

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

Tuesday, June 23, 2015, 7:00 P.M.

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

Administrative Items:

A. Members:

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

Chairman James Comeau called the meeting to order at 7:05 p.m. with a quorum of 10 members present. Cliff Cunningham arrived at 7:10 p.m. which represented a quorum of 11.

B. Approval of Minutes:

1. Motion to approve (Eugenio/Lowes) minutes for May 26, 2015.

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

Motion Passed

2. Motion to approve (Eugenio/Woodruff) corrected minutes for June 9, 2015.

Vote: Aye:11 No: 0 Abstain: 0 Absent: 2 (Hansen & Custeau) Vacant: 2

Motion Passed.

C. Public Communication:

1. No comments from the public.

D. Action Items:

- 1. PDS-2015-ABC-15-003. Kouza ABC Permit. Chevron Station 2615K Sweetwater Springs Boulevard.** Current license is Type 20 offsale of beer and wine. Proponent seeks license Type 21 offsale of hard liquor. Presenter: Comeau. Proponent: Fawaz Kouza.

Mr. Perno, Institute for Public Strategies presented data regarding ARJIS reports on crime statistics in Sheriff's beat 624, which covers the Spring Valley area.

Motion (Comeau/Eugenio) to approve PDS-2015-ABC-15-003, Type 21 Alcohol Permit for offsale sale of hard liquor.

Vote: Aye: 4 (Eugenio, Motten, Unverzagt & Eble) No: 7 (Herrera, Lake, Woodruff, Lowes, Comeau, Spagnolo & Cunningham) Abstain: 0 Absent: 2 (Hansen & Custeau) Vacant: 2

Motion did not Pass.

2. NA. Triangular Property Broadway in Lemon Grove. Proposed development of this small property alarms residents of Brookside La Mesa, which borders this property and is in the SVCPG jurisdiction. A request for consultation, between City of Lemon Grove and the County of San Diego, is sought. Presenter: Comeau. Proponent: Teresa Bailey.

Teresa Bailey reported that the city of Lemon Grove will meet to discuss the Environmental Impact Report (EIR) that the developer will submit.

James Comeau will prepare a letter to Mark Wardlaw, PDS, with copies to City of Lemon Grove, Board of Supervisors, and other interested parties. Comeau will present the prepared letter for the SVCPG at the next meeting for consideration.

Motion (Comeau/Herrera) to draft letter to the County requesting cooperation and consultation with County and City of Lemon Grove regarding development of this property.

Vote: Aye: 11 No: 0 Abstain: 0 Absent: 2 (Hansen & Custeau) Vacant: 2

Motion Passed.

3. NA. General Plan Policy LU 1.2. Advisory vote, advocating retention of LU 1.2 as is, regarding leapfrog development, is sought. Presenter: Comeau. Proponent: Oliver Smith, Chair Valley Center CPG.

Letter prepared by James Comeau to County in support of retaining LU 1.2 language as written. Letter is addressed to Mark Wardlaw PDS, Diane Jacob, E. Lardy, L. Fitzpatrick, O. Smith, C. Mathews and SVCPG.

Motion (Comeau/Lowes) approving letter in support of retaining current General Plan language regarding LU 1.2.

Vote: Aye: 10 No: 0 Abstain: 1 (Unverzagt) Absent: (Hansen & Custeau) Vacant: 2

Motion Passed.

E. Group Business:

1. Announcements, Correspondence, and Discussion Items:

Lowes attended the Planning Group Chairman meeting and ascertained that changes have been made regarding density. She learned that density is now based on total acreage vice net acreage.

Lake advised that the entrance to Spring Valley shopping center on Jamacha Blvd. is still being reviewed. Mc Donald's will refer the issue and resolutions to their corporate office for review. Lake also advised that the shopping center management needs to approve a possible traffic light at the main entrance. Estimated cost of a traffic light installation is \$500,000. Lake advised that signage and delineators may be installed as a temporary or permanent fix.

Chairman Comeau reported that Lakeview room addition was approved by PDS.

2. Projects:

1. PDS-2015-TM-5604. 2059 Sweetwater Road. Unverzagt & Eble.

2. PDS-2015-MUP-15-018. Verizon NSB @ Sweetwater Reservoir. Hansen & Herrera.

3. "B" Waiver. 8659 Jamacha Road. US Gas to ARCO. Eugenio & Spagnolo.

4. 9505 Jamacha Road. Sammy Mexican Restaurant. Sign approval. Eugenio & Eble.

5. 8614 Troy St. Fruti Taco Restaurant. Relocation of exhaust vent. Comeau & Eugenio

6. PDS-2015-STP-15-001. 2900 Bancroft St. Chairman Comeau requested a one month extension on this project due to issues that proponent is encountering. After one month a vote will be taken to accept or deny project and return to project to PDS.

3. Meetings:

a. Next SVCPG meeting July 14, 2015, at 7:00 p.m. at the San Miguel Consolidated Fire District Headquarters

- b. Board of Supervisors meet June 24, 2015
- c. Zoning Administrator meet on June 25, 2015.
- d. Planning Commission meet July 17, 2015.

F. Adjournment 8:58 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.

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