

County of San Diego Spring Valley Community Planning Group & Design Review Board
P.O. Box 1637
Spring Valley, CA 91979
Regular Meeting Minutes
Tuesday, May 10, 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 (a) |
| 3. Jeff Hansen (a) | 11. Jim Custeau, Vice Chairperson |
| 4. Eduardo Herrera | 12. Walter Lake |
| 5. Veronika Spagnolo (a) | 13. Edward Woodruff |
| 6. John Eugenio, Secretary | 14. James Comeau |
| 7. Vacant | 15. L. Ben Motten |
| 8. Lance Unverzagt (a) | |

Chairperson Lora Lowes called the meeting to order at 7:02 p.m. with a quorum of 9 members present.

B. Approval of Minutes:

1. Motion (Comeau / Motten) to approve April 26, 2016 minutes as corrected.

Vote: Aye: 9 No: 0 Abstain: 0 Absent: 5 (Hansen, Unverzagt, Harris, Spagnolo & Cunningham) Vacant: 1

Motion Passed.

C. Public Communication: No public comment.

D. Action Items:

1. Concerns addressed by SVCPG and public for Sweetwater Place. Corner Sweetwater Springs Boulevard and Jamacha Boulevard. Proponent: Terry Plowden. Presenter: Ed Woodruff.

- a. Following concerns will be forwarded to San Diego County PDS for review regarding Sweetwater Place:

Sweetwater Vistas. Corner of Sweetwater Springs Boulevard and Jamacha Boulevard. Zoning change to residential, three lots of different densities and one lot of sensitive habitat.

There were a number of concerns identified during the Special Meeting on April 25, 2016, and reiterated at April 26 meeting. 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:

Densities on Lots 2 and 3 are too high.

Lot 1 - 78 Condos all two story requesting 8.8 DUA: Density of 8.8

1. Abutment to existing community: condo at northwest corner is very close to existing homes.
2. Fifteen foot setback from existing community property line. – Proponent has proposed a greater setback of 35’ for the first home (Gunstad residence) expanding up to 40’ to accommodate residents on Tres Lagos Ct. Also moving the largest building from the Tres Lagos boundary to alternate position.
3. Residents bordering Lot 1 are concerned with loss of their view, and proximity of condo.
4. Plan identified 7 condos as 3 story. **Proponent states all condos are two story.**

5. Lot 1 requires a Tot Lot to be incorporated in plans. To be called out on landscaping plans.

Lot 2 - 65 unit town homes 3 story with garage at lower level: Propose density of 12 DUA.

1. Lot 2 requires a Tot Lot to be called out on landscaping plans.

Lot 3 - Concerns 100 Condos 14.2 DUA at the corner of Sweetwater Springs Boulevard and Jamacha Boulevard.

1. Plans submitted indicate that these 100 units are apartment condominiums. They are smaller condominiums including 1 bedrooms, all open parking (not allowed), dumpster locations, no general prices for sales like Lots 1 & 2. The submitted plans clearly identify this lot to be developed as apartments.

2. Exit from Lot 3 onto Sweetwater Spring Boulevard is 325 feet from the corner of Jamacha Boulevard and Sweetwater Springs Boulevard. When exiting Lot 3, the driver must cross over at least two lanes of traffic to access north bound Sweetwater Springs Boulevard. **Recommend no lane crossing be allowed I.E. RIGHT TURN ONLY ON ENTRANCE AND EXIT. Request county study the ability to add an access road on Pointe Parkway.**

3. Zone Block indicates 14.2 DUA. Propose density of 12 DUA.

4. Vehicle parking must be covered spaces as consistent with community plan.

5. With only one entrance and exit for Lot 3, what plans are in place for emergency evacuation, especially during a firestorm.

6. Traffic signal will not be considered due to closeness of traffic light 325 feet east at Jamacha and Sweetwater Springs Blvd.

7. High School traffic is heavy at certain times of day.

8. Sweetwater Place traffic will vie with this project as the exits from these lots are almost directly opposite each other. Right turn in and out for both projects.

9. Lot 3 requires a Tot Lot to be called out in landscaping plans.

10. Noise levels at Jamacha Blvd. and Sweetwater Springs Blvd to be approved.

General concerns:

1. Landscape plans appear to be suitable.

2. Twenty-six foot wide internal streets on Lots 2 and 3 do not follow County Ordinance requiring 28' wide roadway serving more than two homes.

3. No lighting plan included with submitted plans.

4. Suggest no overnight parking on Avenida Bosques.

5. Traffic calming circles on Avenida Bosques: 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 thoroughfare.

7. Increased traffic on Calle Marinero.

8. Traffic turning left from Calle Marinero onto Sweetwater Springs Boulevard.

9. Conservation/Environmental plan is being written and will come to SVCPG as a later date.

11. There is also a single zoning box for the MSCP (as opposed to the 4 previously noted on Pointe project plans this needs to be clarified by the County).

12. Suggest permit parking only for residents of Tres Lagos Ct.

Motion (Woodruff / Eble) to approve list of public and SVCPG concerns will be forwarded to PDS for review and Cc: Supervisor Jacob.

Vote: Aye: 9 No: 0 Abstain: 0 Absent: 5 (Hansen, Unverzagt, Harris, Spagnolo & Cunningham) Vacant: 1

Motion Passed

2. AD16-008. 9155 Ivy Lane. Administrative Permit. Patio over Garage. Proponent: Caywood. Presenter: Herrera.

a. County requested this topic to be heard by SVCPG due to construction of a patio over a detached garage.

Motion (Herrera / Motten) to approve Administrative Permit without conditions.

Vote: Aye: 9 No: 0 Abstain: 0 Absent: 5 (Hansen, Unverzagt, Harris, Spagnolo & Cunningham) Vacant: 1

Motion Passed

3. Approval of letter. PLDO changes: Presenter: Comeau

Motion (Comeau / Motten) to approve PLDO letter prepared by Comeau to be sent to PDS (Lubich, Wardlaw and Albright) and San Diego Board of Supervisors.

Vote: Aye: 9 No: 0 Abstain: 0 Absent: 5 (Hansen, Unverzagt, Harris, Spagnolo & Cunningham) Vacant: 1

Motion Passed

4. Approval of change of SVCPG meeting place to Otay Water District. Presenter: Lowes.

Motion (Lowes / Eugenio) to move SVCPG bi-monthly meeting to Otay Water District Office complex.

a. Lowes will contact Otay Water District to have entrance remain open until 9 pm.

Vote: Aye: 9 No: 0 Abstain: 0 Absent: 5 (Hansen, Unverzagt, Harris, Spagnolo & Cunningham) Vacant: 1

Motion Passed

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

1. Announcements:

a. Coreena Mulloy prospective new SVCPG member introduced to members present. Mulloy is a Human Resources Specialist relocated to Spring Valley and is eager to assist with issues facing Spring Valley. Mulloy will fill seat 7.

2. Projects:

a. 8659 Jamacha Road. Arco Signage

b. "D" Waiver Request. 9015 Olive Drive. Tentative Improvement (TI) on existing auto shop. Proponent: Jack Doherty

c. Grace Church. Minor change to a major use permit. 2705 Via Orange. Lighted Cross.

3. Meetings:

a. Next SVCPG meeting May 24, 2016, at 7:00 p.m., at the San Miguel Consolidated Fire District Headquarters.

b. Board of Supervisors will meet June 21 , 2016 I think.

F. Adjournment: 8:40 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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