

**County of San Diego
Spring Valley Community Planning Group
P.O. Box 1637, Spring Valley, CA 91979**

**Regular Meeting Minutes
March 10, 2020; 7:00 p.m.**

**Meeting Location: Otay Water District Headquarters
2554 Sweetwater Spring Boulevard, Spring Valley, CA 91978**

E-mail: svpgchair@gmail.com; Facebook: [Spring Valley Planning Group](#)

A. Members Present

seat	Name	absent	seat	Name	absent
1	Elizabeth "Liz" Lavertu (Chair)		9	Clifton Cunningham	X
2	Lora Lowes		10	Chris Pearson	
3	Jesse Robles		11	James "Jim" Custeau (Secretary)	
4	Mark Kalsho	X	12	Adrian Caminos	
5	Marilyn Wilkinson		13	Edward Woodruff	
6	John Eugenio		14	Robert "Bob" Eble	
7	Scott Harris (Vice-Chair)	X	15	Tim Snyder	
8	Scott Shaffer				

The meeting was called to order at 7:00 p.m.

B. Public Communications: No speakers

C. Presentations:

1. Census 2020, Information Only. Mr. Alejandro Aguilar, employed by the U.S. Census Bureau showed an informational video, followed by a PowerPoint to provide additional information. Article 1, section 2 in the Constitution says we must have a census once every 10 years. Based on the results of the Census, states will either gain or lose representatives in Congress. There will be 4 ways to complete the process: internet, phone, paper form, in-person. The information will be available in many languages. All supplied information is protected by title 13 expressly prohibiting questions dealing with, citizenship status, immigration status, social security number, etc. There will be no contact except by mail. Each counted person represents approximately \$2000 in Federal Aid to the community.

2. Miller Paving, 9222-9236 Olive Drive. Input on new metal building to replace hut. Information only. Stacy Miller was not in attendance. This presentation is tabled.

D. Action Items:

1. **1. PDS2019-STP-97-050W3 and PDS2020-AD-20-002**, Target Shopping Ctr- Sweetwater Rd. @ Jamacha Rd. Applicant requests two waivers. First is to waive the requirement for 40' width for truck aisle. Second is to modify the parking requirement from 4.5/1,000 sf with 15% food uses to 4/ 1,000 sf if the food uses

are restricted to 10% instead of 15%. A Design Exception Review is requested to allow the driveway width to be increased from 30' to 36'. Request to add a drug store of approximately 15,000 sf and two pad buildings of approximately 4,500 sf each along Sweetwater Road, in addition update the facade of Smart and Final to allow a subtenant as well as a trash enclosure in the rear of Smart and Final. The pad buildings would accommodate a drive-thru food use at each location. The northerly pad building is anticipated to be multi-tenant, while the southerly pad building is anticipated to be single tenant. The uses are all conforming to the Zoning Ordinance. The monument signs will remain the same as approved and the approved criteria used for existing tenants will be applied to the new tenants. Presenter: Lowes Proponent: Ziebarth.

Member Lowes presented the project with a detailed Power Point which identified the reason for the widened roadway, trash enclosures, issues surrounding power pole supports, overall plot plan showing placement of three new buildings (CVS Pharmacy – northeast side of project, multi-tenant food building centered along Sweetwater Rd, single tenant restaurant on southwest corner of lot). New retail space to be partitioned on north end of Smart n Final business (likely O'Reilly Auto Parts). Signage for all new tenants. The group generally agreed after a short discussion that the site plan was fine (buildings, roadway entrance widening, narrowing of truck lane, trash enclosures, parking to square footage ratio). Most of the remainder of the discussion surrounded size and placement of signage on the buildings. Ultimately three motions on the project were presented as follows.

Motion 1: Approve site plan as presented, not including signage nor utility poles (see separate motions)

M/S: (Lowes/Pearson)

Vote: Aye (12); No (0); Abstain (0); Absent (3); Vacant (0)

Motion: Passes

Motion 2: Exempt property from undergrounding any other electric utilities.

M/S: (Lowes/Camino)

Vote: Aye (11); No (1, Robles); Abstain (0); Absent (3); Vacant (0)

Motion: Passes

Motion 3: 1. Approve sign for secondary tenant at Smart & Final except individual letter are to be on building - background to be colored same as the rest of building; 2. Building G (multi use) signage to be from 1-1.25 x frontage. Signage for all 4 sides. (developer to return to Group for final sign approval). 3. Chick Fil-A signage allowed at 1.25 x frontage. No sign on south exposure (St. George St.), signs allowed on 3 sides (east, north, west); no white background (color band to be same or a shade of other wall color). 4. CVS signage approved as submitted, except “drive through” sign on north elevation (Jamacha Rd) to be same size as on west elevation.

M/S: (Lowes/Robles)

Vote: Aye (11); No (1, Lowes); Abstain (0); Absent (3); Vacant (0)

Motion: Passes

E. Approval of Minutes of February 11, 2020 meeting.

Motion: Approve Minutes as presented.

M/S: (Wilkinson/Snyder)

Vote: Aye (12); No (0); Abstain (0); Absent (3); Vacant (0)

Motion: Passes

F. GROUP BUSINESS

1. Announcements: Chair Lavertu will be attending the PDS Quarterly Chair's meeting on 03/14. She will be meeting with Supervisor Jacob next Tuesday for ongoing homeless population discussion.
2. Reports: none
3. Committees: none
4. New projects: to be assigned
5. Next meeting: March 24, 2020

G. ADJOURNMENT: 9:25 PM