

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

**Regular Meeting Minutes  
TUESDAY, June 14, 2022, 7:00 P.M.**

Join Meeting on-line:

<https://us06web.zoom.us/j/85107326350?pwd=Qkxvd24xaVZRWE1ZWJYdUNdEhKUT09>

Meeting ID: 851 0732 6350

Passcode: 242768

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

**Chair: Tim Snyder E-mail: [tsnydersvcpg@gmail.com](mailto:tsnydersvcpg@gmail.com); Facebook: [Spring Valley Planning Group](#)**

**A. Members**

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

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

**B.** Notification is hereby provided that the SVCPCG meeting may be recorded for purposes of preparation of the meeting minutes.

**C. 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.

Ms. Becky Rapp remarked about upcoming measures being proposed by Supervisor Joel Anderson regarding cannabis in unincorporated areas. The measures include restrictions on cannabis retail locations, billboard placements, and cannabis lounges. She encouraged attendance at the upcoming board of supervisor meeting on Wednesday, June 15.

Chris Pierce spoke about the California Strategic Growth Council grant regarding climate action plan efforts and hopes for a letter of support from the group to the Council.

Jesse Robles spoke about processes that the group follows regarding different types of packages, proposals, and how we perform business as a planning group. Robles talked about a conversation with the Chair of the group on how questions about these processes can and should be handled during meetings.

Thomas Krejci asked that the group do whatever they can in their power to have the Board of Supervisors and County Sheriff's department issue a statement on use of funds and preparation for potential events that can impact public safety.

#### **D. Action Items:**

**1. Vanessa Pash, Planning Manager, Code Compliance Division, County of San Diego Planning and Development Services.** Vanessa will go over the site plan process from the Planning Development Services perspective.

Ms. Vanessa Pash reviewed zone block and zoning regulations and according types of site plan reviews. She reviewed when projects could qualify for a waiver or exemption and when a full site plan is required.

Lowes inquired about being able to get larger plans than the computer/paper sized for our review purposes.

Shaffer asked what PDS uses to make the determination about requiring a site plan or a "B" waiver as planning groups do not see what is used to meet the objectives when these plans come before the group. Ms. Pash answered that if these plans come forward, they would meet setbacks and size requirements of zoning and not necessarily of the community design review guidelines.

Pierce asked if there is a hardship process in the event the planning group rejects a waiver or plan. He also asked if the proponent appeals the planning group's decision, if the planning group is informed. Ms. Pash said we would be informed.

Custeau clarified the date of the latest version of the area guidelines and asked about a recent event where a residence exceeded height but was able to be developed. Ms. Pash responded that they require our approval and if it happened, they were likely within zoning guidelines for height.

Harris asked if the presentation could be made available to the group. He also asked about the what the different letters in the ordinances refer to or mean.

Woodruff asked if the County knows if properties have existing code violations before they submit B-waiver requests and what the planning group can do. Ms. Pash answered that if there is an existing codes case the project is ineligible for a waiver.

Robles clarified that the documents we receive as a group are sometimes not able to be reviewed properly due to how they are delivered and if they can be provided in an all digital format for review.

**2. Discretionary Permit Application, PDS2022-ER-22-18-001, PDS2022-MUP-22-005, APN 503-420-08-00, New Seasons Church, 2300 Bancroft Drive, Spring Valley.**

Scope includes renewing the minor use permit with a new major use permit to continue operations of the existing wireless communications facility. Additional Branching is proposed to the existing monopalm. Presenters are Pierce and Harris, proponent is Jill Cleveland of Plancom, Inc.

Pierce briefed on the background of the project and the current requests. Jill Cleveland explained that they are requesting the major use permit in accordance with the requirements of the County though the use is remaining the same.

Lowes asked if full site compliance with guidelines is needed since it is a new major use permit being requested.

Eugenio asked if the height being proposed is within the height guidelines.

Gonzalez asked for clarification on minor and major use permit requests being proposed. Ms. Cleveland clarified that the minor use permit would no longer exist with approval of the major use permit and it is no longer effective as it has expired and the County now requires a new major use permit in accordance with new wireless ordinance.

Thomas Krejci commented about aesthetic changes regarding towers like this.

**Motion:** To approve the major use permit to continue operations of the wireless communications facility and to include additional branching to the existing monopalm as proposed.

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

**Vote: Aye (12); No (1-Lowes); Abstain (0); Absent (2); Vacant (0)**

**Motion: Passes**

**3. Continuance of Teleconferencing Meeting Option Pursuant to Government Code Section 54953(e).** The group will vote to continue meeting on-line for the next 30 days.

Motion: Pursuant to Government Code section 54953(e)(3), a motion to find the legislative body has reconsidered the circumstances of the State of Emergency and state and local officials continue to recommend measures to promote social distancing. [This motion is intended to apply to all the legislative body subcommittees this legislative body has created.] Presenter: Snyder

**Motion:** To continue meeting on-line for the next 30 days.

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

**Vote: Aye (11); No (2-Robles, Harris); Abstain (0); Absent (2); Vacant (0)**

**Motion: Passes**

**E. Approval of Minutes of May 24, 2022 meeting.**

**Motion:** Approve the minutes of May 24, 2022 meeting

**M/S: (Abrenica/Custeau)**

**Vote: Aye (12); No (0); Abstain (1-Lowes); Absent (2); Vacant (0)**

**Motion: Passes**

**F. GROUP BUSINESS**

1. Announcements.

- a. Abrenica talked about a cleanup effort by the Spring Valley Cleanup Crew behind Kempton Elementary, another to be held on June 26<sup>th</sup> at 10:00am. Tomorrow there is a climate action plan meeting regarding water, specifically for unincorporated areas.
- b. Gonzalez remarked on preferred method for adjustments to drafts of the minutes being emailed to the Secretary rather than made on the document.

2. Reports:

- a. Chair: Spoke about a community meeting being planned in late July to update on the steps being taken on the project for the Quarry Road project. Even number seats of our planning group are up for election this November. Chair Snyder will ask Jessica at PDS about the steps needing to be taken by anyone who will be running for those seats and this will be presented to those seats.
  - b. CSA 128: Meeting held last Tuesday and the wood chips under playground at Lamar Park is on priority list. The letter that was proposed was not approved or seconded for a motion as the board felt they did not have enough information. Community garden at Ildica Park is not fully open though grand opening was held. Some compost was dropped at the bins at the park though it is not yet fully accessible. Movies at the park happen this summer with various movies over various dates.
  - c. TAC: Meeting held last week but no projects within our area. Custeau plans to follow up with traffic engineers on several concerns, including Bancroft Street and different cross streets to Bancroft, the stoplight right turn restrictions at offramp of Bancroft from 94 East, and hazards at intersection of Blossom Lane and Sweetwater Road.
  - d. Highway Cleanup: Eugenio commented that permits to access the highway have expired, and he is awaiting word back on renewal of these permits.
3. Assign projects: New project upcoming on Campo and Broadway for sign replacements on the plaza in that area. Lowes has volunteered to take on this project along with Robles and Woodruff as there are 9 signs. Harris is performing a pre-intake for a full site plan request, pending full paperwork, at 645 Grand Avenue for Bullet Pump. No other new projects at this time.

4. Next meeting: June 28, 2022

**G. ADJOURNMENT: 9:38 PM**

FINAL