

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 27, 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 (a) |
| 3. Jeff Hansen (a) | 11. Jim Custeau |
| 4. Eduardo Herrera (a) | 12. Walter Lake |
| 5. Veronika Spagnolo (a) | 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 7:03 p.m. with a quorum of 9 members present.

B. Approval of Minutes:

1. Motion to approve (Eugenio/Unverzagt) corrected minutes for October 13, 2015.

Vote: Aye: 9 No: 0 Abstain: 0 Absent: 5 (Hansen, Herrera, Spagnolo, Harris & Cunningham) Vacant: 1

Motion Passed.

C. Public Communication:

1. Ken Ringer, Casper Company, asked for Pre-Intake Assessment at next SVCPG meeting, and will be on agenda 10 November.
2. Theresa Bailey gave an update regarding Broadway Lofts proposed development. Lemon Grove City Council tabled the matter to its 17 November meeting.

D. Action Items:

1. **Trail Head Closure and Parking Prohibition. 2036 South Barcelona Street.** Restriction of access to open space and street parking at night, at southern terminus of South Barcelona Street is sought, due to noise, trash, graffiti and fire danger.

Presenter: Comeau. Proponent: Chris Heiserman.

Letter was sent to Traffic Department in August of 2015 regarding closure of trail. Traffic Department responded that this is a quality of life issue not a safety issue. Parks Department has installed a notice that trail is closed after dark. Residents would like to have additional park closure sign at the dog station. Request restrictions on parking on both sides of South Barcelona Street. This is a quality of life issue vice safety issues per Traffic Department. Community would like to have an additional park closure sign in a more conspicuous space than the current sign.

Motion, (Comeau/Woodruff) to ask Traffic Advisory Committee to review request on parking prohibition from 8 p.m. - 6 a.m.

Vote: Aye: 8 No: 1 (Lowes) Abstain: 0 Absent: 5 (Hansen, Herrera, Spagnolo, Harris & Cunningham) Vacant: 1

Motion Passed.

2. Title Max New Monument Sign. 487 Sweetwater Road. Monument sign next to building sought. Presenter: Lowes.
Proponent: Kristina Bernal/Matthews Signs.

SVCPG previously approved oversize signage on front and side of Title Max building. Title Max will also have signage on current complex monument sign.

The overall dimensions of requested monument is 4'x8'.

Motion (Lowes/Motten) recommend disapproval of sign noted as Item C on site plan.

Vote: Aye: 8 No: 0 Abstain: 1 (Eble) Absent: 5 (Hansen, Herrera, Spagnolo, Harris & Cunningham) Vacant: 1

Motion Passed.

3. Pre-Intake Assessment. Lot on Paradise Valley road, Assessor Parcel Number 584-160-52. Located South Side between Elkton Boulevard/Quarry Road and Freeway 54/125 Southbound Entrance Ramp. Proposed gas station, car wash, convenience store combination is contemplated. Proponent: Eddie Hamana.

Currently Zoned M-54.

A number of SVCPG members were concerned with the traffic into and exiting the complex. A left turn upon exiting could create a significant traffic hazard, due to vehicles crossing over three lanes of traffic.

4. Pre-Intake Assessment. 737 Grand Avenue. Body shop, repair and painting, is contemplated. Proponent: Armando Gutierrez.

Currently Zoned C-36. It appears this will be a "B" Waiver project. Current on site buildings will be used to repair vehicles inside an enclosed area.

Mr. Gutierrez was advised to prepare a site plan that includes exterior lighting, trash enclosure, signage, landscaping and customer and ADA (handicap) parking. There were some concerns raised regarding a paint booth.

E. Group Business:

1. Announcements, Correspondence, Projects and Discussion Items:

a. "B" Waiver project for SAJ Pizza, at 3415 Sweetwater Springs Boulevard may return; proponent said owner is willing to exclude removal of building structural members.

b. Fruti Taco has a permanent sign on front of building. The exterior vent fan installation which we disapproved, has been installed.

c. SVCPG decision regarding Sweetwater Place will be on agenda 10 November.

d. Department of Public Works Capital Improvements Project Priorities List will be on 8 Decemberr agenda for SVCPG discussion.

e. Transportation Advisory Committee (TAC) has recommended a 4-Way stop at Kempton and San Francisco.

f. Lora Lowes has been accepted to CSA 128 Citizens Advisory Board. She will attend her first meeting this coming Thursday.

g. Patrick Gay is satisfied with the proposal by DPW to install curb, gutter and sidewalk, which would reduce or eliminate storm water runoff from flowing into his rear yard.

2. Projects:

a. Tree removal at 3460 Diversion Drive will be on 10 November agenda.

3. Meetings:

- a. Next SVCPG meeting 10 November 2015, at 7:00 p.m., at the San Miguel Consolidated Fire District Headquarters.
- b. Board of Supervisors will meet 28 October 2015.
- c. Zoning Administrator will meet on 19 November 2015.
- d. Planning Commission will meet 13 November 2015.

F. Adjournment: 9:06 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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