

County of San Diego Spring Valley Community Planning Group & Design Review Board  
P.O. Box 1637  
Spring Valley, CA 91979  
Regular Meeting Minutes  
**Tuesday, July 12, 2016, 7:00 P.M.**  
Meeting Location:  
Otay Water District Headquarters  
2554 Sweetwater Springs Boulevard  
Spring Valley, CA 91978

**A. Members:**

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

Chairperson Lora Lowes called the meeting to order at 7:02 p.m. with a quorum of 8 members present.

Cliff Cunningham and Jeff Hansen arrive at 7:10, and Bob Eble arrived at 7:25

**B. Approval of Minutes:**

1. Motion (Eugenio / Lowes) to approve June 28, 2016 minutes as presented.

**Vote: Aye: 8 No: 0 Abstain: 0 Absent: 7 (Hansen, Cunningham, Mulloy, Harris, Custeau, Eble & Comeau)**  
**Vacant: 0**

**Motion Passed**

**C. Public Communication:** No public speakers.

**D. Action Items:**

1. **STP-15-027. 9072 Lamar Street (Revision).** Proposal for 11 new units. Proponent: S. Worley, Presenter: Spagnolo

**Postponed until July 26, 2016 meeting.**

2. **"B" Waiver. 946 Grand Avenue.** Addition of 2nd floor to building. Proponent: Merz Construction, John Merz, and MKA Architecture & Planning, Michael Kinoshita. Presenter: Woodruff.

Project is a site plan vice a "B" Waiver.

Business is providing 24 hour home emergency repair service to the community. A second floor is being added to current building to house a 24/7 call center.

Current plans do not address landscaping, lighting plan, trash enclosure, and a employee 24/7 in the living space planned for the second story addition. Plan does indicate eleven parking spaces with one dedicated to handicap.

Motion ( Woodruff / Eugenio) to approve with conditions.

**Vote: Aye: 10 No: 0 Abstain: 1 (Eble) Absent: 4 ( Mulloy, Harris, Custeau & Comeau) Vacant: 0**

**Motion Passed**

3. **"B" Waiver. Wend's Restaurant. 8739 Campo Road.** Proponent: Irfan Boukai. Presenter: Eble.

Wendy's logo sign on blade is 5 feet above roof line.

**Postponed until July 26, 2016 meeting.**

**4. Short introduction of possible skateboard park on the vacant Ildica parks property.**

Estimated to cost \$300k from PLDO funds to build the skate board park. Some reimbursement funds possible? What are the liability plans and options? SVCPG would need to review plans. Students at local school are willing to maintain skate board park, SVCPG needs to review agreement with school on maintenance plans.

**5. Discussion on Sweetwater Place.** Meeting with PDS on Thursday July 14, 2016 to discuss SVCPG concerns with Sweetwater Place zoning density. Members of SVCPG to attend PDS meeting with SVCPG Chairperson.

The SVCPG still has concerns with this project. A subcommittee, consisting of SVCPG members Motten, Unverzagt, Woodruff and Lowes, will review the SVCPG concerns (density, sidewalks and street width) and write a letter to Mark Wardlaw, Director of Planning and Development Service, and attend the PDS and Planning Commission meeting on July 14, 2016.

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

**1. Announcements:**

a. No reports from SVCPG representatives assigned to additional forums.

**2. Projects:**

a. APN: 499-250-44-00. 8745 Broadway. Spirit Halloween. Erect an inflatable pumpkin on the roof of business during seasonal event.

b. PDS-2016-VAR-16-007. 1605 Paraiso. Variance to setback.

c. PDS-2016-VAR-16-006. 3320 Central Avenue. APN:503-052-33-00

d. PDS-2016-TPM-21240. APN: 505-101-44. Del Rio Condo Conversion.

**3. Meetings:**

a. Next SVCPG meeting July 26, 2016, at 7:00 p.m., at the Otay Water District Headquarters, 2554 Sweetwater Springs Boulevard.

b. Board of Supervisors will meet August 2 - 3 , 2016.

**F. Adjournment:** 8:42 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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