment sales and rental; company will lease small buses and vans. Presenter: Eble. Proponent: Thomas Fitzmaurice. Note: This site plan was first reviewed at a June 2013 meeting.

Since property will not have public access, signage will not be installed. No vehicle maintenance will be conducted on property.

Motion made by Eble/Motten to approve as presented with landscaping on west side of property as acceptable. No additional landscaping is required.

Vote: Aye: 8 No: 2 (Lowes/Spagnolo) Abstain: 0 Absent: 1 Vacant: 4

Motion Passed.

3. Request for Exemption from Site Plan Permit Processing Requirements for "B" Special Area Regulation. 606 Concepcion Avenue. Commercial roof mount solar photo voltaic; maximum height eight feet from roof deck, five feet from parapet.

Presenters: Lowes/Eugenio. Proponent: Thomas Marosz.

Significant code violations exist on property.

Motion by Lowes/Eble to deny "B" Waiver.

Motion amended by Lowes/Motten to approve "B" Waiver from site plan.

Vote: Ayes: 2 (Motten/Cunningham) No: 6 (Lake, Woodruff, Eugenio, Eble, Spagnolo & Lowes) Abstain: 2 (Custeau & Comeau) Absent: 1 Vacant: 4

Motion Failed.

4. Site Plan Minor Deviation. Smart and Final, 933 Sweetwater Road. Signs change, from Vons to Smart & Final. Presenter: Custeau. Proponent: Jeff Botich.

Custeau presented the size, type and color of signs proposed to replace existing signs. The property has 192 feet of frontage and request is for 241.11 square feet of signage. Smart and Final sign is 134.37 square feet; Farm Fresh/Fresh Produce sign is 51.99 square feet and north exposure sign is 54.75 square feet. Signage is commensurate with the size of the building and somewhat smaller than the current Vons signage.

Motion by Custeau/Motten to approve minor deviation as presented:

Vote: Ayes: 8 No: 2 (Lowes & Woodruff) Abstain: 0 Absent: 1 Vacant: 4

Motion Passed.

5. 2015 SVCPG Officer Elections. Chairman, Vice Chairman and Secretary. Presenter: Woodruff

Woodruff presented the slate of officer for 2015. Chairman: James Comeau, Vice Chairman: Lora Lowes, Secretary: John Eugenio.

Motion by Woodruff/Custeau to accept the slate of 2015 SVCPG Officers as presented.

Vote: Ayes: 10 No: 0 Abstain: 0 Absent: 1 Vacant: 4

Motion Passed.

6. 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. New SVCPG roster distributed with Seats 5 & 11 filled.
- b. Caltrans property at the end of Calavo being reviewed by Caltrans for disposition.
- c. I-1 training deadline to complete is Jan. 31, 2015.
- d. SVCPG By-Law changes will be presented at a Jan. 2015 meeting.
- e. A Sweetwater Village follow on presentation will be presented by Scott Montgomery at a Jan. 2015 SVCPG meeting.

2. Meetings: Next SVCPG meeting January 13, 2015, at 7:00 p.m.

F. Adjournment 9:13 p.m.

Disclaimer Language:

Purpose of Planning and Sponsor Groups

Advise the County on discretionary projects as well as on planning and land use matters that are proposed within their respective community planning or sponsor group area.

Public Disclosure

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