

Anthem Church Supply currently occupies the site and is a business that provides a wide variety of liturgical goods and church products including but not limited to books, candles, communion wafers, sacristy items, statues, altar linens, and incense.

The current application for a Conditional Use Permit is based on Anthem Church Supply's desire to obtain a Type 20 liquor license in order to sell wine. San Diego Municipal Code Section 141.0502 defines an "Alcohol Beverage Outlet" as an establishment for which a Type 20 Beer and Wine, or a Type 21 General Liquor License has been obtained, or for which an application has been submitted. Therefore, absent any additional clarification from the applicant, City staff has reviewed this project as a proposed Alcohol Beverage Outlet.

The permit application process and rapport between the applicant and City staff has been challenging. For several months during the permit application completeness review the applicant challenged the City's decision to deem the application incomplete. The applicant initially refused to submit floor plans and mentioned legal action if the City failed to relent. Staff from both the Development Services Department and the City Attorney's Office responded that floor plans were a primary component of the City's minimum permit submittal requirements based on the San Diego Municipal Code. After months of equivocation and negotiation the applicant did submit the required floor plans and the permit application was ultimately deemed complete.

In addition, during the completeness check time frame, City staff informed the applicant that alcohol sales were not a permitted use in the IL-2-1 zone, and that staff would not be able to support such a request. The applicant acknowledged this fact and elected to move forward with the permit application process.

After the first review cycle City staff identified a number of outstanding issues, most of which were associated with a general lack of information provided on the plans. The plans failed to provide basic information including but not limited to the following: Plans did not provide a detailed description of the proposed use; Plans did not indicate if the facility is open to the public for purchase and off-site consumption of alcohol; Floor plans were not labeled or dimensioned; and land uses and tenants on premises were not identified.

Given the difficulties associated with acquiring information from the applicant, and the fact that staff could not support the request, staff offered and the applicant accepted the option of proceeding directly to a public hearing with a staff recommendation for denial.

DISCUSSION

Based on City staff review of the plans and application material, it appears the applicant is requesting a Conditional Use Permit in order to obtain a Type 20 Beer and Wine License to sell wine within its existing building located at 8534 Commerce Avenue. Staff is recommending denial of this application because Alcohol Beverage Outlets are not permitted in the IL-2-1 zone. In addition, an Alcohol Beverage Outlet at this location is inconsistent with the Mira Mesa Community plan which designates this site as Primary Industrial Land and for Light Industrial uses.

San Diego Municipal Code regulations

The San Diego Municipal Code regulations of the IL-2-1 Zone, Section 131.0622, indicate an Alcohol Beverage Outlet is not a permitted use in the IL-2-1 zone even with a Conditional Use Permit (Attachment 4). Staff cannot recommend approval of the application as the proposed use is not allowed by the zoning regulations.

Mira Mesa Community Plan policy

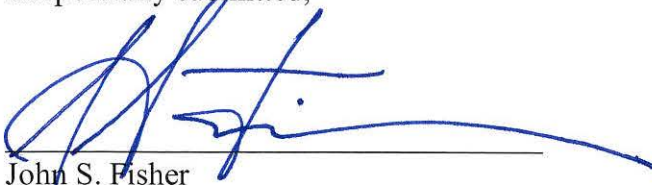
The Mira Mesa Community Plan Policy 2 of the Industrial Element (Plan page 84) states “the City shall restrict the development of freestanding commercial uses in industrially designated areas” (Attachment 5). In accordance with Proposal 1 of the Industrial Element (p. 85), the “Light Industrial” designation is intended for manufacturing, storage, warehousing, distribution and similar uses. Specialized commercial uses such as building materials stores, auto centers and discount stores would also be consistent with this designation (Attachment 6). Subarea Proposal 2(b) (Plan page 86) states “retail uses that generate additional traffic impacts at peak hours should be limited to existing M-1A or commercially zoned areas” (Attachment 7).

The proposed Conditional Use Permit would result in the establishment of an Alcohol Beverage Outlet, in accordance with San Diego Municipal Code (SDMC) Section 141.0502. An Alcohol Beverage Outlet represents an intensification of use compared to the existing and allowed uses (limited commercial/light industrial/office use) of the IL-2-1 Zone. An intensification of use would be expected to generate an increased number of vehicle trips during peak hours. Approving the proposed Conditional Use Permit application would be inconsistent with the policies of the Mira Mesa Community Plan.

Environmental Determination

The environmental exemption pursuant to CEQA Section 15270 does not allow a decision-maker to approve the project. If the decision-maker wishes to approve the project, the application would need to be returned to staff for further environmental review and a final environmental determination. Once the environmental determination is final, the project would then be re-noticed and another public hearing held before a final decision could be rendered.

Respectfully submitted,



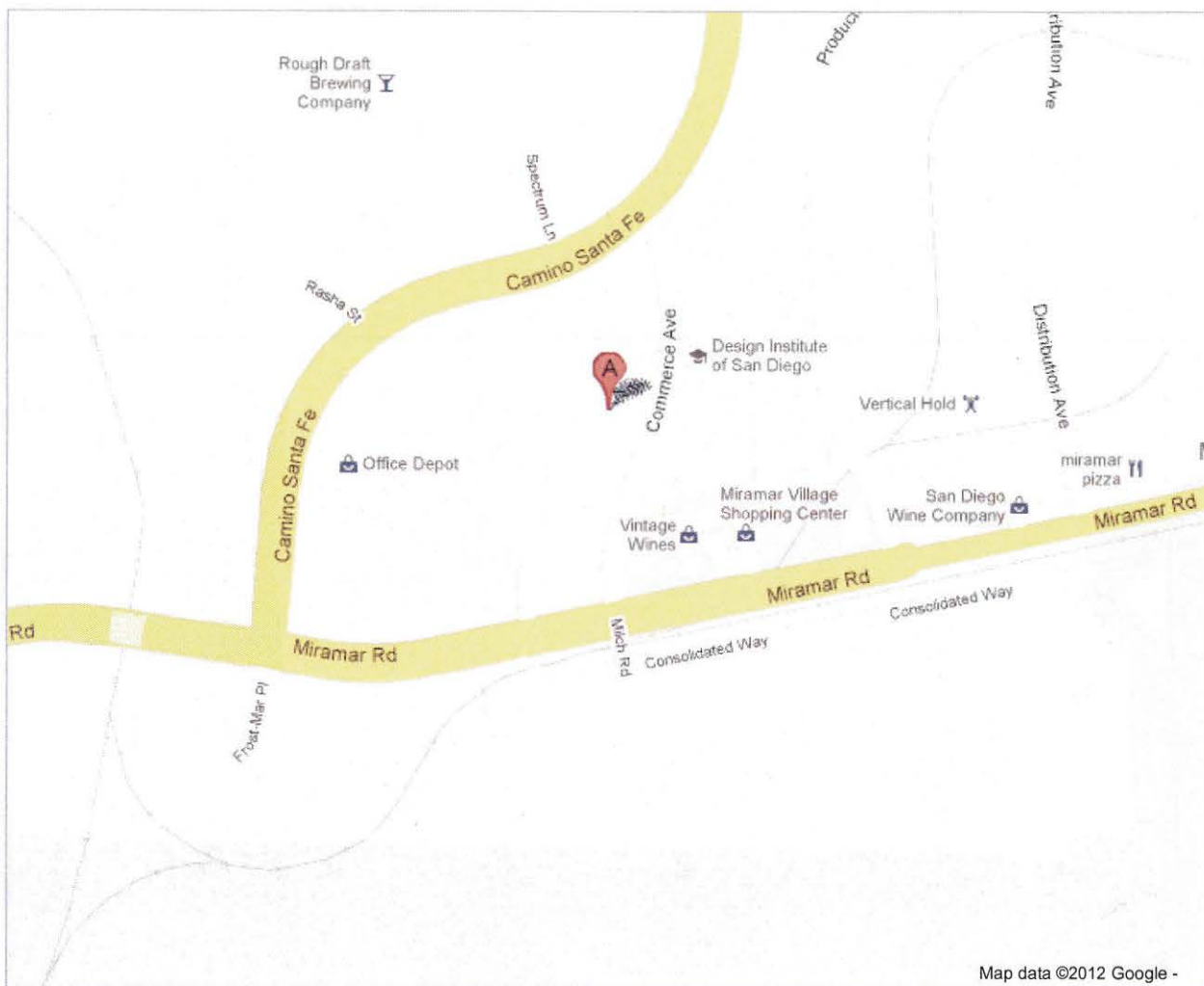
John S. Fisher
Development Project Manager
Development Services Department

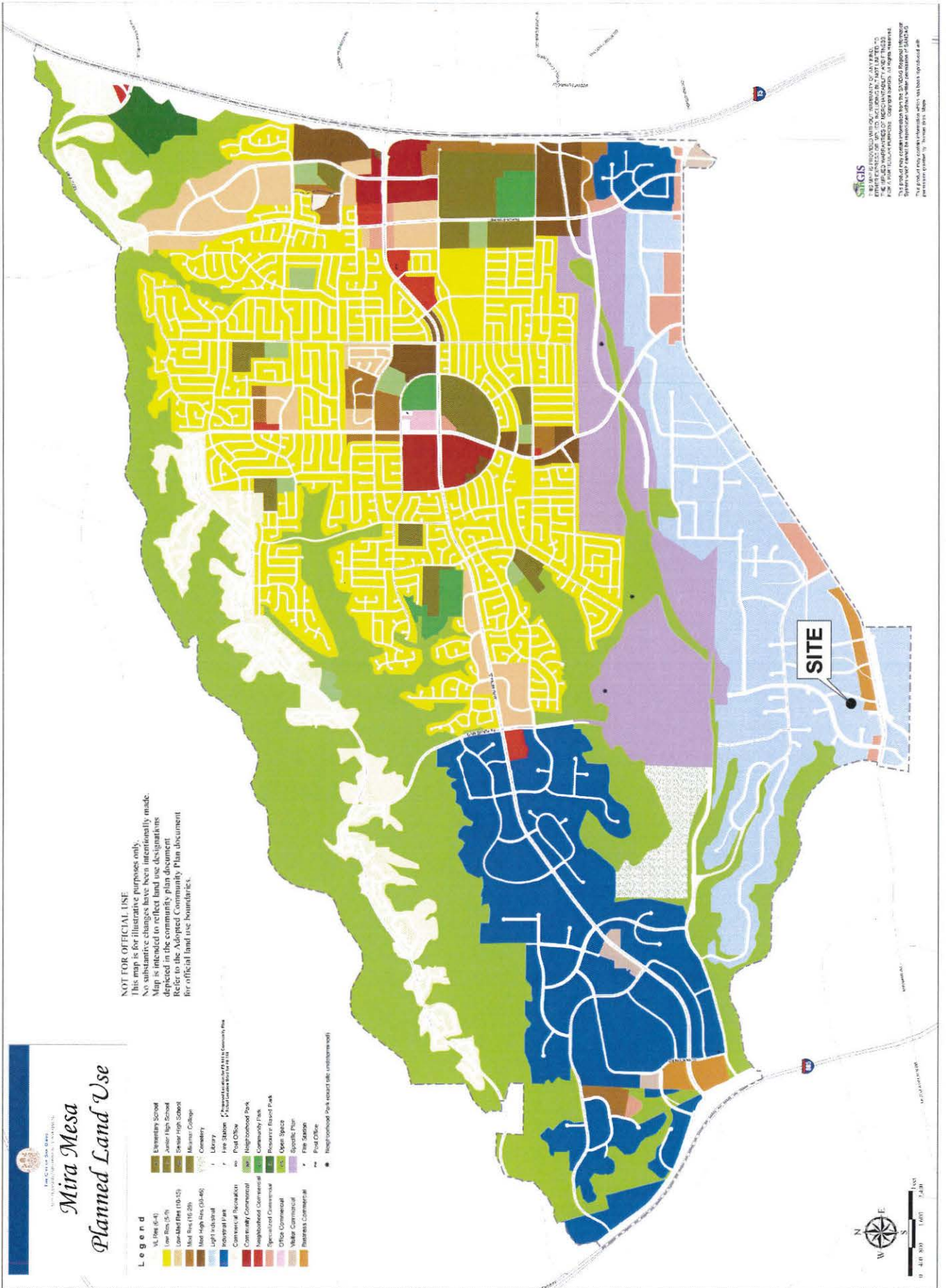
Attachments:

1. Project Location Map
2. Mira Mesa Community Plan Land Use Map
3. Aerial Photograph
4. SDMC Section 131.0622, Table 131-06B
5. Policy 2, Industrial Element, Mira Mesa Community Plan
6. Proposal 1, Industrial Element, Mira Mesa Community Plan
7. Subarea Proposal 2(b), Industrial Element, Mira Mesa Community Plan
8. Draft Permit Resolution with Findings
9. Environmental determination
10. Project Plans
11. SDPD Recommendation
12. Mira Mesa Community Planning Group recommendation



To see all the details that are visible on the screen, use the "Print" link next to the map.

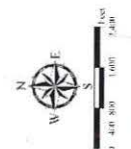




Mira Mesa
Planned Land Use

NOT FOR OFFICIAL USE
 This map is for illustrative purposes only.
 No substantive changes have been intentionally made.
 Map is intended to reflect land use designations
 depicted in the community plan document.
 Refer to the Adopted Community Plan document
 for official land use boundaries.

- Legend**
- Elementary School
 - Junior High School
 - Senior High School
 - Elementary College
 - Community
 - Library
 - Fire Station
 - Post Office
 - Neighborhood Park
 - High School Park
 - Community Park
 - Neighborhood Commercial
 - Specialized Commercial
 - Office Commercial
 - Water Commercial
 - Business Commercial
 - Industrial Park
 - Community Recreation
 - Neighborhood Commercial
 - Specialized Commercial
 - Office Commercial
 - Water Commercial
 - Business Commercial
 - Fire Station
 - Post Office
 - Neighborhood Park
 - High School Park
 - Community Park
 - Neighborhood Commercial
 - Specialized Commercial
 - Office Commercial
 - Water Commercial
 - Business Commercial



GIS
 THE MAP IS PROVIDED WITHOUT WARRANTY OF ANY KIND.
 THE USER SHALL BE RESPONSIBLE FOR VERIFYING THE
 ACCURACY OF THE DATA AND THE RESULTS OF ANY ANALYSIS.
 THE PRODUCT OF THIS ANALYSIS IS NOT TO BE USED FOR
 ANY PURPOSES OTHER THAN THE SPECIFIC PURPOSE FOR WHICH
 IT WAS DEVELOPED. THE PRODUCT OF THIS ANALYSIS IS NOT
 TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE
 EXPRESS WRITTEN PERMISSION OF THE CITY OF MIRAMESA.



To see all the details that are visible on the screen, use the "Print" link next to the map.



§131.0622 Use Regulations Table for Industrial Zones

The uses allowed in the industrial zones are shown in Table 131-06B.

Legend for Table 131-06B

Symbol in Table 131-06B	Description of Symbol
P	Use or use category is permitted. Regulations pertaining to a specific use may be referenced.
L	Use is permitted with limitations, which may include location limitations or the requirement for a use or <i>development permit</i> . Regulations are located in Chapter 14, Article 1 (Separately Regulated Use Regulations).
N	Neighborhood Use Permit Required. Regulations are located in Chapter 14, Article 1 (Separately Regulated Use Regulations).
C	Conditional Use Permit Required. Regulations are located in Chapter 14, Article 1 (Separately Regulated Use Regulations).
-	Use or use category is not permitted.

Use Categories/ Subcategories [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Zone Designator	Zones							
	1st & 2nd >	IP-		IL-			IH-		IS-
	3rd >>	1-	2-	1-	2-	3-	1-	2-	1-
	4th >>>	1	1	1	1	1	1	1	1
<i>Wireless communication facility in the public right-of-way with subterranean equipment adjacent to a non-residential use</i>	L	L	L	L	L	L	L	L	L
<i>Wireless communication facility in the public right-of-way with subterranean equipment adjacent to a residential use</i>	N	N	N	N	N	N	N	N	N
<i>Wireless communication facility in the public right-of-way with above ground equipment</i>	C	C	C	C	C	C	C	C	C
<i>Wireless communication facility outside the public right-of-way</i>	L	L	L	L	L	L	L	L	L
Retail Sales									
Building Supplies & Equipment	-	-	P ^(6, 15)	P ⁽¹⁵⁾	P ⁽¹⁵⁾	-	P ^(6, 15)	P ⁽¹⁵⁾	
Food, Beverages and Groceries	-	-	-	-	P ⁽¹⁵⁾	-	-	-	-
Consumer Goods, Furniture, Appliances, Equipment	-	-	-	P ^(2, 15)	P ⁽¹⁵⁾	-	-	P ^(3, 15)	
Pets & Pet Supplies	-	-	-	-	P ⁽¹⁵⁾	-	-	-	
Sundries, Pharmaceuticals, & Convenience Sales	-	P ^(5, 15)	P ^(5, 15)	P ^(5, 15)	P ⁽¹⁵⁾	P ^(5, 15)	P ^(5, 15)	P ^(4, 15)	
Wearing Apparel & Accessories	-	-	-	P ^(3, 15)	P ^(3, 15)	-	-	P ^(3, 15)	
Separately Regulated Retail Sales Uses									
Agriculture Related Supplies & Equipment	-	-	-	P	P	P	P	P	
Alcoholic Beverage Outlets	-	-	-	-	L	-	-	-	
Farmers' Markets									
Weekly Farmers' Markets	-	-	-	-	L	-	-	-	
Daily Farmers' Market Stands	-	-	-	-	L	-	-	-	
Plant Nurseries	-	-	-	-	P	-	P	P	

POLICIES

1. The City shall preserve an adequate supply of industrial land for manufacturing uses.
2. The City shall restrict the development of freestanding commercial uses in industrially designated areas.
3. The City shall ensure that all projects within the Airport Influence Area are reviewed for conformance with the Airport Land Use Compatibility Plan for MCAS Miramar.
4. Where not precluded by the Airport Land Use Compatibility Plan, the City shall encourage developers to incorporate day care centers and recreational facilities into industrial developments. The facilities could be used by employees as well as offered to residents of the community.
5. The City shall require developers of large industrial projects to designate truck access routes to freeways through nonresidential areas.
6. The City shall require that discretionary permits conform with the following citywide guidelines and criteria:
 - a. The Urban Design Element of the General Plan, which contains guidelines for development of valleys, canyons and hillsides.
 - b. The development regulations of the Hillside Review (HR) Overlay Zone (Municipal Code Section 101.0454) and the Hillside Design and Development Guidelines, where applicable.
 - c. For property that is in the Coastal Zone (generally the area west of the intersection of Caminito La Bar and Calle Cristobal, north of Mira Mesa Boulevard), the coastal regulations of the HR Zone (Subsection J). These regulations limit encroachment into sensitive slope areas.
7. Community-specific Development Criteria: In the review of discretionary projects, the City shall employ the Development Criteria on **pages 115 and 116**, where appropriate, as well as the following criteria in its determination of consistency with the Plan:
 - a. Industrial lot sizes should be a minimum of 80,000 square feet. The individual lot size may be less if developed within a comprehensively designed master planned project which exceeds an overall site area of 80,000 square feet and limits the number of project entries, provides shared parking facilities and provides a unified design theme.
 - b. The amount of multi-tenant offices should be limited to 50 percent of the total square footage of the project.

PROPOSALS

1. Industrial Designations

The Plan designates approximately 2,539 acres for industrial development as shown on **Figure 20**. Two categories of industrial use and one overlay designation are proposed for Mira Mesa:

The **Industrial Park** designation is intended to accommodate a mixture of research and development, office and manufacturing uses. Freestanding commercial and automotive services are not consistent with the industrial park designation. Sorrento Mesa and a small area near I-15 and Miramar Road are designated for Industrial Park use.

The **Light Industrial** designation is intended for manufacturing, storage, warehousing, distribution and similar uses. Specialized commercial uses such as building materials stores, auto centers and discount stores would also be consistent with this designation if located in an existing M-1A zone. The Miramar subarea is designated for Light Industrial use.

Future proposals to allow industrial development within the Airport Influence Area shall be reviewed to ensure that development of properties that are subject to high noise levels or accident potential from aircraft operations at MCAS Miramar are reviewed for conformance with the ALUCP for MCAS Miramar. Refer to **Appendix D**.

2. Subarea Proposals

a. Sorrento Mesa Subarea

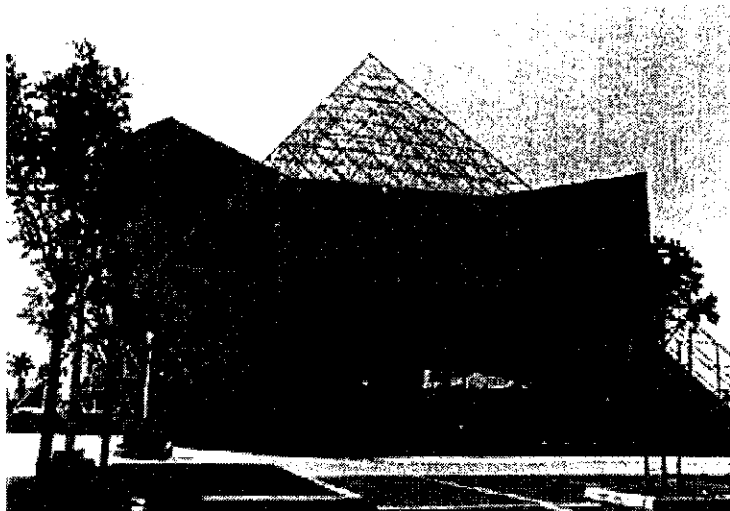
Sorrento Mesa is developing as a series of planned industrial parks with high quality architectural design, extensive landscaping and limited signs. Sorrento Mesa's planned industrial parks are developing as planned industrial development (PID) permits with the exception of the Lusk Industrial Park which was approved as a subdivision map. Support facilities should be incorporated into larger industrial parks to serve area employees, subject to the following criteria:

- 1) Support facilities shall not exceed ten percent of the allowable gross floor area of a planned industrial park;
- 2) Support facilities shall be designed as integral parts of the industrial park and oriented to the interior of the project; and
- 3) Signs shall be directed toward users on the premises. Street-oriented signs shall be for directional purposes only.

These facilities should provide services that employees or visitors to the area would normally have to drive to, such as restaurants, credit unions, copy centers, mail services, savings and loan institutions, childcare centers, athletic clubs and business-serving hotels which do not provide space devoted to restaurants, retail shops and meeting space at the level found in full-service hotels.

b. Miramar Subarea

The Miramar subarea should continue to develop with a mix of light industrial and specialized commercial uses. Retail uses that generate additional traffic impacts at peak hours should be limited to existing M-1A or commercially zoned areas. Additional M-1A or commercial zoning should not be approved in this subarea until the development of more restrictive commercial and industrial zones is completed as part of the zoning code update. Support commercial facilities may be considered under the PID process, subject to the same conditions as above.



HEARING OFFICER RESOLUTION NO. HO-X-X
DENYING CONDITIONAL USE PERMIT NO. 966179
ANTHEM CHURCH SUPPLY PROJECT NO. 274997

WHEREAS, JEROME DONALD HEYING, Trustee of the Jerome and Martha Heying Family Trust dated November 20, 1987, Owner/Permittee, filed an application with the City of San Diego for a Conditional Use Permit for wine sales in an existing building (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. 966179), on portions of a 2.85 acre site;

WHEREAS, the project site is located at 8534 Commerce Avenue in the IL-2-1 Zone within the Mira Mesa Community Plan;

WHEREAS, the project site is legally described as Lot 60 of G-W Planned Industrial Development Unity No 6, according to Map thereof No. 9095, filed January 26, 1979;

WHEREAS, on December 5, 2012, the Hearing Officer of the City of San Diego considered Conditional Use Permit No. 966179 pursuant to the Land Development Code of the City of San Diego;

WHEREAS, on October 29, 2012, the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act (CEQA) (Public Resources Code section 21000 et. seq.) under CEQA Guideline Section 15270 and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520;

NOW, THEREFORE, BE IT RESOLVED by the Hearing Officer of the City of San Diego as follows:

That the Hearing Officer denies Conditional Use Permit No. 966179 and adopts the following written Findings, dated December 5, 2012.

FINDINGS:

Findings for Conditional Use Permit – Section §126.0305

(a) The proposed development will not adversely affect the applicable land use plan. The Anthem Church Supply submitted an application for a Conditional Use Permit for wine sales in an existing building. The project site is designated Light Industrial by the Mira Mesa Community Plan, is within the Miramar Subarea, and is zoned IL-2-1. The Mira Mesa Community Plan Policy 2 of the Industrial Element, page 84, states “the City shall restrict the development of freestanding commercial uses in industrially designated areas.” In accordance with Proposal 1 of the Industrial Element, page 85, the “Light Industrial” designation is intended for manufacturing, storage, warehousing, distribution and similar uses. Specialized commercial uses such as building materials stores, auto centers and discount stores would also be consistent with this designation. Subarea Proposal 2(b), page 86, states “retail uses that generate additional traffic impacts at peak hours should be limited to existing M-1A or commercially zoned areas.”

The proposed Conditional Use Permit, if approved, would result in the establishment of an Alcohol Beverage Outlet, in accordance with San Diego Municipal Code Section 141.0502. An Alcohol Beverage Outlet represents an intensification of use compared to the existing and allowed uses which are limited to commercial/light industrial/office use, of the IL-2-1 Zone. An intensification of use would generate an increased number of vehicle trips during peak hours for the site which is not an existing M-1A or commercially zoned area. Therefore, approving the proposed Conditional Use Permit application would be inconsistent with the policies of the Mira Mesa Community Plan and will adversely affect the applicable land use plan.

(b) The proposed development will not be detrimental to the public health, safety, and welfare. The Anthem Church Supply is an application for a Conditional Use Permit for wine sales in an existing building. The proposed Conditional Use Permit to allow the sale of wine, a Type 20 Alcohol Beverage Control license, for the Anthem Church Supply is inconsistent with the land use policies of the Mira Mesa Community Plan and does not comply with the San Diego Municipal Code. Depending on how the wine is dispensed this proposal could be detrimental to the public welfare.

(c) The proposed development will comply with the regulations of the Land Development Code including any allowable deviations pursuant to the Land Development Code. The project proposes an application for a Conditional Use Permit for wine sales in an existing building. The San Diego Municipal Code regulations of the IL-2-1 Zone, Section 131.0622, indicate an Alcohol Beverage Outlet is not a permitted use in the IL-2-1 zone even with a Conditional Use Permit. Therefore the proposed development will not comply with the regulations of the Land Development Code, including any allowable deviations pursuant to the Land Development Code.

(d) The proposed use is appropriate at the proposed location. The Anthem Church Supply submitted an application for a Conditional Use Permit for wine sales in an existing building. The project site is located at 8534 Commerce Avenue in the IL-2-1 Zone within the Mira Mesa Community Plan, is designated Light Industrial, and is within the Miramar Subarea. The Mira Mesa Community Plan Policy 2 of the Industrial Element, page 84, states “the City shall restrict the development of freestanding commercial uses in industrially designated areas.” In accordance with Proposal 1 of the Industrial Element, page 85, the “Light Industrial” designation is intended for manufacturing, storage, warehousing, distribution and similar uses. Specialized commercial uses such as building materials stores, auto centers and discount stores would also be consistent with this designation. Subarea Proposal 2(b), page 86, states “retail uses that generate additional traffic impacts at peak hours should be limited to existing M-1A or commercially zoned areas.”

The proposed Conditional Use Permit, if approved, would result in the establishment of an Alcohol Beverage Outlet, in accordance with San Diego Municipal Code Section 141.0502. An Alcohol Beverage Outlet represents an intensification of use compared to the existing and allowed uses which are limited to commercial/light industrial/office use, of the IL-2-1 Zone. An intensification of use would generate an increased number of vehicle trips during peak hours for the site which is not an existing M-1A or commercially zoned area. In addition, the San Diego Municipal Code regulations of the IL-2-1 Zone, Section 131.0622, indicate an Alcohol Beverage Outlet is not a permitted use in the IL-2-1 zone even with a Conditional Use Permit. Approving the proposed Conditional Use Permit application would be inconsistent with the policies of the Mira Mesa Community Plan and would not comply with the regulations of the Land Development Code. Therefore, the proposed development is not an appropriate use at this location.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Hearing Officer, Conditional Use Permit No. 966179 is hereby DENIED by the Hearing Officer to the referenced Owner/Permittee.

John S. Fisher
Development Project Manager
Development Services

Adopted on: December 5, 2012

Job Order No. 24001937





THE CITY OF SAN DIEGO

Date of Notice: October 29, 2012

NOTICE OF RIGHT TO APPEAL ENVIRONMENTAL DETERMINATION

DEVELOPMENT SERVICES DEPARTMENT

Internal Order No. 24002551

PROJECT NAME/NUMBER: Anthem Church Supply/Project No. 274997

COMMUNITY PLAN AREA: Mira Mesa Community Plan Area

COUNCIL DISTRICT: 5

LOCATION: 8534 Commerce Avenue, San Diego, CA 92121

PROJECT DESCRIPTION: DENIAL OF CONDITIONAL USE PERMIT for alcohol sales in an existing building located in the IL-2-1 Zone within the Mira Mesa Community Plan area, Prime Industrial Lands, Airport Influence Area, and FAA Part 77 Overlay Zone. The applicant is proposing a Type 21 liquor license, which authorizes the sale of beer, wine, and distilled spirits for consumption off the premises where sold (minors are allowed on the premises) at an existing building.

ENTITY CONSIDERING PROJECT APPROVAL: City of San Diego City Hearing Officer (Process 3).

ENVIRONMENTAL DETERMINATION: Statutorily exempt from CEQA pursuant to CEQA State Guidelines, Section 15270 (Projects Which are Disapproved).

ENTITY MAKING ENVIRONMENTAL DETERMINATION: City of San Diego Development Services Staff.

STATEMENT SUPPORTING REASON FOR ENVIRONMENTAL DETERMINATION: The project has been determined to be exempt from CEQA pursuant to Section 15270. Section 15270 is intended to allow an initial screening of projects on the merits for quick disapprovals prior to the initiation of the CEQA process where the agency can determine that the project cannot be approved.

The property is designated as Light Industrial in the Mira Mesa Community Plan, and located within the Miramar Subarea. The community plan (Subarea Proposal 2(b)) states that "retail uses that generate additional traffic impacts at peak hours should be limited to existing M-1A [now IL-3-1] or commercially zoned areas". The proposed liquor license (Type 21), should it be approved, would result in the establishment on the site being defined as an Alcohol Beverage Outlet, in accordance with San Diego Municipal Code (SDMC) Section 141.0502, which is an intensification of use when compared to the existing allowed use (limited commercial/light industrial/office use) and would be expected to result in an increase in the number of trips generated during peak hours, in conflict with

the community plan policy. Additionally, per SDMC Section 131.0622, Alcohol Beverage Outlets are not permitted in the IL-2-1 zone even with a Conditional Use Permit. Due to the fact that the use is not allowed in the zone and that the proposed use would be an intensification of use that could result in additional trip generation, the project is exempt from CEQA as a project that is recommended to be denied.

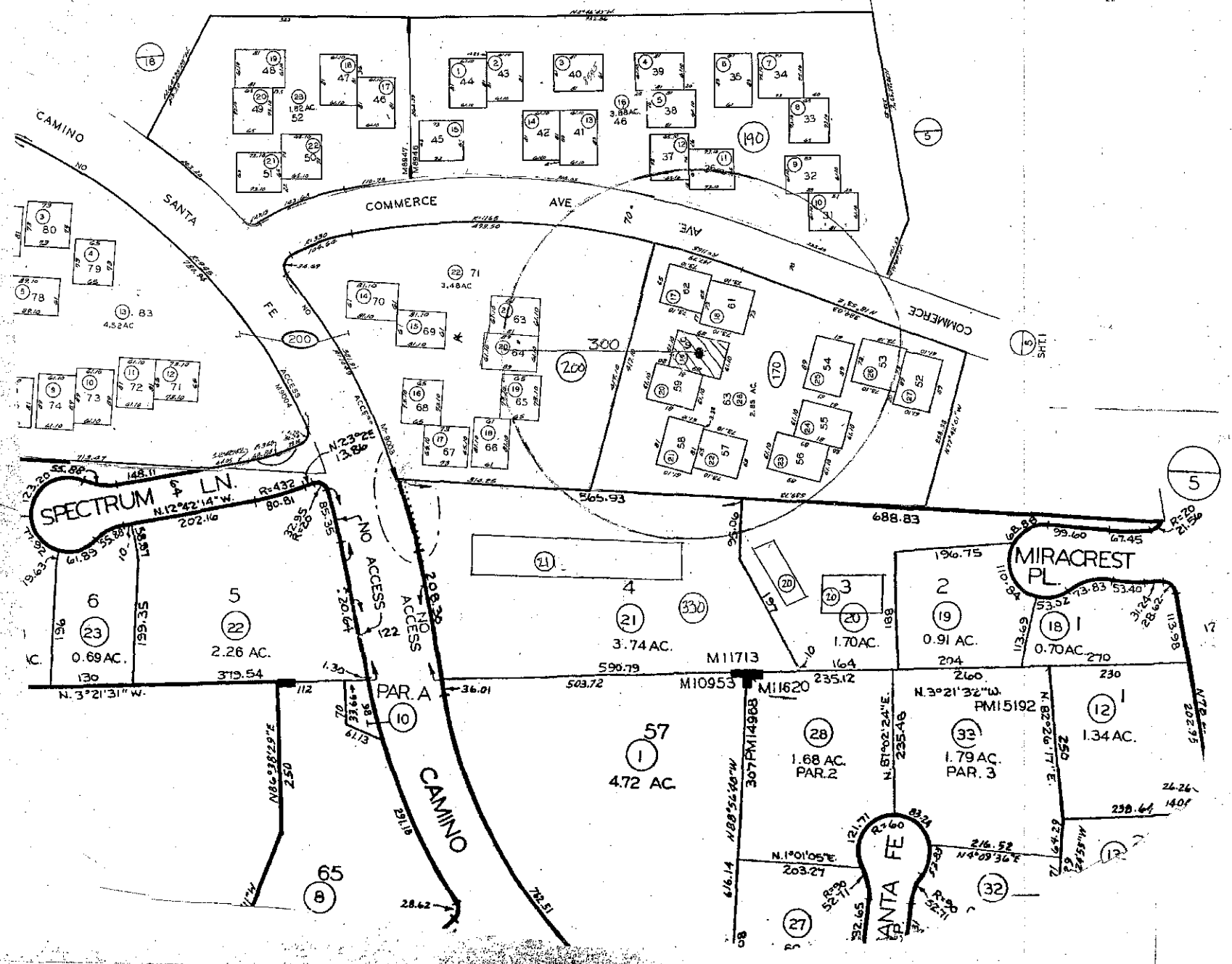
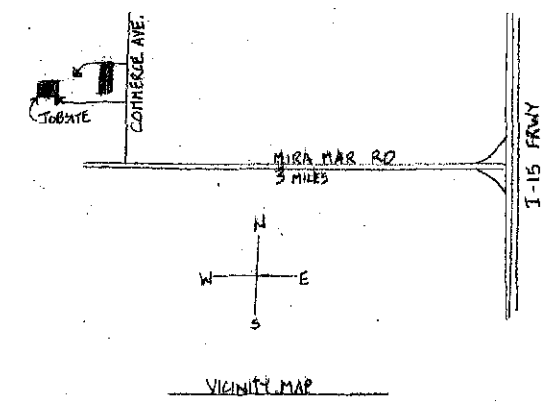
CITY CONTACT: John Fisher, Development Project Manager
MAILING ADDRESS: 1222 First Avenue, MS 501, San Diego, CA 92101-4153
PHONE NUMBER: (619) 446-5231

On October 29, 2012, the City of San Diego made the above-referenced environmental determination pursuant to the California Environmental Quality Act (CEQA). This determination is appealable to the City of San Diego City Council. If you have any questions about this determination, contact the Project Manager listed above.

Applications to appeal CEQA determination made by staff (including the City Manager) to the City Council must be filed in the office of the City Clerk within 10 business days from the date of the posting of this Notice. The appeal application can be obtained from the City Clerk, 202 'C' Street, Second Floor, San Diego, CA 92101.

This information will be made available in alternative formats upon request.

REVISIONS	BY
7-12-12	GK



JOB SITE: ANTHEM CHURCH SUPPLY
8334 COMMERCE AVE. SAN DIEGO CA. 92121
OWNER:
LEASED TO: JERRY & MARK HEYING/PM# 760-802-7853
8334 COMMERCE AVE. SAN DIEGO CA. 92121
APN# 343-170-1400
BUILDING #00
ZONE: I.L.2-1
TYPE: "D"
SPRINKLER FIRE PROTECTION
DRAWN BY: KELLY DRAFTING SERVICE /PKAK/
1505 SOUTH UPAD ST. ESCONDIDO CA. 92025
EMAIL: KELLY.DRAFTING@GMAIL.COM PH# 760-797-7216

JOB SCOPE
THIS IMPROVEMENT HAS BEEN TOTALLY
CONSTRUCTED AND NO FURTHER
CONSTRUCTION IS CONTEMPLATED.
THE OWNER IS APPLYING FOR A
CONDITIONAL USE PERMIT.

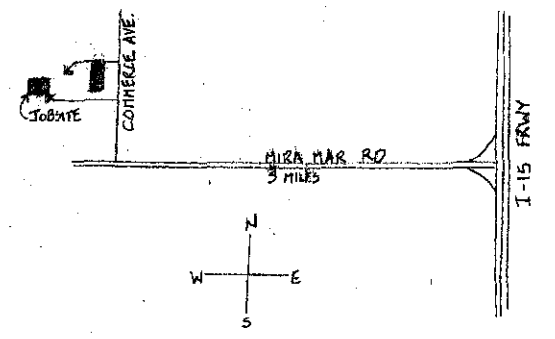
OPERATION HOURS:
8:30 AM TO 4:30 PM M-F

STATEMENT:
THIS SITE IS WITHIN PRIME INDUSTRIAL
LANDS, THE AIRPORT INFLUENCE AREA,
AND FAA PART 77

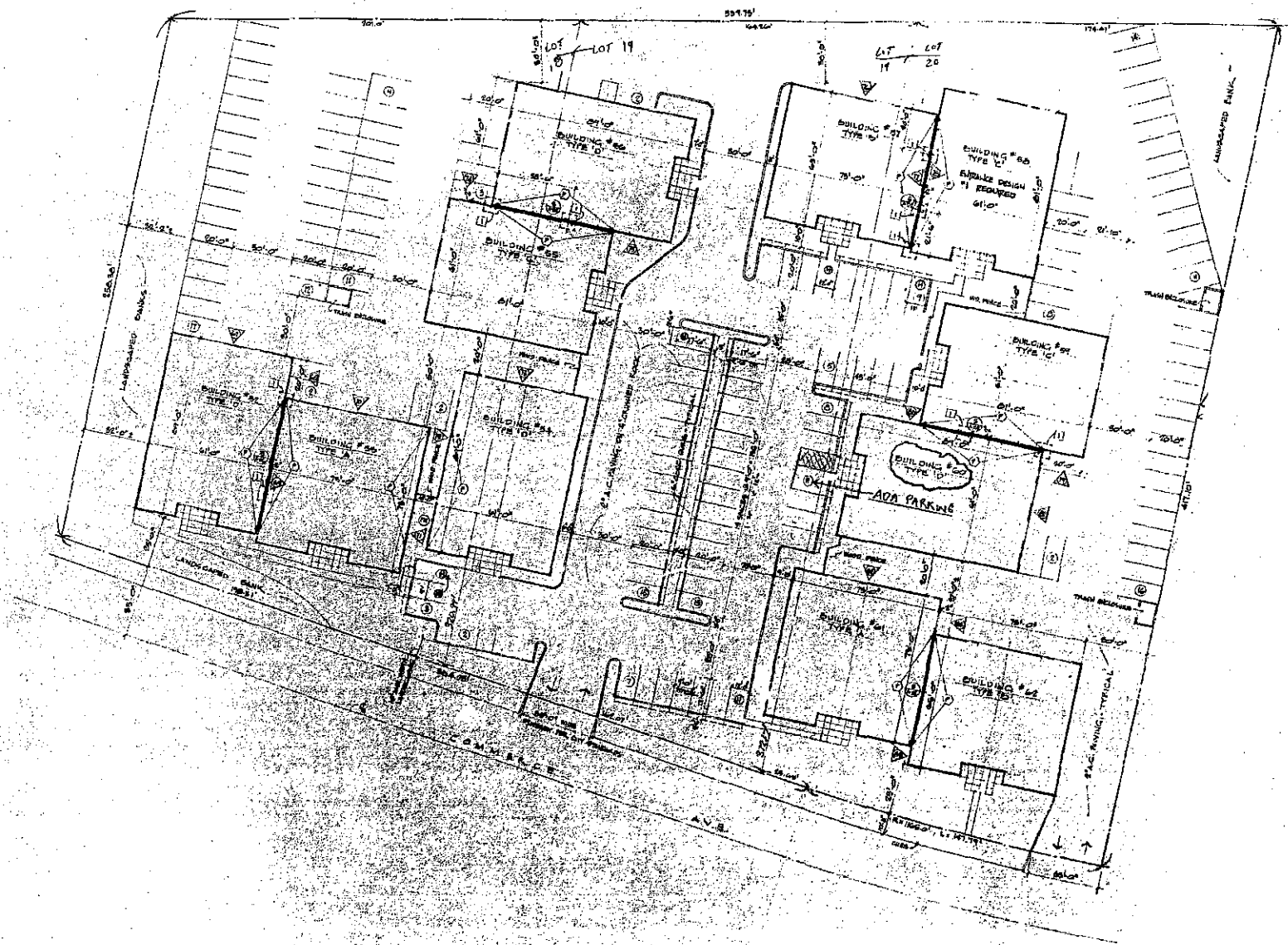
ANTHEM CHURCH SUPPLY
 8334 COMMERCE AVENUE
 SAN DIEGO CA. 92121

Date: 7-12-12
 Scale: 1"=20'
 Drawn: G.K.
 Job: HEYING #
 Sheet: 1

REVISIONS	BY
7-12-12	GK



VICINITY MAP



(Symbol) 1' = 20'
 (Symbol) 1' = 20'
 (Symbol) 1' = 20'

SCALE: 1" = 20'

ALL BUILDINGS:
 TO OCCUPANCY
 TYPE 'D' GROUP
 PARASOLS PERMITTED (SEE CALCS
 (CALC. # 10/12/12))

JOBSITE: ANTHEM CHURCH SUPPLY
 8534 COMMERCE AVE. SAN DIEGO CA 92121
 OWNER:
 LEADER TO: TERRY & MARK HEYING/CHARTER #077853
 8534 COMMERCE AVE SAN DIEGO CA 92121
 APN# 343-170-1900
 BUILDING #00
 ZONE: I12-1
 TYPE: "D"
 SPRINKLER FIRE PROTECTION
 DRAWN BY: KELLY DRAFTING SERVICE /MARKS
 1505 SOUTH UPRY ST. ESCONDIDO CA 92025
 EMAIL: KELLY.DRAFTING@GMAIL.COM PH# 760.747-7216

JOB SCOPE

THIS IMPROVEMENT HAS BEEN TOTALLY
 CONSTRUCTED, AND NO FURTHER
 CONSTRUCTION IS CONTEMPLATED.
 THE OWNER IS APPLYING FOR A
 CONDITIONAL USE PERMIT.

OPERATION HOURS:

8:30 AM TO 4:30 PM M-F

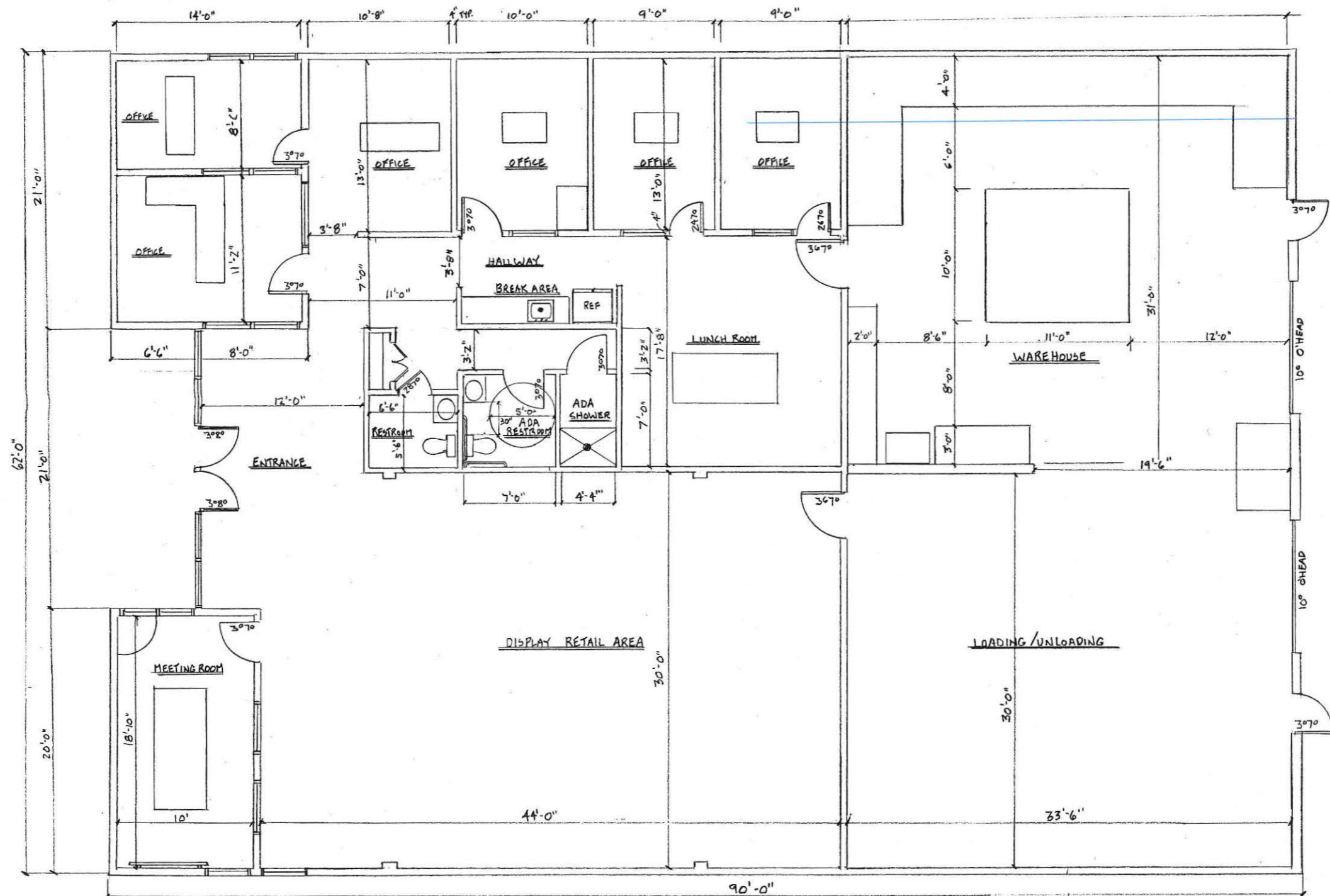
STATEMENT:

THIS SITE IS WITHIN PRIME INDUSTRIAL
 LANDS, THE AIRPORT INFLUENCE AREA,
 AND FAA PART 77

ANTHEM CHURCH SUPPLY
 8534 COMMERCE AVENUE
 SAN DIEGO, CA. 92121

Date 7-28-12
 Scale 1"=20'
 Drawn G.K.
 Job HEYING #2
 Sheet 2
 of 3 Sheets

REVISIONS	BY



FLOOR PLAN (ALL EXIST'G) 1/4" = 1'-0"

Date 1-26-12
 Scale 1/4"
 Drawn G.K.
 Job HEYING ANTHEM
 Sheet 3
 of 3 Sheets

**SAN DIEGO POLICE DEPARTMENT
CONDITIONAL USE PERMIT RECOMMENDATION**

PREMISE ADDRESS: 8534 Commerce Ave, San Diego

TYPE OF BUSINESS: Anthem Church Supply

FEDERAL CENSUS TRACT: 83.5

NUMBER OF ALCOHOL LICENSES ALLOWED: 5

NUMBER OF ALCOHOL LICENSES EXISTING: 16

CRIME RATE IN THIS CENSUS TRACT: 143.4 %
(Note: Considered High Crime If Exceeds 120% of City-wide Average)

THREE OR MORE REPORTED CRIMES AT THIS PREMISE WITHIN PAST YEAR YES NO

IS THE PREMISE WITHIN 600 FEET OF INCOMPATIBLE FACILITY YES NO

IS THE PREMISE WITHIN 100 FEET OF RESIDENTIALLY ZONED PROPERTY YES NO

ABC LICENSE REVOKED AT THIS PREMISE WITHIN PAST YEAR YES NO

HAS APPLICANT BEEN CONVICTED OF ANY FELONY YES NO

WILL THIS BUSINESS BE DETRIMENTAL TO THE PUBLIC HEALTH, SAFETY,
AND WELFARE OF THE COMMUNITY AND CITY YES NO

COMMENTS/OTHER FACTORS CONSIDERED:

SUGGESTED CONDITIONS:

1. Sales of alcoholic beverages shall be permitted only between the hours of 8:00 AM and 12:00 Midnight each day of the week.
2. Wine shall not be sold in bottles or containers smaller than 750 ml and wine coolers or beer coolers must be sold in manufacturer pre-packaged multi-unit quantities.
3. No wine shall be sold with an alcoholic content greater than 15% by volume except for "Dinner Wines" which have been aged two years or more.
4. Beer, malt beverages or wine cooler products, regardless of container size, must be sold in manufacturer pre-packaged multi-unit quantities.
5. The petitioner(s) shall post and maintain a professional quality sign facing the premises parking lot(s) that reads as the following: NO LOTTERING, NO LITTERING, NO DRINKING OF ALCOHOLIC BEVERAGES. VIOLATORS ARE SUBJECT TO ARREST. The sign shall be at least two feet square with two inch block lettering. The sign shall be in English and Spanish.
6. Any graffiti painted or marked upon the premises or on any adjacent area under the control of the licensee(s) shall be removed or painted over within 48 hours of being applied.

7. There shall be no amusement machines or video game devices on the premises at any time.

SAN DIEGO POLICE DEPARTMENT RECOMMENDATION:

APPROVE X

DENY _____

Tom Anderson
Name of SDPD Vice Sergeant (Print)

619-531-2349
Telephone Number

[Signature]
Signature of SDPD Vice Sergeant

8/30/12
Date of Review

Mira Mesa Community Planning Group
Monthly Meeting Minutes
7220 Trade Street, San Diego CA 92101

7pm: Call to Order – In Attendance: Bari Vaz; Mike Linton; Bruce Brown; Craig Radke; Joe Punsalan; Matt Woods; Phil Lisotta; Eileen Magno; John Horst; Joe Frichtel; Ted Brengel; Bob Mixon, Pat O'Donohoe.

1. Adopt Draft Agenda

- a. 3 (a) is deferred to the October meeting. 3 (b), (c) and (d) are moved up accordingly to (a), (b) and (c) respectively.
- b. 7 (g) is being added to reports concerning Multiple Species Conservation Program.
- c. Motion to adopt draft agenda with these changes was made/seconded by Ted Brengel/John Horst. Motion carried 10/0/0.

2. Approval Of Minutes

- a. An opportunity to request changes to the September meeting was made available by the Chair. No changes were requested and the September minutes were declared approved by unanimous consent.

3. New Business

- a. Anthem Church Supply: CUP request for wine sales. Peter Shenan presented the business' application to sell sacramental wine at their new location, 8534 Commerce Avenue nearby Miramar Rd. Mr. Shenan discussed the sale of sacramental wine products to churches. The request will be for an indefinite CUP term. Motion to recommend approval was made/seconded by Ted Brengel/Bob Mixon. The motion carried 12/0/1. (Phil Lisotta and Joe Punsalan joined the meeting at this point.)
- b. CPC/CIP Budget Development Process. Pat O'Donohoe discussed the manner in which the Planning Commission is considering revising the Capital Improvement Project development process. Pat presented overview of the process of creating an annual budget for CIPs and a process for soliciting Community Planning Group participation. Recommendations are needed by November, thus review in a public meeting would need to happen in the October meeting. Discussions centered on the difference between getting projects lined up for the Mira Mesa FBA as opposed to trying to line up city general fund CIPs, where competition for use of general funds comes from other areas of the city.

- c. Formation of FBA Committee. Bruce Brown will chair the FBA Subcommittee, to consist of Jeff Stevens, John Horst, Joe Frichtel, Bob Mixon, Mike Linton & Bari Vaz.

4. Staff Reports

- a. MCAS Miramar: Change of Command, new CO is COL John Farnam and may be able to attend the January (1/22) meeting.
- b. I-15 Corridor: No information from CalTrans. Phil Lisotta had met with CalTrans on the 805/Carroll Canyon Rd project and indicated that completion should be Fall 2013.
- c. Council District 5: John Ly – No major items in the past month. Temporary eminent domain is being extended by two years to allow for continuation of Carroll Canyon Rd/805 development staging area.
- d. Office of Nathan Fletcher: No information.
- e. Office of Duncan Hunter: No information.
- f. Office of Brian Bilbray: No information.
- g. Office of Christine Kehoe: No information.
- h. Office of Pam Slater-Price: No information.
- i. Office of Ron Roberts: No information.

5. Old Business

- a. Salk Elementary Update: No information received from SDUSD. Nothing new to report from Fred Tayco for Brian Bilbray.

6. Public Comment and Announcements

- a. Non Agenda Comment: Alan Acevedo spoke for Dave Roberts running for County Board of Supervisors.
- b. Announcements:
 - i. Phil Lisotta: Traffic improvements for Qualcomm mitigation has been contracted out. Construction will start in 3-4 months and will be done in the evening/Sundays to avoid impact to Mira Mesa Blvd.

ii. Joe Frichtel:

1. Expressed thanks for the Planning Group's support in providing its letter to Park & Rec. The feedback has contributed to a needed change in personnel.
2. Dedicated Parkland came before Community Parks I. Governor Brown will sign the bill on 8/22. The canyon lands the CPG identified will be changed to "dedicated" and it will thus require a vote of the City residents for any sale of this land.
3. 9/27: The City will be having a CEQA training and orientation for Planning Group members.

iii. Pam Stevens: Announcing for Mira Mesa Theater Group's new showing: "The Importance of Being Earnest" at Wangenheim Middle School last three weekends of October. The Mira Mesa Theater Group will be combining with the school's drama department for the production.

7. Reports

- a. Report of Chair:
- b. Transportation Subcommittee: No information.
- c. Stone Creek Subcommittee: No information.
- d. AT&T House of Ice Subcommittee: No information.
- e. CPC: Pat O'Donohoe – Reported on August meeting in addition to CIP issue. Announced 9/20 training session for Planning Group members. Next meeting (Tuesday 9/25) will cover housing element updates. Carl DeMaio and Bob Filner will answer questions, but only those related to CPGs.
- f. Los Penasquitos Canyon Citizen's Advisory Committee: Pam Stevens. Announced Thursday 9/20 meeting at the Ranch House.
- g. Multi-Species Conservation Plan – Vernal Pool Habitat Conservation group's last meeting occurred on August 30. The group detailed their plan for monitoring the San Diego Fairy Shrimp habitat over a 36 year period at an estimated cost of \$31.5M (about a \$1M a year).

Adjournment: Motion to adjourn made/seconded by Ted Brengel/Joe Frichtel. Motion carried unanimously.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "John Horst", written over the printed name.

John Horst
Secretary, Mira Mesa Community Planning Group