



THE CITY OF SAN DIEGO

Report to the Hearing Officer

DATE ISSUED: March 18, 2026 REPORT NO. HO-26-013

HEARING DATE: March 25, 2026

SUBJECT: 3060 CARMEL VALLEY ROAD, Process Three Decision

PROJECT NUMBER: [PRJ-1140510](#)

OWNER/APPLICANT: KA CARMEL VALLEY, LLC

SUMMARY

Issue: Should the Hearing Officer approve a Conditional Use Permit to allow the sale of beer and wine for off-site consumption under a Type 20 Alcoholic Beverage Control (ABC) license at an approved convenience store located within a project site governed by a Coastal Development Permit (CDP) that was approved under Project No. PRJ-1054862, which authorized the construction and operation of a new convenience store and associated car wash located at 3060 Carmel Valley Road in the Commercial-Community (CC-1-3) Zone, Coastal (Non-Appealable) Overlay Zone, a Transit Priority Area, and a Very High Fire Hazard Severity Zone within the Carmel Valley Community Plan Area? No development is proposed with this permit.

Proposed Actions:

1. APPROVE Conditional Use Permit No. PMT-3370112

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 January 22, 2026, the Carmel Valley Community Plan Group voted 8-0-0 to recommend approval of the proposed project without conditions (Attachment 7).

Environmental Impact: A California Environmental Quality Act (CEQA) Guideline Section 15162 Consistency Evaluation was conducted against the previously adopted Negative Declaration (ND) EQD No. 87-1054, and Negative Declaration EQD No. 87-1054 (ND), and the evaluation concluded

that no additional environmental document is required. This activity is within the scope of the ND approved earlier, and the ND adequately describes it for CEQA purposes.

BACKGROUND

The 0.883-acre site is located at 3060 Carmel Valley Road in the Commercial-Community (CC-1-3) Zone, Coastal (Non-Appealable) Overlay Zone, a Transit Priority Area, and a Very High Fire Hazard Severity Zone in the Carmel Valley Community Plan area.

The project consists of a Conditional Use Permit (CUP) to allow the sale of beer and wine for off-site consumption under a Type 20 Alcoholic Beverage Control (ABC) license at an existing convenience store. The convenience store was previously approved under Coastal Development Permit (CDP) PMT No. 3161704, which authorized the construction and operation of the convenience store and an associated car wash. No new development, expansion of the building, or exterior modifications are proposed with the CUP.

DISCUSSION

Project Description:

The project proposes a Conditional Use Permit to allow the sale of beer and wine for off-site consumption under a Type 20 Alcoholic Beverage Control (ABC) license.

The project requires a Conditional Use Permit because the proposed off-site sale of beer and wine under a Type 20 ABC license does not meet all Limited Use Regulations of [SDMC Chapter 14, Article 1, Division 5](#), including separation from sensitive uses, distance from residentially zoned property, and outlet concentration limits.

The San Diego Police Department (SDPD) reviewed the proposed request and determined that the sale of alcoholic beverages may be appropriate at this location, subject to specific operational conditions intended to minimize potential adverse impacts related to public safety and nuisance activities. These conditions include limitations on alcohol sales hours from 6 am to midnight, requirements for video surveillance, maintenance of the premises, and employee training related to alcohol sales and theft deterrence. Compliance with these conditions is required to ensure the operation remains compatible with surrounding uses and consistent with applicable public safety standards.

Community Plan Analysis:

The project site is located within the Carmel Valley Community Plan area. The Carmel Valley Community Plan (Community Plan) designates the property as Visitor Commercial and Open Space/Commercial-Community (CC-1-3), a designation intended to accommodate commercial and retail uses that serve the daily needs of residents, employees, and visitors while remaining compatible with surrounding development.

The site is located within an established commercial corridor along Carmel Valley Road, surrounded

by retail and service-oriented uses of similar scale and intensity, and adjacent to residential neighborhoods.

The proposed Conditional Use Permit to allow the off-site sale of beer and wine under a Type 20 ABC license is consistent with the intent of the Community Plan, as it supports a neighborhood-serving commercial use without expanding the building footprint, increasing the intensity of development, or altering the established land use pattern.

The proposed Conditional Use Permit to allow the off-site sale of beer and wine under a Type 20 ABC license at the existing convenience store supports [Goal 2](#), which seeks to provide a balanced supply of commercial facilities serving the daily needs of Carmel Valley residents, and [Goal 3](#), which encourages commercial development to be concentrated within designated commercial areas to maintain compatibility with surrounding neighborhoods. The project is also consistent with Policy 2.1, which promotes the continued viability of neighborhood-serving commercial uses within designated centers, and Policy 3.4, which supports compatibility between commercial uses and nearby residential areas through appropriate siting and operational controls. The proposed alcohol sales would occur entirely within the existing store and would not expand the building footprint, increase the intensity of development, or alter the established land use pattern. Therefore, the project supports reinvestment in an existing commercial site and remains consistent with the goals and policies of the Carmel Valley Community Plan.

The surrounding area is characterized by commercial development along Carmel Valley Road, consistent with the Carmel Valley Community Plan. The Carmel Valley Community Plan provides guidance for development within the community, emphasizing neighborhood-serving commercial uses along major corridors while maintaining compatibility with surrounding development. The site is designated Commercial-Community, which implements the Community Plan's objectives for retail uses that serve nearby residents, employees, and visitors. The proposed off-site sale of beer and wine supports the continued viability of the future convenience retail store space without altering the area's character or development pattern.

The project site is located along Carmel Valley Road, an established major commercial corridor, and is designated [Commercial-Community \(CC-1-3\)](#) in the [Carmel Valley Community Plan](#) (Community Plan Figure 7, Land Use Plan). The Community Plan encourages commercial development along major corridors that provide convenient access to goods and services while preserving the character of surrounding neighborhoods. [Goal 2](#) seeks to provide a balanced supply of commercial facilities serving the daily needs of residents, and [Goal 3](#) promotes concentrating commercial development within designated corridors to maintain compatibility with adjacent residential areas. The proposed Conditional Use Permit for off-site sale of beer and wine under a Type 20 ABC license is consistent with these goals and the Plan's intent because it enhances the store's ability to serve nearby residents without expanding the building footprint, increasing development intensity, or altering the established land use pattern. The project also aligns with Community Plan [Policy 2.1](#), which supports the continued viability of neighborhood-serving commercial uses, and [Policy 3.4](#), which ensures compatibility between commercial and residential uses through appropriate siting and operational controls. The addition of beer and wine sales occurs entirely within the existing store, supporting reinvestment in an established commercial site while providing the local community with convenient access to goods and services. Pursuant to the

[San Diego Municipal Code \(SDMC\) Chapter 14, Article 2, Division 5, §142.0530 and Table 142-05E](#), the 2,760-square-foot convenience store requires a minimum of 12 off-street parking spaces, which are provided on-site as approved under PRJ-1054862, thereby complying with SDMC parking standards.

The proposed off-site alcohol sales support the continued viability of a neighborhood-serving business without introducing new land use conflicts or intensifying development.

Conclusion:

City staff have reviewed the request for a Conditional Use Permit to allow the sale of beer and wine for off-site consumption under a Type 20 Alcoholic Beverage Control license at 3060 Carmel Valley Road. The project complies with all applicable sections of the City of San Diego San Diego Municipal Code, including the findings requirements for Alcoholic Beverage Outlet uses under SDMC Section 141.0502(c), and is consistent with the Carmel Valley Community Plan and the underlying CC-1-3 zoning regulations.

ALTERNATIVES

1. Approve Conditional Use Permit No. PMT-3370112, with modifications.
2. Deny Conditional Use Permit No. PMT-3370112, if the findings required to approve the project cannot be affirmed.

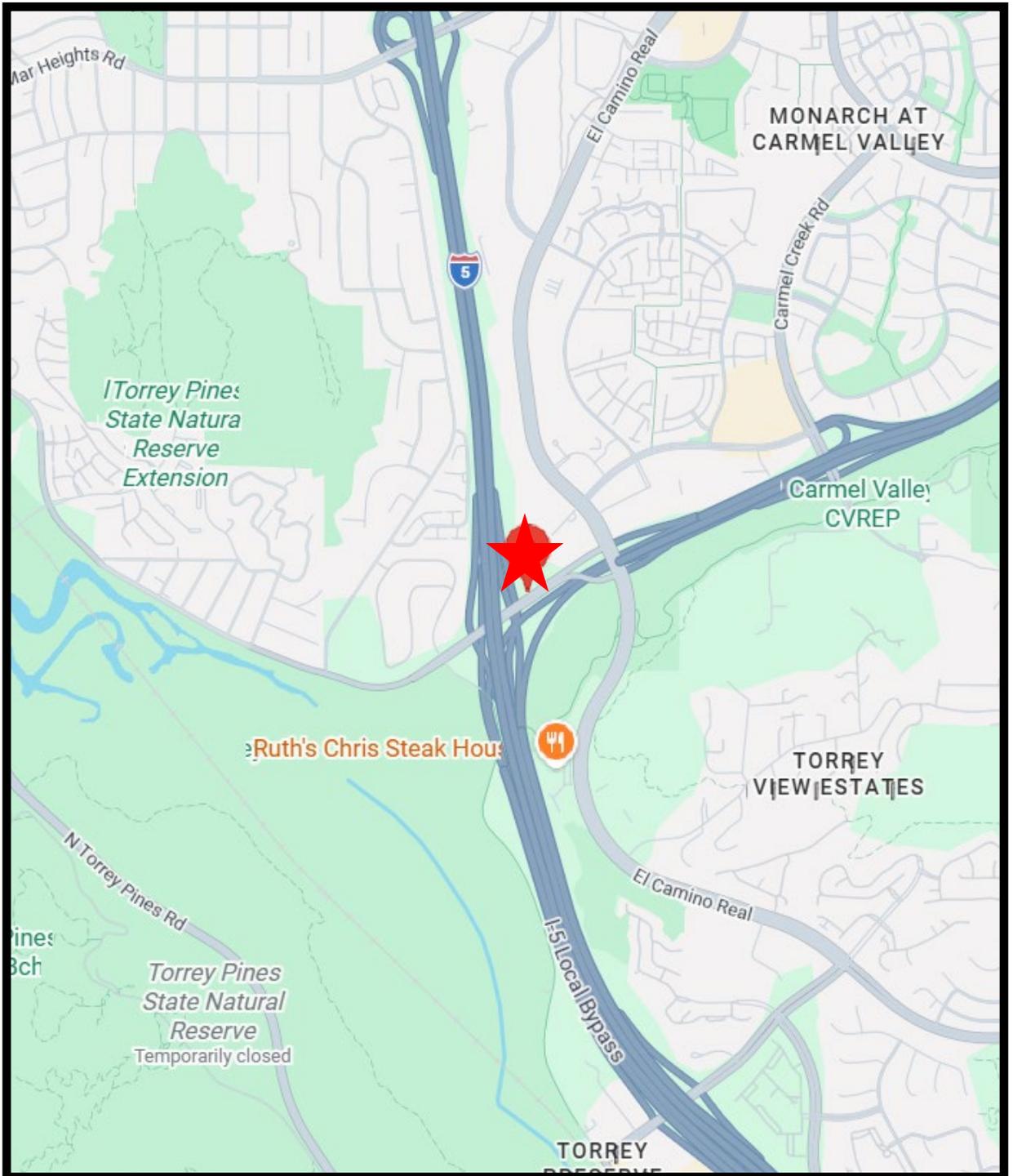
Respectfully submitted,



May Rollin
Development Project Manager
Development Services Department

Attachments:

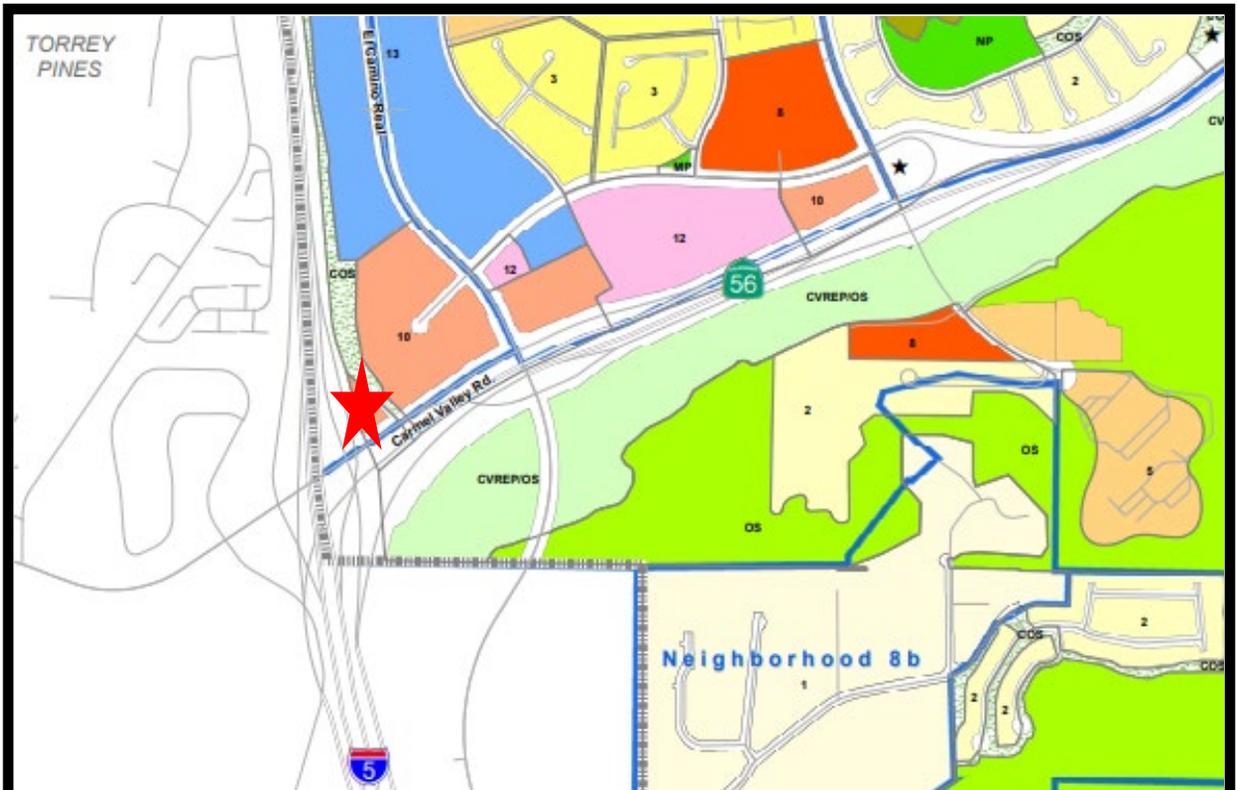
1. Project Location Map
2. Aerial Photograph
3. Land Use Map
4. Draft Resolution with Findings
5. Draft Permit with Conditions
6. Environmental Exemption
7. Community Planning Group Recommendation
8. Ownership Disclosure Statement
9. San Diego Police Department Recommendation
10. Project Plans



Project Location

3060 Carmel Valley Road
Project No. PRJ-1140510





Legend

- 1** Spaced Rural Residential (1du/ac)
- 2** Very Low Density Residential (1-5 du/ac)
- 3** Low Density Residential (5-14 du/ac)
- 4** Low-Medium Density Residential (13-22 du/ac)
- 5** MF2 Medium Density Residential (15-29 du/ac)
- 6** Medium Density Residential (30-44 du/ac)
- 7** Medium Density Residential (30-59 du/ac)
- 8** Neighborhood Commercial
- 9** Community Commercial
- 10** Visitor Commercial



Land Use Plan

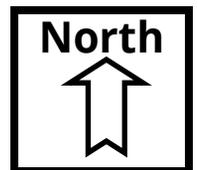
3060 Carmel Valley Road
Project No. PRJ-1140510





Aerial Photo

3060 Carmel Valley Road
Project No. PRJ-1140510



HEARING OFFICER
RESOLUTION NO. _____
CONDITIONAL USE PERMIT NO. PMT-3370112
3060 CARMEL VALLEY ROAD - PROJECT NO. PRJ-1140510

RECITALS

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

A. KA CARMEL VALLEY, LLC, a California limited liability company, Owner/Permittee, submitted an application to the City of San Diego for a Conditional Use Permit to allow the sale of beer and wine for off-site consumption under a Type 20 Alcoholic Beverage Control (ABC) license at a Conditional Use Permit to allow the sale of beer and wine for off-site consumption under a Type 20 Alcoholic Beverage Control (ABC) license at an approved convenience store located within a project site governed by a Coastal Development Permit (CDP) that was approved under PRJ-1054862, which authorized the construction and operation of the new convenience store and associated car wash. No development is proposed with this permit (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval), for the 3060 Carmel Valley Road project (Project).

B. The 0.883-acre site is located at 3060 Carmel Valley Road in the Commercial-Community (CC-1-3) Zone, Coastal (Non-Appealable) Overlay Zone, a Transit Priority Area, and a Very High Fire Hazard Severity Zone of the Carmel Valley Community Plan Area. The project site is legally described as THAT PORTION OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 14 SOUTH, RANGE 4 WEST, SAN BERNARDINO MERIDIAN IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO UNITED STATES GOVERNMENT SURVEY APPROVED JANUARY 18, 1876, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 25, THE EAST LINE OF SAID SECTION BEARING SOUT 0°45'08" WEST FROM SAID NORTHEAST CORNER; THENCE SOUTH 31.52'53" WEST 478.54 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH

ATTACHMENT 4

56.30'3 1" WEST 175 FEET TO THE BEGINNING OF A NON-TANGENT 25 FOOT RADIUS CURVE CONCAVE NORTHERLY, THE RADIUS OF SAID CURVE BEARING SOUTH 33°29'26" EAST TO SAID POINT; THENCE WESTERLY AND NORTHERLY ALONG SAID CURVE 39.27 FEET THROUGH AN ANGLE OF 89.59'56"; THENCE NORTH 14'19'06" WEST 379.68 FEET; THENCE SOUTH 41°36'36" EAST 128.06 FEET; THENCE SOUTH 46°03'04" EAST 263.13 FEET TO THE TRUE POINT OF BEGINNING, AND ALSO KNOWN AS LOT 1, CHURCH HIGHLAND SUBDIVISION UNIT NO. 1, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE MAP THEREOF NO. 5837, FILED IN THE OFFICE OF THE COUNTY RECORDER ON FEBRUARY 10, 1967. EXCEPTING THEREFROM ANY OIL, GAS, AND OTHER MINERALS (INCLUDING, WITHOUT LIMITATION, HELIUM, LIGNITE, SULFUR, PHOSPHATE, AND OTHER SOLID, LIQUID, AND GASEOUS SUBSTANCES), REGARDLESS OF THE NATURE THEREOF AND WHETHER SIMILAR OR DISSIMILAR BUT ONLY TO THE EXTENT ANY OF THE FOREGOING IS IN ITS NATURAL STATE AND NATURAL LOCATION AND NOT SUBJECT TO THE DOMINION AND CONTROL OF ANY PERSON, AND, UPON THIRTY (30) DAYS PRIOR WRITTEN NOTICE TO GRANTEE, THE RIGHT TO EXPLORE FOR, DEVELOP AND PRODUCE SAME, AS WELL AS THE RIGHT TO LEASE SUCH PORTION OF THE PROPERTY HEREBY RESERVED FOR SUCH PURPOSES, AND ALL MINERAL AND ROYALTY RIGHTS WHATSOEVER IN, ON, UNDER AND PERTAINING TO THE PROPERTY; BUT GRANTOR ITS SUCCESSORS AND ASSIGNS, SHALL HAVE NO RIGHT TO USE, OR RIGHT OF INGRESS TO OR EGRESS FROM ANY PART OF THE SURFACE OF THE PROPERTY FOR EXPLORATION AND PRODUCING PURPOSES, EXCEPT WITH RESPECT TO (I) CURRENT ACTIVITIES AT AND ANY EXISTING CONTRACTUAL OR LEASEHOLD RIGHTS GRANTED TO THIRD PARTIES AND (II) ANY ADDITIONAL ACTIVITIES WHICH HAVE BEEN CONSENTED TO IN WRITING BY GRANTEE, WHOSE CONSENT SHALL NOT BE UNREASONABLY WITHHELD. EXCEPT AS SET FORTH IN THE PRECEDING SENTENCE, ANY OIL AND GAS DRILLING OPERATIONS SHALL BE CONDUCTED BY MEANS OF WELLS, THE SURFACE LOCATIONS OF WHICH ARE ON OTHER LANDS AND WHICH MAY BE DRILLED INTO

AND BOTTOMED IN OR UNDER THE PROPERTY. GRANTOR SHALL EXERCISE ITS RIGHTS UNDER THE FOREGOING MINERAL, OIL, AND GAS RESERVATION SO AS NOT TO DISTURB ANY IMPROVEMENTS, INSTALLATIONS, PETROLEUM, OR OTHER PRODUCTS CONTAINED IN SUCH IMPROVEMENTS OR INSTALLMENTS, OR SURFACE ACTIVITIES ON THE PROPERTY. GRANTOR IS TO RECEIVE AND RETAIN ALL BONUSES, RENTALS AND ROYALTIES PAYABLE UNDER ANY SUCH MINERAL, OIL, AND GAS LEASE OR LEASES. GRANTOR MAY ASSIGN, TRANSFER, SELL, OR CONVEY SUCH OIL, GAS, AND MINERAL RESERVATION TO ANY PERSON, CORPORATION, PARTNERSHIP OR OTHER ENTITY, AS RESERVED IN THE DEED FROM SHELL Oil Company, RECORDED SEPTEMBER 8, 1998, AS INSTRUMENT NO. 98-570037 OF OFFICIAL RECORDS.

C. A California Environmental Quality Act (CEQA) Guideline Section 15162 Consistency Evaluation was conducted against the previously adopted Negative Declaration EQD No. 87-1054, and the evaluation concluded that no additional environmental document is required. This activity is within the scope of the ND approved earlier, and the ND adequately describes the activity for the purposes of CEQA.

D. On March 25, 2026, the Hearing Officer considered Conditional Use Permit No. PMT-3370112 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 Officer adopts the following findings with respect to Conditional Use Permit No. PMT-3370112:

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 the sale of beer and wine for off-site consumption under a Type 20 Alcoholic Beverage Control (ABC) license at an approved convenience store located within a project site governed by a Coastal Development Permit (CDP) PMT No. 3161704 that was approved under Project No. PRJ-1054862, which authorized the construction and operation of the new convenience store and associated car wash. No development is proposed with this permit.

The Carmel Valley Community Plan (Community Plan) designates the site as Visitor Commercial and Open Space/Commercial-Community (CC-1-3), a designation intended to accommodate a mix of visitor-serving commercial activities as well as community-serving retail and service uses. The proposed sale of beer and wine for off-site consumption is a commercial retail activity that may be permitted with the approval of a Conditional Use Permit pursuant to San Diego Municipal Code Section (SDMC) 126.0305.

The site is located within an established commercial corridor along Carmel Valley Road and is designated Commercial-Community (CC-1-3) in the [Carmel Valley Community Plan](#). [Goal 2](#) (providing a balanced supply of commercial facilities that serve the daily needs of Carmel Valley residents) and [Goal 3](#) (concentrating commercial development within designated commercial areas to promote compatibility) support directing commercial uses like convenience retail to established commercial corridors. The proposed off-site sale of beer and wine under a Type 20 ABC license at the existing convenience store is consistent with these goals because it enhances the store's ability to serve nearby residents without expanding the building footprint or intensifying use beyond typical community-serving retail. The project also aligns with Community Plan [Policy 2.1](#) (encouraging the development and continued viability of neighborhood-serving commercial uses within designated centers) and Community Plan [Policy 3.4](#) (promoting compatibility between commercial uses and adjacent residential areas through appropriate siting and operational controls) within the Land Use Element of the plan. The addition of beer and wine sales would occur entirely within the existing store, with no physical expansion or exterior modifications.

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.

No development is proposed with this permit. The project would operate entirely within an existing commercial building approved under Project No. PRJ-1054862.

Consistent with the City's review procedures for Alcoholic Beverage Outlet permits, the San Diego Police Department (SDPD) reviews off-sale alcohol uses to evaluate potential public safety impacts. SDPD review typically considers local crime conditions and the operational characteristics of the proposed use. Off-sale alcohol uses are generally supported when appropriate operational conditions are imposed to minimize potential impacts related to loitering, nuisance activity, and unlawful sales. For this project, standard alcohol-related conditions of approval are incorporated into the Conditional Use Permit, including limitations on the hours of alcohol sales, maintenance of functional video surveillance, and requirements for employee training related to the sale of alcohol to minors and intoxicated persons.

In accordance with SDMC Section 141.0502(c), the site is required to maintain adequate exterior lighting, clear visibility into the interior of the premises, and appropriate signage controls to discourage loitering and enhance public safety. The project is also subject to ongoing requirements for the prompt removal of graffiti and litter, continued maintenance of parking and circulation areas in a safe and operable condition, and restrictions on activities that could encourage nuisance behavior. These operational and site maintenance standards are designed to protect surrounding properties and the public at large.

The proposed Type 20 ABC license is further regulated by state law and requires licensing and oversight by the California Department of Alcoholic Beverage Control. Compliance with state regulations governing the sale of alcoholic beverages, together with enforcement authority retained by the City of San Diego and SDPD, provides additional safeguards to ensure the responsible operation of the business.

Therefore, the proposed development will not be detrimental to the public health, safety, and 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 CC-1-3 zone permits commercial retail uses intended to serve the surrounding community, and the off-site sale of beer and wine under a Type 20 Alcoholic Beverage Control (ABC) license is an allowable use with approval of a Conditional Use Permit in accordance with SDMC Chapter 14, Article 1, Division 5. The proposed Conditional Use Permit is processed pursuant to SDMC Section 141.0502(c), which provides the regulatory framework for Alcoholic Beverage Outlet uses that do not meet all Limited Use Regulations.

No deviations from the development standards of the CC-1-3 zone are requested.

Pursuant to the San Diego Municipal Code (SDMC) Chapter 14, Article 2, Division 5, §142.0530 and Table 142-05E, off-street parking for commercial retail uses is determined based on the gross floor area of the use. For retail sales in the CC-1-3 zone within a Transit Priority Area, the required rate is 4.3 spaces per 1,000 square feet of gross floor area (Transit Priority Area rate). The approved convenience store on the 0.88-acre project site contains approximately 2,760 square feet of gross floor area, resulting in a minimum required parking of 12 spaces ($2,760 \div 1,000 \times 4.3 \approx 11.9$, rounded up). The approved site plan for Project No. PRJ-1054862 provides 12 on-site parking spaces, which meet the minimum requirement. Therefore, the project complies with the off-street parking standards in the SDMC and supports adequate vehicular access for customers. ([SDMC §142.0530](#)).

The Land Development Code also requires adequate access, circulation, lighting, and visibility to ensure the safe operation of commercial uses (SDMC Chapters 13 and 14). The project will continue to utilize the approved driveway access points, internal circulation aisles, and pedestrian pathways, and no modifications to loading areas or site circulation are proposed. Exterior lighting and visibility into the premises will continue to comply with applicable code requirements and will not be altered by the proposed use.

Signage associated with the convenience store and the sale of alcoholic beverages is regulated by SDMC Chapter 14, Article 2, Division 12. No new signage is proposed with this request, and all existing signage remains compliant with applicable size, location, and illumination standards.

Therefore, the proposed development will comply with the regulations of the Land Development Code including any allowable deviations pursuant to the Land Development Code.

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

The site has been approved and developed with a convenience store building constructed and operated under Project No. PRJ-1054862. The building includes standard commercial site improvements, such as dedicated parking spaces, vehicular circulation, drive aisles, pedestrian pathways, exterior lighting, and signage, all of which were approved as part of the Coastal Development Permit. The proposed off-site sale of beer and wine under a Type 20 Alcoholic Beverage Control license represents a continuation of this approved commercial use and does not alter the fundamental character or intensity of activity on the site. Alcoholic beverage sales would occur entirely within a designated area of the approved convenience store. No expansion of the building footprint, increase in floor area, or exterior modifications are proposed.

Pursuant to SDMC Section 141.0502(b), certain proximity limitations apply to Alcoholic Beverage Outlet uses. Where those limited-use regulations are not fully

met, SDMC Section 141.0502(c) provides for authorization through a Conditional Use Permit subject to findings and conditions designed to ensure compatibility with surrounding uses. The proposed project is subject to this review process, which evaluates site context, surrounding land uses, and potential impacts. Through this process, standard operational and site maintenance requirements—including lighting, visibility, litter and graffiti control, and responsible business operations—are imposed to ensure the use functions in a manner compatible with nearby development.

The project site is bounded by commercial uses and retail development along Carmel Valley Road, with community-serving commercial and retail centers such as neighborhood shopping plazas and services to the north and south, and residential neighborhoods and planned communities located beyond the commercial corridor to the east and west. The surrounding area is characterized by an established commercial corridor along Carmel Valley Road, with residential uses located at a distance and separated by zoning and site design. The CC-1-3 designation anticipates this type of neighborhood-serving commercial activity along major corridors, and the proposed use is consistent with that planning framework.

Therefore, 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, Conditional Use Permit NO. PMT-3370112 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-3370112, a copy of which is attached to and made a part of this Resolution by this reference.

May Rollin
Development Project Manager
Development Services

Adopted on: March 25, 2026

IO#: 24009755

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: 24010323

SPACE ABOVE THIS LINE FOR RECORDER'S USE

CONDITIONAL USE PERMIT NO. PMT-3370112
3060 CARMEL VALLEY ROAD - PROJECT NO. PRJ-1140510
HEARING OFFICER

This Conditional Use Permit No. PMT-3370112 is granted by the Hearing Officer of the City of San Diego to KA CARMEL VALLEY, LLC, a California limited liability company, Owner/Permittee, pursuant to San Diego Municipal Code [SDMC] section 126.0305. The 0.883-acre site is located at 3060 Carmel Valley Road in the Commercial-Community (CC-1-3) Zone, Coastal (Non-Appealable) Overlay Zone, a Transit Priority Area, and a Very High Fire Hazard Severity Zone of the Carmel Valley Community Plan Area. The project site is legally described as: THAT PORTION OF THE NORTHEAST QUARTER SECTION 25, TOWNSHIP 14 SOUTH, RANGE 4 WEST, SAN BERNARDINO MERIDIAN IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO UNITED STATES GOVERNMENT SURVEY APPROVED JANUARY 18, 1876, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 25, THE EAST LINE OF SAID SECTION BEARING SOUT 0°45'08" WEST FROM SAID NORTHEAST CORNER; THENCE SOUTH 31.52'53" WEST 478.54 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 56.30'31" WEST 175 FEET TO THE BEGINNING OF A NON-TANGENT 25 FOOT RADIUS CURVE CONCAVE NORTHERLY, THE RADIUS OF SAID CURVE BEARING SOUTH 33°29'26" EAST TO SAID POINT; THENCE WESTERLY AND NORTHERLY ALONG SAID CURVE 39.27 FEET THROUGH AN ANGLE OF 89.59'56"; THENCE NORTH 14'19'06" WEST 379.68 FEET; THENCE SOUTH 41°36'36" EAST 128.06 FEET; THENCE SOUTH 46°03'04" EAST 263.13 FEET TO THE TRUE POINT OF BEGINNING, AND ALSO KNOWN AS LOT 1, CHURCH HIGHLAND SUBDIVISION UNIT NO. 1, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE MAP THEREOF NO. 5837, FILED IN THE OFFICE OF THE COUNTY RECORDER ON FEBRUARY 10, 1967.

EXCEPTING THEREFROM ANY OIL, GAS, AND OTHER MINERALS (INCLUDING, WITHOUT LIMITATION, HELIUM, LIGNITE, SULFUR, PHOSPHATE, AND OTHER SOLID, LIQUID, AND GASEOUS SUBSTANCES), REGARDLESS OF THE NATURE THEREOF AND WHETHER SIMILAR OR DISSIMILAR BUT ONLY TO THE EXTENT ANY OF THE FOREGOING IS IN ITS NATURAL STATE AND NATURAL LOCATION AND NOT SUBJECT TO THE DOMINION AND CONTROL OF ANY PERSON, AND, UPON THIRTY (30) DAYS PRIOR WRITTEN NOTICE TO GRANTEE, THE RIGHT TO EXPLORE FOR, DEVELOP AND PRODUCE SAME, AS WELL AS THE RIGHT TO LEASE SUCH PORTION OF THE PROPERTY HEREBY RESERVED FOR SUCH PURPOSES, AND ALL MINERAL AND ROYALTY RIGHTS WHATSOEVER IN, ON, UNDER AND PERTAINING TO THE PROPERTY; BUT GRANTOR ITS SUCCESSORS AND ASSIGNS, SHALL HAVE NO RIGHT TO USE, OR RIGHT OF INGRESS TO OR EGRESS FROM ANY PART OF THE SURFACE OF THE

PROPERTY FOR EXPLORATION AND PRODUCING PURPOSES, EXCEPT WITH RESPECT TO (I) CURRENT ACTIVITIES AT AND ANY EXISTING CONTRACTUAL OR LEASEHOLD RIGHTS GRANTED TO THIRD PARTIES AND (II) ANY ADDITIONAL ACTIVITIES WHICH HAVE BEEN CONSENTED TO IN WRITING BY GRANTEE, WHOSE CONSENT SHALL NOT BE UNREASONABLY WITHHELD. EXCEPT AS SET FORTH IN THE PRECEDING SENTENCE, ANY OIL AND GAS DRILLING OPERATIONS SHALL BE CONDUCTED BY MEANS OF WELLS, THE SURFACE LOCATIONS OF WHICH ARE ON OTHER LANDS AND WHICH MAY BE DRILLED INTO AND BOTTOMED IN OR UNDER THE PROPERTY. GRANTOR SHALL EXERCISE ITS RIGHTS UNDER THE FOREGOING MINERAL, OIL, AND GAS RESERVATION SO AS NOT TO DISTURB ANY IMPROVEMENTS, INSTALLATIONS, PETROLEUM, OR OTHER PRODUCTS CONTAINED IN SUCH IMPROVEMENTS OR INSTALLMENTS, OR SURFACE ACTIVITIES ON THE PROPERTY. GRANTOR IS TO RECEIVE AND RETAIN ALL BONUSES, RENTALS AND ROYALTIES PAYABLE UNDER ANY SUCH MINERAL, OIL, AND GAS LEASE OR LEASES. GRANTOR MAY ASSIGN, TRANSFER, SELL, OR CONVEY SUCH OIL, GAS, AND MINERAL RESERVATION TO ANY PERSON, CORPORATION, PARTNERSHIP OR OTHER ENTITY, AS RESERVED IN THE DEED FROM SHELL Oil Company, RECORDED SEPTEMBER 8, 1998, AS INSTRUMENT NO. 98-570037 OF OFFICIAL RECORDS.

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 25, 2026, on file in the Development Services Department.

The project shall include:

- a. Conditional Use Permit to allow the sale of beer and wine for off-site consumption under a Type 20 Alcoholic Beverage Control (ABC) license at an approved convenience store located within a project site governed by a Coastal Development Permit (CDP) that was approved under PRJ-1054862, which authorized the construction and operation of the new convenience store and associated car wash. No development is proposed with this permit.
- 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 April 9, 2029.

2. This Conditional Use Permit [CUP] and corresponding use of this site shall expire on April 9, 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. The sale of alcoholic beverages shall be accessory and limited to a maximum of 60 square feet or approximately 4.6% of the floor area of the convenience store as shown on Exhibit "A".

16. 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.

17. 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.
18. 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.
19. 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.
20. 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.
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 daily removal of trash, litter, and debris. The Owner/Permittee shall eliminate graffiti within 48 hours of application.

POLICE DEPARTMENT REQUIREMENTS:

25. The sale of alcoholic beverages shall be permitted only between the hours of 6 AM 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 or 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 25, 2026, and Resolution No.

Conditional Use Permit No. PMT-3370112
Date of Approval: March 25, 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.

KA CARMEL VALLEY, LLC
Owner/Permittee

By _____
Kaream Assi
Owner

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

SUBSEQUENT ACTION NOTICE OF DETERMINATION
(Consistency Determination Pursuant to CEQA Section 15162)

To: Recorder/County Clerk
P.O. Box 1750, MS A33
1600 Pacific Hwy, Room 260
San Diego, CA 92101-2422

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: Carmel Valley Alcohol CUP / PRJ-1140510

State Clearinghouse Number: N/A

Project Location (include County): 3060 Carmel Valley Rd, San Diego, CA 92130 (County of San Diego)

Description of Previous Project: The City of San Diego previously prepared a Negative Declaration (ND) No. 87-1054 for the Shell Oil Station/Carmel Valley Road project. On May 17, 1988, the San Diego Planning Director adopted Resolution No. R-770, adopting the Negative Declaration. The Shell Oil Station/Carmel Valley Road project required a Conditional Use Permit to remove and reconstruct the existing gasoline station with a 952-sf carwash, a 1,000-sf food mart, two pump islands with canopies, each accommodating three gas pumps, and off-street parking.

Description of Current Project: The project proposes a Conditional Use Permit (CUP) for a Type 20 license allowing the sale of beer and wine at the newly rebuilt convenience store, located at 3060 Carmel Valley Rd. The 0.88-acre site is in the CC-1-3 Base Zone, Coastal (Non-Appealable) Overlay Zone within the Carmel Valley Community Plan Area.

Project Applicant: Leslie Burnside, 3300 Douglas Blvd, Unit 100, Roseville, CA 95661, (858) 610-0153

Determination: Pursuant to the California Environmental Quality Act (CEQA) Statutes Section 21166 and CEQA Guidelines Section 15162, the City has determined that: (1) there is substantial evidence that none of the conditions requiring preparation of a subsequent Negative Declaration exist, and (2) the City will rely on the previous environmental document, which adequately addresses this project.

This is to advise that the Hearing Officer of the City of San Diego, as Lead Agency, has approved the above-described project on March 25, 2026 and made the following determinations per CEQA:

- (1) No Substantial changes are proposed in the project, which will require major revisions of the previous Negative Declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; and,
- (2) No Substantial changes occur with respect to the circumstances under which the project is undertaken, which will require major revisions of the previous 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 Negative Declaration was adopted, shows any of the following:
- a. The project will have one or more significant effects not discussed in the previous Negative Declaration;
 - b. Significant effects previously examined will be substantially more severe than shown in the previous Negative Declaration;
 - 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 Negative Declaration would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

Furthermore, the City has made the following determinations:

1. The project in its approved form would, or would not have a significant effect on the environment.
2. The proposed project would, or would not introduce additional impacts or increase the severity of impacts beyond those already analyzed in Negative Declaration (ND) No. 87-1054;
3. Mitigation measures were, were not, made a condition of the approval of the project;
4. (EIR only) New Findings were, were not, required pursuant to CEQA Guidelines Section 15091.
5. (EIR only) New Statement of Overriding Considerations were, were not, required.

Responsible and Trustee Agency: Implementation of the project will require will not require coordination with the following responsible and/or trustee agencies:

- NA

It is hereby certified that the CEQA 15162 Consistency Analysis Memorandum and final environmental document(s) are available to the public at the office of the City's Development Services Department, 7650 Mission Valley Road, San Diego, CA 92108.

Analyst: Marlene Watanabe / (619) 446-5129

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		<h2 style="text-align: center;">Community Planning Committee Distribution Form</h2>
Project Name: KA Carmel Valley Alcohol CUP		Project Number: PRG-1140510	
Community: Carmel Valley			
<p style="text-align: center;">For project scope and contact information (project manager and applicant), log into OpenDSD at https://aca.accela.com/SANDIEGO.</p> <p style="text-align: center;">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: January 22, 2026
# of Members Yes 8	# of Members No 0	# of Members Abstain 0	
Conditions or Recommendations: Recommended approve of Alcohol CUP and PCN			
<input type="checkbox"/> No Action (Please specify, e.g., Need further information, Split vote, Lack of quorum, etc.) N/A			
NAME: Michelle Strauss			
TITLE: Chair, Carmel Valley Community Planning Board		DATE: January 26, 2026	

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

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

Project Title: KA Carmel Valley Alcohol CUP **Project No. For City Use Only:** _____
Project Address: 3060 Carmel Valley Road San Diego, CA 92130

Specify Form of Ownership/Legal Status (please check):
 Corporation Limited Liability -or- General – What State? CA Corporate Identification No. Unknown
 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: Ken Assi, KA Carmel Valley LLC - Eugene Marini Owner Tenant/Lessee Successor Agency
Street Address: 5820 Oberlin Dr. Suite 201
City: San Diego State: CA Zip: 92121
Phone No.: 858-404-6091 DocuSigned by: _____ Fax No.: _____ Email: _____
Signature: *Ken Assi* Date: 7/17/2025
7E6DD3203E7045E...
Additional pages Attached: Yes No

Applicant
Name of Individual: Barghausen for KA Carmel Valley LLC - Leslie Burnside, Authorized Agent Owner Tenant/Lessee Successor Agency Agent for
Street Address: 3300 Douglas Blvd. Suite 100
City: Roseville State: CA Zip: 95661
Phone No.: (858) 610-0153 Fax No.: _____ Email: lburnside@barghausen.com
Signature: _____ Date: _____
Additional pages Attached: Yes No

Other Financially Interested Persons
Name of Individual: See Financially Responsible Part form ds3242 included with this submittal BRYAN JONES Owner Tenant/Lessee Successor Agency
Street Address: 5820 Oberlin Drive, Suite 201
City: San Diego State: CA Zip: 92121
Phone No.: 858-404-6085 DocuSigned by: _____ Fax No.: 858-404-6081 Email: Bryan@kaenterprises.net
Signature: *BRYAN JONES* Date: 7/17/2025
275DF600703F40D
Additional pages Attached: Yes No

SAN DIEGO POLICE DEPARTMENT CONDITIONAL USE PERMIT RECOMMENDATION

PREMISE ADDRESS: 3060 Carmel Valley Road, San Diego, CA 92130

TYPE OF BUSINESS: Market/Gas Station

FEDERAL CENSUS TRACT: 83.69

NUMBER OF ALCOHOL LICENSES ALLOWED: 2

NUMBER OF ALCOHOL LICENSES EXISTING: 8 (Over Concentration)

CRIME RATE IN THIS CENSUS TRACT: 91.4%
(Note: Considered High Crime If Exceeds 120% of City-wide Average)

THREE OR MORE REPORTED CRIMES AT THIS PREMISE WITHIN PAST YEAR YES NO

IS THE PREMISE WITHIN 600 FEET OF INCOMPATIBLE FACILITY YES NO

IS THE PREMISE WITHIN 100 FEET OF RESIDENTIALLY ZONED PROPERTY YES NO

ABC LICENSE REVOKED AT THIS PREMISE WITHIN PAST YEAR YES NO

HAS APPLICANT BEEN CONVICTED OF ANY FELONY YES NO

WILL THIS BUSINESS BE DETRIMENTAL TO THE PUBLIC HEALTH, SAFETY,
AND WELFARE OF THE COMMUNITY AND CITY YES NO

COMMENTS/OTHER FACTORS CONSIDERED:

The premises is located within census tract 83.69. The reported crime rate for 2024 within Census Tract 83.69 was 91.4% and the alcohol crime rate was 38.69%.

The San Diego Police Department agrees with the issuance of a CUP for the Off-Sale of alcohol 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.
4. Employees responsible for alcohol sales are trained in ABC regulations (LEAD or RBS), theft deterrence and policies against the sales of alcoholic beverages to those under 21 years of age, and/or intoxicated.

B.F.M. 5/7/24

SAN DIEGO POLICE DEPARTMENT RECOMMENDATION:

APPROVE

DENY

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

619-531-2973
Telephone Number

Ben McCurry
Signature of SDPD Vice Sergeant

9-4-25
Date of Review

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



Year: 2025 Address: 3060 Carmel Valley Road, San Diego, CA, 92130, USA

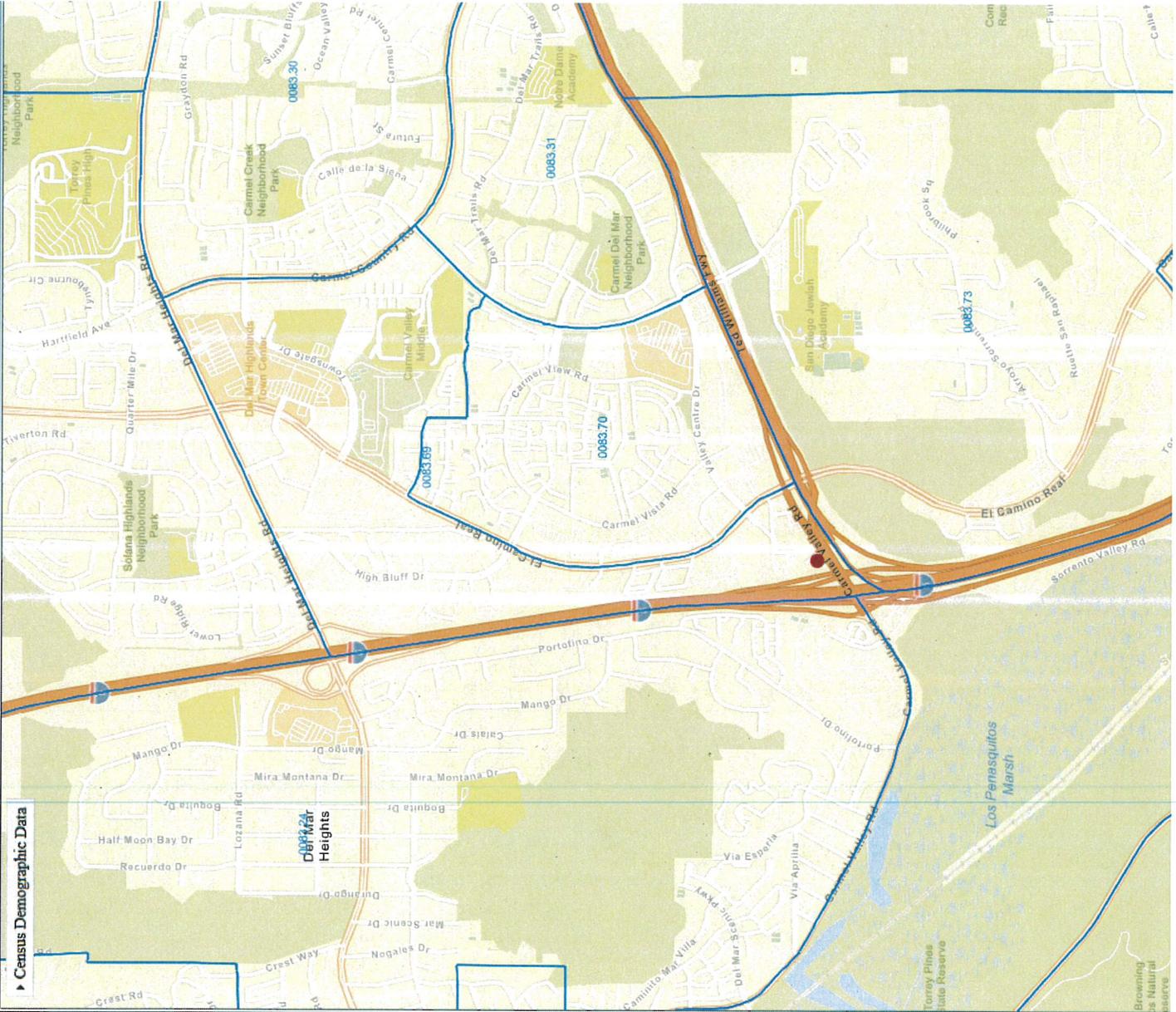
Reset Print

Matched Address

Address	3060 Carmel Valley Road, San Diego, California, 92130
MSA/MD Code	41740
State Code	06
County Code	073
Tract Code	0083 68
MSA/MD Name	SAN DIEGO-CHULA VISTA-CARLSBAD, CA
State Name	CALIFORNIA
County Name	SAN DIEGO COUNTY

Census Demographic Data

User Select Tract




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

2020 Census Tract	Alcohol Violations	Tract Total as % of Average Tract
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%
008360	18	139.28%
008361	8	61.90%
008362	4	30.95%
008363	3	23.21%
008364	8	61.90%
008365	2	15.48%
008366	3	23.21%
008367	3	23.21%
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

				<i>Census Tract</i>			<i>Off Sale</i>
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

Event Search Results (23 Returned) [New Event Search >](#)

Show 100 Entries

Date Range Show All Events

Events From 09/01/24 - 09/01/25 [See search criteria](#)

Agency	DGroup	Date/Time	Event	Type	Primary Unit	Location	Status	Priority	Beat
SDPD	P9	09/06/24 22:42:31	E24090009457	1183	3951E	3060 CARMEL VALLEY RD SD	Closed - Assigned	0	934
SDPD	P9	09/10/24 23:13:39	E24090015370	459A	933J3	3060 CARMEL VALLEY RD SD	Closed - Assigned	3	934
SDPD	P9	09/11/24 05:57:50	E24090015582	23152	934J1	3060 CARMEL VALLEY RD SD	Closed - Assigned	2	934
SDPD	P9	09/11/24 22:39:54	E24090016838	459A	933J3	3060 CARMEL VALLEY RD SD	Closed - Assigned	3	934
SDPD	P9	09/16/24 22:39:23	E24090024024	459A	931Y2	3060 CARMEL VALLEY RD SD	Closed - Assigned	3	934
SDPD	P9	09/17/24 22:38:11	E24090025604	459A		3060 CARMEL VALLEY RD SD	Closed - Assigned	3	934
SDPD	P9	10/07/24 11:20:45	E24100009634	1183		3060 CARMEL VALLEY RD SD	Closed - Assigned	0	934
SDPD	P9	10/20/24 21:21:59	E24100029960	415DV	934K3	3060 CARMEL VALLEY RD SD	Closed - Assigned	1	934
SDPD	P9	10/30/24 08:55:42	E24100043911	1183	937J1	3060 CARMEL VALLEY RD SD	Closed - Assigned	0	934
SDPD	P9	11/04/24 20:32:30	E24110005518	211A	935Z2	3060 CARMEL VALLEY RD SD	Closed - Assigned	1	934
SDPD	P9	11/06/24 22:01:49	E24110008669	211A		3060 CARMEL VALLEY RD SD	Closed - Assigned	1	934
SDPD	P9	11/29/24 12:01:01	E24110041145	415PP		3060 CARMEL VALLEY RD SD	Closed - Assigned	2	934
SDPD	P9	12/20/24 15:10:23	E24120028474	415	934Z2	3060 CARMEL VALLEY RD SD	Closed - Assigned	2	934
SDPD	P9	01/17/25 13:04:36	E25010023575	AU2	AUP9	3060 CARMEL VALLEY RD SD	Closed - Assigned	2	934
SDPD	P9	01/28/25 18:28:24	E25010039542	594	932U2	3060 CARMEL VALLEY RD SD	Closed - Assigned	2	934
SDPD	P9	02/07/25 11:50:17	E25020009297	415PP	933J1	3060 CARMEL VALLEY RD SD	Closed - Assigned	2	934
SDPD	P9	02/07/25 16:59:00	E25020009762	207	937Y2	3060 CARMEL VALLEY RD SD	Closed - Assigned	1	934
SDPD	P9	06/14/25 15:53:01	E25060020132	CW	934Y2	3060 CARMEL VALLEY RD SD	Closed - Assigned	1	934
SDPD	P9	07/01/25 07:16:18	E25070000253	261	937J1	3060 CARMEL VALLEY RD SD	Closed - Assigned	1	934
SDPD	P9	07/08/25 13:20:16	E25070011786	415	936J1	3060 CARMEL VALLEY RD SD	Closed - Assigned	2	934
SDPD	P9	07/13/25 21:36:56	E25070019986	1145T	934J3	3060 CARMEL VALLEY RD SD	Closed - Assigned	0	934
SDPD	P9	08/13/25 04:35:30	E25080018259	HZRD	937J1	3060 CARMEL VALLEY RD SD	Closed - Assigned	1	934
SDPD	P9	08/25/25 05:59:39	E25080036155	459A		3060 CARMEL VALLEY RD SD	Closed - Assigned	3	934



CALIFORNIA DEPARTMENT OF

Alcoholic Beverage Control[Having trouble viewing the report?](#)**Results for:** Active Off-Sale Retail License**County:** SAN DIEGO County**Census Tract:** 83.69**Report Date:** Monday, September 01, 2025**Search***Results will be filtered as you type***0** Results**License Number: 310789****Status:**ACTIVE **License Type:**21 **Orig. Iss. Date:**09/28/1995 **Expir. Date:**06/30/2026 **Primary Owner:**3515 DEL MAR HEIGHTS RD,
SAN DIEGO, CA 92130THRIFTY PAYLESS, INC. **Premises Addr.:**Census Tract: 0083.69**Business Name:** RITE AID STORE 5666 **Geo Code:**

3710

License Number: 301541**Status:**ACTIVE **License Type:**20 **Orig. Iss. Date:**12/15/1994 **Expir. Date:**11/30/2025 **Primary Owner:**3015 DEL MAR HEIGHTS RD,
SAN DIEGO, CA 92130DEL MAR HEIGHTS ROAD SERVICE INC **Premises Addr.:**Census Tract: 0083.69**Business Name:**DEL MAR HEIGHTS SHELL **Geo Code:**3710**License Number: 655354****Status:**ACTIVE **License Type:**20 **Orig. Iss. Date:**08/23/2024 **Expir. Date:**07/31/2026 **Primary Owner:**RSF VINES LLC12625 HIGH BLUFF DR STE 315,
SAN DIEGO, CA 92130-2054**Premises Addr.:**Census Tract: 0083.69**Business Name:** COV THE **Geo Code:**3710

License Number: 603059**Status:**ACTIVE **License Type:**20 **Orig. Iss. Date:**09/06/2019 **Expir. Date:**03/31/2026 **Primary Owner:**12841 EL CAMINO REAL, STE 100,
SAN DIEGO, CA 92130JIMBOS NATURAL FAMILY INC **Premises Addr.:**Census Tract: 0083.69**Business Name:**JIMBO'S...NATURALLY! **Geo Code:**3710**License Number: 474098****Status:**ACTIVE **License Type:**20 **Orig. Iss. Date:**01/05/2009 **Expir. Date:**12/31/2025 **Primary Owner:**3170 CARMEL VALLEY RD,
SAN DIEGO, CA 92130-2590ASSET GAS INCORPORATED **Premises Addr.:**Census Tract: 0083.69**Business Name:** ASSET GAS INCORPORATED**Geo Code:**3710**License Number: 419943****Status:**ACTIVE **License Type:**21 **Orig. Iss. Date:**12/14/2004 **Expir. Date:**07/31/2026 **Primary Owner:**SHEMRAN INC12875 EL CAMINO REAL,
SAN DIEGO, CA 92130**Premises Addr.:**Census Tract: 0083.69**Business Name:** BARONS MARKET **Geo Code:**3710**License Number: 669878****Status:**ACTIVE **License Type:**21 **Orig. Iss. Date:**08/05/2025 **Expir. Date:**07/31/2026 **Primary Owner:**12750 CARMEL COUNTRY RD, STE 100,
SAN DIEGO, CA 92130-2170CARMEL VALLEY LIQUOR & MARKET, INC. **Premises Addr.:**Census Tract: 0083.69**Business Name:**CARMEL VALLEY LIQUOR & MARKET **Geo Code:**3710**License Number: 407428****Status:**ACTIVE **License Type:**21 **Orig. Iss. Date:**01/13/2004 **Expir. Date:**06/30/2026 **Primary Owner:**3455 DEL MAR HEIGHTS RD,
SAN DIEGO, CA 92130-2120RALPHS GROCERY COMPANY **Premises Addr.:**Census Tract: 0083.69**Business Name:** RALPHS 167 **Geo Code:**3710

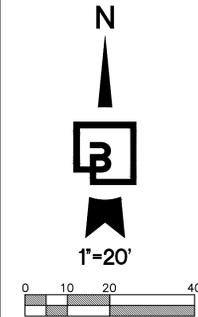


Project description
KA owns the property currently being upgraded with a new convenience store under separate permit and will be the operator of the Mega Mart convenience store, gas station, and carwash there. They are submitting for an Alcohol CUP needed for a Type 20 license allowing for the sale of beer and wine for consumption off the premises as desired by KA. The CUP is needed because the concentration statistics for the census tract demonstrate that the census tract is currently over concentrated. The CUP will be processed as a Process Three entitlement. To the Applicant's knowledge based on the pre-Development Review, there should be no other permits required by the city. An alcohol license will be applied for through the ABC after approval of the CUP. No development regulations are requested for deviations as a result of this application.

Project Team Contacts
Owner - Ken Assi 5820 Oberlin Drive, Suite 201, San Diego CA 92121 (858) 404-6091
Consultant: Barghausen Consulting Engineers, Leslie Burnside, (858) 610-0153

Public Improvements per Discretionary project, PRJ 1054862

LEGAL DESCRIPTION
The land referred to herein is situated in the State of California, County of San Diego, City of San Diego and described as follows:
APN: 307-240-07
THAT PORTION OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 14 SOUTH, RANGE 4 WEST, SAN BERNARDINO MERIDIAN IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO UNITED STATES GOVERNMENT SURVEY APPROVED JANUARY 18, 1876, DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 25, THE EAST LINE OF SAID SECTION BEARING SOUTH 0° 45' 08" WEST FROM SAID NORTHEAST CORNER; THENCE SOUTH 31° 52' 53" WEST 478.54 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 56° 30' 31" WEST 175 FEET TO THE BEGINNING OF A NON-TANGENT 25 FOOT RADIUS CURVE CONCAVE NORTHERLY, THE RADIUS OF SAID CURVE BEARING SOUTH 33° 29' 26" EAST TO SAID POINT; THENCE WESTERLY AND NORTHERLY ALONG SAID CURVE 39.27 FEET THROUGH AN ANGLE OF 89° 59' 56"; THENCE NORTH 14° 19' 05" WEST 379.68 FEET; THENCE SOUTH 41° 36' 36" EAST 128.06 FEET; THENCE SOUTH 46° 03' 04" EAST 263.13 FEET TO THE TRUE POINT OF BEGINNING, AND ALSO KNOWN AS LOT 1, CHURCH HIGHLAND SUBDIVISION UNIT NO. 1, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE MAP THEREOF NO. 5837, FILED IN THE OFFICE OF THE COUNTY RECORDER ON FEBRUARY 10, 1987, EXCEPTING THEREFROM ANY OIL, GAS, AND OTHER MINERALS (INCLUDING, WITHOUT LIMITATION, HELIUM, LIGNITE, SULFUR, PHOSPHATE AND OTHER SOLID, LIQUID AND GASEOUS SUBSTANCES), REGARDLESS OF THE NATURE THEREOF AND WHETHER SIMILAR OR DISSIMILAR BUT ONLY TO THE EXTENT ANY OF THE FOREGOING IS IN ITS NATURAL STATE AND NATURAL LOCATION AND NOT SUBJECT TO THE DOMINION AND CONTROL OF ANY PERSON, AND, UPON THIRTY (30) DAYS PRIOR WRITTEN NOTICE TO GRANTEE, THE RIGHT TO EXPLORE FOR, DEVELOP AND PRODUCE SAME, AS WELL AS THE RIGHT TO LEASE SUCH PORTION OF THE PROPERTY HEREBY RESERVED FOR SUCH PURPOSES, AND ALL MINERAL AND ROYALTY RIGHTS WHA



Sheet Index
Sheet 1 Site Plan
Sheet 2 Floor plan

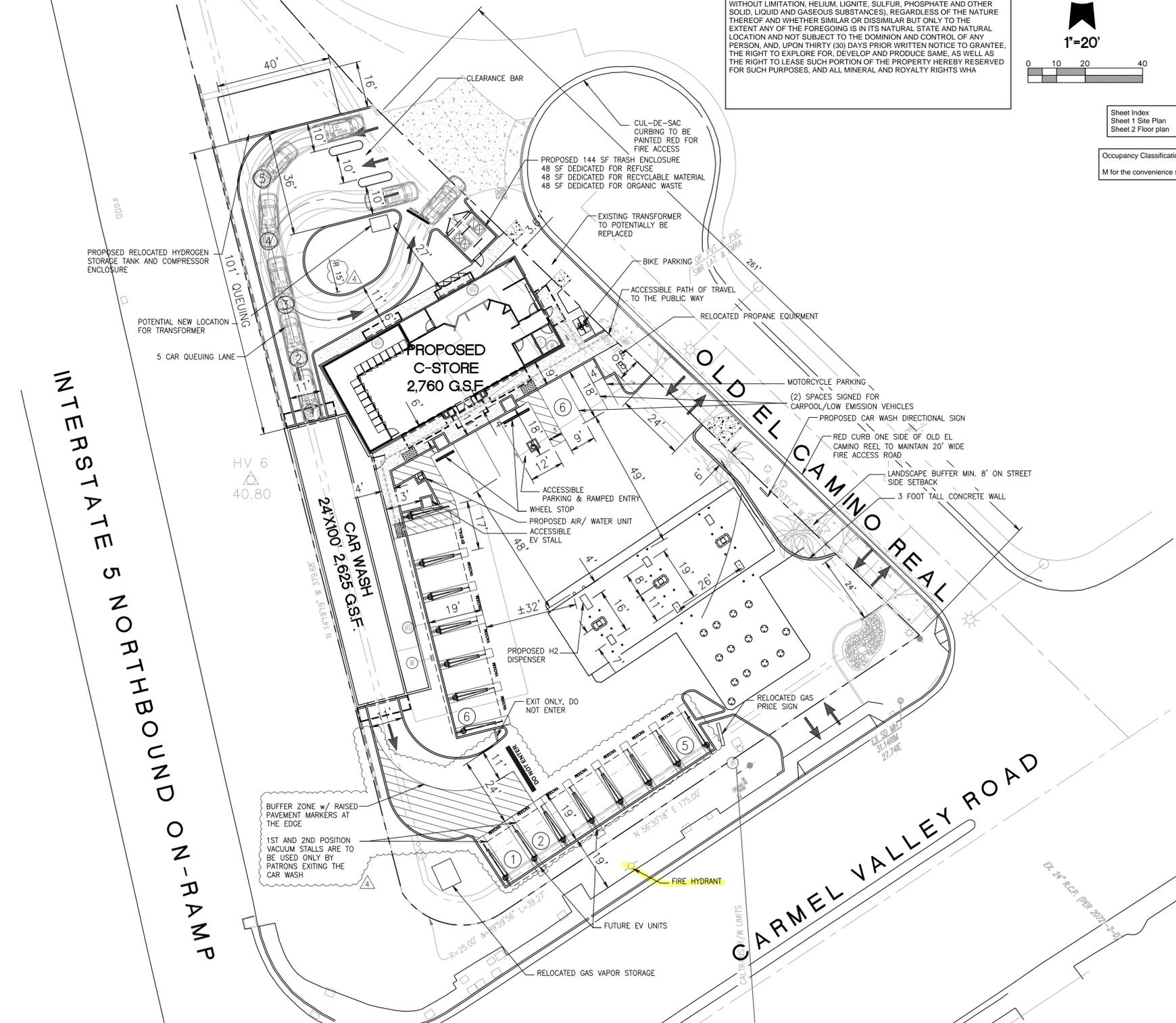
Occupancy Classification
M for the convenience store.

PROJECT DATA

LOCATION: 3060 CARMEL VALLEY ROAD SAN DIEGO, CA 92130
APN: 307-240-07-00
ZONING: CC-1-3 (COMMERCIAL COMMUNITY)
COASTAL PARKING IMPACT OVERLAY ZONE
EASEMENTS: NONE
ENVIRONMENTALLY SENSITIVE AREAS, MSP OR MHPA: NONE
GEOLOGICAL HAZARD AREA: #52 - OTHER LEVEL AREAS, GENTLY SLOPING TO STEEP TERRAIN, FAVORABLE GEOLOGIC STRUCTURE, LOW RISK
FLOOD HAZARD AREA NOTE: THIS SITE IS LOCATED IN FLOOD ZONE "X". NO BASE FLOOD ELEVATION. AREA DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN.
TRANSIT STOPS: NONE - NOT LOCATED ON TRANSIT ROUTE
DWELLING UNITS: NONE
LOT AREA: ±38,484 SQFT (0.883 ACRES)
CONSTRUCTION TYPE: V-B (NOT SPRINKLERED)
PREVIOUS USE: (M) FUELING STATION: 2,048 SQFT WITH 5 ISLANDS
(M) RETAIL (CONVENIENCE STORE): 1,022 SQFT
(B) AUTOMOBILE SERVICE STATION: 1,395 SQFT
(M) HYDROGEN FUELING STATION: 1 SPOT
PROPOSED USE: (M) FUELING STATION (EXISTING TO REMAIN)
(M) RETAIL (CONVENIENCE STORE): 2,737 SQFT
(M) HYDROGEN FUELING STATION: 2 SPOTS (ADD 1)
(B) CAR WASH: 2,400 SQFT
PROPOSED ENTITLEMENTS:
NEIGHBORHOOD USE PERMIT
COASTAL DEVELOPMENT PERMIT
AMENDMENT TO THE EXISTING CUP
BUILDING SETBACKS:
FRONT SETBACK (CARMEL VALLEY ROAD) = NONE
REAR SETBACK (NORTH CORNER) = 10' (SEE PLAN)
SIDE SETBACK (I-5) = 0'
STREET SIDE SETBACK (OLD EL CAMINO REAL) = NONE
MAX STRUCTURE HEIGHT: 45'
MAX FAR: 0.75
FAR PROVIDED: 0.30
PARKING REQUIREMENTS:
SERVICE STATION REQUIRES 3 SPACES
REQUIRED = 3 SPACES
CAR WASH REQUIRES 1 SPACE PER BAY
1 BAY = 1 SPACE REQUIRED
RETAIL REQUIRES 3 SPACES PER 1,000 SQFT
2,760 SQFT = 9 SPACE REQUIRED
TOTAL REQUIRED: 13 SPACES
TOTAL PROVIDED: 19 SPACES (COMPLIANT)
EV FUELING PARKING PROVIDED: 1 SPACES
MOTORCYCLE PARKING PROVIDED: 2 SPACES
BICYCLE PARKING PROVIDED: 2 SPACES
CARPOOL AND LOW EMISSIONS: 2 SPACES
SIGNAGE REQUIREMENTS
GROUND SIGNS: ALLOWED: 1 PER STREET FRONTAGE
PROPOSED: 1 TOTAL - RELOCATED EXISTING
WALL SIGNS: ALLOWED: MINIMUM 1 SIGN PER ESTABLISHMENT, NO MAX # MIN 20 SQFT
WEST (FACING I-5): 1 SOFT PER LINEAR FT OF WALL, MAX 100 SQFT
PROPOSED: 125 LINEAR FEET OF WALL = 100 SQFT MAX
SOUTH (FACING CARMEL VALLEY): 1 SOFT PER LINEAR FT OF WALL, MAX 100 SQFT
PROPOSED: 101 LINEAR FEET OF WALL = 100 SQFT MAX
EAST (FACING OLD EL CAMINO): 0.75 SOFT PER LINEAR FT OF WALL, MAX 100 SQFT
PROPOSED: 139 LINEAR FEET OF WALL X 0.75 = 104, 100 SQFT MAX
GENERAL NOTES:
SIGNAGE UNDER SEPARATE PERMIT
PROVIDE BUILDING ADDRESS NUMBERS, VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY PER FHPS POLICY P-00-6 (UFC 901.4.4)

SETBACK LINE FOR REAR SETBACK CALCULATED FROM THE POINT WHERE THE SIDE A STREET SIDE SETBACK ARE 10' APART PER CODE

INTERSTATE 5 NORTHBOUND ON-RAMP



Revision table with columns for No., Date, By, Ckd., Appr., and Description.

Title:
BUILDING ROTATION EXHIBIT
KA ENTERPRISES C-STORE AND CAR WASH
3060 CARMEL VALLEY RD
SAN DIEGO, CALIFORNIA

For:
5820 Oberlin Dr Suite 201
San Diego, CA 92121
Contact: Eugene Marini
858/404-6091
fax 858/404-6081



Scale and Design/Check/Approve table. Includes horizontal and vertical scales, and a table for Design, Draw, Check, Approve, and Date.

Barghausen Consulting Engineers, Inc.
18215 72nd Avenue South
Kent, WA 98032
425.251.6222
barghausen.com

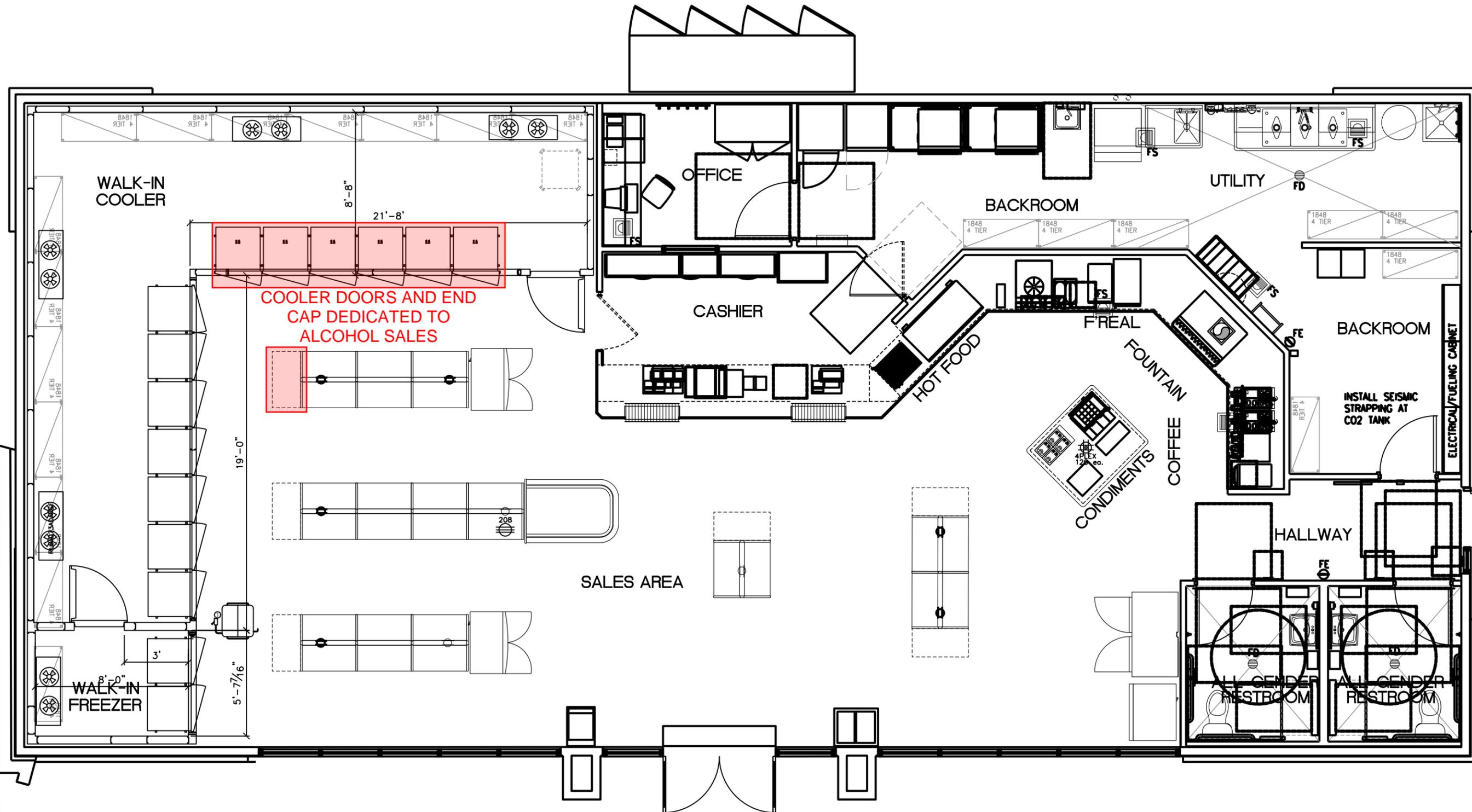


Job Number: 21895
Sheet: AO.1

File: P:\21000a\21895\preliminary\21895_A0.1_AR_SITE_PLAN-rev01.dwg Date/Time: 9/14/2024 4:40 PM Scale: 1" = 1' MUEHLIN Xref:



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FOOD STORE SOLUTIONS

11445 E. Via Linda, Suite 2362
 Scottsdale, Az. 85259
 Tel: (602) 538-2941 Fax: (480) 659-9507

No.	Revision/Issue	Date

Project Name and Address
 KA Carmel Valley
 La Jolla, CA

EQUIPMENT

Drawn by	RR	Sheet	K-2.1
Project			
Date	7/8/25		
Scale	AS NOTED		

1 FLOOR PLAN
 SCALE: 3/16" = 1'