

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

Chairperson Lora Lowes called the meeting to order at 7:02 p.m. with a quorum of 12 members present.

B. Approval of Minutes:

1. Motion (Lowes / Spagnolo) to approve April 12, 2016 minutes as corrected.

Vote: Aye: 10 No: 0 Abstain: 2 (Herrera & Motten) Absent: 2 (Hansen & Cunningham) Vacant: 1

Motion Passed.

C. Public Communication:

1. Tim Snyder, Norte Mesa Drive resident spoke on noise problem generated by traffic on SR 94. He is requesting assistance to eliminate the noise. He contacted Supervisor Jacob's office and they directed him to Caltrans. Walter Lake advised him to contact Ed Cartagena, Caltrans, for assistance.

D. Action Items:

1. **"B" Waiver Request. APN: 544 111 20. 9072 Lamar St.** Proposed bedroom/bath addition. Proponent: Jorge Gonzalez. Presenter: Lora Lowes.

The addition of a bedroom does not meet the requirements of a "B" Waiver. "B" Waiver indicates that the project is minor in nature and will not change the original structure and is not visible by the public. Project of this size should be on a Site Plan.

Motion (Lowes / Comeau) recommend disapproval of the "B" Waiver.

Vote: Aye: 11 No: 1 (Harris) Abstain: 0 Absent: 2 (Hansen & Cunningham) Vacant: 1

Motion Passed

2. **Sweetwater Vistas. Corner of Sweetwater Springs Boulevard and Jamacha Boulevard.** Zoning change to residential and development of three lots for residential development and remainder for sensitive habitat. Proponent: Plowden. Presenter: Woodruff.

There are a number of concerns that were identified during the Special Meeting on April 25, 2016, and were reiterated. SVCPG decided to extend the discussion regarding concerns to the May 10, 2016 meeting and for a final vote.

Following is a synopsis of concerns:

Lot 1: 78 condos all two story:

1. Abutment to existing community, condo at northwest corner is very close to existing homes.
2. 15 foot setback from existing community property line.
3. Residents bordering Lot 1 are concerned with loss of their view, and proximity of condo.
4. Plan identified 7 condos as three story.
5. Lot 1 requires a tot lot to be incorporated in plans.

Lot 2: 65 units town homes 3 story with garage at lower level:

1. Lot 2 requires a tot lot to be incorporated in plans.

Lot 3:100 condos :

1. Plans submitted indicate that these 100 units are apartments.
2. Exit from Lot 3 onto Sweetwater Spring Boulevard is 325 feet from the corner of Jamacha Road and Sweetwater Springs Boulevard. When exiting Lot 3, to the left drivers must cross over at least two lanes of traffic onto north bound Sweetwater Springs Boulevard.
3. Zone Block indicates 8.8 DUA.
4. There is also a zoning box for the MSCP.
5. Vehicle parking should be covered spaces.
6. With only one entrance and exit what plans are in place for emergency evacuation, especially during a fire or storm.
7. Traffic signal will not be considered due to closeness of traffic light 325 feet away at Jamacha Boulevard and Sweetwater Springs Boulevard.
8. High School traffic.
9. Sweetwater Place traffic.
10. Lot 3 requires a tot lot to be incorporated in plans.
11. The lot is the closest to both Sweetwater Springs Boulevard and Jamacha Boulevard and will have the most noise - indicating apartments.
12. Buildings are smaller than Lots 1 & 2 - also indicating apartments.

General concerns:

1. Landscape plans appear to be suitable.
2. 26 foot wide internal streets on Lot 2 and 3. Follow County ordinance on 28' roadway.
3. No lighting plan included with submitted plans.
4. Suggest no overnight parking on Avenida Bosques.
5. Traffic Calming Circles on Avenida Bosques. Walter Lake advised "Traffic calming circles and other traffic calming installations on Avenida Bosques require approval by the Traffic Engineering Section of the Department of Public Works".
6. Avenida Bosques being used as a through street.
7. Increased traffic on Calle Marinero
8. Traffic turning left from Calle Marinero to Sweetwater Springs Boulevard...same problem as Lot 3 exit.
9. Conservation/Environmental plan is being written and will come to us later.

10. Density is too high and a different number will be recommended by the Spring Valley Community Planning Group.

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

1. Announcements:

- a. Supervisor Jacob, Coffee with Constituents, at Spring Valley Community Center on Friday April 29, 2016 @ 8:30 a.m.
- b. Chairperson Lowes will contact Otay Water District to ascertain if SVCPG could return to District Conference Room for its bi-monthly meeting.

2. Projects:

- a. Grace Church. 2705 Via Orange Way, Spring Valley, 91978. APN: [505-640-09-00](#). Sign and cross.
- b. Allstate Insurance. 535 Sweetwater Road, Spring Valley. Upgrade Allstate sign with sign that depicts Allstate logo.

3. Meetings:

- a. Next SVCPG meeting May 10, 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: 9:23 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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