

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

**Regular Meeting Minutes
September 10, 2019; 7:00 p.m.**

Meeting Location: Otay Water District Headquarters
2554 Sweetwater Spring Boulevard, Spring Valley, CA 91978

E-mail: svpgchair@gmail.com; Facebook: [Spring Valley Planning Group](#)

A. Members

seat	Name	absent	seat	Name	absent
1	Elizabeth "Liz" Lavertu (Co-Chair)		9	Clifton Cunningham	
2	Lora Lowes (Co-Chair)		10	Chris Pearson	X
3	Jesse Robles		11	James "Jim" Custeau (Secretary)	
4	Mark Kalsho	X	12	Adrian Caminos	
5	Marilyn Wilkinson (Vice-Chair)		13	Edward Woodruff	
6	John Eugenio		14	Robert "Bob" Eble	
7	Scott Harris		15	Tim Snyder	
8	Scott Shaffer	X			

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

B. Public Comment:

John Eugenio – what is next step to get signage to make it illegal to park big rigs on Campo Rd east of Jack in the Box?

Marilyn Wilkinson – Land bank mitigation at KB homes on Jamacha Blvd. more to come on this project.

C. Action Items:

1. Western Union Sign, 9612 Dale Ave; Site Plan B waiver exemption for an exterior sign. Presenter: Custeau/Lavertu; Proponent: Jones. There are a lot of non-permitted signs on this property. Members are hesitant to approve a B waiver unless the entire building signage is made compliant. There was discussion about this property at one time being owned by Caltrans which lead to the SVCPG not being able to control signage on this building when it was first built. James Comeau asked if Valley De Oro Planning group or the Casa De Oro alliance was notified on this project. Answer: no. Lowes says signage on on-ramp is not okay. Cunningham was okay with Western Union sign; Same for Caminos; Custeau, Eugenio and Woodruff were okay with Western Union sign, but ask for a full site-plan in light of the fact there are many non-permitted and non-compliant signs on the building. Eble said this property has been an ongoing problem since 2006. A member of the public, Mr. Comeau, stated, "nothing this owner says is worth anything".

Motion: Deny the B waiver for Western Union sign. Require site plan for full signage of property at 9612 Dale Avenue due to current non-compliant signage.

M/S: (Lavertu/Cunningham)

Vote: Aye (12); No (0); Abstain (0); Absent (3); Vacant (0)

Motion: Passes

2. Department Request for consideration of Manufactured Home, 8876 Leigh Ave; Presenter: Lavertu, Proponent: Jones. Ms. Jones wants to purchase land and needs to know if she can put a manufactured home on the property. Chair Lavertu said we don't have jurisdiction on this request and researched what is needed to process a request from PDS. Ms. Jones was not present. She will forward what she learned to Ms. Jones
No action was taken.

3. Tentative Map 5636, PDS2019-TM-5636; located between the intersection of Grand Avenue and Eucalyptus Street and Date Street – APN: 578-161-02; Proposal to subdivide the 9.9-acre parcel into 7 residential lots. Presenter: Lowes; Proponent:
This item is postponed until additional information is received.

4. Yoshinoya Menu Board; Proposed menu board for Yoshinoya restaurant located at 1025 Sweetwater Rd. Presenter: Caminos; Proponent: Navarro. The requested signs were reviewed and were found to be acceptable by most members of the group.
Motion: Approve signage as presented.

M/S: (Caminos/Robles)

Vote: Aye(10); No(2- Lowes, Cunningham); Abstain:(0); Absent:(3); Vacant: (0)

Motion: Passes

D. Approval of Minutes of August, 27, 2019

M/S: (Wilkinson/Woodruff) approve minutes as amended.

Vote: Aye (11); No: (0); Abstain: (1- Harris); Absent: (3); Vacant: (0)

Motion: Passes

E. GROUP BUSINESS

1. Announcement: Chair Lavertu wants to look at getting our committees back up and running. She will put this on the next agenda.

2. Reports: Robles submitted a report on the ongoing trash problem on Helix St. (report attached).

Lowes asked Custeau to check with Public Works on the red curb on the SE corner of Lamar and Central Drive. She says the red is not visible and people are parking there, taking away sightlines for drivers on Lamar heading west into that intersection, creating a dangerous driving condition.

Lavertu will represent our concerns with traffic and parking that will be caused by construction of the Aventine project at the Planning Commission hearing Friday at the PDS conference room. Eugenio stated that there has been a lot of complaining about the Aventine project density on Next Door – where were these people when we were deliberating on this project?

3. New projects: Site plan – Landscaping – Bancroft: Robles

4. Next meeting: September 24, 2019

F. ADJOURNMENT: 8:37 P.M.

Attachment:

Robles Report submitted to Group 09-10-19

Spring Valley Community Planning Group
Code Enforcement Concerns from the Community

[“Trash on Helix St & Helix Court”](#)



Trash At Helix Court - Google Images May 2018

● **Property Details**

- APN: 578-071-22-00
- Address : 1706 HELIX ST, Spring Valley, CA 91977-3918

- **Owned By Helix Court LLC**

- **CA Business ID:** 201208210143

- **Agent for Service of Process & Entity Address**
 - DEVIN BREISE
 - 1987 N MARSHALL AVE STE 108
 - EL CAJON CA 92020

- **Mailing Address:**
 - 6216 BEAUMONT AVE
 - LA JOLLA CA 92037

Background

- Residents first voiced concerns about trash at [Helix St. and Helix Ct.](#) Spring Valley, CA 91977 on June 25, 2019. Complaints indicated that the problem has been recurring for years and referenced 2013 GoogleMaps images showing the site has been a target for dumping.

Updates

- The SV Planning Group last received a formal brief about this issue on 13 Aug 2019 and again a less informal update during the 27 Aug 2019 Group Business Reports.

- As of 10 Sep 2019, the case has been officially closed by San Diego County Code Enforcement.

- Code Enforcement Tom Causey informed the Planning Group that the case had been closed because the property management “cleaned up” the property prior to completion of any procedural steps.

- Mr. Causey asserted that because the Property Management company responded quickly to County Code Enforcement, he did not see any reason to issue a formal Warning.

- When asked about what would happen when trash reappears, Mr. Causey said that residents should reach out directly to County Code Enforcement and refile a complaint.
 - **San Diego County Code Enforcement Investigation:**
 - **Hotline: 858-694-2705**
 - **Email: PDS.CodeCompliance@sdcounty.ca.gov**

- The Planning Group would suggest that the Property Management company use a lock to secure the already-fenced area. EDCO has confirmed that the fee for a locked trash service is \$20 a month, in addition to any existing collection fees.

- This recommendation has been forwarded to County Code Enforcement and will be communicated to Property Management.
- An update will be given to the Spring Valley Community Planning Group during its regularly scheduled meeting 10 Sep 2019 during Group Business.

A Screenshot of the Property Details From SD County Assessor

General Information

APN: 578-071-37-00 [Open Map](#)
Value Change Notice [Open](#)
Situs Address:
8707 HELIX CT
SPRING VALLEY CA 91977-3907
Mailing Address:
6216 BEAUMONT AVE
LA JOLLA CA 92037
Legal Description:
PM04816 PAR 3
Use Type:
RESID. MULTIPLE FAMILY
Tax Rate Area: 083-072

Assessment

Year Assd: 2019
Land: \$64,948
Structure(s): \$71,047
Other:
Total Land and Improv: \$135,995
HO Exempt?: N
Exemption Amt:

Property Characteristics

Bedrooms: 4
Baths (Full): 2
Baths (Half):
Bldg/Liv Area: 1,496
Year Built:
Lot Acres: 0.400
Lot SqFt: 17,437

Recent Sale History

Recording Date:
Document #: [Not Available](#)
Transfer Amount: [View More History](#)



Natural Hazard Package



[Add to Cart](#) \$ 19.95
[View Sample](#)

Full Property Detail



[Add to Cart](#) \$ 4.95
[View Sample](#)

[Property Reports](#)

END