



THE CITY OF SAN DIEGO

## Report to the Hearing Officer

DATE ISSUED: October 11, 2023 REPORT NO. HO-23-054  
HEARING DATE: October 18, 2023  
SUBJECT: 1280 PICADOR, Process Three Decision  
PROJECT NUMBER: [PRJ-1068844](#)  
OWNER/APPLICANT: Picador Plaza LP, Liliger Damaso, Liquor License Agents

### SUMMARY

Issue: Should the Hearing Officer approve a Conditional Use Permit (CUP), for an Alcoholic Beverage Outlet located at 1280 Picador Boulevard in the Otay Mesa-Nestor Community Plan?

Staff Recommendation: Approve Conditional Use Permit No. PMT-3200432.

Community Planning Group Recommendation: On April 12, 2023, the Otay Mesa-Nestor Community Planning Group voted 11-1-0 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 August 8, 2023, and the opportunity to appeal that determination ended on August 22, 2023.

### BACKGROUND

The .08-acre project site is located at 1280 Picador Boulevard, Suite 101. The site is in the CC-2-3 zone, the Airport Land Use Compatibility Area (Imperial Beach NOLF and Brown Field), Airport Influence Area (Review area 2), Brown Field and NOLF IB Part 77 Noticing Area, the Parking Impact Overlay Zone and the Transit Area Overlay Zone within the Otay Mesa-Nestor Community Plan.

The site is designated Community Commercial in the Community Plan and encourages shopping areas with retail, service, civic and office uses. As a retail use, the project is consistent with the designation in the plan. Proposed alcoholic beverage outlets that do not comply with the limited use regulations in Section 141.0502(b) require a Conditional Use Permit.

## DISCUSSION

The project is a Conditional Use Permit (CUP) to allow an alcoholic beverage outlet for the sale of beer, wine, and distilled spirits within a 1,511-square-foot existing retail space, contingent upon issuance of a Type 21 license being issued by the state Department of Alcoholic Beverage Control (ABC). The San Diego Municipal Code (SDMC) defines Type 21 Licenses as alcoholic beverage outlets, which are allowed in the CC-2-3 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 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 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. 100.10, which reported a crime rate of 87 percent 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 not located in such a census tract and complies with this regulation.
2. **Within a census tract, or within 600 feet of a census tract, where the ratio of alcohol beverage outlets exceeds the standards established by California Business and Professions Code section 23958.4.** The subject property is in Census Tract No. 100.10, which allows for three off-sale ABC licenses based on the California Business and Professions Code Section 23958.4 standards. The project will require a Type 21 License. Currently there are four off-sale licenses in Census Tract 100.10 whereas the ABC allows for three, therefore this project requires a CUP.
3. **In an adopted Redevelopment Project Area.** The project site is not located within an adopted redevelopment project area, therefore this project meets this regulation.
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 located within 600 feet of a public or private accredited school. Montgomery Middle School is located approximately 552 feet on Picador Boulevard; therefore, requires a CUP.
5. **Within 100 feet of residentially zoned property.** The project site is located within 30 feet of residentially zoned properties. Therefore, the project requires a CUP due to the close proximity to residentially zoned property.

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 commercial nature and its

location within an existing commercial center. The site is designated Community Commercial, and the project conforms with the goals of the Community 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 Otay Mesa-Nestor Community area.

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 ten-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, a prohibition on 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.

### CONCLUSION

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-3200432 as proposed.

### ALTERNATIVES

1. Approve Conditional Use Permit No. PMT-3200432 with modifications.
2. Deny Conditional Use Permit No. PMT-3200432 if the findings required to approve the project cannot be affirmed.

Respectfully submitted,

*Hector Rios*

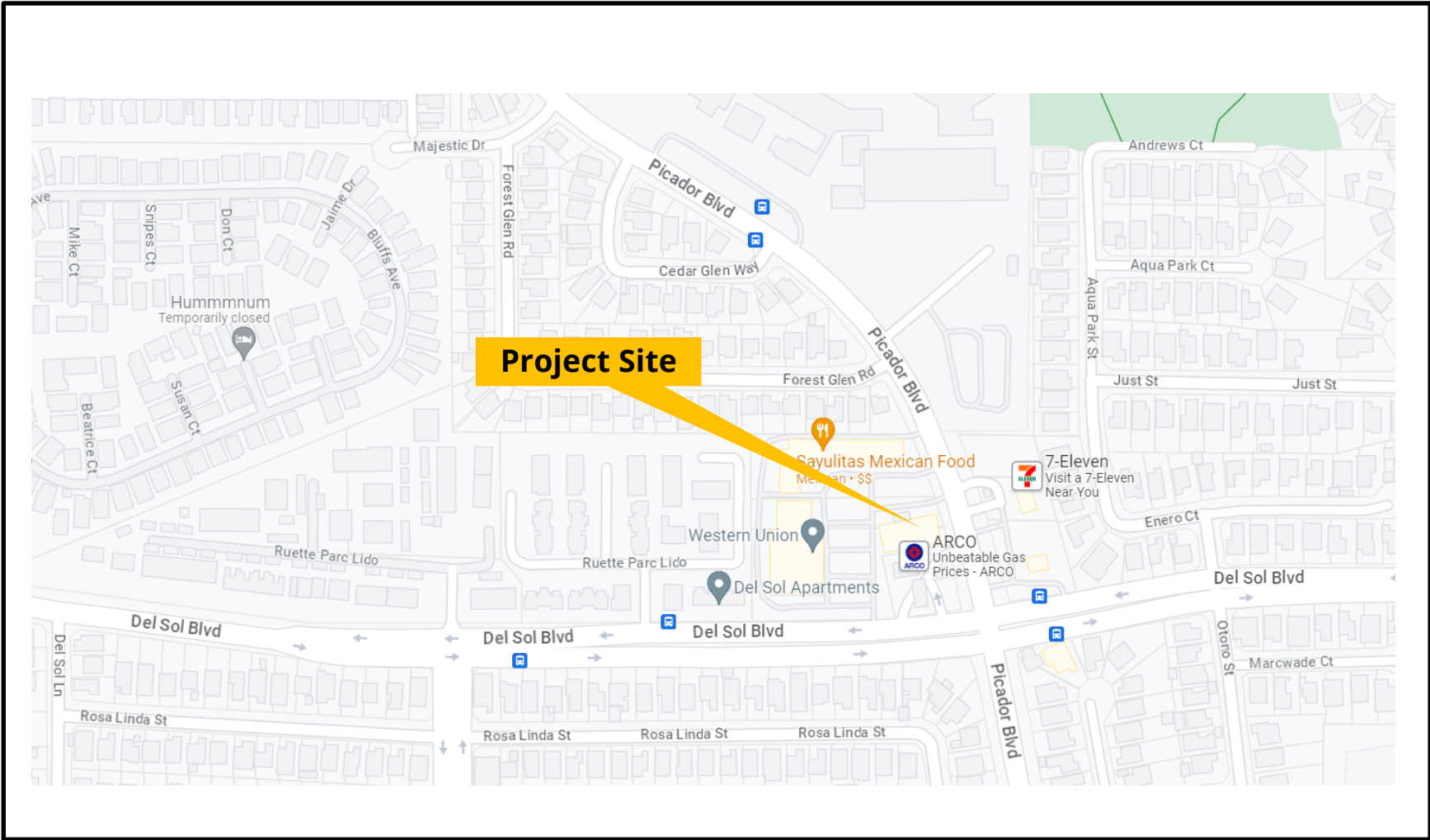
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Hector Rios  
Development Project Manager  
Development Services Department

Attachments:

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

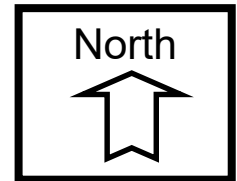
5. Draft Permit with Conditions
6. Environmental Exemption
7. Community Planning Group Recommendation
8. Ownership Disclosure Statement
9. San Diego Police Department Recommendation
10. Project Plans

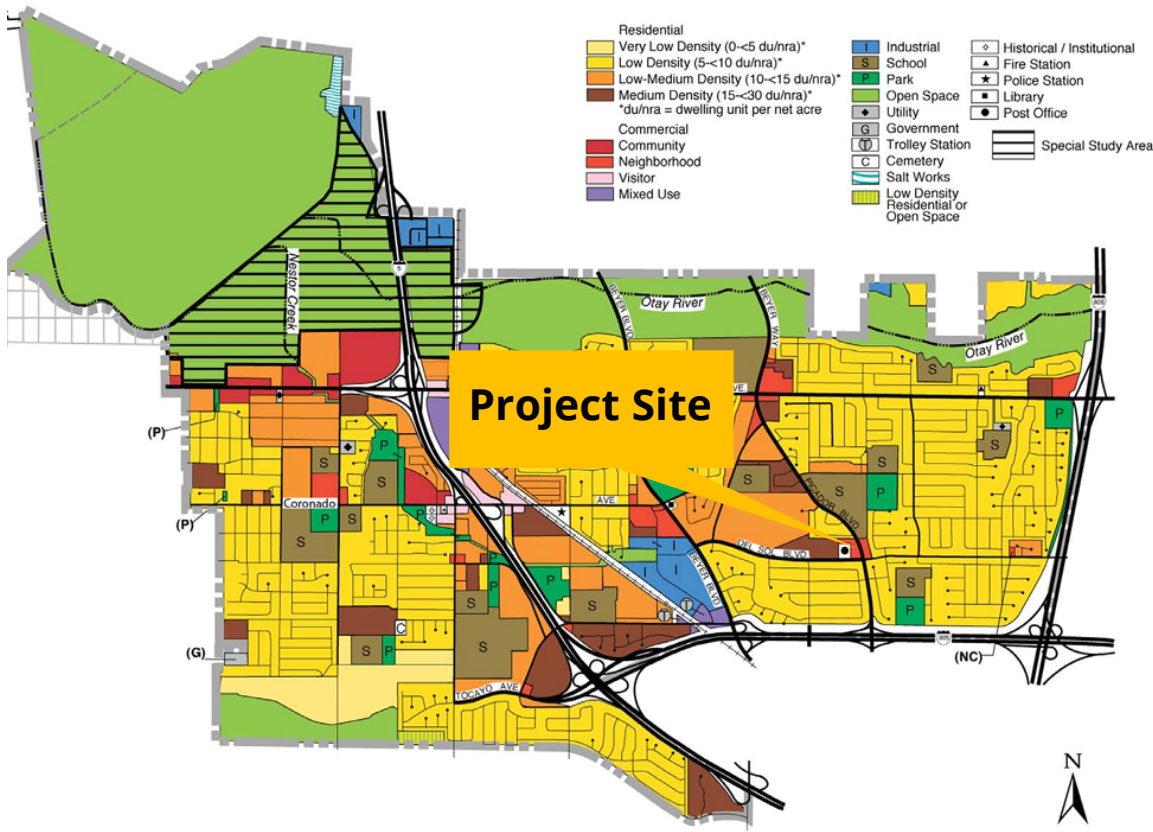


## Project Location Map

1280 PICADOR

Project No. PRJ-1068844 - 1280 Picador Boulevard, Suite 101





**Commercial Land Use Designations**

Designation	Functions	Typical Uses
<b>Community Commercial</b>	Provides a wide variety of community-serving necessity and retail goods, professional, financial and repair services; and recreational facilities, in strip-commercial or shopping center environments.	Those included in the Neighborhood/Commercial and Visitor Commercial designations; apparel, furniture and appliance sales; building and home supply; medical offices; automobile related services; sports (bowling, skating, miniature golf) and amusement centers.
<b>Neighborhood Commercial</b>	Provides a range of necessity goods, and personal and repair services for the convenience of the immediately adjacent residential neighborhood, concentrated in individual sites or small shopping centers.	Supermarkets, grocery stores and pharmacies; limited professional offices, banks and financial services; barber/beauty shops; cleaners and laundromats, and automobile service stations.
<b>Visitor Commercial</b>	Provides opportunities for visitor and locally oriented recreation, entertainment and shopping activities, usually adjacent to freeways or major streets.	Hotels/motels; restaurants and drinking establishments; specialty shops; theaters; bicycle shops; and automobile service stations.
<b>Mixed-Use Commercial*</b>	Provides a mixture of necessity goods, retail office, service and recreational commercial uses, and encourages limited residential uses in a transit/pedestrian-oriented environment.	Those included in the Neighborhood/Commercial and Visitor Commercial designations (excluding automobile service stations, motels and other automobile-oriented uses); public institutions and civic buildings; and public or private mini-parks and plazas.

\*See Appendix A, Transit-Oriented Development, for a more detailed description of the Mixed Use Commercial designation.

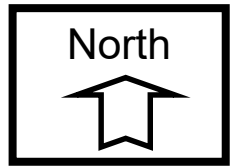
**Residential Densities**

<b>Very Low-Density</b> 0-5 DUs per net acre	This density occurs on the fringes of the river valleys bordering the community and is distinguishable for its large lots ranging from 10,000 square feet to one acre and ten-acre lots.
<b>Low-Density</b> (5-10 DUs per net acre)	This density characterizes almost two thirds of the community, predominately on the mesa area. Low-Density is typified by conventional single-family detached units on lots that are 5,000 to 6,000 square feet.
<b>Low-Medium Density</b> (10-15 DUs per net acre)	This density is implemented by zoning permitting one unit per every 3,000 square feet of lot area. This density is characterized by lower intensity multifamily housing, such as duplexes, as well as mobile home parks.
<b>Medium-Density</b> (15-30 DUs per net acre)	This is the highest density within the community, and it occurs in a zone permitting one unit per every 1,500 square feet of lot area.



**Land Use Map**

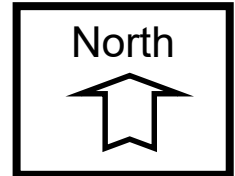
1280 PICADOR  
Project No. PRJ-1068844 - 1280 Picador Boulevard, Suite 101





## Aerial Photograph

1280 PICADOR  
Project No. PRJ-1068844 - 1280 Picador Boulevard, Suite 101



HEARING OFFICER RESOLUTION NO. \_\_\_\_\_  
CONDITIONAL USE PERMIT NO. PMT-3200432  
**1280 PICADOR - PROJECT NO. 1068844**

WHEREAS, PICADOR PLAZA LP, a California Limited Partnership, Owner/Permittee, filed an application with the City of San Diego for a permit to operate an Alcoholic Beverage Outlet within a 1,511-square-foot existing retail building, 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 Exhibit "A" and corresponding conditions of approval for the associated Permit No. PMT-3200432, on portions of a .08-acre site;

WHEREAS, the project site is located at 1280 Picador Boulevard, Suite 101, in the CC-2-3 zone, the Airport Land Use Compatibility Area (Imperial Beach NOLF and Brown Field), Airport Influence Area (Review area 2), Brown Field and NOLF IB Part 77 Noticing Area, the Parking Impact Overlay zone and Transit Area Overlay zone within the Otay Mesa-Nestor Community Plan;

WHEREAS, the project site is legally described as Parcels 2 and 3 Parcel Map No. 7192, In the City of San Diego, State of California, according to said map being filed in the Office of the County Recorder of San Diego County, April 25, 1978, as file No. 78-165494 of Official Records, APN: 630-280-1800;

WHEREAS, on August 8, 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 October 18, 2023, the Hearing Officer of the City of San Diego considered Conditional Use Permit No. PMT-3200432 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-3200432

**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 1280 Picador (Project) proposes the operation of a 1,511-square-foot Alcoholic Beverage Outlet located at 1280 Picador Boulevard, Suite 101, in the CC-2-3 zone, the Airport Land Use Compatibility Area (Imperial Beach NOLF and Brown Field), Airport Influence Area (Review area 2), Brown Field and NOLF IB Part 77 Noticing Area, the Parking Impact Overlay zone and Transit Area Overlay zone within the Otay Mesa-Nestor Community Plan (Community Plan).

The project site is located on the northwest corner of Del Sol Boulevard and Picador Boulevard in the Northwest District of the Community Plan. The site is designated in the Community Plan as Community Commercial per the Otay Mesa Northwest District map (Figure 2-3).

The Community Plan has a goal "to support the development of retail, office and other commercial services to serve surrounding areas" (Page LU-22). These zones are intended to accommodate a variety of development patterns, ranging from pedestrian-friendly commercial streets to shopping centers and car-oriented commercial strips. Additionally, the Community Plan states the desire to "Maintain and enhance regional commercial uses for use by Otay Mesa and surrounding areas (Page LU-22). The project includes the separately regulated retail sales use in an existing commercial site and conforms to the previously stated goals. The proposed alcoholic beverage outlet within an existing commercial building is consistent with the land use plan designation for the site.

The Community Plan does not specifically address the sale of alcohol or Alcoholic Beverage Outlets; however, the sale of alcohol products is defined as a 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 their 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 at the site is a community commercial retail shopping center. The operation of an Alcoholic Beverage Outlet at the site is allowed in the CC-2-3 Zone with a Conditional Use Permit (CUP) at this location. The proposed Alcoholic Beverage Outlet at this location requires a CUP for the following reasons:

1. The project site does not meet certain location criteria set forth in SDMC Section 141.0502. Currently there are four off-sale licenses in Census Tract 100.10 whereas the ABC allows for three.
2. The project site is located within 600 feet of a public or private accredited school.
3. Montgomery Middle School is located approximately 552 feet on Picador Boulevard; therefore this requires a CUP.
4. The project site is located within 30 feet of residentially zoned properties. Therefore, the project requires a CUP due to the close proximity to residentially zoned property.
5. Also, the reported crime rate for 2022 within Census Tract 100.10 was 87.1 % and the alcohol crime rate was 89.9%. The project is within Census Tract No. 100.10, which reported a crime rate of 87 percent 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 not located in such a census tract and complies with this regulation.

Approval of this application 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. These conditions 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 underlying CC-2-3 Zone is intended to provide residential areas with access to a limited number of convenient retail and personal service uses. The CC zones are intended to provide areas for small-scale, low-intensity developments that are consistent with the character of the surrounding residential areas with auto orientation and allow for Alcoholic Beverage Outlets with a 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 100 feet of a residentially zoned property 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 site is identified by the Community Plan as Community Commercial per the Otay Mesa Northwest District map (Figure 2-3). The proposed alcoholic 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, 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 it is proposed to be located within 100 feet of a residentially zoned property and within 552 of Montgomery Middle School. 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 CC-2-3 zone and the Community Plan's Neighborhood Commercial land use designation. Therefore, based on the retail nature of the site and conditions of approval, 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 hereinbefore adopted by the Hearing Officer, Conditional Use Permit No. PMT-3200432 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-3200432, a copy of which is attached hereto and made a part hereof.

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Hector Rios  
Development Project Manager  
Development Services

Adopted on: October 18, 2023

IO#: 24009369

**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: 24009369

SPACE ABOVE THIS LINE FOR RECORDER'S USE

CONDITIONAL USE PERMIT NO. PMT-3200432  
**1280 PICADOR - PROJECT NO. PRJ-1068844**  
HEARING OFFICER

This Conditional Use Permit No. PMT-3200432 is granted by the Hearing Officer of the City of San Diego to PICADOR PLAZA LP, a California Limited Partnership, Owner/Permittee, pursuant to San Diego Municipal Code [SDMC] section 141.0502(B) and (C) and SDMC section 126.0305. The .08-acre site is located at 1280 Picador Boulevard, Suite 101, in the CC-2-3 zone, the Airport Land Use Compatibility Area (Imperial Beach NOLF and Brown Field), Airport Influence Area (Review area 2), Brown Field and NOLF IB Part 77 Noticing Area, the Parking Impact overlay zone and Transit Area overlay zone within the Otay Mesa-Nestor Community Plan. The project site is legally described as: Parcels 2 and 3 Parcel Map No. 7192, In the City of San Diego, State of California, according to said map being filed in the Office of the County Recorder of San Diego County, April 25, 1978, as file No. 78-165494 of Official Records, APN: 630-280-1800.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to operate an alcoholic beverage outlet conditioned upon the issuance of a license from the State Department of Alcoholic Beverage Control (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 October 18, 2023, on file in the Development Services Department.

The project shall include:

- a. Operation of a 1,511-square-foot Alcoholic Beverage Outlet within an existing retail building conditioned upon the issuance of a Type 21 License from the State Department of Alcoholic Beverage Control (ABC); and
- 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 November 1, 2026.
2. This Conditional Use Permit [CUP] and corresponding use of this site shall expire on November 1, 2033. 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.

## ATTACHMENT 5

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.

### **PLANNING/DESIGN REQUIREMENTS:**

13. 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. 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. 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. 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. The owner or operator shall list a business address and telephone number in the San Diego telephone directory or other similar distributed directories.

18. 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. 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. 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.

**POLICE DEPARTMENT REQUIREMENTS:**

13. The hours for in-store operations shall be from 8:00 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.

14. 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.

15. All retail employees are trained in ABC regulations, Licensee Education on Alcohol and Drugs (LEAD), theft deterrence, and policies against the sales of alcoholic beverages to anyone 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 October 18, 2023, and [Approved Resolution Number].

DRAFT

**ATTACHMENT 5**

Conditional Use Permit No. PMT-3200432  
Date of Approval: October 18, 2023

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

\_\_\_\_\_  
Hector Rios  
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.

**Picador Plaza Limited Partnership**  
A California Limited Partnership  
Owner

By \_\_\_\_\_  
Nater Rabban  
Owner

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



THE CITY OF SAN DIEGO

Date of Notice: August 8, 2023

# NOTICE OF RIGHT TO APPEAL ENVIRONMENTAL DETERMINATION DEVELOPMENT SERVICES DEPARTMENT

SAP or I.O. No. 24009369

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**PROJECT NAME / NUMBER:** 1280 Picador Boulevard / 1068844

**COMMUNITY PLAN AREA:** Otay Mesa-Nestor

**COUNCIL DISTRICT:** 8

**LOCATION:** 1280 Picador Boulevard, San Diego, California 92154

**PROJECT DESCRIPTION:** A request for a CONDITIONAL USE PERMIT to allow for the sale of alcoholic beverages for off-site consumption at an existing 1,511-square foot liquor store. The proposed hours of operation would be daily 9:00 am to 9:00 pm. The 0.081-acre site is located at 1280 Picador Boulevard. The site is designated Commercial, Office Mixed Use and zoned CC-2-3 within the Otay Mesa-Nestor Community Plan. Additionally, the project site is located within Airport Land Use Compatibility Zone (Imperial Beach NOFL and Brown Field), Airport Influence Area (Imperial Beach NOLF and Brown Field), FAA Part 77 Noticing (Imperial Beach NOLF and Brown Field), Parking Standards Transit Priority Area, and Transit Priority Area.

**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 determined that the project would qualify to be categorically exempt from CEQA pursuant to Section 15301 (Existing Facilities) which allows for the operation, repair, maintenance, permitting, leasing, licensing, or minor alterations of existing public or private structures, facilities, mechanical equipment, or topographical features involving negligible or no expansion of existing or former use including interior or exterior alterations involving such things as interior partitions, plumbing, and electrical conveyances; and where the exceptions listed in Section 15300.2 would not apply.

**DEVELOPMENT PROJECT MANAGER:**

Hector Rios

**MAILING ADDRESS:**

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

**PHONE NUMBER / EMAIL:**

(619) 533-6733 / hrios@sandiego.gov

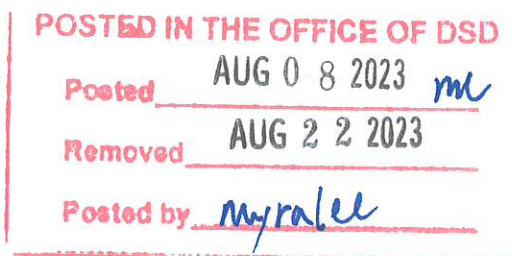
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On August 8, 2023, the City of San Diego made the above-referenced environmental determination pursuant to the California Environmental Quality Act (CEQA). This determination is appealable to the City Council. If you have any questions about this determination, 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 (August 22, 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](mailto: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.

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



**OTAY MESA-NESTOR COMMUNITY PLANNING GROUP**  
**MEETING MINUTES**  
Zoom Meeting  
**April 12th, 2023**

**Members Present:**

District 1 Edgar Garfias  
District 2 Johnny E. Swanson  
District 3 Robert Broomfield  
District 4 Armond Moore  
District 8 Steve Egger  
District 9 Alberto Estrada  
District 11 Albert Velasquez  
District 12 Carlos Sanchez  
District 13 Brian McGonagill  
District 14 Augie Hernandez  
District 15 Christopher Malick  
District 16 Bobby Hicks

**Members Absent:**

District 6 Richard Cuevas  
District 7 Walt Zumstein  
District 10 Bob Mikloski

**Vacant District Seats:**

District 5

1. **Call to Order/Introduction of Members:** Albert Velasquez Chair of the Otay Mesa Nestor Community Planning Group (OMNCPG), called the meeting to order at 6:32 p.m. He welcomed all Board members and members of the community to the meeting.
2. **Approval of the Minutes:** The draft minutes of the March 8th OMNCPG meeting were approved with corrections. Unanimously approved.
3. **Non-Agenda Public Comments:** (2-minute limit per speaker).
  - a. Albert Estrada:
    - i. Past 2 weekends 20 trees were planted on Beyer by library
    - ii. Reaching out to San Diego Gas and Electric
    - iii. Request switching districts.
  - b. Johnny Swanson:
    - i. Street Sweeping follow up?
    - ii. Stormwater across from the movie theaters.
    - iii. Construction on a sign on Coronado Ave and Flower St.
4. **San Diego Police Department Report:** SDPD Officer Carlos Edington, 619-424-0412, [cedington@pd.sandiego.gov](mailto:cedington@pd.sandiego.gov)
  - a. Presentation tomorrow Silver Wing Rec Center, Say San Diego Presentation on Fentanyl.
  - b. Asked about license plate reader program being developed. Still in the community outreach phase. Police website shows the intended location of the camera.  
<https://webmaps.sandiego.gov/portal/apps/webappviewer/index.html?id=0bedcced5d9d4a48a8cdc65d14aa5f32>
  - c. <https://www.sandiego.gov/police/data-transparency/technology> - general information
5. **Council District 8 Report:** Gerardo Ramirez, Council Representative, 619-236-6688, [GRamirezBorj@sandiego.gov](mailto:GRamirezBorj@sandiego.gov)
  - a. Dumpster drop off on May 6<sup>th</sup> 9am-12pm at Montgomery Waller Rec Center
  - b. Palm and 805 Bridge Project Grant submitted
  - c. Sunday hours (1-5pm) being added at 14 out 36 locations. Including Otay Mesa Nestor.
  - d. Budget review meetings will begin next month.

- e. Question about a location to hold meetings in person moving forward, question about the cemetery in the community and any ideas to work on improving it and availability of weed whackers, addressing the vegetation heading north from Beyer Blvd to Chula Vista.
6. **City of San Diego, Office of the Mayor:** Lucero Maganda, Community Representative, [LMaganda@sandiego.gov](mailto:LMaganda@sandiego.gov)
- a. Palm and 805 Bridge Project Grant Press Conference \$24 Million 4/13/2023
  - b. Backlog on street logs being addressed by outsourcing work to additional electricians.
  - c. Unsafe Camping Ordinance would not allow tent encampments at locations considered to be high risk, which include:
    - within two blocks of K-12 schools
    - within two blocks of a shelter
    - along trolley tracks and transportation hubs
    - certain parks like Balboa Park, Presidio Park, Mission Bay Park and shoreline parks canyons and waterways like the San Diego River.
  - d. This proposed ordinance will be presented to City Council's Land Use and Housing Committee this Thursday, April 13 at 1:00pm. Agenda can be found here: <https://sandiego.hylandcloud.com/211agendaonlinecomm/Meetings/ViewMeeting?id=5515&doctype=1&site=comm>
  - e. Working on safe sleeping program for people that are displaced.
  - f. Question about reaching out to electrician union, where are homeless expected to go if the ordinance pushes them out of where they currently are, brought up encampments in Otay River Valley Park,
7. **80th District Report:** Mayra Hernandez, Field Representative, 619-338-8090, [mayra.hernandez@asm.ca.gov](mailto:mayra.hernandez@asm.ca.gov)
- a. No report.
8. **City Planner Report:** Shannon Muldrieg, Senior Planner, 619-236-6301, [mprinz@sandiego.gov](mailto:mprinz@sandiego.gov)
- a. No report
9. **Project 1068844 1280 Picador Blvd Ste 101 Conditional Use Permit**  
 The applicant is applying for a new conditional use permit to allow the sale and dispensing of a full line of alcoholic beverages (Type 21 ABC License) for off-site consumption, in conjunction with a new convenience store with proposed daily operating hours of 9 am to 9 pm. Liliger Damaso, Liquor License Consultant, 310-975-8589, [lili@liquorlicenseagents.com](mailto:lili@liquorlicenseagents.com)
- a. Questions about naming of sandwiches, location, SDPD review of the project. Reminder that this was rejected at March 8<sup>th</sup> meeting because of the liquor sales already in the area.
  - b. Motion to approve by Steve Egger and seconded by Johnny Swanson, 11-1-0.
10. **Sub-Committee Reports:**
- a. Election Subcommittee
    - i. Nominations for Chair, Vice-Chair and Secretary.
      - 1. Chair nomination: Albert Velasquez,
      - 2. Vice Chair nomination: Bobby Hicks
      - 3. Secretary nomination: Edgar Garfias
      - 4. All elected.
11. **Chair's Report:** Albert Velasquez, OMNCPG Chair
- a. Republic Services gave \$250,0000 grant to Regional Park working with Urban Core and San Diego Rescue Mission to work on the habitat and do outreach to the homeless living there.
  - b. Reminder to retake COW Training.

12. **Meeting was adjournment at 7:40 pm**

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

**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:** B&B LIQUOR **Project No. For City Use Only:** \_\_\_\_\_

**Project Address:** 1280 Picador Blvd STE 101 SAN DIEGO, CA 92154

**Specify Form of Ownership/Legal Status (please check):**

Corporation  Limited Liability -or-  General - What State? \_\_\_\_\_ Corporate Identification No. 201724300014  
 Partnership  Individual Picador Plaza LP

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: Nader Rabban  Owner  Tenant/Lessee  Successor Agency  
 Street Address: 3702 Del Sol Blvd Suite B  
 City: San Diego, CA 92 State: CA Zip: 92154  
 Phone No.: 619-995-0423 Fax No.: \_\_\_\_\_ Email: \_\_\_\_\_  
 Signature: [Signature] Date: 7-29-2027  
 Additional pages Attached:  Yes  No

**Applicant**

Name of Individual: BIANCA NADER RABBAN / BERNARD NADER ELIA RABBAN  Owner  Tenant/Lessee  Successor Agency  
 Street Address: 3681 Hidden Trail Dr.  
 City: Jamul State: CA Zip: 91935  
 Phone No.: 619-787-7167 / 619-995-0423 Fax No.: \_\_\_\_\_ Email: bianca.rabban@gmail.com  
 Signature: [Signature] Date: \_\_\_\_\_  
 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



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

PREMISE ADDRESS: 1280 Picador Boulevard #101, San Diego CA 92154

TYPE OF BUSINESS: Liquor store (Type 21, Off Sale General)

FEDERAL CENSUS TRACT: 100.10

NUMBER OF ALCOHOL LICENSES ALLOWED: Off-Sale: 3

NUMBER OF ALCOHOL LICENSES EXISTING: Off-Sale: 4

CRIME RATE IN THIS CENSUS TRACT: 87.1%  
(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 100.10. The reported crime rate for 2022 within Census Tract 100.10 was 87.1% and the alcohol crime rate was 89.9%. There are currently 4 Off Sale licenses in Census Tract 100.10 where ABC allows for 3.

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 8:00am 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. 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. No arcade games of any type will be allowed/maintained inside the premise.
5. 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.

BFM 7-18-23

- 6. Litter and any unauthorized graffiti will be removed promptly.
- 7. All retail employees are trained in ABC regulations (LEAD), theft deterrence and policies against the sales of alcoholic beverages to anyone under 21 years of age, and/or intoxicated.

**SAN DIEGO POLICE DEPARTMENT RECOMMENDATION:**

**APPROVE**

**DENY**

Benjamin McCurry  
Name of SDPD Vice Sergeant (Print)

619-531-2973  
Telephone Number

*Ben McCurry*  
Signature of SDPD Vice Sergeant

7-18-23  
Date of Review



# 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%
<b>010010</b>	<b>15</b>	<b>89.9%</b>
010011	6	35.9%
010012	5	30.0%
010013	10	59.9%
010014	16	95.9%

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	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

Event Search Results ( 2 Returned) [New Event Search](#)

Date Range  Show **All Events**

Events From 01/01/22 - 01/01/23 [See search criteria](#)

Agency	DGroup	Date/Time	Event	Type	Primary Unit	Location	Status	Priority	Beat
SDPD	P7	03/01/22 19:17:26	E22030001241	647F	711A2	1280 PICADOR BLVD SD	Closed - Assigned	2	723
SDPD	P7	12/24/22 00:16:02	E22120031887	41S		1280 PICADOR BLVD SD	Closed - Assigned	2	723



CALIFORNIA DEPARTMENT OF

# Alcoholic Beverage Control

Having trouble viewing the report?

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

**County:** SAN DIEGO County

**Census Tract:** 100.10

**Report Date:** Monday, July 17, 2023

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## Search

Results will be filtered as you type

0 Results

---

## License Number: 377661

**Status:**ACTIVE **License Type:**21 **Orig. Iss. Date:**06/20/2001 **Expir. Date:**07/31/2023 **Primary Owner:**

750 BEYER WAY, STE 8,  
SAN DIEGO, CA 92154

HELO, HADIR GHANIM **Premises Addr.:**Census Tract: 0100.10 **Business Name:** BEYER MARKET & LIQUOR

**Geo Code:**3710

---

## License Number: 626773

**Status:**ACTIVE **License Type:**20 **Orig. Iss. Date:**01/20/2023 **Expir. Date:**12/31/2023 **Primary Owner:**

3724 DEL SOL BLVD,  
SAN DIEGO, CA 92154-3538

CALIFORNIA FINEST OIL **Premises Addr.:**Census Tract: 0100.10 **Business Name:** ARCO **Geo Code:**3710

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## License Number: 464411

**Status:**ACTIVE **License Type:**21 **Orig. Iss. Date:**02/28/2008 **Expir. Date:**08/31/2023 **Primary Owner:**

3702 DEL SOL BLVD, STE B,  
SAN DIEGO, CA 92154-3588

RABBAN, NADER BAHO **Premises Addr.:**Census Tract: 0100.10 **Business Name:** EL PICADOR FOODS

Geo Code:3710

## License Number: 614297

**Status:**ACTIVE **License Type:**20 **Orig. Iss. Date:**02/16/2021 **Expir. Date:**06/30/2024 **Primary Owner:**

3295 PALM AVE,  
SAN DIEGO, CA 92154

7 ELEVEN INC **Premises Addr.:**Census Tract: 0100.10 **Business Name:** 7-ELEVEN STORE 37624B **Geo Code:**3710

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FFIEC Year: 2023 Address: 1280 Picador Blvd, San Diego, CA, 92154, USA

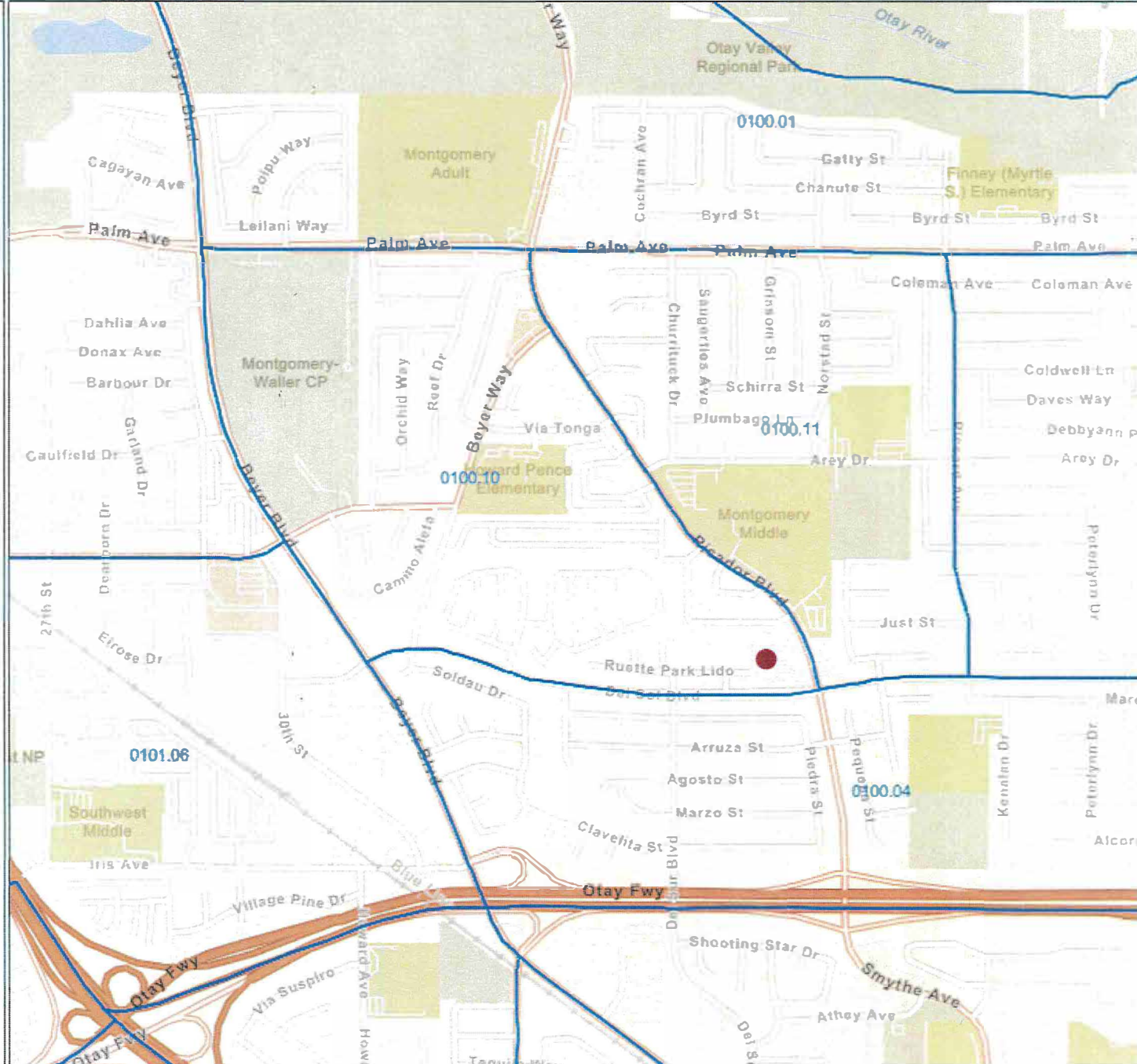
Reset Print

Matched Address	
Address	1280 Picador Blvd, San Diego, California, 92154
MSA/MD Code	41740
State Code	06
County Code	073
Tract Code	0100.10
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



You are currently running an experimental version of Earth.

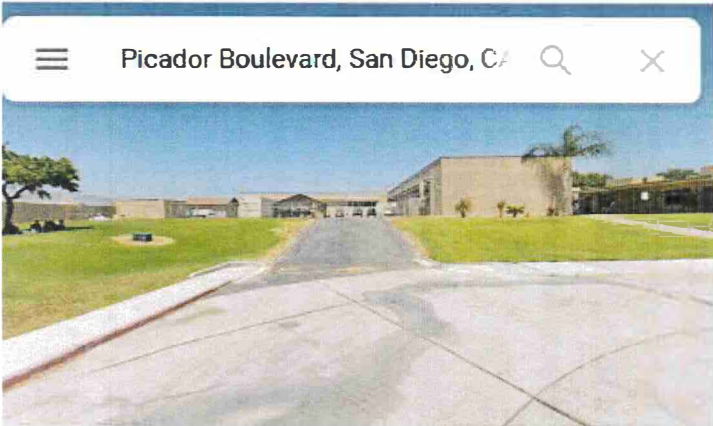
Learn more Send feedback



Distance ?  
552 ft

Start new

Map navigation controls: compass, street view, 3D, and globe.



# Montgomery Middle School

4.5 ★★★★★ 31 reviews  
Middle school

- Directions
- Save
- Nearby
- Send to your phone
- Share

1051 Picador Blvd, San Diego, CA 92154

mom.sweetwaterschools.org

(619) 662-8200

HWGV+QG San Diego, California

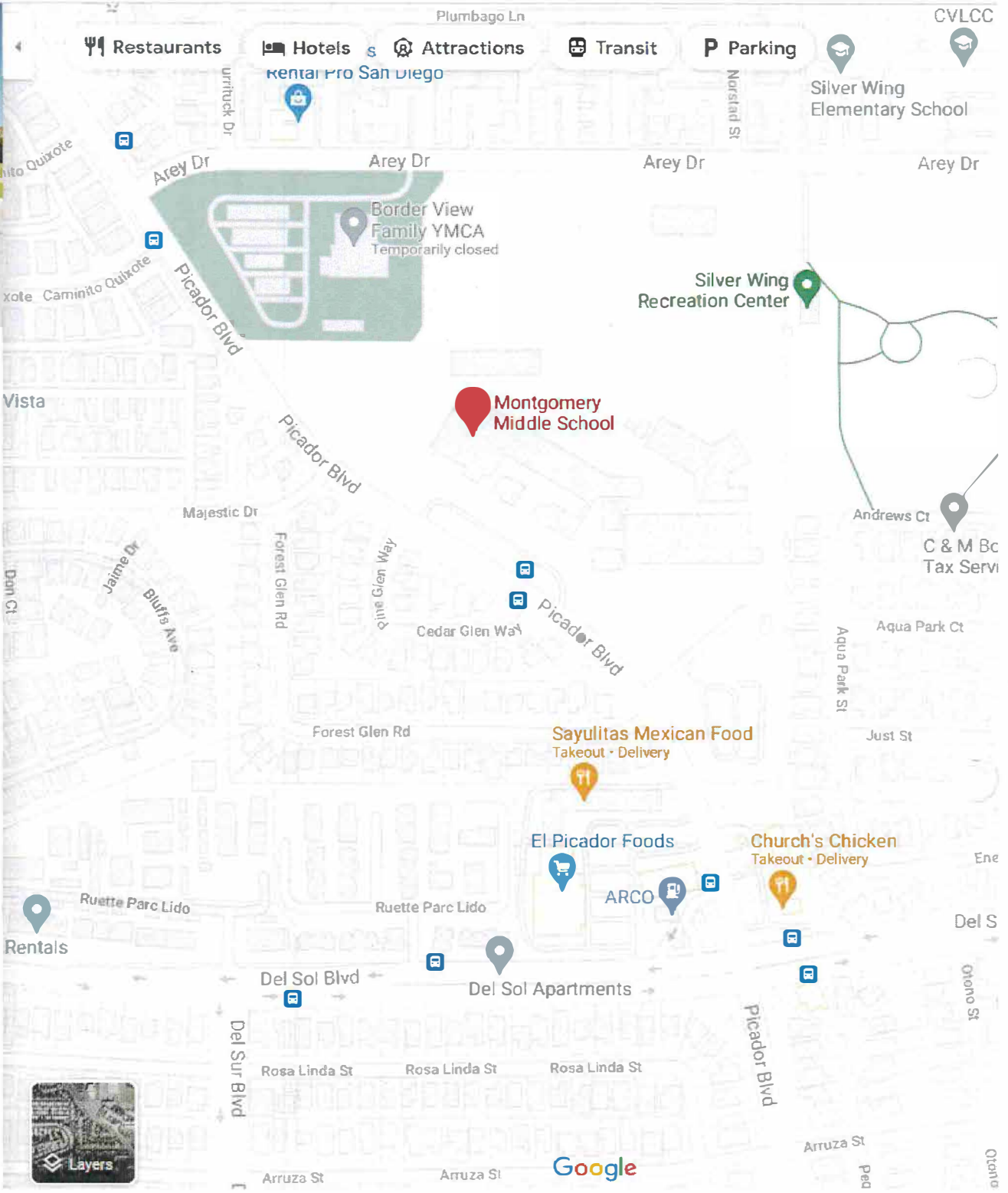
Claim this business

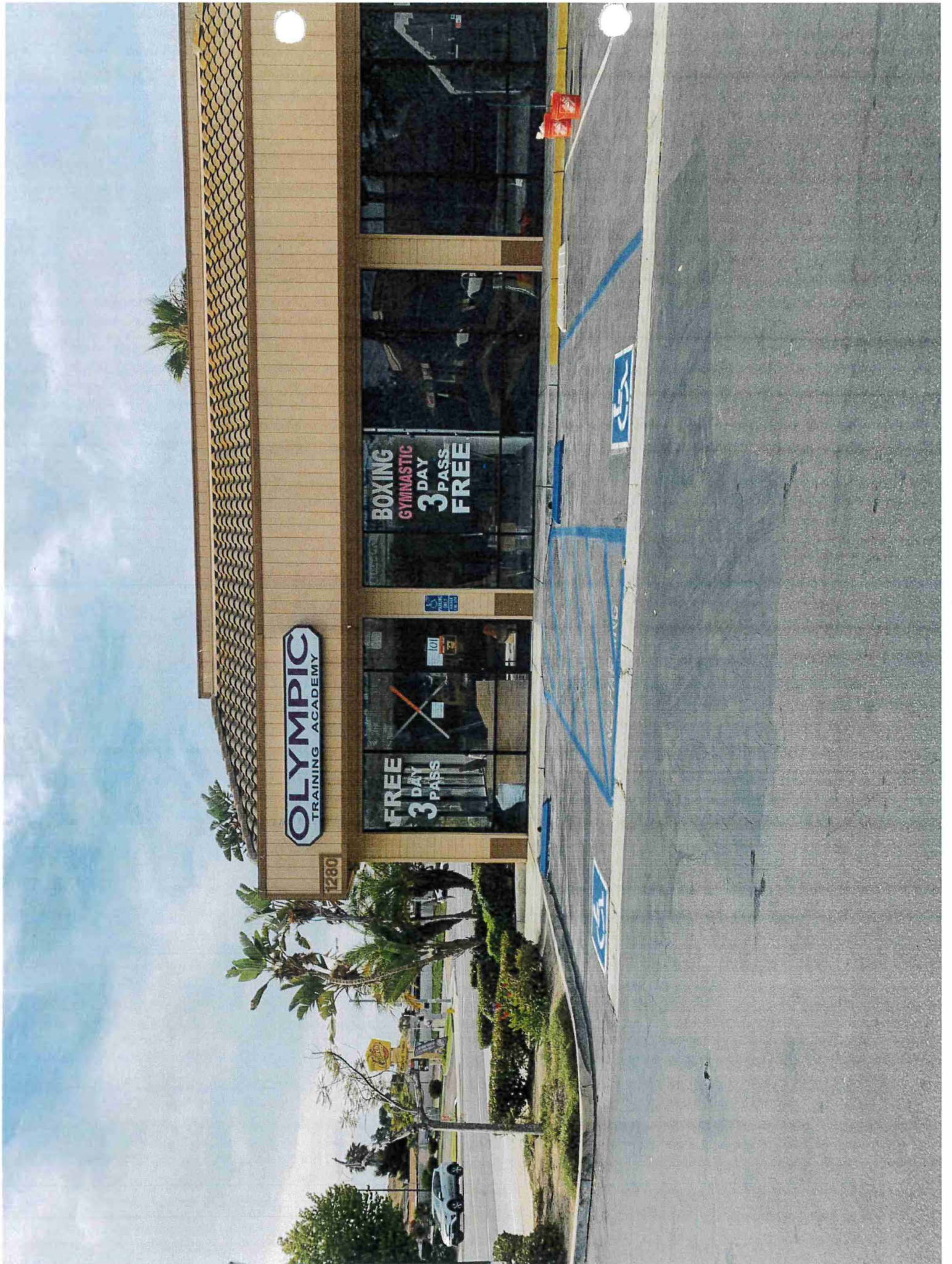
Suggest an edit

## Add missing information

Add hours

Photos





**OLYMPIC**  
TRAINING ACADEMY

1280

**BOXING**  
**GYMNASTIC**  
**3 DAY**  
**PASS**  
**FREE**

**FREE**  
**3 DAY**  
**PASS**

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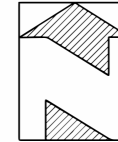
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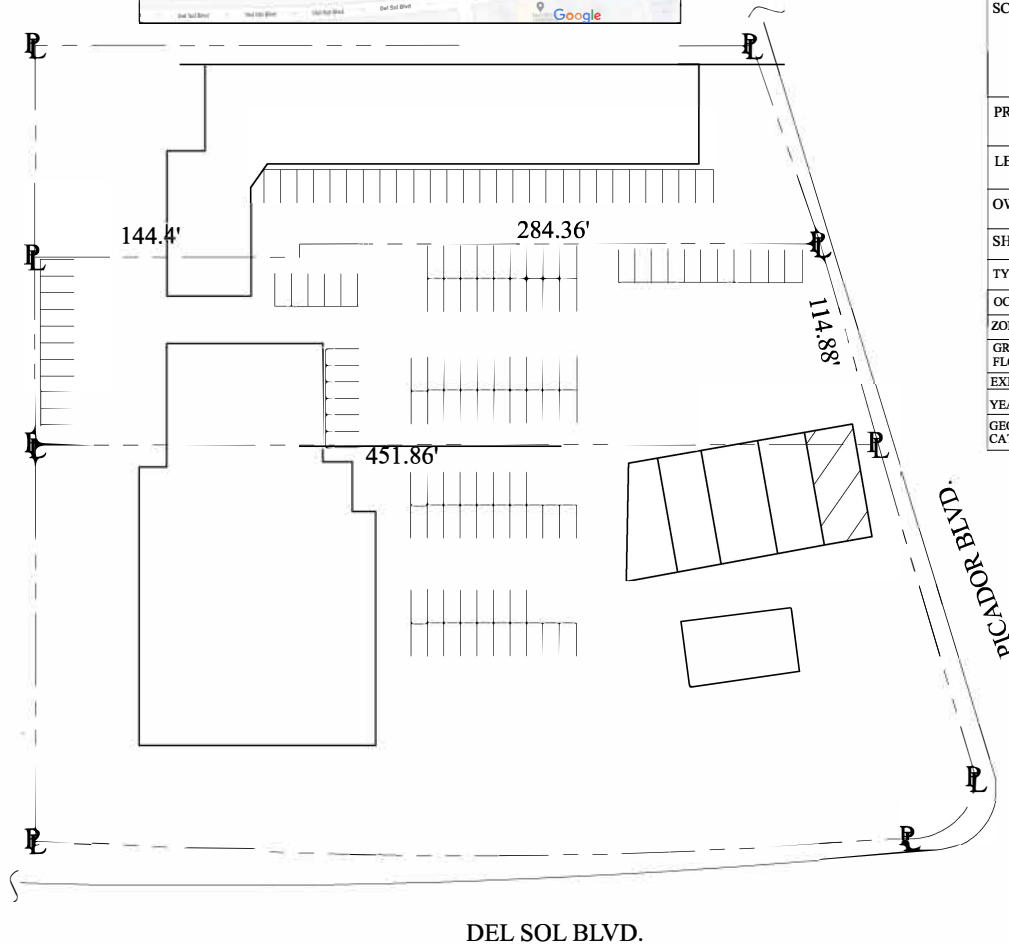


LEGAL DESCRIPTION:

APN: 630 - 280 - 18 - 00  
 LOT: 3\*



DEVELOPMENT SUMMARY	
SCOPE OF WORK	A CONDITIONAL USE PERMIT TO ALLOW THE SALE OF A FULL LINE OF ALCOHOL BEVERAGES FOR OFF-SITE CONSUMPTION (ABC TYPE-21 LIQUOR LICENSE) IN CONJUNCTION W/ A LIQUOR STORE KNOWN AS B&B LIQUOR. PROPOSED HOURS OF OPERATION ARE DAILY FROM 9AM-9PM.
PROJECT TEAM	LILIGER DAMASO / LIQUOR LICENSE AGENTS 5243 E. BEVERLY BLVD., LOS ANGELES, CA 90022 (310) 975-8389
LEGAL DESCRIPTION	APN: 6302-801-800 LOT 3*(EX DOC71-167828&PAR 3 PER PM 7192) ALL OF PAR3
OWNER'S INFO	PICADOR PLAZA, LP 3702 DEL SOL BLVD., SUITE B SAN DIEGO, CA 92154
SHEET INDEX	SITE - A1 FLOOR - A2
TYPE OF CONSTRUCTION	TYPE V
OCCUPANCY	M = RETAIL
ZONING DESIGNATION	CC-2-3 / COMMERCIAL, OFFICE, MIXED USE
GROSS SITE / FLOOR AREA	.081 ACREAGE FLOOR AREA = 1,511 SQ. FT.
EXISTING / PROPOSED USE	RETAIL / RETAIL
YEAR CONSTRUCTED	1994
GEOLOGIC HAZARD CATEGORY	52



SITE PLAN  
 1/32" = 1'

PLANS BY:  
 PATRICK E. PANZARELLO  
 CONSULTING SERVICES  
 PO BOX 1085  
 SUN VALLEY, CA 91353  
 www.PatrickEPanzarelloCS.com  
 (818) 310-8389  
 PatrickPanzarello@gmail.com

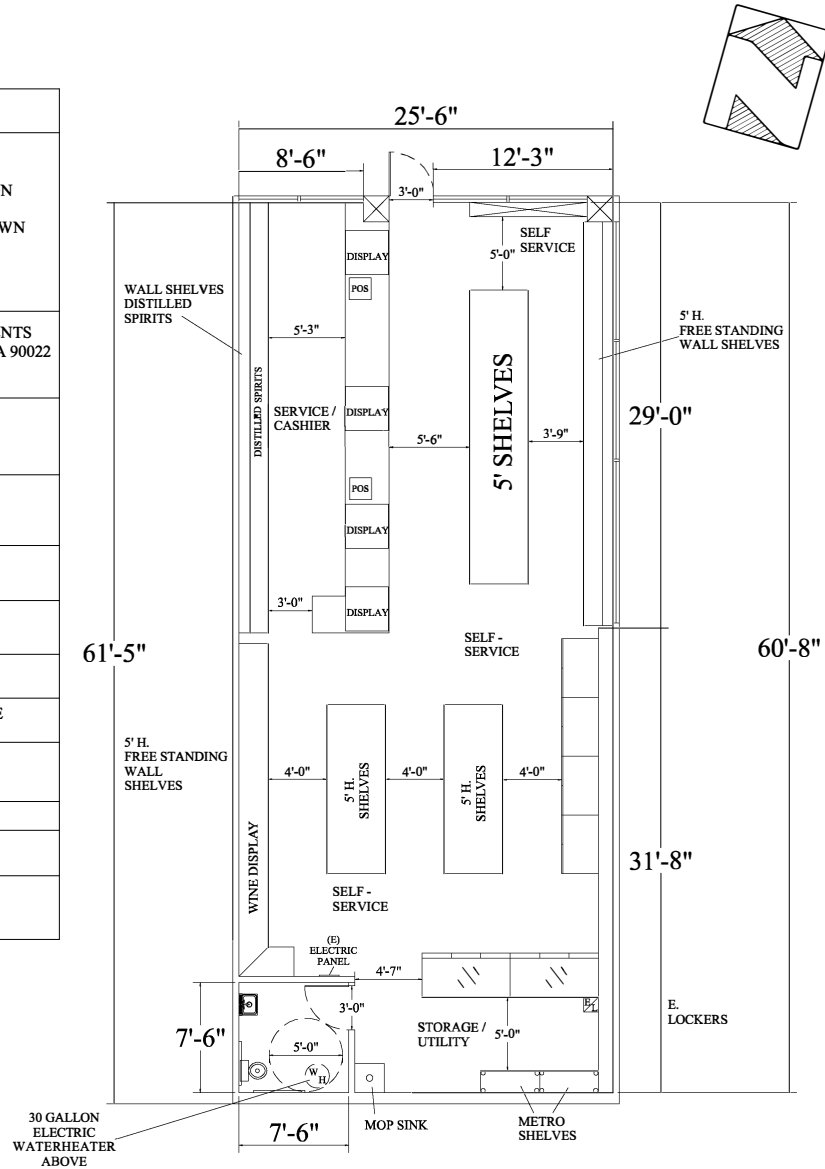
B & B LIQUOR  
 1280 PICADOR BLVD., SUITE 101, SAN DIEGO, CA 92154

APPLICANT: LIQUOR LICENSE AGENTS  
 (917) 318 - 8275

11/ 17/ 22

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DEVELOPMENT SUMMARY	
SCOPE OF WORK	A CONDITIONAL USE PERMIT TO ALLOW THE SALE OF A FULL LINE OF ALCOHOL BEVERAGES FOR OFF-SITE CONSUMPTION (ABC TYPE-21 LIQUOR LICENSE) IN CONJUNCTION W/ A LIQUOR STORE KNOWN AS B&B LIQUOR. PROPOSED HOURS OF OPERATION ARE DAILY FROM 9AM-9PM.
PROJECT TEAM	LILIGER DAMASO / LIQUOR LICENSE AGENTS 5243 E. BEVERLY BLVD., LOS ANGELES, CA 90022 (310) 975-8589
LEGAL DESCRIPTION	APN: 6302-801-800 LOT 3*(EX DOC71-167828&PAR 3 PER PM 7192) ALL OF PAR3
OWNER'S INFO	PICADOR PLAZA, LP 3702 DEL SOL BLVD., SUITE B SAN DIEGO, CA 92154
SHEET INDEX	SITE = A1 FLOOR = A2
TYPE OF CONSTRUCTION	TYPE V
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EXISTING / PROPOSED USE	RETAIL / RETAIL
YEAR CONSTRUCTED	1994
GEOLOGIC HAZARD CATEGORY	52



FLOOR PLAN  
1/4" = 1'

PLANS BY:  
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B & B LIQUOR  
1280 PICADOR BLVD., SUITE 101, SAN DIEGO, CA 92154

APPLICANT: LIQUOR LICENSE AGENTS  
(917) 318 - 8275

11 / 17 / 22

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