

County of San Diego Spring Valley Community Planning Group
P.O. Box 1637
Spring Valley, CA 91979
Regular Meeting Minutes
August 22, 2017
Meeting Location:
Otay Water District Headquarters
2554 Sweetwater Spring Boulevard
Spring Valley, CA 91978
E-mail: Loralowessvcpg@yahoo.com
Facebook: Spring Valley Planning Group

A. Members

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

Chairwoman Lora Lowes has called the meeting to order at 7:02 p.m. with a quorum of 11 members presents. Cunningham is absent due to medical reasons. There are 2 seats vacant.

A. Approval of Minutes: August 8, 2017 minutes have been motioned by Lora Lowes for approved and seconded by Liz Lavertu.

B. Public Communications – First speaker mentions Vista Point need to be cleaned up. It's an eyesore. There is a lot of graffiti.

C. Action Items

1. Jim Custeau makes a motion to accept resignation of John Eugenio as Secretary. Flores Seconds motion.

Vote: Aye:	No:	Abstain:	Absent:	Vacant:
11	0	0	2	2

Motion Passed.

2. Jesse Robles makes motion to nominate and elect Azucena Flores as Secretary. Mulloy Seconds motion.

Vote:	Aye:	No:	Abstain:	Absent:	Vacant:
	11	0	0	2	2

Motion Passed.

3. Lora Lowes makes motion appoint Jesse Robles as Code Enforcement Assistant.

Vote:	Aye:	No:	Abstain:	Absent:	Vacant:
	11	0	0	2	2

Motion Passed.

4. Sign Proposal Michael’s Crafts – 935 Sweetwater Rd; Proponent-- L. Carcciolo. Presenter Lowes.

CANCELLED.

Vote:	Aye:	No:	Abstain:	Absent:	Vacant:
	0	0	0	0	2

5. Second Plan Presentation for Sweetwater Springs/Austin Dr. 93 single family residential development; Proponent – R. Green, CalAtlantic; Presenter – Lowes

Discussion: Proponent has switched lots around, took a home out. Now proposing 92 units (homes.)

Saucedo states that this project would be an improvement of what is there, however, doesn’t think it is better than nothing.

Lavertu sees problems with parking. Has concerns with density and traffic, and believes commercial would be a better fit.

Spagnolo is concerned with off street parking. Does think they are beautiful homes.

Custeau states that the area has been blighted for years. Mentions that north county is suffering from traffic problems because of new development. There is a need for homes, and while this is not perfect, “my fear is this, I am fearful this area will continue to deteriorate.”

Lowes does not believe the parking would be enough. The property should be commercial and there is viability in a commercial/mixed lot. Also, there is concern the lot would be under 6,000 sq. ft.

Flores is on the fence.

Eugenio would like to see a village type feel with commercial. Maybe a mixed use. Concerned about traffic.

Woodruff keeps hearing about a commercial lot being non-viable. However, there are no commercial lots/stores nearby. Traffic and density are still an issue.

Lake supports it the way it is. Would like it better if it was mixed. Mentions the zoning is commercial but being proposed as residential.

Mulloy would accept the plan as it is. Believes that traffic would be the same if it were to be commercial. Increases property value. Would like to see mixed use.

Robles likes the idea of nice homes and raising property values. Would like to see something that makes these homes unique and increase the uniqueness of Spring Valley.

John Eugenio and Edward Woodruff bring up the issue of the impact these homes will have on surrounding schools.

Woodruff - The district is excited because of current low enrollment.

PUBLIC INPUT:

Gary Avant: Thinks we're on the verge of losing quality of life in Spring Valley. "Something bad is worse than nothing." Suggests a taskforce to go out and reach out to developers. Solution to the problem would be appealing to them.

Nicole Demuth Thinks this is great because it would help disburse illegal activity.

Marcia Fox thinks these are a lot of homes. Has issues with traffic and density. Travels to Rancho San Diego for shopping because Spring Valley is just ugly. There is too much residential.

Joshua Hellard believes this community is in desperate need for commercial spots. Places where people can walk and hang out.

Chris Heiserman believes that mixed use would be great.

Anne hates what's there and loves the plan.

Roxy would love to see a traffic study.

Joshua Hellard would like to see a coffee place.

Jake Christie from East County Magazine is against this development. States that there should be an effort to get a mall built again or make it residential and let it be residential forever.

Proponent is with the basic concept and understands the concerns about traffic, density, parking and mixed use, would like a straw vote to see how the group feels. Not an actual vote.

Consensus was requested by the proponent.

Vote:	Aye:	No:	Abstain:	Absent:	Vacant:
	6	4	1	2	2

No Motion.

5. Presentation of Business Good Works Award; 3860 Helix St. – Lowes

Vote:	Aye:	No:	Abstain:	Absent:	Vacant:
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Tabled.

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

Announcements:

Correspondence:

Projects: Pete Saucedo accepted the Casper Company Project. (Sea Cargo Container)

John Eugenio has accepted the Vista de Lamar time extension.

Meetings:

Adjournment: 9:35p.m. Approx.