

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

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|-------------------------------|-----------------------------------|
| 1. Robert Eble | 9. Clifton Cunningham (a) |
| 2. Lora Lowes, Chairperson | 10. Scott Harris |
| 3. Jeff Hansen | 11. Jim Custeau, Vice Chairperson |
| 4. Eduardo Herrera (a) | 12. Walter Lake |
| 5. Veronika Spagnolo | 13. Edward Woodruff |
| 6. John Eugenio, Secretary | 14. James Comeau |
| 7. Vacant | 15. L. Ben Motten (a) |
| 8. Lance Unverzagt | |

Chairperson Lora Lowes called the meeting to order at 7:03 p.m. with a quorum of 9 members present. Veronika Spagnolo arrived at 7:07 p.m., and Jeff Hansen arrived at 7:09 p.m.

B. Approval of Minutes:

1. Motion (Comeau / Custeau) to approve March 8, 2016 minutes as presented.

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

Motion Passed.

2. Motion (Eugenio / Comeau) to approve minutes of March 22, 2016 as presented.

Vote: Aye: 9 No: 0 Abstain: 2 (Custeau & Unverzagt) Absent: 3 (Herrera, Cunningham, & Motten)
Vacant: 1

Motion Passed.

C. Public Communication:

1. No comments from public.

D. Action Items:

1. **STP-12-016. 2922 Bancroft Drive. AAA Auto Sales.** Presenters: Custeau. Proponent: Todorov.

Project was previously reviewed by SVCPG and issues and concerns were identified, and proponent returned with concerns resolved. There are 5 specific concerns identified by Jim Custeau that will be listed on paperwork submitted to county. 1. New patio cover (715 sq. ft.) need to know design details, materials used for frame and cover. Don Kraft, PDS, has not yet reviewed new plans submitted by proponent, but says he will require details on this patio cover. Patio cover was not included in the previous plans dated November 02, 2015. 2. Fence and 12 ft. gate on west side of office okay with chain link with privacy slats (wood or plastic) woven into chain link. Same for the fence on the east side of the office as well. 3. New wrought iron fence along Bancroft Drive property line to run full length of frontage with wrought iron gates to match. 4. Sign on side of building (4' x 8') with 10 inch lighted white letters in accordance with Spring Valley lighting guidelines is satisfactory. Sign may not extend above the roof line of building. 5. Landscaping appears adequate, and exterior LED lighting should be identified with type of fixture, shielding and lumens. 6. Washing of cars is not allowed.

Motion (Custeau/Eugenio) to approve plans with 6 conditions identified.

Vote: Aye: 11 No: 0 Abstain: 0 Absent: 3 (Herrera, Cunningham, & Motten) Vacant: 1

Motion Passed.

2. PDS-2016-TM-21089RPL. Temporary Time Extension. 1631 Helix St. Previously approved 3 lot split. Presenter: Lowes. Proponent: Spear & Associates.

Motion (Lowes / Eugenio) to approve time extension.

Vote: Aye: 11 No: 0 Abstain: 0 Absent: 3 (Herrera, Cunningham & Motten) Vacant: 1

Motion Passed

3. PDS-2016-TM. Temporary Time Extension. 2059 Sweetwater Road. 3 new duplexes, previously approved. Presenter: Harris.

Concerns and issues still exist on the project. 1. County structural engineer needs to review condition of existing block wall for integrity. 2. Black pipe still visible; determine the use of black pipe protruding from ground.

Project continued to next meeting.

4. Presentation by Mt. Miguel High School students requesting addition of sidewalks in front of new school entrance to DPW Capital Improvement Projects Priorities List previously approved February 14, 2016.

Chris Conwright, Liaison for Mt. Miguel High School gave a presentation on the construction of the new administration building adjacent to Blossom Lane. Mt. Miguel students Noemi Avenido and Kayla McLeod also addressed the SVCPG on the need for sidewalks, for student travel, in order to eliminate students walking in the roadway. There have been accidents involving bicycles and automobiles on Blossom Lane.

SVCPG will prepare a letter to PDS, DPW, Grossmont High School District, and Supervisor Jacob, identifying the need to have sidewalks in front of the new administration building on Blossom Lane, preferably on both sides of the street. SVCPG will also add the sidewalk requirement to the Capital Improvement Project Priorities List. Mr. Conwright was advised to contact Supervisor Jacob regarding this requirement, and the possibility of adding this project to the Safe Route to Schools project funding.

Motion (Lowes / Comeau) to add sidewalk to Capital Improvement Projects Priorities List, stated as follows, "Sidewalk Blossom Lane both sides in front of Mt. Miguel High School" and to add project letter to future agenda.

Vote: Aye: 11 No: 0 Abstain: 0 Absent: 3 (Herrera, Cunningham & Motten) Vacant: 1

Motion Passed

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

1. Announcements:

- a. Special meeting Monday April 25, 2016 at 7 p.m. to review Sweetwater Vistas Plans. Venue to be determined by Lowes.
- b. National Highway Clean Up Day, Thursday, April 21, 2016 @ 9am. Meet behind Wienerschnitzel on Sweetwater Springs Boulevard and Campo Road.
- c. Lowes reported that CSA 128 is replacing damaged and outdated equipment, and performing maintenance on existing equipment at Spring Valley Community Center.
- d. Comeau requested that Park Land Dedication Ordinance (PLDO) be on agenda for next meeting.

2. Projects: None assigned.

3. Meetings:

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

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

F. Adjournment: 8:50 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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