

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

**Regular Meeting Minutes  
TUESDAY, December 14, 2021, 7:00 P.M.**

Join Meeting on-line:

<https://zoom.us/j/96168130543?pwd=c3NYTGRkWkRjbS9vMHRqZ1lhRkhXZz09>

Meeting ID: 961 6813 0543

Passcode: 834563

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	Chris Pierce		12	Victoria Abrenica	
5	Hoger "Roger" Saleh		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:**

Mr. Thomas Krejec requested the county evaluate the intersection at Sweetwater Rd and Jamacha Rd for safety.

Mr. Tim Snyder stated he was proud of Spring Valley members that spoke in favor of keeping the community together in the redistricting efforts.

Mr. Malcom Gettman stated that he feels the redistricting will be helpful to Spring Valley. Also, he inquired about the new grading at the intersection of Quarry Rd. and Elkelton Pl.

Ms. Kathy Lippitt spoke against cannabis licensing.

**C. Action Items:**

**1. Presentation on Emergency Homeless Solutions Options & Possible Placement in Spring Valley; The**

County has identified several possible locations for placement of emergency housing solutions such as emergency sleeping cabins, safe parking, and possible shelter in our community. The Presentation will discuss those sites and ask for input from the planning group. Presenter: Omar Passons, Director of Office of Homeless Solutions; Department of Homeless Solutions & Equitable Communities; County of San Diego Health & Human Services Agency.

Custeau asked about availability of temporary shelters to allow law enforcement to legally move individuals off of the streets.

Lowes said she likes tiny homes (the CALTRANS property would be a good site), does not like storage facilities at the parks, and argued that veterans and women with children should be the priority for shelter solutions.

Pearson asked if there is any way to incentivize the private sector to engage in this effort and hopes the County will work to lower the cost of building.

Snyder asked if they have considered commercial properties for solutions.

Abrenica stated she has seen first hand the cruel manner that members of the community and the county have treated homeless people in trying to have access to bathrooms at parks.

Pierce asked what are the next steps and what we can do to start implementing these solutions.

Eugenio asked about expenses, maintenance, and how long can people stay in the facility.

Sany Ramirez, member of the public, described the safety impact to her community on Orville St. Michelle Magers, member of the public, concerned about the safety and health concerns. She is opposed to any efforts in house homeless in Orville St and near her home. David Valenzuela, member of the public, discussed the safety impacts to his home. Steve Babbit, member of the public, why can't these efforts to put homeless shelters in wealthier areas. Malcolm Gettman, member of the public, offered his perspective that there are homeless with ties to the community and we need to have a facility in Spring Valley to serve those members of the public.

**2. PDS2021-COMALT-000595, Minor Deviation, 937 Sweetwater Rd; APN: 584-511-19-00 Jersey Mike's Signage;** The Proponent is requesting approval of two signs for a new restaurant at this location.

Proponent: Richard Allen; Presenters: Lowes, Pierce, Saleh

Gibbons asked for the design for the pylon signage. Robles stated that the signs should be turned off after hours. The board agrees that businesses should continue to observe the county's dark sky initiative and turn off lights after business hours.

Malcolm Gettman, member of the public, asked if the businesses will get pylon signage on both sides of the business.

**Motion:** To approve signs A and B and the pylon sign next to Sweetwater Rd.

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

**Vote: Aye (15); No (0); Abstain (0); Absent (0); Vacant (0)**

**Motion: Passes**

**3. Minor Deviation for a Signage change; 8659 Jamacha Rd; APN: 584-511-17-00; PDS 2021-STP-97-050W3M2 Chevron Gas Station Signage;** Proponent is requesting approval of rebranding signage at an existing gas station. Proponent: Tim Seaman; Presenters: Lowes, Pierce, Saleh

Harris, Robles, Abrenica and Lowes felt the lights above the pumps were too bright. Pierce asked if the portable toilet would be removed. The board was concerned about the owners not complying to the properties landscaping requirements and ask that the landscaping along Sweetwater Blvd and Jamacha be remedied.

Malcolm Gettman, member of the public, asked if the businesses will get pylon signage on both sides of the business.

**Motion:** Recommend approval with conditions that white on signs will be lower in intensity by 50% than shown at night and canopy rails to be dark at night per example provided.

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

**Vote: Aye (13); No (2 – Gibbons, Eugenio); Abstain (0); Absent (0); Vacant (0)**

**Motion: Passes**

**4. Discretionary Permit Application PDS-2021-TPM-21294,9341 Montemar Drive. Subdivide one residential lot into two lots.** Proponent: Stephen Babbitt, Presenter: Snyder. The applicant is requesting approval to subdivide their residential lot into two lots.

Harris asked the lowest allowable acreage for the area. Eble asked the county why it costs \$18,000 for a lot split. Brad Sonnegburg, San Diego PDS, did not comment.

Melinda Sobrano, member of the public, talked about the impact to the community the current renovations to the land have caused and asked the lot split be disapproved. Michah Sambrano, member of the public, asked that the lot split be disapproved due to the current impacts in the neighborhood.

Item was tabled when questions arising the grading permits were asked by the board.

**5. Nomination of officers for 2022 (Chair, Vice-Chair & Secretary-nominations to remain open until election). Election to be held January 11, 2022; Presenter: Woodruff.**

Currently, Gonzalez has offered to be Secretary. Pierce has offered to be Vice Chair and Snyder is being considered for Chair.

**D. Approval of Minutes of November 23, 2021 meeting.**

**Motion:** Approve the minutes of November 23, 2021 meeting

**M/S:(Custaeu/EugenioLowes)**

**Vote: Aye (15); No (0); Abstain (0); Absent (0); Vacant (0)**

**Motion: Passes**

**E. GROUP BUSINESS**

1. Announcements.

2. Reports:

a. Chair: Project coming up for Batter Storage.

3. Assign projects:

a. Tree removal – 1412 Gowin St.

- b. Miller Paving – demo existing metal building – Custeau and Lowes
- c. Signage – Lowes, Gibbons, Roger and Chris

4. Next meeting: December 28, 2021

**F. ADJOURNMENT: 10:29 PM**