

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

Tuesday, January 12, 2016, 7:00 P.M.

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

A. Members:

- | | |
|------------------------------|----------------------------|
| 1. Robert Eble | 9. Clifton Cunningham |
| 2. Lora Lowes, Vice Chairman | 10. Scott Harris |
| 3. Jeff Hansen (a) | 11. Jim Custeau |
| 4. Eduardo Herrera (a) | 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 7:03 p.m. with a quorum of 12 members present.

B. Approval of Minutes:

1. Motion (Eugenio/Spagnolo) to approve corrected December 8, 2015 minutes.

Vote: Aye: 12 No: 0 Abstain: 0 Absent: 2 (Hansen & Herrera) Vacant: 1

Motion Passed.

C. Public Communication:

1. No comments from public.

D. Action Items:

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

Construction permits are sought from county to construct storage containers. Action is a result of a Code Compliance issue.

Lora Lowes to prepare letter to county indicating that there are no problems with Casper Company progress regarding this issue so far.

2. Request for Exemption from Site Plan Permit Processing Requirements for "B" Special Area Regulation. West Coast Iron, 9302 Jamacha Road. Permission sought for commercial roof mount solar. Presenters: Eble & Motten. Proponent: Scott Shiokari, Borrego Solar.

Solar Panels will be placed on flat roof, installation has been reviewed by a structural engineer to ensure adequate roof strength.

Motion (Motten/Lowes) to approve plans as presented.

Vote: Aye: 12 No: 0 Abstain: 0 Absent: 2 (Hansen & Herrera) Vacant: 1

Motion Passed

3. Request for Exemption from Site Plan Permit Processing Requirements for "B" Special Area Regulation. Ideal Motors 8639 Troy Street.

Current size of signage is grandfathered. Landscaping is limited due to hardscape. There is sufficient room to park five vehicles on the left side of the property, with one handicap parking space.

Motion (Lowes/Motten) to approve "B" Waiver request.

Vote: Aye: 12 No: 0 Abstain: 0 Absent: 2 (Hansen & Herrera) Vacant: 1

Motion Passed

4. Pre-Intake Assessment. Lambden Property located southwest corner intersection Sweetwater Springs Boulevard and Austin Drive. Ninety condominium homes with two-car garages proposed on 10.5 acres, density nine dwelling units per acre, no commercial use, no park.

Adam Pevney, KB Home, stated that there will be 91 detached single-family, 1,850 - 2,230 square feet, two-story homes, with two-car garages. There will not be room in front of the garages to park vehicles. The streets will be private streets. Condominium ownership of single-family homes. Density will be nine Dwelling Units per Acre (DUA). Curbs will be rolled, and no parking will be allowed on the private streets.

KB Home wants to pay Park Land Dedication Ordinance (PLDO) fee to County in lieu of constructing a park. Plan is to have 7,700 square foot recreation area. A stormwater retention area will be located in the southeast corner.

The planning group expressed a number of concerns, i.e., width of private streets, trash enclosures, children play area, common area, cookie cutter design and plants identified on the landscape plan. The area is a component of the Master Plan Community and was designated commercial, and will require zoning change to convert to residential. There is also additional concern with the size of internal streets. If a street serves more than two homes, it must be built to county standards.

Some Spring Valley residents spoke in favor of this project; however, a number expressed concerns with the amount of additional traffic that would be concentrated on Sweetwater Springs Boulevard. They also would like to be assured that adequate parking would be available for all tenants and guests. There was discussion to utilize the stormwater retention area also as a playground area.

5. SVCPG Officer Elections: Chairperson, Vice Chairperson and Secretary must be elected for 2016. Selection Committee: Ed Woodruff.

Woodruff presented the slate of SVCPG Officer for 2016: Chairperson: Lora Lowes, Vice Chairperson: Jim Custeau, Secretary: John Eugenio.

Motion (Woodruff/Motten) to approve slate of 2016 officers as presented.

Vote: Aye: 11 No: 0 Abstain: 1 (Lowes) Absent: 2 (Hansen & Herrera) Vacant: 1

Motion Passed.

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

1. Announcements:

- a. Lake announced that the new Casa de Oro library is being considered for the old Helix Tennis Courts on Campo Road. The building will be 15,000 square feet. The Board of Supervisors has approved \$125,000 for this project.
- b. The additional funds necessary to upgrade football and track field at STEAM Academy at La Presa were approved.
- c. Lowes attended the CSA 128 meeting and learned that the dog park for Lamar Park has been approved. Lowes also advised that a Fitness Path is in progress for Lamar Park.
- d. January E-Blast from Planning and Development Services advising that a Best Management Practices workshop is scheduled for February 1, from 1-4 p.m. at Overland offices.

e. Reminder to SVCPG members that Brown Act training is required for SVCPG members every two years. Brown Act online training module requires that two hours be allocated to complete training.

f. I-1 training class is scheduled for January 23 at Overland offices. I-1 online training will be available after January 15, 2016.

2. Projects: None Assigned.

3. Meetings:

a. Next SVCPG meeting January 26, 2016, at 7:00 p.m., at the San Miguel Consolidated Fire District Headquarters.

b. Board of Supervisors will meet 26 - 27 January, 2016.

c. Planning Commission will meet January 22, 2016.

F. Adjournment: 9:04 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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