



THE CITY OF SAN DIEGO

Report to the Hearing Officer

DATE ISSUED: May 24, 2023 REPORT NO. HO 23-023
HEARING DATE: June 7, 2023
SUBJECT: 7190 Miramar Road, Process Three Decision
PROJECT NUMBER: PRJ-1071341

OWNER/APPLICANT: CURBSTONE INVESTMENTS LLC. / Steve Rawlings

SUMMARY

Issue: Should the Hearing Officer approve a Conditional Use Permit (CUP), for a new Alcoholic Beverage Outlet located at 7190 Miramar Road within the Mira Mesa Community Planning Area

Proposed Actions:

1. APPROVE CONDITIONAL USE PERMIT NO. PMT- 3188375.

Fiscal Considerations: All costs associated with the processing of the application are recovered through a fee paid for by the applicant Giselle Sophia Brambila Torres Owner/ managing member of Curbstone Investments LLC

Community Planning Group Recommendation: On January 13, 2023, the Mira Mesa Community Planning Group voted 13-0-0 to recommend approval of the proposed project without any conditions or recommendations. (Attachment 7).

Environmental Review: The project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Section 15301 (Existing Facilities). The environmental exemption determination for this project was made on February 17, 2023, and the opportunity to appeal that determination ended on March 6, 2023.

BACKGROUND

The project site of 1.36-acres is located at 7190 Miramar Road and contains two existing buildings: a drive through restaurant and multi-unit commercial building. The multi-unit commercial building consists of 14,250 square-feet containing eight units, Suites 101 to 115. There are vacant units available from a previous alcoholic beverage outlet.

DISCUSSION

Project Description: The project is a request for a Conditional Use Permit (CUP) to allow an alcoholic beverage outlet for the sale of beer, wine, and distilled spirits through a State-issued Alcohol Beverage Control (ABC) Type 21 License within a one story existing commercial retail space. The project is combining units 101,103 and 105 for a total of 3,965-square-feet for alcoholic beverage outlet. The hours for in-store operations shall be from 6:00 am to midnight as conditioned in the permit. The 1.36-acres site is within the IL-2-1 Industrial zone, South Central Prime Industrial Lands and is designated as Community Commercial in the Mira Mesa land use plan. The site is within the Mira Mesa Community Planning area and located within the Airport Influence Area (MCAS Miramar Review Area 1.

Permits Required:

- Due to the abundance of alcoholic beverage outlets and high rate of crime in this area a Conditional Use Permit (CUP) will be required per SDMC Section 141.0502(b), SDMC Section 141.0502(b)(1) and SDMC Section 141.0502(c).

The San Diego Municipal Code (SDMC) defines Type 21 Licenses as alcoholic beverage outlets, which are allowed in the IL-2-1 Zone as a Limited Use subject to the requirements of SDMC Section 141.0502(b). An alcoholic beverage outlet that does not comply with these requirements, including the location criteria outlined in SDMC Section 141.0502(b)(1), may be permitted with a Process Three, CUP pursuant to SDMC Section 141.0502(c). In addition, a recommendation (Attachment 9) from the San Diego Police Department (SDPD) is required. The proposed alcoholic beverage outlet at the site requires a CUP because the project site does not meet the location criteria outlined in SDMC Section 141.0502(b), as explained below:

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 of more than 20 percent.** The project is within Census Tract No. 83.50 which reported a crime rate of 269 percent of the city-wide average for 2021 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 requires a CUP due to being located within a high-crime census tract.
2. **Within a census tract, or within 600 feet of a census tract, where the ratio of alcohol beverage outlets exceed the standards established by California Business and Professions Code section 23958.4.** The subject property is in Census Tract No. 83.50, which based on the California Business and Professions Code Section 23958.4 standard, allows for three off-sale ABC licenses and there are thirteen in the area. The project is asking for a Type 21 License, therefore, increasing or exceeding the number of licenses allowed as established by California Business and Professions Code section 23958.4.
3. **In an adopted Redevelopment Project Area.** The project site is not located within an adopted redevelopment project area.
4. **Within 600 feet of a public or private accredited school, a public park, playground or recreational area, church, hospital, or a San Diego County Welfare District Office.**

The project site is not located within 600 feet of a public or private accredited school, a public park, playground or recreational area, church, hospital, or a San Diego County Welfare District Office.

5. **Within 100 feet of residentially zoned property.** The project site is not located within 100 feet of residentially zoned properties.

Community Plan Analysis: The site is designated Light Industrial in the Community Plan, and the project conforms with the goals of the Commercial Land Use Element of providing attractive accessible commercial development which meets community convenience needs and complements the full range of commercial activities within the Mira Mesa area.

Conclusion: The project has been reviewed by the SDPD and the Development Services Department (DSD) for conformance to the applicable development regulations and land use policies. City staff support of the alcoholic beverage outlet at this location is based on the site's industrial/commercial nature and its location within an existing commercial center.

The SDPD and DSD have concluded that if the permit and ABC license were appropriately conditioned, the project would not adversely impact the surrounding neighborhood and public health, safety, or welfare. Staff supports a 10-year CUP based on the project analysis and the conditions and recommendations provided by the SDPD for the permit and the ABC license that include limiting the hours permitted for the sale of alcoholic beverages, no loitering, littering and drinking of alcoholic beverages, prohibiting public pay phones and arcade games, requiring graffiti to be removed promptly, and requiring retail employees to be trained in ABC regulations, theft deterrence and policies against the sales of alcoholic beverages to those under 21 years of age and intoxicated individuals.

City staff has reviewed the proposal, including all the issues identified through the review process, and has determined that all project issues have been addressed. The project conforms with the Community Plan, and the adopted City Council policies and regulations of the Land Development Code. Therefore, draft findings and conditions to support project approval are presented to the Hearing Officer for consideration. Staff recommends that the Hearing Officer approve Conditional Use Permit No. PMT-3188375 for the project.

ALTERNATIVES

1. Approve Conditional Use Permit No. PMT- 3188375 with modifications.
2. Deny Conditional Use Permit No. PMT- 3188375 if the findings required to approve the project cannot be affirmed.

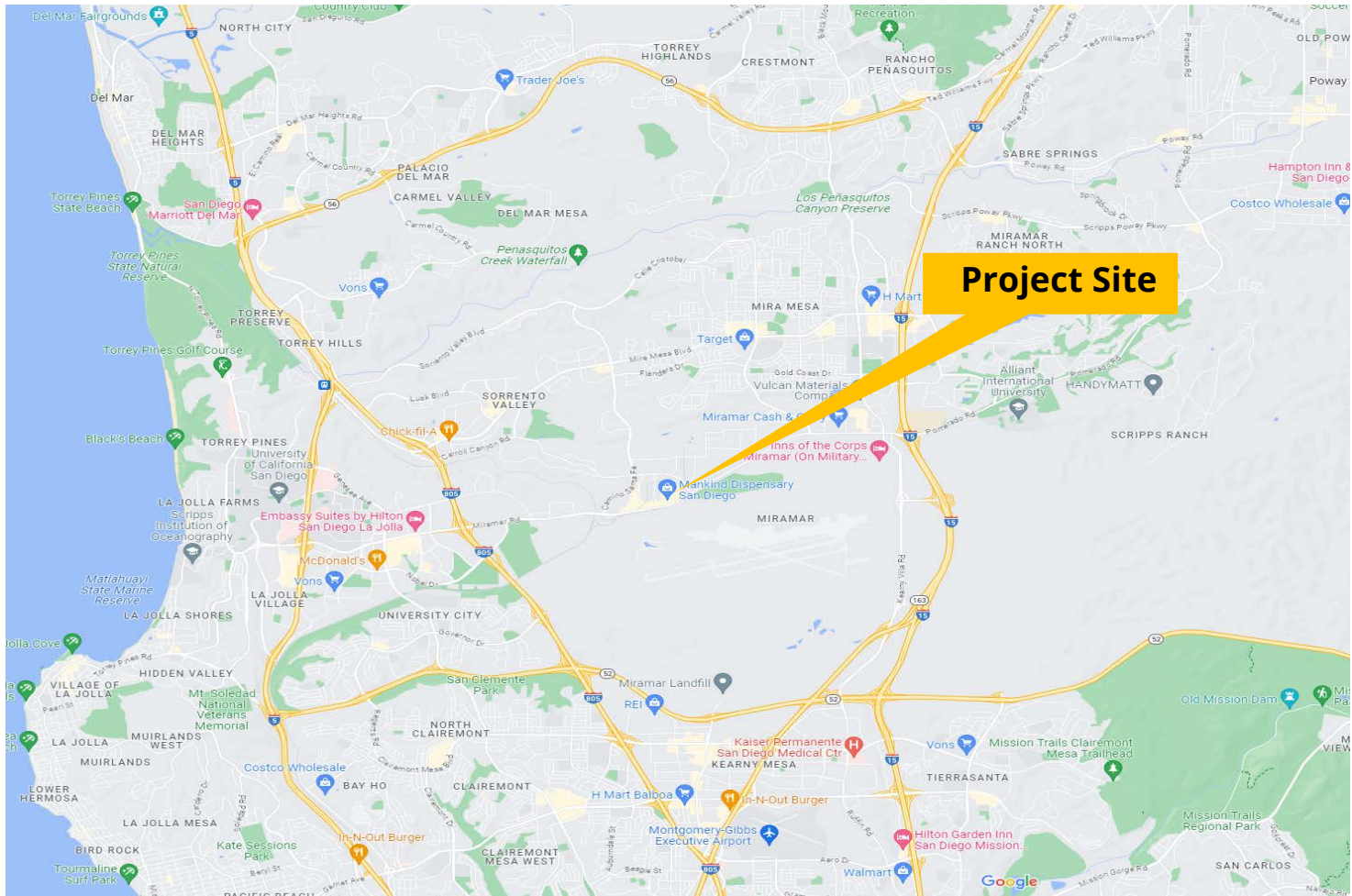
Respectfully submitted,

Will Rogers

Will Rogers, Development Project Manager

Attachments:

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



Project Site



Project Location Map

7190 MIRAMAR ROAD / CUP
 Project No. PRJ-1072341, 7190 Miramar
 Road, Suite #101,103,105

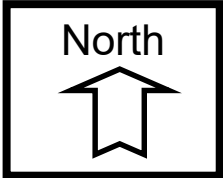
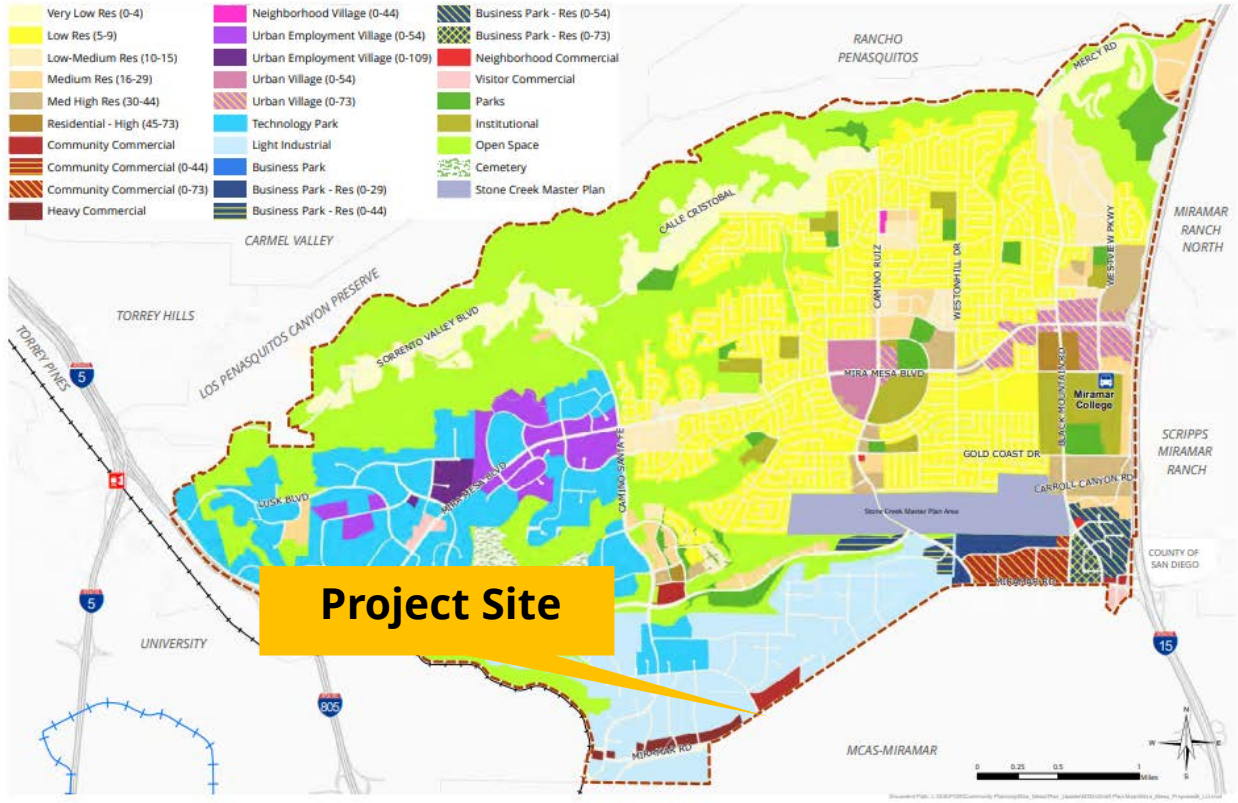
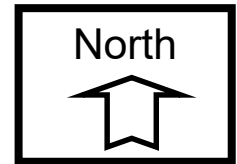


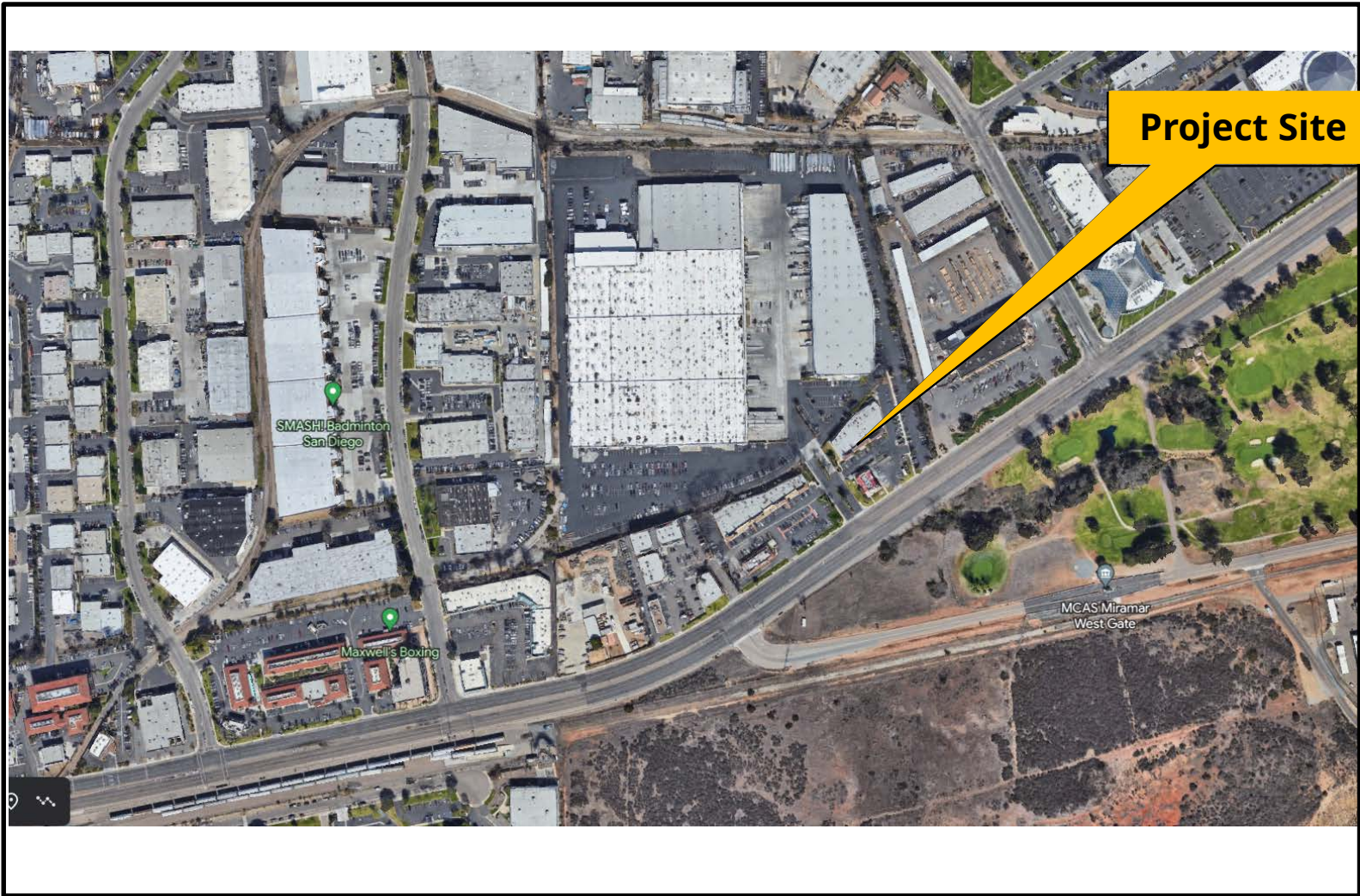
Figure 2-2. Planned Land Uses



Land Use Map- COMMUNITY COMMERCIAL

7190 MIRAMAR ROAD / CUP
 Project No. PRJ-1072341, 7190 Miramar Road, Suite #101,103,105





Project Site

SMASH! Badminton
San Diego

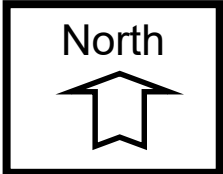
Maxwell's Boxing

MCAS Miramar
West Gate



Aerial Photograph

7190 MIRAMAR ROAD / CUP
Project No. PRJ-1072341, 7190 Miramar Road,
Suite #101,103,105



HEARING OFFICER RESOLUTION NO. HO ____
CONDITIONAL USE PERMIT NO. PMT- 3188375
7190 MIRAMAR ALCOHOL BEVERAGE OUTLET - PROJECT 1071341

WHEREAS, CURBSTONE INVESTMENTS LLC, a California Limited Liability Company, Owner and Permittee, filed an application with the City of San Diego for a permit to operate a 3,965-square-foot Alcoholic Beverage Outlet in units 101,103 and 105 within an existing 14,250 square-foot commercial retail building containing eight units (Suites 101 to 115) and, conditioned upon the issuance of a Type 21 license from the State Department of Alcoholic Beverage Control, as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. PMT-3188375, on portions of a 1.36-acre site;

WHEREAS, the project site is located at the IL-2-1 zone within the Mira Mesa Community Planning Area;

WHEREAS, the project site is legally described as PARCEL D OF PARCEL MAP NO. 927, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, AUGUST 7, 1972, AS FILE NO. 206523 OF OFFICIAL RECORDS;

WHEREAS, on February 17, 2023, 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 (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;

WHEREAS, on June 7, 2023, the Hearing Officer of the City of San Diego considered Conditional Use Permit No. PMT-3188375 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- 3188375:

A. CONDITIONAL USE PERMIT [San Diego Municipal Code (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 1.36-acre project site is located at 7190 Miramar Road Units 101,103, and 105. The site is designated an industrial light zone (IL-2-1) within the Mira Mesa Community Plan area. Additionally, the site is located within the Airport Influence Area (MCAS Miramar Review Area 1).

The project site is located within the Mira Mesa Community Plan South Central Prime Industrial Lands, specifically, west of Carroll Canyon Road on Miramar Road. The project site is identified by the Community Plan as Community Commercial per the Land Use map figure 2.2. The proposed alcohol beverage outlet within an existing commercial building is consistent with the land use plan designation for the site. A Mira Mesa Community Plan Goal for Economic Prosperity is that "Community Commercial provides for shopping areas with retail, office, and community services. Community Commercial includes community-serving uses while also including office, hotel, and automobile sales, as well as limited industrial uses of moderate intensity, that serve residents and workers in the community and adjacent communities. Areas designated as Community Commercial may range from pedestrian-friendly commercial streets to shopping centers and corridors." as listed on page 26 of the Mira Mesa Community Plan (add CP section). The Project includes the separately regulated retail sales use in an existing commercial site and conforms to the previously stated goals.

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 as a limited use or with approval of a Conditional Use Permit (CUP). Alcoholic Beverage Outlets that do not meet all the locational criteria for alcohol sales as a limited use under SDMC section 141.0502, as is the case with the Project, 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 and proposed conditions for the Project that include but are not limited to, hours of operation, advertising, and training for employees. The proposed Alcohol 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 commercial retail shopping center. The operation of an Alcoholic Beverage Outlet at the site is allowed in the IL-2-1 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 an area that is over-concentrated with Type 21 Licenses and within a census tract that exceeds the city-wide average crime rate.

However, approval of this application would allow the sale of beer, wine, and distilled spirits for off-site consumption is 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. The conditions stipulated as part of the CUP minimize any potential harm to public health, safety, and welfare. In addition, and pursuant to SDMC section 141.0502(c), SDPD recommended the proposed use for approval with conditions as stated below and included in the CUP.

SDPD included conditions that all retail employees are to be trained in the Alcoholic Beverage Control (ABC) regulations through the 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. 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.

Additionally, it was determined that the proposed project is exempt from the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000 et seq.) under CEQA Guideline Section 15301 (existing facilities). Staff, therefore, determined that no environmental document was required, and all project issues have been adequately addressed pursuant to the California Environmental Quality Act for the project. Based on the above, 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 Project proposes the operation of a 3,965-square-foot Alcoholic Beverage Outlet located at 7190 Miramar Road Units 101,103 and 105 in the IL-2-1 zone of the Mira Mesa Community Planning Area. A Type 21 ABC license is defined as an Off-Sale General, which authorizes the sale of beer, wine, and distilled spirits for off-site consumption.

The underlying IL-2-1 Zone is intended to provide commercial areas with access to a limited number of convenient retail and personal service uses. The IL zones are intended to provide areas for small scale, low intensity developments that are consistent with the character of the surrounding commercial areas with auto orientation and allow 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 an area that is over-concentrated with Type 21 Licenses and within a census tract that exceeds the city-wide average crime rate. However, the conditions of approval minimize any potential harm to public health, safety, and welfare. 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 proposes the operation of a 3,965-square-foot Alcoholic Beverage Outlet located at 7190 Miramar Road Units 101,103 and 105 in the IL-2-1 zone of the Community Plan. The project is combining units 101,103 and 105 for a total of 3,965-square-feet for alcoholic beverage outlet.

The project site is identified by the Community Plan as Community Commercial. The proposed alcohol beverage outlet within an existing commercial building is consistent with the land use plan designation for the site. The project site is located within the Community Plan's South Central Prime Industrial Lands, specifically, west of Carroll Canyon Road on Miramar Road in the IL-2-1 zone.

Approval of this CUP would allow the sale of beer, wine, and distilled spirits 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 the project site is within an area that is over-concentrated with Type 21 Licenses and within a census tract that exceeds the city-wide average crime rate. 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, wine, and distilled spirits is consistent with the commercial nature of the IL-2-1 zone and the Community Plan's Community 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 the findings herein before adopted by the Hearing Officer, Conditional Use Permit No. PMT- 3188375 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-3188375, a copy of which is attached hereto and made a part hereof.

Will Rogers
Development Project Manager
Development Services

Adopted on June 7, 2023

IO#: 24009404

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: 24009404

SPACE ABOVE THIS LINE FOR RECORDER'S USE

7190 MIRAMAR ALCOHOL BEVERAGE OUTLET - PROJECT NO. 1071341
CONDITIONAL USE PERMIT NO. PMT- 3188375
HEARING OFFICER

This Conditional Use Permit No. PMT- 3188375 is granted by the Hearing Officer of the City of San Diego to CURBSTONE INVESTMENTS LLC, a California Limited Liability Company, Owner and Permittee, pursuant to San Diego Municipal Code [SDMC] section 141.0502. The 1.36-acre site is located in the IL-2-1 zone within the Mira Mesa Community Plan and includes the operation of a 3,965-square-foot Alcoholic Beverage Outlet in units 101,103 and 105 within an existing 14,250 square-foot commercial retail building containing eight units (Suites 101 to 115).

The project site is legally described as: PARCEL D OF PARCEL MAP NO. 927, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, AUGUST 7, 1972, AS FILE NO. 206523 OF OFFICIAL RECORDS.

Subject to the terms and conditions set forth in this Permit, permission is granted to the 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 June 7, 2023, on file in the Development Services Department.

The project shall include:

- a. Operation of a 3,965-square-foot Alcoholic Beverage Outlet within a retail building conditioned upon the issuance of a Type 21 License from the State Department of Alcoholic Beverage Control (ABC).
- b. Off-street parking; and
- 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 June 22, 2026.
2. This Conditional Use Permit (CUP) and corresponding use of this site shall expire on June 22, 2036. 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 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 sign and return 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 the 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 an election, the 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.

PLANNING/DESIGN REQUIREMENTS:

13. Arcade games: Per SDMC Section 141.0502(b)(3), 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.

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

15. **Illumination:** The owner or operator 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 to 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.
16. **No loitering post:** The owner or operator 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."
17. **Phone Number:** The owner or operator shall list a business address and telephone number in the San Diego telephone directory or other similar distributed directories.
18. **Trash:** The owner or operator 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 or operator. 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 within the parking areas under the control of the owner or operator.
19. **Graffiti:** The owner or operator 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 or operator shall provide for the daily removal of trash, litter, and debris. The owner or operator shall eliminate graffiti within 48 hours of application.
20. **CUP Posting:** The owner or operator shall post a copy of the Conditional Use Permit in the licensed premises in a place where it may be readily viewed by any member of the general public or any member of a government agency.

ENGINEERING DEPARTMENT REQUIREMENTS:

21. Prior to the issuance of any building permit, the Owner/Permittee shall assure by permit and bond the reconstruction of the existing damaged/unaligned sidewalk panels per current city standards adjacent to the site on Miramar Road, satisfactory to the City Engineer.

POLICE DEPARTMENT REQUIREMENTS:

22. The hours for in-store operations shall be from 6:00 am to midnight as it relates to sales, service, or consumption of alcoholic beverages. The hours for the sale of alcoholic products via app/online platform for delivery only shall be 6:00 am to 2:00 am.
23. Video surveillance shall be recorded and available to law enforcement upon request covering the premises' interior and public access points. 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.

24. All retail employees shall 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, 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 June 7, 2023, and Resolution No. **xxx**.

ATTACHMENT 5

Conditional Use Permit No. PMT- 3188375
Date of Approval: June 7, 2023

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

Will Rogers
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.

CURBSTONE INVESTMENTS LLC
Owner

By _____
Giselle Sophia Brambila Torres
Owner/ Managing Member

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



THE CITY OF SAN DIEGO

Date of Notice: February 17, 2023

NOTICE OF RIGHT TO APPEAL ENVIRONMENTAL DETERMINATION DEVELOPMENT SERVICES DEPARTMENT

SAP No. 24009404

PROJECT NAME / NUMBER: 7190 Miramar Alcohol Beverage Outlet / PRJ-1071341

COMMUNITY PLAN AREA: Mira Mesa

COUNCIL DISTRICT: 6

LOCATION: 7190 Miramar Rd, San Diego, CA 92121

PROJECT DESCRIPTION: A CONDITIONAL USE PERMIT (CUP) to operate an Alcoholic Beverage Outlet within an existing commercial space at 7190 Miramar Road. No new construction is proposed. The 1.36-acre site is located in the IL-3-1 zone and Airport Land Use Compatibility Overlay Zone (MCAS Miramar), Airport Influence Area (MCAS Miramar Review Area 1), and FAA Part 77 Notification Area within the Mira Mesa Community Plan area. **LEGAL DESCRIPTION:** Parcel D of Parcel Map No. 927.

ENTITY CONSIDERING PROJECT APPROVAL: City of San Diego Hearing Officer

ENVIRONMENTAL DETERMINATION: Categorically exempt from CEQA pursuant to CEQA State Guidelines, Section 15301, Existing Facilities

ENTITY MAKING ENVIRONMENTAL DETERMINATION: City of San Diego

STATEMENT SUPPORTING REASON FOR ENVIRONMENTAL DETERMINATION: The City of San Diego conducted an environmental review that determined the project would not have the potential to cause a significant effect on the environment. The project meets the criteria set forth in CEQA Section 15301 which consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use. The project is requesting for the permitting of alcohol sales within an existing commercial space and no construction is proposed. Therefore, this exemption was deemed appropriate. In addition, the exceptions listed in CEQA Section 15300.2 would not apply.

DEVELOPMENT PROJECT MANAGER:

Will Rogers

MAILING ADDRESS:

1222 First Avenue, MS 501, San Diego, CA 92101-4153

PHONE NUMBER / EMAIL:

(619) 446-5283 / RogersRW@sandiego.gov

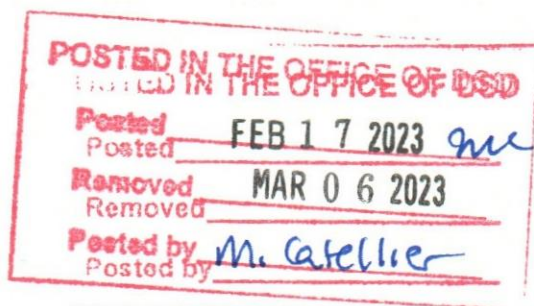
On February 17, 2023 the City of San Diego made the above-referenced environmental determination pursuant to the California Environmental Quality Act (CEQA). This determination is appealable to the City Council. If you have any questions about this determination, contact the City Development Project Manager listed above.

Applications to appeal CEQA determination made by staff (including the City Manager) to the City Council must be filed in the office of the City Clerk by 5:00pm within ten (10) business days from the date of the posting of this Notice (March 6, 2023). Appeals to the City Clerk must be filed by email or in-person as follows:

- 1) Appeals filed via E-mail: The Environmental Determination Appeal Application Form [DS-3031](#) can be obtained at <https://www.sandiego.gov/sites/default/files/legacy/development-services/pdf/industry/forms/ds3031>. Send the completed appeal form (including grounds for appeal and supporting documentation in pdf format) by email to Hearings1@sandiego.gov by 5:00p.m. on the last day of the appeal period; your email appeal will be acknowledged within 24 business hours. You must separately mail the appeal fee by check payable to the City Treasurer to: City Clerk/Appeal, MS 2A, 202 C Street, San Diego, CA 92101. The appeal filing fee must be United States Postal Service (USPS) postmarked) before or on the final date of the appeal. Please include the project number on the memo line of the check.
- 2) Appeals filed in person: Environmental Determination Appeal Application Form [DS-3031](#) can be obtained at <https://www.sandiego.gov/sites/default/files/legacy/development-services/pdf/industry/forms/ds3031.pdf>. Bring the fully completed appeal application [DS-3031](#) (including grounds for appeal and supporting documentation) to the City Administration Building—Public Information Counter (Open 8:00am to 5:00pm Monday through Friday excluding City-approved holidays), 1st Floor Lobby, located at 202 C Street, San Diego, CA 92101, by 5:00pm on the last day of the appeal period. The completed appeal form shall include the required appeal fee, with a check payable to: City Treasurer.

The appeal application can also be obtained from the City Clerk, 202 'C' Street, Second Floor, San Diego, CA 92101.

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



	City of San Diego Development Services 1222 First Ave., MS-302 San Diego, CA 92101	<h1 style="text-align: right;">Community Planning Committee Distribution Form</h1>

Project Name: Miramar Wine and Spirits	Project Number: PRJ-1071341
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Community: Mira Mesa

For project scope and contact information (project manager and applicant),
log into OpenDSD at <https://aca.accela.com/SANDIEGO>.

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: January 19, 2023
--	---------------------------------------

# of Members Yes 13	# of Members No 0	# of Members Abstain 0
------------------------	----------------------	---------------------------

Conditions or Recommendations:

No Action
(Please specify, e.g., Need further information, Split vote, Lack of quorum, etc.)

NAME: Jeffry L Stevens

TITLE: Chair, Mira Mesa Community Planning Group	DATE: February 01, 2023
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Attach additional pages if necessary (maximum 3 attachments).

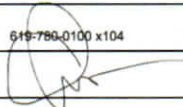
	<p>City of San Diego Development Services 1222 First Ave., MS 302 San Diego, CA 92101 (619) 446-5000</p>	<h1 style="margin:0;">Ownership Disclosure Statement</h1>	<p>FORM DS-318</p> <p>October 2017</p>
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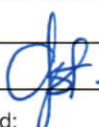
Approval Type: Check appropriate box for type of approval(s) requested: Neighborhood Use Permit Coastal Development Permit Neighborhood Development Permit Site Development Permit Planned Development Permit Conditional Use Permit Variance Tentative Map Vesting Tentative Map Map Waiver Land Use Plan Amendment • Other _____

Project Title: Miramar Wine & Liquor **Project No. For City Use Only:** _____
Project Address: 7190 Miramar Rd, Ste 101-103-105

Specify Form of Ownership/Legal Status (please check):
 Corporation Limited Liability -or- General - **What State?** CA **Corporate Identification No.** 90-0160952
 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: Curbstone Investments LLC, Attn: Carlos Chavarria Owner Tenant/Lessee Successor Agency
Street Address: 1620 5th Ave #770
City: San Diego State: CA Zip: 92101
Phone No.: 619-790-0100 x104 Fax No.: _____ Email: jasond@zpfrealstate.com
Signature:  **Date:** 8/2/22
Additional pages Attached: Yes No

Applicant
Name of Individual: Giselle Sophia Brambila Torres Owner Tenant/Lessee Successor Agency
Street Address: 7190 Miramar Rd #111
City: San Diego State: CA Zip: 92121
Phone No.: 619-931-4457 Fax No.: _____ Email: gisellebrambila89@gmail.com
Signature:  **Date:** 08/02/22
Additional pages Attached: Yes No

Other Financially Interested Persons
Name of Individual: _____ Owner Tenant/Lessee Successor Agency
Street Address: _____
City: _____ State: CA Zip: 92562
Phone No.: _____ Fax No.: _____ Email: _____
Signature: _____ Date: _____
Additional pages Attached: Yes No

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

PREMISE ADDRESS: 7190 Miramar Road Ste. 101, 103, 105, San Diego CA 92121

TYPE OF BUSINESS: Liquor store (Type 21)

FEDERAL CENSUS TRACT: 83.50

NUMBER OF ALCOHOL LICENSES ALLOWED: Off-Sale: 3

NUMBER OF ALCOHOL LICENSES EXISTING: Off-Sale: 13 (over-concentrated)

CRIME RATE IN THIS CENSUS TRACT: 269%
(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 premises is located within census tract 83.50. The reported crime rate for 2021 within Census Tract 83.50 was 269% and the alcohol crime rate was 78.8%. This location was previously not licensed to sell alcohol and is currently vacant.

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 the sale of alcoholic beverages. The sale of alcoholic products via app/online platform for delivery only shall be 6:00am to 2:00am.
2. Loitering will be prohibited.
3. No public pay phones will be permitted on the premise or adjacent and under the control of the applicant.
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.

11776 578 1-30-23

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.

SAN DIEGO POLICE DEPARTMENT RECOMMENDATION:

APPROVE

DENY

Benjamin McCurry / SDPD
Name of SDPD Vice Sergeant (Print) *D/Sgt.*

(619) 531-2977
Telephone Number

Ben McCurry
Signature of SDPD Vice Sergeant

1-30-23
Date of Review



ABC Report
SDPD Census Tract Summary - 2021

Required Parameters

Reporting Period: 01/2021 to 12/2021
 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: 58,606
 Total Census Tract: 302
 Average Total per Census Tract: 194.1

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

	Census Tract	Totals	% Average by Census Tract
146	008313	41	21.1%
147	008324	152	78.3%
148	008327	66	34.0%
149	008328	54	27.8%
150	008329	247	127.3%*
151	008330	59	30.4%
152	008331	17	8.8%
153	008333	166	85.5%
154	008335	88	45.3%
155	008336	14	7.2%
156	008337	27	13.9%
157	008339	149	76.8%
158	008340	442	227.8%*
159	008341	252	129.9%*
160	008343	107	55.1%
161	008344	64	33.0%
162	008345	102	52.6%
163	008346	168	86.6%
164	008347	41	21.1%
165	008348	34	17.5%
166	008349	93	47.9%
167	008350	522	269.0%*
168	008351	103	53.1%
169	008352	39	20.1%
170	008353	59	30.4%
171	008354	199	102.5%
172	008355	97	50.0%
173	008356	43	22.2%
174	008357	94	48.4%

San Diego Police Department
Alcohol Arrests & Cites - By Census Tract
 (Excluding Unknown Tracts)
 January to December 2021

2010 Census Tract	Alcohol Violations	Tract Total as % of Average Tract
008348	3	13.9%
008349	7	32.4%
008350	17	78.8%
008351	8	37.1%
008352	3	13.9%
008353	2	9.3%
008354	10	46.3%
008355	10	46.3%
008356	0	0.0%
008357	9	41.7%
008358	17	78.8%
008359	7	32.4%
008360	20	92.7%
008361	6	27.8%
008362	3	13.9%
008363	0	0.0%
008364	3	13.9%
008365	0	0.0%
008366	4	18.5%
008501	3	13.9%
008502	17	78.8%
008503	5	23.2%
008504	18	83.4%
008505	16	74.2%
008506	7	32.4%
008507	18	83.4%
008509	9	41.7%
008510	7	32.4%
008511	49	227.1%
008512	5	23.2%
008513	4	18.5%
008600	13	60.3%
008701	6	27.8%
008702	19	88.1%
008800	13	60.3%
008901	5	23.2%
008902	26	120.5%
009000	6	27.8%
009101	23	106.6%
009102	9	41.7%
009103	4	18.5%

DEPARTMENT OF ALCOHOLIC BEVERAGE CONTROL

NUMBER OF LICENSES AUTHORIZED

BY CENSUS TRACT

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	83.03	3,531	4	2
SAN DIEGO	3,315,404	739	1,600	83.05	14,126	19	8
SAN DIEGO	3,315,404	739	1,600	83.06	3,163	4	1
SAN DIEGO	3,315,404	739	1,600	83.07	3,887	5	2
SAN DIEGO	3,315,404	739	1,600	83.10	5,731	7	3
SAN DIEGO	3,315,404	739	1,600	83.11	2,849	3	1
SAN DIEGO	3,315,404	739	1,600	83.12	3,787	5	2
SAN DIEGO	3,315,404	739	1,600	83.13	2,245	3	1
SAN DIEGO	3,315,404	739	1,600	83.24	6,745	9	4
SAN DIEGO	3,315,404	739	1,600	83.27	6,247	8	3
SAN DIEGO	3,315,404	739	1,600	83.28	8,213	11	5
SAN DIEGO	3,315,404	739	1,600	83.30	5,524	7	3
SAN DIEGO	3,315,404	739	1,600	83.31	2,568	3	1
SAN DIEGO	3,315,404	739	1,600	83.36	2,191	2	1
SAN DIEGO	3,315,404	739	1,600	83.37	4,358	5	2
SAN DIEGO	3,315,404	739	1,600	83.39	1,886	2	1
SAN DIEGO	3,315,404	739	1,600	83.43	4,322	5	2
SAN DIEGO	3,315,404	739	1,600	83.44	3,609	4	2
SAN DIEGO	3,315,404	739	1,600	83.45	3,609	4	2
SAN DIEGO	3,315,404	739	1,600	83.46	4,831	6	3
SAN DIEGO	3,315,404	739	1,600	83.47	6,598	8	4
SAN DIEGO	3,315,404	739	1,600	83.48	5,178	7	3
SAN DIEGO	3,315,404	739	1,600	83.49	3,526	4	2
SAN DIEGO	3,315,404	739	1,600	83.50	6,228	8	3
SAN DIEGO	3,315,404	739	1,600	83.51	4,393	5	2
SAN DIEGO	3,315,404	739	1,600	83.52	3,544	4	2
SAN DIEGO	3,315,404	739	1,600	83.53	4,941	6	3
SAN DIEGO	3,315,404	739	1,600	83.55	3,366	4	2
SAN DIEGO	3,315,404	739	1,600	83.56	3,697	5	2
SAN DIEGO	3,315,404	739	1,600	83.57	4,500	6	2
SAN DIEGO	3,315,404	739	1,600	83.58	6,856	9	4
SAN DIEGO	3,315,404	739	1,600	83.59	4,121	5	2
SAN DIEGO	3,315,404	739	1,600	83.60	6,159	8	3
SAN DIEGO	3,315,404	739	1,600	83.61	2,616	3	1
SAN DIEGO	3,315,404	739	1,600	83.62	3,334	4	2
SAN DIEGO	3,315,404	739	1,600	83.63	5,025	6	3
SAN DIEGO	3,315,404	739	1,600	83.64	5,132	6	3
SAN DIEGO	3,315,404	739	1,600	83.65	2,881	3	1
SAN DIEGO	3,315,404	739	1,600	83.66	7,113	9	4
SAN DIEGO	3,315,404	739	1,600	83.67	3,491	4	2
SAN DIEGO	3,315,404	739	1,600	83.68	6,580	8	4
SAN DIEGO	3,315,404	739	1,600	83.69	3,151	4	1
SAN DIEGO	3,315,404	739	1,600	83.70	4,080	5	2
SAN DIEGO	3,315,404	739	1,600	83.71	4,434	6	2
SAN DIEGO	3,315,404	739	1,600	83.72	4,260	5	2



CALIFORNIA DEPARTMENT OF

Alcoholic Beverage Control

Having trouble viewing the report?

Results for: Active Off-Sale Retail License

County: SAN DIEGO County

Census Tract: 83.50

Report Date: Sunday, January 29, 2023

Search

Results will be filtered as you type

0 Results

License Number: 476590

Status: ACTIVE **License Type:** 20 **Orig. Iss. Date:** 05/11/2009 **Expir. Date:** 04/30/2023 **Primary Owner:**

6616 MIRAMAR RD,
SAN DIEGO, CA 92121-2509

MIRAMAR PETROLEUM INC **Premises Addr.:** Census Tract: 0083.50 **Business Name:** ARCO AMPM **Geo Code:** 3710

License Number: 467510

Status: SUREND **License Type:** 21 **Orig. Iss. Date:** 01/12/2009 **Expir. Date:** 12/31/2023 **Primary Owner:**

6755 MIRA MESA BLVD, STE 128,
SAN DIEGO, CA 92121-4392

BEVERAGES & MORE INC **Premises Addr.:** Census Tract: 0083.50 **Business Name:** BEVERAGES & MORE

Geo Code: 3710

License Number: 427459

Status: ACTIVE **License Type:** 21 **Orig. Iss. Date:** 08/15/2005 **Expir. Date:** 02/28/2023 **Primary Owner:** ZALAK INC

6780 MIRAMAR RD, STES 107 & 109,
SAN DIEGO, CA 92121

Premises Addr.: Census Tract: 0083.50

Business Name: GALLERIA LIQUOR **Geo Code:** 3710

License Number: 632487

Status:ACTIVE License Type:20 Orig. Iss. Date:12/14/2021 Expir. Date:07/31/2023 Primary Owner:

9030 CARROLL WAY, STE 8,
SAN DIEGO, CA 92121-2417

DOCG IMPORTS LLC Premises Addr.:Census Tract: 0083.50 Business Name: DOCG IMPORTS Geo Code:3710

License Number: 639677

Status:ACTIVE License Type:21 Orig. Iss. Date:09/21/2022 Expir. Date:08/31/2023 Primary Owner:

6904 MIRAMAR RD, STE 201,
SAN DIEGO, CA 92121

VINTAGE WINES LLC Premises Addr.:Census Tract: 0083.50 Business Name: VINTAGE WINES LTD Geo Code:3710

License Number: 565641

Status:ACTIVE License Type:85 Orig. Iss. Date:02/12/2016 Expir. Date:01/31/2023 Primary Owner:

6323 NANCY RIDGE DR,
SAN DIEGO, CA 92121-6201

EXCLAMATIONS, INC Premises Addr.:Census Tract: 0083.50 Business Name: EXCLAMATIONS INC Geo Code:3710

License Number: 609739

Status:ACTIVE License Type:20 Orig. Iss. Date:06/22/2020 Expir. Date:05/31/2023 Primary Owner:

6795 MIRA MESA BLVD,
SAN DIEGO, CA 92121-4336

MIRA MESA OIL, INC. Premises Addr.:Census Tract: 0083.50 Business Name: Geo Code:3710

License Number: 452901

Status:ACTIVE License Type:21 Orig. Iss. Date:05/31/2007 Expir. Date:04/30/2023 Primary Owner:PLAZA WINE LLC

6755 MIRA MESA BLVD, STE 125,
SAN DIEGO, CA 92121-4311

Premises Addr.:Census Tract: 0083.50 Business Name: PLAZA WINE & SPIRITS Geo Code:3710

License Number: 610394

Status:SUREND License Type:21 Orig. Iss. Date:12/23/2020 Expir. Date:11/30/2023 Primary Owner:AY OIL, INC

5706 MIRAMAR RD,
SAN DIEGO, CA 92121-2523

Premises Addr.:Census Tract: 0083.50 Business Name: STARS & STRIPES TRAVEL CENTER Geo Code:3710

License Number: 593775



Status:ACTIVE License Type:20 Orig. Iss. Date:05/16/2019 Expir. Date:04/30/2023 Primary Owner:

6755 MIRA MESA BLVD, STE 130,
SAN DIEGO, CA 92121-4311

AI CALIFORNIA LLC Premises Addr.:Census Tract: 0083.50

Business Name: ALDI Geo Code:3710

License Number: 529219

Status:ACTIVE License Type:20 Orig. Iss. Date:02/20/2013 Expir. Date:01/31/2024 Primary Owner:

7080 MIRAMAR RD, STE 100,
SAN DIEGO, CA 92121-2315

SAN DIEGO WINE CO., INC. Premises Addr.:Census Tract: 0083.50

Business Name: SAN DIEGO WINE CO

Geo Code:3710

License Number: 632423

Status:ACTIVE License Type:20 Orig. Iss. Date:01/18/2022 Expir. Date:12/31/2023 Primary Owner:AY OIL, INC

5706 MIRAMAR RD,
SAN DIEGO, CA 92121-2523

Premises Addr.:Census Tract: 0083.50

Business Name: STARS AND STRIPES Geo Code:3710

License Number: 462703

Status:ACTIVE License Type:20 Orig. Iss. Date:12/31/2007 Expir. Date:03/31/2023 Primary Owner:S & L OIL INC

6695 MIRA MESA BLVD,
SAN DIEGO, CA 92121-6312

Premises Addr.:Census Tract: 0083.50

Business Name: VIPER WAY SHELL Geo Code:3710

License Number: 635468

Status:ACTIVE License Type:20 Orig. Iss. Date:04/19/2022 Expir. Date:03/31/2023 Primary Owner:

7094 MIRAMAR RD, STE 104,
SAN DIEGO, CA 92121-2311

MIRAMAR MART, INC Premises Addr.:Census Tract: 0083.50

Business Name: KIMS MART Geo Code:3710

License Number: 639287

Status:ACTIVE License Type:20 Orig. Iss. Date:08/30/2022 Expir. Date:07/31/2023 Primary Owner:

8210 CAMINO SANTA FE,
SAN DIEGO, CA 92121-3219

H&S ENERGY PRODUCTS, LLC Premises Addr.:Census Tract: 0083.50

Business Name:

H&S ENERGY PRODUCTS, LLC STORE #2066 Geo Code:3710

FFIEC Year: 2021 Address: 7190 Miramar Road, San Diego, CA 92121

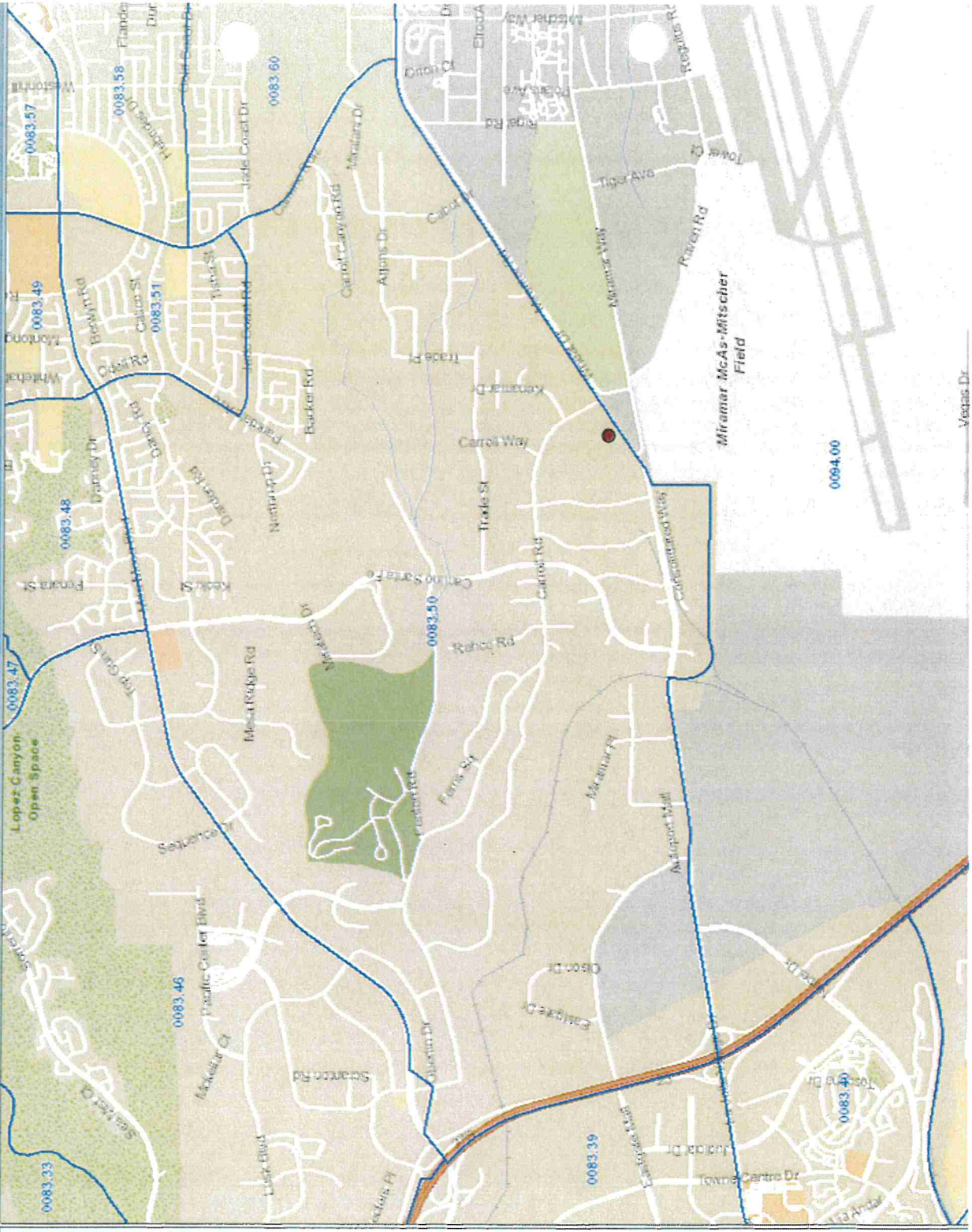
Search | Print | Reset

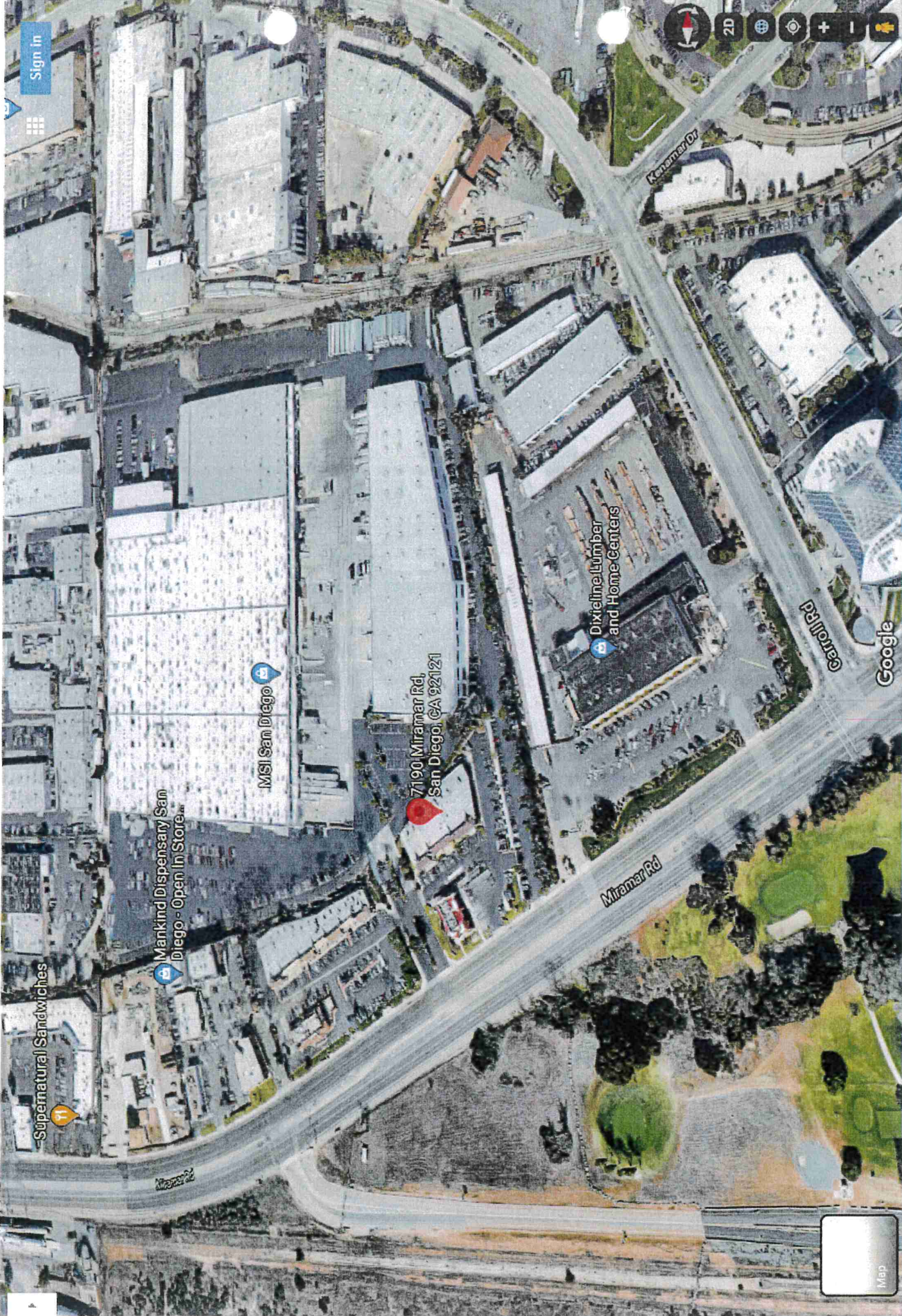
Matched Address	
Address	7190 MIRAMAR RD, SAN DIEGO, CA, 92121
MSA/MDC Code	41740
State Code	06
County Code	073
Tract Code	0083.50
MSA/MDC Name	SAN DIEGO-CHULA VISTA-CARLSBAD, CA
State Name	CALIFORNIA
County Name	SAN DIEGO COUNTY

Census demographic data for the year 2021 are currently unavailable

Census Demographic Data

User Select Tract





Sign in

2D

Supernatural Sandwiches

Mankind Dispensary San Diego - Open In Store...

MSI San Diego

7190 Miramar Rd,
San Diego, CA 92121

Dixieline Lumber
and Home Centers

Miramar Rd

Kameh Dr

Carroll Rd

Google

Map





CALIFORNIA DEPARTMENT OF

Alcoholic Beverage Control

Report Date: Monday, January 30, 2023

LICENSE INFORMATION

License Number: 619941 **Primary Owner:** SOCAL THRIVERS LIMITED LIABILITY COMPANY **Office of Application:**
09 - SAN MARCOS

BUSINESS NAME

MIRAMAR WINE AND LIQUOR

BUSINESS ADDRESS

7190 MIRAMAR RD STE 101, 103, 105, SAN DIEGO, CA, 92121

County: SAN DIEGO **Census Tract:** 0083.50

LICENSEE INFORMATION

Licensee: SOCAL THRIVERS LIMITED LIABILITY COMPANY

Company Information

OFFICER: BRAMBILA TORRES, GISELLE SOPHIA (MANAGING MEMBER)

MEMBER: BRAMBILA TORRES, GISELLE SOPHIA

LICENSE TYPES

Allow up to six weeks for expiration date updates after fee waiver or renewal fee submittal.

21 - OFF-SALE GENERAL

License Type Status: PENDING **Status Date:** 21-SEP-2020 **Term:** 12 Month(s) **Original Issue Date:** **Expiration Date:**

Master: Y **Duplicate:** **Fee Code:** P40 **Transfers:**

OPERATING RESTRICTIONS:

No Operating Restrictions found



DISCIPLINARY ACTION:

No Active Disciplinary Action found

DISCIPLINARY HISTORY:

No Disciplinary History found.

HOLDS:

Hold Type: UNDER CONSTRUCTION (SECT. 24044) **Hold Date:** 23-APR-2021

ESCROWS:

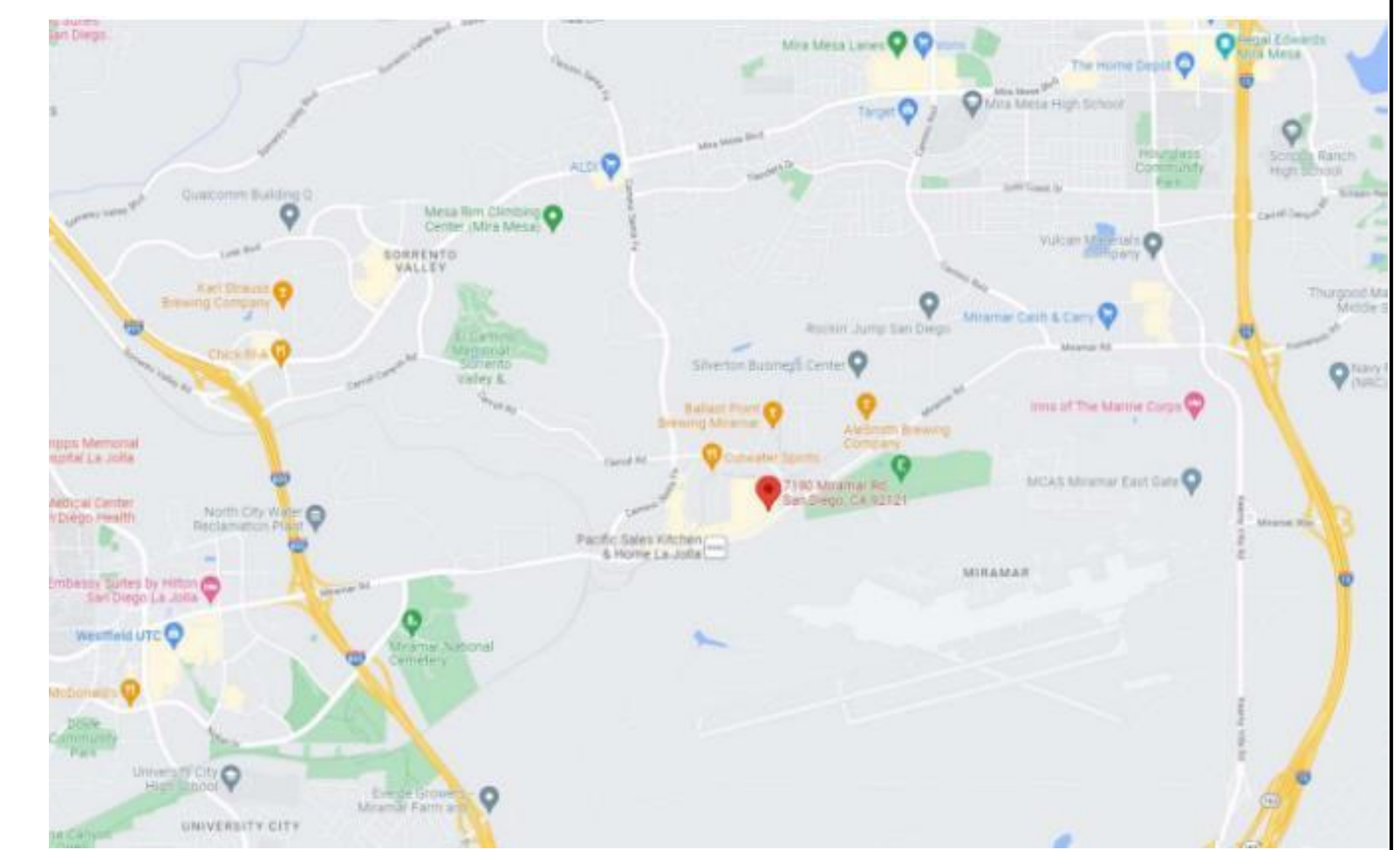
No Escrow found

ATTACHMENT 10

SHEET INDEX
SITE PLAN.....1
FLOOR PLAN.....2

SCOPE OF WORK

USE PERMIT FOR ALCOHOL SALES FOR OFF-SITE CONSUMPTION AT NEW RETAIL STORE
 NO NEW EXTERIOR CONSTRUCTION
 NO DEMOLITION OF EXISTING BUILDINGS
 INTERIOR TENANT IMPROVEMENTS WILL BE UNDER SEPARATE PERMIT



VICINITY MAP

Project Summary

Project Name: Mirmar Wine

Site Address: 7190 Miramar Road, #101-103-105, San Diego, CA
 Assessor Parcel Number: 343-070-27-00

Legal Description:

PARCEL D OF PARCEL MAP NO. 927, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, AUGUST 7, 1972 AS FILE NO. 206523 OF OFFICIAL RECORDS.

Site Acreage: 1.36
 Zoning: IL-3-1
 Community Plan Area: Miramesa
 Year Constructed: 1981
 Geological Category: 51 & 53
 Landscape Area: 10%

Parking Tabulation

Parking Required: 57 spaces
 Parking Provided: 57 spaces

Accessible Stalls Required: 4
 Accessible Stalls Provided: 4

CONSTRUCTION TYPE: V,B
 OCCUPANCY TYPE: 'M' MERCANTILE

Previous Use: Vacant Office/Light Industrial Space

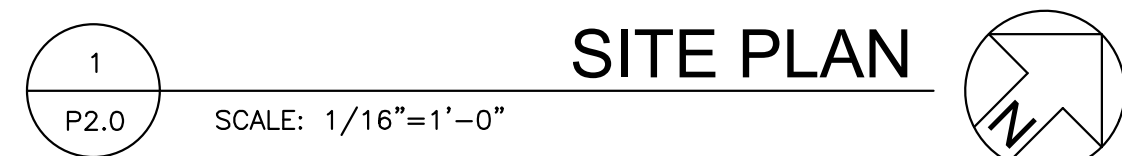
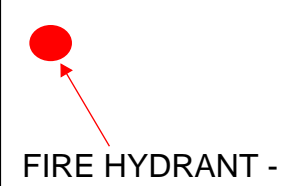
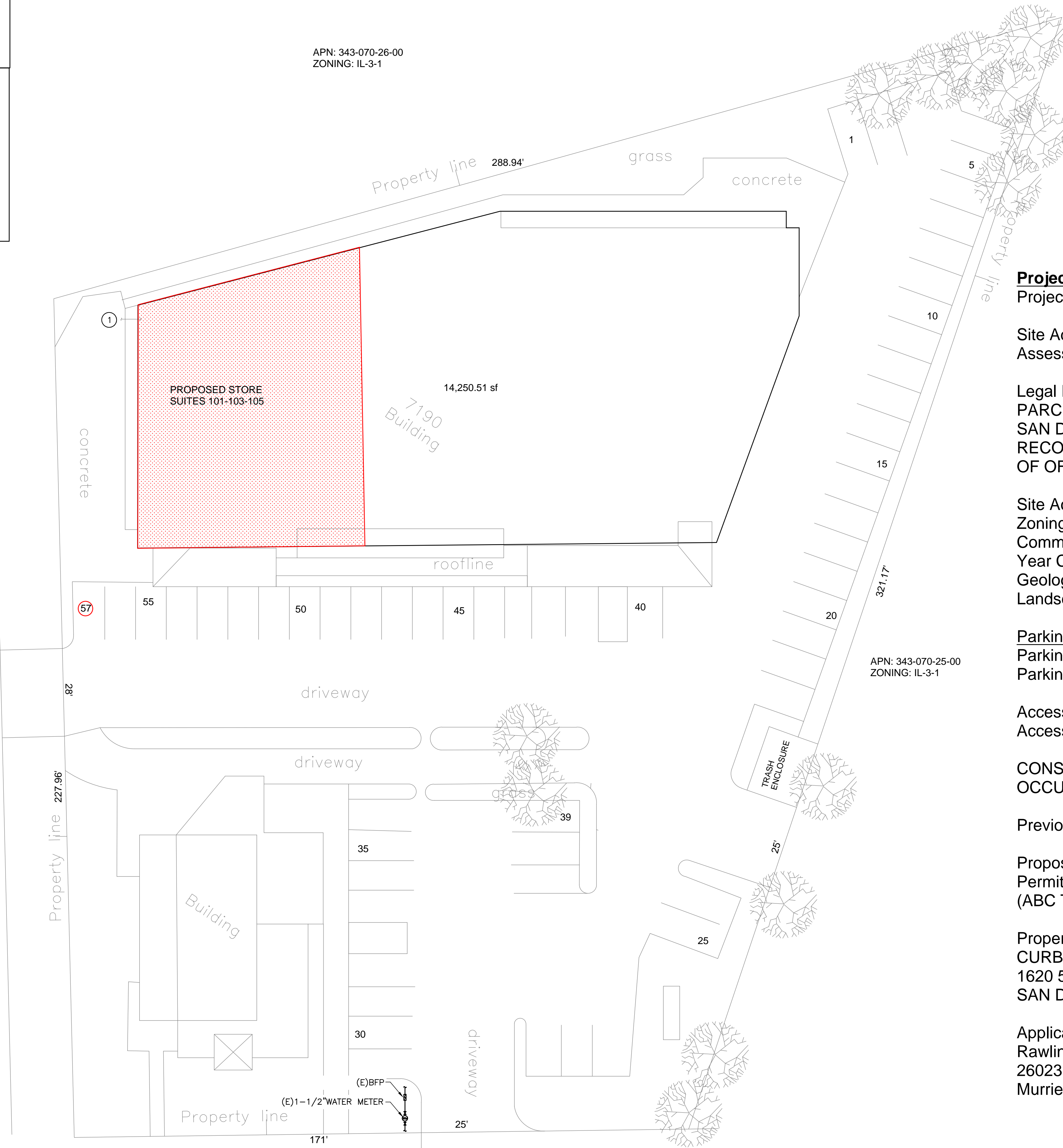
Proposed Use:
 Permit to sell beer, wine and distilled spirits for off-site consumption (ABC Type 21 License) at a proposed store in an existing retail building.

Property Owner:
 CURBSTONE INVESTMENTS L L C
 1620 5TH AVE #770
 SAN DIEGO CA 92101

Applicant:
 Giselle Sophia Brambila Torres
 7190 MIRAMAR RD #111
 SAN DIEGO,CA 92121

Applicant Representative:
 Rawlings Consulting
 26023 Jefferson Ave., Suite D
 Murrieta, CA 92562

NOTES:
 NO FIRE HYDRANTS ON PROPERTY.
 NEAREST HYDRANT IS 150' ON MIRAMAR ROAD
 NO TRANSIT STOPS WITHIN 300' OF PROPERTY
 NO NEW EXTERIOR CONSTRUCTION



SITE PLAN

MIRAMAR ROAD

REV	DESCRIPTION	DATE

WINE & SPIRITS STORE
 7190 MIRAMAR ROAD
 SAN DIEGO, CA 92121



TITLE:
SITE PLAN

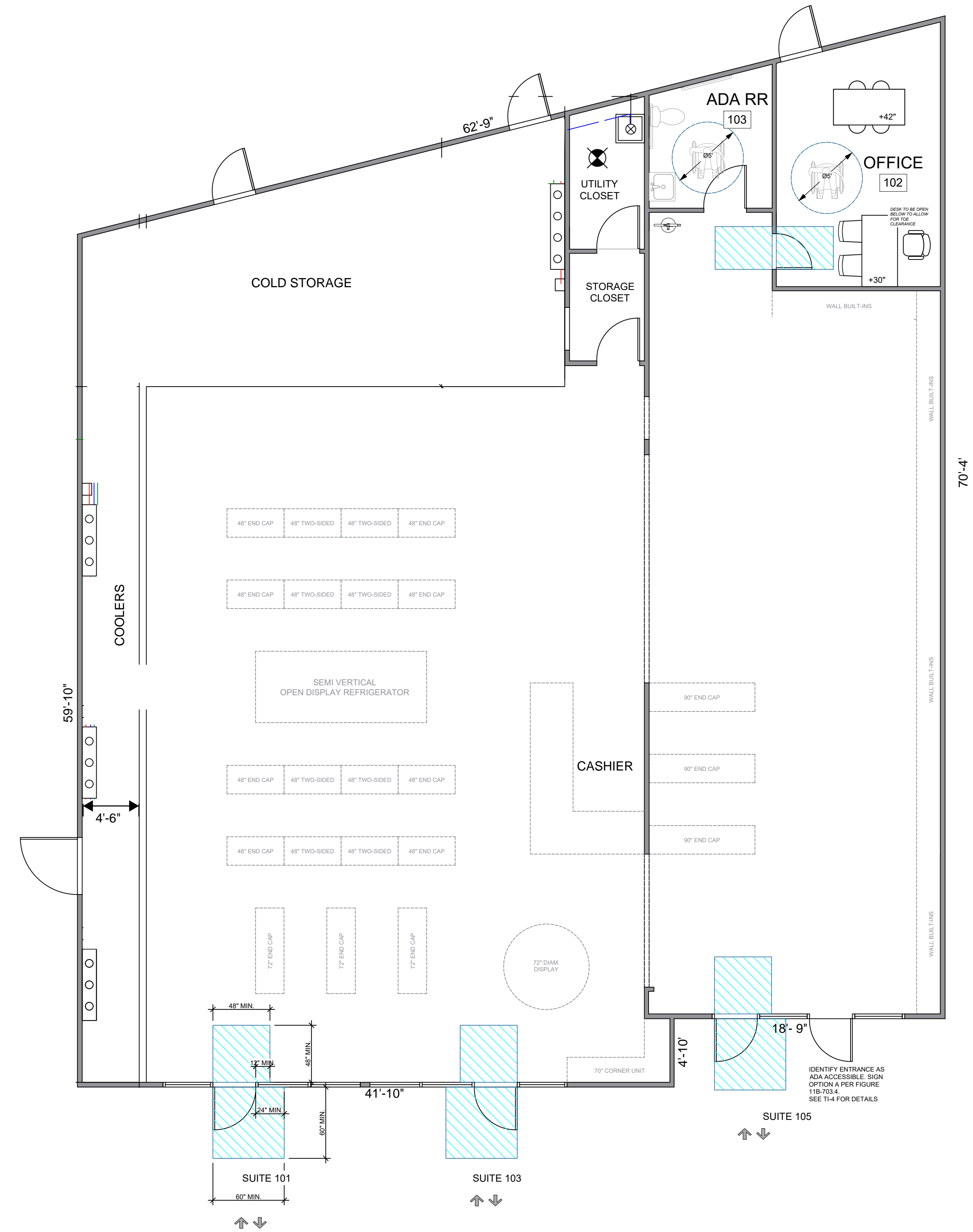
JOB NO: B2205-AA088
 DRAWN: RM
 CHECKED: HM
 SCALE: 1/16" = 1'-0"
 DATE: 8/31/22

SHEET 1 OF 2

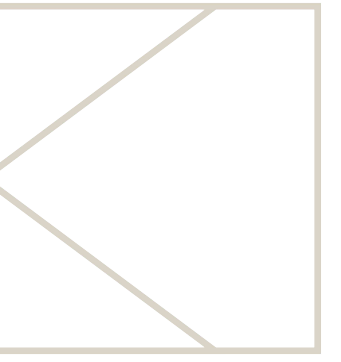
ATTACHMENT 10

1 PROPOSED PLAN
TI-3 Scale: 3/16" = 1'-0"

ADA CLEARANCE



TOTAL SQUARE FOOTAGE: 3,965



MODEKA STUDIO
SAN DIEGO, CA 92108
PHONE: (619) 483-8536

7190 MIRAMAR ROAD SAN DIEGO, CA 92121

CLIENT:
GISELLE BRAMBILA
DRAWN BY:
PIA LIRA
CID #
7158
ORIGINAL DATE:
5/3/21

SCALE: AS SHOWN

REVISIONS

#	DATE	DESCRIPTION
1	4/19/22	

SHEET TITLE

PROPOSED
FLOOR PLAN

SHEET NUMBER

2 OF 2

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