



THE CITY OF SAN DIEGO

## MEMORANDUM

DATE: November 17, 2025

TO: Hearing Officer Gibbs

FROM: J Emmanuel Cadena, Development Project Manager, Development Services Department

SUBJECT: Item 2, November 19<sup>th</sup> Hearing, 1249 Morena Boulevard

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This Memorandum corrects the address on the Summary of the Hearing Office Report.

The correct address is 1249 Morena Boulevard. (Note that the hyperlink links to the correct address.)

J Emmanuel Cadena  
Development Project Manager

Attachments: 1. Report ho-25-044 Morena (First page only)

cc: Sara Osborn, Development Project Manager, Development Services Department  
Noah Brazier, Deputy City Attorney, Office of the City Attorney



THE CITY OF SAN DIEGO

## Report to the Hearing Officer

DATE ISSUED: November 12, 2025 Report No. HO-25-044

HEARING DATE: November 19, 2025

SUBJECT: 1249 Morena Boulevard - Process Three Decision

PROJECT NUMBER: [PRJ-1131943](#)

OWNER/APPLICANT: Morena Street Development LLC/Andres Patio Inc.

### SUMMARY

Issue: Should the Hearing Officer approve a Conditional Use Permit (CUP) for an alcohol beverage outlet within a retail market located at [1249 Morena Boulevard](#) in the [Linda Vista Community Plan](#)?

### Proposed Action:

1. Approve Conditional Use Permit No. PMT-3357606.

Fiscal Considerations: None. All costs associated with the processing of this project are paid by the applicant.

Community Planning Group Recommendation: On June 23, 2025, the Linda Vista Planning Group voted 12-1-0 to recommend approval of the proposed project without conditions (Attachment 5).

Environmental Impact: This project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301 (Existing Facilities). This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on September 17, 2025, and the opportunity to appeal that determination ended October 1, 2025.

### BACKGROUND

The 0.28-acre project site is located at 1249 Morena Boulevard, northeast of the Interstate 8 and Interstate 5 freeway interchange. The site is in the Community Commercial (CC)-4-2 zone within the Morena Corridor Specific Plan (MCSP) and the Linda Vista Community Plan (LVCP). The site contains an existing 1,175-square-foot market, Andres Latin Market. The site also contains a separate structure with multiple commercial tenants.