



Spring Valley Community Planning Group

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

MEETING MINUTES

Tuesday, May 12th, 2026 at 6:00 PM

A. ROLL CALL: Meeting called to order at 6:00 pm

PRESENT (13): Chavez, Lowes, Robles, Pierce (6:35), Wallace, Harding, Gibbons, Pearson, Amaral, Gettmann, Woodruff, Christie, Smith

EXCUSED (2): Lawson, Ramsis

ABSENT (0):

B. PLEDGE OF ALLEGIANCE: Led by Jake Christie

C. PUBLIC COMMUNICATION: No public comments outside of respective action items.

D. AGENCY & GROUP UPDATES:

1. Robin Todd with State Assembly District 79 Dr. Sharp Collins's office gave the following update:

- a. District 79 announced they are taking nominations for their 2nd annual community recognition awards. Awards recognize outstanding women, men, and advocates in the District 79 community. Nominations close on June 1st. <https://sharp-collins.asmdc.org/79th-assembly-district-2nd-annual-community-recognition>

2. Group Updates & Announcements:

- a. No group updates or announcements given.

E. INFORMATION ITEMS (N/A)

F. ACTION ITEMS

1. Approval of 4/28/2026 Meeting Minutes: Rod Gibbons motioned, Mark Amaral seconded.

VOTE: 8 YES / 0 NO / 4 ABSTAIN (Lowes, Wallace, Christie, Smith). MOTION PASSES.

- a. Several members stated minutes were not received in their email. Email distro to be reviewed/updated.

2. Site Plan Minor/Administrative Deviation - Signage: DIB2: 2500 Sweetwater Springs Blvd. PDS2025-STP-04-045M4. APN: 505-231-35-00. Chris Pearson motioned, Gilbert Chavez seconded.

VOTE: 10 YES / 2 NO (Lowes, Wallace) / 0 ABSTAIN. MOTION PASSES.

- a. SVCPG appreciates the clarity the developer gave regarding monument sign heights and lighting facing downward.

3. Request for Exemption from Site Plan Permit Processing Requirement for "B" Special Area Regulation:

10793 Jamacha Blvd. PDS2026-STP-26-003. Building is currently mixed-use commercial & residential, with 13 residential units. Owner intends to convert commercial section into 7 additional residential units, with 4 reserved for affordable housing. Malcolm Gettmann is lead, Chavez, Wallace, and Harding are on the review group.

- a. MOTION TABLED, awaiting additional county building reviews.

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.

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MEETING MINUTES (cont)

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4. **Site Plan Review:** 9061 Avocado St. Tentative Map. PDS2025-TM-5662. Proposal is for a 20-lot subdivision. Chris Pierce is lead, Pearson, Lowes, and Smith are on the review group.
 - a. MOTION TABLED, awaiting additional information.
5. **Undergrounding Waiver Request.** 9061 Avocado St. PDS2025-TM-5662. Utility undergrounding for proposed 20-lot subdivision. Malcolm Gettmann is lead, Pierce, Pearson, and Amaral are on the review group.
 - a. MOTION TABLED, awaiting additional information.
6. **Stop Controls on Ashmore Ave.** Install Stop sign on Ashmore Ave, at intersection of Carlsbad St and Ashmore Ave. Malcolm Gettmann motioned, Chris Harding seconded.
VOTE: 13 YES / 0 NO / 0 ABSTAIN. MOTION PASSES.
7. **Ad Hoc Subcommittee on Alley Equity & Restoration:** Letters formatted for dissemination to county supervisors and associated county agencies, to request assistance in resolving illegal dumping issues. Malcolm Gettmann motioned, Chris Harding seconded.
VOTE: 13 YES / 0 NO / 0 ABSTAIN. MOTION PASSES, with minor edits to include hazardous medical waste.
8. **Ad Hoc Subcommittee on Bus Stop Safety and Accessibility:** Letters requesting bus stop location ownership verifications formatted for dissemination to associated school districts and the MTS office. Malcolm Gettmann motions, Lora Lowes seconded.
VOTE: 13 YES / 0 NO / 0 ABSTAIN. MOTION PASSES, with minor edits.
9. **Assign Upcoming Projects:** 2442 Central Ave PDS2025-TPM-21480. (503-392-35-00) Lora Lowes volunteered as lead, Chavez, Amaral, and Smith joined the review group.

G. GROUP BUSINESS

1. Reports:

- a. Chair: We have several upcoming projects. Request members review email and volunteer for new projects.
- b. CSA 128: Meeting minutes for 4/7/2026 shared via email.
- c. TAC: No updates.
- d. Highway Cleanup & Street Stewards:
 - Spring Valley Community Alliance (SVCA) will hold a highway cleanup on Sunday 5/17 @ 8am. Meet at Helix & Bancroft (Near Jack In-the Box)
 - Chris Pierce stated there is a need for more Street Stewards volunteers and to contact him if anyone is interested.
- e. APG: Lora Lowes stated the next meeting is scheduled for 5/23.
- f. Other: Reminder to update email distro list.

2. **Next scheduled SVCPG Meeting:** June 9, 2026 at 6pm at San Miguel Fire District Headquarters: 2850 Via Orange Way, Spring Valley, CA 91978.

H. ADJOURNMENT: Meeting adjourned at 7:26 pm.

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