

Spring Valley Community Planning Group

County of San Diego

P.O. Box 1637

Spring Valley, CA 91979

*** FINAL MEETING AGENDA ***

TUESDAY, May 25, 2021 7:00 P.M.

Join Meeting on-line:

<https://zoom.us/j/97226654211?pwd=K1N6MWlZcDR5emw0M29UM1NaUW8rUT09>

Meeting ID: 972 2665 4211

Passcode: 895541

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

Chairperson: Jim Custeau; email: jimcusteausvepg@cox.net

A. ROLL CALL – QUORUM

B. 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.

C. Presentation:

1. Quarry Road Bridge Project Update: this project will result in the building of a bridge over the creek on Quarry Road, which become impassable during storms due to flooding. Presenter: James Bolz, Project Manager, San Diego County, Department of Public Works, Project Manager, Capital Improvement Program – 10 minutes.

2. La Presa Community Mobility Needs Assessment - Project Update - The County of San Diego is working with Spring Villa Apartments and Spring Valley Apartments to identify mobility barriers and clean transportation solutions. In addition to workshops specific to these apartment communities, there will be two workshops open to the larger Spring Valley community to help identify broader transportation and mobility barriers. Presenter: Ricky Williams – PDS, Land Use/Environmental Planner – Sustainability – 10 minutes

D. Action Items:

1. Minor Deviation – Signage for Arco Gas Station; 631 La Presa Ave; APN 579-191-67-00. The Proponent is requesting approval of redesigned signage for gas station and AM PM mini mart that is under construction at this location. Presenter: Custeau; Proponent: Dave Bartl (note: signs have been redesigned and are being re-submitted. Original designs were voted down by this group at the March 9, 2021 meeting). This project was rescheduled from the May 11, 2021 meeting due to a need for complete set of plans showing all signage including the redesigned signs.

2. Site Plan Approval - Jamacha Building - PDS2018-STP-18-009; 9619 Jamacha Blvd; APN:579-300-30-00 & 579-300-33-00 – the proponent is seeking approval of the site plan for a 12,000 Sq. Ft. 2 story office building with 48 parking stalls on a lot size of 47,080 sq. ft. Presenter: Snyder; Proponents: Mark Khouli, Owner & Marco Limon, Engineer. This project was rescheduled from the May 11, 2021 meeting due to a need to distribute a full set of plans to all group members and the absence of the proponent.

3. Mc Donald's Remodel – PDS2021-STP-94-028WI - Remodel and partial demo of existing McDonald's (±5, 730 SF) to create a McDonald's (±5,820 SF) drive-thru restaurant with new exterior facade and walls. Site Plan Modification: Less

than 75% of the 15'-wide front yard setback, per Specific Plan requirement, is landscaped. Note: The signage for this project will be addressed by a separate action item (see #4 below); Presenter: Lowes; Proponents: Michelle Liu and Carlos Madrigal

4. Mc Donald's Remodel – PDS2021-STP-94-028WI – signage for the above project – the group will take action on the signage for this project for conformity to the Spring Valley Design Guidelines; Presenter: Lowes; Proponents: Michelle Liu and Carlos Madrigal

E Approval or Minutes: 05/11/2021

E. GROUP BUSINESS

1. Announcements
2. Reports
3. Assign Projects:

4. Next meeting: June 8, 2021

F. ADJOURNMENT

PUBLIC DISCLOSURE

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

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

Purpose of Planning and Sponsor Groups

Advise the County on Discretionary projects as well as on planning and land use matters that are proposed within their respective community planning or sponsor group area.