

County of San Diego Spring Valley Community Planning Group & Design Review Board
P.O. Box 1637
Spring Valley, CA 91979
Regular Meeting Minutes
Tuesday, March 24, 2015, 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 (a) | 9. Clifton Cunningham |
| 2. Lora Lowes, Vice Chairman | 10. Vacant |
| 3. Jeff Hansen | 11. Jim Custeau (a) |
| 4. Eduardo Herrera | 12. Walter Lake |
| 5. Veronika Spagnolo | 13. Edward Woodruff |
| 6. John Eugenio, Secretary | 14. James Comeau, Chairman (a) |
| 7. Vacant | 15. L. Ben Motten |
| 8. Lance Unverzagt | |

Vice Chairman Lora Lowes called the meeting to order at 7:03 p.m. with a quorum of 10 members present.

B. Minutes for the meeting of 10 March 2015 were tabled due to lateness of meeting.

C. Public Communication:

1. No comments from SV residents.

D. Action Items:

1. PDS-2015-VAR-15-002 at 3354 Lakeview Drive, Spring Valley. Proponent: Ron Musgrove. Presenters: Eble & Eugenio.

Setback Variance on North Side due to room addition. Aging homeowner is adding a bedroom to accommodate their caregiver daughter. The north side of the property is the only viable location to build the additional room. The addition will limit the setback to 5'1". The homeowner has contacted the all adjacent homeowners and they do not have any concerns. The north side homeowner is approximately 35 feet from the property line fence.

Motion to approve (Eugenio/Motten) variance as submitted on PDS-2015-15-002.

Vote: Aye: 10 No: 0 Abstain: 0 Absent: 3 (Comeau, Custeau & Eble) Vacant: 2

Motion Passed

2. Letter of Support, La Presa Middle School. Proponent: Barbara Warner. Presenter: Lowes. La Presa Middle School Principal Michael Allmann presented the scope of the project and identified funding sources . It is estimated that total cost is \$500,981. The following have committed funds for this effort: La Mesa Spring Valley School District: \$200,000, Dianne Jacob Neighborhood Funding \$200,000; Local Initiative Support Corp. (LISC) \$100,000; SVCPG to support \$80,000 from PLDO Park Land Dedication Ordinance. A letter indicating SVCPG support for this project will be prepared and sent Bill Saumier, Senior Project Manager, Parks and Recreation.

Motion (Lowes/Spagnolo) to approve \$80,000 in PLDO funds.

Vote: Aye: 10 No: 0 Abstain: 0 Absent: 3 (Comeau, Custeau & Eble) Vacant: 2

Motion Passed

3. TM-5588-RPL1, Sweetwater Place. Proposed single family condominiums, 124 units with public/private park. Proponent: Dan Thompson. Presenter: Woodruff.

Dan Thompson presented the park conceptual design, and said that the park would be owned by the San Diego County, and funding would be come from Community Facilities District. County will control park and signs will be posted indicating opening and closing hours. A fence will be at the perimeter of the park. Entrance from Sweetwater Springs Blvd. will be a right turn in and a right turn out. Exercise equipment will be installed in the park.

Dan Thompson read the SVCPG "Mission Statement" and he indicated that this Sweetwater Place coincides with the Mission Statement.

Dan Thompson also stated that the Sweetwater Place will create 371 local jobs during construction, \$4.5 million in tax revenue; 66 full time jobs un-related to the complex. The jobs will only be temporary. The Planning Group is looking to a development that may provide permanent jobs and businesses for the future of the community.

Dan Thompson stated that there will be five floor plans, not the three identical ones on the plans. There will be six color schemes. It is anticipated that each home will sell for approximately \$400,000.

Dan Thompson stated that the roads in the park are public and the roads within the housing project are private. County Private Road Standards, state that there shall be a 32 foot wide easement with 24 foot paved. The main issue is sidewalks for access by families to the park or anywhere else. There was extensive discussion about the lack of walking space for families and this be very dangerous to them from motorist.

Community Input: Barbara Warner is concerned with the ability to walk to a shopping center. William K. Colvin spoke about additional parking. Sam Wilshire was vocal about the shortage of water while the County continues to authorize development. He also would like to see desert landscaping to reduce water usage. Khalid Siddioi was concerned that graffiti would be prevalent on block walls. He was advised to call the county to report graffiti. Fred Wratishw was concerned that the development is adjacent to and between heavy commercial/industrial. He was also concerned that the 19' drive way may not be conducive to parking long vehicles.

SVCPG reviewed the zoning and recommended the following: ZONE USE: Residential-Commercial, DENSITY: 6 dwelling units per net acres, LOT SIZE: 7000 square feet, SETBACK: 10 feet between units, interior rear setback is OK, but there is no indication of distance. Front yard setback needs to be determined as distance from private road. RESIDENTIAL DRIVEWAY: 19 feet. This is exactly what we don't want. The 19 foot is what proponent want. Residential driveway serves only two. Proponent has labeled it an "access way" to avoid compliance with road standards. There is only on street parking and sidewalk for a short distance on the most northerly "access way".

Motion to recommend denial of project due to the following: Street width, limited sidewalks, driveway length, lot size, setbacks, density listed in the zoning block.

Vote: Aye: 8 No: 2 (Motten/Cunningham) Abstain: 0 Absent: 3 (Comeau, Custeau, Eble) Vacant: 2

Motion Passed

E. Group Business: None reported.

1. Announcements: None reported.

2. Projects:

a. PDS-2015-STP-15-001. 2900 Bancroft Dr. Spring Valley. 1,980 square feet Office and Showroom and 2,400 square feet Storage. Presenters: Eugenio/Eble. Proponent: Mark Henderson

3. Meetings: Next SVCPG meeting April 28, 2015, at 7:00 p.m. at the San Miguel Fire Station

F. Adjournment 9:55 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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