

County of San Diego Spring Valley Community Planning Group & Design Review Board
P.O. Box 1637
Spring Valley, CA 91979
Regular Meeting Minutes
Tuesday, July 14, 2015, 7:00 P.M.
Meeting Location:
San Miguel Consolidated Fire Protection District Headquarters
2850 Via Orange Way
Spring Valley, CA 91978

Administrative Items:

A. Members:

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|---|----------------------------------|
| 1. Robert Eble | 9. Clifton Cunningham (a) |
| 2. Lora Lowes, Vice Chairman (a) | 10. Scott Harris |
| 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 |
| 7. Vacant | 15. L. Ben Motten (a) |
| 8. Lance Unverzagt | |

Chairman James Comeau called the meeting to order at 7:07 p.m. with a quorum of 10 members present.

B. Approval of Minutes:

1. Motion to approve (Eugenio/Spagnolo) minutes for June 23, 2015.

Vote: Aye:9 No: 0 Abstain: 1 (Hansen) Absent: 4 (Cunningham, Lowes, Motten & Custeau) Vacant: 1

Motion Passed.

C. Public Communication:

1. Chris Heiserman, representing the Dictionary Hill Home Owners Open Space Group spoke about the litigation that recently occurred regarding the property at the crest of Dictionary Hill where 211 single family homes are proposed. Neal Gascon, the developer prevailed in the litigation. SANDAG made an offer on the property, however the offer was less than the Gascon and mortgage lender wanted, and it appeared that Gascon and the mortgage lender may have inflated the value of the property.

D. Action Items:

1. Triangular Property Broadway Lemon Grove. A letter to Department Planning and Development Services (PDS) to request consultation with City of Lemon Grove, regarding development of this property, located within Spring Valley Community Planning Group Boundary. Text of proposed letter will be reviewed. Presenter: Comeau. Proponent: Theresa Bailey.

Comeau presented the prepared letter to the SVCPG. Discussion regarding the letter and some grammatical corrections were accomplished.

Motion (Comeau/Unverzagt) to accept text of letter as amended that will be sent to Mark Wardlaw, Dianne Jacob and Theresa Bailey.

Vote: Aye: 10 No: 0 Abstain: 0 Absent: 4 (Cunningham, Lowes, Motten & Custeau) Vacant: 1

Motion Passed.

2. PSS-2015-TM-5604. Sweetwater Road. Raintree Terrace. Cross Street: Ildica Street. Three duplex buildings (six units), with new curbs, gutters, landscape, drainage, and two car garages, will be added to existing duplex. Presenter: Eble, Unverzagt. Proponent: Neal Benhoff.

Neal Benhoff presented the revised Tentative Map for this development that included landscaping, gutters, extended driveways, trash enclosure and common areas.

Motion (Eble/Eugenio) to approve revised plans as presented.

Vote: Aye: 10 No: 0 Abstain: 0 Absent: 4 (Cunningham, Lowes, Motten & Custeau) Vacant: 1

Motion Passed.

3. Request for Exemption from Site Plan Permit Processing Requirements for "B" Special Area Regulation. 8659 Jamacha Road. Cross Street: Sweetwater Road. Signs change, from US Gas to ARCO. Presenters: Eugenio, Spagnolo. Proponents: Juan Sandoval.

Motion (Eugenio/Spagnolo) to approve sign changes as presented in the "B" Waiver request.

Vote: Aye: 10 No: 0 Abstain: 0 Absent: 4 (Cunningham, Lowes, Motten & Custeau) Vacant: 1

Motion Passed.

4. Request for Exemption from Site Plan Permit Processing Requirements for "B" Special Area Regulation. 9505 Jamacha Boulevard. Sammy's Mexican Restaurant. Cross Street: Ramona Avenue. Installation of front lit channel letter sign. Presenter: Eugenio, Eble. Proponent: Dimitri Taylor.

Motion (Eugenio/Harris) to approve "B" Waiver lighted sign installation as presented.

Vote: Aye: 10 No: 0 Abstain: 0 Absent: 4 (Cunningham, Lowes, Motten & Custeau) Vacant: 1

Motion Passed.

5. Request for Exemption from Site Plan Permit Processing Requirements for "B" Special Area Regulation. 8614 Troy Street. Fruti Tacos. Cross Street: Sweetwater Road. Relocation of exhaust fan from roof to building front. This is a plan change for current permit. PDS-2013-COMALT-000135 which was approved 22 January 2013. Presenters: Eugenio, Comeau. Proponent: Ovidio DeLeon.

The contractor has completed installation of the exhaust fan at the front of the building. Landscaping indentified in PDS-2013-COMALT-000135 has not been completed. The buildings on this property are deteriorated, the platform for the exhaust fan has not been protected with paint...the fan installation, exhaust stack and platform appear to be in accordance with "B" Waiver.

Motion (Eugenio/Eble) to approve "B" Waiver as submitted.

Vote: Aye: 3 (Hansen, Eugenio & Eble) No: 7 (Harris, Herrera, Spagnolo, Unverzagt, Lake, Woodruff and Comeau)

Abstain: 0 Absent: 4 (Cunningham, Lowes, Motten & Custeau) Vacant: 1

Motion Did Not Pass.

E. Group Business:

1. Announcements, Correspondence, and Discussion Items:

a. Herrera and Hansen have a meeting Monday 28 July 2015 with AT&T regarding the cell phone tower at the Sweetwater Reservoir.

b. The sidewalk construction at Bancroft School has commenced.

c. Coffee with Sheriff's Department this Thursday at Cali Comfort Cafe, 8910 Troy St. from 0800 to 1000.

2. Projects:

1. MUP-15-018. Verizon NSB @ Sweetwater Reservoir. Hansen & Herrera.

3. Meetings:

- a. Next SVCPG meeting July 28, 2015, at 7:00 p.m. at the San Miguel Consolidated Fire District Headquarters
 - b. Board of Supervisors meet 21 -22 July, 2015
 - c. Zoning Administrator meet on 21 July, 2015.
 - d. Planning Commission meet 17 July, 2015.
- F. Adjournment 8:48 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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