

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

**Regular Meeting Minutes
TUESDAY, April 27, 2021 7:00 P.M.**

Join Meeting on-line:

<https://zoom.us/j/98078725267?pwd=WERWd29Nak9FVURJRXIITIZOZ05kUT09>

Meeting ID: 980 7872 5267

Passcode: 301157

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

E-mail: JIMCUSTEAUSVCPG@COX.NET; Facebook: [Spring Valley Planning Group](#)

A. Members

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

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

B. Public Comment: Ms. Judy Strang spoke urging members of the Planning Group to speak during the next scheduled Board of Supervisors meeting regarding the licensing of Cannabis in San Diego County.

C. Action Items:

1. Discretionary Permit – PDS 2021-ABC-21-003; 613 La Presa Avenue; AM-PM Mini Mart – Jamacha Petroleum. This is an application for an ABC, type 20 license (beer and wine) sales. Presenter: Gibbons; Proponent: Chris Salem

Gibbons provided an overview of the project and displayed an image by Wilkinson illustrating the number of alcohol establishments in the area. Also, a letter from Sheriff Gore was displayed supporting the licensing. Melissa Ryan, California ABC, provided key statistics for the area including the business falls in a high crime censure track with 456% over the unincorporated area, the business does not fall in a over concentrated, and only one official protest was filed from the community. Salem offered his

background as a local resident and willingness to work with the planning group to improve the community. Lowes highlighted the high number of alcohol establishments in the area and spoke against approval of the license. Woodruff spoke against the license due to the proximity to the school. Custeau spoke out against the sale of individual bottle sales. Shaffer supported the licensing due to the owners background, limitation to beer & wine, and willingness to work with the community. Resident Jim Comeau spoke against the project due to the high number of alcohol sales in the area.

Motion: Approve the ABC License Application with the condition of no individual bottle sales

M/S:(Gibbons / Shaffer)

Vote: Aye (9); No (3 – Lowes, Pearson, Woodruff); Abstain (0); Absent (3); Vacant (0)

Motion: Passes

2. Signage for Gas Station, Mini-Mart and Car Wash; PDS2019-ZAP-19-003; 8565 Paradise Valley Road; APN: 584-160-52; Paradise Valley Gas Station and Mart; This building project was approved previously and is on this agenda only for signage approval; Presenters: Snyder & Eble; Proponent: Joseph Brikho

Snyder provided project overview. Custeau recommended that the pole sign have an opaque background vice the white lighting background. Lowes also recommended the monument signs also have an opaque background instead of white lighting. Lowes continued that the total signage was excessive, nearly a third over the allocated signage. Snyder mentioned that a significant amount of that signage came from state mandated signage. Resident Jim Comeau spoke against the amount of signage given the proximity to residential areas.

Motion: Approve the signage (with the exception of signs P & R) replacing white areas with no lighting.

M/S:(Snyder / Eble)

Vote: Aye (7); No (5 – Gonzalez, Lowes, Eugenio, Gibbons, Woodruff); Abstain (0); Absent (3); Vacant (0)

Motion: Fails

D. Presentation: (at 7:30 PM or immediately after first Action Item – second Action item will follow presentation)

San Diego County Planning & Development Services staff will share information (roughly 15 minutes) on the Land Use Compatibility Plan (Plan) of Naval Air Station North Island airport was adopted on 10/1/2020. The same Plan for San Diego International Airport was adopted on 4/3/2014. To achieve compliance with both Plans, County needs to update Section 5252 of Zoning Ordinance. In addition, County needs to add a C Designator to parcels under both Navy and International airports' Overflight Zones. Once the update is in place, future property owners within these areas will be notified at the time of sale that they are within the Airport Influence Area and to be aware of prospective effects of noise, vibration, particulate deposits, fuel fume odors, etc. associated with the legal operation of aircraft. Overflight is strictly a property owner notification, that applies only to newly constructed or established residential units. There will be no aviation easements or limitations on development. Presenter: Li Li, PhD – PDS, Advanced Planning Division staff

Lowes expressed her concern about the increased amount of air traffic creating noise in the community. Pearson asked if the new designation would increase home prices.

No action taken at this time

E. Approval of Minutes of April 13, 2021 meeting.

Motion: Approve the minutes of April 13, 23 2021 meeting as amended

M/S:(Eble / Pearson)

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

Motion: Passes

F. GROUP BUSINESS

1. Announcement: None
2. Reports: Abrenica reported the Earth Day event went well as they replaced evasive plants with more native plants in the community.
3. New projects: Lowes, Eble, and Gibbon assigned new project near Dictionary Hill.
4. Next meeting: May 11, 2021

G. ADJOURNMENT: 9:10 PM