

Spring Valley Community Planning Group

County of San Diego

P.O. Box 1637

Spring Valley, CA 91979

*** DRAFT MINUTES ***

TUESDAY, October 11, 2022, 7:00 P.M.

Join Meeting on-line:

<https://us06web.zoom.us/j/83281492701?pwd=UFNBNIkMUmUxOde5IWXZPNec0Zz09>

Meeting ID: 832 8149 2701

Passcode: 494806

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

Chairperson: Tim Snyder; email: tsnydersvcpg@gmail.com

A. ROLL CALL – QUORUM

ATTENDANCE						
	#	Name	Status	P	Present	12
	1	Tiffany Gonzalez	A	A	Absent	3
	2	Lora Lowes	P	V	Vacancy	0
	3	Jesse Robles Acting Secretary	P		TOTAL	15
	4	Chris Pierce	P			
	5	Hoger "Roger" Saleh	A			
	6	John Eugenio	P			
	7	Scott Harris	P			
	8	Scott Shaffer	A			
	9	Rod Gibbons	P			
	10	Chris Pearson	P			
	11	James "Jim" Custeau	P			
	12	Victoria Abrenica Vice-Chair	P			
	13	Edward Woodruff	P			
	14	Robert "Bob" Eble	P			
	15	Tim Snyder Chair	P			

B. Notification is hereby provided that the SVC PG 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.

- BECKY RAPP shared her concerns for the mental health crisis plaguing the area’s youth as well as her desire to see wider training and awareness of fentanyl poisoning poisoning.
- WOODEN CHIP SURFACE AT LAMAR PARK PLAYGROUND
 - JOSUE - a new resident of Spring Valley
 - CHRISTIAN GREGORIO - the wooden chips are dangerous
 - SEBASTIAN - this should be a priority for the county and there should be zero debate around this issue
 - VICTORIA ABRENICA - rubberized surfaces are a standard practice for playgrounds and Spring Valley should be

D. Action Items:

1. O’Reilly Auto Parts, APN 584-511-16-00, 933 Sweetwater Road, commercial signage minor deviation request.

Proponent is Peter Lapsiwala of Permits and More and the presenter is Gibbons. Add a retail sign to the storefront on the north side of the Smart & Final.

- GIBBONS presented this project and the sign company associated with this project
- LOWES: Had some questions regarding what was proposed vs what is allowed. Lowes also had questions regarding the sign placement
- GIBBONS: The group should rely on the proponent for the placement of signage on the building and
- WOODRUFF: Will the sign be lit 24/7. Proponent: No, it will be on a timer
- PIERCE: What is the sign size relative to Smart and Final. Also why is the sign on the side vs the middle? Proponent: the sign is smaller, and it was suggested by corporate where they wanted it.
- ROBLES: Commented that he is confused by the Group’s change in philosophy when it comes to signage and placement. ROBLES reminded the group that when ChickFilA wanted signage in very specific places at this exact property, including a large sign facing homes on St George, the Group did not deny them because it did not want to impact the business’ marketing potential. The group is now telling this business where it should put its signs on a building inside a shopping center.
- PIERCE: What are the size allowances for this property? The Ross, DD’s and Smart and Final have signage that deviates from the group. There are standing concerns from the group regarding the side signage.
- GIBBONS: Motion to approve as presented, ROBLES second

OREILLY AUTO SIGN					GIBBONS/ROBLES	
#	Name	Status	Y	Yes		8 7
1	Tiffany Gonzalez	A	N	No		4
2	Lora Lowes	A	A	Absent		5 4
3	Jesse Robles Acting Secretary	Y	X	Abstain		0
4	Chris Pierce	N	V	Vacant		4 0
5	Hoger “Roger” Saleh	A				4 15
6	John Eugenio	N				
7	Scott Harris	Y				

8	Scott Shaffer	A			
9	Rod Gibbons	Y			
10	Chris Pearson	Y			
11	James "Jim" Custeau	Y			
12	Victoria Abrenica Vice-Chair	Y			
13	Edward Woodruff	N			
14	Robert "Bob" Eble	N			
15	Tim Snyder Chair	Y			

2. Caliber Collision signage, Request for Exemption "B" Waiver, APN 505-230-22-00, 2555 Sweetwater Springs Blvd.

Proponent is Cassandra Gallardo of Insignia Rising and the presenter is Snyder. The planning group rejected this request at our 9.27.22 meeting, but new and significant information will be presented.

- **SNYDER:** The proponent has returned with a sign package that complies to the Design Guidelines.
- **ANGELICA:** Had questions regarding the use of the building and the design guidelines.
- **PIERCE:** Pointed out that the signs have already been installed.

CALLIBER COLLISION			SNYDER/PEARSON		
#	Name	Status	Y	Yes	
					11
1	Tiffany Gonzalez	A	N	No	0
2	Lora Lowes	A	A	Absent	4
3	Jesse Robles Acting Secretary	Y	X	Abstain	0
4	Chris Pierce	Y	V	Vacant	0
5	Hoger "Roger" Saleh	A			15
6	John Eugenio	Y			
7	Scott Harris	Y			
8	Scott Shaffer	A			
9	Rod Gibbons	Y			
10	Chris Pearson	Y			
11	James "Jim" Custeau	Y			
12	Victoria Abrenica Vice-Chair	Y			
13	Edward Woodruff	Y			
14	Robert "Bob" Eble	Y			
15	Tim Snyder Chair	Y			

3. Discretionary Permit Application for a 7 lot Tentative Map on the west side of Grand Avenue, between Date and Eucalyptus Streets, PDS2019-TM-5636, PDS2021-AD-21-011. Presenter is Lowes and Brendan Hofstee, Civil Engineer Designer, of Walsh Engineering & Surveying, Inc. is the proponent. This item was tabled at the 9.27.22 meeting so that more material could be received and presented. **THIS ITEM WAS TABLED AT THE PRIOR MEETING AND MOVED TO #1 FOR THIS MEETING.**

- ROBLES made a point of order to get clarification regarding this project and where it is in the process. ROBLES stated that the project was presented to the group during the last meeting as an action item to Vote as a Recommendation to Approve, but that at that stage, the project should have been presented as Pre Intake Assistance and no motion or vote to ‘Approve for Recommendation’ would be appropriate. ROBLES stated that the group is being presented information via powerpoint and not in the form of original source documents and that he believes the Group should not move away from using primary source documents for its decision making.
- LOWES: Presented an update on the questions pooled from the Group at the last meeting. LOWES confirmed that:
 - County staff did not receive a project description that included blasting, or impacts to noise or ground vibration.
 - The project includes a 5.89 biological open space easement to the County, as well as
 - Access to Lot 7 and Lot 6 through a private easement
- LOWES made two motions:
 - Approve/Deny: Zoning change from one acre lots to seven 0.5 acre lots
 - Approve/Deny: Proposed Tentative Map 5636 of 7 half acre lots and remainder to the County (with concerns)
- PIERCE: How do we ensure the project and proponent will do what they are promising to do? What assurances do we have that the open space will be donated? LOWES/SNYDER: The CPG will have the ability to follow up on the promises made by the proponent in later stages.
- WOODRUFF: Will the project come back to the group before it is built? LOWES: Yes
- PIERCE: Both the lot split and and the zoning change will come back before the are finalized? LOWES: Yes, with a final map

RECOMMEND TO APPROVE ZONE CHANGE			LOWES/EBLE		
#	Name	Status	Y	Yes	
1	Tiffany Gonzalez	A	N	No	0
2	Lora Lowes	Y	A	Absent	4
3	Jesse Robles Acting Secretary	Y	X	Abstain	0
4	Chris Pierce	Y	V	Vacant	0
5	Hoger “Roger” Saleh	A			15
6	John Eugenio	Y			
7	Scott Harris	Y			
8	Scott Shaffer	A			
9	Rod Gibbons	Y			
10	Chris Pearson	Y			
11	James “Jim” Custeau	A			

12	Victoria Abrenica Vice-Chair	Y			
13	Edward Woodruff	Y			
14	Robert "Bob" Eble	Y			
15	Tim Snyder Chair	Y			
RECOMMEND LOT SPLIT FOR APPROVAL				LOWES /EBLE	
#	Name	Status	Y	Yes	8
1	Tiffany Gonzalez	A	N	No	1
2	Lora Lowes	A	A	Absent	5 6
3	Jesse Robles Acting Secretary	Y	X	Abstain	0
4	Chris Pierce	Y	V	Vacant	4 0
5	Hoger "Roger" Saleh	∇A			15
6	John Eugenio	Y			
7	Scott Harris	A			
8	Scott Shaffer	A			
9	Rod Gibbons	N			
10	Chris Pearson	A			
11	James "Jim" Custeau	Y			
12	Victoria Abrenica Vice-Chair	Y			
13	Edward Woodruff	Y			
14	Robert "Bob" Eble	Y			
15	Tim Snyder Chair	Y			

4. 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

TELECONFERENCING: CONTINUE FOR 30DAYS				SNYDER/EBLE	
#	Name	Status	Y	Yes	6
1	Tiffany Gonzalez	A	N	No	5
2	Lora Lowes	A	A	Absent	4
3	Jesse Robles Acting Secretary	N	X	Abstain	0
4	Chris Pierce	Y	V	Vacant	0

5	Hoger "Roger" Saleh	A			15
6	John Eugenio	Y			
7	Scott Harris	Y			
8	Scott Shaffer	A			
9	Rod Gibbons	N			
10	Chris Pearson	N			
11	James "Jim" Custeau	N			
12	Victoria Abrenica Vice-Chair	N			
13	Edward Woodruff	Y			
14	Robert "Bob" Eble	Y			
15	Tim Snyder Chair	Y			

E. Approval of Minutes: 9/27/2022 - TABLED

F. GROUP BUSINESS

1. Announcements:
2. Reports:
 - Chair:
 - CSA 128:
 - TAC:
 - Highway cleanup:
- Other:
3. Assign Projects:
4. Next meeting: October 25, 2022

G. 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.