

County of San Diego Spring Valley Community Planning Group  
P.O. Box 1637  
Spring Valley, CA 91979  
Regular Meeting Minutes  
**Tuesday August 8, 2017, 7:00 P.M.**  
Meeting Location:  
Otay Water District Headquarters  
2554 Sweetwater Springs Boulevard  
Spring Valley, CA 91978  
E-mail: [loralowessvcpg@yahoo.com](mailto:loralowessvcpg@yahoo.com)  
Facebook: Spring Valley Planning Group

**A. Members:**

- |                            |                                   |
|----------------------------|-----------------------------------|
| 1. Elizabeth Lavertu       | 9. Clifton Cunningham (a)         |
| 2. Lora Lowes, Chairperson | 10. Scott Harris (a)              |
| 3. Jesse Robles (a)        | 11. Jim Custeau, Vice Chairperson |
| 4. Pete Saucedo            | 12. Walter Lake                   |
| 5. Veronika Spagnolo       | 13. Edward Woodruff               |
| 6. John Eugenio, Secretary | 14. Vacant                        |
| 7. Coreena Mulloy          | 15. Azucena Flores                |
| 8. Vacant                  |                                   |

Chairperson Lowes called the meeting to order at 7:00 p.m. with a quorum of 10 members present. Cunningham was absent due to a medical procedure.

**B. Approval of Minutes:**

1. Motion (Eugenio & Woodruff) to approve June 27, 2017 minutes as presented.

**Vote: Aye: 9                      No: 0                      Abstain: 1 (Mulloy)                      Absent:3**  
**(Robles, Cunningham & Harris)                      Vacant: 2**

**Motion Passed.**

2. Motion (Custeau & Spagnolo) to approve July 25, 2017 minutes as presented.

**Vote: Aye: 9                      No: 0                      Abstain: 1 (Mulloy)                      Absent:3**  
**(Robles, Cunningham & Harris)                      Vacant: 2**

**Motion Passed.**

**C. Public Comment:** A lady wanted to speak in behalf of Brenda Simmons and she was advised that Ms. Simmons was on the agenda and she could speak at that time in support of Ms. Simmons.

## **D. Action Items:**

**1. Election to fill Seat 14.** The SVCPG will accept applications from qualified applicants until the start of the meeting. Presenter: Woodruff.

Candidates: Robert Eble, John Shaffer & Brenda Simmons.

Eble received 9 affirmative votes, and Shaffer received 1 affirmative vote, Simmons did not receive any votes.

Robert Eble elected to fill Spring Valley Community Planning Group Seat 14.

**2. Election to fill Seat 8.** The SVCPG will accept applications from qualified applicants until the start of the meeting. Presenter: Woodruff.

Candidates: Shaffer & Simmons.

Shaffer received 10 affirmative votes and Simmons did not receive any votes.

John Scott Shaffer elected to fill Spring Valley Community Planning Group Seat 8.

Both Eble and Shaffer were notified that they must approved by the Board of Supervisors, and complete I-1 video training and any additional training required by the County.

Brenda Simmons was advised that her name will be forwarded to the Registrar of Voters, and she will be notified of future vacancies.

**3. Presentation on Site Plan Exemptions from County.** Proponent: Dag Bunnemeyer, Planning and Development Services. Presenter: Lowes.

Bunnemeyer, provided the SVCPG with information on the new Spring Valley Design Review Checklist and its value in reporting discrepancies with design standards. The SVCPG was concerned that the group was unable to advise PDS regarding plan discrepancies that did not adhere to Spring Valley guidelines, and whether an up or down could be reported to PDS, along with SVCPG concerns and conditions.

Bunnemeyer advised the SVCPG could and should submit an addendum to the Design Review Checklist with SVCPG concerns and or conditions that the group has.

Bunnemeyer, also explained "B" Waiver requirements, he said that SVCPG should be aware that not all "B" Waiver request have been authorized by Planning and Development Services. He advised us to look for a red or green stamp, that indicates that PDS has reviewed the "B" Waiver application, and has determined that the project meets "B" Waiver requirements.

Bunnemeyer also iterated that the SVCPG could submit an addendum to the “B” Waiver application indicating any concerns or conditions that the SVCPG may have with the “B” Waiver application.

Bunnemeyer went over the issues on the new Site Plan Exemption form. It is the Design Review guidelines that the proponent fills out. If everything is correct, after checked by the proponent many be granted an exception to the site plan process. The Planning Group will also receive the site plan to go over other issues not covered in Design Review, if necessary. If there is a problem, that information goes back to the County and a complete cost site plan has to be done. This has a time frame, which is the same as site plan projects. This is only for “B” Designated areas, and is not for new projects.

**4. PDS-2017-STP-17-027. Jack in the Box. Site Plan Exception Request. 1047 Sweetwater Road.** Proponent: Jason Berge. Presenter: Eugenio.

Initial presentation was not approved due to concerns with structural integrity of the parapet being replaced.

After discussion with Bunnemeyer, Planning and Development Service, SVCPG should not be concerned with the structural design as all plans are reviewed by PDS engineering personnel, to ensure that they meet structural requirements.

**Motion (Eugenio & Saucedo) to approve site plan and exception request as presented.**

**Vote: Aye: 9 No: 0 Abstain: 1 (Flores) Absent: 3 (Robles, Cunningham & Harris) Vacant: 2**

**Motion Passed**

**5. PIA. Cal Atlantic. Proposal for the old shopping center at Sweetwater Springs and Austin Drive.** Proponent: R. Green. Presenter: Lowes.

Proponent presented Cal Atlantic proposal on 93 single family homes on 10.5 acres at 8.85 Dwelling Units per Acre, (DUA). Each home will have a two-car garage and no parking space in front of garage. Homes will be approximately 1,900-square foot, and all will be two stories. Three different floor plans will be offered.

All internal roads are considered private roads. No parking will be allowed on road aprons. The proponent was not exactly sure of actual lot sizes.

A 3,000-square foot tot lot will be incorporated and an 8,000-square foot community area.

37 additional visitor parking spaces will be available.

The SVCPG and members of the public were concerned with overflow parking and density. Many residents spoke that they wanted ANYTHING, as long as the blight was eliminated. The Planning Group is concerned that it be done properly with the concerns about density, traffic, parking and the fact that the Planning Commission has said that they preferred that property remain commercial and rebuilt. Many Planning Group members also were in favor of some commercial.

Proponent will be on agenda for the next SVCPG meeting and will address SVCPG and public concerns.

#### **6. Vote on Crompton letter regarding .7 mile of Jamacha Boulevard Not Being Resurfaced.**

Motion (Lowes & Custeau) to send approved letter.

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

**Motion Passed.**

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

##### **Announcements:**

1. CSA-128 Citizen Advisory Board has two openings for new membership. CSA-128 meets on the first Tuesday of the month at 6:30 p.m., at the Spring Valley Community Center.

2. John Eugenio, Secretary has submitted his resignation as Secretary due to health reasons, but will stay on the Planning Group.

3. Azucena Flores has accepted the nomination for the position as SVCPG Secretary and she will be on the next meeting agenda for approval.

4. Jesse Robles nominated to SVCPG Code Enforcement advisor.

**Correspondence:** None.

**Projects:**

**1. APN: 499-250-44-00. "B" Waiver. 8745 Broadway, La Mesa.** Temporarily install inflated pumpkin on top of building during leadup to Halloween and for a two-week period after Halloween.

**2. PDS-2017-TM-5392TE. Time Extension. A&E Sweet Homes. Proponent:** Fred Alipanah. Presenter: Saucedo.

**Meetings:**

- a. Next SVCPG meeting August 22, 2017, at 7:00 p.m. at the Otay Water District. Headquarters, 2554 Sweetwater Springs Boulevard.
- b. Board of Supervisors will meet Sep 12-13 and 26-27, 2017.
- c. Planning Commission will meet Sep 8, 2017.
- d. Zoning Administrator will meet Aug 24, 2017.

**Adjournment:** 9:17 p.m.