

**County of San Diego  
Spring Valley Community Planning Group  
P.O. Box 1637, Spring Valley, CA 91979**

**Regular Meeting Minutes  
TUESDAY, May 24, 2022, 7:00 P.M.**

Join Meeting on-line:

<https://us06web.zoom.us/j/85107326350?pwd=Qkxvd24xaVZRWE1ZWJYdUNdEhKUT09>

Meeting ID: 851 0732 6350

Passcode: 242768

Phone in: +1 669 900 6833 (same meeting ID and Passcode)

**Chair: Tim Snyder E-mail: [tsnydersvcpg@gmail.com](mailto:tsnydersvcpg@gmail.com); Facebook: [Spring Valley Planning Group](#)**

**A. Members**

seat	Name	absent	seat	Name	absent
1	Tiffany Gonzalez Secretary		9	Rod Gibbons	
2	Lora Lowes	<b>X</b>	10	Chris Pearson	
3	Jesse Robles		11	James "Jim" Custeau	
4	Chris Pierce		12	Victoria Abrenica Vice-Chair	
5	Hoger "Roger" Saleh		13	Edward Woodruff	
6	John Eugenio		14	Robert "Bob" Eble	
7	Scott Harris		15	Tim Snyder Chair	
8	Scott Shaffer				

**The meeting was called to order at 7:00 p.m.**

**B.** Notification is hereby provided that the SVCPG meeting may be recorded for purposes of preparation of the meeting minutes.

**C. PUBLIC COMMUNICATION** - Opportunity for the public to speak to the Planning Group on any subject matter within our jurisdiction that is not on the posted agenda.

Ms. Becky Rapp updated the group about upcoming cannabis ordinance. On May 10, County staff presented on taxes on cannabis businesses.

Chris Pierce updated that there was a recent car accident on Bancroft Drive. They are still requesting stop signs on this street. He also mentioned concerns that have been raised regarding the asphalt work near the Chik-fil-A.

Ryan Trabuco from Supervisor Nora Vargas office updated on an upcoming virtual town hall regarding budgets and District 1 on June 2 from 5:30pm-7:30pm. The County is also working on community broadband projects in unincorporated areas. There is a community workshop to be held on June 7<sup>th</sup> at 6:00pm at the Spring Valley Library.

Victoria Abrenica spoke about an infill meeting that concerns Spring Valley residents. There are plans for different transportation development surrounding Spring Valley but not within Spring Valley, and expressed concerns regarding needed improvements to transportation within Spring Valley. She also updated on a recent cleanup on Kempton street near the schools and residences and the need for another cleanup. Additionally, she spoke about a letter asking to remove the wood chips at Lamar Park playground area and a petition to plant more trees in accordance with the County's Climate Action Plan.

Jesse Robles entered meeting at 7:12pm.

#### **D. Action Items:**

**1. Discretionary Permit, PDS2021-STP-21-0362, Miller Paving, removal and replacement of new 40X60 metal building, 9236- 9240 Olive Drive, APN 504-021-32-00.** Presenter is Custeau, Proponents are Stacy and Dale Miller.

Custeau updated that the issues raised during January 25, 2022 meeting of the planning group regarding this project have been addressed. The most concerning issue of storm water runoff has been determined by the County to require no additional measures for this project. There will be no exterior lighting or signage proposed for the replacement building. Two queen palms have been added to the landscaping plan. Trash is contained in enclosure on adjoining property.

Proponent Stacy Miller clarified that there is existing exterior lighting that operates on a timer and will sufficiently illuminate the property with no need for additional lighting.

Harris asked about the use and manning of the building. Ms. Miller said it will be used every day housing materials but not at night and there will be an office with staff.

Pierce asked if any potential subletting to another company would have that company use the same trash containers. Ms. Miller said there will be no further enclosures or trash receptacles and that they would use the existing enclosure on the adjacent property. Pierce commented that he would like to see different trees than palm trees.

Woodruff asked if this was within parameters of a "B" waiver. Custeau addressed this was a discretionary permit and not a "B" waiver.

**Motion:** To approve project with proponent agreeing to replace existing chain link fence on south side of property with a 6' high wrought iron fence and revitalize landscape strip with five-gallon Agave Attenuata and Queen Palms as indicated on updated Plot Plan.

**M/S: (Custeau/Eugenio)**

**Vote: Aye (13); No (1-Pierce); Abstain (0); Absent (1); Vacant (0)**

**Motion: Passes**

**2. "B" Waiver/Exemption Request, 584-520-23-00, 633 Sweetwater Road, Big Lots! Store signage.** Presenters are Gonzalez and Custeau, proponent is Peter Lapsiwala of Permits and More.

Robles inquired how the decision was made for a "B" Waiver request from the County versus a sign package request as existing issues with the entire site out of compliance. Custeau remarked that it's an issue for the County and not appropriate to hold individual tenants/lease holders "hostage" for the lack of compliance of entire site.

Chair Snyder remarked that we need to look at where we can exert most influence over individual site APN versus APNs that encompass multiple tenants.

Gibbons asked about the existing sign size. Proponent Lapsiwala answered it is currently approximately 90 square feet. Gibbons expressed that the proponent should take the signage to the guideline limit of closer to 76 square feet.

Shaffer remarked on historical process of signs coming in as minor deviations versus now coming in as "B" waivers. Chair Snyder said there is probably logic behind how this is being determined but this is a conversation to clarify with the County and PDS.

Malcolm Gettmann shared background on current sign size.

**Motion:** To approve the "B" waiver request with plans as presented.

**M/S: (Gonzalez/Harris)**

**Vote: Aye (10); No (3-Robles, Pierce, Abrenica); Abstain (0); Absent (2); Vacant (0)**

**Motion: Passes**

John Eugenio left the meeting at 7:51pm.

**E. Approval of Minutes of May 10, 2022 meeting.**

**Motion:** Approve the minutes of May 10, 2022 meeting

**M/S: (Eble/Custeau)**

**Vote: Aye (12); No (0); Abstain (1-Pearson); Absent (2); Vacant (0)**

**Motion: Passes**

**F. GROUP BUSINESS**

1. Announcements.

- a. Robles said we should be mindful of our language as far as today's use of the terminology "holding hostage" regarding an agenda item, particularly given current public events.

2. Reports:

- a. Chair: Snyder reported on the Ildica Park opening that was successful and a great event. He also reiterated the upcoming broadband community meeting that the County will be holding. No update from PDS regarding the election for the planning group seats up for election this year (even number seats). Abrenica is working on getting a community power rep for a presentation to be determined.
  - b. CSA 128: Abrenica updated that Ildica Park was opened and there are garden plots available. Anyone interested can contact [sean.hill@sdcounty.ca.gov](mailto:sean.hill@sdcounty.ca.gov).
  - c. TAC: Custeau updated on email received from CEO of Spring Valley Chamber of Commerce, Tina Carlson. A resident complained about the offramp from eastbound Bancroft off ramp with a no turn on red during certain hours. The resident feels this is unnecessary, limiting traffic as there is no longer a school at that area. Will be looked into.
  - d. Highway Cleanup: No report.
3. Assign projects: No new projects as of today. One in the works for cell tower at church.
  4. Next meeting: June 14, 2022

**G. ADJOURNMENT: 8:12 PM**

FINAL