



THE CITY OF SAN DIEGO

## Report to the Hearing Officer

DATE ISSUED: February 27, 2024 REPORT NO. HO-24-004  
HEARING DATE: March 6, 2024  
SUBJECT: 604 DENNERY ROAD, Process Three Decision  
PROJECT NUMBER: [PRJ-1073202](#)  
OWNER/APPLICANT: CHEVRON U.S.A, INC.

### SUMMARY

Should the Hearing Officer approve a Conditional Use Permit (CUP) to allow the sale of beer and wine for off-site consumption at a Chevron Extra Mile convenience store with a fuel station located at [604 Dennery Road](#) within the [Otay Mesa Community Plan](#) Area?

### Proposed Actions:

1. **APPROVE** Conditional Use Permit No. PMT-3206926.

Fiscal Considerations: None. All costs associated with the processing of the application are recovered through a deposit account funded by the applicant.

Community Planning Group Recommendation: On April 19, 2023, the Otay Mesa Community Planning Group Voted 8-0-0 to recommend approval of the proposed project without conditions (Attachment 7).

Environmental Impact: This project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section to CEQA Guidelines section 15301 (Existing Facilities), which allow for the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures or facilities, involving negligible or no expansion of existing or former use beyond that existing at the time of determination. This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on February 20, 2024, and the opportunity to appeal that determination ended on March 5, 2024 (Attachment 6).

## BACKGROUND

The 1.03-acre site is located at 604 Denney Road in the CC-1-3 zone, Airport Land Use Compatibility Overlay Zone (Brown Field), and the Very High Fire Hazard Severity Zone within the Otay Mesa Community Plan Area.

## DISCUSSION

### Project Description:

The project is a request for a Conditional Use Permit (CUP) for an alcoholic beverage outlet to allow the sales of beer and wine in order to obtain a Type 20 Alcoholic Beverage Control license. The existing 1,650-square-foot convenience store is located within a commercial retail shopping center at a gas station where selling beer and wine may be allowed as a limited use in the CC-1-3 zone, subject to the regulations of San Diego Municipal Code (SDMC) [Section 141.0502\(b\)](#). Proposals that do not comply with the regulations of SDMC [Section 141.0502\(b\)](#) may be permitted with a Conditional Use Permit decided in accordance with Process Three, subject to the regulations in [Section 141.0502\(c\)](#), including that the San Diego Police Department (SDPD) provides a recommendation on the proposed use and location.

An analysis of project compliance with SDMC 141.0502(b) requirements follows:

(b) Limited Use Regulations. Alcoholic beverage outlets are permitted as a limited use subject to the following regulations.

(1) Alcoholic beverage outlets are not permitted in any of the following locations:

**(A) 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 project is within Census Tract No. 100.14, which had reported a crime rate of 227.4 percent (for the year 2022) of the city-wide average based on statistics provided by the SDPD. A census tract is considered to have "high crime" if the crime rate exceeds 120 percent of the city-wide average, therefore, the project is located in such a census tract, does not comply with this regulation, and requires a CUP.

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

The standard set by California Business and Professional Code section 23958.4 for this census tract is four alcoholic beverage outlets. There are currently two active off-sale licenses within census tract 100.17, and this project, if approved, would represent the third alcohol license. The project does not exceed this standard.

**(C) In an adopted Redevelopment Project Area.**

The project site is not within a Redevelopment Project Area.

**(D) Within 600 feet of a public or private accredited school, a public park, a playground or recreational area, a church, a hospital, or a San Diego County welfare district office.**

The project meets this requirement; there are no such uses within 600 feet of the project site.

**(E) Within 100 feet of a residentially zoned property.**

The project premises adjoins residentially zoned property; therefore, it does not meet this requirement.

Pursuant to SDMC Section 141.0502(c), SDPD recommended the proposed use for approval with conditions which have been included in the permit including a prohibition against the sale of beer or malt beverages in kegs, and conditions regulating amusement devices, video surveillance, lighting, loitering, and advertising signage. These permit conditions encourage alcohol patrons to leave the premises, ensure high visibility of people entering and exiting the premises, allow law enforcement the ability to review surveillance recordings as needed, limit the amount of alcohol signage that can be seen outside the store, and ensure that any litter and graffiti are cleaned promptly.

The SDPD has reviewed the project and has determined the business will not be detrimental to the public health, safety, and welfare, if their recommendations limiting sale of beer or malt beverages in kegs, sale hours, video surveillance, loitering, trash, lighting, and advertising are implemented to ensure that the project will not impact the surrounding area. SDPD recommendations and the operational requirements of [SDMC 141.0502\(b\)\(3\)-\(12\)](#) have been included in the permit.

Community Plan Analysis:

The project site is located within the Otay Mesa Community Plan Area. The Otay Mesa Community Plan land use designation is Regional Commercial. The Regional Commercial designation provides for retail sales, commercial services, office uses, and heavier commercial uses such as wholesale, distribution, storage, and vehicular sales and service. This designation is appropriate for transportation corridors where the previous community plan may have allowed for both industrial and commercial uses. The convenience store with fueling station and alcohol sales is an allowable use within the land use designation of the community plan.

Conclusion:

City staff, including the San Diego Police Department, have reviewed the request for a Conditional Use Permit (CUP) for an alcoholic beverage outlet to allow the sales of beer and wine within an existing convenience store with fueling station. The project as conditioned would conform to all applicable sections of the SDMC. Conditions have been placed in the permit to ensure public health, safety, and welfare, and staff recommends the Hearing Officer approve Conditional Use Permit No. PMT-3206926.

ALTERNATIVES

1. Approve Conditional Use Permit No. PMT-3206926, with modifications.
2. Deny Conditional Use Permit No. PMT-3206926 if the findings required to approve the project cannot be affirmed.

Respectfully submitted,

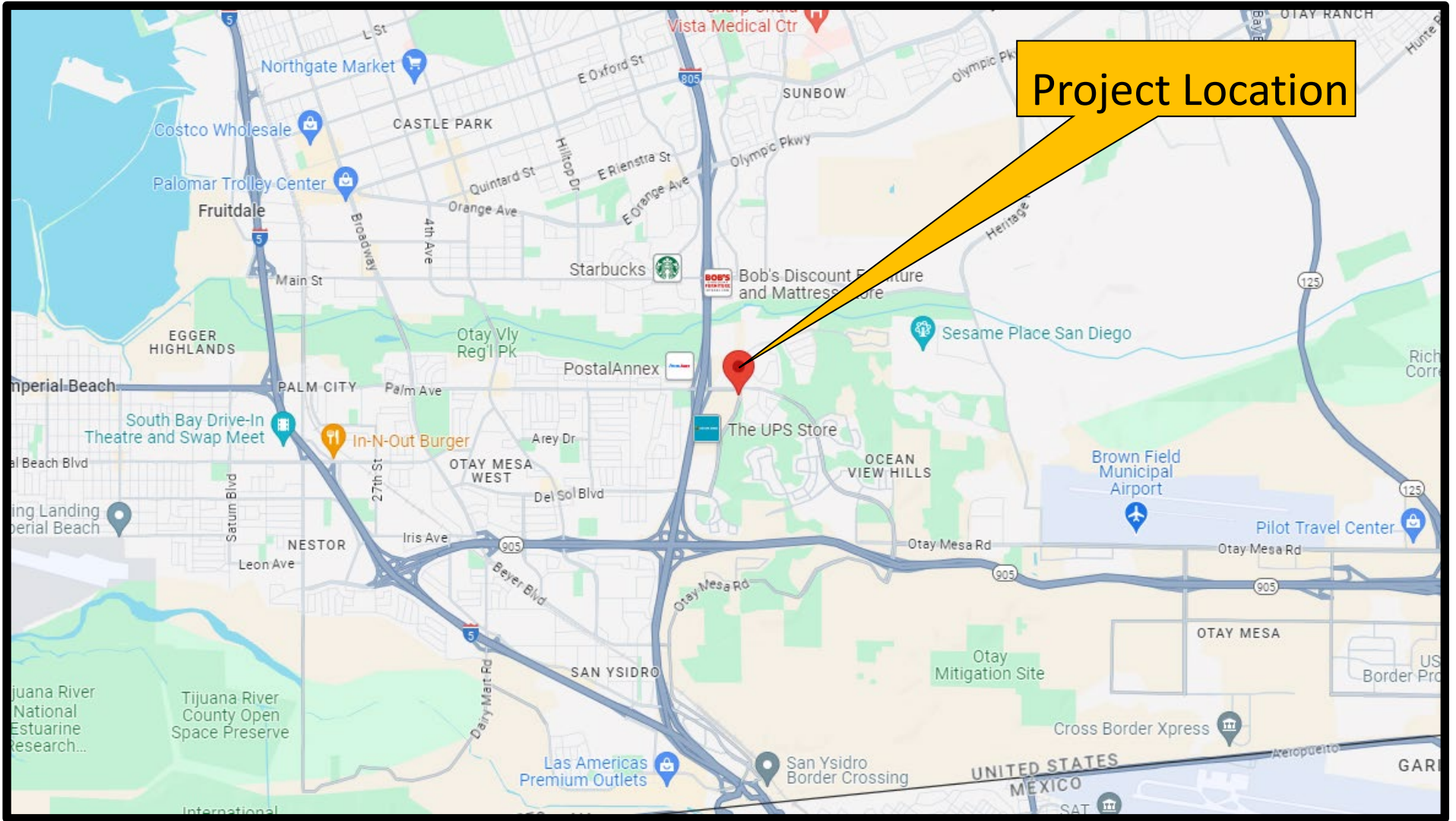


---

May Rollin  
Development Project Manager  
Development Services Department

Attachments:

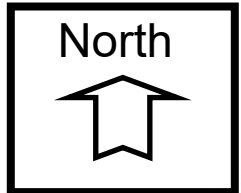
1. Project Location Map
2. Aerial Photograph
3. Land Use Map
4. Draft Resolution with Findings
5. Draft Permit with Conditions
6. Environmental Exemption
7. Community Planning Group Recommendation
8. Ownership Disclosure Statement
9. San Diego Police Department Recommendation
10. Project Plans



## Project Location Map

604 Dennery Road

Project No. PRJ-1073202



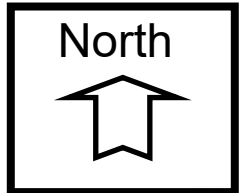




## Aerial Photograph

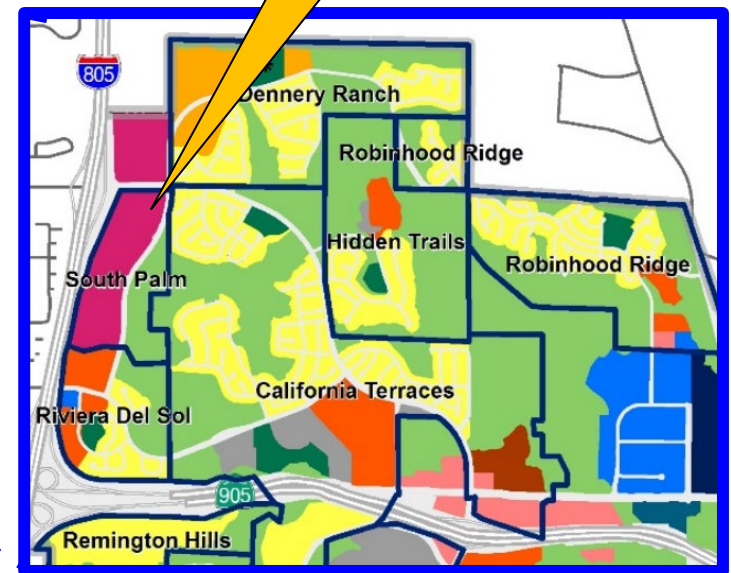
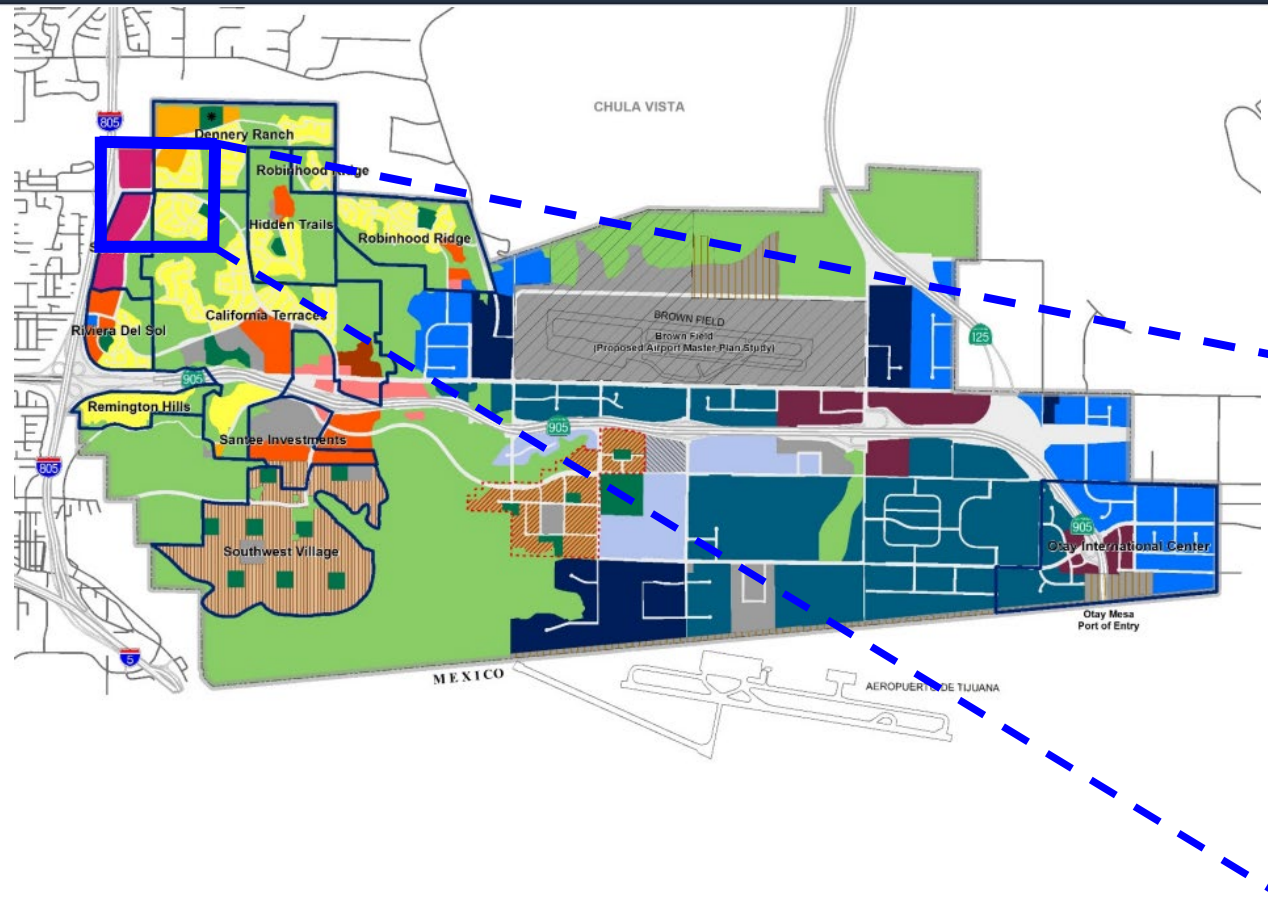
604 Dennerly Road

Project No. PRJ-1073202





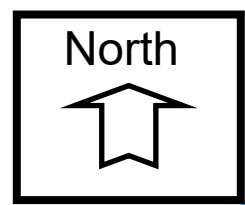
**Project Location**



<b>Legend</b>		<b>Commercial - Residential Prohibited</b>		<b>Industrial</b>		<b>Overlays</b>		<b>Other</b>	
<b>Parks, Open Space, and Institutional</b>		<b>Residential</b>		Community Commercial		Business Park - Office Permitted		U.S. Government Facility	
Open Space		Residential - Low		Regional Commercial		Light Industrial		Brown Field Boundary	
Parks		Residential - Low Medium		Heavy Commercial		Heavy Industrial		Planning Area	
Institutional		Residential - Medium				Business Park - Residential Permitted		Precise and Specific Plan Areas	
<b>Village Centers</b>		Residential - Medium High				* Potential Residential Site if Park Relocated		Right-Of-Way	
Neighborhood Village								Central Village Specific Plan	
Community Village									
15-25 du/ac									
30-35 du/ac									



**Land Use Map**  
 604 Dennery Road  
 Project No. PRJ-1073202



**ATTACHMENT 3**

HEARING OFFICER  
RESOLUTION NO. HO-XXXX  
CONDITIONAL USE PERMIT NO. PMT-3206926  
**604 DENNERY ROAD - PROJECT NO. PRJ-1073202**

WHEREAS, CHEVRON U.S.A. INC., a Pennsylvania Corporation, Owner/Permittee, filed an application with the City of San Diego for a Conditional Use Permit (CUP) for 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. PMT-3206926);

WHEREAS The 1.03-acre site is located at 604 Dennery Road in the in the CC-1-3 zone, Airport Land Use Compatibility Overlay Zone (Brown Field) , Community Plan Implementation Overlay Zone (CPIOZ), Affordable Housing Parking Demand, ALUCP Airport Influence Area (Brown Field – Review Area 2), FAA Part 77 Noticing Area and the Very High Fire Hazard Severity Zone within the Otay Mesa Community Plan Area;

WHEREAS, the project site is legally described as LOT 9 OF PALM PROMENADE, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 13071, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, NOVEMBER 23, 1993;

WHEREAS, On February 20, 2024, 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) pursuant to CEQA Guidelines section 15301 (Existing Facilities), which allows for the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures or facilities, involving negligible or no expansion of existing or former use beyond that existing at the time of determination; and where the exceptions listed in Section 15300.2 would not apply and there was no appeal of the Environmental Determination filed within the time period provided by San Diego



Municipal Code Section 112.0520; and the site is not included on any list compiled pursuant to Government Code Section 65962.5 for hazardous waste sites;

WHEREAS, on March 6, 2024, the Hearing Officer of the City of San Diego considered Conditional Use Permit No. PMT-3206926 pursuant to the Land Development Code of the City of San Diego; NOW, THEREFORE,

BE IT RESOLVED by the Hearing Officer of the City of San Diego, that it adopts the following findings with respect to Conditional Use Permit No. PMT-3206926:

**A. CONDITIONAL USE PERMIT SDMC Section 126.0305**

**1. Findings for all Conditional Use Permits:**

**a. The proposed development will not adversely affect the applicable land use plan.**

The 604 Denney Road Conditional Use Permit project (Project) proposes the sale of Type 20 Alcoholic Beverage Control (ABC) License which authorizes the sales of beer and wine for off-site consumption in an existing one-story, 1,650-square-foot convenience store.

The Otay Mesa Community Plan (Community Plan) designates the site for Regional Commercial, which is intended to provide commercial service, civic, retail, office, and limited industrial uses. The Community Plan does not specifically address the sale of alcohol or alcoholic beverage outlets; however, the sale of alcohol products is defined as commercial retail use in the Land Development Code and is permitted under specified circumstances with the approval of a Conditional Use Permit (CUP). The project site is identified by the Community Plan as Regional Commercial per the Land Use map [Figure 2.1](#). The proposed alcoholic beverage outlet within an existing commercial building is consistent with the land use plan designation for the site. The site is a fully developed and operating gas station and convenience store since 1989. The proposed use is for the sale of beer and wine for off-site consumption requiring no additional site improvements or remodeling of the interior.

The Project includes the separately regulated retail sales use in an existing commercial site and conforms to the following stated Community Plan goals. One goal of the Community Plan is for the distribution of land uses that provide sufficient capacity for a variety of uses, facilities, and services needed to serve Otay Mesa per the goals listed in Otay Mesa Community Plan [CE-1](#). These goals are served by a convenience store with the availability of beer and wine. Furthermore, a Community Plan Goal for diversified commercial uses that serve local, community, and regional needs is also met. Alcoholic

Beverage Outlets that do not meet all the locational criteria for alcohol sales under San Diego Municipal Code (SDMC) [section 141.0502](#), may be approved with a Process Three CUP. The San Diego Police Department (SDPD) has provided its recommendations for the approval of the subject CUP that include but are not limited to, hours of operation, advertising, and training for employees. The proposed Alcoholic Beverage Outlet use is in conformance with the land use designation and the intent of the Community Plan. Therefore, based on the above, the proposed development 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 primary use of the site is a gas station and convenience store within a commercial retail shopping center. The operation of an Alcoholic Beverage Outlet at the site is allowed in the CC-1-3 zone with a Conditional Use Permit (CUP) at this location. The proposed Alcoholic Beverage Outlet at this location requires a CUP because the project site does not meet certain location criteria set forth in SDMC [Section 141.0502](#), as the project site is within a crime reporting area that exceeds the city-wide average crime rate by more than 20 percent. The project site is located within 100 feet of residentially zoned properties. However, approval of this CUP would allow the sale of beer and wine for off-site consumption, conditioned so that the alcohol sales would not have a negative impact on the surrounding neighborhood. These conditions include but are not limited to, limits on hours of operation, video surveillance, and a prohibition against loitering.

1. The hours for in-store operations shall be from 6:00am to Midnight as it relates to the sale of alcoholic beverages. The hours for the sale of alcoholic product via app/online platform for delivery only, shall be 6:00 am to 2:00 am.
2. The sale of beer or malt beverages in kegs is prohibited.
3. Video surveillance covering the interior and public access points of the premises shall be recorded and available to law enforcement upon request. Upon request of law enforcement, video surveillance shall not be deleted, voided or destroyed. Recordings shall be maintained for a minimum of 30 days absent a request of law enforcement.
4. Litter and any unauthorized graffiti will be removed promptly.
5. All retail employees shall be trained in ABC regulations (LEAD), theft deterrence and policies against the sales of alcoholic beverages to those under 21 years of age, and/or intoxicated.

Furthermore, the project is subject to all federal, state, and other local codes related to alcohol beverage sales, which would further ensure that the subject Alcoholic Beverage Outlet would not have an adverse impact on public health, safety, and welfare.

The proposed Alcoholic Beverage Outlet requires a CUP because the project site does not meet certain location criteria set forth in SDMC [Section 141.0502\(b\)](#). The project is located within a census tract where the general crime rate exceeds the citywide average

general crime rate of more than 20 percent. The project is within Census Tract No.100.14, which had reported a crime rate of 227.4 percent (for the year 2022) of the city-wide average based on statistics provided by the SDPD (a census tract is considered to have “high crime” if the crime rate exceeds 120 percent of the city-wide average). The project is located within a census tract where the ratio of alcohol beverage outlets does not exceed the standard established by California Business and Professions Code section 23958.4. The subject property is in Census Tract No.100.17, which allows for three off-sale ABC licenses. Currently there are two off-sale licenses in Census Tract 100.17. The project site is not located within 600 feet of an incompatible facility. The project site is located within 100 feet of residentially zoned properties. The San Diego Police Department (SDPD) has reviewed the project application and supports approval of the CUP to allow an alcoholic beverage outlet operating at the site with conditions, including but not limited to: the prohibition of loitering, littering, and graffiti; maintaining illumination during all hours of darkness and when the outlet is open for business; and maintaining the premises' video surveillance of the interior, exterior, and public sidewalks of the premises and areas under the control of the owner or operator. Additionally, conditions of approval have been included to eliminate adverse impacts on the health, safety, and welfare of the community. This project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section to CEQA Guidelines section 15301 (Existing Facilities), which allow for the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures or facilities, involving negligible or no expansion of existing or former use beyond that existing at the time of determination. This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on February 20, 2024, and the opportunity to appeal that determination ended on March 5, 2024. Therefore, the proposed development will not be detrimental to 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 underlying CC-1-3 Zone is intended to provide convenient retail and personal service uses and allows for Alcoholic Beverage Outlets with a Conditional Use Permit (CUP) and subject to regulations set forth in SDMC [section 141.0502](#). The CUP for the project includes various conditions and corresponding exhibits of approval relevant to achieve compliance with the SDMC relative to lighting, loitering, litter, graffiti, and advertising. The project site does not meet certain location criteria set forth in SDMC [Section 141.0502\(b\)\(1\)\(D\)](#) and [Section 141.0502\(b\)\(1\)\(E\)](#) as the project site is within a crime reporting area that exceeds the city-wide average crime rate and the project site is located within 100 feet of residentially zoned properties. However, the sale of alcohol products is defined as commercial retail use in the Land Development Code and is permitted under these circumstances with the approval of a CUP. The San Diego Police Department (SDPD) has reviewed the project application and supports approval of the CUP to allow an alcoholic beverage outlet operating at the site with conditions described at Finding A.1.b. incorporated here by reference.



No variance or deviations are requested as part of this application. Therefore, the proposed development will comply with the regulations of the Land Development Code.

**d. The proposed use is appropriate at the proposed location.**

The project site is identified by the Community Plan as Regional Commercial. The proposed alcohol beverage outlet within an existing commercial building is consistent with the land use plan designation for the site. Approval of this CUP would allow the sale of beer and wine to be conditioned so that alcohol sales would not have a negative impact on the surrounding neighborhood. The project site does not meet certain location criteria set forth in SDMC [section 141.0502\(b\)\(1\)\(D\)](#) and [141.0502\(b\)\(1\)\(E\)](#) as referenced in Finding A.1.c, incorporated here by reference. However, alcoholic beverage outlets that do not meet all the locational criteria for alcohol sales as a limited use under SDMC [section 141.0502](#) may be approved with a Process Three CUP.

The CUP includes conditions that prohibit gaming machines or video game devices on the premises, prohibit loitering and graffiti, prohibit public pay phones, and limit advertising. Additionally, all retail employees are to be trained in ABC regulations Licensee Education on Alcohol and Drugs (LEAD) program, theft deterrence, and policies against the sale of alcoholic beverages to those under 21 years of age or intoxicated persons. These conditions of approval minimize any potential harm to public health, safety, and welfare. The sale of beer and wine spirits is consistent with the commercial nature of the CC-1-3 zone and the Community Plan's Regional Commercial land use designation. Therefore, based on the site's retail nature and approval conditions, the proposed development would be appropriate at the proposed location.

The above findings are supported by the minutes, maps and exhibits, all of which are incorporated herein by this reference.

BE IT FURTHER RESOLVED that, based on these findings adopted by the Hearing Officer, Conditional Use Permit No. PMT-3206926 is hereby GRANTED by the Hearing Officer to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit No. PMT-3206926, a copy of which is attached hereto and made a part hereof.

---

May Rollin

Development Project Manager  
Development Services

Adopted on: March 6, 2024

IO#: 24009395

DRAFT

**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**

INTERNAL ORDER NUMBER: 24009395

SPACE ABOVE THIS LINE FOR RECORDER'S USE

CONDITIONAL USE PERMIT NO. PMT-3206926  
**604 DENNERY ROAD -PROJECT NO. PRJ-1073202**  
HEARING OFFICER

This Conditional Use Permit No. PMT-3206926 is granted by the Hearing Officer of the City of San Diego to CHEVRON U.S.A. INC., a Pennsylvania Corporation, Owner/Permittee, pursuant to San Diego Municipal Code [SDMC] section 126.0303(b). The 1.03-acre site is located at 604 Dennery Road in the in the CC-1-3 zone, Airport Land Use Compatibility Overlay Zone (Brown Field), Community Plan Implementation Overlay Zone (CPIOZ), Affordable Housing Parking Demand, ALUCP Airport Influence Area (Brown Field – Review Area 2), FAA Part 77 Noticing Area and the Very High Fire Hazard Severity Zone within the Otay Mesa Community Plan Area.

The project site is legally described as: LOT 9 OF PALM PROMENADE, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 13071, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, NOVEMBER 23, 1993.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner to operate an alcoholic beverage outlet conditioned upon the issuance of a license from the State Department of Alcoholic Beverage Control (ABC) 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 March 6, 2024, on file in the Development Services Department.

The project shall include:

- a. The operation of an Alcoholic Beverage Outlet within 18 square feet of dedicated space in an existing 1,650 square-foot commercial retail service station in accordance with a Type 20 ABC Liquor License for the sale of beer and wine for off-site consumption.
- b. 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 March 20, 2027.
2. This Conditional Use Permit [CUP] and corresponding use of this site shall expire on March 20, 2034. The Owner/Permittee may request that the expiration date be extended in accordance with SDMC section 141.0502(c)(7).
3. The utilization of this 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.
4. 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.
5. 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.
6. 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.
7. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
8. 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.).
9. The Owner/Permittee shall secure all necessary building 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.

10. 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.

11. 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.

12. 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:**

13. Prior to the issuance of any building permit, the Owner/Permittee shall obtain an Encroachment Maintenance Removal Agreement for the landscape and irrigation located within the City's right-of-way, satisfactory to the City Engineer.

14. Prior to the issuance of any building permit, the Owner/Permittee shall assure by permit and bond the installation of City Standard sidewalk transition around the existing driveway, adjacent to the site on Palm Avenue, satisfactory to the City Engineer.

15. Prior to the issuance of any building permit, the Owner/Permittee shall assure by permit and bond the replacement of damaged/uplift sidewalk panel, per current City Standard, adjacent to the site on Dennery Road, satisfactory to the City Engineer.

16. Prior to the issuance of any construction permit the Owner/Permittee shall submit a Water Pollution Control Plan (WPCP). The WPCP shall be prepared in accordance with the guidelines in Part 2 Construction BMP Standards Chapter 4 of the City's Storm Water Standards.

**PLANNING/DESIGN REQUIREMENTS:**

17. The Owner/Permittee shall post a copy of the Conditional Use Permit conditions in the licensed premises in a place where they may be readily viewed by any member of the general public or any member of a government agency.

18. The sale of alcoholic beverages shall be accessory and limited to a maximum of 18 square-feet of the 1,650 square-foot retail floor area as shown in "Exhibit A".

19. 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 of the SDMC.

20. Pool or billiard tables, foosball or pinball games, arcade style video and electronic games, or coin-operated amusement devices are not permitted on the premises with an alcoholic beverage outlet.

21. Exterior public pay phones that permit incoming calls are not permitted on the premises, adjacent public sidewalks, or areas under the control of the owner or operator.

22. The Owner/Permittee shall provide illumination, at a minimum level of 0.4-foot candles per square foot, on the exterior of the alcoholic beverage outlet, including adjacent public sidewalks and areas under the control of the owner or operator. The illumination shall be in operation during all hours of darkness while the outlet is open for business so that persons standing on or near the premises at night are identifiable by law enforcement personnel. The required illumination shall be shielded and directed so that it does not shine on adjacent properties.

23. The sign area pertaining to or referencing alcoholic sales or beverages shall not exceed 630 square inches.

24. A maximum of 33 percent of the square footage of the windows and doors of the premises may bear advertising or signs of any sort, and all advertising and signs shall be placed and maintained in a manner that ensures that law enforcement personnel have a clear and unobstructed view of the interior of the outlet.

25. The Owner/Permittee of the Alcoholic Beverage Outlet shall post a prominent, permanent sign or signs stating, "NO LOITERING, CONSUMPTION OF ALCOHOLIC BEVERAGES, OR OPEN ALCOHOLIC BEVERAGE CONTAINERS ARE ALLOWED INSIDE THE PREMISES, IN THE PARKING AREA, OR ON THE PUBLIC SIDEWALKS ADJACENT TO THE PREMISES. VIOLATORS ARE SUBJECT TO CRIMINAL



PROSECUTION AND/OR ARREST.” The sign shall be at least two square-feet with two-inch block lettering. The sign shall be in English and Spanish.

26. The Owner/Permittee shall list a business address and telephone number in the Pacific Bell/San Diego telephone directory or other similarly distributed directory.

27. The Owner/Permittee shall provide trash receptacles, conveniently located for use by patrons, inside and outside the alcoholic beverage outlet, including adjacent public sidewalks and areas under the control of the Owner/Permittee. At least one 13-gallon trash receptacle shall be located inside the premises. At least one 32-gallon trash receptacle shall be located outside the alcoholic beverage outlet, and at least one additional 32-gallon trash receptacle shall be located in the parking areas under the control of the Owner/Permittee.

28. The Owner/Permittee shall maintain the premises, adjacent public sidewalks, and areas under the control of the owner or operator, free of litter and graffiti at all times. The Owner/Permittee shall provide for daily removal of trash, litter, and debris.

**POLICE DEPARTMENT RECOMMENDATIONS:**

29. The hours for in-store operations shall be from 6:00am to Midnight as it relates to the sale of alcoholic beverages. The hours for the sale of alcoholic product via app/online platform for delivery only, shall be 6:00 am to 2:00 am.

30. The sale of beer or malt beverages in kegs is prohibited.

31. Video surveillance covering the interior and public access points of the premises shall be recorded and available to law enforcement upon request. Upon request of law enforcement, video surveillance shall not be deleted, voided or destroyed. Recordings shall be maintained for a minimum of 30 days absent a request of law enforcement.

32. Litter and any unauthorized graffiti will be removed promptly.

33. All retail employees shall be trained in ABC regulations (LEAD), theft deterrence and policies against the sales of alcoholic beverages to those under 21 years of age, and/or intoxicated.

**INFORMATION ONLY:**

- The issuance of this discretionary permit alone does not allow the immediate commencement or continued operation of the proposed use on site. Any operation allowed by this discretionary 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 March 6, 2024, and Resolution No. HO-24-004.

DRAFT

Conditional Use Permit No. PMT-3206926  
Date of Approval: March 6, 2024

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

\_\_\_\_\_  
May Rollin  
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.

**Chevron USA**  
Permittee

By \_\_\_\_\_  
Kent Cowan,  
Real Property Officer TITLE

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



## NOTICE OF EXEMPTION

**TO:** Recorder/County Clerk  
 P.O. Box 1750, MS A-33  
 1600 Pacific Hwy, Room 260  
 San Diego, CA 92101-2400

**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 / Number:** 604 Dennery Road / PRJ-1073202

**State Clearinghouse No.:** N/A

**Project Location-Specific:** 604 Dennery Road, San Diego CA 92154

**Project Location-City/County:** San Diego / San Diego

**Description of nature and purpose of the Project:** CONDITIONAL USE PERMIT for the sale of alcoholic beverages for off-site consumption at 604 Dennery Road. The project would include sidewalk improvements to ADA standards. The 1.03 site is designated Regional Commercial per the Otay Mesa Community Plan and zoned CC-1-3. Additionally, the project site is located within the Airport Land Use Compatibility Overlay Zone (Brown Field), the Airport Influence Area (Brown Field, Review Area 2), the Federal Aviation Administration part 77 Noticing Area (Brown Field), the Transit Priority Area, and the Community Plan Implementation Overlay Zone (CPIOZ-A). LEGAL DESCRIPTION: Parcel 9 of Palm Promenade in the City of San Diego, County of San Diego, State of California, according to map thereof No. 13071 filed in the office of the County Recorder of San Diego County, November 23, 1993. ASSESSOR'S PARCEL NUMBER: 631-042-0500.

**Name of Public Agency Approving Project:** City of San Diego

**Name of Person or Agency Carrying Out Project:** Kent Cowan, Chevron Stations Inc, PO BOX 6003, San Ramon, CA, (925) 842-2996

**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))  
 Categorical Exemption: CEQA Section 15301, Existing Facilities  
 Statutory Exemptions:  
 Other:

**Reasons why project is exempt:** The City of San Diego determined that the project would qualify to be categorically exempt from CEQA pursuant to CEQA Guidelines section 15301 (Existing Facilities), which allow for the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures facilities, involving negligible or no expansion of

existing or former use beyond that existing at the time of determination; and where the exceptions listed in Section 15300.2 would not apply. The site is not included on any list compiled pursuant to Government Code Section 65962.5 for hazardous waste sites.

**Lead Agency Contact Person:** M. Mariscal

**Telephone:** (619) 557-7944

**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 the California Environmental Quality Act.

\_\_\_\_\_  
Signature/Title

\_\_\_\_\_  
Date

**Check One:**

- Signed by Lead Agency
- Signed by Applicant

Page 3		City of San Diego · Information Bulletin 620		August 2018	
		<b>City of San Diego Development Services</b> 1222 First Ave., MS-302 San Diego, CA 92101		<b>Community Planning Committee Distribution Form</b>	
Project Name: Chevron- 604 Dennergy			Project Number: 1073202		
Community: Otay Mesa					
For project scope and contact information (project manager and applicant), log into OpenDSD at <a href="https://aca.accela.com/SANDIEGO">https://aca.accela.com/SANDIEGO</a> .  Select "Search for Project Status" and input the Project Number to access project information.					
<input checked="" type="radio"/> Vote to Approve <input type="checkbox"/> Vote to Approve with Conditions Listed Below <input type="checkbox"/> Vote to Approve with Non-Binding Recommendations Listed Below <input type="checkbox"/> Vote to Deny				Date of Vote: April 19, 2023	
# of Members Yes 8		# of Members No 0		# of Members Abstain 0	
Conditions or Recommendations:					
<input type="checkbox"/> No Action (Please specify, e.g., Need further information, Split vote, Lack of quorum, etc.)					
NAME: Rob Hixson, III					
TITLE: Otay Mesa Planning Group, Chair				DATE: April 26, 2023	
<i>Attach additional pages if necessary (maximum 3 attachments).</i>					

	<b>City of San Diego Development Services</b> 1222 First Ave., MS 302 San Diego, CA 92101 (619) 446-5000	<h1 style="margin:0;">Ownership Disclosure Statement</h1>	<b>FORM DS-318</b>  October 2017
---	---	---	--

**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:** Chevron Extra Mile Store Alcohol Sales **Project No. For City Use Only:** \_\_\_\_\_  
**Project Address:** 604 Dennery Rd

**Specify Form of Ownership/Legal Status (please check):**  
 Corporation  Limited Liability -or-  General - What State? \_\_\_\_\_ Corporate **Identification No.** 1298441  
 Partnership  Individual

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter 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), applicant(s), and other financially interested persons of the above referenced property. A financially interested party includes any individual, firm, co-partnership, joint venture, association, social club, fraternal organization, corporation, estate, trust, receiver or syndicate with a financial interest in the application. If the applicant includes a corporation or partnership, include the names, titles, addresses of all individuals owning more than 10% of the shares. If a publicly-owned corporation, include the names, titles, and addresses of the corporate officers. (A separate page may be attached if necessary.) If any person is a nonprofit organization or a trust, list the names and addresses of **ANY** person serving as an officer or director of the nonprofit organization or as trustee or beneficiary of the nonprofit organization. A signature is required of at least one of the property owners. 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.

**Property Owner**  
 Name of Individual: Chevron USA Inc, Attn: Kent E. Cowan  Owner  Tenant/Lessee  Successor Agency  
 Street Address: PO Box 6003  
 City: San Ramon State: CA Zip: 94583  
 Phone No.: 925-842-2996 Fax No.: \_\_\_\_\_ Email: CSILicenseDesk@chevron.com  
**Signature:** *Kent Cowan* **Date:** 5/25/22  
 Additional pages Attached:  Yes  No

**Applicant**  
 Name of Individual: Chevron Stations Inc c/o Rawlings Consulting, Attn: Steve Rawlings  Owner  Tenant/Lessee  Successor Agency  
 Street Address: 26023 Jefferson Ave, Ste D  
 City: Murrieta State: CA Zip: 92562  
 Phone No.: 951-667-5152 Fax No.: \_\_\_\_\_ Email: ser@rawlingspm.com  
**Signature:** *[Signature]* **Date:** 5/31/22  
 Additional pages Attached:  Yes  No

**Other Financially Interested Persons**  
 Name of Individual: \_\_\_\_\_  Owner  Tenant/Lessee  Successor Agency  
 Street Address: \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
 Phone No.: \_\_\_\_\_ Fax No.: \_\_\_\_\_ Email: \_\_\_\_\_  
 Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
 Additional pages Attached:  Yes  No

Printed on recycled paper. Visit our web site at [www.sandiego.gov/development-services](http://www.sandiego.gov/development-services).  
 Upon request, this information is available in alternative formats for persons with disabilities.



SAN DIEGO POLICE DEPARTMENT
CONDITIONAL USE PERMIT RECOMMENDATION

PREMISE ADDRESS: 604 Dennery Road, San Diego, CA 92154
TYPE OF BUSINESS: Gas Station/Market (Type 20 Off-Sale Beer & Wine)
FEDERAL CENSUS TRACT: 100.14/100.17
NUMBER OF ALCOHOL LICENSES ALLOWED: Off-Sale: 3
NUMBER OF ALCOHOL LICENSES EXISTING: Off-Sale: 2
CRIME RATE IN THIS CENSUS TRACT: 227.4
(Note: Considered High Crime If Exceeds 120% of City-wide Average)
THREE OR MORE REPORTED CRIMES AT THIS PREMISE WITHIN PAST YEAR [ ] YES [X] NO
IS THE PREMISE WITHIN 600 FEET OF INCOMPATIBLE FACILITY [ ] YES [X] NO
IS THE PREMISE WITHIN 100 FEET OF RESIDENTIALLY ZONED PROPERTY [ ] YES [X] NO
ABC LICENSE REVOKED AT THIS PREMISE WITHIN PAST YEAR [ ] YES [X] NO
HAS APPLICANT BEEN CONVICTED OF ANY FELONY [ ] YES [X] NO
WILL THIS BUSINESS BE DETRIMENTAL TO THE PUBLIC HEALTH, SAFETY, AND WELFARE OF THE COMMUNITY AND CITY [ ] YES [X] NO

COMMENTS/OTHER FACTORS CONSIDERED:

The premises is located within census tract 100.14. The reported crime rate for 2022 within Census Tract 100.14 was 227.4% and the alcohol crime rate was 95.9%.

This is open and operating as a gas station and market.

SUGGESTED CONDITIONS:

The San Diego Police Department agrees with the issuance of a Conditional Use Permit so long as the following conditions are incorporated:

- 1. The hours for in-store operations shall be from 6:00am to Midnight as it relates to sales, service, or consumption of alcoholic beverages. The hours for the sale of alcoholic product via app/online platform for delivery only, shall be 6:00am to 2:00am.
2. No distilled spirits shall be sold in containers of less than 375 milliliters.
3. The sale of beer or malt beverages in kegs is prohibited.
4. Video surveillance shall be recording and available to law enforcement upon request covering the interior and public access points of the premises. Upon request of law enforcement video surveillance shall not be deleted, voided or destroyed. Recordings shall be maintained for a minimum of 30 days absent a request of law enforcement.
5. Litter and any unauthorized graffiti will be removed promptly.
6. All retail employees are trained in ABC regulations (LEAD), theft deterrence and policies against the sales of alcoholic beverages to those under 21 years of age, and/or intoxicated.

BZM 5781 3-23-23

SAN DIEGO POLICE DEPARTMENT RECOMMENDATION:

APPROVE

DENY

Benjamin McCurry  
Name of SDPD Vice Sergeant (Print)

(619) 571-2977  
Telephone Number

*Ben McCurry*  
Signature of SDPD Vice Sergeant

3-23-23  
Date of Review



Year: 2023 Address: 604 Dennerly Rd, San Diego, CA, 92154, USA

Reset Print

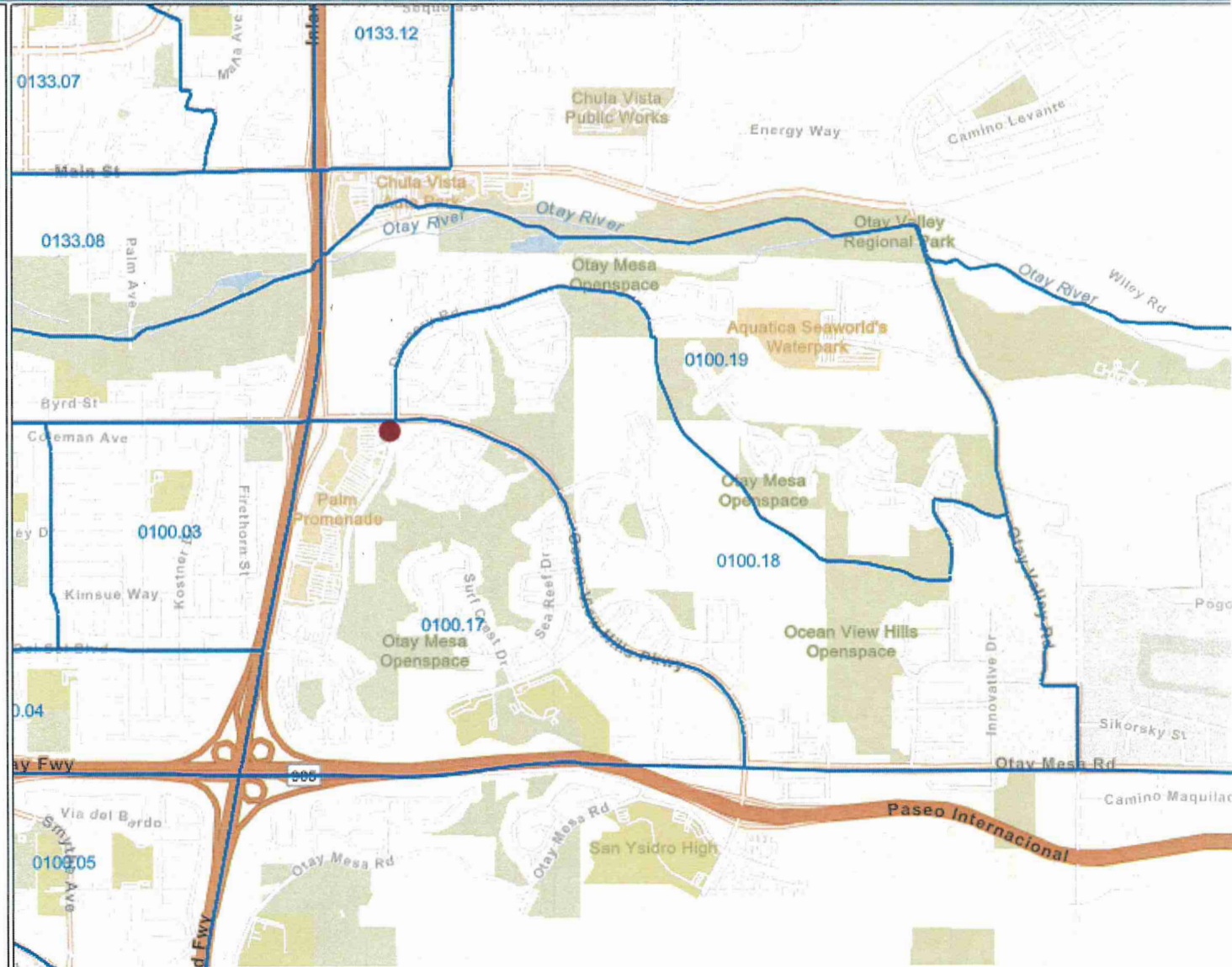
**Matched Address**

Address	604 Dennerly Rd, San Diego, California, 92154
MSA/MD Code	41740
State Code	06
County Code	073
Tract Code	0100.17
MSA/MD Name	SAN DIEGO-CHULA VISTA-CARLSBAD, CA
State Name	CALIFORNIA
County Name	SAN DIEGO COUNTY

The Census Demographic Data for 2023 is not available yet. This information is updated with the regular release of the FFIEC Census in the summer. However, the state, county, MSA, and census tract information has been updated for 2023.

Census Demographic Data

User Select Tract





## ABC Report

### Required Parameters

Reporting Period: 01/2022 to 12/2022

Agency: SAN DIEGO

### Optional Parameters

Geographical Area:

Group by: Census Tract

Prior Report Number: B98S328R

Total Part 1 Crime and Part 2 Arrest for Agency: 54,461

Total Census Tract: 302

Average Total per Census Tract: 180.3

(120% or above is High Crime Area indicated by \*)

	Census Tract	Totals	% Average by Census Tract
233	009804	60	33.3%
234	009805	49	27.2%
235	009901	9	5.0%
236	009902	2	1.1%
237	010001	103	57.1%
238	010003	84	46.6%
239	010004	103	57.1%
240	010005	217	120.3%*
241	010009	428	237.3%*
242	010010	157	87.1%
243	010011	92	51.0%
244	010012	123	68.2%
245	010013	282	156.4%*
246	010014	410	227.4%*
247	010015	1,435	795.7%*
248	010103	398	220.7%*
249	010104	70	38.8%
250	010106	171	94.8%
251	010107	253	140.3%*
252	010109	95	52.7%
253	010110	162	89.8%
254	010111	82	45.5%
255	010112	118	65.4%
256	010200	0	0.0%
257	011300	0	0.0%
258	011802	1	0.6%
259	013205	18	10.0%
260	013206	0	0.0%
261	013308	0	0.0%

**San Diego Police Department**  
**Alcohol Arrests & Cites - By Census Tract**  
**(Excluding Unknown Tracts)**  
**January to December 2022**

2010 Census Tract	Alcohol Violations	Tract Total as % of Average Tract
009104	2	12.0%
<b>009106</b>	<b>21</b>	<b>125.8%</b>
009107	7	41.9%
009201	7	41.9%
009202	5	30.0%
009301	7	41.9%
<b>009304</b>	<b>42</b>	<b>251.6%</b>
009305	6	35.9%
009306	15	89.9%
009400	5	30.0%
009502	10	59.9%
009504	0	0.0%
009505	3	18.0%
009506	3	18.0%
009507	0	0.0%
009509	13	77.9%
009510	5	30.0%
009511	0	0.0%
009602	5	30.0%
<b>009603</b>	<b>32</b>	<b>191.7%</b>
<b>009604</b>	<b>26</b>	<b>155.8%</b>
009703	4	24.0%
009704	0	0.0%
009705	12	71.9%
009706	4	24.0%
009801	3	18.0%
009802	9	53.9%
009804	3	18.0%
009805	0	0.0%
009901	2	12.0%
009902	0	0.0%
010001	3	18.0%
010003	6	35.9%
010004	12	71.9%
010005	9	53.9%
010009	4	24.0%
010010	15	89.9%
010011	6	35.9%
010012	5	30.0%
010013	10	59.9%
<b>010014</b>	<b>16</b>	<b>95.9%</b>



County Name	County Population	County Ratio On Sale	County Ratio Off Sale	Census Tract #	Census Tract Population	On Sale	Off Sale
SAN DIEGO	3,315,404	739	1,600	95.04	7,198	9	4
SAN DIEGO	3,315,404	739	1,600	95.05	6,559	8	4
SAN DIEGO	3,315,404	739	1,600	95.06	4,385	5	2
SAN DIEGO	3,315,404	739	1,600	95.07	3,550	4	2
SAN DIEGO	3,315,404	739	1,600	95.09	5,314	7	3
SAN DIEGO	3,315,404	739	1,600	95.10	4,813	6	3
SAN DIEGO	3,315,404	739	1,600	95.11	3,852	5	2
SAN DIEGO	3,315,404	739	1,600	96.02	3,946	5	2
SAN DIEGO	3,315,404	739	1,600	96.03	6,293	8	3
SAN DIEGO	3,315,404	739	1,600	96.04	3,553	4	2
SAN DIEGO	3,315,404	739	1,600	97.03	3,590	4	2
SAN DIEGO	3,315,404	739	1,600	97.04	6,152	8	3
SAN DIEGO	3,315,404	739	1,600	97.05	3,847	5	2
SAN DIEGO	3,315,404	739	1,600	97.06	7,520	10	4
SAN DIEGO	3,315,404	739	1,600	98.01	5,164	6	3
SAN DIEGO	3,315,404	739	1,600	98.02	6,586	8	4
SAN DIEGO	3,315,404	739	1,600	98.04	5,024	6	3
SAN DIEGO	3,315,404	739	1,600	98.05	4,802	6	3
SAN DIEGO	3,315,404	739	1,600	99.01	678	0	0
SAN DIEGO	3,315,404	739	1,600	99.02	6	0	0
SAN DIEGO	3,315,404	739	1,600	100.01	4,032	5	2
SAN DIEGO	3,315,404	739	1,600	100.03	5,806	7	3
SAN DIEGO	3,315,404	739	1,600	100.04	4,538	6	2
SAN DIEGO	3,315,404	739	1,600	100.05	7,060	9	4
SAN DIEGO	3,315,404	739	1,600	100.09	6,517	8	4
SAN DIEGO	3,315,404	739	1,600	100.10	5,506	7	3
SAN DIEGO	3,315,404	739	1,600	100.11	3,603	4	2
SAN DIEGO	3,315,404	739	1,600	100.12	4,567	6	2
SAN DIEGO	3,315,404	739	1,600	100.13	6,009	8	3
SAN DIEGO	3,315,404	739	1,600	100.15	4,582	6	2
SAN DIEGO	3,315,404	739	1,600	100.16	4,126	5	2
SAN DIEGO	3,315,404	739	1,600	100.17	5,818	7	3
SAN DIEGO	3,315,404	739	1,600	100.18	6,718	9	4
SAN DIEGO	3,315,404	739	1,600	100.19	4,045	5	2
SAN DIEGO	3,315,404	739	1,600	101.03	6,248	8	3
SAN DIEGO	3,315,404	739	1,600	101.04	3,378	4	2
SAN DIEGO	3,315,404	739	1,600	101.06	5,237	7	3
SAN DIEGO	3,315,404	739	1,600	101.07	6,578	8	4
SAN DIEGO	3,315,404	739	1,600	101.09	4,597	6	2
SAN DIEGO	3,315,404	739	1,600	101.10	7,510	10	4
SAN DIEGO	3,315,404	739	1,600	101.11	3,289	4	2
SAN DIEGO	3,315,404	739	1,600	101.12	5,204	7	3
SAN DIEGO	3,315,404	739	1,600	102.01	2,768	3	1
SAN DIEGO	3,315,404	739	1,600	102.02	3,499	4	2
SAN DIEGO	3,315,404	739	1,600	103.00	4,485	6	2



I/NetViewer

Search:

GO >

5731 | Logoff | Help |

[Main](#)

[Events](#)

[Units](#)

[Messages](#)

[Lineups](#)

[Inquiry](#)

[Configure](#)

Event Search Results ( 4 Returned) [New Event Search >](#)

Date Range  Show [All Events](#)

Events From 01/01/22 - 12/31/22 [See search criteria](#)

Agency	DGroup	Date/Time	Event	Type	Primary Unit	Location	Status	Priority	Beat
SDPD	P7	07/27/22 01:02:23	<a href="#">E22070038033</a>	911	<a href="#">725S3</a>	604 DENNERY RD SD	Closed - Assigned	1	725
SDPD	P7	11/01/22 20:56:37	<a href="#">E22110001371</a>	AU2	<a href="#">AUP7</a>	604 DENNERY RD SD	Closed - Assigned	2	725
SDPD	P7	11/08/22 12:09:42	<a href="#">E22110010810</a>	1182	<a href="#">725G1</a>	604 DENNERY RD SD	Closed - Assigned	2	725
SDPD	P7	11/29/22 17:58:35	<a href="#">E22110040155</a>	CW	<a href="#">722Y2</a>	604 DENNERY RD SD	Closed - Assigned	1	725



CALIFORNIA DEPARTMENT OF

# Alcoholic Beverage Control

Having trouble viewing the report?

---

**Results for:** Active Off-Sale Retail License

**County:** SAN DIEGO County

**Census Tract:** 100.17

**Report Date:** Wednesday, March 22, 2023

---

### Search

Results will be filtered as you type

0 Results

---

### License Number: 296539

**Status:** ACTIVE **License Type:** 21 **Orig. Iss. Date:** 08/04/1995 **Expir. Date:** 06/30/2023 **Primary Owner:**

620 DENNERY RD,

SAN DIEGO, CA 92154

VONS COMPANIES INC THE **Premises Addr.:** Census Tract: 0100.17 **Business Name:** VONS 2115 **Geo Code:** 3710

---

### License Number: 514873

**Status:** ACTIVE **License Type:** 21 **Orig. Iss. Date:** 09/07/2012 **Expir. Date:** 06/30/2023 **Primary Owner:**

710 DENNERY RD,

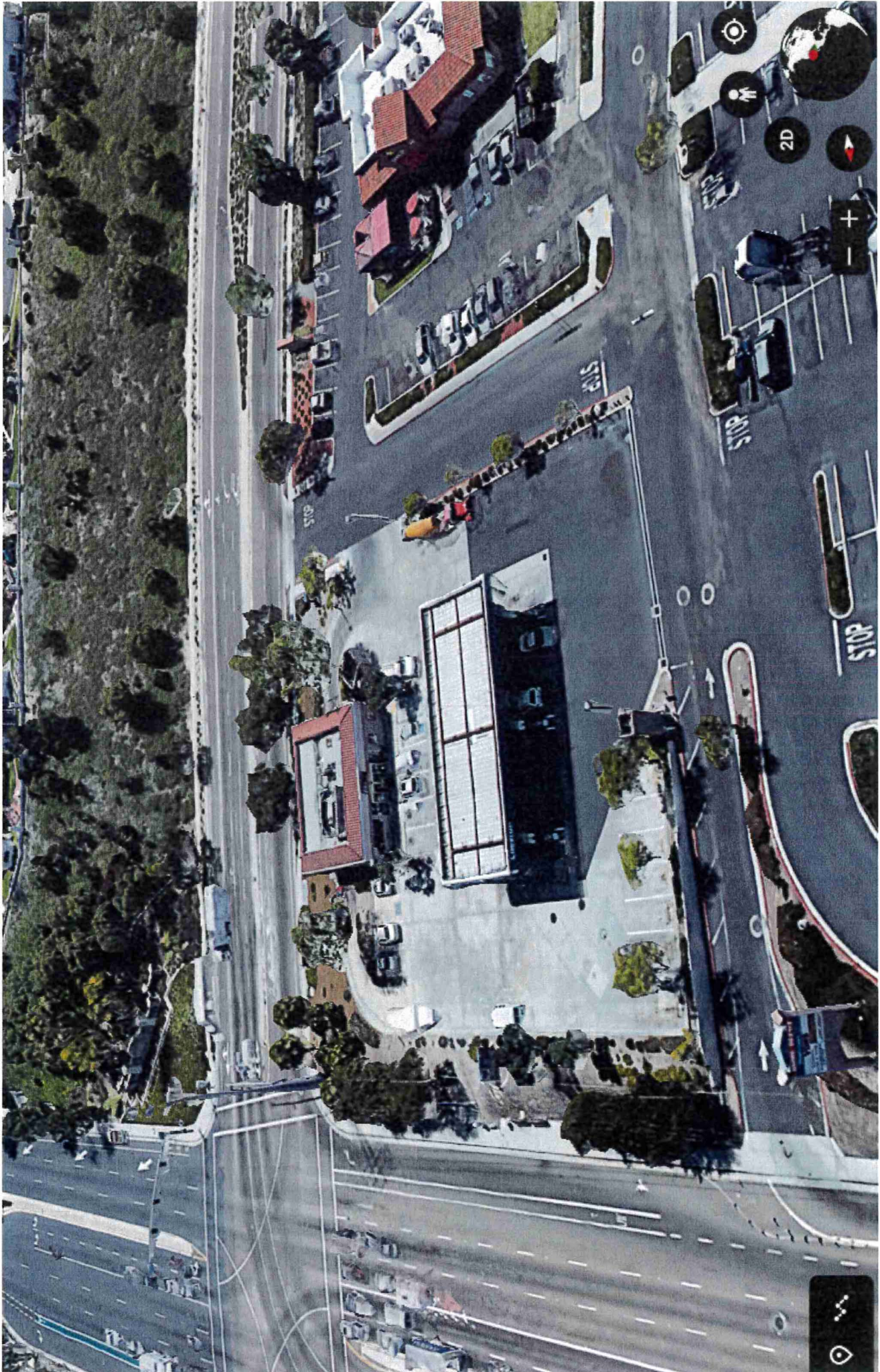
SAN DIEGO, CA 92154-8400

WALMART INC. **Premises Addr.:** Census Tract: 0100.17 **Business Name:** WALMART 2150 **Geo Code:** 3710

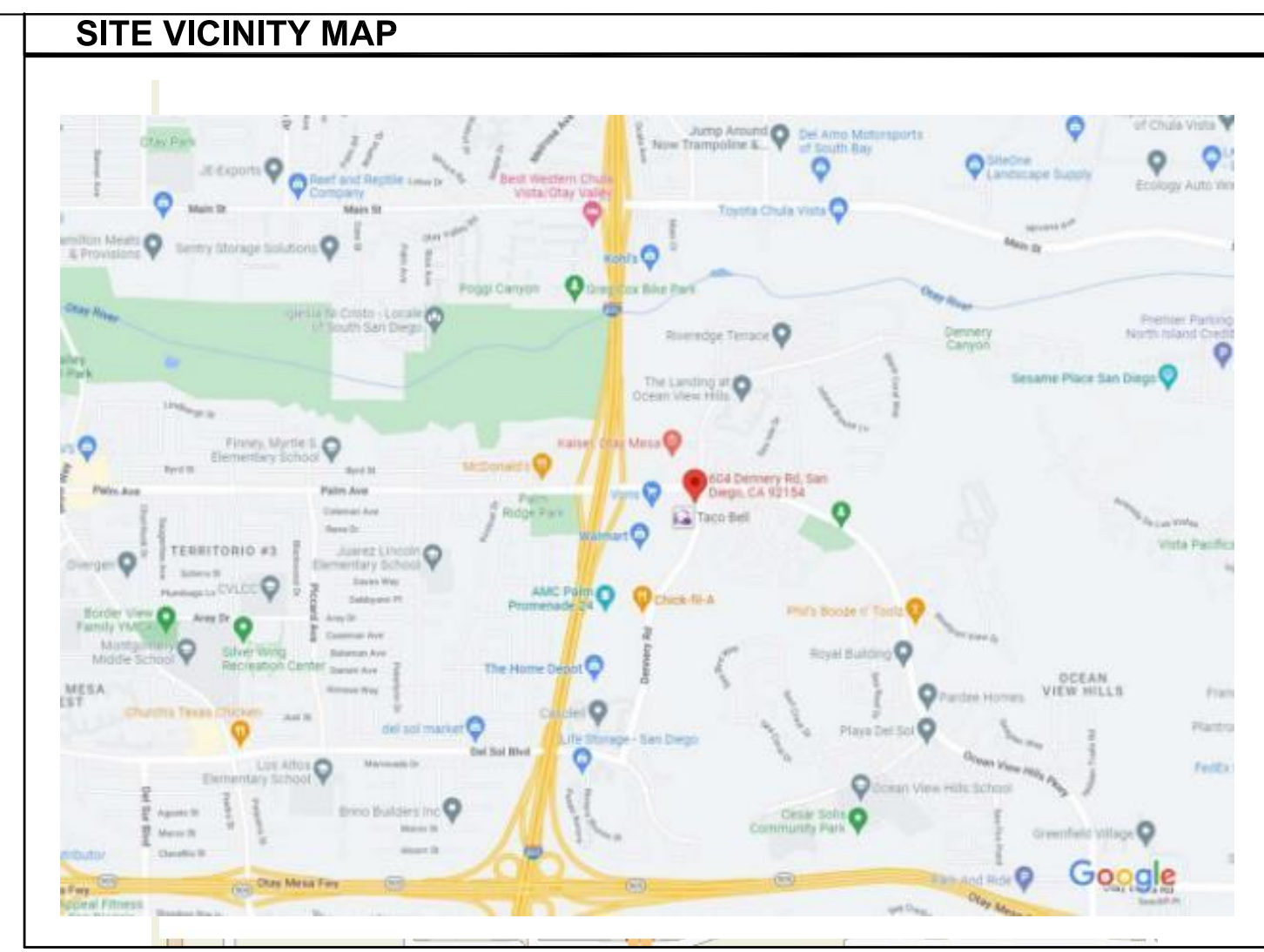
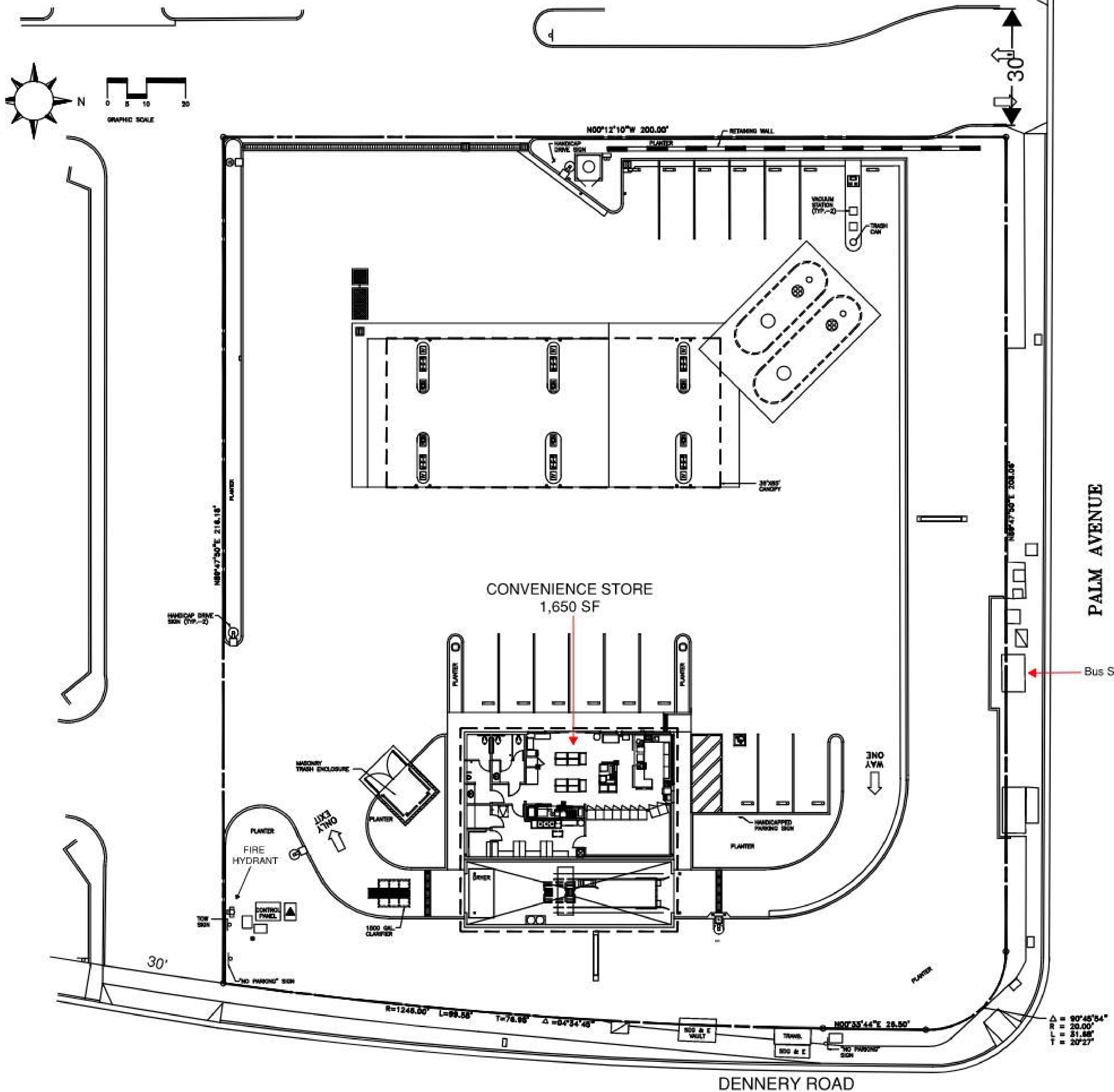
---











SHEET INDEX  
 T1 SITE PLAN  
 A1 FLOOR PLAN

PROJECT NAME: CHEVRON STATION #203188/1875  
 ADDRESS: 604 DENNERY ROAD, SAN DIEGO, CA  
 APN: 631-042-05-00

ZONING: CC-1-3  
 LOT SIZE: 1.03 ACRES  
 COMMUNITY PLAN AREA: OTAY MESA  
 YEAR CONSTRUCTED: 1989  
 GEOLOGICAL CATEGORY: 52  
 LANDSCAPE AREA: 10,890  
 OVERLAY DISTRICTS: N/A

Legal Description:  
 PARCEL 9 OF PALM PROMENADE IN THE CITY OF SAN DIEGO,  
 COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP  
 THEREOF NO. 13071 FILED IN THE OFFICE OF THE COUNTY  
 RECORDER OF SAN DIEGO COUNTY, NOVEMBER 23, 1993.

Parking Tabulation  
 Parking Required: 12 spaces  
 Parking Provided: 16 spaces

Accessible Stalls Required: 1  
 Accessible Stalls Provided: 1

CONSTRUCTION TYPE: B  
 OCCUPANCY TYPE: 'M' MERCANTILE

Previous Use: Vacant Office/Light Industrial Space  
 Current Use: Gas station with convenience store.

Scope of Work:  
 Condition Use Permit to allow sales of beer and wine for off-site consumption.  
 No new construction proposed.  
 All improvements shown on plan are existing.

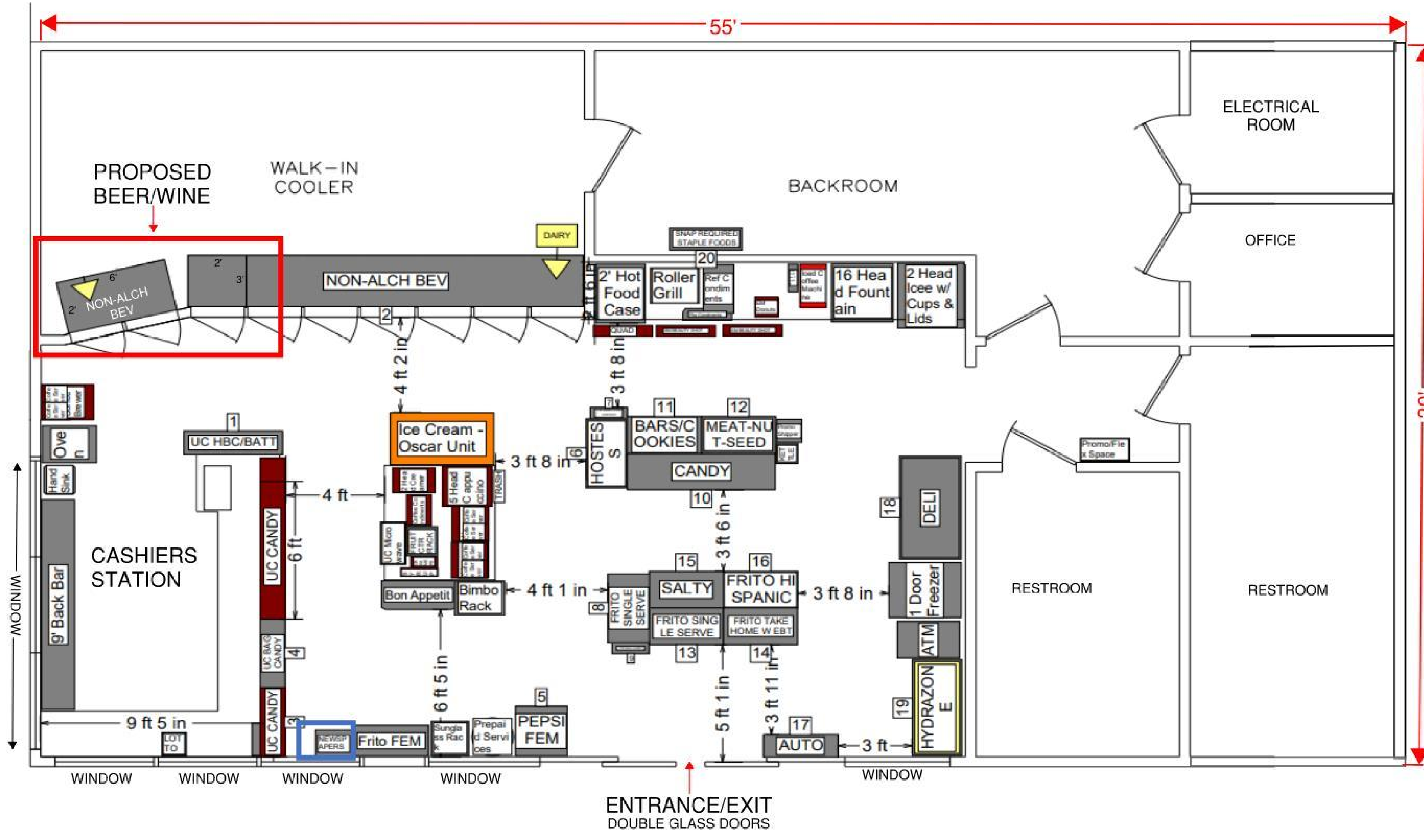
PROPERTY OWNER/APPLICANT:  
 CHEVRON USA, INC  
 PO Box 6003  
 SAN RAMON, CA 94583

APPLICANT REPRESENTATIVE:  
 RAWLINGS CONSULTING  
 ATTN: STEVE RAWLINGS  
 26023 JEFFERSON AVE., SUITE D  
 MURRIETA, CA 92562

ATTACHMENT 10

SITE PLAN	
STORE #203188/1875 604 DENNERY ROAD SAN DIEGO, CA	
DATE: 2.24.23 DRAWN BY: GRH SCALE: 1"=10'-0" FILENAME: 203188	T1





**PROPOSED USE**  
 PERMIT TO SELL BEER AND WINE FOR OFF-SITE CONSUMPTION (ABC TYPE 20 LICENSE) AT AN EXISTING 1,650 SQUARE FOOT CHEVRON EXTRA MILE STORE.

ADDRESS: 604 DENNERY ROAD, SAN DIEGO, CA  
 APN: 631-042-05-00  
 ZONING: CC-1-3  
 LOT SIZE: 1.03 ACRES  
 PARKING SPACES: 13  
 PROPERTY OWNER/APPLICANT:  
 CHEVRON USA, INC  
 PO Box 6003  
 SAN RAMON, CA 94583

APPLICANT REPRESENTATIVE:  
 RAWLINGS CONSULTING  
 ATTN: STEVE RAWLINGS  
 26023 JEFFERSON AVE., SUITE D  
 MURRIETA, CA 92562  
 ALL IMPROVEMENTS ARE EXISTING.  
 NO NEW CONSTRUCTION PROPOSED.

STORE SIZE: 1,650 SF  
 BEER/WINE DISPLAY AREA: 18 SF  
 % OF STORE AREA: 1%

**ATTACHMENT 10**

FLOOR PLAN	
STORE #203188/1875 604 DENNERY ROAD SAN DIEGO, CA	
DATE: 2.24.23 DRAWN BY: GRH SCALE: 1"=10'-0" FILENAME: 203188	A-1