

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

**Regular Meeting Minutes
TUESDAY, May 25, 2021 7:00 P.M.**

Join Meeting on-line:

<https://zoom.us/j/97226654211?pwd=K1N6MWIZcDR5emw0M29UM1NaUW8rUT09>

Meeting ID: 972 2665 4211

Passcode: 895541

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		11	James "Jim" Custeau Chair	
4	Mark Kalsho	X	12	Victoria Abrenica	
5	Marilyn Wilkinson		13	Edward Woodruff	
6	John Eugenio		14	Robert "Bob" Eble	
7	Scott Harris		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 about the licensing of Cannabis in San Diego County.

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.

Mr. James Bolz not available to brief. No action taken at this time

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

Mr. Ricky Williams provided an update and a link with updates to include public meeting schedules. No action taken at this time.

<https://www.sandiegocounty.gov/content/sdc/sustainability/projects/clean-mobility-options-la-presa.html>

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.

Custeau provided an overview of the signage updates.

Motion: Approve the signage as presented.

M/S:(Custeau / Shaffer)

Vote: Aye (14); No (0); Abstain (0); Absent (1); Vacant (0)

Motion: Passes

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.

Snyder provided project overview 160 ft of frontage, grading plan in place, zoned C-30, and two-floor building. Lowes asked about landscaping. Snyder provided the overview and plan meets guidelines. Harris and Woodruff asked about lighting for stairs, but stairs are in an enclosure to minimize excessive light. Eugenio inquired about runoff and drainage, which meets county requirements. Community Member, Chris Pierce asked Snyder to show the trash enclosures on the plans.

Motion: Approve the site plan with the understanding that any future signage beyond the monument sign will need planning group approval.

M/S:(Snyder / Robles)

Vote: Aye (14); No (0); Abstain (0); Absent (1); Vacant (0)

Motion: Passes

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

Postponed until June 8, 2021 meeting when we can receive full site plan

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

Postponed until June 8, 2021 meeting when we can receive full site plan

E. Approval of Minutes of May 11, 2021 meeting.

Motion: Approve the minutes of May 11, 2021 meeting as amended

M/S:(Shaffer / Eugenio)

Vote: Aye (14); No (0); Abstain (0); Absent (1); 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: June 8, 2021

G. ADJOURNMENT: 9:10 PM