

Alpine Community Planning Group

P.O. Box 1419, Alpine, CA 91903-1419

Notice of Regular Meeting | Final Agenda

Thursday, April 23, 2026 at 6:00pm

The Alpine Club | 1830 Alpine Boulevard, Alpine, CA 91901

Archived Agendas & Minutes – <http://www.sandiegocounty.gov/content/sdc/pds/gpupdate/comm/alpine.html>

Group Member Roster

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Erika Taylor Simmons

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Kippy Thomas

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A. Call to Order

B. Invocation / Pledge of Allegiance

C. Roll Call of Members

D. Approval of Minutes / Correspondence / Announcements

1. Approval of Minutes

i. February 26, 2026

2. Announcement of Vacancy on the ACPG for Seat #2 and Seat #8.

This is an opportunity for those interested in serving on the Alpine Community Planning Group to make a statement to the group about their credentials and desire to serve. Those interested in serving may email travislyonacpg@gmail.com in advance of the meeting stating their intent to serve. Any written comments submitted in advance will be read at the meeting. If possible, those interested in serving should be available to present in person during the meeting and answer any questions from the group. The group may make recommendations to fill the vacancies for Seat #2 and Seat #8 at the April 23, 2026 meeting.

3. **ACPG Statement:** The Alpine Community Planning Group was formed for the purpose of advising and assisting the Director of Planning, the Zoning Administrator, the Planning Commission and the Board of Supervisors in the preparation, amendment and implementation of community and sub-regional plans. The Alpine Community Planning Group is an advisory body only.

E. **Open Discussion:** Opportunity for members of the public to speak to the ACPG on any subject matter within the ACPG's jurisdiction that is not on the posted agenda.

F. Prioritization of this Meeting's Agenda Items

G. Organized / Special Presentations

1. The owner of a property located at 9509 Chocolate Summit Drive, El Cajon, CA 92021 (APN 402-201-28-00) has applied a Discretionary Permit for a Site Plan (PDS2025-STP-25-026). The site is a 1.04-acre parcel that currently vacant land. The project proposes to construct 2 new commercial buildings, consisting of a drive-through restaurant and a gas station with convenience store. The project includes a fueling canopy with 4 pumps, an uncovered diesel / waste station pump and propane filling tank. The project also proposes 2 trash enclosures, a corner monument sign along Dunbar Lane, a pylon freeway sign along interstate 8, a freestanding sign at the corner of Chocolate Summit Drive and an additional freestanding sign at the driveway entrance. Site improvements include on site retaining walls, freeway and neighbor fencing upgrades, bio-retention, landscaping, and site lighting. The County's project manager is Eddie Scott. His email is eddie.scott@sdcounty.ca.gov. The county has requested the group make a recommendation on this application. **Presentation, Discussion & Action**

2. The owner of a property located at 1886 Oak Haven Road, Alpine, CA (APN 404-262-30-00 & 404-262-45-00) has applied a Discretionary Permit for a Major Use Permit (PDS2026-MUP-26-002). The site is a 1.842-acre property that currently has an existing single-family residence on site that is not a part of the project. The project consists of a garden-style event venue with no new construction proposed. The site will host events such as

weddings, corporate gatherings, and private events with a maximum occupancy of 100 people. Events will occur between 10:00 AM and 10:00 PM, with only one event at a time. The project includes 33 on-site parking spaces (including 2 ADA spaces), temporary restroom facilities during events, and off-site catering or mobile food vendors. The County's project manager is Eddie Scott. His email is eddie.scott@sdcounty.ca.gov. The County has requested the group make a recommendation on this application. **Presentation, Discussion & Action**

H. Group Business:

1. Members of the public interested in serving on the Alpine Community Planning Group can make a statement to the group about their credentials and desire to serve. Group may make recommendations to the Board of Supervisors to fill the vacancies for Seat #2 and Seat #8. **Discussion & Action**
2. Appointment of Subcommittee Chair Roles.
3. Subcommittee Chairs to submit list of subcommittee members for approval. **Discussion & Action**

I. Consent Calendar

J. Subcommittee Reports (including Alpine Design Review Board)

K. Officer Reports

L. Board Reports

M. Request for Agenda Items for Upcoming Agendas

N. Approval of Expenses / Expenditures

O. Announcement of Meetings:

1. Alpine Community Planning Group – May 28th, 2026
2. ACPG Subcommittees – TBD
3. Planning Commission – May 8th, 2026
4. Board of Supervisors – May 5th & 6th and 19th & 20th, 2026

P. Adjournment of Meeting

Disclaimer Language

Public Disclosure

We strive to protect personally identifiable information by collecting only information necessary to deliver our services. All information that may be collected becomes public record that may be subject to inspection and copying by the public, unless an exemption in law exists. In the event of a conflict between this Privacy Notice and any County ordinance or other law governing the County's disclosure of records, the County ordinance or other applicable law will control.

Access and Correction of Personal Information

You can review any personal information collected about you. You may recommend changes to your personal information you believe is in error by submitting a written request that credibly shows the error. If you believe that your personal information is being used for a purpose other than what was intended when submitted, you may contact us. In all cases, we will take reasonable steps to verify your identity before granting access or making corrections.