



THE CITY OF SAN DIEGO

Report to the Hearing Officer

DATE ISSUED: 02/04/2026 REPORT NO. HO-26-007

HEARING DATE: 02/11/2026

SUBJECT: LAUREL PACIFIC VALERO ALCOHOL SALES CONDITIONAL USE PERMIT
AMENDMENT, Process Three Decision

PROJECT NUMBER: [1143268](#)

REFERENCE: CONDITIONAL USE PERMIT NO. 2016-30
STAFF REPORT TO CIVIC SAN DIEGO BOARD DATED APRIL 26, 2017
MINUTES OF APRIL 26, 2017, CIVIC SAN DIEGO BOARD MEETING

OWNER/APPLICANT: ORAMS ENTERPRISES INC.

SUMMARY

Issue: Should the Hearing Officer approve an amendment (PMT-3379540) to a previously approved Centre City Development Permit/Coastal Development Permit/Centre City Planned Permit/Conditional Use Permit (Permit No. 2016-30) to allow the off-site sale of distilled spirits, exterior alcohol signage, and deviations to reduce minimum container sizes and extend alcohol sales hours for Laurel Pacific Valero Gas Station located at 2499 Pacific Highway in the Little Italy neighborhood of the Downtown Community Plan area?

Proposed Actions: APPROVE Amendment PMT-3375940, as outlined in the draft permit (Attachment 4).

Fiscal Considerations: None. All costs associated with this action is recovered through a deposit account funded by the applicant.

Code Enforcement Impact: No code enforcement impact. There are no active code enforcement cases on the property.

Housing Impact Statement: No housing impact. There are no residential dwelling units on the site.

Community Planning Group Recommendation: On October 15, 2025, the Downtown Community Planning Council voted 7-0 to recommend approval of the Project (Attachment 9).

Environmental Impact: The Development Services Department completed a California Environmental Quality Act (CEQA) review for the Project. On October 4, 2023, the Environmental Analysis Section (EAS) determined that the Project is consistent with the previously certified City of San Diego Downtown Environmental Impact Report (SCH# 2003041001). Development within the Downtown Community Planning area is covered under the following documents, referred to collectively as the "Downtown FEIR": (1) Final Environmental Impact Report (FEIR) for the San Diego Downtown Community Plan (DCP), Centre City Planned District Ordinance, and 10th Amendment to the Centre City Redevelopment Plan, certified by the former Redevelopment Agency ("Former Agency") and the City Council on March 14, 2006 (Resolutions R-04001 and R-301265, respectively); (2) Subsequent Addenda to the FEIR certified by the Former Agency and City Council on: August 3, 2007 (Resolution R-04193 and R-302932, respectively); April 13, 2010 (Council Resolution R-305759); April 21, 2010 (Former Agency Resolutions R-04509 and R-04510); August 3, 2010 (Former Agency Resolution R-04544 and Council Resolution R-30614); February 12, 2014 (City Council Resolution R-308724); July 14, 2014 (City Council Resolution R-309115); and (3) Final Supplemental Environmental Impact Report for the Downtown San Diego Mobility Plan certified by the City Council on June 21, 2016 (Resolution R-310561).

Development within the DCP area is also covered under the following documents, referred to collectively as the "CAP FEIR": FEIR for the City of San Diego Climate Action Plan (CAP) Project No. 416603/SCH No. 2015021053, certified by the City Council on December 15, 2015 (City Council Resolution R-310176), and the Addendum to the CAP, certified by the City Council on July 12, 2016 (City Council Resolution R- 310595).

The Downtown FEIR and CAP FEIR are "Program EIRs" prepared in compliance with California Environmental Quality Act (CEQA) Guidelines Section 15168. The information contained in the Downtown FEIR and CAP FEIR reflects the independent judgment of the City of San Diego as the Lead Agency. The environmental impacts of the Project were adequately addressed in the Downtown FEIR and CAP FEIR; the Project is within the scope of the development program described in the Downtown FEIR and CAP FEIR and is adequately described within each document for the purposes of CEQA; and, none of the conditions listed in CEQA Guidelines Section 15162 exist. Therefore, no further environmental documentation or review is required under CEQA. All environmental documents for the [DCP area](#) and [CAP FEIR](#), are available on the City website.

BACKGROUND

The Project is located at 2499 Pacific Highway on the 19,500 square-foot (SF) site on the southeast corner of Pacific Highway and Laurel Street in the Little Italy neighborhood of the Downtown Community Plan (DCP) area ("Downtown"). The Project site is within the Mixed Commercial (MC) land use district of the Centre City Planned District (Attachment 1). This district accommodates a diverse array of uses, including hotels, offices, research and development, and retail. The site is surrounded by a mix of commercial, office and industrial uses, including the Shell gas station and food mart to the north, the Laurel Airport Parking Garage to the east, Fairway Golf USA retail store and self-storage facility (currently under construction) to the south, and the Solar Turbines facility to the west (Attachment 2).

The Project is within an existing, one-story, 3,140 SF commercial building on the site of the Laurel Pacific Valero Gas Station, which opened in 2019 and contains twelve pumping stations, ten parking spaces, and a food mart with an attached 900 SF automated car wash. A development permit for the construction of the automobile service station was granted on April 26, 2017, by the Civic San Diego Board of Directors (Centre City Development Permit/Planned Development Permit/Coastal Development Permit/Conditional Use Permit No. 2016-30). Permit No. 2016-30 is included in full as Attachment 5. Development Permit No. 2016-30 included a CUP to allow the sale of alcoholic beverages for off-site consumption

Under SDMC Section 156.0315, establishments engaged in off-site alcoholic beverage sales are subject to approval of a CUP and the following minimum conditions:

- No wine or distilled spirits shall be sold in containers of less than 750 milliliters.
- No malt beverage products shall be sold in quantities of less than a six pack of 12-ounce bottles or other containers totaling a minimum of 64 ounces.
- No alcoholic beverages shall be sold except between the hours of 10:00 a.m. and 10:00 p.m..

There are five establishments that have been granted CUPs for the sale of alcoholic beverages for off-site consumption within approximately a quarter of a mile of the Project site, as shown in Attachment 6 and listed in Table 1 below.

Table 1 - Off-Site Alcoholic Beverage CUPs within One-Quarter Mile of the Project Site

Permit Number	Name	Address	Operation
2006-32	Vino Carta	2161 India	Open
2011-08	98 Bottles	2400 Kettner	Closed
2012-14	San Diego Cellars	2215 Kettner	Closed
2013-40	Bottlecraft	2252 India	Open
2014-61	Herb & Wood	2210 Kettner	Open

On September 17, 2025, an application for an amendment to the CUP was received. Per SDMC Section 126.0114(c), an amendment to a development permit shall be acted upon in accordance with the same process as would a new application for the same permit. The sale of alcoholic beverages for off-site consumption is identified as a separately regulated use in the Centre City Planned District Ordinance (CCPDO) of the San Diego Municipal Code (SDMC). Per SDMC Section 156.0315(b), off-site alcoholic beverage sales are required to obtain approval of a CUP in accordance with Process Three. A decision on an application for a CUP shall be made by the City Hearing Officer in accordance with Process Three and is appealable to the Planning Commission in accordance with SDMC Section 112.0506.

DISCUSSION

Project Description:

The Project proposes to amend the CUP approved in 2017 under Permit No. 2016-30 to allow the sale of distilled spirits and exterior alcohol advertising, and to allow deviations from SDMC Section 156.0315 to reduce minimum container sizes and extend alcohol sales hours. The proposal is outlined in Table 2 below and described further in the Applicant's Letter of Request (Attachment 7) and in the Project-Related Issues section below.

Table 2 - Requested Amendments

Condition	Number	Requirement	Proposal
Type of Off-Site Alcohol Beverage Sales	4.d	Type 20 ABC license (beer and wine only).	Type 21 ABC license (general liquor—beer wine, and spirits)
Advertisement	4.h	Exterior signs advertising alcoholic beverage products are prohibited	Allow exterior signs that advertise alcoholic beverage products
Minimum container size for beer, wine or distilled spirits	4.a	No less than 750 milliliters	No less than 375 milliliters
Sale hours	4.c	10:00 a.m. and 10:00 p.m.	8:00 a.m. to 12:00 a.m.

Project-Related Issues:

Distilled Spirits

The Applicant is requesting an amendment to the existing Conditional Use Permit (CUP) to expand the establishment's current off-site alcohol sale for beer and wine to include distilled spirits, which is currently prohibited by Condition No. 4.d of Permit No. 2016-30. The State of California Alcoholic Beverage Control (ABC) issues separate license types for the sale of beer and wine only (Type 20) and the sale of beer and wine with distilled spirits ("general liquor sales") (Type 21). In contrast, the SDMC Section 156.0315(b) does not distinguish between allowable alcohol types as part of the CUP requirement; instead, it regulates off-site alcohol beverage sales as a whole. Although the SDMC does not differentiate alcohol types, Condition No. 4.d of the original CUP (Permit No. 2016-30) restricted off-site alcohol sales to beer and wine only under an ABC Type 20 license.

According to the staff report to the Civic San Diego Board of Directors dated April 26, 2017, during the review process of the original CUP under Permit No. 2016-30, concerns about off-site alcohol sales at this location were raised by the San Diego Police Department (SDPD), the Downtown Community Planning Council (DCPC), the Little Italy Association, and members of the public. Given

the community concern during the original review, Staff ensured that appropriate community input was received in this current review. The Project was distributed to SDPD and DCPC and a Notice of Application was mailed and posted on October 13, 2025. In contrast to the original review, SDPD, DCPC, and the Little Italy Association have all provided letters in support of the currently proposed amendments and no comments from members of the public have been received as of the preparation of this staff report.

As explained above, the SDMC regulates off-site alcohol beverage sales as a single, accessory land use, without distinguishing between different types of alcohol. Off-site alcohol sales are already permitted as the site with no community concerns for the proposed amendments for alcohol sales at this location; therefore, Staff recommends eliminating Condition No. 4.d of the current CUP (Permit 2016-30), which would allow the Applicant to apply for a Type 21 ABC license to sell beer and wine with distilled spirits. Draft findings to support the Staff recommendation have been provided as Attachment 3 and the draft permit is included as Attachment 4.

Exterior Advertising of Alcoholic Beverage Products

The applicant is requesting an amendment to allow exterior advertising of alcoholic beverage products, which is currently prohibited by Condition No. 4.h of Permit No. 2016-30. The intent of this condition is to promote public safety and responsible alcohol sales at establishments that sell motor vehicle fuel by limiting the visibility, accessibility, and promotion of liquor. Specifically for motor vehicle service stations with concurrent sale of alcoholic beverages, this condition is designed to discourage impulsive alcohol purchases, reduce the risk of impaired driving, and prevent unsafe or overly convenient alcohol sales practices such as prominent advertising at fuel islands. Furthermore, this advertising restriction aligns with the ABC state regulations governing the concurrent sale of gasoline and alcohol under Business and Professions Code § 23790.5.

The condition prohibiting exterior advertising of alcoholic beverage products is intended to regulate the sale of alcohol in a manner that reduces potential adverse community impacts and has been consistently applied to all other CUPs for off-site alcohol sales in the Downtown area. No exceptions or deviation from this requirement have ever been granted. Given the public safety rationale, consistent with State regulations, and the absence of any prior exceptions, Staff does not recommend approval of the amendment to allow exterior advertising of alcoholic beverage products at the gas station.

Deviations from Minimum Alcohol Container Size and Hours of Alcohol Sales

For any establishment proposing the sale of alcoholic beverages for off-site consumption, SDMC Section 156.0315(b) establishes regulations for any off-site alcohol sales approved under a CUP, including no wine or distilled spirits shall be sold in containers of less than 750 milliliters and no alcoholic beverages shall be sold except between the hours of 10:00 a.m. and 10:00 p.m. each day of the week. The Project proposes to deviate from these requirements to reduce the minimum container sizes for wine and distilled spirits from 750 milliliters to 375 milliliters and to extend

alcohol sales hours by an additional four hours, from between 10:00 a.m. and 10:00 p.m. to between 8:00 a.m. and 12:00 a.m.

The intent of the requirements in SDMC Section 156.0315(b) is to limit access to small containers of wine or spirits, single bottles of malt beverages or beer products, and limit the hours of sales so that the off-site consumption of alcohol is less likely to create a public nuisance. These conditions were initially created to help address community concerns regarding public inebriation and loitering at locations that have shown the potential to attract such nuisances, such as convenience markets, drug stores, or nightlife areas, and related issues associated with the transient population. Implementation of these conditions has generally been effective over the years in reducing community impacts from alcohol outlets.

Since 2000, no CUPs have been granted to any convenience markets, gas stations, or liquor stores in the Downtown area for deviations from SDMC Section 156.0315(b) that allow smaller container sizes or sales hours outside 10:00 a.m. through 10:00 p.m. The only deviations from this section granted in the last 25 years have all been for large-scale grocery, which, by their character and size, sell a wide variety of foods, merchandise, and other household goods. Any alcohol sales at large-scale grocery stores comprise a minimal portion of the overall physical store footprint and are therefore not a primary attraction of the store. As such, alcohol sold at large-scale grocery stores is usually purchased alongside other products, resulting in a comparatively small percentage of overall store sales. Additionally, the grocery stores that have been granted CUPs for deviations also have robust security systems, such as a comprehensive loss-prevention and monitoring program and on-site security guards during all hours of operation, which reduces the potential for crime and nuisances. Table 3 and 4 below (Attachment 6) list the previously granted CUPs that include deviations from SDMC Section 156.0315(b) for the standard hours of alcohol sales (10:00 a.m. to 10:00 p.m.) and from the standard container size for wine and distilled spirits (no less than 750 milliliters).

Table 3 - Previously Granted CUPs with Deviations from
Standard Hours in Downtown

Permit Number	Name	Address	Hours
2006-56	Albertson's	655 14 th St.	8:00 a.m. to 12:00 a.m.
2012-49	Jimbo's Naturally (closed)	92 Horton Plaza	8:00 a.m. to 10:00 p.m.
2014-65	CVS (closed)	37 Horton Plaza	8:00 a.m. to 10:00 p.m.
649856	Radian/Target (canceled)	659 Ninth Ave.	8:00 a.m. to 10:00 p.m.
3269869	Whole Foods (under construction)	201 West A St.	7:00 a.m. to 11:00 p.m.
3292604	Sprouts (under construction)	200 Horton Plaza	7:00 a.m. to 10:00 p.m.

Table 4 - Previously Granted CUPs with Deviations from
Minimum Wine & Distilled Spirits Container Sizes in Downtown

Permit Number	Name	Address	Wine & Distilled Spirits Container Size
3269869	Whole Foods (under construction)	201 West A St.	No less than 375 milliliters or multi-unit quantities of containers at least 375 milliliters
3292604	Sprouts (under construction)	200 Horton Plaza	No less than 375 milliliters or multi-unit quantities of containers at least 375 milliliters

A convenience market at a gas station is inherently a rapid-use establishment, designed for fast transactions to serve customers quickly. By their character and size, convenience markets do not provide the same level of security or barriers to prevent nuisances related to alcohol, which the conditions of the CUP seek to mitigate. There are no special circumstances that apply to the property at 2499 Pacific Highway that do not apply to the sites of other convenience markets, gas stations, or liquor stores in the Downtown area that would make deviations from these requirements necessary. As such, the conditions to restrict container size and the hours of alcohol sales as outlined in the current CUP (Permit No. 2016-30) are appropriate. Therefore, Staff is not recommending approval of the amendment to allow deviations from the alcohol sales hours and minimum container size.

Administrative Review

Staff also recommends removing Condition No. 4.j of Permit No. 2016-30, which requires the existing CUP to be reviewed administratively every 12 months following the commencement of off-site alcohol sales to ensure compliance with the stated conditions. This administrative review was applied on a case-by-case basis primarily in response to community concerns raised during the original review. However, as noted in this report, off-site alcohol sales have been in place since 2019 without a record of public complaints, opposition from SDPD, or code enforcement cases opened by BLUE on the site, which demonstrates that the Applicant has operated in good-faith to comply with all existing conditions since the opening of the gas station in 2019. Therefore, the annual administrative review is no longer necessary and Staff is recommending removal of Condition No. 4.j.

Community Plan Analysis:

The Project site is located within the Mixed Commercial (MC) land use district of the Centre City Planned District. This district is intended to support a diverse mix of uses, including residential, commercial, hotel, office, research and development, retail, and continuing service and light industrial uses. Within Little Italy, the Downtown Community Plan envisions lower-scale development and a wide mix of uses in the northern area due to its proximity and constraints of the nearby San Diego International Airport. The following are some key DCP goals and

policies applicable to the Project:

- 3.1-G-2 Provide for an overall balance of uses—employment, residential, cultural, government, and destination—as well as a full compendium of amenities and services.
- 3.5-P-2 Emphasize neighborhood character in each district, to promote diversity and complexity.

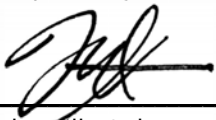
Conclusion:

Staff has reviewed the Applicant's proposal and evaluated the potential impacts of the proposed use. Based on the draft findings (Attachment 3), Staff recommends that the City Hearing Officer approve Amendment PMT-3375940 to amend Permit No. 2016-30 to eliminate Condition No. 4.d to allow the off-site sale of distilled spirits and Condition 4.j to remove the 12-month administrative review following the approval, for Laurel Pacific Valero Gas Station at 2499 Pacific Highway, subject to the conditions in the draft permit (Attachment 4).

ALTERNATIVES

1. Approve Amendment PMT-3375940, with modifications.
2. Deny Amendment PMT-3375940, if the findings required to approve the project cannot be affirmed.

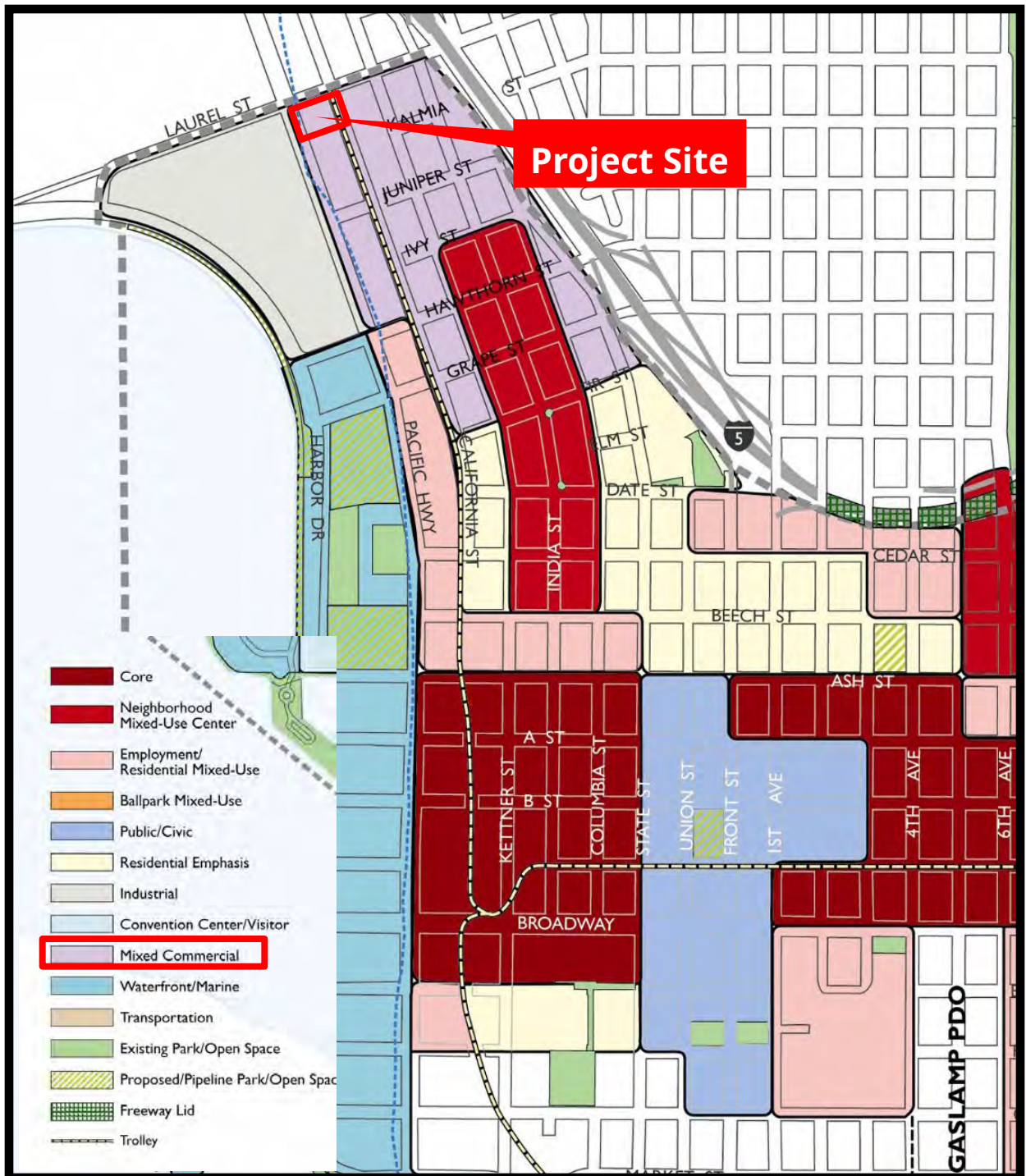
Respectfully submitted,



Johnwilly Aglupos
Development Project Manager, Urban Innovation Division
Development Services Department

Attachments:

1. Community Plan Land Use Map
2. Aerial Photograph
3. Draft Permit Resolution with Findings
4. Draft Permit with Conditions
5. Permit No. 2016-30 with Strikethroughs
6. Off-Site Alcoholic Beverage Sales Vicinity Map
7. Applicant Letter of Request
8. Environmental Determination – CEQA 15162 Memo
9. Community Planning Group Recommendation
10. SDPD Recommendation
11. Ownership Disclosure
12. Project Plans



Land Use Plan

2499 Pacific Highway
 Project No. 1143268,
 Laurel Pacific Valero Alcohol Sales Amendment

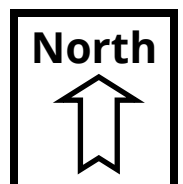
North





Project Location

2499 Pacific Highway
Project No. 1143268,
Laurel Pacific Valero Alcohol Sales Amendment



HEARING OFFICER
RESOLUTION NO. HO-26-007
CONDITIONAL USE PERMIT NO. 3375940
LAUREL PACIFIC VALERO ALCOHOL SALES AMENDMENT- PROJECT NO. 1143268
AMENDMENT TO CONDITIONAL USE PERMIT NO. 2016-30

RECITALS

The Hearing Officer of the City of San Diego adopts this Resolution based on the following:

A. ORAMS ENTERPRISES INC., Owner/Permittee, submitted an application to the City of San Diego (City) to amend a previously approved Conditional Use Permit (CUP No. 2016-30) to allow the sale of distilled spirits (Project) at the Laurel Pacific Valero Gas Station as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval.

B. The 19,500-square-foot (0.45-acre) site is located at 2499 Pacific Highway on the southeast corner of Pacific Highway and Laurel Street within the Little Italy neighborhood of the Downtown Community Plan (DCP) area (Downtown) in the Mixed Commercial (MC) land use district of the Centre City Planned District. The Project site is legally described as Parcel A, Parcel 1 of Parcel Map No. 6941, 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, February 27, 1978, as File No. 78-076896 of Official Records.

C. On October 23, 2025, the City, as Lead Agency, through the City's Development Services Department (DSD), determined that the Project is consistent with the previously certified Downtown Final Environmental Impact Report (Downtown FEIR) (SCH# 2003041001).

D. Development within the DCP area is covered under the following documents, all referred to as the Downtown FEIR: Final Environmental Impact Report (FEIR) for the San Diego Downtown Community Plan, Centre City Planned District Ordinance, and 10th Amendment to the Centre City Redevelopment Plan, certified by the former Redevelopment Agency (Former Agency)

and the Council of the City of San Diego (City Council) on March 14, 2006 (Resolutions R-04001 and R-301265, respectively); subsequent addenda to the FEIR certified by the Former Agency on August 3, 2007 (Former Agency Resolution R-04193), April 21, 2010 (Former Agency Resolution R-04510), and August 3, 2010 (Former Agency Resolution R-04544), and certified by the City Council on February 12, 2014 (City Council Resolution R-308724), July 14, 2014 (City Council Resolution R-309115), and November 17, 2020 (City Council Resolution R-313302); and the Final Supplemental Environmental Impact Report for the Downtown San Diego Mobility Plan certified by the City Council on June 21, 2016 (Resolution R-310561). Development within the Downtown Community Planning area is also covered under the following documents, all referred to as the CAP FEIR: FEIR for the City of San Diego Climate Action Plan (CAP), certified by the City Council on December 15, 2015 (City Council Resolution R-310176), and the Addendum to the CAP, certified by the City Council on July 12, 2016 (City Council Resolution R-310595). The Downtown FEIR and CAP FEIR are Program EIRs prepared in compliance with California Environmental Quality Act (CEQA) Guidelines Section 15168. The information contained in the Downtown FEIR and CAP FEIR reflects the independent judgement of the City as the Lead Agency. The environmental impacts of the Project were adequately addressed in the Downtown FEIR and CAP FEIR; the Project is within the scope of the development program described in the Downtown FEIR and CAP FEIR and are adequately described within each document for the purposes of CEQA; and none of the conditions listed in CEQA Guidelines Section 15162 exist. Therefore, no further environmental documentation or review is required under CEQA.

E. On February 11, 2026, the Hearing Officer considered CUP No. 3375940 pursuant to the City's Land Development Code (LDC).

ACTION ITEMS

Be it resolved by the Hearing Officer of the City of San Diego:

1. The Hearing Officer adopts the following findings with respect to PMT-3375940, which amends the previously approved Conditional Use Permit No. 2016-30.

A. CONDITIONAL USE PERMIT [SDMC Section 126.0305]

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

The Project is an amendment to a CUP that was originally approved in 2017 as part of Development Permit No. 2016-30, to eliminate Condition No. 4.d, which would allow the Applicant to apply for a Type 21 ABC license to sell beer and wine with distilled spirits, within an existing one-story, 3,140-square-foot commercial building located on the site of the Laurel Pacific Valero Gas Station at 2499 Pacific Highway. The 19,500-square-foot Project site is located at the southeast corner of Pacific Highway and Laurel Street within the Little Italy neighborhood of the Downtown Community Plan (DCP) area and within the Mixed Commercial (MC) land use district of the Centre City Planned District

Within the Little Italy neighborhood, the DCP envisions lower-scale development and a diverse mix of uses in the northern portion of the neighborhood due to the site's proximity to San Diego International Airport, operational constraints associated with the airport, and adjacency to Port of San Diego lands and regional transportation corridors, such as Laurel Street and Pacific Highway. The MC land use designation in this area is intended to allow a variety of uses, including residential, commercial, hotel, office, research and development, retail, and continuing service and light industrial uses. Accordingly, the site's existing primary use as a gas station, car wash, and retail establishment is consistent with the DCP objective to promote diversity and complexity in land use patterns and the MC district's purpose of providing essential services that reflect the site's unique location.

The proposed amendment is to a previously approved CUP (Development Permit No. 2016-30) that already authorizes off-site alcoholic beverage sales at the existing gas station, which began operations and sales in 2019. While the previously approved CUP only allows the sale of beer and wine under a State of California Alcoholic Beverage Control (ABC) license Type 20, the Applicant proposes to eliminate Condition No. 4.d, which would allow the Applicant to apply for a Type 21 ABC license to sell beer and wine with distilled spirits.

Because the SDMC regulates off-site alcoholic beverage sales as a single, accessory land use and does not differentiate by alcohol type, the proposed amendment remains entirely within the same permitted land use and does not constitute a new use, an intensification of use, or an expansion. San Diego Municipal Code (SDMC) Section 156.0315(b) does not distinguish between allowable alcohol types as part of the CUP requirement.

Furthermore, the site's primary functions as a gas station, car wash, and convenience retail establishment would remain unchanged, with distilled spirits sales remaining subordinate and incidental to the primary use. Given the location, the intent of the community plan, and the function of the site, the amendment will be consistent with the allowable land uses of the Centre City Planned District Ordinance (CCPDO) and continue to support DCP Goal 3.5-P-

2, which recognizes northern Little Italy as a mixed-use, service-oriented area, and Goal 3.1-G-2, which promotes a balanced mix of uses and comprehensive amenities while maintaining the site's existing retail and service character and complying with current off-site alcohol sale regulations.

II. The proposed development will not be detrimental to the public health, safety, and welfare.

The proposed amendment to the previously approved CUP, to eliminate Condition No. 4.d, which would allow the Applicant to apply for a Type 21 ABC license to sell beer and wine with distilled spirits, will not be detrimental to the public health, safety, and welfare because the amendment does not establish a new land use; it is a relatively minor expansion of an existing CUP that has operated under established conditions for the last six years.

The SDMC regulates off-site alcohol sales as a single, accessory land use and does not distinguish between specific types of alcoholic beverages. Off-site alcohol sales are already permitted at the site as approved by the CUP in Development Permit No. 2016-30 and have operated in compliance with all applicable regulations since 2019. Since the commencement of operations, the existing off-site alcohol sales have operated in compliance with applicable regulations and no active or historical code enforcement cases on file with the Building and Land Use Enforcement Division (BLUE) of the Development Services Department, which demonstrates that the existing conditions have been effective in preventing adverse impacts to the site or neighborhood. Additionally, Staff received no opposition from the San Diego Police Department (SDPD). To ensure continued compliance and prevent the use from becoming a nuisance, existing security-related conditions of the CUP in Development Permit No. 2016-30 will remain in full effect, including, but not limited to:

- Condition No. 4.c – Hours of alcoholic beverage sales limited to between 10:00 a.m. and 10:00 p.m. each day of the week;
- Condition No. 4.g - Employees must be trained and certified in state-approved responsible alcohol beverage sales training program;
- Condition No. 4.k - Adequate exterior lighting is required; and
- Condition No. 4.m - Alcohol sales cases shall be locked during all hours when alcohol sales are not permitted.

Compliance with these conditions has ensured the safe operation of the business and mitigated potential public safety concerns. Off-site alcohol sales have been in place since 2019 without a record of public complaints, opposition from SDPD, or code enforcement cases associated with the site. Therefore, Condition No. 4.j requiring the annual administrative review is no longer necessary and may be removed.

Based on the SDMC regulations for off-site alcoholic beverage sales as a single, accessory land use, no opposition from SDPD, and no active or historical code enforcement issues, and continued compliance with existing CUP conditions, the proposed amendment will not result in adverse impacts to the surrounding community. Therefore, the proposed development will not be detrimental to the public health, safety, or welfare.

III. The proposed development will comply with the regulations of the LDC including any allowable deviations pursuant to the LDC.

The proposed amendment, to eliminate Condition No. 4.d which would allow the Applicant to apply for a Type 21 ABC license to sell beer and wine with distilled spirits, will comply with the regulations of the LDC because the minor expansion will operate under an existing CUP and will continue to comply with existing CUP conditions.

Within the CCPDO, retail sales are permitted and off-site alcoholic beverage sales (without the differentiation by alcohol type) are allowed as an accessory use to retail establishments, subject to approval of a CUP in accordance with Process 3, as set forth in SDMC Table 156-0308-A, with the following minimum conditions:

- No wine or distilled spirits shall be sold in containers of less than 750 milliliters;
- No malt beverage products shall be sold in quantities of less than a six-pack of 12-ounce bottles or other containers totaling a minimum of 64 ounces;
- No alcoholic beverages shall be sold except between the hours of 10:00 a.m. and 10:00 p.m..

The proposed amendment to the existing CUP already authorizes off-site alcohol sales at the site, as originally approved under Development Permit No. 2016-30 and currently in operation, and no development deviations are authorized under this approval. All existing CUP conditions will remain in effect, with the modification of Condition 4.d, which would allow for the sale of distilled spirits in addition to beer and wine, while maintaining minimum code conditions listed above relating to container size of wine and distilled spirits, quantity and size of malt or beer products, and hours of operations. Therefore, the proposed amendment will comply with the regulations of the LDC by operating under the existing CUP conditions and does not include any deviations.

IV. The proposed use is appropriate at the proposed location.

The Laurel Pacific Valero Gas Station is located at 2499 Pacific Highway at the southeast corner of Pacific Highway and Laurel Street within the Little Italy neighborhood of the DCP area and the MC land use district of the Centre City Planned District, which allows retail sales, with off-site alcoholic beverage sales

The DCP envisions lower-scale development and a diverse mix of uses in the northern area due to the site's proximity to San Diego International Airport, operational constraints associated with the airport, and adjacency to Port of San Diego land and regional transportation corridors, such as Laurel Street and Pacific Highway. The MC land use designation allows a range of commercial, retail, and service uses. The site's primary functions as a gas station, car wash, and convenience retail establishment would remain unchanged, with distilled spirits sales remaining subordinate and incidental to the primary use.

Within the CCPDO, retail sales are permitted and off-site alcoholic beverage sales (without the differentiation by alcohol type) are allowed as an accessory use to retail establishments with approval of a CUP. A CUP to allow the sale of off-site alcoholic beverage sales was

approved in 2017 under Development Permit No. 2016-30. Therefore, off-site alcoholic beverage sales are already permitted at the Project site and have occurred on the site since 2019. The Project is an amendment to an existing CUP that already authorizes off-site alcohol sales at the site. Because the amendment remains within the same permitted land use category, it does not introduce a new use, intensification, or expansion beyond what is allowed by the LDC.

Furthermore, since the commencement of operations in 2019, the existing off-site alcohol sales have operated in compliance with applicable regulations, with no opposition from SDPD, and no active or historical code enforcement cases on file with the BLUE division of the Development Services Department. This demonstrates that the existing conditions have been effective in preventing adverse impacts on the surrounding neighborhood.

The site's primary use as a gas station, car wash, and convenience retail establishment will remain unchanged, and off-site alcohol sales, including distilled spirits, will remain subordinate and incidental to the primary use. Based on the land use classification of the CCPDO and DCP, in addition to the demonstrated history of compliance with existing conditions of approval and responsible operation, the proposed use is appropriate at the proposed location.

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

3. Based on these findings adopted by the Hearing Officer, CUP No. 3375940 is granted by the Hearing Officer to the referenced Owner/Permittee, in the form, exhibits, terms, and conditions as set forth in CUP No. 3375940, a copy of which is attached to and made a part of this Resolution by this reference.

Johnwilly Aglupos
Development Project Manager, Urban Innovation Division
Development Services Department

Adopted on: 02/11/2026

IO#: 24010378

RECORDING REQUESTED BY:

City Of San Diego
Development Services
Permit Intake, Mail Station 501

AND WHEN RECORDED MAIL TO:

City Clerk
Mail Station 2A

THIS SPACE FOR RECORDER'S USE ONLY

*NOTE: COUNTY RECORDER, PLEASE RECORD AS
RESTRICTION ON USE OR DEVELOPMENT OF REAL
PROPERTY AFFECTING THE TITLE TO OR
POSSESSION THEREOF*

**CENTRE CITY DEVELOPMENT PERMIT
COASTAL DEVELOPMENT PERMIT
CENTRE CITY PLANNED DEVELOPMENT PERMIT
CONDITIONAL USE PERMIT
NO. 2016-30A
(AMENDMENT PMT-3375940)**

**LAUREL PACIFIC VALERO
ASSESSOR PARCEL NUMBER
533-021-01-00**

**CENTRE CITY DEVELOPMENT PERMIT
COASTAL DEVELOPMENT PERMIT
CENTRE CITY PLANNED DEVELOPMENT PERMIT
CONDITIONAL USE PERMIT
NO. 2016-30A
(AMENDMENT PMT-3375940)**

**LAUREL PACIFIC VALERO
ASSESSOR PARCEL NUMBER
533-021-01-00**

This Centre City Development Permit / Coastal Development Permit / Center City Planned Development Permit / Conditional Use Permit (CCDP/CDP/CCPDP/CUP) No. 2016-30 is granted by Civic San Diego (“CivicSD”) to Orams Enterprises, Inc., Owner/Permittee, to allow the construction of an automobile service station containing a one-story, 4,040 square-foot service station building with attached car wash, associated pump islands, and 10 parking spaces located on an approximately 19,500 square-foot (SF) site on the southeast corner of Pacific Highway and Laurel Street in the Little Italy neighborhood of the Downtown Community Plan (DCP) area (“Downtown”); and more particularly described as, Parcel A, Parcel 1 of Parcel Map No. 6941, 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, February 27, 1978 as File No. 78-076896 of Official Records and, Parcel B, a right of way and access easement over, through and under the easement area for ingress, egress, construction, operation, maintenance, repair, replacement and inspection of a road, driveway, landscaping and other right of way related improvements for pedestrian and vehicular ingress and egress between pacific coast highway and the property adjacent to the easement area as described in “assignment and assumption of Easement Agreement, dated July 30, 2014, by and between Leonardino Family San Diego Property, LLC and Orams Enterprises, Inc, and recorded August 29, 2014, 2014-0373195.

Subject to the terms and conditions set forth in this Permit, permission is granted to the Owner and/or Permittee to construct and operate a development and uses as described and identified by size, dimension, quantity, type, and location as follows and on the approved Basic Concept / Schematic Drawings and associated Color and Materials Boards dated February 21, 2017, on file at CivicSD.

1. General

The Owner and/or Permittee shall construct, or cause to be constructed on the site, a development containing a one-story, 3,140 SF retail space with an attached 900 SF automated car wash, a gas station with two 3-pump islands, and 10 parking spaces. The development shall not exceed a height of 24 feet above average grade level.

2. Centre City Planned Development Permit

The CivicSD Board hereby grants a Centre City Planned Development Permit (CCPDP) pursuant to Sections 156.0304(d) and (f) of the CCPDO for deviations to the following development regulations within the CCPDO and San Diego Municipal Code (SDMC):

- a. CCPDO 156.0310(d)(1)(B) – Allowing the street wall containing habitable space to be recessed from the street frontage;
- b. CCPDO 156.0310(d)(1)(C) – Allowing the street wall frontage to be recessed more than five feet from the street frontage;
- c. CCPDO 156.0310(d)(1)(D)(iii) – Allowing the street wall height to be less than the minimum of 30 feet tall; and,
- d. CCPDO 156.0307(b)(9) – Allowing a curb cut along Pacific Highway in Limited Vehicle Access overlay.

3. Conditional Use Permit for Automobile Service Station use

- a. Devices to alert station attendants to entering vehicles shall be located and adjusted so that they do not cause noise disturbance to adjoining properties.
- b. Merchandise, material, and products for sale shall be stored and displayed only within an enclosed building, except that motor oil, tires, batteries, and other automotive supplies may be displayed at pump islands or adjacent to a building if the display or storage racks and containers are designed to appear as an integral part of the pump island or building exterior.
- c. If the service station is abandoned or the use changed, the property owner shall remove the underground tanks in accordance with the procedures of the City of San Diego Fire Department and the County of San Diego Health Services Department.

4. Conditional Use Permit for Off-Site Sale of Alcoholic Beverages

- a. No wine shall be sold in containers of less than 750 milliliters.
- b. No malt beverage or beer products shall be sold in quantities of less than a six-pack of 12-ounce bottles or other containers totaling a minimum of 64 ounces.
- c. No alcoholic beverages shall be sold except between the hours of 10:00 a.m. and 10:00 p.m. of each day of the week.
- d. No more than 20% of the store's retail floor area and no more than 50% of the store's refrigeration cases shall be devoted to the display of alcoholic beverages.

- e. The owner or operator shall post a prominent, permanent sign stating, "NO LOITERING, CONSUMPTION OF ALCOHOLIC BEVERAGES, OR OPEN ALCOHOLIC CONTAINERS ARE ALLOWED ON THE PREMISES AND ON THE PUBLIC SIDEWALKS ADJACENT TO THE PREMISES."
- f. Employees shall be trained and certified in a State of California approved responsible alcoholic beverage sales training program. The owner or operator must provide CivicSD staff with documentation with completed or proposed method training/certification prior to opening.
- g. No signs that advertise alcoholic beverage products are allowed except in the interior of the building.
- h. No more than 20% of the square footage of the windows and transparent doors of the premises shall bear advertising or signs of any sort, and all advertising and signage shall be placed and maintained in a manner that ensures that law enforcement personnel have a clear and unobstructed view of the interior of the outlet.
- i. The owner or operator shall provide adequate lighting to the exterior of the building to illuminate the adjacent areas. Security cameras shall be monitored by clerks and installed discreetly on the exterior of the building so as to provide coverage of all sides of the building.
- j. The owner or operator shall maintain the premises free of loitering and graffiti and the adjacent public sidewalks free of litter at all times.
- k. Alcohol sales cases shall be locked during all hours when alcohol sales are not permitted.

5. Parking

The development includes 10 parking spaces. All of the minimum parking spaces shall be designed to meet City standards.

6. Airport Approach Overlay Zone

The Owner/Permittee shall comply with conditions established by the City of San Diego Airport Approach Overlay Zone (and any successor or amendment thereto) which were approved at the Airport Land Use Commission (ALUC) meeting on January 5, 2017. The ALUC Board made the determination that the project is conditionally consistent with the San Diego International Airport Land Use Compatibility Plan (ALUCP). The Applicant shall comply with the following ALUC conditions:

- a. Sound attenuation of the structures must be attenuated to an interior noise level of 50dB CNEL;
- b. Occupancy of the project site is limited to no more than 115 people; and,

- c. The structure is marked and lighted in accordance with the determination of no hazard to air navigation issue by the FAA.

PLANNING AND DESIGN REQUIREMENTS

7. Urban Design Standards

The proposed development, including its architectural design concepts and off-site improvements, shall be consistent with the CCPDO and Centre City Streetscape Manual (CCSM). These standards, together with the following specific conditions, will be used as a basis for evaluating the development through all stages of the development process.

- a. Architectural Standards – The architecture of the development shall establish a high quality of design and complement the design and character of the Little Italy neighborhood as shown in the approved Basic Concept/Schematic Drawings on file with CivicSD. The development shall utilize a coordinated color scheme consistent with the approved Basic Concept/Schematic Drawings.
- b. Form and Scale – The development shall consist of a a one-story, 4,040 square-foot service station building with attached car wash and associated pump islands containing a one-story structure and canopies above the pump islands, with roof equipment enclosures, elevator penthouses, and mechanical screening above this height permitted per the CCPDO and the Federal Aviation Administration (FAA). All building elements shall be complementary in form, scale, and architectural style.
- c. Building Materials – All building materials shall be of a high quality as shown in the Basic Concept/Schematic Drawings and approved materials board. All materials and installation shall exhibit high-quality design, detailing, and construction execution to create a durable and high quality finish. The base of the buildings shall be clad in upgraded materials and carry down to within one inch of finish sidewalk grade, as illustrated in the approved Basic Concept/Schematic Drawings on file with CivicSD. Any plaster materials shall consist of a hard troweled, or equivalent, smooth finish. Any stone materials shall employ larger modules and full-corner profiles to create a substantial and non-veneer appearance. Any graffiti coatings shall be extended the full height of the upgraded base materials or up to a natural design break such a cornice line. All downspouts, exhaust caps, and other additive elements shall be superior grade for urban locations, carefully composed to reinforce the architectural design. Reflectivity of the glass shall be the minimum reflectivity required by Title 24 of the California Code of Regulations (“Title 24”).

All construction details shall be of the highest standard and executed to minimize weathering, eliminate staining, and not cause deterioration of materials on adjacent properties or the public right of way. No substitutions of materials or colors shall be permitted without the prior written consent of the CivicSD. A final materials board which illustrates the location, color, quality, and texture of proposed exterior materials shall be

submitted with 100% Construction Drawings and shall be consistent with the Materials Board approved with the Basic Concept/Schematic Drawings.

- d. Street Level Design – Architectural features such as awnings and other design features which add human scale to the streetscape are encouraged where they are consistent with the design theme of the structure. Exit corridors including garage/motor-court entrances shall provide a finished appearance to the street with street level exterior finishes wrapping into the openings a minimum of ten feet.

All exhaust caps, lighting, sprinkler heads, and other elements on the undersides of all balconies and surfaces shall be logically composed and placed to minimize their visibility, while meeting code requirements. All soffit materials shall be high quality and consistent with adjacent elevation materials (no stucco or other inconsistent material), and incorporate drip edges and other details to minimize staining and ensure long-term durability.

- e. Utilitarian/Trash Areas – Areas housing trash, storage, or other utility services shall be located completely concealed from view of the ROW and adjoining developments, except for utilities required to be exposed by the City or utility company. The development shall provide trash and recyclable material storage areas per SDMC sections 142.0810 and 142.0820. Such areas shall be provided within an enclosed building/garage area and shall be kept clean and orderly at all times.
- f. Mail and Delivery Locations – It is the Owner's and/or Permittee's responsibility to coordinate mail service and mailbox locations with the United States Postal Service and to minimize curb spaces devoted to postal/loading use. The Owner and/or Permittee shall locate all mailboxes and parcel lockers outside of the ROW, either within the building or recessed into a building wall. Individual commercial spaces shall utilize a centralized delivery stations within the building or recessed into a building wall, which may be shared with residential uses sharing a common street frontage address.
- g. Access – Vehicular access to the development's parking and automobile service station shall be limited to one driveway on Pacific Highway with a curb cut not exceeding 30 feet in width and one driveway on Laurel Street with a curb cut not exceeding 24 feet in width.
- h. Circulation and Parking – The Owner and/or Permittee shall prepare a plan which identifies the location of curbside parking control zones, parking meters, fire hydrants, trees, and street lights to the satisfaction of Civic San Diego. Such plan shall be submitted in conjunction with construction permits.

All on-site parking shall meet the requirements of the City Building Official, Fire Department, and Engineer. All parking shall be mechanically ventilated. The exhaust system for mechanically ventilated structures shall be located to mitigate noise and exhaust impacts on residential units, adjoining properties, and the ROW according to applicable building codes.

- i. Open Space and Development Amenities – A landscape plan that illustrates the relationship of the proposed on and off-site improvements and the location of water and electrical hookups to the satisfaction of Civic San Diego shall be submitted with construction permit drawings.
 - j. Roof Tops – A rooftop equipment and appurtenance location and screening plan shall be prepared and submitted to the satisfaction of Civic San Diego with 100% Construction Drawings. Any roof-top mechanical equipment shall be grouped, enclosed, and screened from surrounding views (including views from above).
 - k. Signage – All signs shall comply with the City Sign Regulations and the CCPDO.
 - l. Lighting - A lighting plan which highlights the architectural qualities of the proposed development and also enhances the lighting of the PROW shall be submitted with 100% Construction Drawings. All lighting shall be designed to avoid illumination of adjoining properties.
 - m. Noise Control – All mechanical equipment, including but not limited to, air conditioning, heating and exhaust systems, shall comply with the City Noise Ordinance and California Noise Insulation Standards as set forth in Title 24. Owner and/or Permittee shall provide evidence of compliance at 100% Construction Drawings.
 - n. Energy Considerations - The design of the improvements shall include, where feasible, energy conservation construction techniques and design, including cogeneration facilities, and active and passive solar energy design. The Owner and/or Permittee shall demonstrate consideration of such energy features during the review of the 100% Construction Drawings.
 - o. Street Address – Building address numbers shall be provided that are visible and legible from the ROW.
8. On-Site Improvements

All off-site and on-site improvements shall be designed as part of an integral site development. An on-site improvement plan shall be submitted with the 100% Construction Drawings. Any on-site landscaping shall establish a high quality of design and be sensitive to landscape materials and design planned for the adjoining public rights-of-way.

PUBLIC IMPROVEMENTS, LANDSCAPING AND UTILITY REQUIREMENTS

9. Off-Site Improvements

The following public improvements shall be installed in accordance with the Centre City Streetscape Manual (CCSM). The CCSM is currently being updated and the Owner and/or Permittee shall install the appropriate improvements according to the latest requirements at the time of Building Permit issuance:

Off-Site Improvements	Laurel Street	Pacific Highway
Street Trees	Queen Palm	Mexican Fan Palm
Sidewalk Paving	Little Italy	Little Italy
Street Lights	Gateway (Green)	Gateway (Blue)

- a. Street Trees – Street tree selections shall be made according to the CCSM. All trees shall be planted at a minimum 36-inch box size with tree grates provided as specified in the CCSM, and shall meet the requirements of Title 24. Tree spacing shall be accommodated after street lights have been sited, and generally spaced 20 to 25 feet on center. All landscaping shall be irrigated with private water service from the subject development.

No trees shall be removed prior to obtaining a Tree Removal Permit from DSD per City Council Policy 200-05.

- b. Street Lights – All existing lights shall be evaluated to determine if they meet current CivicSD and City requirements, and shall be modified or replaced if necessary. All street lights along Laurel Street shall be painted Tiger Drylac RAL #6005 Powder Coat (Dark Green). All street lights along Pacific Highway shall be painted “CCDC Blue” PLS6 1008F blue TGIC by Sherwin Williams.
- c. Sidewalk Paving – Any specialized paving materials shall be approved through the execution of an Encroachment Removal and Maintenance Agreement (EMRA) with the City at the time of construction permit issuance.
- d. Litter Containers – The development shall provide a minimum of two litter receptacle and shall be located as specified in the CCSM. The litter receptacle along Laurel Street shall be painted Tiger Drylac RAL #6005 Powder Coat (Dark Green). The litter receptacle along Pacific Highway shall be painted “CCDC Blue” PLS6 1008F blue TGIC by Sherwin Williams.
- e. Landscaping – All required landscaping shall be maintained in a disease, weed and litter free condition at all times. If any required landscaping (including existing or new plantings, hardscape, landscape features, etc.) indicated on the approved construction documents is damaged or removed during demolition or construction, it shall be repaired and/or replaced in kind and equivalent in size per the approved documents and to the satisfaction of the CivicSD within 30 days of damage or Certificate of Occupancy, whichever occurs first.
- f. Planters – Planters shall be permitted to encroach into the ROW a maximum of two feet for sidewalk areas measuring at least twelve feet and less than fourteen feet in width. For sidewalk areas fourteen feet or wider, the maximum permitted planter encroachment shall be three feet. The planter encroachment shall be measured from the property line to the face of the curb to the wall surrounding the planter. A minimum six foot clear path shall be maintained between the face of the planter and the edge of any tree grate or other obstruction in the ROW.

- g. On-Street Parking – The Owner and/or Permittee shall maximize the on-street parking wherever feasible.
- h. Public Utilities – The Owner and/or Permittee shall be responsible for the connection of on-site sewer, water and storm drain systems from the development to the City utilities located in the ROW. Sewer, water, and roof drain laterals shall be connected to the appropriate utility mains within the street and beneath the sidewalk. The Owner and/or Permittee may use existing laterals if acceptable to the City, and if not, Owner and/or Permittee shall cut and plug existing laterals at such places and in the manner required by the City, and install new laterals. Private sewer laterals require an EMA.

If it is determined by the City Engineer or CivicSD that existing water and sewer services are not of adequate size to serve the proposed development, the Owner and/or Permittee will be required to abandon any unused water and sewer services and install new services and meters. Service abandonments require an engineering permit and must be shown on a public improvement plan. All proposed public water and sewer facilities, including services and meters, must be designed and constructed in accordance with established criteria in the most current edition of City's Water and Sewer Facility Design Guidelines and City regulations standards and practices pertaining thereto.

Proposed private underground sewer facilities located within a single lot shall be designed to meet the requirements of the California Uniform Plumbing Code and shall be reviewed as part of the Building Permit plan check. If and when the Owner and/or Permittee submits for a tentative map or tentative map waiver, the Water Department will require Covenants, Conditions, and Restrictions ("CC&Rs") to address the operation and maintenance of the private on-site water system serving the development. No structures or landscaping of any kind shall be installed within ten feet of water facilities.

All roof drainage and sump drainage, if any, shall be connected to the storm drain system in the public street, or if no system exists, to the street gutters through sidewalk underdrains. Such underdrains shall be approved through an Encroachment Removal Agreement with the City. The Owner and/or Permittee shall comply with the City's Storm Water Management and Discharge Control Ordinance and the storm water pollution prevention requirements of Chapter 14, Article 2, Division 1 and Chapter 14, Article 2, Division 2 of the SDMC.

- i. Franchise Public Utilities – The Owner and/or Permittee shall be responsible for the installation or relocation of franchise utility connections including, but not limited to, gas, electric, telephone and cable, to the development and all extensions of those utilities in public streets. Existing franchise utilities located above grade serving the property and in the sidewalk ROW shall be removed and incorporated into the adjoining development. All franchise utilities shall be installed as identified in the Basic Concept Drawings. Any above grade devices shall be screened from view from the ROW.

- j. Fire Hydrants – If required through the construction permit review, the Owner and/or Permittee shall install fire hydrants at locations satisfactory to the City's Fire Department and DSD.
- k. Water Meters and Backflow Preventers – The Owner and/or Permittee shall locate all water meters and backflow preventers in locations satisfactory to the Public Utilities Department and CivicSD. Backflow preventers shall be located outside of the ROW adjacent to the development's water meters, either within the building, a recessed alcove area, or within a plaza or landscaping area. The devices shall be screened from view from the ROW. All items of improvement shall be performed in accordance with the technical specifications, standards, and practices of the City's Engineering, Public Utilities, and Building Inspection Departments and shall be subject to their review and approval. Improvements shall meet the requirements of Title 24.

Storm Water Compliance

- a. Prior to issuance of any construction permit, the Owner and/or Permittee shall enter into a Maintenance Agreement for the on-going permanent Best Management Practices (BMP) maintenance, satisfactory to the City Engineer.
- b. Prior to the issuance of any Construction Permit, the Owner and/or Permittee shall incorporate any construction BMP necessary to comply with Chapter 14, Article 2, Division 1 (Grading Regulations) of the SDMC, into the construction plans or specifications.
- c. Prior to issuance of any construction permits, the Owner and/or Permittee shall submit a Water Pollution Control Plan (WPCP). The WPCP shall be prepared in accordance with the guidelines in Part 2 Construction BMP Standards, Chapter 4 of the Storm Water Standards.
- d. Prior to the issuance of any construction permit, the Storm Water Quality Management Plan will be subject to final review and approval by the City Engineer.

10. Removal and/or Remedy of Soil and/or Water Contamination

- a. The Owner and/or Permittee shall (at its own cost and expense) remove and/or otherwise remedy as provided by law and implementing rules and regulations, and as required by appropriate governmental authorities, any contaminated or hazardous soil and/or water conditions on the Site. Such work may include without limitation the following:
 - i. Remove (and dispose of) and/or treat any contaminated soil and/or water on the site (and encountered during installation of improvements in the adjacent ROW which the Owner and/or Permittee is to install) as necessary to comply with applicable governmental standards and requirements.

- ii. Design construct all improvements on the site in a manner which will assure protection of occupants and all improvements from any contamination, whether in vapor or other form, and/or from the direct and indirect effects thereof.
- iii. Prepare a site safety plan and submit it to the appropriate governmental agency, CivicSD, and other authorities for approval in connection with obtaining a building permit for the construction of improvements on the site. Such site safety plan shall assure workers and other visitors to the site of protection from any health and safety hazards during development and construction of the improvements. Such site safety plan shall include monitoring and appropriate protective action against vapors and/or the effect thereof.
- iv. Obtain from the County of San Diego and/or California Regional Water Quality Control Board and/or any other authorities required by law any permits or other approvals required in connection with the removal and/or remedy of soil and/or water contamination, in connection with the development and construction on the site.
- v. If required due to the presence of contamination, an impermeable membrane or other acceptable construction alternative shall be installed beneath the foundation of the building. Drawings and specifications for such vapor barrier system shall be submitted for review and approval by the appropriate governmental authorities.

GEOLOGIC AND GEOTECHNICAL CONDITIONS

- 11. Prior to the issuance of any construction permits (either grading or building permits), the Owner/Permittee shall submit a geotechnical investigation report or addendum geotechnical report that specifically addresses the proposed construction plans. The geotechnical investigation report or geotechnical addendum report shall be reviewed for adequacy by the Geology Section of Development Services.
- 12. The Owner/Permittee shall submit an interim as-graded geologic/geotechnical report that includes detail geologic mapping/logging of the building excavation and verification of the presence or absence of faulting and fault activity prior to building foundation inspection by the City. The interim as-graded geologic/geotechnical report shall be reviewed for adequacy by the Geology Section of Development Services.
- 13. The Owner/Permittee shall submit an as-graded geologic/geotechnical report prepared in accordance with the City's "Guidelines for Geotechnical Reports" following completion of the grading. The as-graded geotechnical report shall include formal detail geologic maps/logs of the building excavation. The as-graded geotechnical report shall be reviewed for adequacy by the Geology Section of Development Services prior to exoneration of the bond and grading permit close-out.

SUSTAINABILITY

- 14. Cool/green roofs must be utilized in the development including:

- a. Roofing materials with a minimum three-year aged solar reflection and thermal emittance or solar reflection index equal to or greater than the values specified in the voluntary measures under the California Green Building Standards Code must be implemented.

Compliance with this measure must be demonstrated prior to the issuance of the building permit.

15. The development must include, at a minimum, the following fixtures:

- a. Non-Residential Buildings: Plumbing fixtures and fittings that do not exceed the maximum flow rate specified in Table A5.303.2.3.1 (voluntary measures) of the California Green Building Standards Code.

Compliance with this measure must be demonstrated prior to the issuance of the building permit.

16. The development must be designed to have an energy budget that meets or exceeds a 10% improvement with both indoor lighting and mechanical systems when compared to the Title 24, Part 6 Energy Budget for the proposed design building as calculated by Compliance Software certified by the California Energy Commission (percent improvement over current code). The demand reduction may be provided through on-site renewable energy generation, such as solar, or by designing the project to have an energy budget that meets the above-mentioned performance standards, when compared to the Title 24, Part 6 Energy Budget for the Proposed Design Building (percent improvement over current code). Compliance with this measure must be demonstrated prior to the issuance of the building permit.

17. The development must contain more short- and long-term bicycle parking spaces than required in SDMC Chapter 14, Article 2, Division 5 at all times. Compliance with this measure must be demonstrated prior to the issuance of the building permit.

18. The development must provide a minimum of two designated parking spaces for any combination of low-emitting, fuel-efficient, and carpool/vanpool vehicles. Compliance with this measure must be demonstrated prior to the issuance of the building permit.

STANDARD REQUIREMENTS

19. Environmental Impact Mitigation Monitoring and Reporting Program

As required by CCPDO Section 156.0304(h), the development shall comply with all applicable Mitigation Monitoring and Reporting Program (MMRP) measures from the 2006 Final Environmental Impact Report (FEIR) for the DCP.

20. Development Impact Fees

The development will be subject to Centre City Development Impact Fees. The fee shall be determined in accordance with the fee schedule in effect at the time of building permit issuance. The Owner and/or Permittee shall provide to the City's Facilities Financing Department the

following information at the time of application for building permit plan check: 1) total square footage for commercial lease spaces and all areas within the building dedicated to support those commercial spaces including, but not limited to: loading areas, service areas and corridors, utility rooms, and commercial parking areas; 2) applicable floor plans showing those areas outlined for verification; and, 3) the total number of residential units. In addition, it shall be responsibility of the Owner and/or Permittee to provide all necessary documentation for receiving any "credit" for existing buildings to be removed. Development Impact Fees shall be calculated in accordance with fee schedule in effect at the time of building permit issuance, and in accordance with the SDMC.

21. Construction Fence

Owner and/or Permittee shall install a construction fence pursuant to specifications of, and a permit from, the City Engineer. The fence shall be solid plywood with wood framing, painted a consistent color with the development's design, and shall contain a pedestrian passageway, signs, and lighting as required by the City Engineer. The fencing shall be maintained in good condition and free of graffiti at all times.

22. Development Identification Signs

Prior to commencement of construction on the site, the Owner and/or Permittee shall prepare and install, at its cost and expense, one sign on the barricade around the site which identifies the development. The sign shall be at least four feet by six feet and be visible to passing pedestrian and vehicular traffic. The signs shall at a minimum include:

- Color rendering of the development
- Development name
- Developer
- Completion Date
- For information call _____

Additional development signs may be provided around the perimeter of the site. All signs shall be limited to a maximum of 160 SF per street frontage. Graphics may also be painted on any barricades surrounding the site. All signs and graphics shall be submitted to the CivicSD for approval prior to installation.

23. 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.
24. 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.

25. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
26. 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.).
27. 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 and/or Permittee and any successor(s) in interest.
28. This development shall comply with the standards, policies, and requirements in effect at the time of approval of this development, including any successor(s) or new policies, financing mechanisms, phasing schedules, plans and ordinances adopted by the City.
29. No permit for construction, operation, or occupancy of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until this Permit is recorded in the Office of the San Diego County Recorder.
30. 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.
31. The Owner/Permittee shall defend, indemnify, and hold harmless CivicSD and the City (collectively referred to as "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.
32. 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 there.

This CCDP/CDP/CCPDP/CUP is granted by the CivicSD Board on April 26, 2017.

APPROVED by the Hearing Officer of the City of San Diego on February 11, 2026 and HO-26-007.

CITY OF SAN DIEGO
DEVELOPMENT SERVICES:

PERMITTEE/OWNER:

Johnwilly Aglupos
Development Project Manager

Date

Khairi Mansour
Orams Enterprises, Inc.

Date

**Note: Notary acknowledgment
must be attached per Civil Code
Section 1189 et seq**



May 22, 2017 02:32 PM
OFFICIAL RECORDS
Ernest J. Dronenburg, Jr.,
SAN DIEGO COUNTY RECORDER
FEES: \$63.00

PAGES: 17

RECORDING REQUESTED BY:

Civic San Diego
Planning Department
401 B Street, Suite 400
San Diego, CA 92101

AND WHEN RECORDED MAIL TO:

Civic San Diego
Planning Department
401 B Street, Suite 400
San Diego, CA 92101

THIS SPACE FOR RECORDER'S USE ONLY

*NOTE: COUNTY RECORDER, PLEASE RECORD AS
RESTRICTION ON USE OR DEVELOPMENT OF
REAL PROPERTY AFFECTING THE TITLE TO OR
POSSESSION THEREOF*

**CENTRE CITY DEVELOPMENT PERMIT
COASTAL DEVELOPMENT PERMIT
CENTRE CITY PLANNED DEVELOPMENT PERMIT
CONDITIONAL USE PERMIT
NO. 2016-30**

**LAUREL PACIFIC VALERO
ASSESSOR PARCEL NUMBER
533-021-01-00**

Laurel Pacific Valero
CCDP/CDP/CCPDP/CUP No. 2016-30

**CENTRE CITY DEVELOPMENT PERMIT
COASTAL DEVELOPMENT PERMIT
CENTRE CITY PLANNED DEVELOPMENT PERMIT
CONDITIONAL USE PERMIT
NO. 2016-30**

**LAUREL PACIFIC VALERO
ASSESSOR PARCEL NUMBER
533-021-01-00**

This Centre City Development Permit / Coastal Development Permit / Center City Planned Development Permit / Conditional Use Permit (CCDP/CDP/CCPDP/CUP) No. 2016-30 is granted by Civic San Diego ("CivicSD") to Orams Enterprises, Inc., Owner/Permittee, to allow the construction of an automobile service station containing a one-story, 4,040 square-foot service station building with attached car wash, associated pump islands, and 10 parking spaces located on an approximately 19,500 square-foot (SF) site on the southeast corner of Pacific Highway and Laurel Street in the Little Italy neighborhood of the Downtown Community Plan (DCP) area ("Downtown"); and more particularly described as, Parcel A, Parcel 1 of Parcel Map No. 6941, 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, February 27, 1978 as File No. 78-076896 of Official Records and, Parcel B, a right of way and access easement over, through and under the easement area for ingress, egress, construction, operation, maintenance, repair, replacement and inspection of a road, driveway, landscaping and other right of way related improvements for pedestrian and vehicular ingress and egress between Pacific Coast Highway and the property adjacent to the easement area as described in "assignment and assumption of Easement Agreement, dated July 30, 2014, by and between Leonardino Family San Diego Property, LLC and Orams Enterprises, Inc. and recorded August 29, 2014, 2014-0373195.

Subject to the terms and conditions set forth in this Permit, permission is granted to the Owner and/or Permittee to construct and operate a development and uses as described and identified by size, dimension, quantity, type, and location as follows and on the approved Basic Concept / Schematic Drawings and associated Color and Materials Boards dated February 21, 2017, on file at CivicSD.

1. General

The Owner and/or Permittee shall construct, or cause to be constructed on the site, a development containing a one-story, 3,140 SF retail space with an attached 900 SF automated car wash, a gas station with two 3-pump islands, and 10 parking spaces. The development shall not exceed a height of 24 feet above average grade level.

2. Centre City Planned Development Permit

The CivicSD Board hereby grants a Centre City Planned Development Permit (CCPDP) pursuant to Sections 156.0304(d) and (f) of the CCPDO for deviations to the following development regulations within the CCPDO and San Diego Municipal Code (SDMC):

Laurel Pacific Valero
CCDP/CDP/CCPDP/CUP No. 2016-30

- a. CCPDO 156.0310(d)(1)(B) – Allowing the street wall containing habitable space to be recessed from the street frontage;
 - b. CCPDO 156.0310(d)(1)(C) – Allowing the street wall frontage to be recessed more than five feet from the street frontage;
 - c. CCPDO 156.0310(d)(1)(D)(iii) – Allowing the street wall height to be less than the minimum of 30 feet tall; and,
 - d. CCPDO 156.0307(b)(9) – Allowing a curb cut along Pacific Highway in Limited Vehicle Access overlay.
3. Conditional Use Permit for Automobile Service Station use
- a. Devices to alert station attendants to entering vehicles shall be located and adjusted so that they do not cause noise disturbance to adjoining properties.
 - b. Merchandise, material, and products for sale shall be stored and displayed only within an enclosed building, except that motor oil, tires, batteries, and other automotive supplies may be displayed at pump islands or adjacent to a building if the display or storage racks and containers are designed to appear as an integral part of the pump island or building exterior.
 - c. If the service station is abandoned or the use changed, the property owner shall remove the underground tanks in accordance with the procedures of the City of San Diego Fire Department and the County of San Diego Health Services Department.
4. Conditional Use Permit for Off-Site Sale of Alcoholic Beverages
- a. No wine shall be sold in containers of less than 750 milliliters.
 - b. No malt beverage or beer products shall be sold in quantities of less than a six-pack of 12-ounce bottles or other containers totaling a minimum of 64 ounces.
 - c. No alcoholic beverages shall be sold except between the hours of 10:00 a.m. and 10:00 p.m. of each day of the week.
 - d. ~~Sales shall be restricted to a Type 20 Alcoholic Beverage Control (ABC) license (beer and wine only).~~
 - e. No more than 20% of the store's retail floor area and no more than 50% of the store's refrigeration cases shall be devoted to the display of alcoholic beverages.
 - f. The owner or operator shall post a prominent, permanent sign stating, "NO LOITERING, CONSUMPTION OF ALCOHOLIC BEVERAGES, OR OPEN ALCOHOLIC

Laurel Pacific Valero
CCDP/CDP/CCPDP/CUP No. 2016-30

CONTAINERS ARE ALLOWED ON THE PREMISES AND ON THE PUBLIC SIDEWALKS ADJACENT TO THE PREMISES.”

- g. Employees shall be trained and certified in a State of California approved responsible alcoholic beverage sales training program. The owner or operator must provide CivicSD staff with documentation with completed or proposed method training/certification prior to opening.
- h. No signs that advertise alcoholic beverage products are allowed except in the interior of the building.
- i. No more than 20% of the square footage of the windows and transparent doors of the premises shall bear advertising or signs of any sort, and all advertising and signage shall be placed and maintained in a manner that ensures that law enforcement personnel have a clear and unobstructed view of the interior of the outlet.
- ~~j. This permit shall be reviewed administratively every 12 months after the commencement of the sale of alcoholic beverages to ensure conformance with the conditions stated herein.~~
- k. The owner or operator shall provide adequate lighting to the exterior of the building to illuminate the adjacent areas. Security cameras shall be monitored by clerks and installed discreetly on the exterior of the building so as to provide coverage of all sides of the building.
- l. The owner or operator shall maintain the premises free of loitering and graffiti and the adjacent public sidewalks free of litter at all times.
- m. Alcohol sales cases shall be locked during all hours when alcohol sales are not permitted.

5. Parking

The development includes 10 parking spaces. All of the minimum parking spaces shall be designed to meet City standards.

6. Airport Approach Overlay Zone

The Owner/Permittee shall comply with conditions established by the City of San Diego Airport Approach Overlay Zone (and any successor or amendment thereto) which were approved at the Airport Land Use Commission (ALUC) meeting on January 5, 2017. The ALUC Board made the determination that the project is conditionally consistent with the San Diego International Airport Land Use Compatibility Plan (ALUCP). The Applicant shall comply with the following ALUC conditions:

- a. Sound attenuation of the structures must be attenuated to an interior noise level of 50dB CNEL;

Laurel Pacific Valero
CCDP/CDP/CCPDP/CUP No. 2016-30

- b. Occupancy of the project site is limited to no more than 115 people; and,
- c. The structure is marked and lighted in accordance with the determination of no hazard to air navigation issue by the FAA.

PLANNING AND DESIGN REQUIREMENTS

7. Urban Design Standards

The proposed development, including its architectural design concepts and off-site improvements, shall be consistent with the CCPDO and Centre City Streetscape Manual (CCSM). These standards, together with the following specific conditions, will be used as a basis for evaluating the development through all stages of the development process.

- a. Architectural Standards – The architecture of the development shall establish a high quality of design and complement the design and character of the Little Italy neighborhood as shown in the approved Basic Concept/Schematic Drawings on file with CivicSD. The development shall utilize a coordinated color scheme consistent with the approved Basic Concept/Schematic Drawings.
- b. Form and Scale – The development shall consist of a a one-story, 4,040 square-foot service station building with attached car wash and associated pump islands containing a one-story structure and canopies above the pump islands, with roof equipment enclosures, elevator penthouses, and mechanical screening above this height permitted per the CCPDO and the Federal Aviation Administration (FAA). All building elements shall be complementary in form, scale, and architectural style.
- c. Building Materials – All building materials shall be of a high quality as shown in the Basic Concept/Schematic Drawings and approved materials board. All materials and installation shall exhibit high-quality design, detailing, and construction execution to create a durable and high quality finish. The base of the buildings shall be clad in upgraded materials and carry down to within one inch of finish sidewalk grade, as illustrated in the approved Basic Concept/Schematic Drawings on file with CivicSD. Any plaster materials shall consist of a hard troweled, or equivalent, smooth finish. Any stone materials shall employ larger modules and full-corner profiles to create a substantial and non-veneer appearance. Any graffiti coatings shall be extended the full height of the upgraded base materials or up to a natural design break such a cornice line. All downspouts, exhaust caps, and other additive elements shall be superior grade for urban locations, carefully composed to reinforce the architectural design. Reflectivity of the glass shall be the minimum reflectivity required by Title 24 of the California Code of Regulations (“Title 24”).

All construction details shall be of the highest standard and executed to minimize weathering, eliminate staining, and not cause deterioration of materials on adjacent properties or the public right of way. No substitutions of materials or colors shall be

Laurel Pacific Valero
CCDP/CDP/CCPDP/CUP No. 2016-30

permitted without the prior written consent of the CivicSD. A final materials board which illustrates the location, color, quality, and texture of proposed exterior materials shall be submitted with 100% Construction Drawings and shall be consistent with the Materials Board approved with the Basic Concept/Schematic Drawings.

- d. Street Level Design – Architectural features such as awnings and other design features which add human scale to the streetscape are encouraged where they are consistent with the design theme of the structure. Exit corridors including garage/motor-court entrances shall provide a finished appearance to the street with street level exterior finishes wrapping into the openings a minimum of ten feet.

All exhaust caps, lighting, sprinkler heads, and other elements on the undersides of all balconies and surfaces shall be logically composed and placed to minimize their visibility, while meeting code requirements. All soffit materials shall be high quality and consistent with adjacent elevation materials (no stucco or other inconsistent material), and incorporate drip edges and other details to minimize staining and ensure long-term durability.

- e. Utilitarian/Trash Areas – Areas housing trash, storage, or other utility services shall be located completely concealed from view of the ROW and adjoining developments, except for utilities required to be exposed by the City or utility company. The development shall provide trash and recyclable material storage areas per SDMC sections 142.0810 and 142.0820. Such areas shall be provided within an enclosed building/garage area and shall be kept clean and orderly at all times.
- f. Mail and Delivery Locations – It is the Owner's and/or Permittee's responsibility to coordinate mail service and mailbox locations with the United States Postal Service and to minimize curb spaces devoted to postal/loading use. The Owner and/or Permittee shall locate all mailboxes and parcel lockers outside of the ROW, either within the building or recessed into a building wall. Individual commercial spaces shall utilize a centralized delivery stations within the building or recessed into a building wall, which may be shared with residential uses sharing a common street frontage address.
- g. Access – Vehicular access to the development's parking and automobile service station shall be limited to one driveway on Pacific Highway with a curb cut not exceeding 30 feet in width and one driveway on Laurel Street with a curb cut not exceeding 24 feet in width.
- h. Circulation and Parking – The Owner and/or Permittee shall prepare a plan which identifies the location of curbside parking control zones, parking meters, fire hydrants, trees, and street lights to the satisfaction of Civic San Diego. Such plan shall be submitted in conjunction with construction permits.

All on-site parking shall meet the requirements of the City Building Official, Fire Department, and Engineer. All parking shall be mechanically ventilated. The exhaust system for mechanically ventilated structures shall be located to mitigate noise and

Laurel Pacific Valero
CCDP/CDP/CCPDP/CUP No. 2016-30

exhaust impacts on residential units, adjoining properties, and the ROW according to applicable building codes.

- i. Open Space and Development Amenities – A landscape plan that illustrates the relationship of the proposed on and off-site improvements and the location of water and electrical hookups to the satisfaction of Civic San Diego shall be submitted with construction permit drawings.
- j. Roof Tops – A rooftop equipment and appurtenance location and screening plan shall be prepared and submitted to the satisfaction of Civic San Diego with 100% Construction Drawings. Any roof-top mechanical equipment shall be grouped, enclosed, and screened from surrounding views (including views from above).
- k. Signage – All signs shall comply with the City Sign Regulations and the CCPDO.
- l. Lighting - A lighting plan which highlights the architectural qualities of the proposed development and also enhances the lighting of the PROW shall be submitted with 100% Construction Drawings. All lighting shall be designed to avoid illumination of adjoining properties.
- m. Noise Control – All mechanical equipment, including but not limited to, air conditioning, heating and exhaust systems, shall comply with the City Noise Ordinance and California Noise Insulation Standards as set forth in Title 24. Owner and/or Permittee shall provide evidence of compliance at 100% Construction Drawings.
- n. Energy Considerations - The design of the improvements shall include, where feasible, energy conservation construction techniques and design, including cogeneration facilities, and active and passive solar energy design. The Owner and/or Permittee shall demonstrate consideration of such energy features during the review of the 100% Construction Drawings.
- o. Street Address – Building address numbers shall be provided that are visible and legible from the ROW.

8. On-Site Improvements

All off-site and on-site improvements shall be designed as part of an integral site development. An on-site improvement plan shall be submitted with the 100% Construction Drawings. Any on-site landscaping shall establish a high quality of design and be sensitive to landscape materials and design planned for the adjoining public rights-of-way.

PUBLIC IMPROVEMENTS, LANDSCAPING AND UTILITY REQUIREMENTS

9. Off-Site Improvements

Laurel Pacific Valero
CCDP/CDP/CCPDP/CUP No. 2016-30

The following public improvements shall be installed in accordance with the Centre City Streetscape Manual (CCSM). The CCSM is currently being updated and the Owner and/or Permittee shall install the appropriate improvements according to the latest requirements at the time of Building Permit issuance:

Off-Site Improvements	Laurel Street	Pacific Highway
Street Trees	Queen Palm	Mexican Fan Palm
Sidewalk Paving	Little Italy	Little Italy
Street Lights	Gateway (Green)	Gateway (Blue)

- a. Street Trees – Street tree selections shall be made according to the CCSM. All trees shall be planted at a minimum 36-inch box size with tree grates provided as specified in the CCSM, and shall meet the requirements of Title 24. Tree spacing shall be accommodated after street lights have been sited, and generally spaced 20 to 25 feet on center. All landscaping shall be irrigated with private water service from the subject development.

No trees shall be removed prior to obtaining a Tree Removal Permit from DSD per City Council Policy 200-05.

- b. Street Lights – All existing lights shall be evaluated to determine if they meet current CivicSD and City requirements, and shall be modified or replaced if necessary. All street lights along Laurel Street shall be painted Tiger Drylac RAL #6005 Powder Coat (Dark Green). All street lights along Pacific Highway shall be painted “CCDC Blue” PLS6 1008F blue TGIC by Sherwin Williams.
- c. Sidewalk Paving – Any specialized paving materials shall be approved through the execution of an Encroachment Removal and Maintenance Agreement (EMRA) with the City at the time of construction permit issuance.
- d. Litter Containers – The development shall provide a minimum of two litter receptacle and shall be located as specified in the CCSM. The litter receptacle along Laurel Street shall be painted Tiger Drylac RAL #6005 Powder Coat (Dark Green). The litter receptacle along Pacific Highway shall be painted “CCDC Blue” PLS6 1008F blue TGIC by Sherwin Williams.
- e. Landscaping – All required landscaping shall be maintained in a disease, weed and litter free condition at all times. If any required landscaping (including existing or new plantings, hardscape, landscape features, etc.) indicated on the approved construction documents is damaged or removed during demolition or construction, it shall be repaired and/or replaced in kind and equivalent in size per the approved documents and to the satisfaction of the CivicSD within 30 days of damage or Certificate of Occupancy, whichever occurs first.
- f. Planters – Planters shall be permitted to encroach into the ROW a maximum of two feet for sidewalk areas measuring at least twelve feet and less than fourteen feet in width. For

Laurel Pacific Valero
CCDP/CDP/CCPDP/CUP No. 2016-30

sidewalk areas fourteen feet or wider, the maximum permitted planter encroachment shall be three feet. The planter encroachment shall be measured from the property line to the face of the curb to the wall surrounding the planter. A minimum six foot clear path shall be maintained between the face of the planter and the edge of any tree grate or other obstruction in the ROW.

- g. On-Street Parking – The Owner and/or Permittee shall maximize the on-street parking wherever feasible.
- h. Public Utilities – The Owner and/or Permittee shall be responsible for the connection of on-site sewer, water and storm drain systems from the development to the City utilities located in the ROW. Sewer, water, and roof drain laterals shall be connected to the appropriate utility mains within the street and beneath the sidewalk. The Owner and/or Permittee may use existing laterals if acceptable to the City, and if not, Owner and/or Permittee shall cut and plug existing laterals at such places and in the manner required by the City, and install new laterals. Private sewer laterals require an EMA.

If it is determined by the City Engineer or CivicSD that existing water and sewer services are not of adequate size to serve the proposed development, the Owner and/or Permittee will be required to abandon any unused water and sewer services and install new services and meters. Service abandonments require an engineering permit and must be shown on a public improvement plan. All proposed public water and sewer facilities, including services and meters, must be designed and constructed in accordance with established criteria in the most current edition of City's Water and Sewer Facility Design Guidelines and City regulations standards and practices pertaining thereto.

Proposed private underground sewer facilities located within a single lot shall be designed to meet the requirements of the California Uniform Plumbing Code and shall be reviewed as part of the Building Permit plan check. If and when the Owner and/or Permittee submits for a tentative map or tentative map waiver, the Water Department will require Covenants, Conditions, and Restrictions ("CC&Rs") to address the operation and maintenance of the private on-site water system serving the development. No structures or landscaping of any kind shall be installed within ten feet of water facilities.

All roof drainage and sump drainage, if any, shall be connected to the storm drain system in the public street, or if no system exists, to the street gutters through sidewalk underdrains. Such underdrains shall be approved through an Encroachment Removal Agreement with the City. The Owner and/or Permittee shall comply with the City's Storm Water Management and Discharge Control Ordinance and the storm water pollution prevention requirements of Chapter 14, Article 2, Division 1 and Chapter 14, Article 2, Division 2 of the SDMC.

- i. Franchise Public Utilities – The Owner and/or Permittee shall be responsible for the installation or relocation of franchise utility connections including, but not limited to, gas, electric, telephone and cable, to the development and all extensions of those utilities in public streets. Existing franchise utilities located above grade serving the property and in

Laurel Pacific Valero
CCDP/CDP/CCPDP/CUP No. 2016-30

the sidewalk ROW shall be removed and incorporated into the adjoining development. All franchise utilities shall be installed as identified in the Basic Concept Drawings. Any above grade devices shall be screened from view from the ROW.

- j. Fire Hydrants – If required through the construction permit review, the Owner and/or Permittee shall install fire hydrants at locations satisfactory to the City's Fire Department and DSD.
- k. Water Meters and Backflow Preventers – The Owner and/or Permittee shall locate all water meters and backflow preventers in locations satisfactory to the Public Utilities Department and CivicSD. Backflow preventers shall be located outside of the ROW adjacent to the development's water meters, either within the building, a recessed alcove area, or within a plaza or landscaping area. The devices shall be screened from view from the ROW. All items of improvement shall be performed in accordance with the technical specifications, standards, and practices of the City's Engineering, Public Utilities, and Building Inspection Departments and shall be subject to their review and approval. Improvements shall meet the requirements of Title 24.

Storm Water Compliance

- a. Prior to issuance of any construction permit, the Owner and/or Permittee shall enter into a Maintenance Agreement for the on-going permanent Best Management Practices (BMP) maintenance, satisfactory to the City Engineer.
- b. Prior to the issuance of any Construction Permit, the Owner and/or Permittee shall incorporate any construction BMP necessary to comply with Chapter 14, Article 2, Division 1 (Grading Regulations) of the SDMC, into the construction plans or specifications.
- c. Prior to issuance of any construction permits, the Owner and/or Permittee shall submit a Water Pollution Control Plan (WPCP). The WPCP shall be prepared in accordance with the guidelines in Part 2 Construction BMP Standards, Chapter 4 of the Storm Water Standards.
- d. Prior to the issuance of any construction permit, the Storm Water Quality Management Plan will be subject to final review and approval by the City Engineer.

10. Removal and/or Remedy of Soil and/or Water Contamination

- a. The Owner and/or Permittee shall (at its own cost and expense) remove and/or otherwise remedy as provided by law and implementing rules and regulations, and as required by appropriate governmental authorities, any contaminated or hazardous soil and/or water conditions on the Site. Such work may include without limitation the following:
 - i. Remove (and dispose of) and/or treat any contaminated soil and/or water on the site (and encountered during installation of improvements in the adjacent ROW which the

Laurel Pacific Valero
CCDP/CDP/CCPDP/CUP No. 2016-30

- Owner and/or Permittee is to install) as necessary to comply with applicable governmental standards and requirements.
- ii. Design construct all improvements on the site in a manner which will assure protection of occupants and all improvements from any contamination, whether in vapor or other form, and/or from the direct and indirect effects thereof.
 - iii. Prepare a site safety plan and submit it to the appropriate governmental agency, CivicSD, and other authorities for approval in connection with obtaining a building permit for the construction of improvements on the site. Such site safety plan shall assure workers and other visitors to the site of protection from any health and safety hazards during development and construction of the improvements. Such site safety plan shall include monitoring and appropriate protective action against vapors and/or the effect thereof.
 - iv. Obtain from the County of San Diego and/or California Regional Water Quality Control Board and/or any other authorities required by law any permits or other approvals required in connection with the removal and/or remedy of soil and/or water contamination, in connection with the development and construction on the site.
 - v. If required due to the presence of contamination, an impermeable membrane or other acceptable construction alternative shall be installed beneath the foundation of the building. Drawings and specifications for such vapor barrier system shall be submitted for review and approval by the appropriate governmental authorities.

GEOLOGIC AND GEOTECHNICAL CONDITIONS

- 11. Prior to the issuance of any construction permits (either grading or building permits), the Owner/Permittee shall submit a geotechnical investigation report or addendum geotechnical report that specifically addresses the proposed construction plans. The geotechnical investigation report or geotechnical addendum report shall be reviewed for adequacy by the Geology Section of Development Services.
- 12. The Owner/Permittee shall submit an interim as-graded geologic/geotechnical report that includes detail geologic mapping/logging of the building excavation and verification of the presence or absence of faulting and fault activity prior to building foundation inspection by the City. The interim as-graded geologic/geotechnical report shall be reviewed for adequacy by the Geology Section of Development Services.
- 13. The Owner/Permittee shall submit an as-graded geologic/geotechnical report prepared in accordance with the City's "Guidelines for Geotechnical Reports" following completion of the grading. The as-graded geotechnical report shall include formal detail geologic maps/logs of the building excavation. The as-graded geotechnical report shall be reviewed for adequacy by the Geology Section of Development Services prior to exoneration of the bond and grading permit close-out.

Laurel Pacific Valero
CCDP/CDP/CCPDP/CUP No. 2016-30

SUSTAINABILITY

14. Cool/green roofs must be utilized in the development including:

- a. Roofing materials with a minimum three-year aged solar reflection and thermal emittance or solar reflection index equal to or greater than the values specified in the voluntary measures under the California Green Building Standards Code must be implemented.

Compliance with this measure must be demonstrated prior to the issuance of the building permit.

15. The development must include, at a minimum, the following fixtures:

- a. Non-Residential Buildings: Plumbing fixtures and fittings that do not exceed the maximum flow rate specified in Table A5.303.2.3.1 (voluntary measures) of the California Green Building Standards Code.

Compliance with this measure must be demonstrated prior to the issuance of the building permit.

16. The development must be designed to have an energy budget that meets or exceeds a 10% improvement with both indoor lighting and mechanical systems when compared to the Title 24, Part 6 Energy Budget for the proposed design building as calculated by Compliance Software certified by the California Energy Commission (percent improvement over current code). The demand reduction may be provided through on-site renewable energy generation, such as solar, or by designing the project to have an energy budget that meets the above-mentioned performance standards, when compared to the Title 24, Part 6 Energy Budget for the Proposed Design Building (percent improvement over current code). Compliance with this measure must be demonstrated prior to the issuance of the building permit.

17. The development must contain more short- and long-term bicycle parking spaces than required in SDMC Chapter 14, Article 2, Division 5 at all times. Compliance with this measure must be demonstrated prior to the issuance of the building permit.

18. The development must provide a minimum of two designated parking spaces for any combination of low-emitting, fuel-efficient, and carpool/vanpool vehicles. Compliance with this measure must be demonstrated prior to the issuance of the building permit.

STANDARD REQUIREMENTS

19. Environmental Impact Mitigation Monitoring and Reporting Program

As required by CCPDO Section 156.0304(h), the development shall comply with all applicable Mitigation Monitoring and Reporting Program (MMRP) measures from the 2006 Final Environmental Impact Report (FEIR) for the DCP.

20. Development Impact Fees

Laurel Pacific Valero
CCDP/CDP/CCPDP/CUP No. 2016-30

The development will be subject to Centre City Development Impact Fees. The fee shall be determined in accordance with the fee schedule in effect at the time of building permit issuance. The Owner and/or Permittee shall provide to the City's Facilities Financing Department the following information at the time of application for building permit plan check: 1) total square footage for commercial lease spaces and all areas within the building dedicated to support those commercial spaces including, but not limited to: loading areas, service areas and corridors, utility rooms, and commercial parking areas; 2) applicable floor plans showing those areas outlined for verification; and, 3) the total number of residential units. In addition, it shall be responsibility of the Owner and/or Permittee to provide all necessary documentation for receiving any "credit" for existing buildings to be removed. Development Impact Fees shall be calculated in accordance with fee schedule in effect at the time of building permit issuance, and in accordance with the SDMC.

21. Construction Fence

Owner and/or Permittee shall install a construction fence pursuant to specifications of, and a permit from, the City Engineer. The fence shall be solid plywood with wood framing, painted a consistent color with the development's design, and shall contain a pedestrian passageway, signs, and lighting as required by the City Engineer. The fencing shall be maintained in good condition and free of graffiti at all times.

22. Development Identification Signs

Prior to commencement of construction on the site, the Owner and/or Permittee shall prepare and install, at its cost and expense, one sign on the barricade around the site which identifies the development. The sign shall be at least four feet by six feet and be visible to passing pedestrian and vehicular traffic. The signs shall at a minimum include:

- Color rendering of the development
- Development name
- Developer
- Completion Date
- For information call _____

Additional development signs may be provided around the perimeter of the site. All signs shall be limited to a maximum of 160 SF per street frontage. Graphics may also be painted on any barricades surrounding the site. All signs and graphics shall be submitted to the CivicSD for approval prior to installation.

23. 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.

Laurel Pacific Valero
CCDP/CDP/CCPDP/CUP No. 2016-30

24. 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.
25. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
26. 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.).
27. 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 and/or Permittee and any successor(s) in interest.
28. This development shall comply with the standards, policies, and requirements in effect at the time of approval of this development, including any successor(s) or new policies, financing mechanisms, phasing schedules, plans and ordinances adopted by the City.
29. No permit for construction, operation, or occupancy of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until this Permit is recorded in the Office of the San Diego County Recorder.
30. 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.
31. The Owner/Permittee shall defend, indemnify, and hold harmless CivicSD and the City (collectively referred to as "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.

Laurel Pacific Valero
CCDP/CDP/CCPDP/CUP No. 2016-30


32. 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 there.


This CCDP/CDP/CCPDP/CUP is granted by the CivicSD Board on April 26, 2017.

CIVIC SAN DIEGO:

PERMITTEE/OWNER:

 5/22/17

Steven Bossi Date
Associate Planner

 5-22-17

Khairi Mansour Date
Orams Enterprises, Inc.

**Note: Notary acknowledgment
must be attached per Civil Code
Section 1189 et seq**

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)

County of San Diego

On May 22, 2017 before me, Nicole Marie Pare, Notary Public
Date Here Insert Name and Title of the Officer

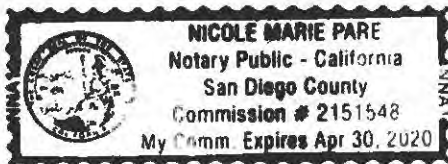
personally appeared Steven Bossi
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Nicole Marie Pare
Signature of Notary Public



Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____ Document Date: _____

Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____ Signer's Name: _____

Corporate Officer — Title(s): _____ Corporate Officer — Title(s): _____

Partner — ☐ Limited ☐ General

☒ Individual ☐ Attorney in Fact ☐ Individual ☐ Attorney in Fact

☒ Trustee ☐ Guardian or Conservator ☒ Trustee ☐ Guardian or Conservator

Other: _____

Signer Is Representing: _____ Signer Is Representing: _____

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

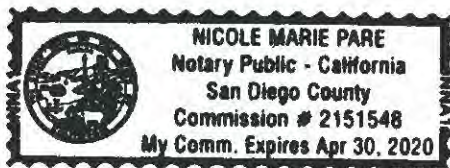
State of California)
County of San Diego)
On May 22, 2017 before me, Nicole Marie Pare, Notary Public
Date Here Insert Name and Title of the Officer
personally appeared Khairi Tobia Mansour
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) ~~is/are~~ subscribed to the within instrument and acknowledged to me that ~~he~~/she/they executed the same in ~~his~~/her/their authorized capacity(ies), and that by ~~his~~/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Nicole Marie Pore
Signature of Notary Public



Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____ Document Date: _____
Number of Pages: _____ Signer(s) Other Than Named Above: _____

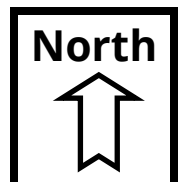
Capacity(ies) Claimed by Signer(s)

Signer's Name: _____
 Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
 Other: _____
 Signer Is Representing: _____



Off-site Alcohol Sales CUP Map

2499 Pacific Highway
 Project No. 1143268,
 Laurel Pacific Valero Alcohol Sales Amendment



Letter of Requests

Request for Addendum to Existing CUP – 2499 Pacific Highway, San Diego, CA 92101

Laurel Pacific Valero Alcohol Sales Amendment; Project No. 1143268

To Hearing Officer:

I am writing on behalf of Orams Enterprises Inc., operator of the convenience store located at 2499 Pacific Highway, San Diego, CA 92101, to request an addendum to our existing Conditional Use Permit (CUP). Our current CUP authorizes the sale of beer and wine in conformance with our California Department of Alcoholic Beverage Control (ABC) Type 20 (Off-Sale Beer and Wine) license.

We are currently in process with ABC for a Type 21 (Off-Sale General) license, which would allow the sale of liquor/distilled spirits at this location. In connection with that application:

- We have received Public Convenience or Necessity (PCN) approval from Vice at the San Diego Police Department, expressly supporting our Type 21 application under our requested conditions.
- We have the formal support of the Little Italy Association, which recognizes the value of our proposed conditions and our role in serving the neighborhood.
- We also have the support of the Downtown Community Planning Council, which has reviewed and supports our application with our currently proposed conditions.

In light of these approvals and endorsements, and in order to maintain consistency between our CUP and our pending Type 21 license, we are requesting an addendum to our CUP with the following conditions:

1. Allow the sale of liquor/distilled spirits (in addition to beer and wine).
2. Authorize off-sale alcohol hours from 8:00 a.m. to 12:00 a.m. (midnight).
3. Require that liquor be sold in container sizes of no less than 375 ml.
4. Allow exterior advertising to clearly indicate that alcohol/liquor is sold on-site.

Below is the rationale supporting each of these requested conditions and how they align with the character, needs, and welfare of the surrounding community.

1. Allowing the Sale of Liquor / Distilled Spirits

Our store serves a unique customer base due to its location at the edge of Little Italy, just off the airport corridor and in close proximity to downtown San Diego and multiple hotels. The vast majority of our customers are tourists and short-term visitors, along with a growing number of local residents in the new and planned apartment high-rises in the immediate vicinity.

Allowing the sale of liquor/distilled spirits is a logical and modest expansion of our existing beer and wine offerings and will:

- Provide a full-service, one-stop convenience option for visitors and residents who already rely on our store for everyday necessities.
- Reduce unnecessary vehicle trips to other, more distant liquor stores, which can help minimize traffic, emissions, and congestion in nearby residential streets.
- Create parity with surrounding competitors, many of whom are located on Port Tidelands and are not subject to City CUP conditions, giving them more flexible alcohol sales privileges than we currently have.

We remain fully committed to responsible sales practices, including staff training on ID verification and responsible service, security systems, and cooperation with law enforcement and community groups, as reflected in the PCN approval from SDPD Vice.

2. Extending Alcohol Sales Hours: 8:00 a.m. – 12:00 a.m.

Our current CUP limits alcohol sales beyond what is reasonable in the context of our location and customer needs. We are requesting to extend our alcohol sales hours to 8:00 a.m. – 12:00 a.m., which remains more conservative than some nearby operators, such as Harbor Market on the bayfront/downtown area, which, due to being on Port Tidelands, can sell alcohol from 6:00 a.m. to 2:00 a.m.

For our site specifically:

- The store is located in a highly travel-oriented corridor serving the San Diego International Airport. Many travelers arrive on early morning and late-night flights and frequently seek a convenient place to purchase beverages and basic items on their way to or from their hotel or short-term rental.
- Extending the hours from 8:00 a.m. to 12:00 a.m. (instead of 10:00 a.m. to 10:00 p.m.) better aligns with real-world travel patterns, making our store a more practical and predictable stop for visitors.
- The requested hours are still moderate and controlled, especially when compared to competitors on Port Tideland, and are not expected to create undue late-night nuisance activity.

We will continue to operate with robust security measures, including cameras, lighting, and responsible staffing levels, and we remain available to address any community concerns promptly.

3. Minimum Liquor Container Size of 375 ml

We are specifically requesting a CUP condition that liquor be sold in volumes no less than 375 ml. This standard is intentionally designed to balance tourist convenience with responsible alcohol sales:

- For tourists staying in nearby hotels or short-term rentals, 750 ml bottles are often unnecessarily large, cumbersome to carry, and difficult to store, particularly if they are only in town for a short stay.
- A 375 ml bottle offers a reasonable, more portable option that allows visitors to purchase an appropriate amount without excess waste or overconsumption.

Thus, this request actually serves as a built-in mitigating measure, enabling responsible sales while still meeting the practical needs of tourists and residents.

4. Exterior Advertising of Alcohol Sales

We are also requesting the ability to advertise on the exterior of the store that we sell alcohol. This request is intended to allow basic, clear signage, not excessive or flashy advertising:

- Many of our customers are passing by on Laurel Street or exiting the airport and may not realize that our store sells beer, wine, and (with approval) liquor.
- Discrete, well-designed signage indicating that alcoholic beverages are available will allow travelers to identify our store quickly, make a safe and efficient stop, and avoid unnecessary driving to locate another retailer.
- This supports the City's broader goals of reducing vehicle miles traveled and improving the efficiency and predictability of local commercial services for visitors and residents.

We remain fully willing to work with staff on reasonable standards for signage, including size, location, and design parameters, to ensure consistency with neighborhood character and City sign regulations.

Community Context & Competitive Fairness

Our store is located in the Little Italy community, which has become one of San Diego's most popular tourist destinations and a rapidly growing mixed-use urban neighborhood. With the continued development of new apartment towers and hospitality projects, there is a clear and growing demand for convenient, walkable retail options that serve both visitors and residents.

In this context:

- Our store provides essential convenience goods within walking distance for many residents and hotel guests, helping foster a vibrant, pedestrian-friendly environment.
- Several nearby competitors on Port Tideland currently operate with far more flexible alcohol sales conditions than we are requesting. Our proposed conditions are modest by comparison and are designed to ensure we can compete fairly while still operating responsibly under City oversight.
- The support from SDPD Vice (via the PCN approval), the Little Italy Association, and the Downtown Community Planning Council indicates that key stakeholders recognize the appropriateness of our request and the adequacy of our operational safeguards.

We believe that the requested CUP addendum will not adversely affect public health, safety, or welfare. Instead, it will:

- Better align our CUP with existing community needs and land use patterns;
 - Recognize and formalize the support of law enforcement and community organizations;
 - Provide a reasonably regulated, responsible retail option in a high-tourism, mixed-use area; and
 - Ensure competitive fairness relative to other nearby alcohol retailers not subject to the same CUP constraints.
-

Conclusion

For these reasons, we respectfully request approval of an addendum to our existing CUP for 2499 Pacific Highway to:

1. Allow the sale of liquor/distilled spirits (Type 21 off-sale);
2. Extend alcohol sales hours to 8:00 a.m. – 12:00 a.m.;
3. Establish a minimum liquor container size of 375 ml; and
4. Permit exterior signage indicating alcohol sales, subject to applicable City regulations.

We appreciate your consideration of this request and remain committed to being a responsible, cooperative, and engaged business member of the Little Italy and downtown communities. We are happy to provide any additional information, data, or supporting documentation (including copies of the PCN approval and support letters) that may assist in your review.

Thank you for your time and attention.

Sincerely,

Khairi Mansour
President
Orams Enterprises Inc.



THE CITY OF SAN DIEGO

M E M O R A N D U M

DATE: January 5, 2026

TO: Environmental/Project File
Development Services Department

FROM: Courtney Holowach, Senior Planner

SUBJECT: 2499 Pacific Highway (PRJ-143268)
California Environmental Quality Act – Section 15162 Evaluation

The Development Services Department (DSD) has completed a California Environmental Quality Act (CEQA) Section 15162 – Subsequent Environmental Impact Reports and Negative Declarations consistency evaluation for the proposed 2499 Pacific Highway. See 14 C.C.R. §15162.

This evaluation was performed to determine if conditions specified in CEQA Guidelines Sections 15162 would require preparation of additional CEQA review for the proposed Laurel Pacific Valero Alcohol Sales Conditional Use Permit Amendment. As outlined in the evaluation, DSD has determined that the proposed project would be consistent with the Final Environmental Impact Report (FEIR) for the Downtown Community Plan, Centre City Planned District Ordinance (CCPDO), 10th Amendment to the Centre City Redevelopment Plan (State Clearinghouse (SCH) No. 2003041001) and subsequent addenda to the FEIR, and the Final Supplemental Environmental Impact Report (SEIR) for the Downtown San Diego Mobility Plan; and would not result in new impacts or increase in severity of previously identified significant effects.

BACKGROUND

The Final Environmental Impact Report (FEIR) for the Downtown Community Plan, Centre City Planned District Ordinance (CCPDO), and 10th Amendment to the Centre City Redevelopment Plan (State Clearinghouse (SCH) No. 2003041001) was certified by the former Redevelopment Agency (Former Agency) and the Council of the City of San Diego (City Council) on March 14, 2006 (Resolutions R-04001 and R-301265, respectively); and subsequent addenda to the FEIR certified by the Former Agency on August 3, 2007 (Former Agency Resolution R- 04193), April 21, 2010 (Former Agency Resolutions R-04508 and R-04510), August 3, 2010 (Former Agency Resolution R-04544) and certified by City Council on February 12, 2014 (Resolution R-308724) and July 14, 2014 (Resolution R309115), and November 17, 2020 (Resolution R-313302); and the Final Supplemental

Environmental Impact Report (SEIR) for the Downtown San Diego Mobility Plan (SCH No. 2014121002) certified by the City Council on July 6, 2016 (Resolution R-310561).

PROJECT DESCRIPTION

Conditional Use Permit to amend a previously approved Conditional Use Permit for the Laurel Pacific Valero gas station, in order to allow the off-site alcohol sales of distilled spirits. The site is located at 2499 Pacific Highway, at the southeast corner of West Laurel Street and Pacific Highway, in the Little Italy neighborhood of the Downtown Community Plan area, within the Mixed Commercial land use district of the Centre City Planned District, in the non-appealable area of the Coastal Overlay Zone, within the Transit Priority Area Overlay, and in Council District 3.

CEQA 15162 CONSISTENCY EVALUATION

DSD reviewed the project and conducted a review pursuant to CEQA Guidelines Section 15162 to determine consistency with the previously certified original Final Environmental Impact Report (FEIR) for the Downtown Community Plan, Centre City Planned District Ordinance (CCPDO), 10th Amendment to the Centre City Redevelopment Plan (State Clearinghouse (SCH) No. 2003041001) and subsequent addenda to the FEIR, and the Final Supplemental Environmental Impact Report (SEIR) for the Downtown San Diego Mobility Plan; and would not result in new impacts or increase in severity of previously identified significant effects. The project does not propose any development at this time and future development anticipated would be consistent with the underlying zoning and land use requirements. As such, the project was considered in the scope of the FEIR, and would result in no change in environmental impacts relative to those assessed in the FEIR and subsequent addenda. In addition, the project does not constitute a change in circumstances that would result in changes in environmental impacts as the overrule would not result in new significant environmental effects or a substantial increase in the severity of previously identified significant effects. In addition, there is no new information of substantial importance that was not known at the time of the FEIR approval. As previously noted, there is no change in impact or impact severity relative to that identified in the FEIR and subsequent addenda, and no new or different mitigation that would substantially reduce one or more significant effects that the applicant has declined to adopt.

CONCLUSION

Overall, implementation of the proposed would not result in any significant direct, indirect or cumulative impacts over and above those disclosed in the previously certified Environmental Impact Report.

Section 15162 of the CEQA Guidelines states:

When an EIR has been certified or a negative declaration adopted for a project, no subsequent EIR shall be prepared for that project unless the lead agency determines, on the basis of substantial evidence in the light of the whole record, one or more of the following:

- (1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
- (2) Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or
- (3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any of the following:
 - (A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration;
 - (B) Significant effects previously examined will be substantially more severe than shown in the previous EIR;
 - (C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or
 - (D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

Based upon a review of the current project, none of the situations described in Sections 15162 of the State CEQA Guidelines apply. No changes in circumstances have occurred, and no new information of substantial importance has manifested, which would result in new significant or substantially increased adverse impacts because of the project. This evaluation, therefore, supports the use of the previously certified Environmental Impact Report, under CEQA Guidelines Section 15162, in that both environmental documents adequately covers the proposed project.

Courtney Holowach
Senior Planner

CH/ch

cc: Johnwilly Aglupos, Development Project Manager, Development Services Department

Attachments: Appendix A - FEIR Mitigation Monitoring and Reporting Program for the Downtown
Community Plan, Revised 2016

Page 3	City of San Diego · Information Bulletin 620		August 2018
	City of San Diego Development Services 1222 First Ave., MS-302 San Diego, CA 92101		Community Planning Committee Distribution Form
Project Name: Laurel Pacific Valero Alcohol Sales Amendment		Project Number: 1143268	
Community: Downtown			
<p>For project scope and contact information (project manager and applicant), log into OpenDSD at https://aca.accela.com/SANDIEGO.</p> <p>Select "Search for Project Status" and input the Project Number to access project information.</p>			
<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: October 15, 2025
# of Members Yes 7	# of Members No 0	# of Members Abstain 0	
Conditions or Recommendations:			
<input type="checkbox"/> No Action (Please specify, e.g., Need further information, Split vote, Lack of quorum, etc.)			
NAME: bRENDAN bARGMANN			
TITLE: cHAIR		DATE: October 17, 2025	

Visit our web site at www.sandiego.gov/development-services.

Upon request, this information is available in alternative formats for persons with disabilities.

DS-5620 (08-18) ONLINE FORM

SAN DIEGO POLICE DEPARTMENT CONDITIONAL USE PERMIT RECOMMENDATION

PREMISE ADDRESS: 2499 Pacific Highway, San Diego, CA 92101

TYPE OF BUSINESS: Gas Station/Market

FEDERAL CENSUS TRACT: 58.02

NUMBER OF ALCOHOL LICENSES ALLOWED: 1

NUMBER OF ALCOHOL LICENSES EXISTING: 3 (Over)

CRIME RATE IN THIS CENSUS TRACT: 219.7%
(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 58.02. The reported crime rate for 2024 within Census Tract 58.02 was 219.7% and the alcohol crime rate was 123.8%.

The San Diego Police Department agrees with the issuance of a CUP for the Off-Sale of alcohol, Type 21 alcohol license, at this location.

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 sale of alcoholic beverages shall be permitted only between the hours of 6AM to Midnight each day of the week.
2. Beer, malt beverage products, or wine cooler products, regardless of container size, must be sold in manufacturer pre-packaged multi-unit quantities. No singles.
3. No wine or distilled spirits shall be sold in containers of less than 375 milliliters. The sale of manufacturer pre-packaged multi-unit quantities with a total package volume of 375 milliliters or more is not a violation of this condition.
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.

1825 MIT

6. Employees responsible for alcohol sales are trained in ABC regulations (LEAD/RBS), 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 M'Curry

Name of SDPD Vice Sergeant (Print)

619-531-2973

Telephone Number

Brian M'Curry

Signature of SDPD Vice Sergeant

12-9-25

Date of Review

https://geomap.ffiec.gov/ffiecgeomap/

FFIEC

Year: 2025 Address: 2499 Pacific Hwy, San Diego, CA, 92101, USA



Reset

Print

Matched Address	
Address	2499 Pacific Hwy, San Diego, California, 92101
MSA/MD Code	41740
State Code	06
County Code	073
Tract Code	0058.02
MSA/MD Name	SAN DIEGO-CHULA VISTA-CARLSBAD, CA
State Name	CALIFORNIA
County Name	SAN DIEGO COUNTY

Census Demographic Data

☐ User Select Tract

Census Demographic Data




ABC Report - SDPD

Agency: SAN DIEGO

Group by: Census Tract

Prior Report Number: B98S328R

Total Part 1 Crime and Part 2 Arrest for Agency: 54,633

Total Census Tract: 381

Average Total per Census Tract: 143.4

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

	Census Tract	Totals	% Average by Census Tract
121	005802	315	219.7%*
122	005900	157	109.5%
123	006000	197	137.4%*
124	006100	107	74.6%
125	006200	22	15.3%
126	006300	-13	-9.1%
127	006500	1,785	1,244.8%*
128	006600	193	134.6%*
129	006801	107	74.6%
130	006802	503	350.8%*
131	006900	100	69.7%
132	007002	38	26.5%
133	007100	67	46.7%
134	007200	84	58.6%
135	007302	28	19.5%
136	007303	31	21.6%
137	007304	84	58.6%
138	007401	68	47.4%
139	007402	91	63.5%
140	007501	429	299.2%*
141	007502	494	344.5%*
142	007601	634	442.1%*
143	007602	216	150.6%*
144	007701	132	92.1%
145	007702	92	64.2%
146	007800	279	194.6%*
147	007905	279	194.6%*
148	007907	128	89.3%
149	007908	100	69.7%
150	007910	681	474.9%*

San Diego Police Department
Alcohol Arrests & Cites - By Census Tract
 (Excluding Unknown Tracts)
 January to December 2024

2020 Census Tract	Alcohol Violations	Tract Total as % of Average Tract
003404	8	61.90%
003501	9	69.64%
003502	13	100.59%
003601	16	123.80%
003602	9	69.64%
003603	2	15.48%
003800	10	77.38%
003901	11	85.11%
003902	28	216.65%
004000	16	123.80%
004101	21	162.49%
004102	23	177.97%
004200	3	23.21%
004300	4	30.95%
004400	4	30.95%
004501	19	147.01%
004600	21	162.49%
004700	41	317.24%
004800	45	348.19%
004900	15	116.06%
005000	11	85.11%
005101	45	348.19%
005102	30	232.13%
005103	25	193.44%
005201	57	441.04%
005202	23	177.97%
005301	924	7149.55%
005302	77	595.80%
005401	255	1973.09%
005402	5	38.69%
005403	16	123.80%
005500	3	23.21%
005601	22	170.23%
005602	29	224.39%
005700	9	69.64%
005801	13	100.59%
005802	16	123.80%
005900	3	23.21%
006000	9	69.64%
006100	5	38.69%
006200	1	7.74%
006300	1	7.74%

DEPARTMENT OF ALCOHOLIC BEVERAGE CONTROL

NUMBER OF LICENSES AUTHORIZED

BY CENSUS TRACT

*Census Tract**OFF 5a/1*

ALAMEDA	1641869	710	1611	4001.00	3038	4	1
SAN DIEGO	3291101	705	1569	39.02	4673	6	2
SAN DIEGO	3291101	705	1569	40.00	4521	6	2
SAN DIEGO	3291101	705	1569	41.01	3986	5	2
SAN DIEGO	3291101	705	1569	41.02	1899	2	1
SAN DIEGO	3291101	705	1569	42.00	5818	8	3
SAN DIEGO	3291101	705	1569	43.00	3660	5	2
SAN DIEGO	3291101	705	1569	44.00	3750	5	2
SAN DIEGO	3291101	705	1569	45.01	2612	3	1
SAN DIEGO	3291101	705	1569	46.00	1912	2	1
SAN DIEGO	3291101	705	1569	47.00	1493	2	0
SAN DIEGO	3291101	705	1569	48.00	3384	4	2
SAN DIEGO	3291101	705	1569	49.00	4978	7	3
SAN DIEGO	3291101	705	1569	50.00	2312	3	1
SAN DIEGO	3291101	705	1569	51.01	3199	4	2
SAN DIEGO	3291101	705	1569	51.02	4428	6	2
SAN DIEGO	3291101	705	1569	51.03	4242	6	2
SAN DIEGO	3291101	705	1569	52.01	3562	5	2
SAN DIEGO	3291101	705	1569	52.02	4270	6	2
SAN DIEGO	3291101	705	1569	53.01	2975	4	1
SAN DIEGO	3291101	705	1569	53.02	4328	6	2
SAN DIEGO	3291101	705	1569	54.01	1723	2	1
SAN DIEGO	3291101	705	1569	54.02	4126	5	2
SAN DIEGO	3291101	705	1569	54.03	3705	5	2
SAN DIEGO	3291101	705	1569	55.00	390	0	0
SAN DIEGO	3291101	705	1569	56.01	2728	3	1
SAN DIEGO	3291101	705	1569	56.02	2365	3	1
SAN DIEGO	3291101	705	1569	57.00	1416	2	0
SAN DIEGO	3291101	705	1569	58.01	1959	2	1
SAN DIEGO	3291101	705	1569	58.02	2535	3	1
SAN DIEGO	3291101	705	1569	59.00	2959	4	1
SAN DIEGO	3291101	705	1569	60.00	4381	6	2
SAN DIEGO	3291101	705	1569	61.00	2274	3	1
SAN DIEGO	3291101	705	1569	62.00	109	0	0
SAN DIEGO	3291101	705	1569	63.00	2183	3	1
SAN DIEGO	3291101	705	1569	65.00	3338	4	2
SAN DIEGO	3291101	705	1569	66.00	1845	2	1
SAN DIEGO	3291101	705	1569	68.01	2739	3	1
SAN DIEGO	3291101	705	1569	68.02	5704	8	3
SAN DIEGO	3291101	705	1569	69.00	5427	7	3
SAN DIEGO	3291101	705	1569	70.02	3155	4	2
SAN DIEGO	3291101	705	1569	71.00	4646	6	2
SAN DIEGO	3291101	705	1569	72.00	5589	7	3
SAN DIEGO	3291101	705	1569	73.02	2193	3	1
SAN DIEGO	3291101	705	1569	73.03	1744	2	1
SAN DIEGO	3291101	705	1569	73.04	3303	4	2
SAN DIEGO	3291101	705	1569	74.01	3197	4	2
SAN DIEGO	3291101	705	1569	74.02	3631	5	2
SAN DIEGO	3291101	705	1569	75.01	3993	5	2
SAN DIEGO	3291101	705	1569	75.02	3150	4	2
SAN DIEGO	3291101	705	1569	76.01	2419	3	1
SAN DIEGO	3291101	705	1569	76.02	1876	2	1
SAN DIEGO	3291101	705	1569	77.01	3682	5	2
SAN DIEGO	3291101	705	1569	77.02	3837	5	2



CALIFORNIA DEPARTMENT OF

Alcoholic Beverage Control

Search

[Having trouble viewing the report?](#)**Results for:** Active Off-Sale Retail License**County:** SAN DIEGO County**Census Tract:** 58.02**Report Date:** Monday, December 08, 2025**Search***Results will be filtered as you type*

0 Results

License Number: 412831

Status:	ACTIVE	20
License Type:	07/06/2004	06/30/2026
Orig. Iss. Date:	7 ELEVEN INC	
Expir. Date:	1670 KETTNER BLVD,	
Primary Owner:	SAN DIEGO, CA 92101	
Premises Addr.:	Census Tract: 0058.02	
Business Name:	7 ELEVEN 33458	3710
Geo Code:		

License Number: 425265

Status:	SUREND	21
License Type:	08/24/2005	06/30/2026
Orig. Iss. Date:	THRIFTY PAYLESS, INC.	
Expir. Date:	1411 KETTNER BLVD,	
Primary Owner:	SAN DIEGO, CA 92101	
Premises Addr.:	Census Tract: 0058.02	
Business Name:	RITE AID 6466	3710
Geo Code:		

License Number: 612150

ATTACHMENT 10

Status:	ACTIVE	20
License Type:	05/27/2021	04/30/2026
Orig. Iss. Date:	ORAMS ENTERPRISES, INC.	
Expir. Date:	2499 PACIFIC HIGHWAY,	
Primary Owner:	SAN DIEGO, CA 92101-1748	
Premises Addr.:	Census Tract: 0058.02	
Business Name:	LAUREL PACIFIC FOOD MART	
Geo Code:	3710	

License Number: 505560

Status:	ACTIVE	20
License Type:	05/20/2011	04/30/2026
Orig. Iss. Date:	CORP QUATTRO INC	
Expir. Date:	1605 INDIA ST,	
Primary Owner:	SAN DIEGO, CA 92101-2515	
Premises Addr.:	Census Tract: 0058.02	
Business Name:	MARKET BY BUON APPETITO THE	
Geo Code:	3710	

[Main](#)
[Events](#)
[Units](#)
[Messages](#)
[Lineups](#)
[Inquiry](#)
[Configure](#)

Event Search Results (1440 Returned)

New Event Search >

Show 100 Entries

Date Range Show

Page 10 of 15 pages

Go to page

Events From 01/01/25 - 12/09/25

Agency	DGroup	Date/Time	Event	Type	Primary Unit	Location	Status	Priority	Beat
SDPD	P5	10/10/25 10:15:19	E25100013848	SELENF	4257J1	2440 CALIFORNIA ST SD	Closed - Assigned	3	527
SDPD	P5	06/28/25 11:55:31	E25060040184	SELENF	NPD62J	2450 NORTH HARBOR DR SD: ALIAS 2450 N HARBOR DR	Closed - Assigned	3	527
SDPD	P5	02/25/25 10:18:42	E25020035192	SELENF	4223J1	2458 CALIFORNIA ST SD	Closed - Assigned	3	527
SDPD	P5	08/15/25 10:15:28	E25080021682	114ST	526K1	2460 CALIFORNIA ST SD	Closed - Assigned	0	527
SDPD	P5	10/16/25 13:27:27	E25100022975	SELENF		2480 CALIFORNIA ST SD	Closed - Assigned	3	527
SDPD	P5	01/16/25 09:57:29	E25010021859	SELENF	4252J1	2482 CALIFORNIA ST SD	Closed - Assigned	3	527
SDPD	P5	03/18/25 16:30:47	E25030025363	SELENF	NPD71Z	2484 CALIFORNIA ST SD	Closed - Assigned	3	527
SDPD	P5	08/25/25 15:41:18	E25080036886	SELENF	4291Y2	2484 CALIFORNIA ST SD	Closed - Assigned	3	527
SDPD	P5	08/22/25 09:34:27	E25080031933	SELENF	4241K1	2486 CALIFORNIA ST SD	Closed - Assigned	3	527
SDPD	P5	01/15/25 18:05:07	E25010021031	415		2499 PACIFIC HWY SD	Closed - Assigned	2	527
SDPD	P5	01/28/25 16:12:08	E25010039365	415		2499 PACIFIC HWY SD	Closed - Assigned	2	527
SDPD	P5	02/09/25 03:14:43	E25020011839	CW	527K3	2499 PACIFIC HWY SD	Closed - Assigned	1	527
SDPD	P5	02/13/25 23:59:28	E25020018538	1183	521K3	2499 PACIFIC HWY SD	Closed - Assigned	0	527
SDPD	P5	03/07/25 04:14:35	E25030008643	242	529J3	2499 PACIFIC HWY SD	Closed - Assigned	1	527
SDPD	P5	03/18/25 01:07:22	E25030024338	242		2499 PACIFIC HWY SD	Closed - Assigned	1	527
SDPD	P5	03/21/25 15:18:11	E25030029838	SELENF	NPD66Y	2499 PACIFIC HWY SD	Closed - Assigned	3	527
SDPD	P5	05/06/25 23:42:54	E25050008827	415	526J1	2499 PACIFIC HWY SD	Closed - Assigned	2	527
SDPD	P5	05/07/25 05:40:51	E25050009008	FD	526J1	2499 PACIFIC HWY SD	Closed - Assigned	2	527
SDPD	P5	05/10/25 12:17:53	E25050013982	417	526J1	2499 PACIFIC HWY SD	Closed - Assigned	1	527
SDPD	P5	06/23/25 13:03:43	E25060032982	CC	529K1	2499 PACIFIC HWY SD	Closed - Assigned	3	527
SDPD	P5	07/19/25 13:17:52	E25070028306	242	527U2	2499 PACIFIC HWY SD	Closed - Assigned	1	527
SDPD	P5	08/13/25 06:50:10	E25080018327	415	527J1	2499 PACIFIC HWY SD	Closed - Assigned	2	527
SDPD	P5	09/08/25 05:40:50	E25090010470	AU23152	MEMO05	2499 PACIFIC HWY SD	Closed - Assigned	2	527
SDPD	P5	09/10/25 23:51:15	E25090014679	415		2499 PACIFIC HWY SD	Closed - Assigned	2	527
SDPD	P5	09/27/25 09:17:56	E25090039056	415	527J1	2499 PACIFIC HWY SD	Closed - Assigned	2	527

ATTACHMENT 10

Agency	DGroup	Date/Time	Event	Type	Primary Unit	Location	Status	Priority	Beat
SDPD	P5	09/30/25 17:14:16	E25090044051	415DV	521Z2	2499 PACIFIC HWY SD	Closed - Assigned	1	527
SDPD	P5	10/17/25 16:58:32	E25100024785	SELENF	NPD65Y	2499 PACIFIC HWY SD	Closed - Assigned	3	527
SDPD	P5	10/19/25 12:25:01	E25100027219	242	529J1	2499 PACIFIC HWY SD	Closed - Assigned	1	527
SDPD	P5	10/19/25 13:11:07	E25100027271	SELENF	NPD62J	2499 PACIFIC HWY SD	Closed - Assigned	3	527
SDPD	P5	10/20/25 18:32:23	E25100029068	594	514J3	2499 PACIFIC HWY SD	Closed - Assigned	2	527
SDPD	P5	11/05/25 03:18:01	E25110006064	415	527G1	2499 PACIFIC HWY SD	Closed - Assigned	2	527
SDPD	P5	11/08/25 07:48:12	E25110010829	11-8	518J1	2499 PACIFIC HWY SD	Closed - Assigned	0	527
SDPD	P5	11/19/25 13:42:29	E25110026172	415		2499 PACIFIC HWY SD	Closed - Assigned	2	527
SDPD	P5	02/22/25 03:38:09	E25020030601	261R	526K3	250 PROSPECT PL: @SHARP CORONADO	Closed - Assigned	2	527
SDPD	P5	09/03/25 10:25:22	E25090003562	T		2500 NORTH HARBOR DR SD	Closed - Assigned	2	527
SDPD	P5	06/21/25 20:35:43	E25060030798	1183		2701 NORTH HARBOR DR SD	Closed - Assigned	0	527
SDPD	M0	05/21/25 09:18:10	E25050029888	1185	3296P	3605 PACIFIC HWY SD	Closed - Assigned	3	527
SDPD	P5	06/15/25 21:47:58	E25060021949	T	528J3	700 W ASH ST W SD	Closed - Assigned	2	527
SDPD	P5	10/07/25 22:17:16	E25100010167	911	527K3	700 W ASH ST W SD	Closed - Assigned	1	527
SDPD	P5	01/14/25 08:54:03	E25010018798	586		700 W BEECH ST W SD	Closed - Assigned	2	527
SDPD	P5	10/03/25 11:11:30	E25100003505	10851		700 W BEECH ST W SD	Closed - Assigned	1	527
SDPD	P5	04/15/25 09:19:17	E25040020708	FD	514J1	700 W CEDAR ST W SD	Closed - Assigned	2	527
SDPD	P5	08/31/25 07:28:18	E25080045771	1186	4320PT1	700 W CEDAR ST W SD	Closed - Assigned	3	527
SDPD	P5	03/08/25 22:51:24	E25030011472	20002	526J3	700 W DATE ST W SD	Closed - Assigned	1	527
SDPD	P5	07/26/25 04:32:42	E25070037967	1186	3208PS	700 W DATE ST W SD	Closed - Assigned	3	527
SDPD	P5	05/24/25 00:31:57	E25050033911	314		701 W BEECH ST W SD	Closed - Assigned	2	527
SDPD	P5	05/29/25 09:52:07	E25050041811	487R	529J1	701 W BEECH ST W SD	Closed - Assigned	3	527
SDPD	P5	06/17/25 11:33:21	E25060024237	415		701 W BEECH ST W SD	Closed - Assigned	2	527
SDPD	P5	06/24/25 02:29:53	E25060033769	5150V	527K3	701 W BEECH ST W SD	Closed - Assigned	1	527
SDPD	P5	09/05/25 10:08:31	E25090006548	417	526J1	701 W BEECH ST W SD	Closed - Assigned	1	527
SDPD	E5	10/31/25 21:43:45	E25100045482	415		701 W BEECH ST W SD	Closed - Assigned	2	527
SDPD	P5	11/04/25 02:41:50	E25110004547	415V	522J3	701 W BEECH ST W SD	Closed - Assigned	1	527
SDPD	P5	11/08/25 09:33:54	E25110010955	594	NPD63K	701 W BEECH ST W SD	Closed - Assigned	2	527
SDPD	P5	10/24/25 20:54:26	E25100035252	415	525J3	701 W BEECH ST W SD: 1205	Closed - Assigned	2	527
SDPD	P5	08/17/25 20:03:29	E25080025420	415DV	522K3	701 W BEECH ST W SD: APT 1604	Closed - Assigned	1	527
SDPD	P5	10/09/25 07:33:20	E25100012025	ANIMAL	527J1	701 W BEECH ST W SD: APT 407	Closed - Assigned	1	527
SDPD	P5	05/17/25 09:59:58	E25050024075	242R	527X1	701 W BEECH ST W SD: APT 807	Closed - Assigned	3	527
SDPD	P5	05/15/25 14:01:06	E25050021319	242R	527Y2	701 W BEECH ST W SD: UNIT 807	Closed - Assigned	3	527





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

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

Project Title: _____ **Project No. For City Use Only:** _____

Project Address: _____

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

☐ Corporation ☐ Limited Liability -or- ☐ General – What State? _____ Corporate Identification No. _____
☐ 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: _____ ☐ Owner ☐ Tenant/Lessee ☐ Successor Agency

Street Address: _____

City: _____ State: _____ Zip: _____

Phone No.: _____ Fax No.: _____ Email: _____

Signature: KHAIRI T. MAJ/COUR Date: _____

Additional pages Attached: ☐ Yes ☐ No

Applicant

Name of Individual: _____ ☐ Owner ☐ Tenant/Lessee ☐ Successor Agency

Street Address: _____

City: _____ State: _____ Zip: _____

Phone No.: _____ Fax No.: _____ Email: _____

Signature: KHAIRI T. MAJ/COUR Date: _____

Additional pages Attached: ☐ Yes ☐ No

Other Financially Interested Persons

Name of Individual: _____ ☐ Owner ☐ Tenant/Lessee ☐ Successor Agency

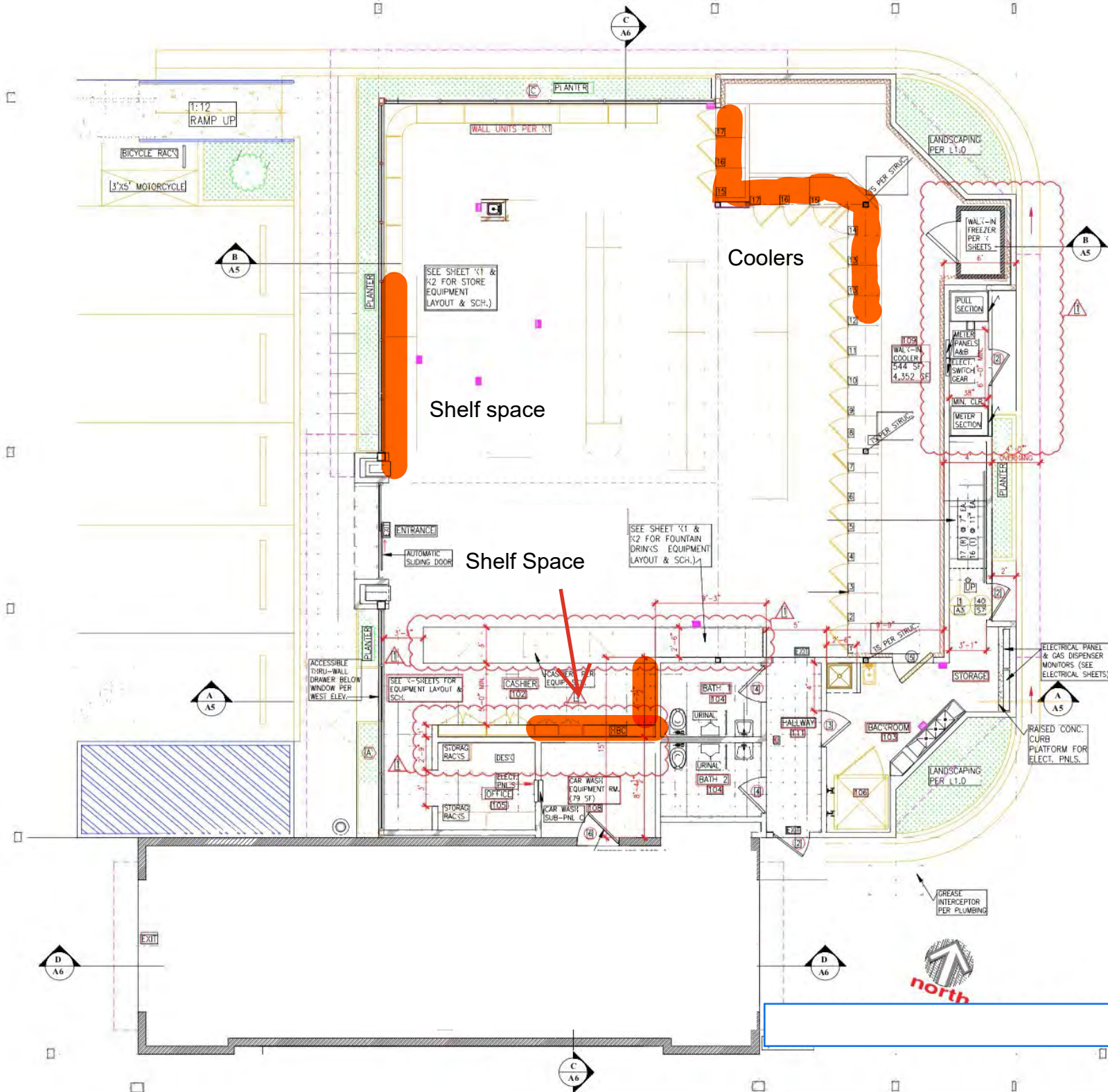
Street Address: _____

City: _____ State: _____ Zip: _____

Phone No.: _____ Fax No.: _____ Email: _____

Signature: _____ Date: _____

Additional pages Attached: ☐ Yes ☐ No



****Ignore Construction**

Sell alcohol in highlighted portions.

20 cooler doors: 10 alcohol

Retail floor area: 2200 SF

Alcohol area: 40 SF

Percent of floor space: 2%

Compliant with 4E of existing CUP: "No more than 20% of the stores retail floor area and no more than 50% of the stores refrigeration cases shall be devoted to the display of alcoholic beverages."