

Spring Valley Community Planning Group

County of San Diego

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

MEETING MINUTES

Tuesday, March 24th, 2026 at 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: **Jesse A. Robles**; email: svcp3@gmail.com

A. CALL TO ORDER & ROLL CALL

1. The meeting began at 6pm. 13 members were present (CHAVEZ, LOWES, WALLACE, HARDING, RAMSIS, GIBBONS, PEARSON, AMARAL, GETTMAN, WOODRUFF, CHRISTIE, SMITH) . Two members absent: Robles (E). Lawson (UE)

B. PLEDGE OF ALLEGIANCE

1. Pledge of allegiance was recited.

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. A two (2) minute period shall be allotted to each person addressing the Group to facilitate business proceedings.

1. Harry Banks, a Spring Valley resident, raised concerns regarding rider safety at a bus stop at Apple & Maria.
2. Victoria Chavez, a Spring Valley resident, raised concerns regarding a mural painted at the Adult Book Store in La Presa.

D. AGENCY & GROUP UPDATES

1. **Local Government Updates:** Representatives from local, state and federal offices may provide updates.
 - None.
2. **Group Updates & Announcements:** Opportunity for the Group to provide general updates and announcements.
 - C. Pierce provided the group updates on his work with the Spring Valley Community Alliance.
 - M. Gettmann announced that the County BOS confirmed Seats 1, 11 and 15.

E. INFORMATION ITEMS

1. **County of San Diego - Dept. of Planning & Development Services. Senior & Starter Homes Project (Sara Thornburgh, County DPDS) – Overview of proposed programs encouraging senior/assisted living housing and small-lot “starter home” subdivisions to expand attainable housing options; seeking early community feedback as part of county outreach. Presenter: Sara Thornburgh, Land Use/Environmental Planner III**
 - The Group received a presentation from The County regarding the Senior & Starter Homes Project.

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

1. **Discretionary Permit Application. All Access Services. 3364 Helix Street, Spring Valley. PDS2025-STP -25-025. APN:504-021-28-00. Vote on this item. Presenter: Lowes.**
 - **The Motion to Deny the Project passed with 1 abstention (R. Gibbons) and 2 absences (J.Robles/A.Lawson).** (12 yes, 0- No -1 abstain -2 absent)
 - C. Pierce moved to deny the project due to “inaccurate site plans.” Second by C. Pearson
 - L. Lowes led a presentation on the proposed project.
 - The Proponent sought clarification from the Group to determine what was inaccurate or missing from the plans and addressed them directly with the members.
 - Members continued with questions and comments for the proponent.
 - The Proponent emphasized that the various site plans before the Group represented the history of the project, including a site plan which had been previously approved, and that the Group was being asked to review the modifications.
2. **Sign Package - Amazon DIB-2. 2500 Sweetwater Springs Blvd. Spring Valley, California 91978. Vote on this item.**
 - The Proponent was not present at the meeting. The Group consented to tabling the item.

3. County Roadside Vending Draft Ordinance - The County of San Diego is seeking input on a draft ordinance establishing a roadside vending permitting program for unincorporated County-maintained roads. The proposed program would regulate roadside vending only as directly related to objective health, safety, and welfare concerns, as required by state law. The Group will discuss the draft ordinance and consider whether to provide comments or recommendations to the County. Vote on this item.

- Several members acknowledged they had not read the draft ordinance. C. Harding recommended the item be tabled. The Group consented to tabling this item.

4. Group Committees. The Group may discuss the status of subcommittees and next steps for formation. No vote on this item.

- C. Harding updated the Group on his work in organizing Group members and residents for an ad hoc on alleys and illegal dumping in Spring Valley.

- A. Wallace stated that she thought she was going to be “Chair” of a committee on alleys. C. Harding

- R. Gibbons acknowledged that the Group is moving to form more committees. C. Harding

5. Elections - Group Secretary. Jake Christie has resigned from the Secretary position. The Group may nominate and elect a new Group Secretary. Vote on this item.

- R. Gibbons acknowledged the Group must select a Group Secretary. No members volunteered for the position. Group members discussed using AI tools to take minutes. A. Wallace stated she would offer to take the minutes with the aid of a smart recording device. The Group also discussed having a member of the public or high school students take minutes for the Group. The Group consented to tabling this item.

6. Approval of Minutes: 1/13/2026 ; 1/27/2026 and 2/10/2026 minutes. Vote on this item.

- The Group discussed pending minutes including format and requirements for minutes.

G. GROUP BUSINESS

1. Reports 1. Chair 2. CSA 128 3. TAC 4. Highway Cleanup & Street Stewards 5. APG 6. Other

2. Next scheduled SVCPG meeting: April 14, 2026 at San Miguel Fire District Headquarters: 2850 Via Orange Way, Spring Valley, CA 91978.

H. ADJOURNMENT Meeting adjourned at 8:34pm

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.