

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

**Tuesday, October 13, 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:**

- |                              |                            |
|------------------------------|----------------------------|
| 1. Robert Eble               | 9. Clifton Cunningham (a)  |
| 2. Lora Lowes, Vice Chairman | 10. Scott Harris           |
| 3. Jeff Hansen               | 11. Jim Custeau            |
| 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 7:05 p.m. with a quorum of 12 members present.

**B. Approval of Minutes:**

1. Motion to approve (Eugenio/Spagnolo) corrected minutes for September 22, 2015.

**Vote: Aye: 11 No: 0 Abstain: 1 (Harris) Absent: 2 (Motten & Cunningham) Vacant: 1**

**Motion Passed.**

**C. Public Communication:**

1. Eddie Hamana is planning to purchase property on Paradise Valley and SR54 to locate a service station, car wash and convenience store. Mr. Hamana was advised to prepare his site plan and submit his plan as a Pre-Intake Assistance (PIA) to the SVCPG. Property is currently zoned at M54. He would be placed on the next meeting agenda for SVCPG review.
2. Armando Gutierrez is planning to open a auto body repair shop at 737 Grand Ave. Mr. Gutierrez was advised to submit his site plan as a Pre-Intake Assistance (PIA) to the SVCPG. His project will be placed on the next SVCPG agenda as a PIA.

**D. Action Items:**

1. Motion to move action item 5 to head of action item agenda.

**Vote: Aye: 11 No: 0 Abstain: 1 (Comeau) Absent: 2 (Motten & Cunningham) Vacant: 1**

**Motion Passed.**

2. **PDS-2015-SPA-15-002. Sweetwater Vistas.** Property at northwest corner of intersection of Sweetwater Springs Blvd. and Jamacha Blvd. 255 multifamily dwelling units on 51.9 acres proposed. Presenters: Woodruff, Unverzagt, Harris & Eugenio. Proponents: Terry Plowden of Douglas Wilson Companies, Brice Bossler of Bossler Group.

Approximately 25 Spring Valley residents were in attendance to garner a better understanding of what was being proposed as Sweetwater Vistas.

Terry Plowden went over some of the history regarding the Gosnell proposal for The Pointe project and subsequent foreclosure of portions of the original project. Douglas Wilson Companies owns 51.9 acres and has submitted plans to build 255 condominiums/apartments on a portion of the property. The property on the south side of Jamacha Blvd. west of Sweetwater Springs Blvd. will be allocated to the Multiple Species Conservation Program.

Mr. Plowden identified the three different areas intended for construction, with roads and streets.

Lora Lowes identified that the Sweetwater Vista project is clustering of residence and clustering projects are not in the Spring Valley Community Plan.

A number of Spring Valley residents were in attendance to ascertain the impact to their community. Tony Cason, Breanna Casey, Karen McCarthy and Kim Stearns were very concerned about the additional traffic that would affect Sweetwater Springs Blvd. and Calle Marinero. There was also some concern expressed about the grade on Tres Lagos to Calle Marinero. There was a significant amount of discussion with regards to the left turn from Calle Marinero onto Sweetwater Springs Blvd. The residents were invited to return to additional SVCPG meetings that will be held in the future regarding Sweetwater Vistas.

**3. NA. Request for Exemption from Site Plan Permit Processing Requirements for "B" Waiver Special Area Regulation. 566 Paraiso Unit "A".** Exterior wood double door replacement with rollup door, for existing car audio shop. Presenter: Eugenio. Proponent: Mohammed Ziadah.

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

**Vote: Aye: 12 No: 0 Abstain: 0 Absent: 2 (Motten & Cunningham) Vacant: 1**

**Motion Passed.**

**4. PDS-2015-COMALT.000365 Request for Exemption from Site Plan Permit Processing Requirements for "B" Special Area Regulation. 3515 Sweetwater Spring Blvd.** SAJ Pizza wishes to open at location of former Pedro's Cocina, expanding outdoor seating area by 33 seats in 502 square feet, with replacement of windows by folding doors. Presenters: Hansen, Motten, Spagnolo. Proponent: Ian Harris/BHPS, Darryl Brandywine/D3 Design Studios.

The major concern with this design was the removal of columns that may impact the structure of the front of the business. The proponent did not have approved engineering drawings indicating the impact or none impact of removing columns from the current structure. Handicap entrance was not identified in site plan. There needs to be clarification of ADA access on sidewalk in front of project.

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

**Vote: Aye: 0 No: 12 Abstain: 0 Absent: 2 (Motten & Cunningham) Vacant: 1**

**Motion Did Not Pass.**

**5. PDS-2013-STP-13-009. 8721 Troy Street.** Two 2400 square foot buildings proposed, as outlet to recycle metal, glass, plastic, paper products; open six days per week; products assembled with bales and sent to processing center. Presenter: Eble, Eugenio. Proponent: Bill Asmar.

Property is currently zoned C36. Landscaping is proposed to be incorporated. Signage plans were not part of the current site plans.

Motion (Eble/Lowes) to approve site plans with following conditions. Proponent to return with lighting, noise abatement and signage plans.

**Vote: Aye: 11 No: 1 (Lowes) Abstain: 0 Absent: 2 (Motten & Cunningham) Vacant: 1**

**Motion Passed.**

**6. NA. Letter of Support for STEAM Academy at La Presa Proposed Athletic Field.** Written recommendation for \$600,000 PLDO allocation, and support for project, needed in order to apply for other funding sources. Presenter: Comeau. Proponent: Michael Allmann, Principal, STEAM Academy at La Presa.

Motion (Comeau/Eugenio) to approve letter to Supervisor Jacob supporting the allocation of \$600,000 of PLDO funds in support of the proposed athletic field upgrade at STEAM Academy at La Presa.

**Vote: Aye: 12 No: 0 Abstain: 0 Absent: 2 (Motten & Cunningham) Vacant: 1**

**Motion Passed.**

**E. Group Business:**

**1. Announcements, Correspondence, Projects and Discussion Items:**

a. No new announcements.

**2. Projects:**

a. Monument sign for Title Max in the Spring Valley Shopping Center on Sweetwater Road. Presenter: Lora Lowes. Proponent: Title Max.

**3. Meetings:**

a. Next SVCPG meeting 27 October 2015, at 7:00 p.m., at the San Miguel Consolidated Fire District Headquarters.

b. Board of Supervisors will meet 27-28 October 2015.

c. Zoning Administrator will meet on 22 October 2015.

d. Planning Commission will meet 27 October 2015.

**F. Adjournment:** 9:28 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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