

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 26, 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 <b>(a)</b>  |
| 2. Lora Lowes, Chairperson | 10. Scott Harris                  |
| 3. Jeff Hansen <b>(a)</b>  | 11. Jim Custeau, Vice Chairperson |
| 4. Eduardo Herrera         | 12. Walter Lake                   |
| 5. Veronika Spagnolo       | 13. Edward Woodruff <b>(a)</b>    |
| 6. John Eugenio, Secretary | 14. James Comeau                  |
| 7. Vacant                  | 15. L. Ben Motten <b>(a)</b>      |
| 8. Lance Unverzagt         |                                   |

Chairperson Lora Lowes called the meeting to order at 7:00 p.m. with a quorum of 10 members present.

**B. Approval of Minutes:**

1. Motion (Comeau/Custeau) to approve corrected January 12, 2016 minutes.

**Vote: Aye: 9 No: 0 Abstain: 1 (Herrera) Absent: 4 (Hansen, Cunningham, Woodruff & Motten) Vacant: 1**

**Motion Passed.**

**C. Public Communication:**

1. No comments from public.

**D. Action Items:**

**1. PDS-2015-STP-15-027. Lamar . 8650 Lamar Street. Continued from Meeting 8 December 2015.** Approval sought for eleven apartments, including one ADA apartment, in two buildings, with 33 parking spaces, including 2 ADA spaces. Presenters: Spagnolo, Eugenio. Proponent: Steven Worley, SWCMGE.

**Tabled to February 9, 2016 meeting.**

**2. PDS-2015-3500-STP-12-016. Todorov. 2922 Bancroft Drive. Continued from meeting 8 December 2015.** Approval sought for used car sales lot; prefabricated office building; two metal containers; 15 total cars for sale; three customer parking spaces and one ADA parking space; two pieces of lot to be leased, separated from sales lot by fence. Presenter: Custeau. Proponent: Alec Zier.

Landscaping appears to be satisfactory, landscaping will depend on the line of site due to curve in street. LED lighting will be on building facing downward.

County is not allowing asphalt, but approves decomposed granite to capture any fluids that may be left by automobiles.

Pole signs are not allowed per Spring Valley Guidelines, proponent will place business sign on front of building.

Chairperson will prepare a letter addressed to Planning and Development Services (PDS) outlining SVCPG concerns, and advise PDS to include those concerns in proponent plans currently in PDS review.

Proponent will present updated plans at a future SVCPG meeting for review and that they meet SVCPG guidelines.

**3. Department Public Works Capital Improvements Projects Priorities List Review.** Is it time to re-order priorities? Presenter: Comeau. DPW Planner: Michael Long.

SVCPG discussed the various areas where sidewalks are needed. At the SVCPG meeting on February 9, 2016, Comeau will present the list of Capital Improvements Projects that will be recommended by the SVCPG.

**4. Senator Joel Anderson Meeting Invitation.** Date needed. Presenter: Motten.

Item tabled until information from County council is received.

**5. Water Conservation In Landscaping Ordinance Changes.** Input needed regarding proposed changes, to reflect drought conditions, prescribed by California Model Water Efficiency Landscape Ordinance. Presenter: Unverzagt. PDS Planner Joseph Farace.

Unverzagt presented a written synopsis of the Water Conservation in Landscaping Ordinance (POD 15-003). Following are his findings regarding the ordinance: 1. No action is necessary by the SVCPG. 2. This is a state mandate, thus, the County is required to do what is necessary to bring its ordinances and regulations into compliance. 3. For our mostly built-out CPG area, this has limited applicability for existing residential and businesses - for existing development, this ordinance would only apply if the aggregate landscaped area is over 2,500 square feet. 4. The majority of the onus is on new development. Considering any new development requiring a discretionary permit would already have to retain professional landscape architects to prepare detailed landscaping plan, the burden is not substantively increased to include a water budget within the landscape documentation package. 5. Many of the additions are common sense in our current era of perpetual drought, e.g., stormwater/rainwater capture, reduced turf, drought tolerant landscaping, efficient irrigation.

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

##### **1. Announcements:**

- a. A proposal is being considered to make SR-125 south bound from Interstate 8 to SR-94 a thorough fare vice exiting to surface streets (Spring Street) to access SR-94 east bound.
- b. Marcus Lubic will be on February 9, 2016, agenda to discuss Park Land Dedication Ordinance (PLDO).

##### **2. Projects: None Assigned.**

##### **3. Meetings:**

- a. Next SVCPG meeting February 9, 2016, at 7:00 p.m., at the San Miguel Consolidated Fire District Headquarters.
- b. Board of Supervisors will meet March 1 - 2 , 2016.
- c. Planning Commission will meet February 18, 2016.

**F. Adjournment:** 9:11 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**

We strive to protect personally identifiable information by collecting only information necessary to deliver our services. All information that may be collected becomes public record that may be subject to inspection and copying by the public, unless an exemption in law exists. In the event of a conflict between this Privacy Notice and any County ordinance or other law governing the County's disclosure of records, the County ordinance or other applicable law will control.

##### **Access and Correction of Personal Information**

You can review any personal information collected about you. You may recommend changes to your personal information you believe is in error by submitting a written request that credibly shows the error. If you believe that your personal information is being used for a purpose other than what was intended when submitted, you may contact us. In all cases, we will take reasonable steps to verify your identity before granting access or making corrections.