

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

Chairman James Comeau called the meeting to order at 7:03 p.m. with a quorum of 8 members present.

**B. Approval of Minutes:**

1. Motion (Lake/Spagnolo) to review Oct. 27, 2015 minutes to end of meeting due to length of presentations.

**Vote: Aye: 8 No: 0 Abstain: 0 Absent: 6 (Eble, Lowes, Herrera, Cunningham, Harris & Motten) Vacant: 1**

**Motion Passed.**

2. Motion (Custeau/Hansen) to approve corrected Oct. 27, 2015 minutes.

**Vote: Aye: 8 No: 0 Abstain: 0 Absent: 6 (Eble, Lowes, Herrera, Cunningham, Harris & Motten) Vacant: 1**

**Motion Passed.**

**C. Public Communication:**

1. Jorge Gonzales wants to add a bedroom and bathroom to existing unit at 9072 Lamar St. His project will be on December 8 agenda.

2. Gary Avant is concerned with the north and south side of Jamacha Blvd. and the Multi Species Conservation Program area on the north side that could be developed. He is also concerned about the demise of the shopping center on Austin Dr. at Sweetwater Spring Blvd. and what was being planned for that site.

**D. Action Items:**

**1. Pre-Intake Assessment. 3246 South Barcelona Street.** Assisted care facility proposed, requiring major use permit.

Presenter: Comeau. Proponent: Larry Walsh, Walsh Engineering.

Larry Walsh presented a rough sketch of the proposed project on the 6.5 acre parcel at 3246 Barcelona Street. Walsh Engineering will obtain a Major Use Permit (MUP) to design and construct an assisted care facility.

**2. Tree Removal. 3460 Diversion Drive.** Three pine trees located within right of way; removal paid by homeowner; street clearance and future road displacement issues; homeowner worried about damage to pool. Presenter: Comeau. Proponent: Steve Nelson, Dept. Public Works Vegetation Manager.

The pine trees are on an embankment and grow up and out, and have a high potential of falling.

Motion (Comeau/Eugenio) to approve removal of all pine trees.

**Vote: Aye: 8 No: 0 Abstain: 0 Absent: 6 (Eble, Lowes, Herrera, Cunningham, Harris & Motten) Vacant: 1**

**Motion Passed.**

**3. Pre-Intake Assessment. Casper Company 3825 Bancroft Drive.** Permits sought for construction storage containers on rear lot. Presenter: Comeau. Presenter: Ken Ringer, VP Casper Company.

Ken Ringer presented preliminary plans for a 2000 sq. ft. storage facility, which will include 4 each 8x40 storage containers; 4 each 8x20 storage containers, and 2 each 5x8 storage containers. Containers are already in place and subject of Code Violation.

**4. PDS 2014-TM5588. Sweetwater Place. 2657 Sweetwater Springs Boulevard.** Reconsideration of our March 24, 2015 review. Should we re-iterate, re-affirm, expand or change that decision? Presenter: Comeau. Proponent: Dan Thompson, Mater Craft Homes.

Thompson identified that there will be 3 various elevation structures (to eliminate cookie cutter type homes) and 5 different paint schemes. Thompson also identified additional sidewalks and walking trail paths that will be incorporated. There will be a total of 522 resident parking spaces that includes garage and driveway parking. Each driveway is 19' from garage to sidewalk and will accommodate 2 vehicles.

122 single family homes will be constructed; ownership will be condominium and the structures will be single family homes.

Separation between dwellings is 10' on one side and 8' on the opposite side.

Traffic on Sweetwater Springs Blvd. will be a right and left in and right turn out.

Single family two story homes will be 1800 sq. ft. to 2500 sq. ft., and each home will have a two vehicle garage.

36 visitor parking spaces on street within complex will accommodate guests of residents.

29 parking spaces will be available to park visitors.

Dan Thompson has not determined price of HOA fees.

Motion (Comeau/Spagnolo) to rehear the item to change of March 24, 2015 SVCPG decision.

**Vote: Aye: 3 No: 5 (Eugenio, Unverzagt, Lake, Hansen, Woodruff) Abstain: 0 Absent: 6 (Eble, Lowes, Herrera, Cunningham, Harris & Motten) Vacant: 1**

**Motion Failed.**

**E. Group Business: Announcements, Meetings, Correspondence, Projects and Discussion Items.**

**1. Announcements:**

a. SVCPG Chairman, Vice Chairman and Secretary nominations. There were no volunteers for the positions of Chairman or Vice Chairman. Chairman James Comeau is stepping down as Chairman at the end of 2015. If no current member accepts the position of Chairman, the SVCPG Chairman position will be rotated every six months amongst current members.

Eugenio accepted to continue the position as SVCPG Secretary.

b. Coffee with Supervisor Jacob is scheduled on November 13 at the Rancho San Diego Library.

**2. Projects:**

a. **PDS-2015-STP-15-027. Lamar Site Plan "B" Designator.** Presenters: Eugenio & Spagnolo

b. **Todorov. 2922 Bancroft St.** Used car lot at Troy St. and Bancroft St. Presenter: Custeau

**3. Meetings:**

a. Next SVCPG meeting December 8, 2015 at 7:00 p.m., at the San Miguel Consolidated Fire District Headquarters.

b. Board of Supervisors will meet November 17-18, 2015.

c. Zoning Administrator will meet on November 19, 2015.

d. Planning Commission will meet November 13, 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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