

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

**Regular Meeting Minutes  
TUESDAY, July 13, 2021, 7:00 P.M.**

Join Meeting on-line:

<https://zoom.us/j/95073303972?pwd=MFBTWjlvaE4yWmZQZE50OERqS0tPQT09>

Meeting ID: 950 7330 3972

Passcode: 909579

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

**E-mail: [JIMCUSTEAUSVCPG@COX.NET](mailto: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	X
5	Marilyn Wilkinson	X	13	Edward Woodruff	
6	John Eugenio		14	Robert "Bob" Eble	
7	Scott Harris		15	Tim Snyder Vice-Chair	
8	Scott Shaffer Secretary	X			

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

**B. Public Comment:**

Ms. Becky Rapp gave an update on the Board of Supervisors (BOS) meeting regarding the marijuana sales ordinance. Judy Strang attended the BOS meeting and spoke about her concern about the change in licensing for the permitted marijuana shops in the unincorporated area. Chris Pierce spoke about The Green Streets water projects to improve water quality and more greenery. 30 projects to be considered and the group chair asked for an email be sent to him about the details. John Eugenio stated that our group member, Victoria Abrenica, was on the television news regarding the Tijuana River Valley clean-up

### C. Action Items:

**1. PDS2021-STP-21-019, PDS2021-ER-21-19-004; Sweetwater Triangle Land Site Plan, 2500 Sweetwater Springs Blvd.** Discretionary Permit Application. Current vacant lot intended for automotive parking. Presenter: Harris; Proponent: Tarek Shaer. Custeau described the location, Harris read the parcel description, location, zoning of M58, grading requirements, use of retaining walls, usage hours and no signage planned. There is a mobile home park to the north and the property rises and then has a large retaining wall up to the parking area. Proponent Shaer explained further detail on the project. Woodruff asked about water runoff and the proponent's team member responded. Snyder asked about lighting details. Lights would be shielded and there will be trees at the north edge of the property. Custeau was concerned about noise and light pollution and a need for a wall for safety atop the large retaining wall. Harris spoke about light being seen from the parking lot and the need for a safety barrier. Robles suggested using motion sensing lighting. Lowes asked for clarification about the distance from the parking spots to the mobile homes. Eugenio asked why there wasn't a lighting plan, as none was provided by the County and that we normally receive other plans beside grading. Snyder found an earlier plan package that provided a landscaping plan and he shared that plan in this meeting. Woodruff asked about graffiti mitigation on the 19 foot retaining wall. The proponent suggested the use of climbing landscape to cover the wall. After the vote on the motion, the proponents asked to provide the lighting plan for further discussion and having a possible second vote. Group members stressed that such addition plan documentation must come from PDS to be considered and could be reviewed with the new material during our next meeting, if received on time to be included on the agenda.

**Motion:** To approve the project, but that no lights are directed at the mobile home park, a fence to prevent accidents is added to the retaining wall, that there be graffiti prevention and addition trees on the north edge of the property.

**M/S:(Harris/Lowes)**

**Vote: Aye (6); No (5 – Robles, Gibbons, Pearson, Woodruff, Custeau); Abstain (0); Absent (4); Vacant (0)**

**Motion: Fails**

**2. Chick-fil-A – signage for 931 Sweetwater Road;** seeking approval for revised signage plans. Presenter: Lowes; Proponent: Tim Seaman. Lowes displayed the location and the signage positioning. Robles questioned the need for the non-illuminated south facing sign that would be visible to residences. Lowes went over the total sign square footage. Members stressed that the white backgrounds of the signs would need to be opaque. Gibbons agrees with Robles on eliminating the south facing sign.

**Motion:** To approve the sign package, that white sign backgrounds be opaque, and omit the south facing sign on the building.

**M/S:(Lowes/Pearson)**

**Vote: Aye (11); No (0); Abstain (0); Absent (4); Vacant (0)**

**Motion: Passes**

**3. McDonalds – PDS2021-STP-94-028WI – revised signage for 8730 Jamacha Blvd;** Presenter: Lowes; Proponents: Michelle Liu and Carlos Madrigal. Lowes presented the signage, new logo design, and that the pole sign will be moved to the southwest corner of the property.

**Motion:** Approve the sign package as presented.

**M/S:(Lowes/Pearson)**

**Vote: Aye (10); No (0); Abstain (0); Absent (5, Eble temporarily absent during the presentation as the 5<sup>th</sup> absentee); Vacant (0)**

**Motion: Passes**

**D. Approval of Minutes of June 22, 2021 meeting.**

**Motion:** Approve the minutes of June 22, 2021 meeting

**M/S:(Eugenio/Lowes)**

**Vote: Aye (9); No (0); Abstain (2); Absent (4); Vacant (0)**

**Motion: Passes**

**E. GROUP BUSINESS**

1. Announcement: Chris Pierce stated the County Parks will have a movie in the park, starting 15 minutes after sundown, on July 16<sup>th</sup> at the Spring Valley County Park. Also that the Spring Valley Community Alliance will have a picnic in the park on July 18<sup>th</sup>. Tiffany Gonzalez spoke about the Pride family gathering from 9am to 2:30pm on July 18<sup>th</sup> at 9845 Spring Drive, right off of Bancroft.
2. Reports: Custeau says that CPGs are going back to the physical meetings, but that hybrid meetings would be technically difficult. We had a group discussion and a straw vote with results that some form of meeting schedule sometimes physical and sometimes virtual should be possible.
3. New projects: Custeau assigned to new bank ATM project.
4. Next meeting: July 27, 2021

**F. ADJOURNMENT: 9:43 PM**