

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

**Tuesday, October 25, 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                  |
| 3. Jeff Hansen               | 11. Jim Custeau, Vice Chairperson |
| 4. <b>Vacant</b>             | 12. Walter Lake                   |
| 5. Veronika Spagnolo         | 13. Edward Woodruff <b>(a)</b>    |
| 6. John Eugenio, Secretary   | 14. James Comeau                  |
| 7. Coreena Mulloy <b>(a)</b> | 15. <b>Vacant</b>                 |
| 8. Lance Unverzagt           |                                   |

Chairperson Lora Lowes called the meeting to order at 7:05 p.m. with a quorum of 10 members present. Cliff Cunningham arrived at 7:13 pm.

**B. Approval of Minutes:**

1. Motion (Custeau & Spagnolo) to approve October 11, 2016 minutes as corrected.

**Vote: Aye: 10 No: 0 Abstain: 0 Absent: 3 (Mulloy, Cunningham & Woodruff) Vacant: 2**

**Motion Passed.**

**C. Public Communication:** Jake Christie informed members that junk is accumulating at the old fish market next door to the Circle K on Bancroft.

**D. Action Items:**

**1. VAR-16-006. 3320 Central Ave. Carport Conversion.** Proponent: E. Fotiad. Presenter: Custeau.

Motion (Custeau & Comeau) to approve carport conversion as presented.

**Vote: Aye: 11 No: 0 Abstain: 0 Absent: 2 (Mulloy & Woodruff) Vacant: 2**

**Motion Passed.**

**2. "B" Waiver Request. 9006 Jamacha Road.** Change of occupancy from tire shop to truck sales. Proponent: Marco Maggio. Presenter: Lowes.

Motion (Lowes & Eugenio) to approve "B" Waiver.

**Vote: Aye: 10 No: 1 (Comeau) Abstain: 0 Absent: 2 (Mulloy & Woodruff) Vacant: 2**

**Motion Passed.**

**3. PLDO (Park Land Dedication Ordinance) Priority List for 2017.** Presenter: Lowes

Following list of PLDO priorities is desired:

- a. Phase 3 of Lamar Park. Off-Leash area.
- b. Ildica Street Park

- c. Sweetwater Loop Trail
- d. Develop Hansen Pond Park

**4. DPW priority list for improvements for 2017.**

Postponed until next meeting. Comeau to make presentation of list of improvements.

**5. Meeting Schedule for November and December.** Election Day, Thanksgiving and Christmas.

- a. November 8 meeting cancelled due to election day.
- b. November 22 meeting will be held.
- c. December 13 meeting will be held.
- d. December 27 meeting is cancelled.

**6. Appointment of Nominating Committee for 2017 Officers.** Ed Woodruff was selected as committee chairman with James Comeau assisting.

**7. TPM 21242. 2504 Bancroft Drive.** Examination of TPM requested per our approval. Proponent: Victor Rodriguez. Presenter: Comeau.

Continued until further research is conducted.

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

**1. Announcements:**

a. Reports:

- 1. Walter Lake reported that a meeting will be conducted this Friday regarding Jamacha Boulevard exit and entrance to Spring Valley Shopping Center.
- 2. Comeau reported that PLDO rewrite in process and scheduled to be completed by 2018.
- 3. Cunningham reported that SDG&E to drill test holes on Monday near Carriage Hills.

**2. Projects:** No new projects received.

**3. Meetings:**

- a. Next SVCPG meeting November 22, 2016, at 7:00 p.m., at the Otay Water District Headquarters, 2554 Sweetwater Springs Boulevard.
- b. Board of Supervisors will meet 13 - 14 December 2016.
- c. Planning Commission will meet 9 December 2016.
- d. Zoning Administrator will meet 15 December 2016.

**F. Adjournment:** 8:33 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 areas.

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