

# COUNTY OF SAN DIEGO SPRING VALLEY COMMUNITY PLANNING GROUP

## Regular Meeting Minutes

TUESDAY, JUNE 10, 2025, 6:00 P.M.

San Miguel Fire District headquarters, 2850 Via Orange Way, Spring Valley, California

**A. Roll Call:** A quorum was established by the presence of all

**Present:** (11) Gonzalez, Lowes, Robles, Pierce, Wallace, Lawson, Gibbons, Pearson, Gettmann, Woodruff, Christie (arrived late at 6:03PM).

**Absent:** (0) No members were absent

**Vacant Seats:** (4)

**B. IN MEMORIAM - Bob Eble** - The Spring Valley Community Planning Group took a moment to honor the memory of Bob Eble, who passed away last month. Bob served the community with dedication and integrity, contributing his time and voice to planning efforts that shaped Spring Valley. Members are invited to share brief reflections or remembrances in recognition of his service and impact. The group will observe a moment of silence in his honor.

### C. PUBLIC COMMUNICATION –

1. A representative from the office of Assembly Member Sharp-Collins was present and stated the passing of AB785, AB 847, and AB 1027
2. Stephanie, a member of the community – addressed the board with claims of unethical actions, racism and discrimination.
3. Angelica Camargo, a member of the Spring Valley Coalition – Spoke about having a meeting with the sheriff
4. Ginger, a member of the community – Spoke about the homeless situation in Spring Valley. The area in the Spring Valley Shopping Center behind the rite aid and auto zone have a lot of homeless there. Some of which have dogs not on leashes.
5. Member Robles made a point of order – the group is not allowed to comment or answer any questions asked during public comment.
6. Mario Moreno, a member of the community – spoke about being raised in the community, admitted to being a problem and part of a gang. He continued, stating that he has turned his life around and doing things in his church and others to assist the homeless population as well as former gang members.
7. Jesse Robles, Board member speaking as a community member – spoke about creating a fire safety council with the community. Jesse stated that everyone is welcome to join
8. Russel, a member of the community – spoke about the homeless trash.
9. Andrew Lawosn, board member speaking as a community member – requested that the group add the pledge of allegiance to the agenda

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

**1. Fill SVCGP Secretary position and appoint an Association of Planning Groups Representative.**

**a. Secretary Position:** Lawson was nominated and elected as secretary. The recorded vote follows.

**Yes Votes: (8)** – Lowes, Pierce, Lawson, Gibbons, Pearson, Gettmann, Woodruff, Christie

**No Votes: (0)**

**Abstaining Votes: (3)** – Gonzalez, Robles, Wallace

**b. Association of Planning Groups Representative:** Lowes was nominated and elected to represent the SVC PG in the APG. The recorded vote follows.

**Yes Votes: (9)** – Gonzalez, Lowes, Robles, Wallace, Lawson, Gibbons, Pearson, Woodruff, Christie

**No Votes: (2)** – Pierce, Gettmann

**Abstaining Votes: (0)**

**c. Association of Planning Groups Representative:** Malcolm Gettmann was nominated and did not receive enough votes to be elected the representative of SVC PG in the Association of Planning Groups. Recorded vote follows.

**Yes Votes: (5)** – Pierce, Lawson, Pearson, Gettmann, Christie

**No Votes: (6)** – Gonzalez, Lowes, Robles, Wallace, Gibbons, Woodruff

**Abstaining Votes: (0)**

**2. Approval of Minutes:** 5/13/2025. Tabled

**3. Request for Exemption from Site Plan Permit Processing Requirement for "B" Special Area Regulation: Burlington Coat Factory** 633 Sweetwater Road, Spring Valley APN 584-520-23-00.

Discussion: Group member Gonzales gave a brief description of the b-waiver request. The property is requesting B-waiver, which is pretty much saying that. They think everything on the site is to code is presentable and they're requesting that we forego making them have a site plan since there was never one created so long ago. Group members had a chance to ask a few clarifying questions before the community was able to give their thoughts on the project. One member of the community had concerns about storage containers behind the building from Big Lots and wanted to make sure that Burlington did not do the same thing as it was an eye sore. Another community member had questions about project that we were unable to answer at this time.

A Motion to deny the exemption request was made by Gonzalez and seconded by Gettman.

The motion passed unanimously the recorded vote follows.

**Yes votes: (11)** – Gonzalez, Lowes, Robles, Pierce, Wallace, Lawson, Gibbons, Pearson, Gettmann, Woodruff, Christie

**No Votes: (0)**

**Abstaining Votes: (0)**

**4. Discretionary Permit application for a Tentative Parcel Map – PDS 2025-TPM-21480. 2442 Central Ave, Spring Valley APN: 503-392-35-00.**

A discussion occurred regarding a lot the proponent would like to split into two eventually leading to two homes being built on the property. The group had questions about the proponent talking to the neighbors. The group also had questions about Drainage issues and whether the power lines would be underground or not.

**A motion to Approve the Tentative Parcel Map was made by Gettmann and seconded by Robles. A Yes vote denies the Discretionary Permit application**

**Yes Votes: (10)** – Gonzalez, Lowes, Robles, Pierce, Wallace, Lawson, Gibbons, Pearson, Gettmann, Woodruff

**No Votes: (1)** – Christie

**Abstaining Votes: (0)**

**The Motion Passes**

**5. Discretionary Permit application for a Tentative Parcel Map - PDS2025-TM-5662. 9061 Avocado St, Spring Valley.**

**APN: 504-200-02-00.**

A discussion occurred regarding a lot the proponent would like to split into 14 Parcels. The owner would like to build 13 new homes within these 14 lots, leaving the existing house in place. 13 of the homes will have an accessible dwelling unit. This includes grading of a private road and cul-de sac. Construction of the proposed road and public water and sewer mains and services. Construction of water quality treatment facilities including a biofiltration basin, three modular wetland stems and two underground holding tanks.

A motion to approve was made by Gettmann and seconded by Lowes.

**Yes Votes: (8) – Gonzalez, Lowes, Pierce, Lawson, Gibbons, Pearson, Gettmann, Woodruff**

**No Votes: (1) – Christie**

**Abstaining Votes: (2) – Robles, Wallace**

**6. Request for Exemption from Site Plan Permit Processing Requirement for "B" Special Area Regulation: Taco Bell Signage**  
8330 Paradise Rd, Spring Valley. APN: 586-250-46-00.

A discussion occurred regarding changing the signage as a KFC/Taco Bell to just a Taco Bell. Questions about the size of the signs and why we were getting a B Waiver for more than just Signage.

A Motion to Deny was made by Pearson, and seconded by Gettman.

**Yes Votes: (7) – Gonzalez, Pierce, Lawson, Pearson, Gettmann, Woodruff, Christie**

**No Votes: (1) – Lowes, Gibbons, Robles, Wallace**

**Abstaining Votes: (0)**

**7. Nomination from SVCPG to the County Board of Supervisors to fill Vacant Seat 11. – Tabled**

**8. Updates to Standing Rules. No Vote on this Item.**

Gonzales and Lawson to the Ad Hoc Committee on Standing Rules

**E. GROUP BUSINESS**

**1. Announcements:**

**2. Reports:**

- ☐ Chair - Next scheduled SVCPG meeting: June 24, 2025
- ☐ CSA 128
- ☐ TAC
- ☐ Highway cleanup
- ☐ APG
- ☐ Other 3. – Angelica Wallace announced a community forum

**F. ADJOURNMENT – at 8:44PM**

**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.