

Spring Valley Community Planning Group

County of San Diego

P.O. Box 1637, Spring Valley, CA 91979

*** MEETING AGENDA ***

Tuesday, January 9, 2024

6:00 P.M.

Attend meeting in-person at:

San Miguel Fire District Headquarters: 2850 Via Orange Way, Spring Valley, CA 91978

Use the headquarters entrance and proceed to the second floor boardroom

There is no virtual portion of this meeting. An elevator is available

Chairperson: Christopher Pierce; email: svcpg4@gmail.com

A. ROLL CALL – QUORUM

Present – 10, absent – 3 (Gonzalez, Morgan, Lowes (arrived at 6:20pm), Vacant - 2. We have a quorum

B. 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.

Pearson spoke of being approached by Treeculture asking for SVCPG endorsement of a grant proposal to do fire hazard clearing in the Dictionary Hill Open Space five acre pilot project and that the organization wants to present to our group.

Mikayle Lowery, community representative for County Supervisor Vargas, who will continue as chair of the supervisors. State of the County address is January 31st and there will be a “State of La Presa” in February with date to be announced.

ACTION ITEMS with designation as to whether there will be vote or not on the item:

1. Approval of Minutes: 11/28/2023. Vote on this item.

No changes to the minutes. Vote is Yes – 8, No – 0, Abstain – 2, Absent – 3, Vacant – 2. Minutes are accepted. Motion by Custeau/Pearson.

2. Election of Officers for 2024. Elect SVCPG Chair, Vice Chair and Secretary candidates for the year 2024. Vote on this item.

Chair nomination(s) – Chris Pierce, vote is Yes – 10, Absent – 3, Vacant – 2. Pierce is elected as Chair

Vice Chair nomination(s) – Rod Gibbons, vote is Yes – 10, Absent – 3, Vacant – 2. Gibbons is elected as Vice Chair

Secretary nomination(s) – Tim Snyder, vote is Yes – 10, Absent – 3, Vacant – 2. Snyder is elected as Secretary

3. 3753 Fairway Drive, La Mesa. 91941 - APN 499-250-46-00, “B” Waiver, Request for Exemption from Site Plan Permit Processing. Vote on this item.

Proponent is Alex Montes of the roofing company. Remove old shingles and install new flashing and shingles. New color scheme is grey, white and blue and painting is mostly done. Property owner concurs on the work being done. Question from Eugenio on why the county sent this work to the planning group to be approved. Chair says it is within our design guidelines, special area regulation – scenic. Motion to approve – Pearson/Gibbons.

Vote is Yes – 10, No – 0, Abstain – 0, Absent – 3, Vacant – 2. Motion to approve the B Waiver without conditions passes.

4. O’Reilly Auto Parts, APN 584-511-16-00, 933 Sweetwater Road, commercial signage minor deviation request. Proponent is Peter Lapsiwala and the presenter is Gibbons. Vote on this item.

Only asking approval of the front sign only, about 36 square feet and are allowed 43 square feet. Sign will be lit. Custeau says the sign area is within guidelines and, because of the size of the shopping center, 400 feet deep, letter height above 10 inches is okay. Motion to approve as presented from Custeau/Pearson. Procedural discussion on reopening after a vote; only a yes voting member can ask for more discussion. Wallace asked about illumination and proponent said it would be turned off at night.

Vote is Yes – 9, No – 1 (Wallace), Abstain – 0, Absent – 3, Vacant – 2. Motion to approve the minor deviation is approved.

5. 9510 Jamacha Blvd, Spring Valley, CA 91977 - PDS2023-ABC-23-004 Discretionary Permit Application for Determinations of Public Convenience or Necessity for Alcoholic Beverage License Applications. Spring Valley Produce is requesting an ABC Type 20 Off Site License - General Store. Authorizes the sale of beer and wine for consumption off the premises where sold. Minors are allowed on the premises. Presenters are Lowes & Wallace. Vote on this item.

Jonathan Castro is the proponent. Lowes commented on the location and nonconforming signage of the business, a produce store. Request now is for a beer and wine offsite license; customers buy food for parties and would like to also purchase beer. Lowes further remarks on the rear doors being block by parking, including an emergency exit. Shaffer noted why we are being presented with details other than those related to the ABC license. Lowes speaks of Sheriff's stats as this area is 120% above all crime stats, a high crime area with 6 liquor stores in a 2 block area, exceeding the allowable liquor stores in that area. 2 schools are located nearby. Wallace spoke of the 3 licenses in that census tract and only 2 are allowed with another census tract across the street having more liquor licenses there. In that, about 10 licenses. Snyder asked if the 2 allowed were offsite sales vs onsite sales. The 2 are offsite sales allowed. ABC allowed the application because this is not a liquor store. Only open until 8pm, not like a liquor store, and Castro's store has been open 24 years. Customers are asking for beer sales. Shaffer verified the number of offsite licenses in the census track and Gibbons asked about the application process and what steps have been completed. Robles asked if the community needs more offsite sales and how theft would be prevented by the underaged. Plans are to put alcohol behind glass doors, all the way in the back. They have security cameras and will sell beer only. Eugenio confirmed that the license would be for beer and wine. Custeau confirmed no single serving sales will be at this store, but is not stipulated on the license. Also, there is no space to have the beer behind the counter. Snyder asked about what other produce stores in the area. Nearest is 1.5 miles away, confirming the food desert situation in Spring Valley. Motion to approve and no single servings, Shaffer/Custeau. Comment was made about families having problems with alcohol and that the area did not need anymore alcohol sales. Proponent mentions there was no complaint when he surveyed the community as required.

Vote is Yes – 6, No – 5 (Lowes, Pierce, Wallace, Pearson, Woodruff), Abstain – 0, Absent – 2, Vacant -2. Motion to approve this Discretionary Permit Application fails.

6. Discussion: Review proposed changes to the Objective Design Standards. No Vote on the item.

Members received the PDS suggested changes. No response deadline. Establish an ad hoc committee of Robles, Shaffer and Wallace. Get input prior to the first meeting in February and present in the last meeting in February. Do not 'reply all' in emails to avoid Brown Act violation. Send your member comments to the committee members.

C. GROUP BUSINESS

1. Announcements: No announcements

2. Reports:

3. Chair No chair report.

CSA 128 No CSA 128 report.

TAC Approved stop sign at Tyler and Central. Takes several months to go to BOS and then back to public works. New state law, no parking within 20 feet of a marked crosswalk.

Highway cleanup Sending out a schedule shortly.

APG First internal meeting on 1.10.24. Brief explanation of the APG.

Other None.

4. Assign Projects:

No new projects to assign.

5. Next meeting: January 23, 2024

D. ADJOURNMENT

Adjourned at 7:00pm