

# San Diego Hearing Officer Meeting

## **PHONE-IN TESTIMONY PERIOD NOW OPEN FOR** **PRJ-1132060, 3245 El Cajon Boulevard**

**To call in and make your three minutes of public comment on this item:**

**Telephone** - Dial 669-254-5252 or (Toll Free) 833-568-8864.

When prompted, input Webinar ID: **161 191 4200**

### **How to Speak to a Particular Item or During Non-Agenda Public Comment**

When the Hearing Officer introduces the non-agenda or item you would like to comment upon, raise your hand by either tapping the "Raise your Hand" button on your computer, tablet, or Smartphone, or by dialing **\*9** on your phone. You will be taken in the order in which you raise your hand. You may only speak once on a particular item.

When the Hearing Officer indicates it is your turn to speak, click the unmute prompt that will appear on your computer, tablet or Smartphone, or dial **\*6** on your phone.



# Development Services Department

3245 El Cajon Boulevard  
Project No. PRJ-1132060

Item #2

Hearing Officer

March 11, 2026

# Project Scope

- Scope:** Conditional Use Permit for:
- Alcoholic beverage outlet to allow the off-site sale of beer and wine, with associated site improvements.
- Location:** 3245 El Cajon Boulevard in the CUPD-CU-2-4 (Central Urbanized Planned District – Central Urbanized) zone,  
Mid-City (City Heights) Communities Plan.
- Parcel Size:** 1.62-acre project site

# Required Approval

Process Three – Hearing Officer

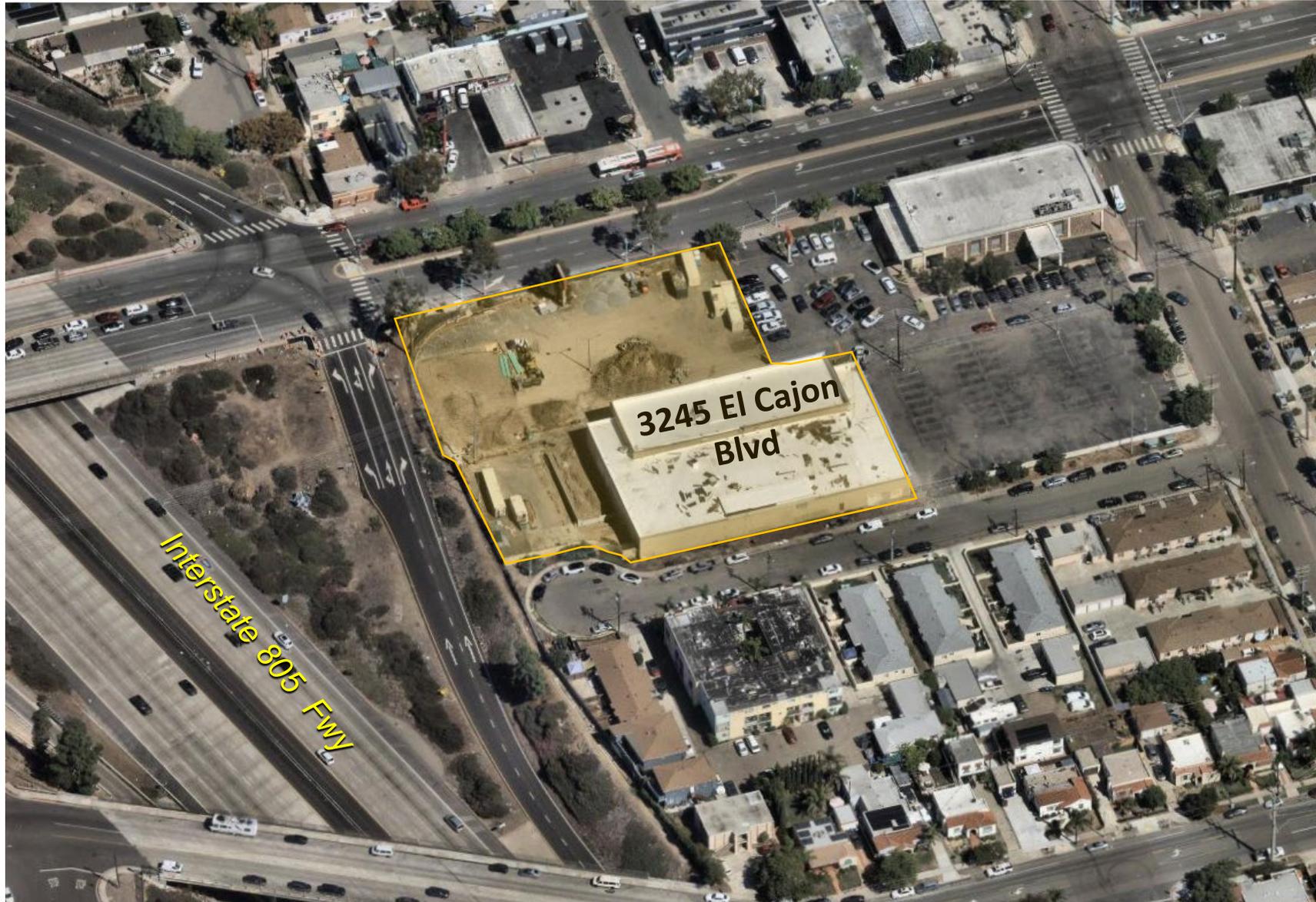
- Conditional Use Permit PMT-3352183

# Environmental Determination

California Environmental Quality Act (CEQA) Exemption pursuant to CEQA Guidelines Sections:

- 15061(b)(3) (Common Sense)
- 15301 (Existing Facilities)

# Aerial Photograph



# Community Land Use Map

Land Use Legend

- Residential
- 1-5 du/ac
  - 6-10 du/ac
  - 11-15 du/ac
  - 16-20 du/ac
  - 21-25 du/ac
  - 26-30 du/ac

- Industrial
- Institutional
- School
  - Elementary
  - ⊙ Junior High
  - High School

- MH Mobile Home Park
- Commercial/Residential Transition Zone-

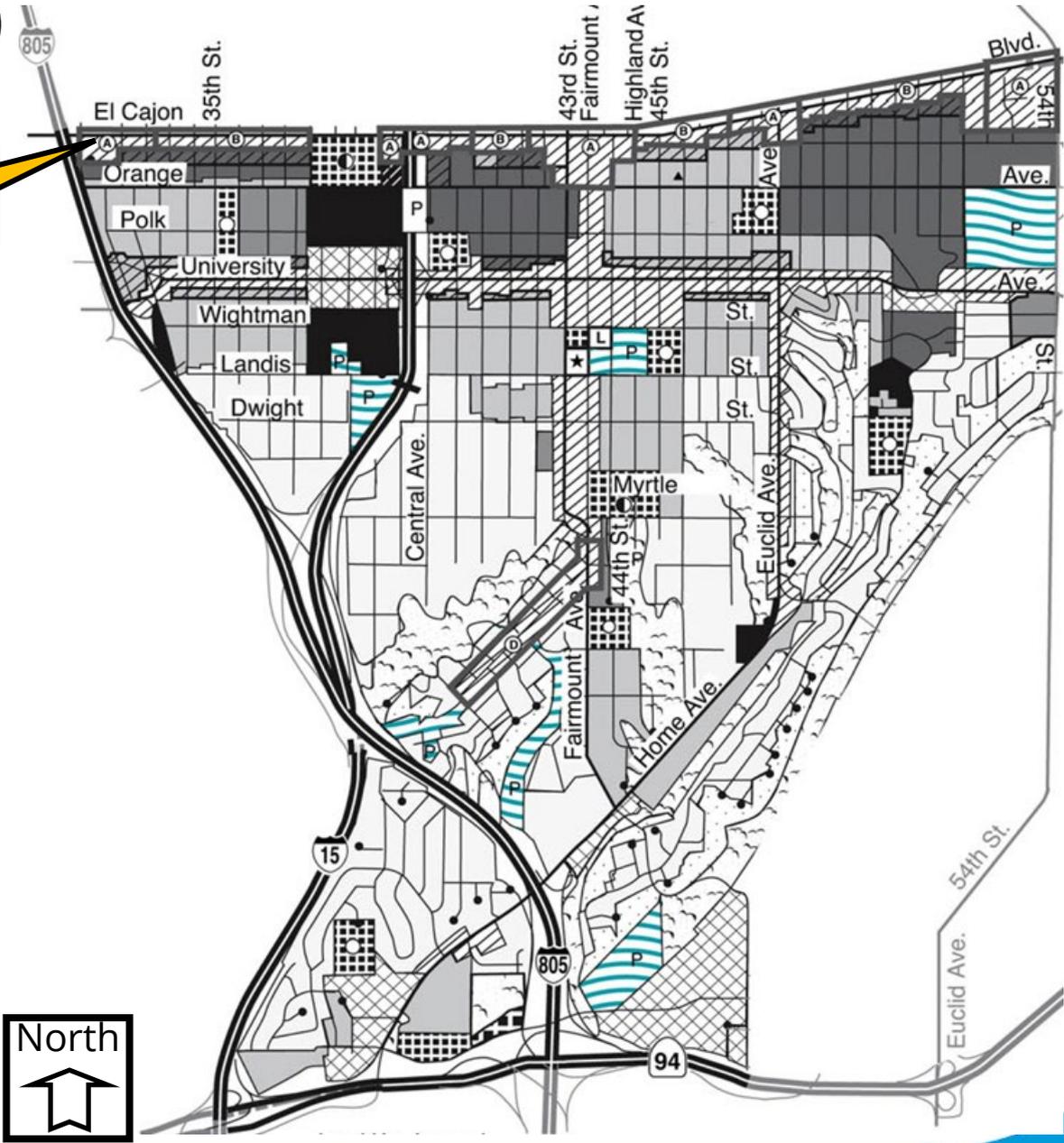
- Park
- Open Space
- Fire Station
- Police Station
- Library
- Post Office

Commercial and Mixed-Use

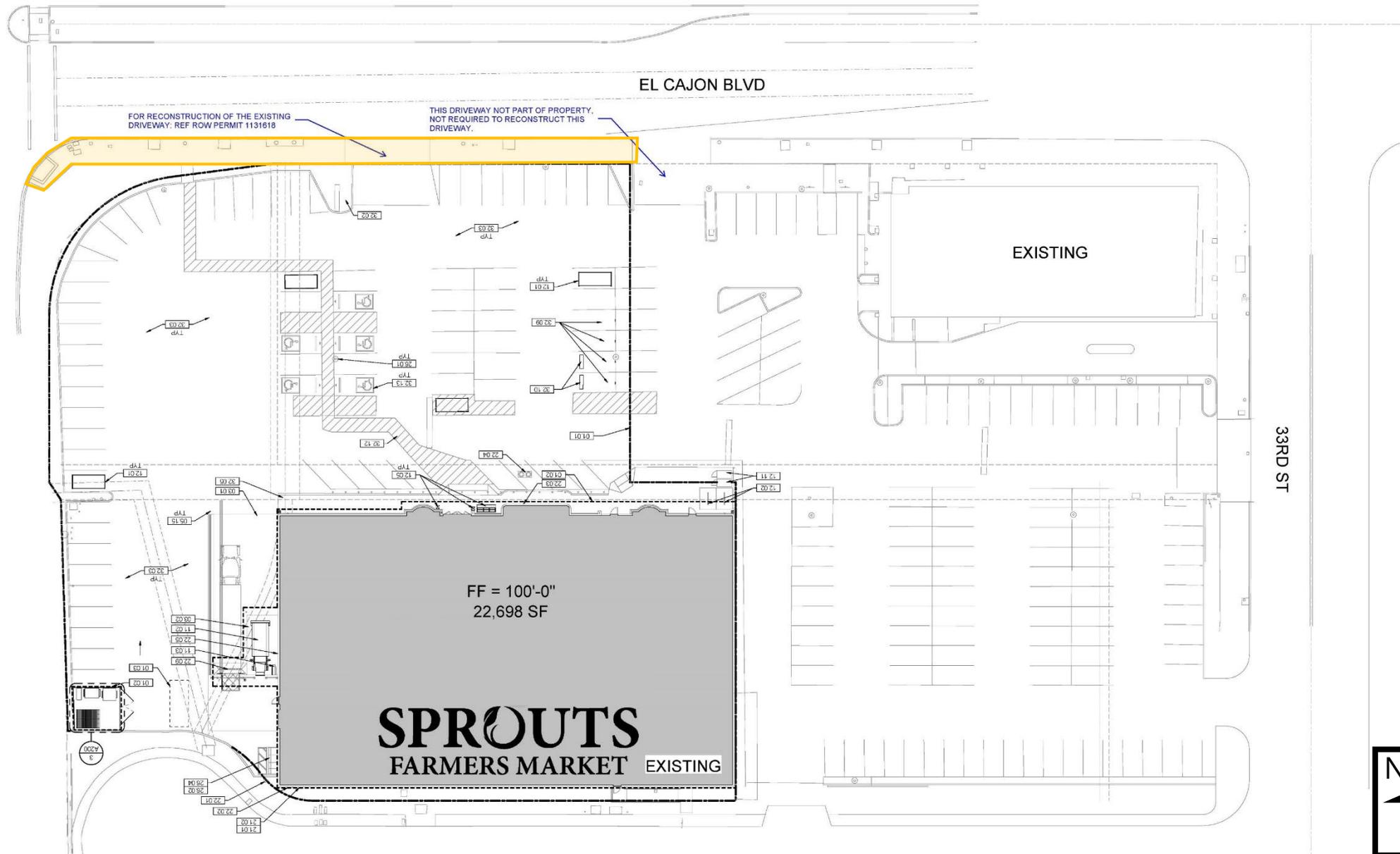
- 29 du/ac\*
- Ⓐ 73 du/ac**
- Ⓑ 35 du/ac\*
- Ⓒ 19 du/ac\*
- Ⓓ 9 du/ac

\*in areas where residential use is permitted, a mixed-use bonus to 43 du/ac is available

**PROJECT SITE**



# Site Plan



# Mid-City (City Heights) Community Planning Group

- On October 6, 2025, the CPG voted 16-0-0 to **recommend approval**



# City Staff Recommendation

**APPROVE** Conditional Use Permit No. PMT-3352183

# San Diego Hearing Officer Meeting

**PHONE-IN TESTIMONY PERIOD NOW OPEN FOR**  
**PRJ-1132060, 3245 El Cajon Boulevard**

**To call in and make your three minutes of public comment on this item:**

**Telephone** - Dial 669-254-5252 or (Toll Free) 833-568-8864.

When prompted, input Webinar ID: **161 191 4200**

## **How to Speak to a Particular Item or During Non-Agenda Public Comment**

When the Hearing Officer introduces the non-agenda or item you would like to comment upon, raise your hand by either tapping the "Raise your Hand" button on your computer, tablet, or Smartphone, or by dialing **\*9** on your phone. You will be taken in the order in which you raise your hand. You may only speak once on a particular item.

When the Hearing Officer indicates it is your turn to speak, click the unmute prompt that will appear on your computer, tablet or Smartphone, or dial **\*6** on your phone.

