



THE CITY OF SAN DIEGO

## Report to the Hearing Officer

DATE ISSUED: March 4, 2026 REPORT NO. HO-26-012  
HEARING DATE: March 11, 2026  
SUBJECT: 13985 Torrey Del Mar Drive, Process Three Decision  
PROJECT NUMBER: [PRJ-1131871](#)  
OWNER/APPLICANT: Napa Street Terroir Investors, L.L.C.

### SUMMARY

Issue(s): Should the Hearing Officer approve a Conditional Use Permit to allow the owner to obtain a license to allow the sale of beer, wine, and distilled spirits at an existing alcoholic beverage outlet, currently licensed to sell beer and wine with an existing CUP, located at 13985 Torrey Del Mar Drive within the Torrey Highlands Subarea Plan?

### Proposed Actions:

1. APPROVE Conditional Use Permit No. PMT-3361540.

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

Code Enforcement Impact: None. There are no pending code enforcement actions for this site.

Housing Impact Statement: None. There are no residential dwelling units on-site.

Community Planning Group Recommendation: On November 05, 2025, the Rancho Peñasquitos Planning Board (acting as the representative planning group for the Torrey Highlands Subarea Plan) voted 10-1-1 to recommend approval of the proposed project without conditions (Attachment 7).

Environmental Impact: This project was determined to be categorically exempt from CEQA pursuant to CEQA State Guidelines, Section 15061(b)(3), Common Sense Exemption, and 15301, Existing Facilities. This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on November 21, 2025, and the opportunity to appeal that determination ended on December 8, 2025 (Attachment 6).

## BACKGROUND

The 4.88-acre project site is located within the Torrey Highlands Subarea Plan area and is designated Commercial—Neighborhood (the Torrey Highlands Subarea Plan for North City Future Urbanizing Area Subarea IV (Subarea Plan)), Figure 4-3). This designation is intended to accommodate neighborhood-serving commercial uses that provide goods and services to the surrounding residential community.

The site is zoned Commercial—Neighborhood (CN-1-2), which permits small-scale commercial development. The site is situated within a neighborhood commercial planning area intended to serve the surrounding residential neighborhoods. Surrounding development consists primarily of neighborhood-serving commercial uses, with nearby residential development that is physically separated from the site.

## DISCUSSION

### Project Description:

The project is a request for a Conditional Use Permit (CUP) required by the San Diego Municipal Code in conjunction with the continued operation of an existing convenience store and gas station located at 13985 Torrey Del Mar Drive. The CUP would provide the local land use authorization necessary for the owner to seek a State-issued Alcoholic Beverage Control (ABC) Type 21 License, while the site currently operates with a State-issued Type 20 License (off-sale beer and wine). No physical expansion of the building or site improvements is proposed as part of this request.

Alcoholic beverage outlets are permitted in the Commercial—Neighborhood (CN-1-2) Zone as a Limited Use, subject to the Limited Use Regulations provided in San Diego Municipal Code ([SDMC Section 141.0502\(b\)](#)). Alcoholic beverage outlets are not permitted in any of the following locations:

- Within a census tract, or within 600 feet of a census tract, where the general crime rate exceeds the citywide average by more than 20 percent;
- Within a census tract, or within 600 feet of a census tract, where the ratio of alcohol beverage outlets exceeds the standards established by California Business and Professional Code section 23958.4;
- Within 600 feet of a public or private accredited school; a public park, playground, or recreational area; a church; hospital; or a San Diego County Welfare District Office;
- Within 100 feet of a residentially zoned property; and
- In an adopted Redevelopment Project Area.

The project site is approximately 60 feet north of residentially zoned property. In addition, the site is located within 600 feet of a park, a school, and a religious assembly. Proposed alcoholic beverage outlets that do not comply with the Limited Use Regulations may be permitted with a Conditional Use Permit decided in accordance with Process Three, subject to the regulations in San Diego Municipal Code [Section 141.0502\(c\)](#), including a recommendation from the San Diego Police Department (SDPD).

Based on SDPD review, SDPD recommends approval of the project with conditions, including, but not limited to, limiting the hours of alcoholic beverage sales; requiring functional video surveillance; removal of litter and graffiti; and mandatory staff training regarding sales to underage or intoxicated persons. These conditions are intended to minimize potential impacts associated with off-sale alcohol uses and ensure compatibility with surrounding development.

#### Community Plan Analysis:

The project site is located within the Torrey Highlands Subarea Plan area and is designated Commercial-Neighborhood (Subarea Plan, Figure 4-3). The project is also located in the Northern Neighborhood, which is in the northwest portion of the Torrey Highlands planning area and is bordered by La Zanja Canyon to the north, McGonigle Canyon to the south, and an SDG&E power line and easement to the west. Due to its relatively remote location and orientation to Carmel Valley Road, the Subarea Plan provides for a small, approximately 1.5-acre Neighborhood Commercial site intended to serve the surrounding residential area. The plan anticipates uses such as a gas station, convenience store, boutiques, specialty retail, small business or professional offices, and small cafes and restaurants.

The existing convenience store and gas station use remains consistent with the purpose and intent of the Commercial-Neighborhood designation and would not conflict with the Torrey Highlands Subarea Plan.

#### Conclusion:

City staff has reviewed the proposed project and determined that the project, with the conditions recommended by SDPD, would conform to all applicable regulations of the San Diego Municipal Code and would be consistent with the Torrey Highlands Subarea Plan . Draft findings and conditions to support approval of the Conditional Use Permit to upgrade the existing Type 20 ABC License to a Type 21 ABC License are presented to the Hearing Officer for consideration.

#### ALTERNATIVES

1. Approve Conditional Use Permit No. PMT- 3361540, with modifications.
2. Deny Conditional Use Permit No. PMT- 3361540, the findings required to approve the The project cannot be affirmed.

Respectfully submitted,

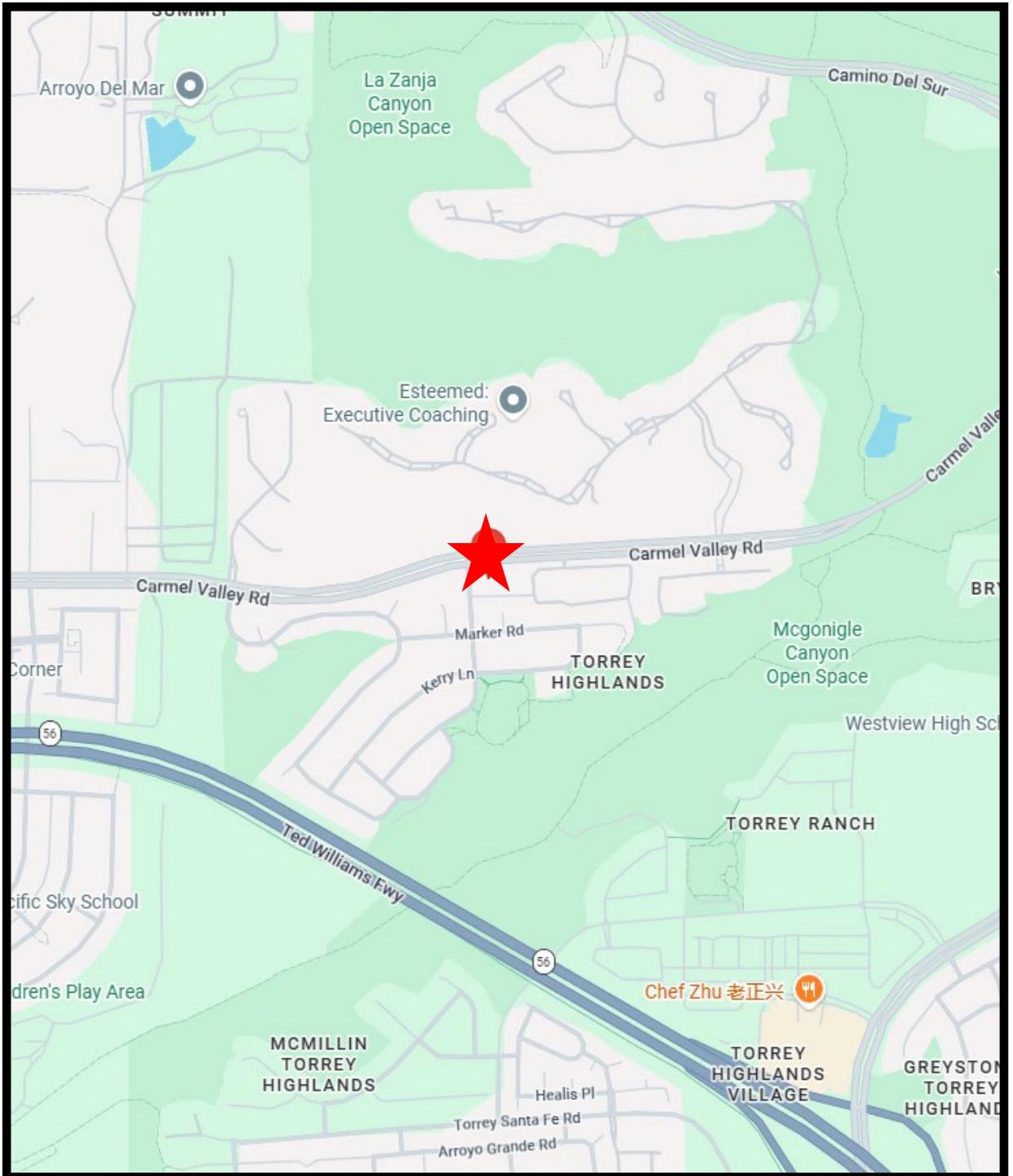


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May Rollin  
Development Project Manager  
Development Services Department

Attachments:

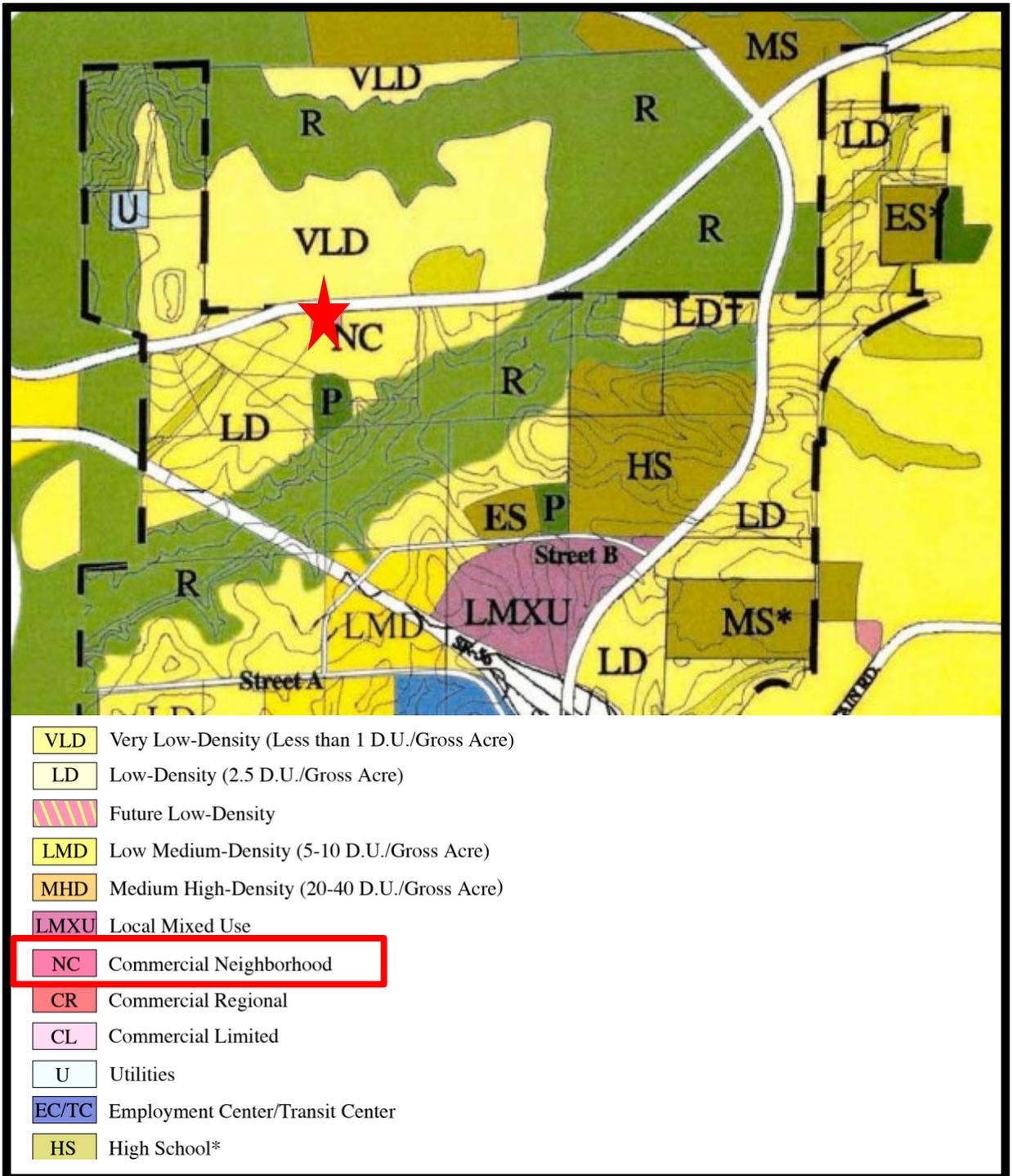
1. Project Location Map
2. Aerial Photograph
3. Land Use Map
4. Draft Resolution
5. Draft Permit
6. Environmental Determination
7. Community Planning Group Recommendation
8. Ownership Disclosure Statement
9. Police Department Recommendation
10. Project Plans

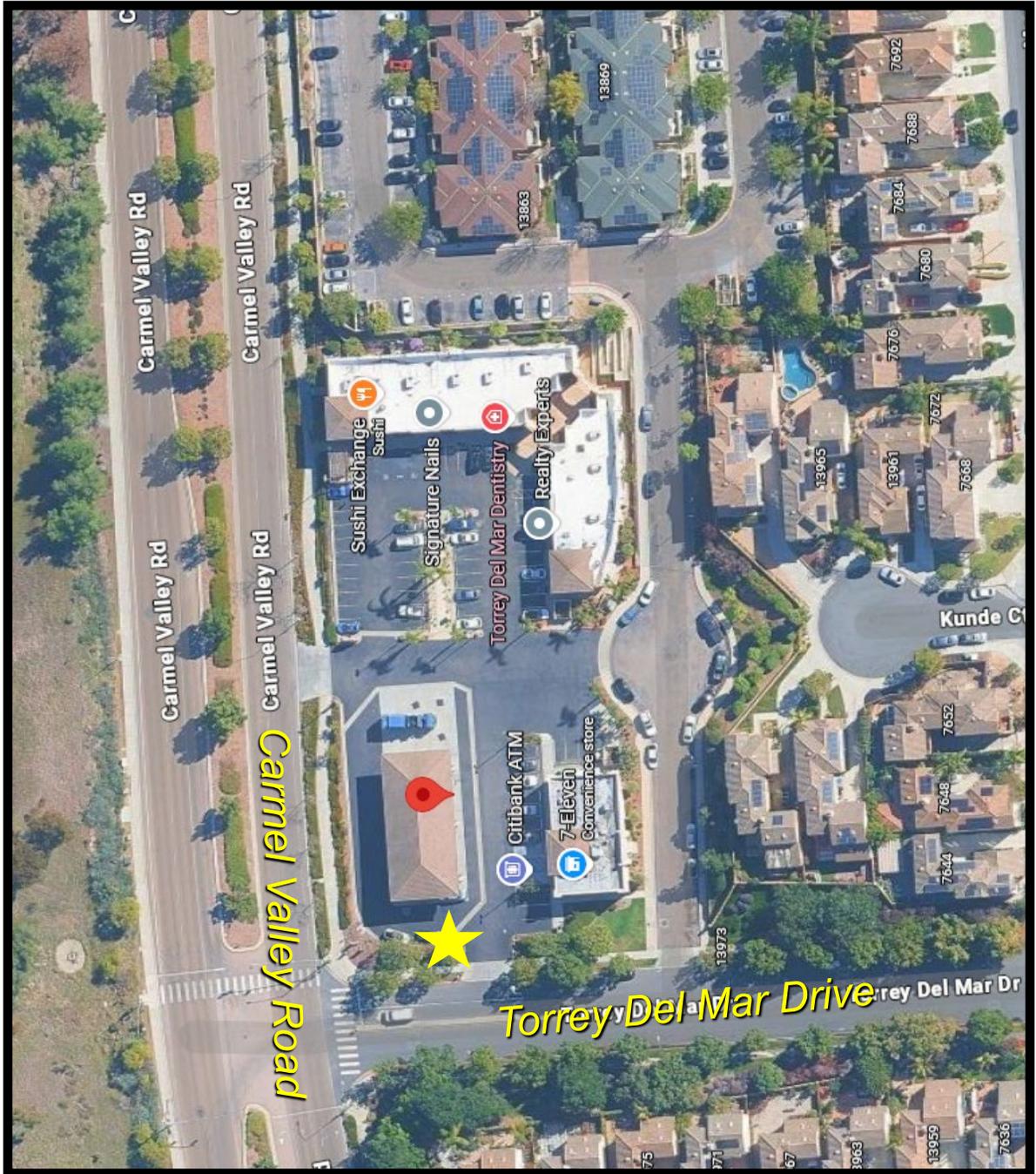


## Project Location

13985 Torrey Del Mar Drive  
Project No. PRJ-1131871

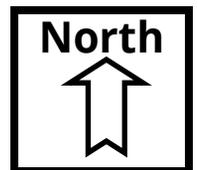






## Aerial Photo

13985 Torrey Del Mar Drive  
Project No. PRJ-1131871



HEARING OFFICER  
RESOLUTION NO. \_\_\_\_\_  
CONDITIONAL USE PERMIT NO. PMT-3361540  
**13985 TORREY DEL MAR DRIVE – PROJECT NO. PRJ-1131871**

RECITALS

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

A. Napa Street Terroir Investors, L.L.C., a California limited liability company, Owner/ Permittee, submitted an application to the City of San Diego for a Conditional Use Permit to upgrade from a Type 20 ABC License (off-sale, beer and wine) to a Type 21 ABC License (off-sale, beer, wine and distilled spirits) at an existing 7-Eleven store and gas station, located at 13985 Torrey Del Mar Drive (as described in and by reference to the approved Exhibits “A” and corresponding conditions of approval), for the 13985 Torrey Del Mar Drive project.

B. The 4.88-acre site is located at 13985 Torrey Del Mar Drive in the Commercial— Neighborhood (CN-1-2) Zone, ALUCP Airport Influence Area (MCAS Miramar - Review Area 2), Airport Land Use Compatibility Overlay Zone (MCAS Miramar), and Very High Fire Hazard Severity Zone within the Torrey Highlands Subarea Plan. The project site is legally described as: THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF SAN DIEGO, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1:  
  
LOTS 324 OF TORREY DEL MAR, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE MAP THEREOF NO. 13978, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID SAN DIEGO COUNTY ON JUNE 8, 2000.

PARCEL 2:  
  
A PERPETUAL NON-EXCLUSIVE IRREVOCABLE EASEMENT WITH A RIGHT OF ENTRY TO USE THE COMMON AREA FOR PEDESTRIAN AND VEHICULAR TRAVEL, INGRESS AND EGRESS, ACCESS TO

PUBLIC RIGHT OF WAY AND PARKING, OVER LOTS 323, 324, AND 325 OF TORREY DEL MAR, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 13978, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID SAN DIEGO COUNTY ON JUNE 8, 2000, AS MORE PARTICULARLY DESCRIBED IN THAT CERTAIN DOCUMENT ENTITLED RECIPROCAL EASEMENT AND ACCESS AGREEMENT RECORDED.

C. On November 21, 2025, the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000 et seq.) under CEQA Guideline Section CEQA State Guidelines Section 15061(b)(3), Common Sense Exemption, and 15301, Existing Facilities, and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520;

D. On March 11, 2026, the Hearing Officer of the City of San Diego considered Conditional Use Permit No. PMT-3361540 pursuant to the Land Development Code of the City of San Diego.

ACTION ITEMS

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

1. The Hearing adopts the following findings with respect to Conditional Use Permit No. PMT-3361540:

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

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

The project proposes a Conditional Use Permit to allow for a Type 21 ABC License (off-sale, beer, wine, and distilled spirits), where there is an existing Type 20 ABC License (off-sale, beer and wine) at an existing convenience store and gas station

located at 13985 Torrey Del Mar Drive. The 4.88-acre site is located at 13985 Torrey Del Mar Drive in the Commercial—Neighborhood (CN-1-2) Zone, ALUCP Airport Influence Area (MCAS Miramar - Review Area 2), Airport Land Use Compatibility Overlay Zone (MCAS Miramar), and Very High Fire Hazard Severity Zone within the Torrey Highlands Subarea Plan.

The site is within a small commercial center, with residential development immediately to the west, south, and east. The project offers neighborhood-serving retail consistent with the land use designation. One of the objectives of the Commercial Element of the Subarea Plan is to “ensure the availability of adequate commercial facilities within the community core to meet the needs of the existing and projected residential population.” ([Subarea Plan , p. 16](#)) The proposed upgrade of the ABC License will continue to provide commercial services to the neighborhood, ensuring the availability of retail facilities consistent with the Community Plan.

The proposed use is consistent with the Commercial—Neighborhood land use designation of the Torrey Highlands Subarea Plan for North City Future Urbanizing Area Subarea IV (Subarea Plan), which is intended to accommodate neighborhood-serving retail and commercial uses. The sale of alcoholic beverages for off-site consumption is considered a commercial retail use under the San Diego Municipal Code (SDMC) and may be permitted with approval of a Conditional Use Permit. The site has historically operated as a convenience store with an existing ABC license, and the proposed upgrade to a Type 21 license would continue to provide neighborhood-serving retail services in a manner consistent with the purpose and intent of the land use designation.

The proposed Conditional Use Permit to upgrade the existing Type 20 Alcoholic Beverage Control license to a Type 21 (off-sale beer, wine, and distilled spirits) supports the intent of Subarea Section 4.3.1 by enhancing the range of goods available within an existing convenience store and gas station located in the CN-1-2 zone. The project does not introduce a new use, expand the building footprint, or intensify the commercial development on the 4.88-acre site. Rather, it allows the continued operation and economic sustainability of an established neighborhood-serving business. By expanding product offerings within an existing commercial center, the project supports the Subarea Plan’s goal of providing convenient access to daily goods and services for surrounding residents.

Subarea Plan Section 5.6.2 promotes the long-term vitality, economic stability, and community character of established commercial areas. This section emphasizes maintaining development that is compatible with surrounding uses and reinforces the intended character of neighborhood commercial centers. The proposed license upgrade is consistent with Section 5.6.2 because it maintains the existing convenience store use without physical expansion or operational changes that would alter the character of the site. The project continues to function as a neighborhood-serving retail establishment within a designated Commercial—Neighborhood area and remains compatible with surrounding commercial and residential development.

As no changes to site design, building massing, or intensity of land use are proposed, the project preserves the established character of the commercial center while supporting its continued economic viability. ss

Therefore, the proposed development will not adversely affect the applicable land use plan.

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

The proposed upgrade from a Type 20 ABC License to a Type 21 ABC License requires a Conditional Use Permit because the project does not meet the Limited Use Regulations of SDMC Section 141.0502(b), including proximity to residentially zoned properties. The project site is located within the CN-1-2 Zone and is in proximity to residential zones, thereby necessitating a CUP Process Three review. The Conditional Use Permit also addresses compliance with proximity limitations, as the site is approximately 60 feet north of residentially zoned property and is located within 600 feet of park, school, and religious assembly uses. No deviations are requested, and no new development, construction, or expansion of the existing building is proposed.

The San Diego Police Department (SDPD) reviews crime statistics and operational characteristics for the census tract in which the Alcoholic Beverage Outlet CUPs are located. The project is located in Census Tract 83.67. For this project, SDPD recommends approval with operational conditions designed to reduce potential impacts associated with alcohol sales, including, but not limited to, limiting the hours of alcohol sales; maintaining functional video surveillance; ensuring removal of litter and graffiti; and requiring staff training related to sales to minors and intoxicated persons. These conditions have been incorporated into the CUP.

In accordance with SDMC Section 141.0502(c), the proposed upgrade from a Type 20 to a Type 21 ABC License will not adversely affect public health, safety, or welfare due to several safeguards and operational requirements. The site will continue to maintain adequate lighting, clear visibility into the interior, and appropriate signage limitations to discourage loitering and enhance public safety. Graffiti and litter will be removed promptly, and no pool tables, video games, or public telephones are permitted. Parking areas must remain safe and operable. Additionally, the San Diego Police Department recommends operational conditions such as limiting hours of alcohol sales and maintaining functional video surveillance, which, together with site design and maintenance measures, help reduce potential crime and disturbances and ensure the surrounding environment remains secure and orderly.

Compliance with state and local alcohol regulations, including licensing by the California Department of Alcoholic Beverage Control and staff training on preventing sales to minors and intoxicated persons, further protects public health and ensures responsible operations. Together, these measures demonstrate that the proposed Alcoholic Beverage Outlet will not be detrimental to public health, safety, or welfare.

Furthermore, the project is subject to all applicable federal, state, and local regulations governing the sale of alcoholic beverages, including licensing and enforcement by the California Department of Alcoholic Beverage Control. Compliance with these requirements, in conjunction with the conditions imposed through the CUP and SDPD review, ensures that the proposed development will not be detrimental to public health, safety, or welfare.

**III. The proposed development will comply with the regulations of the Land Development Code including any allowable deviations pursuant to the Land Development Code.**

The Conditional Use Permit addresses compliance with proximity limitations, as the site is approximately 60 feet north of residentially zoned property and near schools and religious assembly uses, ensuring that the project meets [SDMC Section 141.0502\(c\)](#) requirements. No deviations from these standards are proposed.

Operationally, the site will continue to provide safe, orderly commercial activity through adherence to parking, lighting, and visibility standards, which promote consistency with the Land Development Code. The proposed use complies with the Conditional Use Permit regulations of San Diego Municipal Code Section 141.0502(c). The project does not include new construction, building expansion, or exterior site modifications and will maintain the existing legally established commercial development and site conditions. The request is limited to an operational change within an existing tenant space and will not result in physical impacts to surrounding properties or the public right-of-way. The project will continue to comply with all applicable development regulations of the Land Development Code. Therefore, approval of a Conditional Use Permit is the appropriate discretionary action to authorize the proposed use.

Based on the above, the proposed development will comply with all applicable regulations of the Land Development Code, including any allowable deviations, and the CUP is the appropriate mechanism to authorize the project.

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

The project site is located within the Commercial-Neighborhood (CN-1-2) Zone and is designated Commercial-Neighborhood by the Torrey Highlands Subarea Plan. As identified in Figure 4-3 (Northern Neighborhood), this area is intended to include approximately 1.5 acres of Neighborhood Commercial uses designed to serve the surrounding residential community due to its relatively remote location and orientation to Carmel Valley Road. The plan anticipates neighborhood-serving uses such as a gas station, convenience store, specialty retail, small business or professional offices, and small cafes and restaurants. The existing 7-Eleven convenience store and gas station is consistent with this intended function. Off-sale alcoholic beverage sales are permitted in the CN-1-2 Zone with approval of a Conditional Use Permit; therefore, the proposed upgrade from a Type 20 to a Type 21 ABC license remains consistent with the land use designation and zoning regulations. The site has historically operated with an ABC license serving

neighborhood retail needs, and the proposed license upgrade does not alter the established commercial use or expand the physical footprint of the development. While the site is located near residential uses and schools, the Conditional Use Permit review and associated operational conditions ensure that the use will not result in adverse impacts to the surrounding community. Accordingly, the proposed project is consistent with the purpose and intent of the Commercial-Neighborhood designation.

The San Diego Municipal Code (SDMC) permits the sale of alcoholic beverages as a limited use within the Torrey Highlands Community Plan area. However, projects located within 600 feet of an accredited school, public park, playground, recreational area, church, hospital, or County Welfare office, or within 100 feet of a residentially zoned property, do not comply with the standard limited use regulations and therefore require approval of a Conditional Use Permit.

The project site is approximately 60 feet north of residentially (RM-3-7) zoned property, and within proximity to schools and religious assembly uses. Therefore, in accordance with [SDMC Section 141.0502\(c\)](#), a CUP Process Three is required to authorize the proposed upgrade from a Type 20 to a Type 21 ABC License. No deviations from development regulations are being requested, and no additional construction or expansion of the existing building is proposed.

Based on the above analysis, the proposed use satisfies the applicable Conditional Use Permit finding by demonstrating consistency with the Land Development Code and the absence of physical expansion or site modification. The request is limited to an operational change within an existing, legally established commercial space and will not adversely affect surrounding properties or the public right-of-way. Accordingly, approval of a Conditional Use Permit is the appropriate discretionary action to authorize the proposed use.

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, Conditional Use Permit NO. PMT-3361540 is granted by the Hearing Officer to the referenced Owner/Permittee, in the form, exhibits, terms, and conditions as set forth in Conditional Use Permit NO. PMT-3361540, a copy of which is attached to and made a part of this Resolution by this reference.

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May Rollin  
Development Project Manager  
Development Services

Adopted on: March 11, 2026

IO#: 24009755

DRAFT

**RECORDING REQUESTED BY**  
CITY OF SAN DIEGO  
DEVELOPMENT SERVICES  
PERMIT INTAKE, MAIL STATION  
501

**WHEN RECORDED MAIL TO**  
**PROJECT MANAGEMENT**  
**PERMIT CLERK**  
**MAIL STATION 501**

INTERNAL ORDER NUMBER: 24010255

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**CONDITIONAL USE PERMIT NO. PMT-3361540**  
**13985 TORREY DEL MAR DRIVE - PROJECT NO. PRJ-1131871**  
HEARING OFFICER

This Conditional Use Permit No. PMT-3361540 is granted by the Hearing Officer of the City of San Diego to Napa Street Terroir Investors, L.L.C., a California limited liability company, Owner/ Permittee, pursuant to San Diego Municipal Code [SDMC] section 126.0305. The 4.88-acre site is located at 13985 Torrey Del Mar Drive in the Commercial—Neighborhood (CN-1-2) Zone, ALUCP Airport Influence Area (MCAS Miramar - Review Area 2), Airport Land Use Compatibility Overlay Zone (MCAS Miramar), and Very High Fire Hazard Severity Zone within the Torrey Highlands Subarea Plan. The project site is legally described as: THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF SAN DIEGO, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1:

LOTS 324 OF TORREY DEL MAR, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE MAP THEREOF NO. 13978, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID SAN DIEGO COUNTY ON JUNE 8, 2000.

PARCEL 2:

A PERPETUAL NON-EXCLUSIVE IRREVOCABLE EASEMENT WITH A RIGHT OF ENTRY TO USE THE COMMON AREA FOR PEDESTRIAN AND VEHICULAR TRAVEL, INGRESS AND EGRESS, ACCESS TO PUBLIC RIGHT OF WAY AND PARKING, OVER LOTS 323, 324, AND 325 OF TORREY DEL MAR, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 13978, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID SAN DIEGO COUNTY ON JUNE 8, 2000, AS MORE PARTICULARLY DESCRIBED IN THAT CERTAIN DOCUMENT ENTITLED RECIPROCAL EASEMENT AND ACCESS AGREEMENT RECORDED.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner to operate an alcoholic beverage outlet conditioned upon the issuance of a license from the State Department of Alcoholic Beverage Control and subject to the City's land use regulations described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated March 11, 2026, on file in the Development Services Department.

The project shall include:

- a. Conditional Use Permit to upgrade from a Type 20 ABC License (off-sale, beer and wine) to a Type 21 ABC License (off-sale, beer, wine and distilled spirits) at an existing convenience store and gas station; operate an alcoholic beverage outlet conditioned upon the issuance of a license from the State Department of Alcoholic Beverage Control.
- b. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality Act [CEQA] and the CEQA Guidelines, the City Engineer's requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the SDMC.

**STANDARD REQUIREMENTS:**

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36-month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by March 25, 2029.
2. This Conditional Use Permit [CUP] and corresponding use of this site shall expire on March 25, 2036. The Owner/Permittee may request that the expiration date be extended in accordance with SDMC section 141.0502(c)(7).
3. The utilization of this CUP is contingent upon the approval of a license to sell alcohol at this location by the California Department of Alcoholic Beverage Control [ABC]. The issuance of this CUP does not guarantee that the ABC will grant an alcoholic beverage license for this location.
4. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
  - a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and
  - b. The Permit is recorded in the Office of the San Diego County Recorder.
5. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.
6. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.

7. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.

8. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).

9. The Owner/Permittee shall secure all necessary building permits. The Owner/Permittee is informed that to secure these permits, substantial building modifications and site improvements may be required to comply with applicable building, fire, mechanical, and plumbing codes, and State and Federal disability access laws.

10. Construction plans shall be in substantial conformity to Exhibit "A." Changes, modifications, or alterations to the construction plans are prohibited unless appropriate application(s) or amendment(s) to this Permit have been granted.

11. All of the conditions contained in this Permit have been considered and were determined necessary to make the findings required for approval of this Permit. The Permit holder is required to comply with each and every condition in order to maintain the entitlements that are granted by this Permit.

If any condition of this Permit, on a legal challenge by the Owner/Permittee of this Permit, is found or held by a court of competent jurisdiction to be invalid, unenforceable, or unreasonable, this Permit shall be void. However, in such an event, the Owner/Permittee shall have the right, by paying applicable processing fees, to bring a request for a new permit without the "invalid" condition(s) back to the discretionary body which approved the Permit for a determination by that body as to whether all of the findings necessary for the issuance of the proposed permit can still be made in the absence of the "invalid" condition(s). Such hearing shall be a hearing de novo, and the discretionary body shall have the absolute right to approve, disapprove, or modify the proposed permit and the condition(s) contained therein.

12. The Owner/Permittee shall defend, indemnify, and hold harmless the City, its agents, officers, and employees from any and all claims, actions, proceedings, damages, judgments, or costs, including attorney's fees, against the City or its agents, officers, or employees, relating to the issuance of this permit including, but not limited to, any action to attack, set aside, void, challenge, or annul this development approval and any environmental document or decision. The City will promptly notify Owner/Permittee of any claim, action, or proceeding and, if the City should fail to cooperate fully in the defense, the Owner/Permittee shall not thereafter be responsible to defend, indemnify, and hold harmless the City or its agents, officers, and employees. The City may elect to conduct its own defense, participate in its own defense, or obtain independent legal counsel in defense of any claim related to this indemnification. In the event of such election, Owner/Permittee shall pay all of the costs related thereto, including without limitation reasonable attorney's fees and costs. In the event of a disagreement between the City and Owner/Permittee regarding litigation issues, the City shall have the authority to control the litigation and make litigation related decisions,

including, but not limited to, settlement or other disposition of the matter. However, the Owner/Permittee shall not be required to pay or perform any settlement unless such settlement is approved by Owner/Permittee.

**PLANNING/DESIGN REQUIREMENTS:**

13. The automobile, motorcycle and bicycle parking spaces must be constructed in accordance with the requirements of the SDMC. All on-site parking stalls and aisle widths shall be in compliance with requirements of the City's Land Development Code and shall not be converted and/or utilized for any other purpose, unless otherwise authorized in writing authorized by the appropriate City decision maker in accordance with the SDMC.
14. Owner/Permittee shall post a copy of the Conditional Use Permit conditions in the licensed premises in a place where they may be readily viewed by any member of the general public or any member of a government agency.
15. All private outdoor lighting shall be shaded and adjusted to fall on the same premises where such lights are located and in accordance with the applicable regulations in the SDMC.
16. Pool or billiard tables, foosball or pinball games, arcade style video and electronic games, or coin-operated amusement devices are not permitted on the premises.
17. Exterior public pay phones that permit incoming calls are not permitted on the premises, adjacent public sidewalks, or areas under the control of the Owner/Permittee.
18. The Owner/Permittee shall provide illumination, at a minimum level of 0.4-foot candles per square foot, on the exterior of the alcoholic beverage outlet, including adjacent public sidewalks and areas under the control of the Owner/Permittee. The illumination shall be in operation during all hours of darkness while the outlet is open for business so that persons standing on or near the premises at night are identifiable by law enforcement personnel. The required illumination shall be shielded and directed so that it does not shine on adjacent properties.
19. A maximum of 33 percent of the square footage of the windows and doors of the premises may bear advertising or signs of any sort, except for any advertising prohibited by law. All advertising and signs shall be placed and maintained in a manner that ensures that law enforcement personnel have a clear and unobstructed view of the interior of the outlet.
20. The sign area pertaining to or referencing alcoholic sales or beverages shall not exceed 630 square inches.
21. The Owner/Permittee of the alcoholic beverage outlet shall post a prominent, permanent sign or signs stating, "No loitering, consumption of alcoholic beverages, or open alcoholic beverage containers are allowed inside the premises, in the parking area, or on the public sidewalks adjacent to the premises, violators are subject to arrest." The sign shall be at least two square feet with two-inch block lettering. The sign shall be in English and Spanish.

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

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

24. The Owner/Permittee shall maintain the premises, adjacent public sidewalks, and areas under the control of the Owner/Permittee, free of litter and graffiti at all times. The Owner/Permittee shall provide for the daily removal of trash, litter, and debris. The Owner/Permittee shall eliminate graffiti within 48 hours of application.

**POLICE DEPARTMENT REQUIREMENTS:**

25. The sales of alcoholic beverage shall be permitted between the hours of 6 a.m. to midnight each day of the week.

26. 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.

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

28. 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.

**INFORMATION ONLY:**

- The issuance of this discretionary permit alone does not allow the immediate commencement or continued operation of the proposed use on site. Any operation allowed by this discretionary permit may only begin or recommence after all conditions listed on this permit are fully completed and all required ministerial permits have been issued and received final inspection.
- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of this Permit, may protest the imposition within ninety days of the approval of this development permit by filing a written protest with the City Clerk pursuant to California Government Code-section 66020.
- This development may be subject to impact fees at the time of construction permit issuance.

APPROVED by the Hearing Officer of the City of San Diego on March 11, 2026, and Resolution No. HO-xxxx.

Permit Type/PTS Approval No.: PMT-3361540

Date of Approval: March 11, 2026

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

\_\_\_\_\_  
May Rollin  
Development Project Manager

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

\_\_\_\_\_  
**The undersigned Owner/Permittee**, by execution hereof, agrees to each and every condition of this Permit and promises to perform each and every obligation of Owner/Permittee hereunder.

Napa Street Terroir Investors, L.L.C.  
Owner/Permittee

By \_\_\_\_\_  
Stephen Wolff  
Owner/Permittee

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

## NOTICE OF EXEMPTION

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

**From:** City of San Diego  
Development Services Department  
7650 Mission Valley Road, MS DSD-1A  
San Diego, CA 92108

Office of Land Use and Climate Innovation  
1400 Tenth Street, Room 121  
Sacramento, CA 95814

**Project Title / Number:** 13985 Torrey / PRJ-1131871

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

**Project Location-Specific:** 13985 Torrey Del Mar, San Diego, CA 92130

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

**Description of nature and purpose of the Project:** Conditional Use Permit (CUP) Amendment to upgrade from a Type 20 Alcohol Beverage Control (ABC) License (off-sale, beer and wine) to a Type 21 ABC License (off-site beer, wine and distilled spirits) at an existing convenience store and gas station. The 4.88-acre site is located at 13985 Torrey Del Mar, within the CN-1-2 Commercial Base Zone within the Torrey Highlands Community Plan area and Council District 1.

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

**Name of Person or Agency Carrying Out Project:** Dana Epley, 7-ELEVEN, Inc. 426 Culver Boulevard, Playa Del Rey, CA 90293 (972) 828-7084

**Exempt Status:** (Check one)

- Ministerial (Sec. 21080(b)(1); 15268)
- Declared Emergency (Sec. 21080(b)(3); 15269(a))
- Emergency Project (Sec. 21080(b)(4); 15269 (b)(c))
- Categorical Exemption: Categorically exempt from CEQA pursuant to CEQA State Guidelines, Section 15301 (Existing Facilities).
- Other: Common Sense Exemption Section 15061(b)(3)[

**Reasons why project is exempt:** The project meets the criteria set forth in CEQA Section 15061(b)(3) (Common Sense Exemption), which states that CEQA only applies to projects that have the potential to cause a significant effect on the environment. The project proposes an amendment to the CUP to upgrade from a Type 20 ABC License to a Type 21 ABC License, which would include the sale of distilled spirits. There would be no physical impacts to the project site as the project is not proposing any development or grading. The project would also qualify for categorical exemption from CEQA pursuant to Section 15301, Existing Facilities. Section 15301, which allows for the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing facilities (public or private), involving negligible or no expansion of use beyond that existing at the time of the determination. The project would continue to operate as a convenience store. There would be no

expansion of use. The exceptions listed in CEQA Section 15300.2 would not apply in that no cumulative impacts were identified; no significant effect on the environment was identified; the project is not adjacent to a scenic highway; and lastly, the project was not identified on a list of hazardous waste sites pursuant to Section 65962.5 of the Government Code.

**If filed by applicant:**

- 1. Attach certified document of exemption finding.
- 2. Has a notice of exemption been filed by the public agency approving the project?  Yes  No

It is hereby certified that the City of San Diego has determined the above activity to be exempt from the California Environmental Quality Act.

**Analyst:** Kelli Rasmus / (619) 557-7990

**Filed by:**

May Rollin / (619) 446-5432

Name/Phone Number

\_\_\_\_\_  
Signature

Development Project Manager

Title

\_\_\_\_\_  
Date

**Check One:**

- Signed by Lead Agency
- Signed by Applicant

Date Received for Filing with County Clerk or LCI:

	<b>City of San Diego Development Services</b> 1222 First Ave., MS-302 San Diego, CA 92101		<b>Community Planning Committee Distribution Form</b>	
	Project Name: 13985 Torrey Del Mar		Project Number: PRJ-1131871	
Community: Torrey Highlands				
For project scope and contact information (project manager and applicant), log into OpenDSD at <a href="https://aca.accela.com/SANDIEGO">https://aca.accela.com/SANDIEGO</a> .  Select "Search for Project Status" and input the Project Number to access project information.				
<input checked="" type="checkbox"/> 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: November 05, 2025	
# of Members Yes 10	# of Members No 1	# of Members Abstain 1		
Conditions or Recommendations: No Conditions or changes.				
<input type="checkbox"/> No Action (Please specify, e.g., Need further information, Split vote, Lack of quorum, etc.)				
NAME: Brian Reschke				
TITLE: Chair			DATE: November 19, 2025	

Visit our web site at [www.sandiego.gov/development-services](http://www.sandiego.gov/development-services).

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

DS-5620 (08-18) ONLINE FORM

FORM

DS-318

July 2024

## Ownership Disclosure Statement

**Permit/Approval Type:** Check the appropriate box for permit/approval and type(s) requested (See [Project Submittal Manual](#)):

- Development Permit:** A Conditional Use Permit application to change from an existing Type 20 ABC License to a Type 21 ABC License.
- Subdivision Approval:** \_\_\_\_\_
- Policy Approval:** \_\_\_\_\_

**Project Title:** \_\_\_\_\_ **Project No. For City Use Only:** \_\_\_\_\_

**Project Location/Address/Accessor's Parcel Number:**

13985 Torrey Del Mar Dr., San Diego, CA 92130

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

- Individual    Partnership    Corporation    Limited Liability -or-    General – What State? \_\_\_\_\_
- Corporate Identification No.: \_\_\_\_\_  Trust - Date of Trust: \_\_\_\_\_
- City of San Diego/Asset Management Department: \_\_\_\_\_

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. On the second page of this form, please list the owner(s), the 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, or:

### Important Instructions

1. If the applicant includes a corporation or partnership, include the names, titles, and addresses of all individuals owning more than 10% of the shares.
2. If it's a publicly owned corporation, include the names, titles, and addresses of the corporate officers.
3. If any person is a nonprofit organization or a trust, list the names and addresses of ANY person serving as an officer, director, trustee or beneficiary of the nonprofit organization.
4. 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 30 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.
5. A signature is required of at least one of the property owners.
6. Attach additional pages if needed.

**Property Owner/Authorized Agent**  
(Per )

- Owner
  Authorized Agent
  Member
  Trustee
  Tenant/Lessee
  Successor Agency  
 City of San Diego/Asset Management Department\*

Name of Individual: **Stephen Wolff**

On behalf of: **Napa Street Terroir Investors, LLC**

Street Address: **2223 Avenida De La Playa, Suite 350**

City: **La Jolla** State: **CA** Zip: **92037**

Phone Number: **314-991-1500** Email: **swolff@wolffproperties.com**

Signature: *Stephen J. Wolff* Date: **4/7/25**

Additional pages attached:  Yes  No

*\*(Signature within this section not required for City of San Diego/Asset Management Department)*

**Applicant**  Check if Same as Property Owner/Authorized Agent  
(Per **SDMC 5112.0103**)

- Owner
  Authorized Agent
  Member
  Trustee
  Tenant/Lessee
  Successor Agency

Name of Individual: **Dayna Epley, Licensing Manager**

On behalf of: **7-Eleven, Inc.**

Street Address: **P.O. Box 139044**

City: **Dallas** State: **TX** Zip: **75313**

Phone Number: **972-828-7084** Email: **Dayna.Epley@7-11.com**

Signature: *Dayna Epley* Date: **04/02/2025**

Additional pages attached:  Yes  No

**Other Financially Interested Persons**  Check if N/A

- Owner
  Authorized Agent
  Member
  Trustee
  Tenant/Lessee
  Successor Agency

Name of Individual:

On behalf of:

Street Address:

City: State: Zip:

Phone Number: Email:

Signature: Date:

Additional pages attached:  Yes  No

Visit our web site: [sandiego.gov/DSD](http://sandiego.gov/DSD).

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

SAN DIEGO POLICE DEPARTMENT
CONDITIONAL USE PERMIT RECOMMENDATION

PREMISE ADDRESS: 13985 Torrey Del Mar Drive, San Diego, CA 92130
TYPE OF BUSINESS: Market/Gas Station
FEDERAL CENSUS TRACT: 83.67
NUMBER OF ALCOHOL LICENSES ALLOWED: 2
NUMBER OF ALCOHOL LICENSES EXISTING: 2 (At Concentration)
CRIME RATE IN THIS CENSUS TRACT: 32.8%
THREE OR MORE REPORTED CRIMES AT THIS PREMISE WITHIN PAST YEAR [ ] YES [X] NO
IS THE PREMISE WITHIN 600 FEET OF INCOMPATIBLE FACILITY [ ] YES [X] NO
IS THE PREMISE WITHIN 100 FEET OF RESIDENTIALLY ZONED PROPERTY [X] YES [ ] NO
ABC LICENSE REVOKED AT THIS PREMISE WITHIN PAST YEAR [ ] YES [X] NO
HAS APPLICANT BEEN CONVICTED OF ANY FELONY [ ] YES [X] NO
WILL THIS BUSINESS BE DETRIMENTAL TO THE PUBLIC HEALTH, SAFETY, AND WELFARE OF THE COMMUNITY AND CITY [ ] YES [X] NO

COMMENTS/OTHER FACTORS CONSIDERED:

The premises is located within census tract 83.67. The reported crime rate for 2024 within Census Tract 83.67 was 32.8% and the alcohol crime rate was 23.21%.

This location is currently licensed with a Type 20 alcohol license. The upgrade to a Type 21 alcohol license would not effect the Alcohol Concentration.

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

1825 NFA

4. 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 McCurry  
Name of SDPD Vice Sergeant (Print)

(619) 531-2977  
Telephone Number

*Benjamin McCurry*  
Signature of SDPD Vice Sergeant

7-15-25  
Date of Review



## 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
181	008347	37	25.8%
182	008348	46	32.1%
183	008349	98	68.3%
184	008350	344	239.9%*
185	008351	140	97.6%
186	008352	34	23.7%
187	008353	38	26.5%
188	008355	76	53.0%
189	008356	44	30.7%
190	008357	94	65.6%
191	008358	121	84.4%
192	008359	153	106.7%
193	008360	149	103.9%
194	008361	207	144.4%*
195	008362	178	124.1%*
196	008363	45	31.4%
197	008364	162	113.0%
198	008365	15	10.5%
199	008366	35	24.4%
200	008367	47	32.8%
201	008368	25	17.4%
202	008369	131	91.4%
203	008370	42	29.3%
204	008371	45	31.4%
205	008372	24	16.7%
206	008373	24	16.7%
207	008374	14	9.8%
208	008375	119	83.0%
209	008376	388	270.6%*
210	008377	61	42.5%

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

<b>2020 Census Tract</b>	<b>Alcohol Violations</b>	<b>Tract Total as % of Average Tract</b>
008324	7	54.16%
008327	5	38.69%
008328	1	7.74%
008330	1	7.74%
008331	1	7.74%
008336	1	7.74%
008337	1	7.74%
008339	5	38.69%
008343	2	15.48%
008344	2	15.48%
008345	1	7.74%
008346	3	23.21%
008347	3	23.21%
008348	0	0.00%
008349	10	77.38%
008350	13	100.59%
008351	11	85.11%
008352	3	23.21%
008353	4	30.95%
008355	5	38.69%
008356	3	23.21%
008357	4	30.95%
008358	11	85.11%
008359	8	61.90%
<b>008360</b>	<b>18</b>	<b>139.28%</b>
008361	8	61.90%
008362	4	30.95%
008363	3	23.21%
008364	8	61.90%
008365	2	15.48%
008366	3	23.21%
<b>008367</b>	<b>3</b>	<b>23.21%</b>
008368	1	7.74%
008369	5	38.69%
008370	2	15.48%
008371	3	23.21%
008372	0	0.00%
008373	0	0.00%
008374	2	15.48%
008375	4	30.95%
008376	9	69.64%
008377	0	0.00%

DEPARTMENT OF ALCOHOLIC BEVERAGE CONTROL

NUMBER OF LICENSES AUTHORIZED

BY CENSUS TRACT

*Census Tract*

*Off Sale*

ALAMEDA	1641869	710	1611	4001.00	3038	4	1
SAN DIEGO	3291101	705	1569	83.66	7113	10	4
SAN DIEGO	3291101	705	1569	83.67	3491	4	2
SAN DIEGO	3291101	705	1569	83.68	6580	9	4
SAN DIEGO	3291101	705	1569	83.69	3151	4	2
SAN DIEGO	3291101	705	1569	83.70	4080	5	2
SAN DIEGO	3291101	705	1569	83.71	4434	6	2
SAN DIEGO	3291101	705	1569	83.72	4260	6	2
SAN DIEGO	3291101	705	1569	83.73	3317	4	2
SAN DIEGO	3291101	705	1569	83.74	4298	6	2
SAN DIEGO	3291101	705	1569	83.75	4318	6	2
SAN DIEGO	3291101	705	1569	83.76	5686	8	3
SAN DIEGO	3291101	705	1569	83.77	2608	3	1
SAN DIEGO	3291101	705	1569	83.78	1024	1	0
SAN DIEGO	3291101	705	1569	83.79	4287	6	2
SAN DIEGO	3291101	705	1569	83.80	7165	10	4
SAN DIEGO	3291101	705	1569	83.81	2722	3	1
SAN DIEGO	3291101	705	1569	85.01	5271	7	3
SAN DIEGO	3291101	705	1569	85.02	6218	8	3
SAN DIEGO	3291101	705	1569	85.03	6869	9	4
SAN DIEGO	3291101	705	1569	85.04	6150	8	3
SAN DIEGO	3291101	705	1569	85.05	5657	8	3
SAN DIEGO	3291101	705	1569	85.06	3981	5	2
SAN DIEGO	3291101	705	1569	85.07	7520	10	4
SAN DIEGO	3291101	705	1569	85.09	6949	9	4
SAN DIEGO	3291101	705	1569	85.10	6912	9	4
SAN DIEGO	3291101	705	1569	85.11	5480	7	3
SAN DIEGO	3291101	705	1569	85.12	4386	6	2
SAN DIEGO	3291101	705	1569	85.13	2798	3	1
SAN DIEGO	3291101	705	1569	86.00	6535	9	4
SAN DIEGO	3291101	705	1569	87.01	3353	4	2
SAN DIEGO	3291101	705	1569	87.02	4750	6	3
SAN DIEGO	3291101	705	1569	88.00	6128	8	3
SAN DIEGO	3291101	705	1569	89.01	5036	7	3
SAN DIEGO	3291101	705	1569	89.02	2601	3	1
SAN DIEGO	3291101	705	1569	90.00	3746	5	2
SAN DIEGO	3291101	705	1569	91.01	5652	8	3
SAN DIEGO	3291101	705	1569	91.02	3529	5	2
SAN DIEGO	3291101	705	1569	91.03	3850	5	2
SAN DIEGO	3291101	705	1569	91.04	2886	4	1
SAN DIEGO	3291101	705	1569	91.07	5739	8	3
SAN DIEGO	3291101	705	1569	91.08	1943	2	1
SAN DIEGO	3291101	705	1569	91.09	4033	5	2
SAN DIEGO	3291101	705	1569	92.01	6165	8	3
SAN DIEGO	3291101	705	1569	92.03	4141	5	2
SAN DIEGO	3291101	705	1569	92.04	3362	4	2
SAN DIEGO	3291101	705	1569	93.01	4337	6	2
SAN DIEGO	3291101	705	1569	93.05	4948	7	3
SAN DIEGO	3291101	705	1569	93.06	6125	8	3
SAN DIEGO	3291101	705	1569	93.07	4863	6	3
SAN DIEGO	3291101	705	1569	93.08	4319	6	2
SAN DIEGO	3291101	705	1569	94.00	8035	11	5
SAN DIEGO	3291101	705	1569	95.02	3801	5	2
SAN DIEGO	3291101	705	1569	95.04	7198	10	4

GO >

Search:

I/NetViewer

Configure

Inquiry

Lineups

Messages

Units

Events

Main

No Data Found X

New Event Search >

Event Search Results ( 0 Returned)

Date Range  Show  All Events

Events From -

Agency DGroup Date/Time Event Type Primary Unit Location Status Priority Beat

No Data Found

# License Report Ad-Hoc

Having trouble viewing the report?

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

**County:** SAN DIEGO County

**Census Tract:** 83.67

**Report Date:** Sunday, July 13, 2025

Show 10 v entries

Search:

License Number	Status	License Type	Orig. Iss. Date	Expir. Date	Primary Owner	Premises Addr.	Business Name	Geo Code
519289	ACTIVE	20	07/31/2012	06/30/2026	7 ELEVEN INC	13985 TORREY DEL MAR DR, SAN DIEGO, CA 92130-5679 Census Tract: 0083.67	7 ELEVEN 34358 B	3710
565685	ACTIVE	21	05/16/2016	06/30/2025	THE VONS COMPANIES INC	7895 HIGHLAND VILLAGE PL, SAN DIEGO, CA 92129 Census Tract: 0083.67	VONS #3323	3710

Showing 1 to 2 of 2 entries

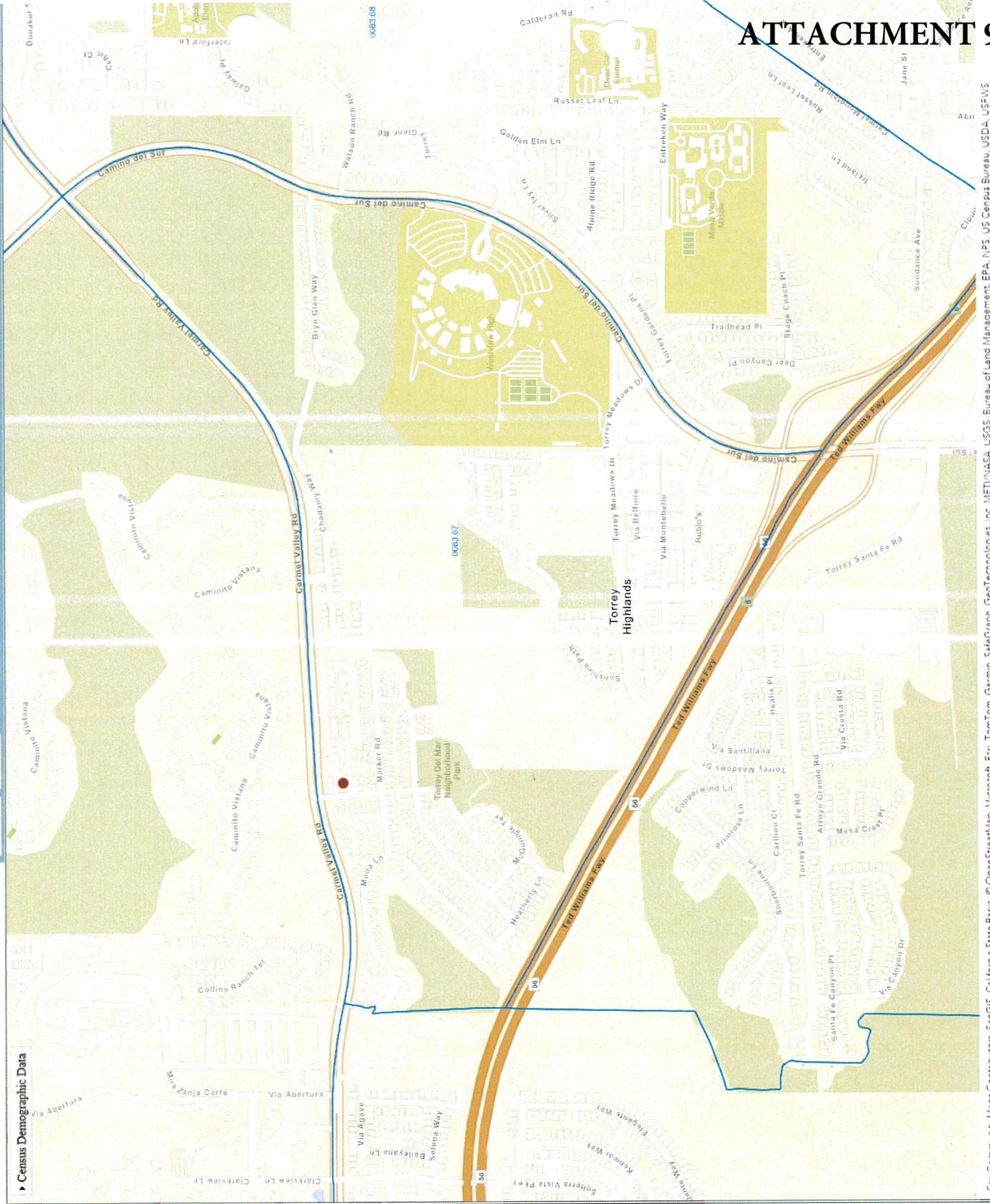
Previous **1** Next

**DOWNLOAD REPORT (CSV)**

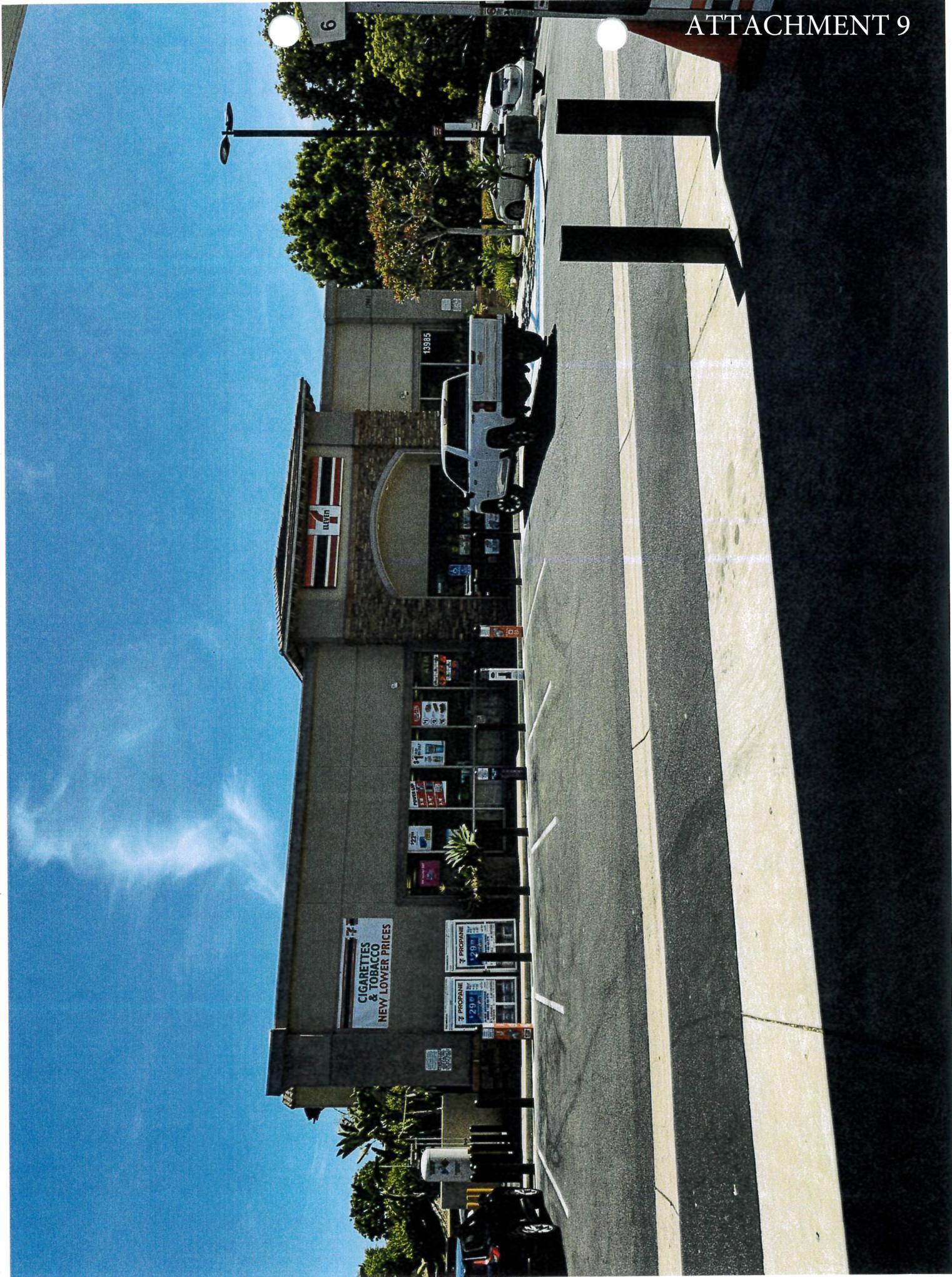
Matched Address	
Address	13985 Torrey del Mar Dr, San Diego, California, 92130
MSA/MMD Code	41740
State Code	06
County Code	073
Tract Code	008367
MSA/MMD Name	SAN DIEGO-CHULA VISTA-CARLSBAD, CA
State Name	CALIFORNIA
County Name	SAN DIEGO COUNTY

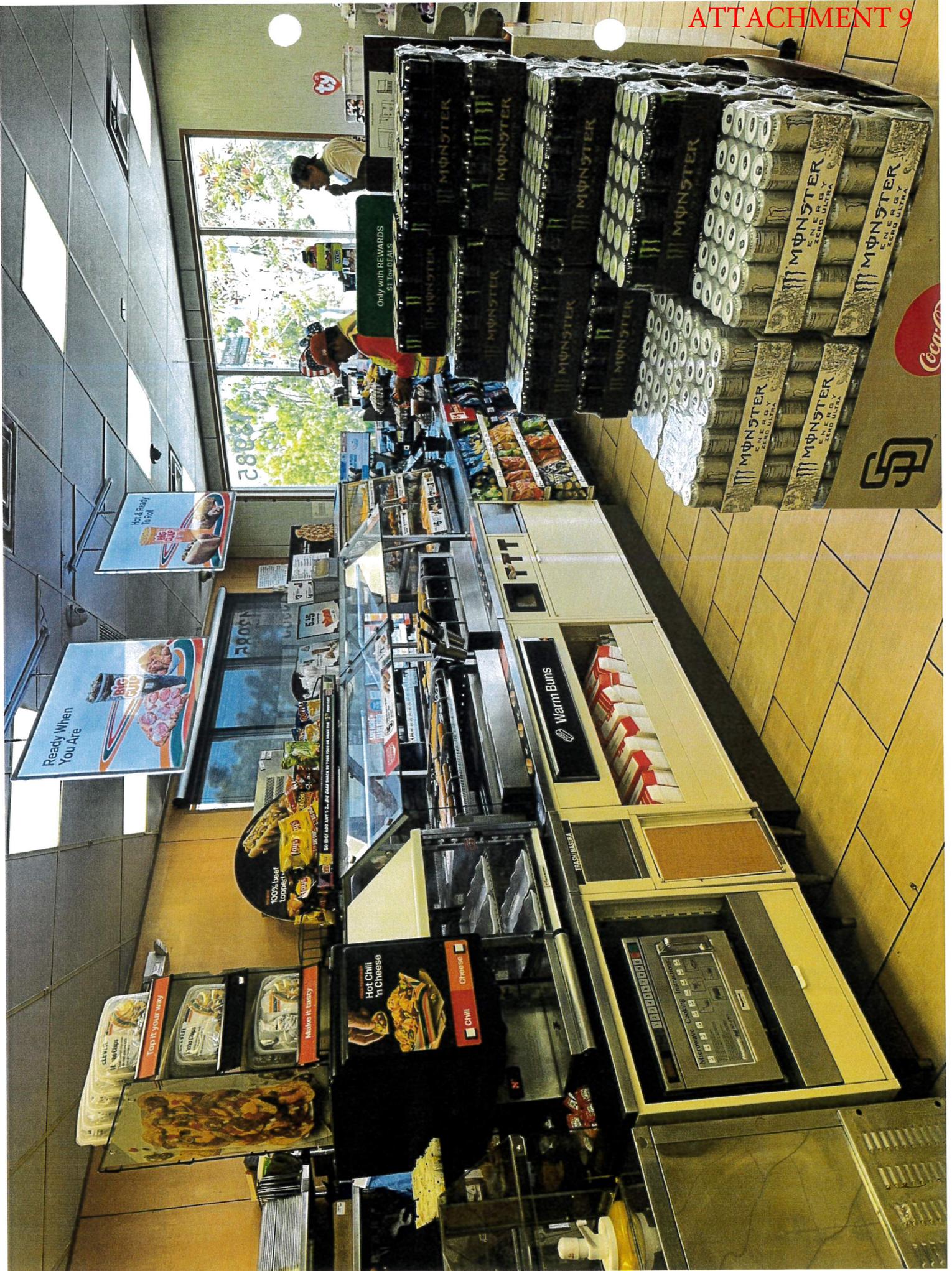
Census Demographic Data

User Select Tract









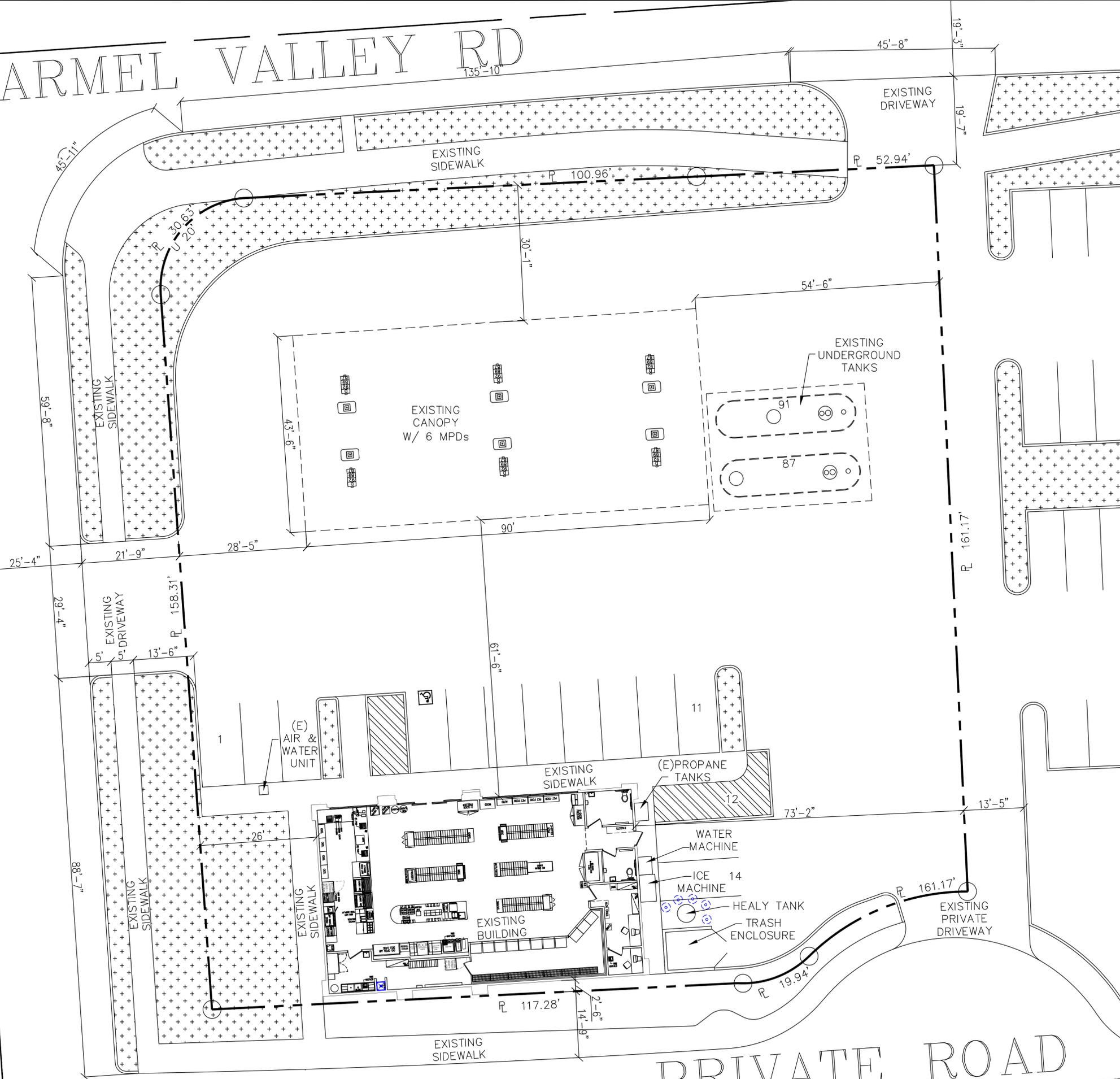




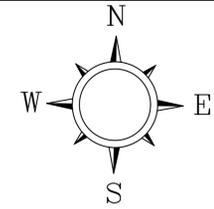
CARMEL VALLEY RD

TORREY DEL MAR DR

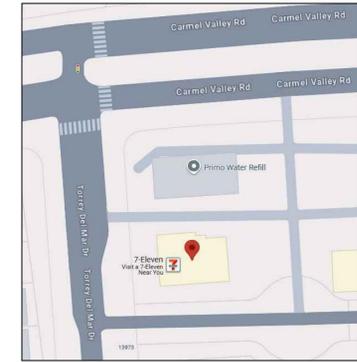
PRIVATE ROAD



NORTH ARROW



VICINITY MAP



PROJECT TEAM

**PROPERTY OWNER:**  
 NAPA STREET TERROIR INVESTORS, LLC  
 c/o STEPHEN WOLFF  
 2223 AVENIDA DE LA PLAYA, SUITE 360  
 LA JOLLA, CA 92037  
 323-991-1500  
 SWOLFF@WOLFFPROPERTIES.COM

**APPLICANT:**  
 7-ELEVEN, INC.  
 c/o DAYNA EPLEY  
 P.O. BOX 139044  
 DALLAS, TX 85313  
 972-828-7084  
 DAYNA.EPLEY@7-11.COM

**REPRESENTATIVE (PRIMARY CONTACT)**  
 BRUCE EVANS  
 SOLOMON, SALTSMAN & JAMISON  
 426 CULVER BLVD..  
 PLAYA DEL REY, CA 90293  
 310-822-9848  
 BEVANS@SSJLAW.COM

**BUILDING INFORMATION**

**LEGAL DESCRIPTION:**  
 TR 13978 LOT 234  
 NO EASEMENT  
 NO TRANSIT STOPS  
 NO FIRE HYDRANT

**ASSESSORS PARCEL #:**  
 306-263-36-00

**ZONING DESIGNATION:**  
 - CN-1-2  
 - AIRPORT LAND USE COMPATIBILITY OVERLAY  
 ZONE (ALUCOZ): MCAS MIRAMR

**GEOLOGIC HAZARD CATEGORY:**  
 53

**OCCUPANCY CLASSIFICATION:**  
 5008 SERVICE STATION

**SCOPE OF WORK**

NO CHANGE. THIS IS AN EXISTING 7-ELEVEN STORE. THE CUP IS REQUESTING A CHANGE IN ABC LICENCE TYPE.

THIS IS A CONDITIONAL USE PERMIT APPLICATION TO CHANGE FROM AN EXISTING TYPE 20 ABC LICENCE TO A TYPE 21 ABC LICENCE. NO OTHER PHYSICAL OR OPERATIONAL CHANGES ARE REQUESTED WITH THIS APPLICATION

**NOTES**

DISCRETIONARY PERMIT AND APPROVAL:  
 THIS IS A GRANDFATHER USE. THERE ARE NO DISCRETIONARY PERMITS OR APPROVALS TO PROVIDE.

Rev. #	Date	Description

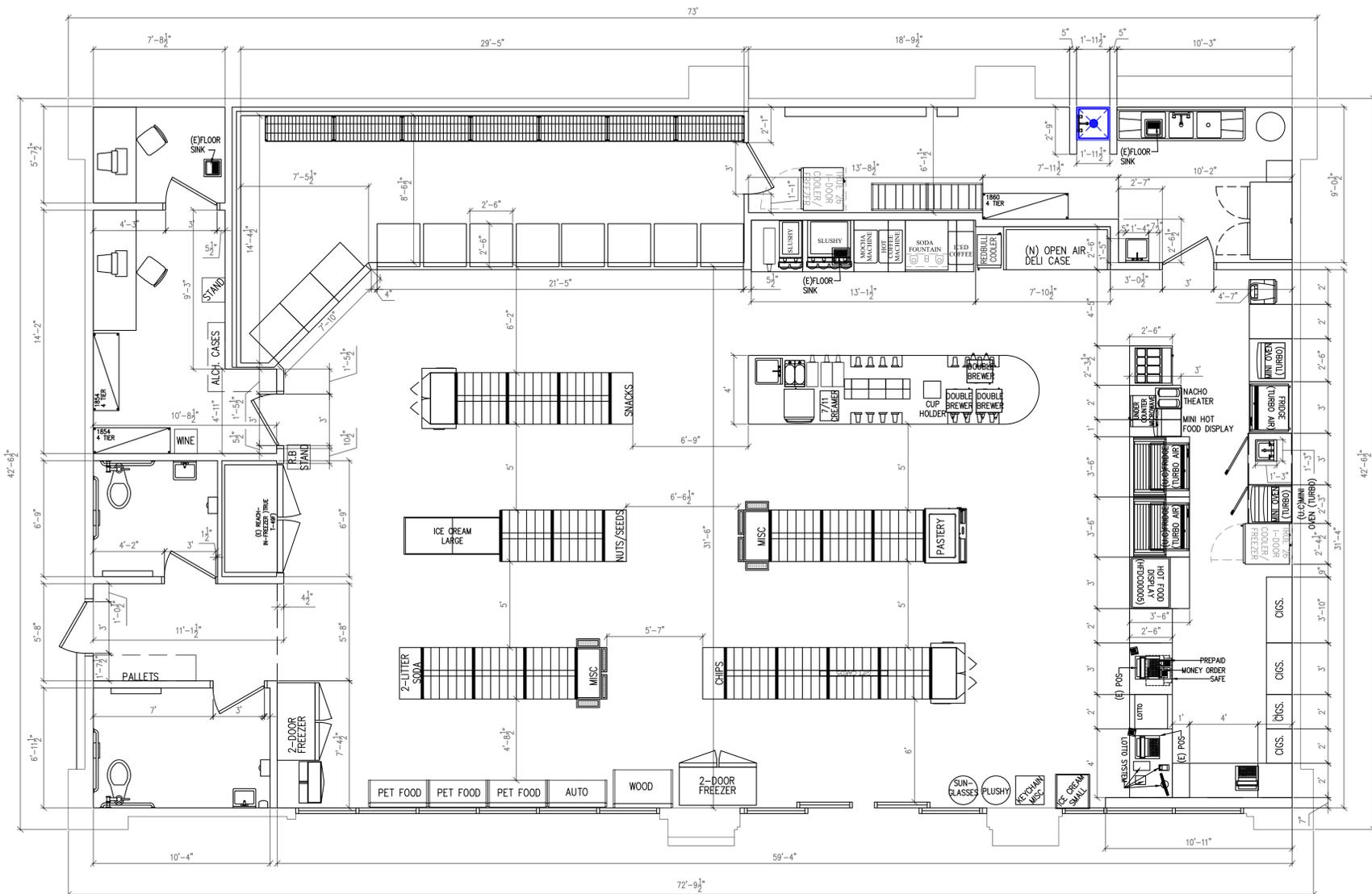
**7-ELEVEN, INC.**  
 3200 HACKBERRY ROAD, IRVING TEXAS 75063

**7-ELEVEN #:**  
 13985 TORREY DEL MAR DR  
 SAN DIEGO, CA 92130



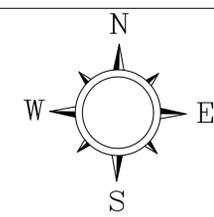
**PLANS PREPARED BY:**  
 A & S ENGINEERING  
 2840 S. GARDEN BLVD., SUITE 107, CAROLINA, CA 91807  
 PHONE # (619) 250-3300 FAX # (619) 250-3333

Job#: \_\_\_\_\_  
 Scale: 3/32" = 1'-0"  
 Date: 01/29/2025  
 Drawn By: O S  
 Checked By: AG

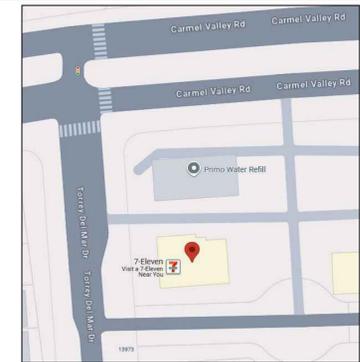


01 EXISTING FLOOR PLAN  
SCALE: 1/4"=1'-0"

NORTH ARROW



VICINITY MAP



PROJECT TEAM

**PROPERTY OWNER:**  
NAPA STREET TERROIR INVESTORS, LLC  
c/o STEPHEN WOLFF  
2223 AVENIDA DE LA PLAYA, SUITE 360  
LA JOLLA, CA 92037  
323-991-1500  
SWOLFF@WOLFFPROPERTIES.COM

**APPLICANT:**  
7-ELEVEN, INC.  
c/o DAYNA EPLEY  
P.O. BOX 139044  
DALLAS, TX 85313  
972-628-7084  
DAYNA.EPLEY@7-11.COM

**REPRESENTATIVE (PRIMARY CONTACT)**  
BRUCE EVANS  
SOLOMON, SALTSMAN & JAMISON  
426 CULVER BLVD..  
PLAYA DEL REY, CA 90293  
310-822-9848  
BEVANS@SSJLAW.COM

BUILDING INFORMATION

**LEGAL DESCRIPTION:**  
TR 13978 LOT 234  
NO EASEMENT  
NO TRANSIT STOPS  
NO FIRE HYDRANT

**ASSESSORS PARCEL #:**  
306-263-36-00

**ZONING DESIGNATION:**  
- CN-1-2  
- AIRPORT LAND USE COMPATIBILITY OVERLAY  
ZONE (ALUCOZ): MCAS MIRAMR

**GEOLOGIC HAZARD CATEGORY:**  
53

**OCCUPANCY CLASSIFICATION:**  
5008 SERVICE STATION

SCOPE OF WORK

NO CHANGE. THIS IS AN EXISTING 7-ELEVEN STORE. THE CUP IS REQUESTING A CHANGE IN ABC LICENCE TYPE.

THIS IS A CONDITIONAL USE PERMIT APPLICATION TO CHANGE FROM AN EXISTING TYPE 20 ABC LICENCE TO A TYPE 21 ABC LICENCE. NO OTHER PHYSICAL OR OPERATIONAL CHANGES ARE REQUESTED WITH THIS APPLICATION

NOTES

DISCRETIONARY PERMIT AND APPROVAL:  
THIS IS A GRANDFATHER USE. THERE ARE NO DISCRETIONARY PERMITS OR APPROVALS TO PROVIDE.

Description

Rev. #

Date

7-ELEVEN, INC.  
13985 TORREY DEL MAR DR  
SAN DIEGO, CA 92130



PLANS PREPARED BY:  
A. & S. ENGINEERING  
2840 SAND CANYON RD., SUITE 107, SAND CANYON, CA 91351  
PHONE # (619)250-9300 FAX # (619) 250-9333

Job#: 1/4" = 1'-0"  
Scale: 01/29/2025  
Date: Drawn By: O S  
Checked By: AG