

general recommendations to "provide appropriately located, attractive commercial facilities offering a wide variety of goods and services." (Attachment 2).

The existing commercial building, a rectangular shape concrete block and glass store front structure, was constructed in 1970 and provides 15 off-street parking spaces fronting El Cajon Boulevard. Abutting the project site, development consists of multi-residential apartment complexes and modest, one story single family residential units. Adjacent to Awash Market is a fitness gym, further east are one story office buildings. To the west of the subject site is a two story costume store, a retail record store housed within a converted single family dwelling unit, and hospital. Across the street is an equally eclectic mix of new and older buildings and commercial uses which include a newer strip mall, liquor store, and U-Haul rental site (Attachment 3).

This project application is seeking to establish a new alcoholic beverage outlet within the existing vacant commercial building. The proposed project requires a Conditional Use Permit (CUP) pursuant to the San Diego Municipal Code for alcohol sales on any site that does not comply with specific location criteria of the Land Development Code.

DISCUSSION

The project proposes operation of an alcoholic beverage outlet located at 2104 El Cajon Boulevard within a 6,000 square-foot vacant commercial building, proposed to be improved and become a neighborhood market. The applicant has submitted an application to the California Department of Alcoholic Beverage Control (ABC) for a new Type 21, Off-sale General Liquor License.

Development Regulations and Location Criteria

Alcoholic beverage outlets are permitted by right as a Limited Use pursuant to San Diego Municipal Code [SDMC] section 141.0502(b). However, alcoholic beverage outlets that do not comply with the locational criteria of this section may still be permitted with a CUP pursuant to SDMC section 141.0502(c).

The Limited Use Regulations of the SDMC section 141.0502(b)(1) do not permit alcoholic beverage outlets by right (i.e. would require a CUP) in the following locations:

- 1. Within a census tract, or within 600 feet of a census tract, where the general crime rate exceeds the citywide average general crime rate by more than 20 percent.**
The subject property is in Census Tract No. 0010 which reported a crime rate of 132.4 percent of the city-wide average based on the statistics provided by the San Diego Police Department. A Census Tract is considered to have "high crime" if the crime rate exceeds 120 percent of the city-wide average. Therefore, a CUP is required for the off-sale of alcoholic beverages at this location based on this factor.

- 2. Within a census tract, or within 600 feet of a census tract, where the ratio of alcohol beverage outlets exceeds the standards established by California Business and Professional Code section 23958.4.**

The subject property is within Census Tract No. 0010, which based on the California Businesses and Professional Code Section 23958.4 permits a total of three (3) off-sale alcoholic beverage outlets. There are currently five (5) existing off-sale alcohol beverage outlets within Census Tract 0010 and therefore, the Census Tract would be considered over saturated with the approval of this permit.

- 3. In an adopted Redevelopment Project Area.**

The project site is within the North Park Redevelopment Project Area.

- 4. Within 600 feet of a public or private accredited school, a public park, a playground or recreational area, a church except those established in accordance with Section 141.0404(a), a hospital, or a San Diego County welfare district office.**

The project site is located within 75 feet of the Revival Time Church of God and within 500 feet of Kindred Hospital of San Diego. Therefore, a CUP is required for the off-sale of alcoholic beverages at this location based on this factor.

- 5. Within 100 feet of a residentially zoned property.**

The project site is within 100 feet of residentially zoned property (MCCPD MR-800B).

Alcohol Sales-Project Analysis:

As demonstrated above, the proposed alcoholic beverage outlet at this site requires a CUP because the project site does not comply with any of the location criteria of the San Diego Municipal Code.

The project has been reviewed by City staff and the San Diego Police Department for conformance to the applicable development regulations and land use polices. The staff recommendation to support the project relies on the fact that the primary use of the site is a commercial development and the operation of an alcoholic beverage outlet within a proposed market to provide sale of beer, wine and distilled spirits for consumption off of the premises is consistent with that use. The property is part of a commercial corridor serving the community and would be consistent with the land use designation of the site. Therefore, the operation of an alcoholic beverage outlet would not adversely impact the community. Accordingly, staff is recommending approval of the project as conditioned by staff and the San Diego Police Department (Attachment 8).

Draft Conditions of Approval

The CUP includes a number of conditions and recommendations to the ABC that would limit the hours of sales, advertising, and recommend that no sales of single containers of beer or malt beverages. Specifically, the CUP conditions would limit the hours of alcohol beverage sales from 8:00 a.m. to 2:00 a.m. and exterior advertising of alcoholic beverages, or interior advertising of alcoholic beverages that is visible from the exterior of the premises shall be prohibited. In addition, City staff has included the North Park Planning Committee's agreed conditions with the applicant regarding electronic surveillance inside and outside of the establishment and recommendations to the ABC for container size restrictions. Further, both the staff and the Police Department concluded that if the permit were appropriately conditioned, the proposed alcohol sales would not have a negative impact on the surrounding neighborhood.

Conclusion

City staff supports the request for a CUP for the limited and conditional off-sale of beer, wine and distilled spirits. Permit conditions have been added to this discretionary permit that would assure that the business would be a cohesive element of the neighborhood and would not be detrimental to the public health, safety and welfare of the community. The project is consistent with the underlying zone and the applicable land use plans and policies in affect for the site. An environmental review performed by the Development Services Department determined that the proposed project was exempt from further CEQA review as an existing facility and is supported with proposed conditions by the San Diego Police Department.

ALTERNATIVES:

1. **Approve** Conditional Use Permit No. 1466454 with modifications; or
2. **Deny** Conditional Use Permit No. 1466454, if the findings required for approving the project cannot be affirmed.

Respectfully submitted,

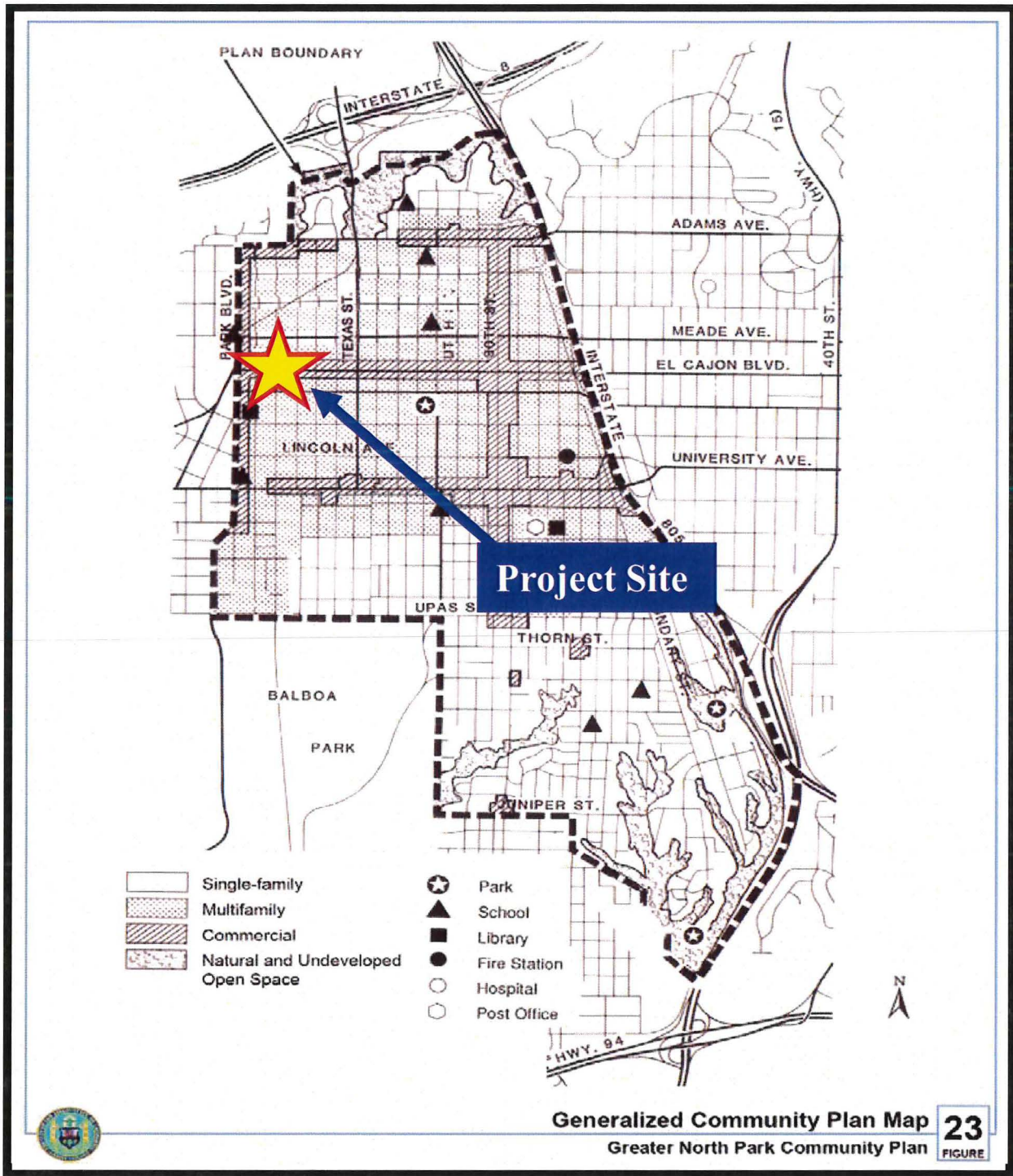


Tim Daly, Development Project Manager

Attachments:

1. Project Location Map
2. Community Plan Land Use Map
3. Aerial Photograph
4. Project Data Sheet
5. Draft Permit Resolution with Findings

6. Draft Permit with Conditions
7. Environmental Exemption
8. SDPD CUP Conditions
9. Community Planning Group Recommendation
10. Ownership Disclosure Statement
11. Project Plans (Hearing Officer only)



North Park Community Plan Map

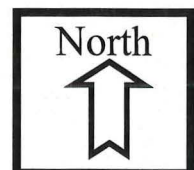
Awash Market, Project No. 416774
2104 El Cajon Boulevard





Aerial Photo

Awash Market, Project No. 416774
2104 El Cajon Boulevard



PROJECT DATA SHEET

PROJECT NAME:	Awash Market	
PROJECT DESCRIPTION:	New alcohol beverage outlet market	
COMMUNITY PLAN AREA:	Greater North Park	
DISCRETIONARY ACTIONS:	Conditional Use Permit	
COMMUNITY PLAN LAND USE DESIGNATION:	Commercial	
<u>ZONING INFORMATION:</u>		
ZONE: Mid-City Communities Planned District CL-1 Zone		
HEIGHT LIMIT: None		
LOT SIZE: Min. 5,000 square feet; 14,000 square feet existing		
FLOOR AREA RATIO: 0.25; 0.42 existing		
FRONT SETBACK: Min. 20 feet; 86 feet provided		
ALL OTHER SETBACKS: None required		
PARKING: 15 parking spaces required; 15 provided		
<u>ADJACENT PROPERTIES:</u>	LAND USE DESIGNATION & ZONE	EXISTING LAND USE
NORTH:	Residential; MCCPD-MR-800B	Residential
SOUTH:	Commercial; MCCPD-CL-1	Commercial/Retail
EAST:	Commercial; MCCPD-CL-1	Commercial/Retail
WEST:	Commercial; MCCPD-CL-1	Commercial/Retail
DEVIATIONS OR VARIANCES REQUESTED:	None	
COMMUNITY PLANNING GROUP RECOMMENDATION:	On May 19, 2015, the North Park Planning Committee voted 13-0-0 to recommend approval of the proposed project with the agreements that the applicant will not sell anything below a pint of fortified beer/wine and to provide electronic surveillance inside and outside of the establishment.	

HEARING OFFICER RESOLUTION NO. HO-XXXX
CONDITIONAL USE PERMIT NO. 1466454
AWASH MARKET PROJECT NO. 416774

WHEREAS, SIRKE BROTHERS, Owner and Permittee, filed an application with the City of San Diego for a permit to operate an alcoholic beverage outlet (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. 1466454), on portions of a 0.32-acre site;

WHEREAS, the project site is located at 2104 El Cajon Boulevard within the MCCPD-CL-1 Zone, Airport Influence Area, Federal Aviation Administration Part 77 Noticing Area, Transit Area Overlay Zone, North Park Redevelopment Project area of the Greater North Park Community Plan;

WHEREAS, the project site is legally described as Lots 19, 20, 21, and 22 in Block 101 of University Heights in the City of San Diego, County of San Diego, State of California, according to Map made by G.A. D'Hemecourt in Book 8, Page 36 et.seq. of Lis Pendens, in the Office of the County Recorder of San Diego County;

WHEREAS, on August 26, 2015, the Hearing Officer of the City of San Diego considered Conditional Use Permit No. 1466454 pursuant to the Land Development Code of the City of San Diego;

WHEREAS, on July 6, 2015, 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 15301(b)(3), Existing Facilities; 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 adopts the following written Findings, dated August 26, 2015.

FINDINGS:

Conditional Use Permit Approval – Section §126.0305

- (a) **The proposed development will not adversely affect the applicable land use Plan.** The Awash Market project site is located at 2104 El Cajon Boulevard within North Park Redevelopment Project area of the Greater North Park Community Plan (GNPCP). The GNPCP's Commercial Element identifies this project site within the El Cajon Boulevard Commercial Area (Area 2) and is described as a form of strip commercial development with general recommendations to "provide appropriately located, attractive commercial facilities offering a wide variety of goods and services." (GNPCP pg. 11).

The Awash Market is located along a major public transit corridor. Abutting the commercial strip along El Cajon Boulevard, development consists of multi-residential apartment complexes and modest, one story single family residential units. Adjacent to

Awash Market is a fitness gym, further east are one story office buildings. To the west of the subject site is a two story costume store, a retail record store housed within a converted single family dwelling unit, and hospital. Across the street is an equally eclectic mix of new and older buildings and commercial uses which include a newer strip mall, liquor store, and U-Haul rental site.

The Community Plan does not address the sale of beer, wine or alcohol restrictions or concerns within the GNPCP. However, the proposed addition of the sale of beer, wine and distilled spirits for consumption off the premises within the proposed 6,000 square-foot neighborhood market is consistent with what the City's General Plan and GNPCP hopes to achieve for business vitality in a commercial zone and for small business enterprises. Therefore, based on the commercial retail nature of the proposed market and the neighborhood draw of the El Cajon Boulevard Commercial Area, the proposed project will not adversely affect the applicable land use plan.

- (b) **The proposed development will not be detrimental to the public health, safety, and welfare.** The proposed Awash Market will be located in a existing 6,000 square-foot, single story commercial building located at 2104 El Cajon Boulevard within the Mid-City Communities Planned District's (MCCPD) CL-1 Zone and North Park Redevelopment Project area of the Greater North Park Community Plan. The project proposes operation of an alcoholic beverage outlet within a proposed neighborhood market and the Owner/Permittee has submitted an application to the California Department of Alcoholic Beverage Control (ABC) for a new Type 21, Off-sale General Liquor License.

The Awash Market proposes a full beverage department for the sale of beer, wine and distilled spirits for consumption off the premises. The Awash Market is located along a major public transit corridor within the El Cajon Boulevard Commercial Area (Area 2). Abutting the commercial strip along El Cajon Boulevard, development consists of multi-residential apartment complexes and modest, one story single family residential units. Adjacent to Awash Market is a fitness gym, further east are one story office buildings. To the west of the subject site is a two story costume store, a retail record store housed within a converted single family dwelling unit, and hospital. Across the street is an equally eclectic mix of new and older buildings and commercial uses which include a newer strip mall, liquor store, and U-Haul rental site.

Alcoholic beverage sales have been determined to serve a public convenience or necessity by the San Diego Police Department (SDPD). Required conditions within the Permit include limitations on the hours of operation and recommendations to the ABC License for no sales of single containers of beer or malt beverages and minimum container size limits for distilled spirits. The SDPD Vice Unit will work with the Permittee and the Department of Alcoholic Beverage Control to place additional conditions on the license to minimize law enforcement concerns, if necessary.

The Permit prepared for this project includes various conditions and corresponding exhibits of approvals relevant to achieving compliance with the regulations of the Municipal Code. In addition, the proposed commercial establishment must abide by all Federal, State, and Local codes related to alcohol beverage sales. Therefore, the project will not be detrimental to the public health, safety, and 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 proposed Awash Market will be located in a existing 6,000 square-foot, single story commercial building located at 2104 El Cajon Boulevard within the Mid-City Communities Planned District's (MCCPD) CL-1 Zone and North Park Redevelopment Project area of the Greater North Park Community Plan. The project proposes operation of an alcoholic beverage outlet within a proposed neighborhood market and the Owner/Permittee has submitted an application to the California Department of Alcoholic Beverage Control for a new Type 21, Off-sale General Liquor License.

The Municipal Code allows such use if a Conditional Use Permit is approved and no building additions are proposed to the facility. The Permit prepared for this project includes various conditions and corresponding exhibits of approvals relevant to achieving compliance with the regulations of the Municipal Code. Required conditions within the Permit include limitations on the hours of operation and recommendations to the ABC License for no sales of single containers of beer or malt beverages and minimum container size limits for distilled spirits. No variance or deviations are requested as a part of this application. Therefore, the proposed development will comply to the maximum extent feasible with the regulations of the Land Development Code.

- (d) **The proposed use is appropriate at the proposed location.** The proposed Awash Market will be located in a existing 6,000 square-foot, single story commercial building located at 2104 El Cajon Boulevard within the Mid-City Communities Planned District's (MCCPD) CL-1 Zone and North Park Redevelopment Project area of the Greater North Park Community Plan (GNPCP). The Awash Market proposes a full beverage department for the sale of beer, wine and distilled spirits for consumption off the premises.

The Awash Market is located along a major public transit corridor and the GNPCP's Commercial Element identifies this project site within the El Cajon Boulevard Commercial Area (Area 2) and is described as a form of strip commercial development with general recommendations to "provide appropriately located, attractive commercial facilities offering a wide variety of goods and services." (GNPCP pg. 11). Abutting the commercial strip along El Cajon Boulevard, development consists of multi-residential apartment complexes and modest, one story single family residential units. Adjacent to Awash Market is a fitness gym, further east are one story office buildings. To the west of the subject site is a two story costume store, a retail record store housed within a converted single family dwelling unit, and hospital. Across the street is an equally eclectic mix of new and older buildings and commercial uses which include a newer strip mall, liquor store, and U-Haul rental site.

The addition of the sale of beer, wine and distilled spirits for consumption off the premises within the proposed neighborhood market is consistent with what the City's General Plan and GNPCP goals to achieve for business vitality in a commercial zone and for small business enterprises. Therefore, based on the commercial retail nature of the

Attachment 5

market and the neighborhood draw of the El Cajon Boulevard Commercial Area, the proposed project use is appropriate at the proposed location.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Hearing Officer, Conditional Use Permit No. 1466454 is hereby GRANTED by the Hearing Officer to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Conditional Use Permit No. 1466454, a copy of which is attached hereto and made a part hereof.

Tim Daly
Development Project Manager
Development Services

Adopted on: August 26, 2015

Internal Order No. 24005727

RECORDING REQUESTED BY
CITY OF SAN DIEGO
DEVELOPMENT SERVICES
PERMIT INTAKE, MAIL STATION 501

WHEN RECORDED MAIL TO
PROJECT MANAGEMENT
PERMIT CLERK
MAIL STATION 501

SPACE ABOVE THIS LINE FOR RECORDER'S USE

INTERNAL ORDER NUMBER: 2400

Conditional Use Permit No. 1466454
AWASH MARKET PROJECT NO. 416774
Hearing Officer

This Conditional Use Permit No. 1466454 is granted by the Hearing Officer of the City of San Diego to Sirke Brothers, a California Corporation, Owner and Permittee, pursuant to San Diego Municipal Code [SDMC] section 126.0301. The 0.32-acre project site is located at 2104 El Cajon Boulevard within the MCCPD-CL-1 Zone, Airport Influence Area, Federal Aviation Administration Part 77 Noticing Area, Transit Area Overlay Zone, North Park Redevelopment Project area of the Greater North Park Community Plan. The project site is legally described as Lots 19, 20, 21, and 22 in Block 101 of University Heights in the City of San Diego, County of San Diego, State of California, according to Map made by G.A. D'Hemecourt in Book 8, Page 36 et.seq. of Lis Pendens, in the Office of the County Recorder of San Diego County.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to operate an alcoholic beverage outlet conditioned upon the issuance of a license from the State Department of Alcoholic Beverage Control and subject to the City's land use regulations described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated August 26, 2015, on file in the Development Services Department.

The project shall include:

- a. Operation of a alcoholic beverage outlet within a 6,000 square-foot commercial building, conditioned upon the issuance of a Type 21 License from the State Department of Alcoholic Beverage Control for off-site consumption;
- b. Off-street parking;

- c. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality Act [CEQA] and the CEQA Guidelines, the City Engineer's requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the SDMC.

STANDARD REQUIREMENTS:

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36 month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by September 10, 2018.
2. The utilization of this Conditional Use Permit (CUP) is contingent upon the approval of a license to sell alcohol at this location by the California Department of Alcoholic Beverage Control (ABC). The issuance of this CUP does not guarantee that the ABC will grant an alcoholic beverage license for this location.
3. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
 - a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and
 - b. The Permit is recorded in the Office of the San Diego County Recorder.
4. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.
5. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.
6. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
7. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).

8. The Owner/Permittee shall secure all necessary construction permits. The Owner/Permittee is informed that to secure these permits, substantial building modifications and site improvements may be required to comply with applicable building, fire, mechanical, and plumbing codes, and State and Federal disability access laws.

9. Construction plans shall be in substantial conformity to Exhibit "A." Changes, modifications, or alterations to the construction plans are prohibited unless appropriate application(s) or amendment(s) to this Permit have been granted.

10. All of the conditions contained in this Permit have been considered and were determined-necessary to make the findings required for approval of this Permit. The Permit holder is required to comply with each and every condition in order to maintain the entitlements that are granted by this Permit.

If any condition of this Permit, on a legal challenge by the Owner/Permittee of this Permit, is found or held by a court of competent jurisdiction to be invalid, unenforceable, or unreasonable, this Permit shall be void. However, in such an event, the Owner/Permittee shall have the right, by paying applicable processing fees, to bring a request for a new permit without the "invalid" condition(s) back to the discretionary body which approved the Permit for a determination by that body as to whether all of the findings necessary for the issuance of the proposed permit can still be made in the absence of the "invalid" condition(s). Such hearing shall be a hearing de novo, and the discretionary body shall have the absolute right to approve, disapprove, or modify the proposed permit and the condition(s) contained therein.

11. The Owner/Permittee shall defend, indemnify, and hold harmless the City, its agents, officers, and employees from any and all claims, actions, proceedings, damages, judgments, or costs, including attorney's fees, against the City or its agents, officers, or employees, relating to the issuance of this permit including, but not limited to, any action to attack, set aside, void, challenge, or annul this development approval and any environmental document or decision. The City will promptly notify Owner/Permittee of any claim, action, or proceeding and, if the City should fail to cooperate fully in the defense, the Owner/Permittee shall not thereafter be responsible to defend, indemnify, and hold harmless the City or its agents, officers, and employees. The City may elect to conduct its own defense, participate in its own defense, or obtain independent legal counsel in defense of any claim related to this indemnification. In the event of such election, Owner/Permittee shall pay all of the costs related thereto, including without limitation reasonable attorney's fees and costs. In the event of a disagreement between the City and Owner/Permittee regarding litigation issues, the City shall have the authority to control the litigation and make litigation related decisions, including, but not limited to, settlement or other disposition of the matter. However, the Owner/Permittee shall not be required to pay or perform any settlement unless such settlement is approved by Owner/Permittee.

ENGINEERING REQUIREMENTS:

12. Prior to issuance of any construction permit for building improvements, the Owner/Permittee shall replace existing curb ramp at southwest corner of property with new curb ramp pursuant to City Standard Drawing SDG-132.

PLANNING/DESIGN REQUIREMENTS:

13. The Owner/Permittee shall maintain a minimum of 15 off-street parking spaces, including 2 accessible spaces, on the property at all times in the approximate locations shown on the approved Exhibit "A." Parking spaces shall comply at all times with the SDMC and shall not be converted for any other use unless otherwise authorized by the appropriate City decision maker in accordance with the SDMC.
14. The Owner/Permittee shall install and maintain at all times an electronic surveillance system inside and outside the alcoholic beverage outlet facility.
15. A topographical survey conforming to the provisions of the SDMC may be required if it is determined, during construction, that there may be a conflict between the building(s) under construction and a condition of this Permit or a regulation of the underlying zone. The cost of any such survey shall be borne by the Owner/Permittee.
16. All signs associated with this development shall be consistent with sign criteria established by either the approved Exhibit "A" or City-wide sign regulations.
17. All private outdoor lighting shall be shaded and adjusted to fall on the same premises where such lights are located and in accordance with the applicable regulations in the SDMC.

POLICE DEPARTMENT REQUIREMENTS:

18. The sales of alcoholic beverage shall be permitted between the hours of 8:00 a.m. and 2:00 a.m. each day of the week.
19. Exterior advertising of alcoholic beverages, or interior advertising of alcoholic beverages that is visible from the exterior of the premises shall be prohibited.
20. The Owner/Permittee shall post and maintain a professional quality sign facing the premises parking lot area(s) that reads as the following: "NO LOITERING, NO LITTERING, NO DRINKING OF ALCOHOLIC BEVERAGES. VIOLATORS ARE SUBJECT TO ARREST." The sign area shall be at least two square feet with two-inch block lettering. The sign shall be in English and Spanish.

POLICE DEPARTMENT RECOMMENDATIONS FOR ABC LICENSE:

- The sale of distilled spirits in containers less than 350 ml is prohibited.
- Beer, malt beverages, and wine coolers in containers of 16 ounce or less cannot be sold in single containers, but must be sold in manufacturer pre-packaged multi-unit quantities.
- The sales of beer or malt beverages in quantities of 32 ounce and 40 ounce size containers is prohibited.

- 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.

INFORMATION ONLY:

- The issuance of this discretionary use permit alone does not allow the immediate commencement or continued operation of the proposed use on site. The operation allowed by this discretionary use permit may only begin or recommence after all conditions listed on this permit are fully completed and all required ministerial permits have been issued and received final inspection.
- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of this Permit, may protest the imposition within ninety days of the approval of this development permit by filing a written protest with the City Clerk pursuant to California Government Code-section 66020.
- This development may be subject to impact fees at the time of construction permit issuance.

APPROVED by the Hearing Officer of the City of San Diego on August 26, 2015 and Resolution No. HO-XXXX.

Permit Type/PTS Approval No.: CUP No. 1466454
Date of Approval: August 26, 2015

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES
DEPARTMENT

Tim Daly
Development Project Manager

**NOTE: Notary acknowledgment
must be attached per Civil Code
section 1189 et seq.**

The undersigned Owner/Permittee, by execution hereof, agrees to each and every condition of this Permit and promises to perform each and every obligation of Owner/Permittee hereunder.

Sirke Brothers
Owner/Permittee

By _____
NAME:
TITLE:

**NOTE: Notary acknowledgments
must be attached per Civil Code
section 1189 et seq.**

NOTICE OF EXEMPTION

(Check one or both)

TO: X RECORDER/COUNTY CLERK
P.O. BOX 1750, MS A-33
1600 PACIFIC HWY, ROOM 260
SAN DIEGO, CA 92101-2422

FROM: CITY OF SAN DIEGO
DEVELOPMENT SERVICES DEPARTMENT
1222 FIRST AVENUE, MS 501
SAN DIEGO, CA 92101

 OFFICE OF PLANNING AND RESEARCH
1400 TENTH STREET, ROOM 121
SACRAMENTO, CA 95814

PROJECT TITLE/ NO.: **AWASH MARKET CUP / 416774**

PROJECT LOCATION-SPECIFIC: 2104 El Cajon Boulevard, San Diego, California 92104

PROJECT LOCATION-CITY/COUNTY: San Diego/San Diego

DESCRIPTION OF NATURE AND PURPOSE OF THE PROJECT: A CONDITIONAL USE PERMIT for a Type 21 ABC license to sell alcoholic beverages for off-site consumption for a proposed 6,000-square-foot market. The project site is currently developed with an existing building that is vacant. 15 parking spaces are proposed. The proposed hours of operation are Monday to Sunday, 6:00 am to 2:00 am. The 0.32 acre project site is located at 2104 El Cajon Boulevard. The land use designation for the project site is commercial per the community plan. Additionally, the project site is located within the MCCPD-CL-1 zone, Airport Influence Area (San Diego International Airport, Review Area 2), Federal Aviation Administration Part 77 Noticing Area (San Diego International Airport – Lindbergh Field), Transit Area Overlay Zone, North Park Redevelopment Project Area, and Greater North Park Community Plan. (Legal Description: Lots 19, 20, 21, and 22 in Block 101 of University Heights D'Hemecourt Amended map.)

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT: Habtamu Faries, Sirke Brother, 2884 El Cajon Boulevard, San Diego, California 92104, (619) 382-0272

EXEMPT STATUS: (CHECK ONE)

- () MINISTERIAL (SEC. 21080(b)(1); 15268)
- () DECLARED EMERGENCY (SEC. 21080(b)(3); 15269(a))
- () EMERGENCY PROJECT (SEC. 21080(b)(4); 15269 (b)(c))
- (X) CATEGORICAL EXEMPTION: 15061 (REVIEW FOR EXEMPTION)
- () STATUTORY EXEMPTIONS:

REASONS WHY PROJECT IS EXEMPT: The City of San Diego conducted an environmental review which determined the project would not have the potential for causing a significant effect on the environment in that the project is consistent with the community plan and the applicable zone. The project would not result in any significant environmental impacts. The project meets the criteria set forth in CEQA Section 15061(b)(3) because the project does not have the potential for causing a significant effect on the environment. Furthermore, the exceptions listed in 15300.2 would not apply.

LEAD AGENCY CONTACT PERSON: ELIZABETH SHEARER-NGUYEN

TELEPHONE: 619-446-5369

IF FILED BY APPLICANT:

1. ATTACH CERTIFIED DOCUMENT OF EXEMPTION FINDING.
2. HAS A NOTICE OF EXEMPTION BEEN FILED BY THE PUBLIC AGENCY APPROVING THE PROJECT?
() YES () NO

IT IS HEREBY CERTIFIED THAT THE CITY OF SAN DIEGO HAS DETERMINED THE ABOVE ACTIVITY TO BE EXEMPT FROM CEQA.

SIGNATURE/TITLE

July 6, 2015
DATE

CHECK ONE:

- (X) SIGNED BY LEAD AGENCY
- () SIGNED BY APPLICANT

DATE RECEIVED FOR FILING WITH COUNTY CLERK OR OPR:

SAN DIEGO POLICE DEPARTMENT CONDITIONAL USE PERMIT RECOMMENDATION

PREMISE ADDRESS: 2104 El Cajon Blvd

TYPE OF BUSINESS: Convenience Market

FEDERAL CENSUS TRACT: 9.0

NUMBER OF ALCOHOL LICENSES ALLOWED: 3

NUMBER OF ALCOHOL LICENSES EXISTING: 5 (Over-Concentrated)

CRIME RATE IN THIS CENSUS TRACT: 132.4%
(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:

The applicant is applying for a Conditional Use Permit for a Convenience Market with a Type 21 Off-Sale General license at 2104 El Cajon Blvd.

Between 01/01/2014 to 12/31//2014, there were no calls for service at the location. There were no arrests crime cases at the location and there were 114 arrests and 173 crime cases within a 0.2-mile radius of the location in 2014. There were also 61 alcohol related arrests in this census tract in 2014.

The San Diego Police Department will support the issuance of this Type-21 license with the following conditions.

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. The sale of distilled spirits in containers less than 350 ml is prohibited.
3. Beer, Malt beverages and Wine coolers in containers of 16 ounce or less cannot be sold in single containers, but must be sold in manufacturer pre-packaged multi-unit quantities.

4. The sales of Beer or Malt beverages in quantities of 32 oz. and 40 oz. size container is prohibited.
5. 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.
6. The petitioner(s) shall post and maintain a professional quality sign facing the premises parking lot(s) that reads as the following: NO LOITERING, 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.

SAN DIEGO POLICE DEPARTMENT RECOMMENDATION:

APPROVE

DENY

ROBERTO A. CASANOVA
Name of SDPD Vice Sergeant (Print)

629-131-2349
Telephone Number


Signature of SDPD Vice Sergeant

5/21/15
Date of Review

Daly, Tim

From: Burns, Timothy [tburns@pd.sandiego.gov]
Sent: Tuesday, August 18, 2015 6:29 AM
To: Daly, Tim
Cc: Stinson, Robert
Subject: RE: CUP for Awash Market, 2104 El Cajon - any thoughts on allowing sales from 0800 - 0200 or leave at 0800 - midnight?

Follow Up Flag: Follow up
Flag Status: Completed

Tim,

SDPD agrees to change the hours on the CUP to 8AM-2AM every day for Awash Market.

Tim

From: Daly, Tim [<mailto:TPDaly@sandiego.gov>]
Sent: Friday, August 14, 2015 11:55 AM
To: Burns, Timothy; Stinson, Robert
Subject: RE: CUP for Awash Market, 2104 El Cajon - any thoughts on allowing sales from 0800 - 0200 or leave at 0800 - midnight?
Importance: High

Hello,
 Any thoughts on changing sale time restriction from 8am – 2am?

Tim Daly

Development Project Manager
 City of San Diego Development Services Dept., MS-501
 1222 First Ave., San Diego, CA 92101
 (619) 446-5356
tpdaly@sandiego.gov
 Office Hours: 8:30am - 2:30pm, Mon. - Fri.

 Now: [Pay Invoices](#) and [Deposits Online](#)

Correspondents should assume that all communication to or from this address is monitored and recorded, may be reviewed by third parties, and is subject to review under a public records act request.

From: Daly, Tim
Sent: Tuesday, August 04, 2015 2:10 PM
To: Burns, Timothy; Stinson, Robert
Subject: RE: CUP for Awash Market, 2104 El Cajon
Importance: High

Tim/Robert,
 Hope all is well.





NORTH PARK PLANNING COMMITTEE

Minutes: May 19, 2015 – 6:30 PM

www.northparkplanning.org

info@northparkplanning.org

Like us:  [NorthParkPlanning](https://www.facebook.com/NorthParkPlanning) Follow us:  [@NPPlanning](https://twitter.com/NPPlanning)

I. Call to order: 6:35 pm

II. Attendance Report:

Member	Robert Barry	Howard Blackson	Dionne Carlson	Steve Codraro	Daniel Gebreselassie	Vicki Granowitz	Peter Hill	Brandon Hilpert	Rachel Levin	Sarah McAlear	Lucky Morrison	Roger Morrison	Dang Nguyen	Rick Pyles	Rene Vidales
Attendance	1	2	3	4	5	6	7	8		9	10	11	12	13	
Late															
Absences	1	1							1			1	1		1

III. Modifications to and Adoption of the 5/19/15 Agenda

- a. **MOTION:** to move approval of Rene Vidales as Alternate to CPC to consent. McAlear/Blackson (No Objections)
- b. **MOTION:** to move Approval of 2014-2015 Annual Report to consent. Carlson/Codraro (No Objections)
- c. **MOTION:** to approve Consent Agenda. Codraro/Carlson 13-0-0
- d. **MOTION:** Adopt 5/19/15 Agenda as modified. Blackson/Nguyen 13-0-0

IV. Consent Agenda:

- a. 3310 32nd Street – Easement Vacation to an existing 4-foot wide City easement with a drainage pipe that has been abandoned. The request is in anticipation of a future project on the site. The 0.071 acre site is in the CN-1-2 zone within the Greater North Park Community Plan Area. PTS 412169. (Process 2) **MOTION: To approve an easement at 3310 32nd St to vacate an existing 4ft wide City easement for an abandoned drainage pipe. Codraro/UDPR 13/0/0 (On Consent)**
- b. 4476-4480 30th Street - The Dakota – Tentative Map to create (8) eight residential condominiums, already under construction. The 10,500 sq ft site is located in the MCCPD-CL-2 zone of the Mid City PDO PTS 408772. (Process 4) **MOTION: To deny TM for PTS 408772 for 8 (eight) Codraro/UDPR 13/0/0 (On Consent)**
- c. 2104 El Cajon Blvd. – Awash Market – Conditional Use Permit associated with issuance of Type 21 ABC General Sale Alcohol License for proposed market. Input from the City and SD Police Dept., and is for the sale of beer, wine and spirits from a retail location, and may be subject to various conditions. PTS 416774. (Process 3) **MOTION: To approve a CUP; NPPC finds all necessary “Findings” can be made; Additionally applicant agrees to not sell anything below a pint or fortified beer/wine and to provide electronic surveillance inside & outside the establishment Codraro/UDPR 13/0/0 (On Consent)**
- d. **MOTION:** The NPPC objects to the focus and over emphasis on Balboa Park projects and equivalences in the RE-1 section of the draft NPCPU Recreation Element, at the expense of and minimizing projects located within the Greater North Park boundaries. Codraro/PFPA 13/0/0 (On Consent)

V. Approval of Previous Minutes

- a. **MOTION: Approve April 19th Minutes. Hill/Hilpert 9-0-4 (Barry, Blackson, R. Morrison, Nguyen absent)**
- VI. **Treasurer's Report, Brandon Hilpert**
 - a. Current balance \$892.13
 - b. **MOTION:** To approve \$125 donation to the NPCF for room use and air conditioning. Hilpert/Pyles 13-0-0
- VII. **Social Media Report, Brandon Hilpert – no major reports**
- VIII. **Chairs Report/CPC:**
 - a. **CPC – Tuesday, May 19, 2015, 7-9 pm. 9192 Topaz Way, Kearny Mesa Auditorium.** Agenda Items include: (For more info: <http://www.sandiego.gov/planning/community/cpc/agendas/index.shtml>)
 - b. **Draft NPPC Bylaws** – Have been edited and resubmitted. Requested changes were primarily formatting and further clarification in some areas, nothing substantive. Should be ready for Board review & approval upon return from the City.
 - c. **Water Department Presentation** – Scheduled for next month's meeting
 - d. **Update on the review of 5 CPU elements** distributed last month:
 - i. Historic Preservation—review last month
 - ii. Art & Culture—completed
 - iii. Recreation Element—subcommittee reviewing
 - iv. Noise/Light—McAlear, L. Morrison, Pyles volunteered (ad hoc committee created)
 - v. Conservation—Codraro, Vidales volunteered (ad hoc committee created)
- IX. **Planner's Report, Marlon Pangilinan, 619.235.5293; mpangilinan@sandiego.gov**
- X. **Non Agenda Public Comment –**
 - a. **Steve Hon, NPHS.** May is National Preservation month. Having presentation instead of regular board meeting. 100 years in Balboa Park, the story of Japanese presence in Balboa Park. Thursday, May 21, 2015, 6:30-7:30pm at Grace Lutheran Church.
 - b. **Kathy Mateer,** resident and past Chair of Pacific Beach Planning Committee. Opposition to short-term vacation rentals (STVR). savesandiegoneighborhoods.org
City Council hearing on Friday, May 29, 1-5 pm. Copper Room Golden Hall.
 - c. **Veronica Iniguez,** Requesting traffic sign at 29th & North Park Way. Did not meet criteria (only 16 of the required 20 pts). Referred to Public Facilities Subcommittee.
 - d. **Jeff Powers, with Protect San Diego's Neighborhoods.** Opposition to One Paseo development.
- XI. **Announcements**
 - a. SANDAG Regional Transportation Plan
 - b. Toni Atkins Community Office hours June 3rd, University Heights Library, 5-6 pm and June 10th, North Park Library, 1-2 pm
 - c. Water Department presentation next month at NPPC
 - d. Recreation element will be heard next month as well
 - e. Attend a Community Orientation Workshop (COW). Read 600-24 (DSD). Administrative guidelines currently being updated. Nice refresher of how and why Planning Committees operate.
- XII. **Elected Official's Report**
 - a. **Jessica Poole, Hon. Susan Davis, US Congressional Dist 53, 619.208.5353 Jessica.Poole@mail.house.gov**
 - i. Visited desalinization plant in Chula Vista and SD Advanced Water Purification facility.
 - ii. USPS replaced the additional 2 mailboxes that were not replaced on North Park Way.
 - iii. No movement on cluster boxes.
 - b. **Adrian Granda, Hon. Todd Gloria, City Councilmember District 3, AGranda@sandiego.gov <http://sandiego.gov/cd3>**
 - i. Disclosure requirements (referendum reform)
 - ii. North Park Library installed study bar
 - iii. 9th update to Land Development Code will be implemented on June 4th
- XIII. **Subcommittee Reports:**
 - a. **Urban Design/Project Review (UD/PR), Peter Hill-Rachel Levin – NP Adult Community Center, 6:00pm 1st Monday. Next meeting June 1, 2015.** Park & Polk lot, SE corner. Jonathan Segal. They may be on agenda in June for a substantial conformance review (SCR)

- b. **Public Facilities and Public Art, Daniel Gebreselassie-Vicki Granowitz– NP Adult Community Center, 6:00 pm, 2nd Wednesday. Next meeting June 10, 2015** Pop out curbs on Florida. Rec Element

XIV. **Liaisons Reports**

- a. **Balboa Park Committee, Rob Steppke.**
- i. 9/11 Heroes 5k and mile run. Staff was recommending denial due to water restrictions on turf. Being re-examined for further recommendations.
 - ii. Plaza de Panama living room activation. Grant from Southwest Airlines gifted money for outdoor furniture.
- b. **Maintenance Assessment District, Peter Hill.**
- i. Now have landscaper schedule and map.
 - ii. A motion was passed by City Council to support installation of 24 street lights on El Cajon Boulevard.
- c. **North Park Main Street, Dang Nguyen.** Preparing for Festival of the Arts, didn't meet.
- d. **NP Mid-City Regional Bike Corridors, Dionne Carlson.** - Look for movement in July
- e. **Adams Ave BIA, Dionne Carlson.**
- i. I-805 bridge improvements, (parking assessment district money) may come to subcommittee
 - ii. Historic light posts on Adams Avenue are no longer being made, and having trouble replacing

XV. **Information Item**

- a. Todd Gloria visit, discussed:
- i. Pursuing funding for retrofit of water tower.
 - ii. McKinley joint use project stakeholders meeting upcoming (TBD). Spring 2016 groundbreaking.
 - iii. Mobility focus, biking/parking challenges. Authorized 80 parking spaces here recently (parking district funds need to be expended!)
 - iv. No Parking signs in front of North Park Way USPS mailboxes, white curb isn't enough.
 - v. Public request for stop sign at 29th and NP Way (petition and alternative process is possible if quantitative analysis doesn't meet criteria).
 - vi. Public comment on underground utility work—refilling may not be compacting the fill dirt enough, causing potholes to reappear quickly after repair (example 32nd by fire station). Past performance of contractors should be looked at more closely when approving new contracts.
 - vii. Money is available for the Bud Kerns pool renovation, currently investigating if City will do a full project or the pieces needed to get it back into service asap.
 - viii. Most of street sweeper vehicles are broken down.
 - ix. City charter update? Evolving to a full rewrite potential. Lightner in charge.
 - x. University Avenue Mobility Plan—Florida St to 805 with busses backing up, trying to make more multi-modal. Initially was loss of 41 parking spaces, but identified 105 spaces to be added.
 - xi. Water restriction issues addressed in May revise of budget? Yes, will see more money for inspectors, public education, incentive money for xeriscaping.
 - xii. Tentative maps. NPPC requested support to include language addressing the tentative map/condo conversion issue in 10th update.
 - xiii. Recreation Element and equivalencies. As currently written, the element is weighed heavy on Balboa Park projects, and we fear North Park money will be used in greater Balboa Park to the detriment of other parks; also need to formalize where our PC fits into Parks & Rec decisions.
 - xiv. STVR public testimony on Friday, May 29th 1-5 at Council (part 2 of testimony!). Concerns of prohibition, but need to have appropriate legislation.

XVI. **Action Items**

- a. Zero Vision Plan – Vicki Granowitz **MOTION: To support the Circulate San Diego's Vision Zero goals. Carlson/Blackson 13-0-0**
- b. NPPC Member Responsibilities & Assignments
- i. Codraro – Ad Hoc for Sustainability, Conservation, Land Use, Urban Design Elements & tentative map issue & 45 yr review.
 - ii. R. Morrison agreed to review and present the parts of the Pedestrian Master
 - iii. Nguyen will review bylaws. Assist Chair on alcohol issues
 - iv. Blackson lead on Urban Design and Use Elements review plus tentative map issue.
 - v. Hill chairs Urban Design subcommittee, and reviews all applied permits.

- vi. Carlson liaises for Adams' Avenue & Mid-City Bike project contact; Rec Element & sub to take subcommittee minutes.
 - vii. Vidales Sustainability, Mobility & Conservation Elements.
 - viii. Hilpert sub to take UDPR minutes. Manage NPPC Social Media outreach
 - ix. Pyles - Noise/Light Element.
 - x. L Morrison - Noise/Light Element
 - xi. Gebreselassie chairs Public Facilities subcommittee.
 - xii. Barry - Urban Design Element
 - xiii. We are lacking:
 - 1. a co-chair Public Facilities (Granowitz is currently filling in)
 - 2. someone to shadow George Frank on 45 year review process
 - 3. people to take minutes at both subcommittees
- c. Tentative Maps: NPPC Possible Request for City to Amend Process
- i. Condo conversions continue to come before subcommittee. These projects bypass community input at critical points prior to construction (for example, a new apartment building built by-right that turns around after construction begins and requests a tentative map subdivision to convert to condos). Development Services Department requires condo conversions come before Planning Committee, but the projects are already under construction and can't be made more compatible with policies. Hoping to find a solution.
 - ii. Suggestion to withhold condo conversion tentative map for 10 years post-construction? Not possible, a tentative map is by right at any point in the process. Subdivision kicks in at 5 units. This idea is too back-end, state side. We're hoping for something early in the process.
 - iii. Can we just ask to not see them anymore? State law says it has to be discretionary, so Planning Committee has to hear it. Only review City findings as listed (need specificity in UD, so City personnel can make appropriate findings)
 - iv. **MOTION:** Request City explanation on why condominium developments are held to discretionary findings, but apartments converted to condominiums are not held to discretionary findings. Codraro/Blackson 13-0-0
- d. Vision for 30th St between Upas & Redwood
- i. Inconsistency currently exists between Zoning maps (single family) and current land use (multi-family). How does that affect the quality of housing, possible improvements, etc. Can we develop our vision of this area for the future (use, design), so that zoning can follow suit in the Community Plan Update?
 - ii. We'll wait until we have the Design Element (expected in June), and see how we can apply it to this area (McAlear, L. Morrison, Pyles, Carlson will examine maps for other areas that may be similar). Topics to keep in mind for future examination:
 - 1. Transit-oriented development zone? Trolley plan down 30th? (2030 RTP)?
 - 2. Zoning follows general planning, does the general planning need to be changed to accommodate upzoning?
 - 3. Neighborhood concept is back in the Urban Design Element
- XVII. **Unfinished and Future Agenda Items**
- 1. Recreation Element 2. Tentative Maps
- XVIII. **Next Meeting Date:** June 16, 2015, 6:30pm
- XIX. **Adjourn: 9 pm**

Minutes submitted by Sarah McAlear



City of San Diego
Development Services
 1222 First Ave., MS-302
 San Diego, CA 92101
 (619) 446-5000

Ownership Disclosure Statement

Approval Type: Check appropriate box for type of approval (s) requested: Neighborhood Use Permit Coastal Development Permit
 Neighborhood Development Permit Site Development Permit Planned Development Permit Conditional Use Permit
 Variance Tentative Map Vesting Tentative Map Map Waiver Land Use Plan Amendment • Other _____

Project Title

Project No. For City Use Only

AWASH MARKET

416774

Project Address:

2104 EL CAJON BLVD, SAN Diego, CA 92104

Part I - To be completed when property is held by Individual(s)

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter, as identified above, will be filed with the City of San Diego on the subject property, with the intent to record an encumbrance against the property. Please list below the owner(s) and tenant(s) (if applicable) of the above referenced property. The list must include the names and addresses of all persons who have an interest in the property, recorded or otherwise, and state the type of property interest (e.g., tenants who will benefit from the permit, all individuals who own the property). A signature is required of at least one of the property owners. Attach additional pages if needed. A signature from the Assistant Executive Director of the San Diego Redevelopment Agency shall be required for all project parcels for which a Disposition and Development Agreement (DDA) has been approved / executed by the City Council. Note: The applicant is responsible for notifying the Project Manager of any changes in ownership during the time the application is being processed or considered. Changes in ownership are to be given to the Project Manager at least thirty days prior to any public hearing on the subject property. Failure to provide accurate and current ownership information could result in a delay in the hearing process.

Additional pages attached Yes No

Name of Individual (type or print):

Owner Tenant/Lessee Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature :

Date:

Name of Individual (type or print):

Owner Tenant/Lessee Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature :

Date:

Name of Individual (type or print):

Owner Tenant/Lessee Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature :

Date:

Name of Individual (type or print):

Owner Tenant/Lessee Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature :

Date:

Project Title: AWASH MARKET Project No. (For City Use Only) 416774

Part II - To be completed when property is held by a corporation or partnership

Legal Status (please check):
 Corporation Limited Liability -or- General) What State? _____ Corporate Identification No. _____
 Partnership

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter, as identified above, will be filed with the City of San Diego on the subject property with the intent to record an encumbrance against the property.. Please list below the names, titles and addresses of all persons who have an interest in the property, recorded or otherwise, and state the type of property interest (e.g., tenants who will benefit from the permit, all corporate officers, and all partners in a partnership who own the property). A signature is required of at least one of the corporate officers or partners who own the property. Attach additional pages if needed. **Note:** The applicant is responsible for notifying the Project Manager of any changes in ownership during the time the application is being processed or considered. Changes in ownership are to be given to the Project Manager at least thirty days prior to any public hearing on the subject property. Failure to provide accurate and current ownership information could result in a delay in the hearing process. **Additional pages attached** Yes No

Corporate/Partnership Name (type or print):
SIRKE BROTHERS
 Owner Tenant/Lessee
 Street Address:
2884 E Icajon Blvd, S
 City/State/Zip:
SAN DIEGO CA 92104
 Phone No: 619-382-0272 Fax No:
 Name of Corporate Officer/Partner (type or print):
HABTAMU FARIES
 Title (type or print):
CEO / PRESIDENT
 Signature: Habtamu Faries Date: 3-26-2015

Corporate/Partnership Name (type or print):

 Owner Tenant/Lessee
 Street Address:

 City/State/Zip:

 Phone No: _____ Fax No:
 Name of Corporate Officer/Partner (type or print):

 Title (type or print):

 Signature : _____ Date: _____

Corporate/Partnership Name (type or print):

 Owner Tenant/Lessee
 Street Address:

 City/State/Zip:

 Phone No: _____ Fax No:
 Name of Corporate Officer/Partner (type or print):

 Title (type or print):

 Signature : _____ Date: _____

Corporate/Partnership Name (type or print):

 Owner Tenant/Lessee
 Street Address:

 City/State/Zip:

 Phone No: _____ Fax No:
 Name of Corporate Officer/Partner (type or print):

 Title (type or print):

 Signature : _____ Date: _____

Corporate/Partnership Name (type or print):

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 Street Address:

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 Title (type or print):

 Signature : _____ Date: _____