

**SITE DATA**

OWNER: BRETT FEUERSTEIN (858) 271-4682  
 PROJECT ADDRESS: 935 SWEETWATER ROAD, SPRING VALLEY, CA 91977

ASSESSOR'S PARCEL: 584511800 (858) 271-4682 (NOT A PART)  
 584511800  
 584511900  
 584512000

COMMUNITY PLAN: SPRING VALLEY  
 GENERAL PLAN REGIONAL CATEGORY: VILLAGE  
 VILLAGE BOUNDARY: SPRING VALLEY

LOT SIZE:  
 PARCEL B (0.33 ACRES) 14,415 SF  
 PARCEL C (10.02 ACRES) 444,312 SF  
 PARCEL D (2.09 ACRES) 91,040 SF

BUILDING COVERAGE:  
 EXISTING BUILDINGS TO REMAIN AS IS:  
 RALLY'S (EXISTING) 740 SF  
 SMART & FINAL (EXISTING) 37,800 SF

EXISTING BUILDING TO BE SUBDIVIDED UNDER SEPARATE PERMIT (94,749 S.F.):  
 TENANT SPACE 'A' (UNDER SEPARATE PERMIT) 46,644 SF  
 TENANT SPACE 'B' (UNDER SEPARATE PERMIT) 27,105 SF  
 TENANT SPACE 'C' (UNDER SEPARATE PERMIT) 21,000 SF  
 TOTAL BUILDING COVERAGE = 133,289 SF

EXISTING BUILDING TO BE REMOVED:  
 EXISTING STORAGE (OLD KMART) STRUCTURE 3,185 SF

PARKING SUMMARY:  
 PARKING REQUIRED:  
 SMART & FINAL - 37,800 SF (4.5/1,000) = 170 STALLS  
 TENANT SPACE 'A' - 46,644 SF (4.5/1,000) = 210 STALLS  
 TENANT SPACE 'B' - 27,105 SF (4.5/1,000) = 122 STALLS  
 TENANT SPACE 'C' - 21,000 SF (4.5/1,000) = 95 STALLS  
 RESTAURANT (RALLY'S) - 740 SF (9.5/1,000) = 2 STALLS  
 TOTAL PARKING STALLS REQUIRED = 604 STALLS

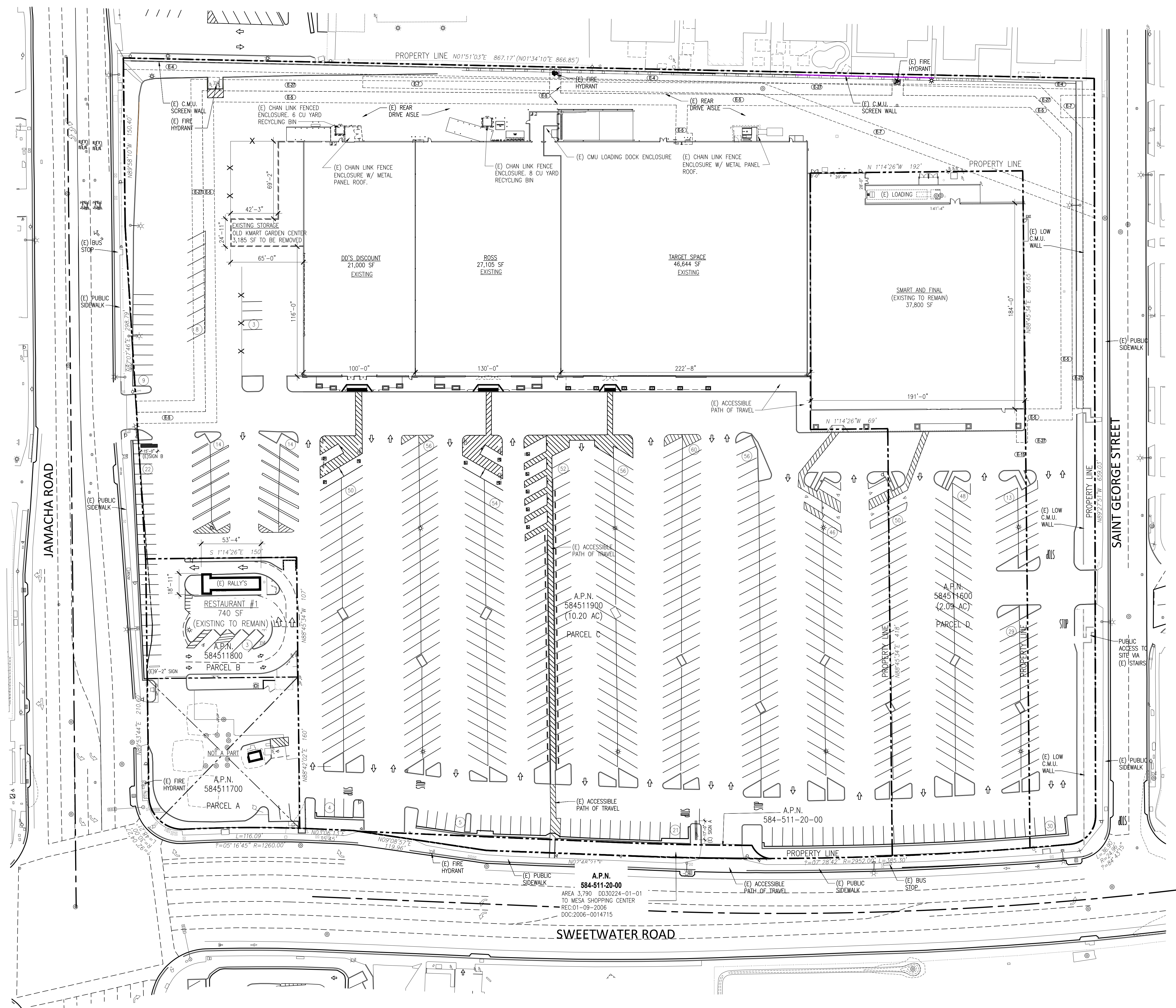
TOTAL PARKING PROVIDED = 700 STALLS  
 PARKING SURPLUS = 96 STALLS

HANDICAP PARKING REQUIRED:  
 2% OF TOTAL SPACES (0.2 X 700) = 14 STALLS  
 VAN ACCESSIBLE STALLS (14 / 6) = 3 STALLS

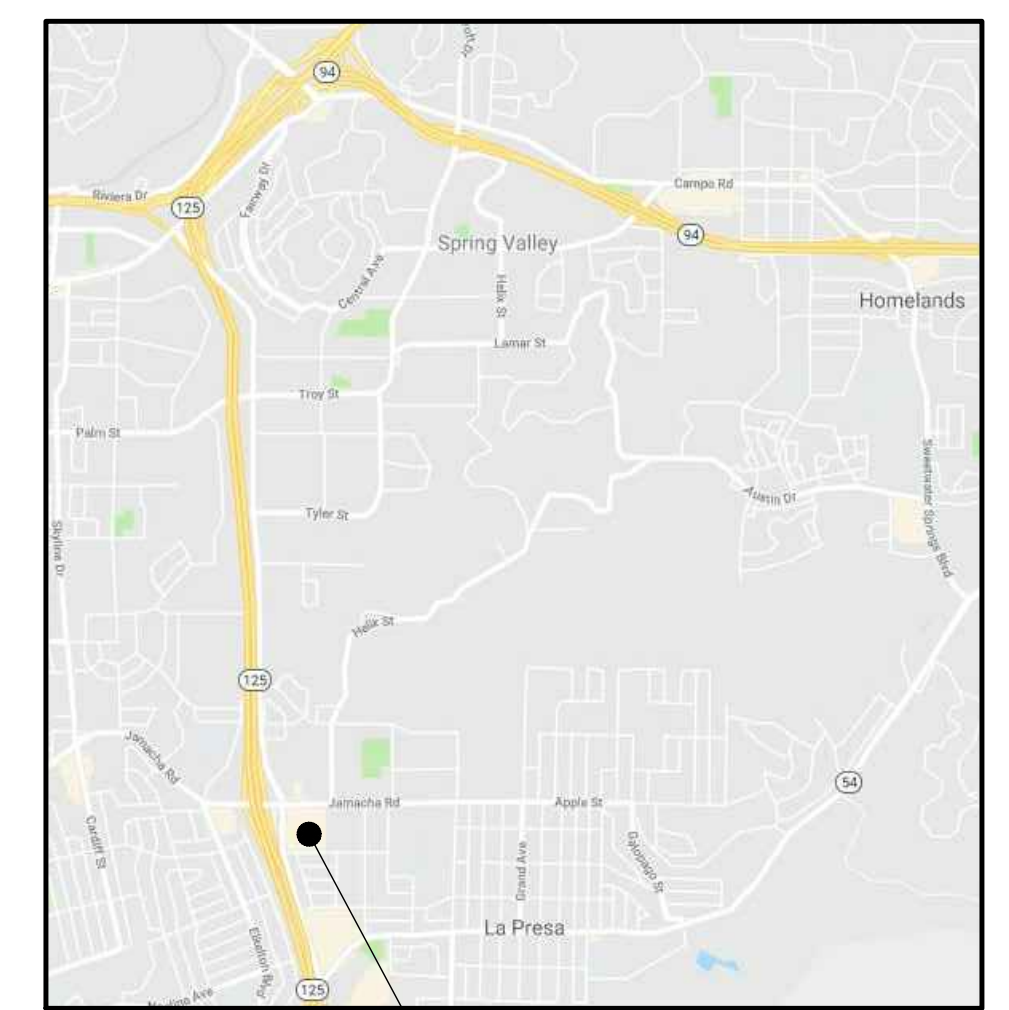
HANDICAP PARKING PROVIDED:  
 STANDARD STALLS = 14 STALLS  
 VAN ACCESSIBLE STALLS = 3 STALLS

LEGEND:  
 - - - - - ACCESSIBLE PATH OF TRAVEL

DISCRETIONARY PERMITS ASSOCIATED WITH THIS SITE PLAN:  
 • STP-97-050W1  
 • POS2014-STP-97-050W1M1  
 • POS2018-STP-97-050W1M2



**VICINITY MAP**



**PROJECT LOCATION**

**UTILITY EASEMENTS ASSOCIATED WITH THIS SITE PLAN**

- (E-4)** AN EASEMENT FOR POLES, WIRES AND ANCHORS AND INCIDENTAL PURPOSES, RECORDED APRIL 22, 1965 AS INSTRUMENT NO. 71451 OF OFFICIAL RECORDS, IN FAVOR OF: SAN DIEGO GAS & ELECTRIC COMPANY  
 AFFECTS: AS DESCRIBED THEREIN (AFFECTS PARCEL C)
- (E-5)** AN EASEMENT FOR LAYING UNDERGROUND WATER PIPELINES FROM TIME TO TIME AND INSTALLING METERS, VALVES AND OTHER ABOVE OR UNDERGROUND APPURTENANT STRUCTURES AND INCIDENTAL PURPOSES, RECORDED JANUARY 15, 1973 AS INSTRUMENT NO. 73-01862 OF OFFICIAL RECORDS, IN FAVOR OF: HELIX IRRIGATION DISTRICT  
 AFFECTS: AS DESCRIBED THEREIN (AFFECTS PARCELS C AND D)
- (E-7)** AN EASEMENT SHOWN OR DEDICATED ON THE MAP FILED OR RECORDED FEBRUARY 21, 1973 AS MAP NO. 7556 OF TRACT FOR: SEWER AND DRAINAGE AND INCIDENTAL PURPOSES.  
 AFFECTS: PARCELS C AND D)
- (E-15)** AN EASEMENT FOR LAYING UNDERGROUND WATER PIPELINE(S) FROM TIME TO TIME AND INSTALLING METERS, VALVES AND OTHER ABOVE OR UNDERGROUND APPURTENANT STRUCTURES, TOGETHER WITH THE RIGHT TO CONSTRUCT, OPERATE, MAINTAIN, REPAIR AND REPLACE SAID PIPELINE(S) AND APPURTENANT STRUCTURES, AND RIGHT OF INGRESS AND EGRESS FOR SUCH PURPOSES AND INCIDENTAL PURPOSES, RECORDED AUGUST 27, 1984 AS INSTRUMENT NO. 84-326028 OF OFFICIAL RECORDS, IN FAVOR OF: HELIX WATER DISTRICT, A POLITICAL SUBDIVISION SITUATE WHOLLY IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA  
 AFFECTS: AS DESCRIBED THEREIN
- (E-21)** THE TERMS, PROVISIONS AND EASEMENT(S) CONTAINED IN THE DOCUMENT ENTITLED "GRANT OF EASEMENT" RECORDED MAY 16, 2016 AS INSTRUMENT NO. 2016-0235754 OF OFFICIAL RECORDS.  
 AFFECTS: PARCELS C AND D)

**SHOPPING CENTER - SPRING VALLEY**  
 S.E.C. JAMACHA RD. & SWEETWATER RD.  
 SPRING VALLEY, CA

**SITE PLAN - EXISTING**

1" = 40'-0"



**PROJECT ADDRESS:**  
 935 SWEETWATER ROAD  
 Spring Valley, CA 91977  
 PROJECT NO: 16350

**ASSESSOR'S PARCEL:**  
 584511800  
 584511900 (NOT A PART)  
 584511800  
 584512000

**OWNER:**  
 BRETT FEUERSTEIN  
 (858) 271-4682

**PREPARED BY:**  
 ZAAP, INC.  
 2900 FOURTH AVENUE #204  
 SAN DIEGO, CA 92103  
 619-233-6450 WWW.ZAAP.BIZ

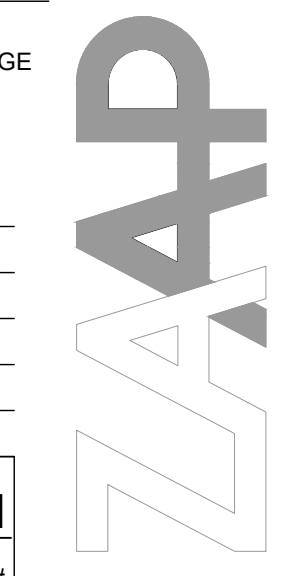
**COMMUNITY PLAN:** SPRING VALLEY  
**GENERAL PLAN REGIONAL CATEGORY:** VILLAGE  
**VILLAGE BOUNDARY:** SPRING VALLEY  
**ZONING:** C36

**DATE:** 10/20/2020

REVISION #	DATE	REVISION #	DATE
1		1	
2		2	
3		3	
4		4	

**PROJECT NAME:** SHOPPING CENTER - SPRING VALLEY  
**SHEET #:** SP-01  
**SHT #:**

**SHEET TITLE:**  
**SITE PLAN - EXISTING**



**UTILITY EASEMENTS ASSOCIATED WITH THIS SITE PLAN**

- (E-4) AN EASEMENT FOR POLES, WIRES AND ANCHORS AND INCIDENTAL PURPOSES, RECORDED APRIL 22, 1965 AS INSTRUMENT NO. 71451 OF OFFICIAL RECORDS, IN FAVOR OF SAN DIEGO GAS & ELECTRIC COMPANY. AFFECTS: AS DESCRIBED THEREIN (AFFECTS PARCEL C)
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- (E-7) AN EASEMENT SHOWN OR DEDICATED ON THE MAP FILED OR RECORDED FEBRUARY 21, 1973 AS MAP NO. 7556 OF TRACT FOR: SEWER AND DRAINAGE AND INCIDENTAL PURPOSES. (AFFECTS PARCELS C AND D)
- (E-15) AN EASEMENT FOR LAYING UNDERGROUND WATER PIPELINE(S) FROM TIME TO TIME AND INSTALLING METERS, VALVES AND OTHER ABOVE OR UNDERGROUND APPURTENANT STRUCTURES, TOGETHER WITH THE RIGHT TO CONSTRUCT, OPERATE, MAINTAIN, REPAIR AND REPLACE SAID PIPELINE(S) AND APPURTENANT STRUCTURES, AND RIGHT OF INGRESS AND EGRESS FOR SUCH PURPOSES AND INCIDENTAL PURPOSES, RECORDED AUGUST 27, 1984 AS INSTRUMENT NO. 84-326028 OF OFFICIAL RECORDS, IN FAVOR OF HELIX WATER DISTRICT, A POLITICAL SUBDIVISION SITUATE WHOLLY IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA. AFFECTS: AS DESCRIBED THEREIN
- (E-27) THE TERMS, PROVISIONS AND EASEMENT(S) CONTAINED IN THE DOCUMENT ENTITLED "GRANT OF EASEMENT" RECORDED MAY 16, 2016 AS INSTRUMENT NO. 2016-0235754 OF OFFICIAL RECORDS. (AFFECTS PARCELS C AND D)
- (E-1A) ABUTTER EASEMENT
- (E-1B) CLEAR SPACE EASEMENT

**SITE DATA**

OWNER: BRETT FEUERSTEIN (858) 271-4682  
 PROJECT ADDRESS: 935 SWEETWATER ROAD SPRING VALLEY, CA 91977  
 ASSESSOR'S PARCEL: 584511600  
 COMMUNITY PLAN: SPRING VALLEY  
 GENERAL PLAN REGIONAL CATEGORY: VILLAGE  
 VILLAGE BOUNDARY: SPRING VALLEY  
 ZONING INFORMATION: C36

ZONING INFORMATION		
USE REGULATION	C36	
ANIMAL REGULATION	Q	
DEVELOPMENT REGULATIONS	DENSITY	-
	MINIMUM LOT SIZE	-
	MAXIMUM FLOOR AREA RATIO	-
	FLOOR AREA RATIO	-
	BUILDING TYPE	W
	HEIGHT	G
SPECIAL AREA REGULATIONS	SETBACK	O
	LOT COVERAGE	-
	OPEN SPACE	A
SPECIAL AREA REGULATIONS	B	

**PROPOSED SCOPE OF WORK UNDER PERMIT PDS2020-AD-20-002**

THE SCOPE OF WORK UNDER THIS PERMIT IS FOR APPROVAL OF AN ADMINISTRATIVE PERMIT FOR A SHARED PARKING AGREEMENT TO SATISFY A REQUIREMENT BY THE COUNTY OF SAN DIEGO FOR THE APPROVAL OF SITE PLAN MODIFICATION PERMIT PDS2019-STP-97-050W3.

THIS PLAN WAS DEVELOPED AND SUBMITTED WITH SITE PLAN MODIFICATION PERMIT APPLICATION PDS2019-STP-97-050W3.

\*NOTE: THIS PROJECT HAS REQUESTED A PARKING WANNER TO REDUCE THE REQUIRED PARKING TO 4 PER 1000 WITH 10% MAX EATING AND DRINKING ESTABLISHMENT.

**PROPOSED SCOPE OF WORK UNDER PERMIT PDS2019-STP-97-050W3**

- PROVIDE BUILDING SIGNAGE FOR NEW TENANTS. UPDATE EXISTING Pylon SIGNS TO ADD NEW TENANTS.
- NEW 17,400 SF RETAIL / PHARMACY BUILDING (TENANT D) (PHASE A)
- NEW TRASH ENCLOSURE FOR PHARMACY BUILDING (TENANT D) (PHASE A)
- NEW 4,500 SF MULTI-TENANT PAD BUILDING (G) (PHASE B)
- NEW TRASH ENCLOSURE MULTI-TENANT PAD BUILDING (G) (PHASE B)
- NEW 4,490 SF DRIVE THRU RESTAURANT PAD BUILDING (F) (PHASE C)
- NEW TRASH ENCLOSURE PAD BUILDING (F) (PHASE C)
- NEW 8,561 SF SUB-TENANT (E.2) IN EXISTING SMART & FINAL SPACE (PHASE D)
- NEW TRASH ENCLOSURE SUB-TENANT (E.2) IN EXISTING SMART & FINAL SPACE (PHASE D)
- MODIFY PARKING STRIP AS NEEDED.
- EXISTING JAMACHA DRIVEWAY WIDENED TO 36' PER CIVIL.
- RELOCATE EXISTING UTILITY EASEMENT (E-5) AND (E-27) FOR PROPOSED BUILDING D PER CIVIL DRAWINGS.
- NEW STRIPING ON NORTHBOUND SWEETWATER ROAD.
- (2) NEW LIGHT POLES RELOCATE (2) EXISTING LIGHT POLES

**SITE INFORMATION:**

BUILDING COVERAGE:	
<b>EXISTING BUILDINGS:</b>	
RALLY'S (BUILDING H)	740 SF (RESTAURANT)
SMART & FINAL (BUILDING E.1)	29,239 SF
AUTOPARTS RETAIL (BUILDING E.2) (NEW SUB-TENANT)	8,561 SF
TARGET (BUILDING A)	46,644 SF
ROSS (BUILDING B)	27,105 SF
DO'S (BUILDING C)	21,000 SF
<b>TOTAL EXISTING SF:</b>	<b>133,289 SF</b>

<b>PROPOSED BUILDING:</b>	
NEW RETAIL (BUILDING D)	17,400 SF
NEW DRIVE-THRU RESTAURANT (BUILDING F)	4,490 SF (RESTAURANT)
NEW MULTI-TENANT W DRIVE THRU (BUILDING G)	4,500 SF (RESTAURANT)
<b>TOTAL PROPOSED SF:</b>	<b>26,390 SF</b>

**TOTAL BUILDING SQUARE FOOTAGE:** 159,679 SF

**PARKING SUMMARY:**

PARKING REQUIRED-PER COUNTY CODE	4.5/1,000 SF X 159,679 = 719
PER SHARED PARKING WANNER**	4.0/1,000 SF X 159,679 = 639
<b>PARKING PROVIDED:</b>	<b>645</b>

\*\*A: PARKING SURPLUS 6  
 \*B: RETAIL AND SALES SHOPPING CENTERS WITH LESS THAN 15% EATING AND DRINKING ESTABLISHMENTS COUNTY CODE REQUIRES 4.5: PARKING STALLS PER 1000 SF. THIS PROJECT HAS REQUESTED A PARKING WANNER TO REDUCE THE REQUIRED PARKING TO 4 PER 1000 SF WITH LIMITATION OF 10% MAX EATING AND DRINKING ESTABLISHMENT.

**TOTAL SITE EATING/DRINKING ESTABLISHMENT SF:** 9,730 SF

9,730 SF / 159,658 SF = 6% EATING/DRINKING ESTABLISHMENT

**PARKING REQ. FOR EXPANSION** 26,369 SF X 4/1000 = 105 SPACES

**SHORT TERM BICYCLES REQ. FOR EXPANSION(5%)** 5 SPACES

**SHORT TERM BICYCLES PROV.** 5 SPACES

**LONG TERM BICYCLES REQ. FOR EXPANSION** 5 SPACES

**LONG TERM BICYCLES PROV.** 5 SPACES

**CLEAN AIR VEHICLES REQ. FOR EXPANSION** 11 SPACES

**CLEAN AIR VEHICLES PROV.** 11 SPACES

**EV = ELECTRIC VEHICLE PARKING SPACE**

**BLDG D REQUIRES** 4 EV STALL

**BLDG G REQUIRES** 1 EV STALL

**BLDG F REQUIRES** 2 EV STALL

**TOTAL PROVIDED** EV STALL = 7

**TOTAL HANDICAP STALLS** 23 STALLS

**TOTAL REQUIRED H/C VAN STALLS 25/6** 4 REQUIRED VAN STALLS

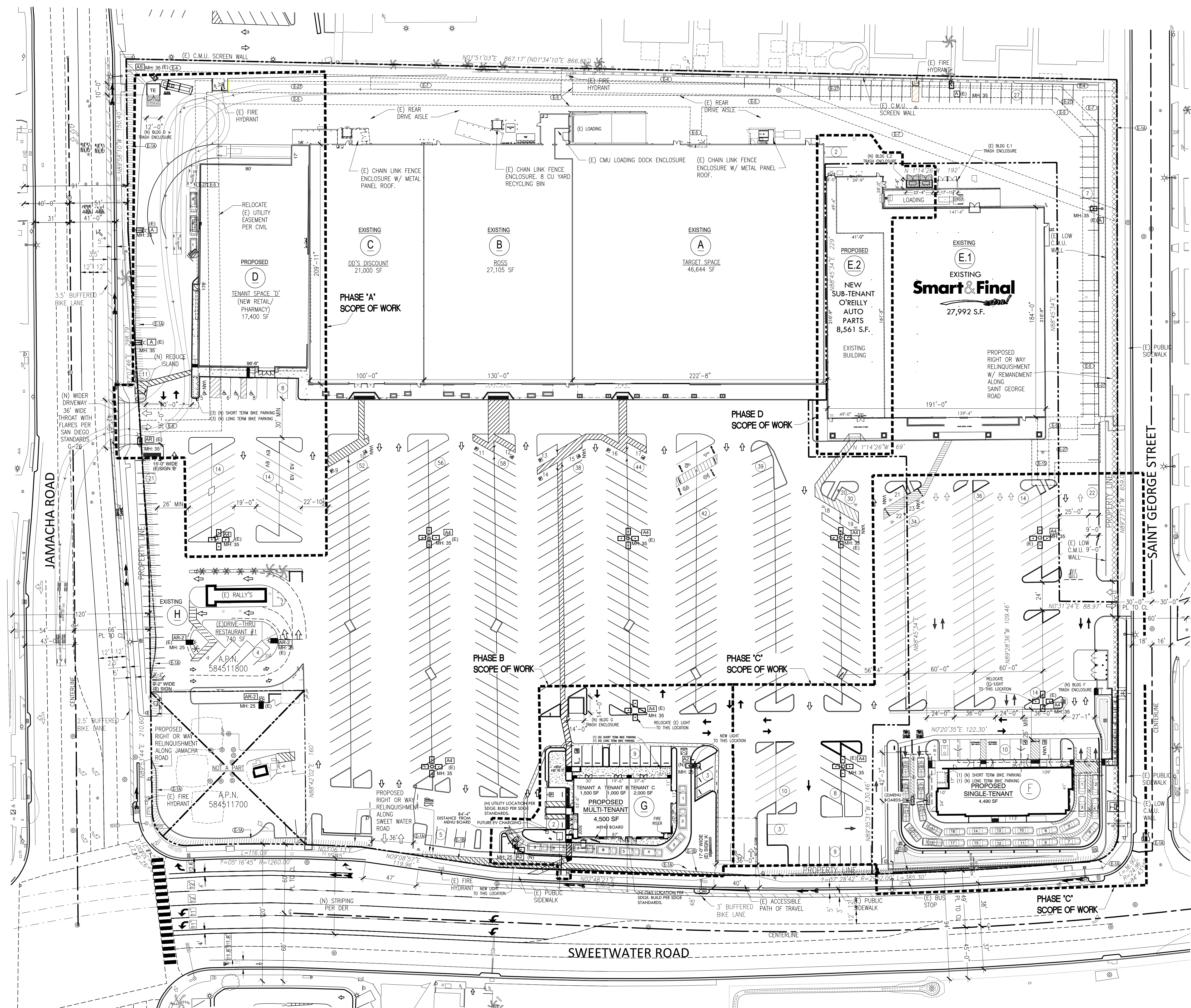
**TOTAL PROVIDED VAN STALLS** 6 VAN STALLS

**DISCRETIONARY PERMITS ASSOCIATED WITH THIS SITE PLAN**

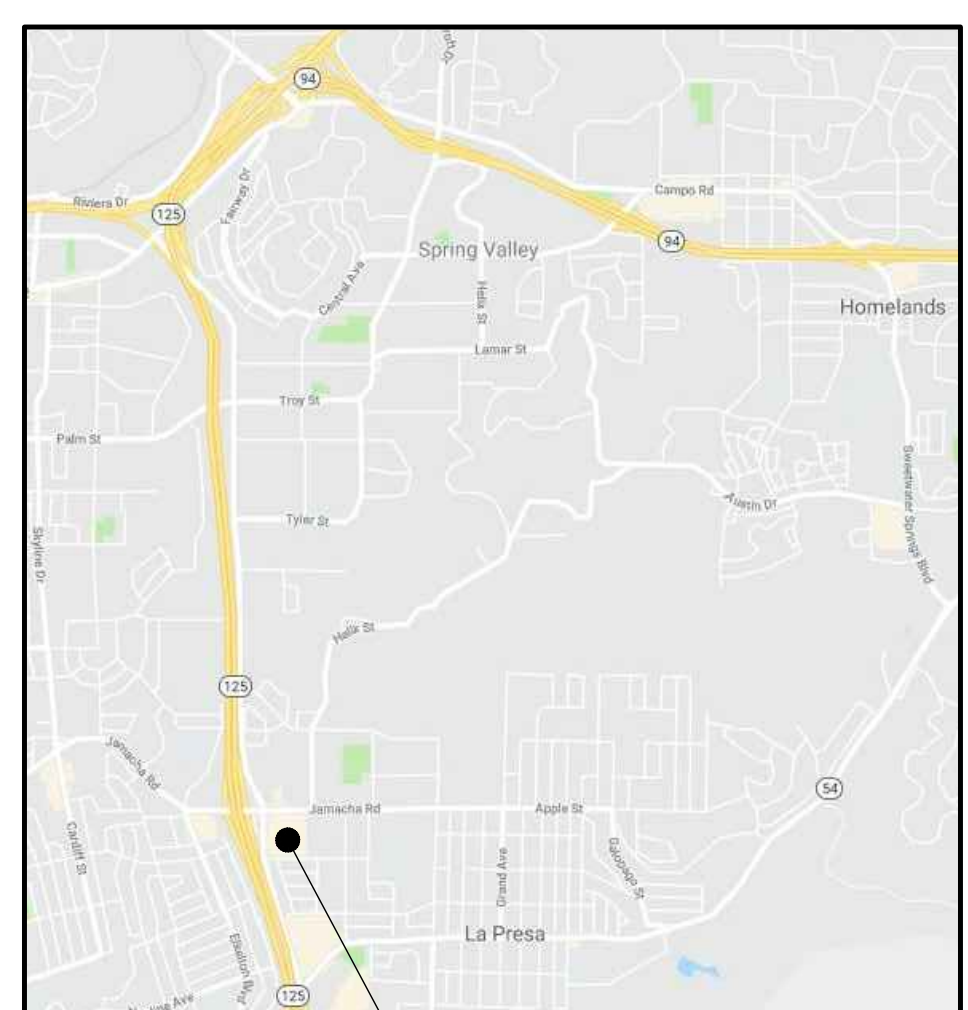
- STP-97-050W1
- PDS2014-STP-97-050W1M1
- PDS2018-STP-97-050W1M2
- PDS2018-STP-97-050W2-PDS-PLN
- PDS2019-STP-97-050W3

**PROJECT PHASES:**

\*NOTE: PHASE A,B,C,D SHALL BE BUILT IN ANY SEQUENCE OF CONSTRUCTION PHASES.



**VICINITY MAP**



**PROJECT LOCATION**

Luminaire Schedule	Qty	Label	Arrangement	Total Lamp Lumens	LLF	Description	Lum. Watts
(4) E	A	SINGLE	N.A.	0.912	LUMARK NAV-AE-06-E-UNV-T3R	315	
9 (E)	A4	4 @ 90 DEGREES	N.A.	0.912	LUMARK NAV-AE-06-E-UNV-T3R	315	
2 (N)	A2	2 @ 90 DEGREES	N.A.	0.912	LUMARK NAV-AE-06-E-UNV-T3R	315	
1 (E)	AR	SINGLE	N.A.	0.912	LUMARK NAV-AE-06-E-UNV-SLR	315	
1 (E)	AS	SINGLE	N.A.	0.912	NAV-AE-06-E-UNV-T4FT	315	
3 (E)	AR-2	SINGLE	N.A.	0.912	Lumark NAV-AE-06-E-UNV-T4W	315	

**SITE PLAN - PROPOSED**

1" = 40'-0"

- LIGHTING NOTES:**
- (1) RELOCATED POLE LIGHT ON BUILDING F
  - (2) NEW POLE LIGHT ON BUILDING G (4) NEW HEADS
  - (1) RELOCATED POLE LIGHT ON BUILDING G
  - ALL SITE POLE LIGHTS AND FIXTURES TO REMAIN EXCEPT WHERE NOTED

**SHOPPING CENTER - SPRING VALLEY**

S.E.C. JAMACHA RD. & SWEETWATER RD.  
 SPRING VALLEY, CA

**PROJECT ADDRESS:**  
 935 SWEETWATER ROAD  
 Spring Valley, CA 91977  
 PROJECT NO: 1650

**ASSESSOR'S PARCEL:**  
 584511600  
 584511700 (NOT A PART)  
 584511800  
 584511900  
 584512000

**OWNER:**  
 BRETT FEUERSTEIN  
 (858) 271-4682

**PREPARED BY:**  
 ZAAP, INC.  
 2900 FOURTH AVENUE #204  
 SAN DIEGO, CA 92103  
 619-233-6450 WWW.ZAAP.BIZ

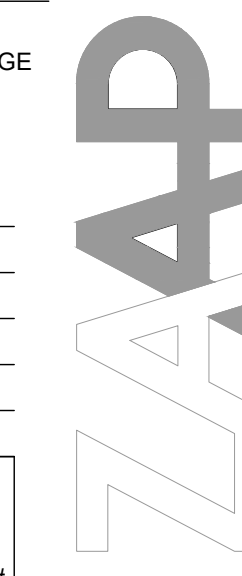
**COMMUNITY PLAN:** SPRING VALLEY  
**GENERAL PLAN REGIONAL CATEGORY:** VILLAGE  
**VILLAGE BOUNDARY:** SPRING VALLEY  
**ZONING:** C36

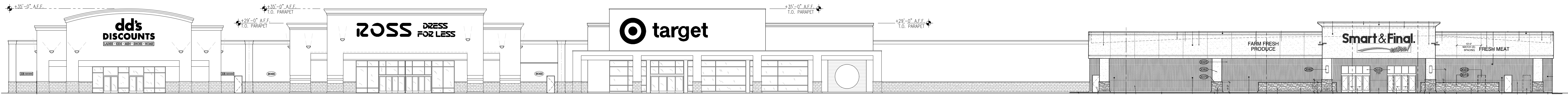
**DATE:** 03/10/21

REVISION #	DATE	REVISION #	DATE
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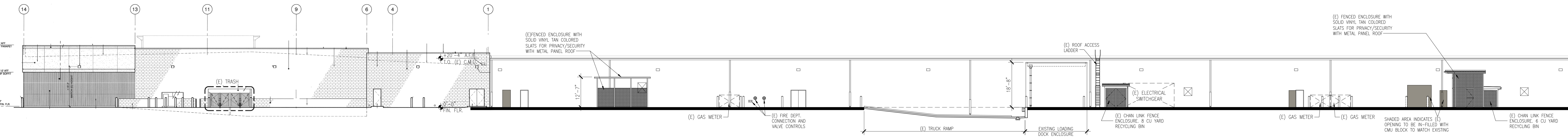
**PROJECT NAME:** SHOPPING CENTER - SPRING VALLEY  
**SHT #** SP-02

**SHEET TITLE:** SITE PLAN - PROPOSED

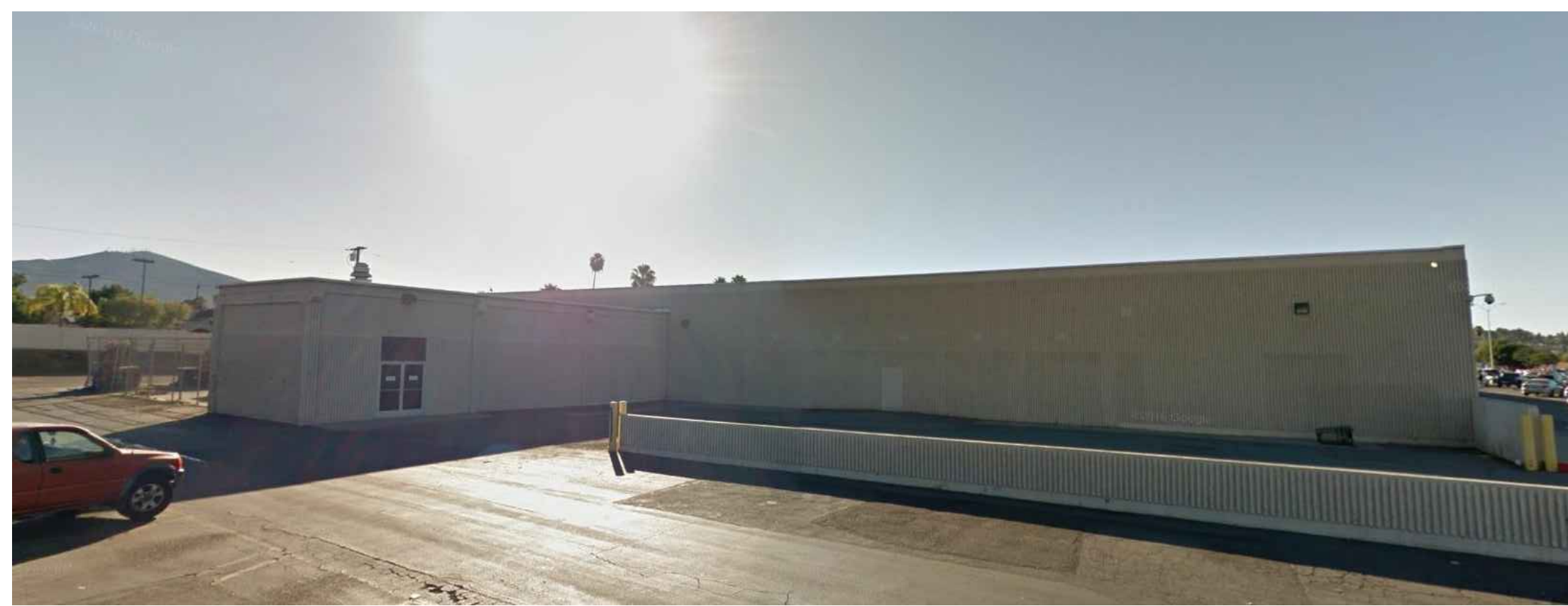




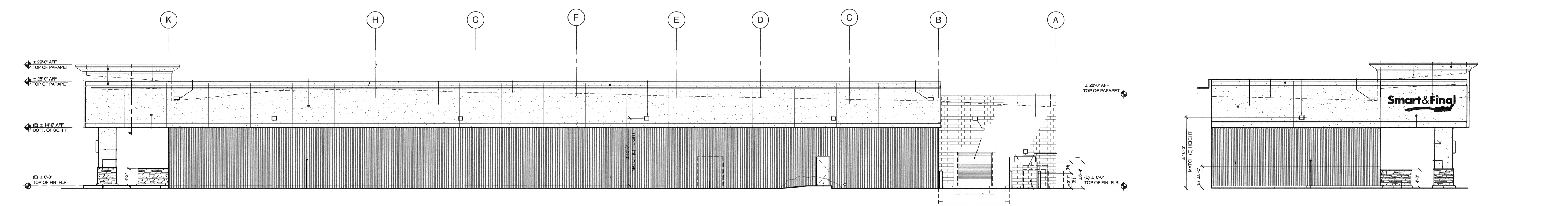
**FRONT ELEVATION (WEST) - EXISTING**  
SCALE: 1/16" = 1'-0"



**REAR ELEVATION (EAST) - EXISTING**  
SCALE: 1/16" = 1'-0"

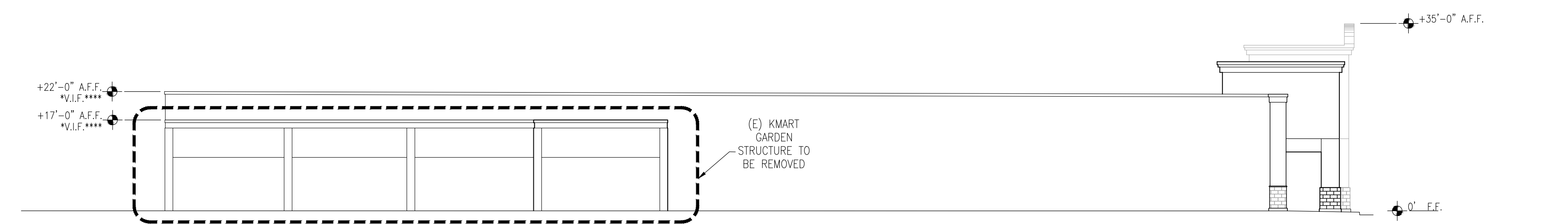


PHOTOS OF THE EXISTING KMART GARDEN CENTER TO BE REMOVED



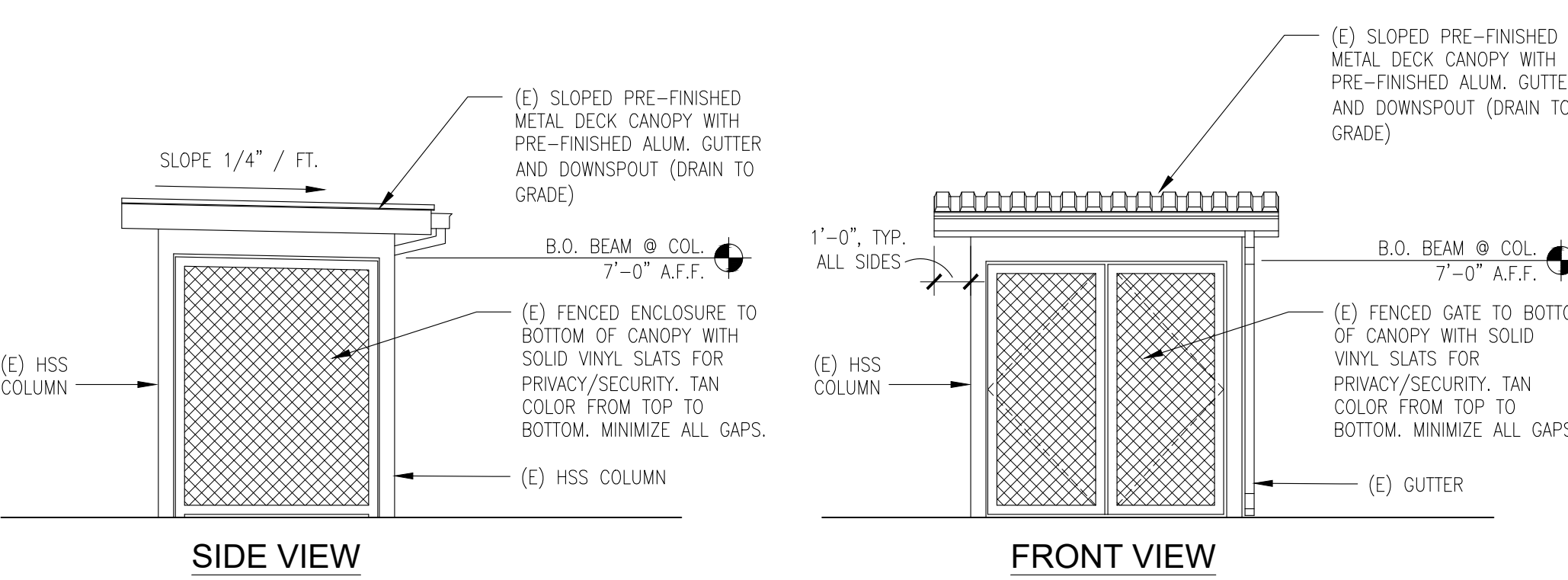
**SIDE ELEVATION (SOUTH) - EXISTING**  
SCALE: 1/16" = 1'-0"

**SIDE ELEVATION (NORTH) - EXISTING**  
SCALE: 1/16" = 1'-0"

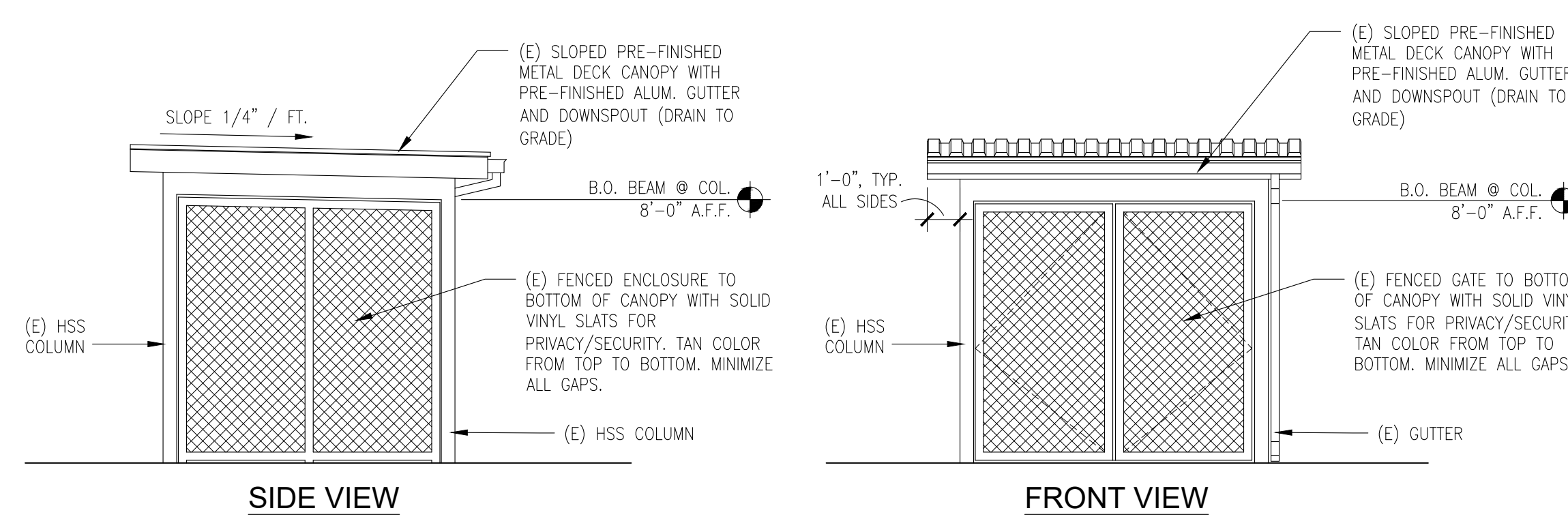


**SIDE ELEVATION (NORTH) - EXISTING**  
SCALE: 1/16" = 1'-0"

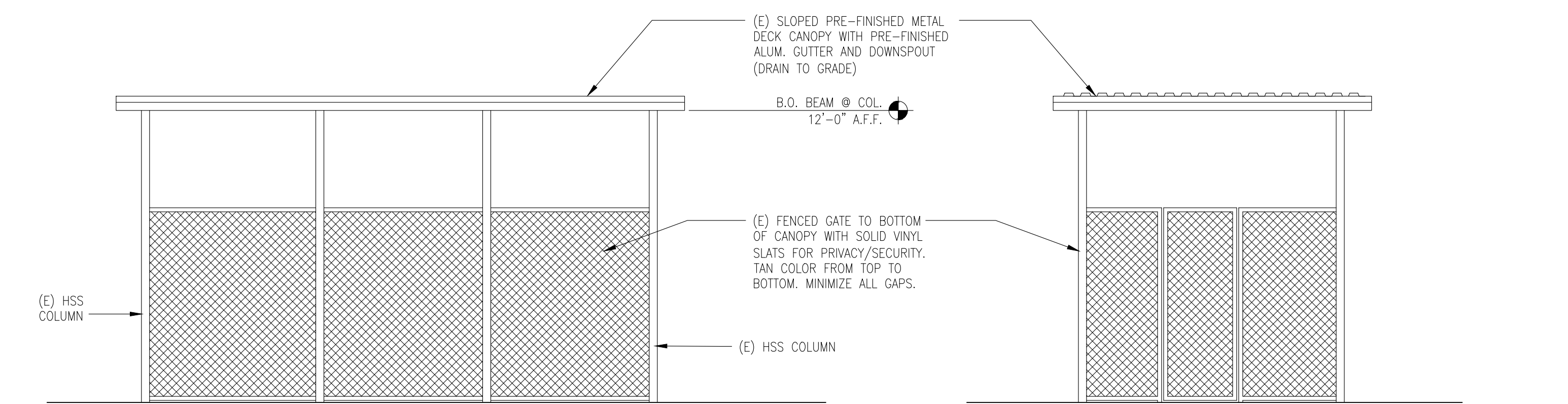
**SIDE PERSPECTIVE (SOUTH) - EXISTING STRUCTURE**  
SCALE: 1/16" = 1'-0"



**TENANT SPACE 'C' FENCED ENCLOSURE (EXISTING)**  
SCALE: 1/4" = 1'-0"



**TENANT SPACE 'B' FENCED ENCLOSURE (EXISTING)**  
SCALE: 1/4" = 1'-0"



**TENANT SPACE 'A' FENCED ENCLOSURE (EXISTING)**  
SCALE: 1/4" = 1'-0"

**SHOPPING CENTER - SPRING VALLEY**  
S.E.C. JAMACHA RD. & SWEETWATER RD.  
SPRING VALLEY, CA

PROJECT ADDRESS: 935 SWEETWATER ROAD Spring Valley, CA 91977 PROJECT NO.: 16350		COMMUNITY PLAN: SPRING VALLEY GENERAL PLAN REGIONAL CATEGORY: VILLAGE VILLAGE BOUNDARY: SPRING VALLEY ZONING: C36									
ASSESSOR'S PARCEL: 584511900 584511700 (NOT A PART) 584511800 584511900		DATE: 03/08/2020 REVISION #: DATE: REVISION #: DATE:									
OWNER: BRETT FEUERSTEIN (858) 271-4682		<table border="1"> <tr> <td>1</td> <td>2</td> <td>3</td> <td>4</td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </table>		1	2	3	4				
1	2	3	4								
PREPARED BY: ZAAP, INC. 2900 FOURTH AVENUE #204 SAN DIEGO, CA 92103 619-233-6450 WWW.ZAAP.BIZ		PROJECT NAME: SHOPPING CENTER - SPRING VALLEY SHEET TITLE: EXISTING BUILDING ELEVATIONS									

