



THE CITY OF SAN DIEGO

## Report to the Hearing Officer

DATE ISSUED: April 29, 2026 REPORT NO. HO-26-020

HEARING DATE: May 6, 2026

SUBJECT: 4575 Camino De La Plaza, Process Three Decision

PROJECT NUMBER: [PRJ-1144026](#)

OWNER/APPLICANT: BAJA-MEX INSURANCE SERVICES, Incorporated (INC), Owner, and JJYM INVESTMENTS Limited Liability Company (LLC), Permittee.

### SUMMARY

Issue: Should the Hearing Officer approve a Conditional Use Permit (CUP) amendment to the existing CUP (PMT-3236073) to allow the continued sale of beer, wine, and distilled spirits for off-site consumption in a 1,247-square-foot retail store, including changes to the approved hours of alcohol sales (from 10:00 a.m.–10:00 p.m. to 8:00 a.m.–12:00 am/midnight) and to the approved alcohol container sizes at 4575 Camino De La Plaza in the San Ysidro Community Plan Area?

### Proposed Actions:

1. APPROVE Conditional Use Permit No. PMT-3391060.

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 14, 2026, the San Ysidro Community Planning Group voted 9-0-0 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 completed for the proposed project. The consistency evaluation addressed if the conditions specified in CEQA Guidelines would require the preparation of additional

review for the proposed project. The City determined the proposed project is within the scope of the previous analysis for the San Ysidro Community Plan Update and El Pueblito Viejo Village Specific Plan EIR Project No. 310690/SCH No. 2015111012, certified on November 15, 2016, and as amended by the previously adopted Virginia Avenue Parking Garage Addendum (Project No. 375960/SCH No. 2015111012) adopted on October 25, 2018, and would not result in new or substantially increased impacts beyond those previously identified. No new mitigation or alternatives were required to reduce impacts.

### BACKGROUND

The 0.72-acre site is located at 4575 Camino de la Plaza in the Commercial Regional (CR-2-1) Zone and within the Airport Land Use Compatibility Overlay Zone (Imperial Beach NOLF), Airport Land Use Compatibility Plan Airport Influence Area (Imperial Beach NOLF - Review Area 2), Coastal Height Limit Overlay Zone, and the FAA Part 77 Noticing Area (Brown Field), within the San Ysidro Community Plan Area.

The site is developed with an existing multi-tenant commercial center and is served by existing public utilities and infrastructure.

The subject property was previously approved under Conditional Use Permit No. PMT-3236073 (Project No. PRJ-1093210), which authorized the operation of an alcoholic beverage outlet under a Type 21 Alcoholic Beverage Control (ABC) license for the sale of beer, wine, and distilled spirits for off-site consumption within a 1,247-square-foot retail suite. The original CUP was approved by the Hearing Officer on March 6, 2024, and included conditions intended to minimize potential impacts to the surrounding neighborhood, including restrictions on hours of operation, exterior signage and advertising, loitering, security, and employee training in ABC compliance and responsible alcohol sales.

The project site is located within an established regional commercial area of San Ysidro along Camino De La Plaza. The property is developed with a 1,247-square-foot retail suite within a multi-level parking structure, and surrounding properties are primarily commercial retail, restaurant, and service uses consistent with the Regional Commercial designation of the San Ysidro Community Plan.

### DISCUSSION

#### Project Description:

The project involves a Conditional Use Permit (CUP) to amend CUP No. PMT-3236073. The amendment proposes to modify the approved hours of alcohol sales from 10:00 a.m.–10:00 p.m. to 8:00 a.m.– 12:00am/midnight, and changes to the alcohol container sizes. Previously, beer, malt beverage products, or wine cooler products had to be sold in manufacturer multi-unit packaging, no single containers. If approved, the amended CUP would specify that beer, malt beverage products, or wine cooler products of 16 ounces or less cannot be sold by a single container; they must be sold in manufacturer multi-unit packaging. Approval of the CUP Amendment will allow the applicant to continue operating under a Type 21 Off-Sale General Alcoholic Beverage Control (ABC) license.

The proposed project involves a Conditional Use Permit (CUP) Amendment for an existing alcoholic

beverage outlet in a 1,247-square-foot retail suite at 4575 Camino De La Plaza. Alcoholic beverage outlets are permitted as a Limited Use in the Commercial Regional (CR-2-1) Base Zone, subject to the requirements of [SDMC Section 141.0502\(b\)](#). A CUP is required because the project site does not meet all these locational criteria, as detailed below:

**1. 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.**

The project is within Census Tract No. 100.09, which reported a general crime rate of 336.1 percent of the citywide average based on San Diego Police Department (SDPD) data. A census tract is considered to have “high crime” if the crime rate exceeds 120 percent of the citywide average. Therefore, the project is located within a high-crime census tract. The project requires a CUP because it does not comply with this criterion.

**2. 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 Professions Code Section 23958.4.**

Census Tract No. 100.09 allows for four off-sale ABC licenses under California Business and Professions Code Section 23958.4. Three active off-sale licenses currently exist in the tract. This CUP Amendment does not create a new outlet and would not represent a fourth. Therefore, the project does not exceed the allowable concentration.

**3. In an adopted Redevelopment Project Area.**

The project site is not located within an adopted Redevelopment Project Area .

**4. Within 600 feet of a public or private accredited school, a public park, playground or recreational area, church, hospital, or a San Diego County Welfare District Office.**

The project site does not have any of these sensitive uses within 600 feet.

**5. Within 100 feet of residentially zoned property.**

The project site does not have residential uses within 100 feet .

As noted above, the CUP Amendment proposes modifications to the approved hours of alcohol sales and revisions to the approved alcohol container sizes. No physical changes, floor area modifications, or intensification of the use are proposed. All other conditions of the previously approved CUP remain in effect, including operational requirements, security, employee training, and restrictions to ensure compliance with ABC regulations.

The project has been reviewed by SDPD and the Development Services Department (DSD) for conformance with applicable regulations and land use policies. Staff supports the project based on the site's commercial context, its location within an existing regional commercial center, and the fact that the amendment does not introduce new off-sale outlets or intensify the use beyond the approved floor area. The project implements the Community Plan goal to encourage pedestrian access and retail activity, consistent with its ground-floor commercial designation.

SDPD and DSD have concluded that, with appropriate conditions, the CUP Amendment would not adversely impact the surrounding neighborhood, public health, safety, or welfare. Staff supports a

ten-year CUP based on this analysis, the operational modifications requested, and the recommended conditions, which include video surveillance, limits on alcohol sales hours, restrictions on alcohol floor area, prompt graffiti removal, employee training in ABC regulations, theft deterrence, and policies prohibiting sales to individuals under 21 years of age or to intoxicated persons.

Based on the analysis above, the proposed Conditional Use Permit Amendment to modify the hours of alcohol sales and the change of alcohol container sizes for the existing alcoholic beverage outlet is consistent with the San Ysidro Community Plan, the CR-2-1 Zone regulations, and the San Diego Municipal Code. The project meets all applicable locational and operational criteria, and all SDPD-recommended conditions have been incorporated to mitigate potential impacts associated with off-sale alcohol. No physical expansion or intensification of use beyond extended hours is proposed. Therefore, the project is compatible with the surrounding commercial context, will not adversely affect public health, safety, or welfare, and can be approved as conditioned.

#### Community Plan Analysis:

The project site is located within the San Ysidro Community Planning Area and is designated Regional Commercial with Residential Prohibited. The Regional Commercial designation is intended to provide a broad range of commercial retail, service, office, and civic uses that serve local, community-wide, and regional needs.

The existing retail suite and associated alcoholic beverage outlet are consistent with this land use designation. The proposed CUP Amendment modifies only the previously approved hours of operation, and the change of alcohol container sizes does not involve any physical expansion, additional floor area, or intensification of use.

As conditioned, the project continues to provide commercial services that support the surrounding community while ensuring compatibility with nearby uses. Therefore, the proposed amendment is consistent with the goals and policies of the San Ysidro Community Plan and aligns with the intent of the Regional Commercial land use designation.

#### Conclusion:

The proposed Conditional Use Permit Amendment to modify the hours of alcohol sales and the change of alcohol container sizes for the existing alcoholic beverage outlet is consistent with the San Ysidro Community Plan, the CR-2-1 Zone regulations, and the San Diego Municipal Code. The amendment does not involve any physical expansion, intensification of use, or removal of previously adopted operational safeguards. All SDPD-recommended conditions remain in place to ensure compatibility with surrounding commercial uses and to protect public health, safety, and welfare. Based on the project's compliance with applicable regulations, its consistency with the Regional Commercial land use designation, and the continued implementation of operational controls, the proposed CUP Amendment can be approved as conditioned.

#### ALTERNATIVES

1. Approve Conditional Use Permit Amendment No. PMT-3391060, with modifications.
2. Deny Conditional Use Permit Amendment No. PMT-3391060 if the findings required to approve the project cannot be affirmed.

Respectfully submitted,

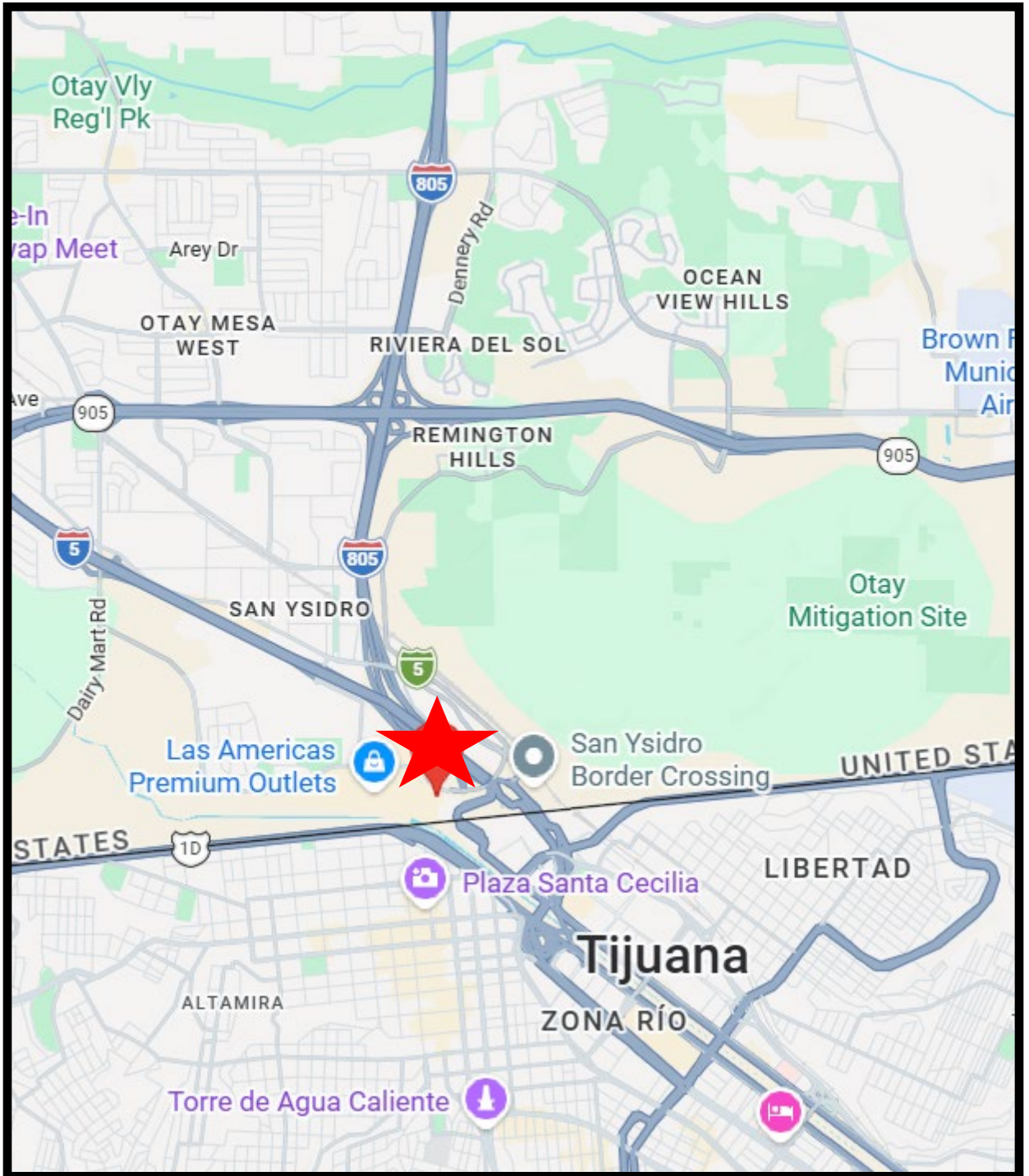


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May Rollin  
Development Project Manager  
Development Services Department

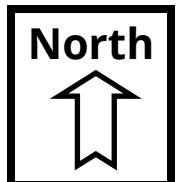
Attachments:

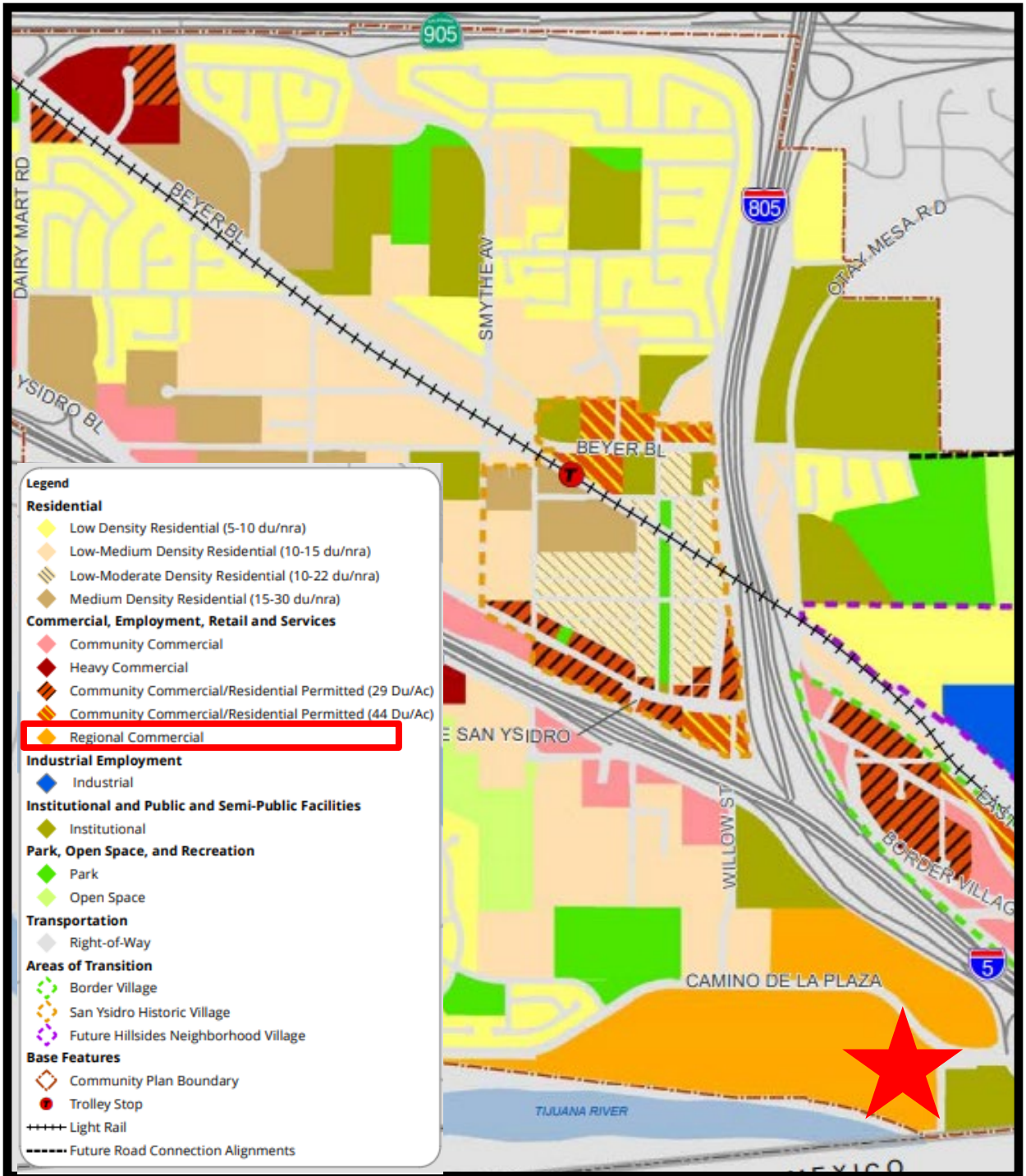
1. Project Location Map
2. Aerial Photograph
3. Land Use Map
4. Draft Resolution with Findings
5. Draft Permit with Conditions
6. Section 15162 Evaluation (Environmental review)
7. Amended Conditional Use Permit No. PMT-3236073 4575 Camino De La Plaza - Project No. PRJ-1093210
8. Community Planning Group Recommendation
9. Ownership Disclosure Statement
10. Police Department Recommendation
11. Project Plans



## Project Location

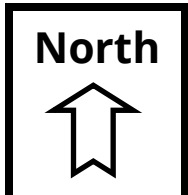
4575 Camino De La Plaza  
Project No. PRJ-1144026

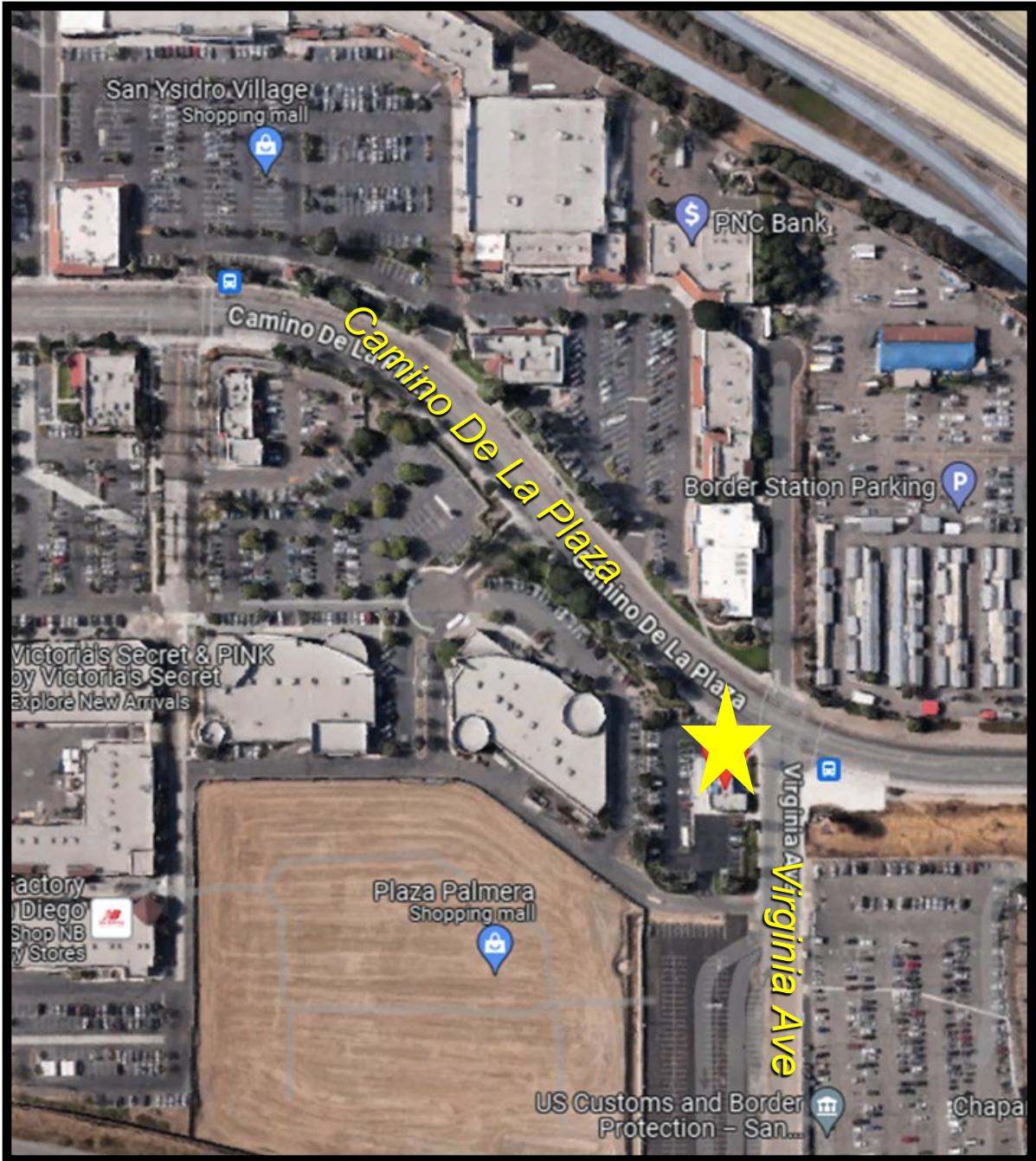




# Land Use Plan

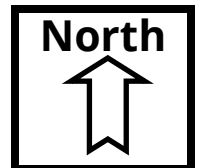
4575 Camino De La Plaza  
Project No. PRJ-1144026





## Aerial Photo

4575 Camino De La Plaza  
Project Np. PRJ-1144026



HEARING OFFICER  
RESOLUTION NO. \_\_\_\_\_  
CONDITIONAL USE PERMIT NO. PMT-3391060  
4575 CAMINO DE LA PLAZA – PROJECT NO. PRJ-1144026  
AMENDMENT TO CONDITIONAL USE PERMIT NO. PMT-3236073  
4575 CAMINO DE LA PLAZA - PROJECT NO. PRJ-1093210

RECITALS

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

A. BAJA-MEX INSURANCE SERVICES, INC., a California corporation, Owner, and JJYM INVESTMENTS, a Limited Liability Company, Permittee, submitted an application to the City of San Diego for a Conditional Use Permit (CUP) No. PMT-3391060 to amend CUP No. PMT-3236073 with Project No. PRJ-1093210 (Resolution No. HO-7543 - Adopted on: March 6, 2024) to allow the continued operation of an alcoholic beverage outlet under a Type 21 Alcoholic Beverage Control (ABC) Liquor License for the sale of beer, wine, and distilled spirits (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval), for the 4575 Camino De La Plaza project (Project).

B. The 0.72-acre site is located at 4575 Camino de la Plaza in the Commercial Regional (CR-2-1) Zone and within the Airport Land Use Compatibility Overlay Zone (Imperial Beach NOLF), Airport Land Use Compatibility Plan Airport Influence Area (Imperial Beach NOLF - Review Area 2), Coastal Height Limit Overlay Zone, and the FAA Part 77 Noticing Area (Brown Field), within the San Ysidro Community Planning Area. The project site is legally described as LOT 16 OF "INTERNATIONAL GATEWAY OF THE AMERICAS PHASE IA, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, AS SHOWN ON THE MAP NO. 14259 THEREOF RECORDED AS FILE NO. 2001-0581338 IN THE OFFICIAL RECORDS OF THE SAN DIEGO COUNTY RECORDER ON AUGUST 15, 2001 ("MAP NO. 14259").

C. A California Environmental Quality Act (CEQA) Guideline Section 15162 Consistency Evaluation determined that the proposed Project is consistent with the original San Ysidro Community Plan Update (SYCPU) Final Program Environmental Impact Report (PEIR), 310690/SCH No. 2015111012 certified by the San Diego City Council on November 15, 2016, Resolution No. R-310803, as well as the Virginia Avenue Parking Garage Addendum 375960/SCH No. 2015111012 adopted by the City of San Diego Planning Commission on October 25, 2018, Resolution No. 4963-PC; and would not result in new or substantially increased impacts beyond those previously identified.

D. On May 6, 2026, the Hearing Officer considered Conditional Use Permit No. PMT-3391060 amendment to Conditional Use Permit No. PMT-3236073 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 the Conditional Use Permit No. PMT-3391060 amendment to Conditional Use Permit No. PMT-3236073:

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

**I. Findings for all Conditional Use Permits:**

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

This project proposes an amendment to an existing Conditional Use Permit (CUP No. PMT-3236073) to allow the continued operation of an alcoholic beverage outlet under a Type 21 Alcoholic Beverage Control (ABC) license within an existing 1,247-square-foot retail suite at 4575 Camino de la Plaza. The amendment would modify the approved hours of alcohol sales from 10:00 a.m.–10:00 p.m. to 8:00 a.m.–12:00 am/midnight. The amendment also changes the allowable alcohol container sizes. Previously, beer, malt beverage products, or wine cooler products had to be sold in manufacturer multi-unit packaging, no single containers. Now, the updated approval specifies that beer, malt beverage products, or wine cooler products of 16 ounces or

less cannot be sold by a single container; if 16 ounces or less, beer, malt beverage products, and wine cooler products must be sold in manufacturer multi-unit packaging. All other conditions, including licensed use and floor area, remain unchanged. No changes are proposed to the existing use, floor area, or other operational characteristics.

The project site is designated Regional Commercial with Residential Prohibited by the San Ysidro Community Plan. This designation is intended to provide a wide range of commercial, retail, service, civic, and office uses that serve local, community-wide, and regional needs within the San Ysidro Commercial District located west of Interstate 5 near the international border. Alcoholic beverage sales are considered a commercial retail use under the Land Development Code and are permitted with approval of a Conditional Use Permit where specific locational criteria are not met.

The project does not introduce a new use or expand the site's physical development; rather, it allows extended hours of operation for an already permitted retail use within an existing commercial structure. As such, the amendment does not alter the land use pattern, intensity, or compatibility of the surrounding commercial district.

Therefore, the proposed CUP Amendment will not adversely affect the applicable land use plan and will remain consistent with the San Ysidro Community Plan.

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

A CUP is required because the project site does not meet certain locational criteria set forth in San Diego Municipal Code (SDMC) [Section 141.0502\(b\)](#), specifically its location within a census tract where the general crime rate exceeds the citywide average by more than 20 percent.

This CUP would modify the hours of operation, from 10:00 a.m. to 10:00 p.m., seven days a week, to 8:00 a.m. to 12:00am/ midnight. The amendment also changes the allowable alcohol container sizes. Previously, beer, malt beverage products, or wine cooler products had to be sold in manufacturer multi-unit packaging, no single containers. Now, the updated approval specifies that beer, malt beverage products, or wine cooler products of 16 ounces or less cannot be sold by a single container; if 16 ounces or less, beer, malt beverage products, and wine cooler products must be sold in manufacturer multi-unit packaging. All other conditions, including licensed use and floor area, remain unchanged. No other changes are proposed. The conditions from the original CUP (PMT No. 3236073) will remain in effect and include video surveillance, employee training in Alcoholic Beverage Control (ABC) regulations through the Licensee Education on Alcohol and Drugs (LEAD) program, prohibition of loitering, signage requirements, and other security and operational measures. These conditions were specifically designed to minimize potential impacts associated with alcoholic beverage sales and to ensure compatibility with surrounding uses.

Pursuant to SDMC [Section 141.0502\(c\)](#), the San Diego Police Department (SDPD) reviewed the proposed use and recommended approval with the existing permit conditions to safeguard the public health, safety, and welfare. Compliance with these conditions, together with adherence to all applicable federal, state, and local laws governing alcoholic beverage sales, will ensure that the amendment to operating hours and the size of alcohol containers does not create new or increased adverse impacts on the surrounding neighborhood.

Therefore, the proposed project will not be detrimental to public health, safety, and welfare.

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

The proposed development will comply with the applicable regulations of the Land Development Code. The project site is located within the CR-2-1 zone, where Alcoholic Beverage Outlets are permitted with approval of a Conditional Use Permit in accordance with [San Diego Municipal Code Section 141.0502](#).

This application is a Conditional Use Permit Amendment that modifies the approved hours of alcohol sales and the permitted container size. The amendment does not propose any physical expansion of the existing use or changes to the previously approved conditions of approval.

No variances or deviations from the Land Development Code are requested or required. Therefore, the proposed development will comply with the applicable regulations of the Land Development Code.

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

The project proposes a Conditional Use Permit (CUP) Amendment to modify the approved hours of alcohol sales and allowable container sizes for beer, wine, and distilled spirits sold for off-site consumption at an existing retail store located at 4575 Camino De La Plaza. The store is located within an existing ground-floor commercial tenant space within a multi-level parking structure. The project site is designated Regional Commercial by the San Ysidro Community Plan and is located within the CR-2-1 zone, where Alcoholic Beverage Outlets are permitted with a Conditional Use Permit. No physical expansion of the existing retail space or change to the underlying commercial use is proposed. The existing Conditional Use Permit remains in effect, and the amendment would modify only the approved operational characteristics of the establishment. The existing authorization was previously approved under Conditional Use Permit No. PMT-3236073 on March 6, 2024.

The site is located within an established regional commercial area of San Ysidro, with surrounding properties developed with commercial retail, restaurant, and service uses consistent with the Regional Commercial designation. The conditions of approval

under the existing CUP, as detailed in the prior findings, remain in effect and continue to minimize potential impacts to public health, safety, and welfare.

This CUP Amendment modifies the allowable hours of operation from 10:00 a.m.– 10:00 p.m. to 8:00 a.m.– 12:00am/midnight. It also changes the allowable alcohol container sizes. Previously, beer, malt beverage products, or wine cooler products had to be sold in manufacturer multi-unit packaging, no single containers. Now, the updated approval specifies that beer, malt beverage products, or wine cooler products of 16 ounces or less cannot be sold by a single container; if 16 ounces or less, beer, malt beverage products, and wine cooler products must be sold in manufacturer multi-unit packaging. All other conditions, including licensed use and floor area, remain unchanged, and do not introduce a new use, expand the physical development, or remove any protective conditions of approval. The continued operation of an alcoholic beverage outlet within an established regional commercial retail setting is compatible with surrounding commercial uses and consistent with the intent of the Community Plan and zoning regulations.

Therefore, based on the site’s commercial context, the existing approval conditions, and the limited scope of the amendment, 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 (CUP) PMT-3391060 amendment to CUP No. PMT-3236073 granted by the Hearing Officer to the referenced Owner/Permittee, in the form, exhibits, terms, and conditions as set forth in Conditional Use Permit PMT-3391060 amendment to CUP No. PMT- 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: May 6, 2026

IO#: 24010403

**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: 24010403

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**CONDITIONAL USE PERMIT AMENDMENT NO. PMT-3391060**  
**4575 CAMINO DE LA PLAZA - PROJECT NO. PRJ-1144026**  
HEARING OFFICER

This Conditional Use Permit No. PMT-3391060 amending Conditional Use Permit No. PMT-3236073 is granted by the Hearing Officer of the City of San Diego to BAJA-MEX INSURANCE SERVICES, INC., a California corporation, Owner, and JJYM INVESTMENTS, a Limited Liability Company, Permittee, pursuant to San Diego Municipal Code (SDMC) section 126.0303(b). The 0.72-acre site is located at 4575 Camino de la Plaza in the Commercial Regional (CR-2-1) Zone and within the Airport Land Use Compatibility Overlay Zone (Imperial Beach NOLF), Airport Land Use Compatibility Plan Airport Influence Area (Imperial Beach NOLF - Review Area 2), Coastal Height Limit Overlay Zone, and the FAA Part 77 Noticing Area (Brown Field), within the San Ysidro Community Planning Area. The project site is legally described as: LOT 16 OF "INTERNATIONAL GATEWAY OF THE AMERICAS PHASE IA, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, AS SHOWN ON THE MAP NO. 14259 THEREOF RECORDED AS FILE NO. 2001-0581338 IN THE OFFICIAL RECORDS OF THE SAN DIEGO COUNTY RECORDER ON AUGUST 15, 2001 ("MAP NO. 14259").

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 May 6, 2026, on file in the Development Services Department.

The project shall include:

- a. This project involves a Conditional Use Permit (CUP) Amendment PMT-3391060 to CUP No. 3236073 (DOC# 20240077801 Recorded on March 28, 2024) to allow the continued operation of an alcoholic beverage outlet under a Type 21 ABC Liquor License for the sale of beer, wine, and distilled spirits. The proposed use will occupy a 1,247-square-foot suite within an existing parking structure at 4575 Camino De La Plaza. The amendment modifies the hours of operation from 10:00 a.m. to 10:00 p.m. to 8:00 a.m. until 12:00 a.m./midnight. The amendment also changes the allowable alcohol container sizes. Previously, beer, malt beverage products, and wine cooler products had to be sold in manufacturer multi-unit packaging, no single containers. Now, the updated approval specifies that beer, malt beverage products, or wine cooler products of 16 ounces or less

cannot be sold by a single container; if 16 ounces or less, beer, malt beverage products, and wine cooler products must be sold in manufacturer multi-unit packaging. All other conditions, including licensed use and floor area, remain unchanged.

- 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 May 20, 2029.
2. This Conditional Use Permit [CUP] and corresponding use of this site shall expire on May 20, 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 1,247 square feet and 0.04 Floor Area Ratio (FAR), which is approximately the floor area of the market 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. Sales of alcoholic beverages shall be permitted only between the hours of 8 AM to 12 AM/Midnight.

26. No wine or distilled spirits shall be sold in containers of less than 375 milliliters.

27. Beer, malt beverage products, or wine cooler products of 16 ounces or less cannot be sold in single containers and must be sold in manufacturer-prepackaged multi-unit quantities.

28. The sale of beer or malt beverages in kegs is prohibited.

29. The petitioner(s) shall post and maintain professional quality signs that read as follows: NO LOITERING, NO LITTERING, NO DRINKING OF ALCOHOLIC BEVERAGES. VIOLATORS ARE SUBJECT TO CRIMINAL PROSECUTION AND/OR ARREST. The sign shall be at least 2 feet square, with 2-inch block lettering. The sign shall be in English and Spanish.

30. Loitering will be prohibited.

31. No public pay phones will be permitted on the premises or adjacent to and under the control of the applicant.

32. No arcade games of any type will be allowed/maintained inside the premises.

33. Video surveillance shall be recording and available to law enforcement upon request, covering both the interior and exterior 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 from law enforcement.

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

35. All retail employees are trained in ABC regulations through the Licensee Education on Alcohol and Drugs (LEAD) program, theft deterrence, and policies against the sales of alcoholic beverages to those under 21 years of age, and/or intoxicated.

36. There shall be no exterior alcoholic advertising or signage of any kind or type, including advertising directed to the exterior from within, promoting or indicating the availability of alcoholic beverages. Interior displays of alcoholic beverages or signs which are clearly visible to the exterior shall constitute a violation of these conditions.

**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 May 6, 2026, and Resolution No. HO-xxxx.

conditional use permit amendment No. PMT-3391060  
Date of Approval: May 6, 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.

**BAJA-MEX INSURANCE SERVICES, INC**  
Owner

By \_\_\_\_\_  
Fred B. Sobke, President  
Owner

**JJYM INVESTMENTS, LLC**  
Permittee

By \_\_\_\_\_  
Jilette Joseph Yousif, President  
Permittee

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



THE CITY OF SAN DIEGO

M E M O R A N D U M

DATE: February 3, 2026

TO: Environmental/Project File, Development Services Department

FROM: Courtney Holowach, Senior Planner, Development Services Department

SUBJECT: 4575 Camino De La Plaza Conditional Use Permit (CUP) (PRJ-1144026)  
California Environmental Quality Act – Section 15162 Evaluation

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The Development Services Department (DSD) has completed a California Environmental Quality Act (CEQA) Guidelines Section 15162 – Subsequent Environmental Impact Reports and Negative Declarations consistency evaluation for the proposed 4575 Camino De La Plaza Conditional Use Permit (CUP) (PRJ-144026). See 14 C.C.R. §15162.

This evaluation was performed to determine if conditions specified in CEQA Guidelines Section 15162 would require the preparation of additional CEQA review for the proposed 4575 Camino De La Plaza (Project). As outlined in the evaluation, DSD has determined that the proposed Project is consistent with the original San Ysidro Community Plan Update (SYCPU) Final Program Environmental Impact Report (PEIR), 310690/SCH No. 2015111012 certified by the San Diego City Council on November 15, 2016, Resolution No. R-310803, as well as the Virginia Avenue Parking Garage Addendum 375960/SCH No. 2015111012 adopted by the City of San Diego Planning Commission on October 25, 2018, Resolution No. 4963-PC; and would not result in new impacts.

## BACKGROUND

### Previously Certified and Adopted CEQA Documents

The project site is within the plan boundaries of the San Ysidro Community Plan. The San Ysidro Community Plan Update (SYCPU) was approved November 15, 2016, which established land use designations and policies to guide future development consistent with the City of San Diego General Plan (City of San Diego 2008). The SYCPU is intended to implement the General Plan policies through the provision of community-specific recommendations. The SYCPU further expresses General Plan policies within the San Ysidro community through the provision of site-specific recommendations that implement citywide goals and policies, address community needs, and guide zoning. The SYCPU contains the following eight elements: Land Use; Mobility; Urban Design; Economic Prosperity; Public Facilities, Services & Safety; Recreation; Conservation; and Historic Preservation. Each of these elements identifies a series of goals and policies intended to guide future development within the San Ysidro community.

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Environmental/Project File  
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Discretionary actions required to implement the SYCPU, and addressed in the SYCPU Final PEIR, included the Adoption of the SYCPU; Adoption of the San Ysidro Historic Village Specific Plan (SYHVSP); Creation of a Local Coastal Program (LCP); a General Plan Amendment; Rescission of the San Ysidro Planned District Ordinance (PDO); Amendments to the City's Land Development Code (LDC) for Adoption of a Rezone Ordinance to replace the San Ysidro PDO with citywide zoning; and approval of an Impact Fee Study (IFS).

The SYCPU PEIR concluded the project could result in significant impacts to the following issue area(s): transportation/circulation (traffic circulation), air quality (federal and state ambient air quality standards, criteria pollutants, sensitive receptors), noise (traffic, vibration), biological resources (sensitive species, sensitive habitats, wetlands), historical resources (archaeology, built environment), geology and soils (landslides), and paleontological resources. The SYCPU PEIR concluded that the project would result in significant and unmitigated environmental impacts to transportation/circulation, air quality, and historical resources (built environment). The following issue areas were determined to be significant but mitigated to below a level of significance with mitigation: noise, biological resources, historical resources (archaeology), geology and soils, and paleontological resources. All other impacts analyzed in the PEIR were determined to be less than significant.

The project site was previously analyzed in conjunction with the Virginia Avenue Parking Garage project (PTS No. 375960) located at 4575 Camino De La Plaza within the City of San Diego (Assessor's Parcel Number 666-400-10), which included a Coastal Development Permit to amend CDP 40-0338, a Planned Development Permit and Neighborhood Use Permit to demolish a one-story 2,000 square-foot building (restaurant) and associated parking lot to allow for the construction of a 5-level parking structure with 349 parking stalls and 13,210-square feet of retail and restaurant space at the ground level. The project included an amendment to the existing CDP to remove the project site from the Las Americas project. A PDP was required to include a deviation from the required rear and side yard setback, building height limitations, and ground floor height limitations. A NDP was required for off-site directional signage. Access to the site was identified via a driveway from Camino De La Plaza, allowing left turns into the site but restricting exiting vehicles to right turns with a raised median. Due to the proximity of the driveway to the Virginia Avenue intersection, westbound Camino De La Plaza would be widened and re-striped to provide "side-by-side" turn lanes to accommodate left-turn stacking between the proposed driveway and the Virginia Avenue intersection.

The Virginia Avenue Parking Garage Addendum concluded that the project would result in less than significant impacts for all issue areas, including land use, transportation/circulation, air quality, greenhouse gas emissions, noise, biological resources, historical resources, visual effects and neighborhood character, human health/public safety/hazardous materials, hydrology/water quality and drainage, population and housing, public services, public utilities, energy conservation, geology and soils and paleontological resources. Furthermore, it was determined that the Virginia Avenue Parking Garage project would not create new significant impacts, nor would there result a substantial increase in the severity of impacts from that described in the SYCPU PEIR. As no significant impacts were identified via the Virginia Avenue Parking Garage Addendum, no mitigation was warranted for the Virginia Avenue Parking Garage project and a Mitigation Monitoring and Reporting Program (MMRP) was not necessary.

## **PROJECT DESCRIPTION**

The 4575 Camino De La Plaza project is requesting a Conditional Use Permit for the sale of alcoholic beverages for an Alcoholic Beverage Outlet at 4575 Camino De La Plaza. The project also proposes interior tenant improvements within the 1,247 square feet retail suite.

## **CEQA 15162 CONSISTENCY EVALUATION**

DSD reviewed the proposed 4575 Camino De La Plaza and conducted a review pursuant to CEQA Guidelines Section 15162 to determine consistency with the previously certified PEIR (Project No. 310690/SCH No. 2015111012), as amended by the previously adopted Virginia Avenue Parking Garage Addendum (Project No. 375960/SCH No. 2015111012). The following evaluation substantiates the conclusion that supports a determination that no subsequent document is required.

The project proposes a request for a CUP for the sale of alcoholic beverages. Considering the project consists of an amendment to an existing CUP to allow for the sale of beer, wine, and distilled spirits and would be consistent with the land use and zoning, the project would not result in the need for any revisions to the previous EIR or substantial increase impacts related to land use, transportation/circulation, air quality, greenhouse gas emissions, noise, biological resources, historical resources, visual effects and neighborhood character, human health/public safety/hazardous materials, hydrology/water quality and drainage, population and housing, public services, public utilities, energy conservation, geology and soils and paleontological resources. There is no new information of substantial importance or significant change in conditions that would alter the analysis within the SYCPU PEIR, as addended. Impacts of the project related to these issues would be less than significant similar to as identified in the previous Virginia Avenue Parking Garage Addendum. Thus, the impacts of the project would be less than significant as identified in the previous Virginia Avenue Parking Garage Addendum.

## **CONCLUSION**

Overall, implementation of the proposed would not result in any significant direct, indirect or cumulative impacts over and above those disclosed in the previously certified SYCPU PEIR, as amended by the adopted Virginia Avenue Parking Garage Addendum.

Section 15162 of the CEQA Guidelines states:

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

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

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Environmental/Project File  
February 3, 2026

Based upon a review of the current project, none of the situations described in Section 15162 of the State CEQA Guidelines apply. No changes in circumstances have occurred, and no new information of substantial importance has manifested, which would result in new significant or substantially increased adverse impacts because of the project. This evaluation, therefore, supports the use of the previously certified SYCPU PEIR, as amended by the adopted Virginia Avenue Parking Garage Addendum, under CEQA Guidelines Section 15162, in that both environmental documents adequately cover the proposed project.

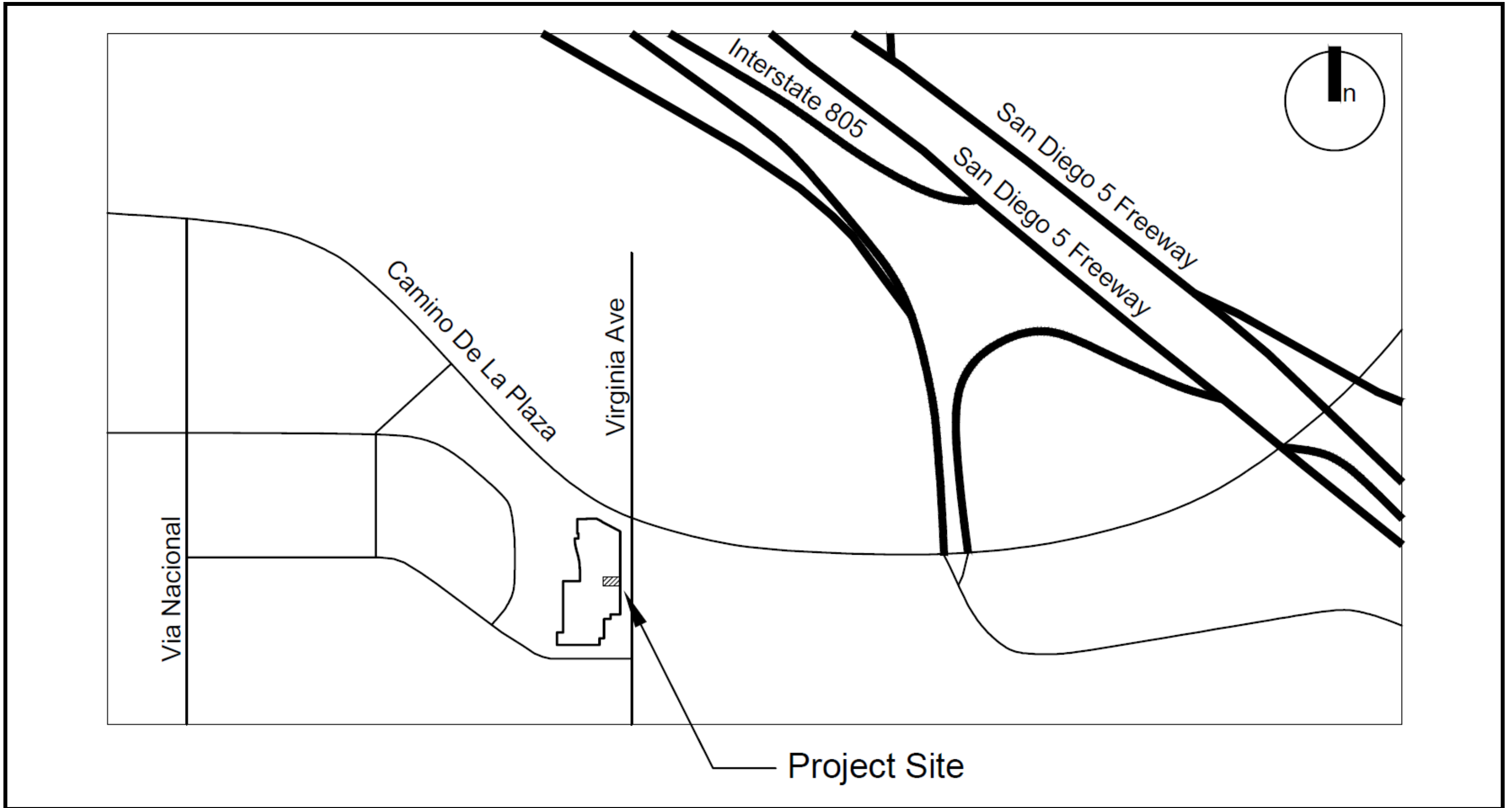
*Courtney Holowach*

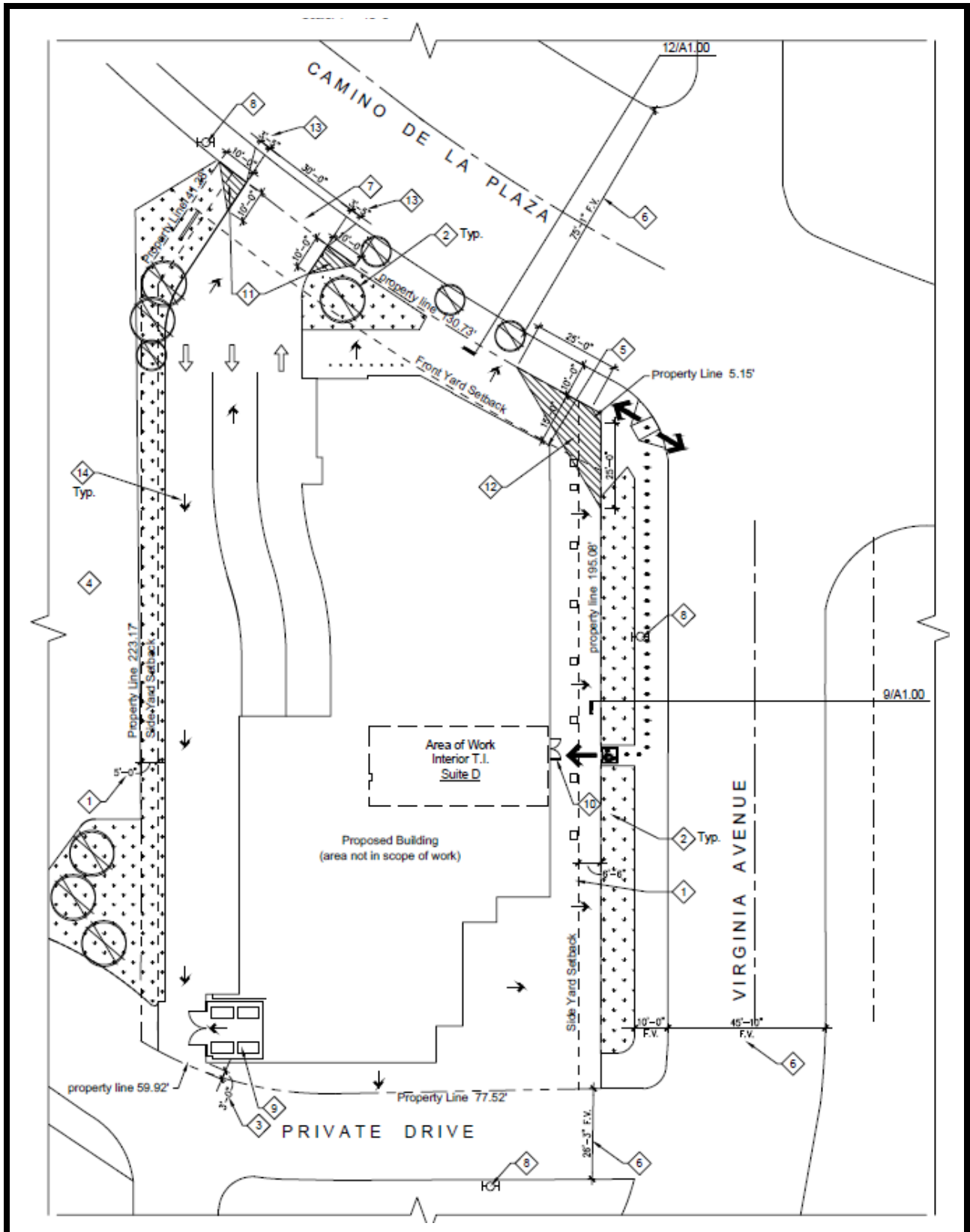
**Courtney Holowach**

Senior Planner  
CH/ch

cc: May Rollins, Development Project Manager, Development Services Department


Attachment(s): Figure 1: Project Vicinity  
Figure 2: Site Plan





## Site Plan

4575 Camino de la Plaza/PRJ-1144026  
Development Services Department

	<p style="text-align: center;"><b>COORDINATION OF PROJECT MANAGEMENT WITH</b>  <b>Community Planning Committees</b>  City of San Diego  Development Services Department</p>	<p style="text-align: center;"><b>INFORMATION BULLETIN</b>  <b>620</b>  May 2020</p>
<p>The following guidelines outline the role of the Project Manager and Community Planning Committee for the City of San Diego's development review process.</p> <p><b>I. PROJECT SUBMITTAL AND REVIEW</b></p> <p>Upon submittal of a project to the City, the Project Manager may establish a schedule with the objectives of creating a timely and predictable process for the applicant and the public; providing an efficient and effective review process; and providing for community participation. The Project Manager will be the Committee(s) single point of contact throughout the project review process. The following outlines the major project milestones and the procedure for interaction with the Committee(s).</p> <p><b>A. Full Submittal/Notice of Application:</b></p> <p>Upon receipt by the City of the full submittal for the purpose of deeming the development project application complete, the Committee(s) will be notified of the application. At this time, the City will encourage the applicant to contact and make a presentation to the Committee(s). The Committee(s) will be provided the project materials, including the Community Planning Committee Distribution Form via the Committee(s) email address. The Community Planning Committee Distribution Form shall be used by the Committee for documenting their recommendation to the decision maker, prior to the public hearing or decision date.</p> <p><b>B. Assessment Letter:</b></p> <p>At the conclusion of the first review cycle, the City will provide the applicant with an assessment letter detailing issues and any recommended modifications to the project. Should the schedule allow the Committee(s) to provide their comments to the City prior to issuance of the Assessment Letter, these comments will be included as an attachment. These comments shall be forwarded directly to the Project Manager to facilitate their inclusion in the Assessment Letter. Should the timing of the Committee(s) review meetings and the City's project schedule not allow the Project Manager to include these comments with the Assessment Letter, they will be forwarded immediately to the applicant. The Assessment Letter will be emailed to the Committee(s).</p> <p><b>C. Subsequent Review and Project Changes:</b></p> <p>Subsequent emails containing the City's assessment letters will be provided to the Committee(s), as well as digital plans reflecting project revisions until such time that the Committee(s) provides their recommendation on the project.</p> <p><b>D. Environmental Review Process:</b></p> <p>Whenever possible, all committee review shall be completed, and written comments submitted to the City, during the public review period offered by the environmental review process. During the public review period for the environmental document, the Committee's comment(s) shall be provided to the City in accordance with the California Environmental Quality Act (CEQA). Comment(s) shall be provided to the contact identified in the draft environmental document. The Committee(s) may also provide a copy of their environmental document comment(s) to the Project Manager.</p>		

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.

**II. COMMITTEE REVIEW**

The project schedule should allow that the Committee(s) has an opportunity to review and make recommendations on a timely basis. In the event the Committee(s) require additional time above and beyond the project schedule to review and make their recommendation to the decision maker, a request in writing for an extension shall be directed to the Deputy Director of the Project Management Division. This request shall outline the circumstances necessitating this need and the length of time of the extension.

**III. PROJECT TYPES**

Project Managers will be available to attend the Committee(s) meetings for projects involving a high level of complexity or interest. Characteristics of these types of projects include, but are not limited to:

- Community plan amendments and/or rezones;
- Projects requiring an Environmental Impact Report;
- Projects which have community-wide significance;
- Projects which are highly controversial and/or involve substantial community concern.

When the Committee(s) believe a project has community-wide significance, they may submit a request in writing, via email, two (2) weeks in advance to the Deputy Director of the Project Management Division requesting the Project Manager attend a Committee(s) meeting for that project.


**IV. TIME CERTAINTY ON THE COMMITTEE(S) AGENDA**

In situations where a Project Manager will be attending the Committee(s) meeting, time shall be set as "time certain" on the agenda for the project, or, such items shall be scheduled at the beginning of the Committee(s) meeting. This will ensure the most efficient use of the staff time and limit the total hours billed to an applicant for time expended on the project.

**Documents referenced in this  
Information Bulletin**

- [California Environmental Quality Act: SDMC Section 128.0101](#)
- [California Environmental Quality Act: SDMC Section 128.0201](#)
- [CPG Distribution Form](#)

[Click here to complete and submit this form online](#)

Page 3		City of San Diego · Information Bulletin 620		May 2020
		<b>City of San Diego Development Services</b>		<b>Community Planning Committee Distribution Form</b>
Project Name: <b>4575 CAMINO DE LA PLAZA CUP</b>		Project Number: <b>PRJ1093210</b>		
Community: <b>San Ysidro</b>				
<p>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>.</p> <p>Select "Search for Project Status" and input the Project Number to access project information.</p>				
<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				
# of Members Yes	# of Members No	# of Members Abstain		
<b>9</b>	<b>0</b>	<b>0</b>		
Conditions or Recommendations:				
<input type="checkbox"/> No Action (Please specify, e.g., Need further information, Split vote, Lack of quorum, etc.)				
NAME: <b>Cristian Fuentes Hernandez</b>				
TITLE: <b>Chair</b>			DATE: <b>January 14, 2025</b>	
<i>Attach additional pages if necessary (maximum 3 attachments).</i>				

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

	<b>City of San Diego Development Services</b> 1222 First Ave., MS 302 San Diego, CA 92101 (619) 446-5000	<h1 style="margin: 0;">Ownership Disclosure Statement</h1>	<b>FORM DS-318</b>  <b>October 2017</b>
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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 CUP Amendment

**Project Title:** 4575 Camino Del La Plaza Ste D CUP Amendment **Project No. For City Use Only:** \_\_\_\_\_

**Project Address:** 4575 Camino Del La Plaza Ste D  
San Diego, CA 92173

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

Corporation  Limited Liability -or-  General - What State? CA Corporate Identification No. \_\_\_\_\_  
 Partnership  Individual

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter will be filed with the City of San Diego on the subject property with the intent to record an encumbrance against the property. Please list below the owner(s), applicant(s), and other financially interested persons of the above referenced property. A financially interested party includes any individual, firm, co-partnership, joint venture, association, social club, fraternal organization, corporation, estate, trust, receiver or syndicate with a financial interest in the application. If the applicant includes a corporation or partnership, include the names, titles, addresses of all individuals owning more than 10% of the shares. If a publicly-owned corporation, include the names, titles, and addresses of the corporate officers. (A separate page may be attached if necessary.) If any person is a nonprofit organization or a trust, list the names and addresses of **ANY** person serving as an officer or director of the nonprofit organization or as trustee or beneficiary of the nonprofit organization. A signature is required of at least one of the property owners. Attach additional pages if needed. Note: The applicant is responsible for notifying the Project Manager of any changes in ownership during the time the application is being processed or considered. Changes in ownership are to be given to the Project Manager at least thirty days prior to any public hearing on the subject property. Failure to provide accurate and current ownership information could result in a delay in the hearing process.

**Property Owner**

Name of Individual: Baja-Mex Insurance Services, Inc.  Owner  Tenant/Lessee  Successor Agency  
 Street Address: 4575 Camino Del La Plaza  
 City: San Diego State: CA Zip: 92173  
 Phone No.: \_\_\_\_\_ Fax No.: \_\_\_\_\_ Email: \_\_\_\_\_  
 Signature: [Signature] Date: Sept 12, 2025  
 Additional pages Attached:  Yes  No

**Applicant**

Name of Individual: JJYM Investmentsm LLC  Owner  Tenant/Lessee  Successor Agency  
 Street Address: 4575 Camino Del La Plaza, Ste D  
 City: San Diego State: CA Zip: 92173  
 Phone No.: 619-241-6561 Fax No.: \_\_\_\_\_ Email: jiletteyousif@gmail.com  
 Signature: [Signature] Date: Sept 10, 2025  
 Additional pages Attached:  Yes  No

**Other Financially Interested Persons**

Name of Individual: \_\_\_\_\_  Owner  Tenant/Lessee  Successor Agency  
 Street Address: \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
 Phone No.: \_\_\_\_\_ Fax No.: \_\_\_\_\_ Email: \_\_\_\_\_  
 Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
 Additional pages Attached:  Yes  No

## SAN DIEGO POLICE DEPARTMENT CONDITIONAL USE PERMIT RECOMMENDATION

PREMISE ADDRESS: 4575 Camino De La Plaza #105, San Diego CA 92173

TYPE OF BUSINESS: Liquor store/Market (Type 21, Off Sale General)

FEDERAL CENSUS TRACT: 100.09

NUMBER OF ALCOHOL LICENSES ALLOWED: Off-Sale: 4

NUMBER OF ALCOHOL LICENSES EXISTING: Off-Sale: 3

CRIME RATE IN THIS CENSUS TRACT: 336.1%  
(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 100.09. The reported crime rate for 2024 within Census Tract 100.09 was 336.1% and the alcohol crime rate was 7.74%.

SUGGESTED CONDITIONS:

The San Diego Police Department agrees with the amendment of the Conditional Use Permit conditions, but due to the High Crime Rate of 336.1% request the below alcohol conditions:

1. Sales of alcoholic beverages shall be permitted only between the hours of 8AM to Midnight.
2. No wine or distilled spirits shall be sold in containers of less than 375 milliliters.
3. Beer, malt beverage products, or wine cooler products of 16 ounce or less cannot be sold by single containers but must be sold in manufacturer pre-packaged multi-unit quantities.
4. The sale of beer or malt beverages in kegs is prohibited.
5. The petitioner(s) shall post and maintain professional quality signs that read as follows: NO LOITERING, NO LITTERING, NO DRINKING OF ALCOHOLIC BEVERAGES. VIOLATORS ARE SUBJECT TO CRIMINAL PROSECUTION AND/OR ARREST. The sign shall be at least two feet square with two inch block lettering. The sign shall be in English and Spanish.
6. Loitering will be prohibited.
7. No public pay phones will be permitted on the premise or adjacent and under the control of the applicant.

1825 MTH

- 8. No arcade games of any type will be allowed/maintained inside the premise.
- 9. Video surveillance shall be recording and available to law enforcement upon request covering both interior and exterior 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.
- 10. Litter and any unauthorized graffiti will be removed promptly.
- 11. All retail employees are trained in ABC regulations (LEAD), theft deterrence and policies against the sales of alcoholic beverages to those under 21 years of age, and/or intoxicated.
- 12. There shall be no exterior alcoholic advertising or signage of any kind or type, including advertising directed to the exterior from within, promoting or indicating the availability of alcoholic beverages. Interior displays of alcoholic beverages or signs which are clearly visible to the exterior shall constitute a violation of these conditions.

**SAN DIEGO POLICE DEPARTMENT RECOMMENDATION:**

APPROVE ✓

DENY \_\_\_\_\_

Benjamin M'Curry  
Name of SDPD Vice Sergeant (Print)

619-531-2973  
Telephone Number

*Ben M'Curry*  
Signature of SDPD Vice Sergeant

1-14-26  
Date of Review



Year: 2025 Address: 4575 Camino de la Piz, San Ysidro, CA, 92173, USA

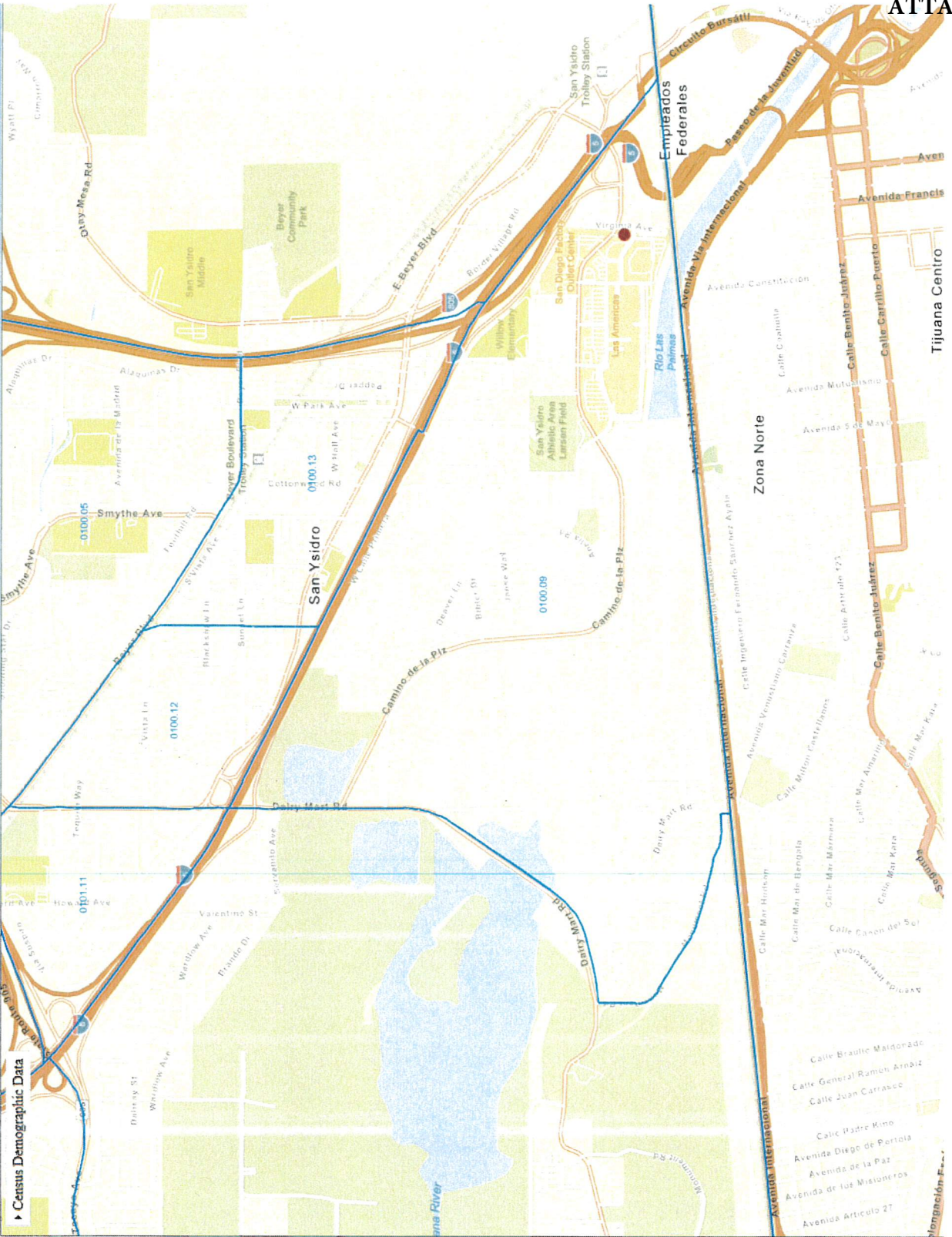
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Census Demographic Data

Address	4575 Camino de la Piz, San Ysidro, California, 92173
MISAM/D Code	417.40
State Code	06
County Code	073
Tract Code	0100.09
MISAM/D Name	SAN DIEGO-CHULA VISTA-
State Name	CALIFORNIA
County Name	SAN DIEGO COUNTY

Census Demographic Data

User Select Tract



DEPARTMENT OF ALCOHOLIC BEVERAGE CONTROL  
NUMBER OF LICENSES AUTHORIZED  
BY CENSUS TRACT

ALAMEDA	1641869	710	1611	4001.00	3038	4	1
SAN DIEGO	3291101	705	1569	95.05	6559	9	4
SAN DIEGO	3291101	705	1569	95.06	4385	6	2
SAN DIEGO	3291101	705	1569	95.07	3550	5	2
SAN DIEGO	3291101	705	1569	95.09	5314	7	3
SAN DIEGO	3291101	705	1569	95.10	4813	6	3
SAN DIEGO	3291101	705	1569	95.11	3852	5	2
SAN DIEGO	3291101	705	1569	96.02	3946	5	2
SAN DIEGO	3291101	705	1569	96.03	6293	8	4
SAN DIEGO	3291101	705	1569	96.04	3553	5	2
SAN DIEGO	3291101	705	1569	97.03	3590	5	2
SAN DIEGO	3291101	705	1569	97.04	6152	8	3
SAN DIEGO	3291101	705	1569	97.05	3847	5	2
SAN DIEGO	3291101	705	1569	97.06	7520	10	4
SAN DIEGO	3291101	705	1569	98.01	5164	7	3
SAN DIEGO	3291101	705	1569	98.02	6586	9	4
SAN DIEGO	3291101	705	1569	98.04	5024	7	3
SAN DIEGO	3291101	705	1569	98.05	4802	6	3
SAN DIEGO	3291101	705	1569	99.01	678	0	0
SAN DIEGO	3291101	705	1569	99.02	6	0	0
SAN DIEGO	3291101	705	1569	100.01	4032	5	2
SAN DIEGO	3291101	705	1569	100.03	5806	8	3
SAN DIEGO	3291101	705	1569	100.04	4538	6	2
SAN DIEGO	3291101	705	1569	100.05	7060	10	4
SAN DIEGO	3291101	705	1569	100.09	6517	9	4
SAN DIEGO	3291101	705	1569	100.10	5506	7	3
SAN DIEGO	3291101	705	1569	100.11	3603	5	2
SAN DIEGO	3291101	705	1569	100.12	4567	6	2
SAN DIEGO	3291101	705	1569	100.13	6009	8	3
SAN DIEGO	3291101	705	1569	100.15	4582	6	2
SAN DIEGO	3291101	705	1569	100.16	4126	5	2
SAN DIEGO	3291101	705	1569	100.17	5818	8	3
SAN DIEGO	3291101	705	1569	100.18	6718	9	4
SAN DIEGO	3291101	705	1569	100.19	4045	5	2
SAN DIEGO	3291101	705	1569	101.03	6248	8	3
SAN DIEGO	3291101	705	1569	101.04	3378	4	2
SAN DIEGO	3291101	705	1569	101.06	5237	7	3
SAN DIEGO	3291101	705	1569	101.07	6578	9	4
SAN DIEGO	3291101	705	1569	101.09	4597	6	2
SAN DIEGO	3291101	705	1569	101.10	7510	10	4
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SAN DIEGO	3291101	705	1569	102.01	2768	3	1
SAN DIEGO	3291101	705	1569	102.02	3499	4	2
SAN DIEGO	3291101	705	1569	103.00	4485	6	2
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SAN DIEGO	3291101	705	1569	104.02	5800	8	3
SAN DIEGO	3291101	705	1569	105.01	1365	1	0
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SAN DIEGO	3291101	705	1569	110.00	2983	4	1
SAN DIEGO	3291101	705	1569	111.00	3795	5	2



## 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
271	010001	108	75.3%
272	010003	90	62.8%
273	010004	74	51.6%
274	010005	179	124.8%*
275	010009	482	336.1%*
276	010010	124	86.5%
277	010011	75	52.3%
278	010012	134	93.4%
279	010013	255	177.8%*
280	010015	1,277	890.6%*
281	010016	64	44.6%
282	010017	217	151.3%*
283	010018	171	119.3%
284	010019	51	35.6%
285	010103	242	168.8%*
286	010104	62	43.2%
287	010106	206	143.7%*
288	010107	163	113.7%
289	010109	85	59.3%
290	010110	163	113.7%
291	010111	63	43.9%
292	010112	139	96.9%
293	010201	0	0.0%
294	010401	0	0.0%
295	010402	3	2.1%
296	010601	0	0.0%
297	011300	0	0.0%
298	011801	0	0.0%
299	011802	0	0.0%
300	011902	0	0.0%

**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
009506	3	23.21%
009507	1	7.74%
009509	11	85.11%
009510	4	30.95%
009511	1	7.74%
009602	4	30.95%
<b>009603</b>	<b>24</b>	<b>185.70%</b>
<b>009604</b>	<b>19</b>	<b>147.01%</b>
009703	6	46.43%
009704	4	30.95%
009705	6	46.43%
009706	3	23.21%
009801	1	7.74%
009802	2	15.48%
009804	3	23.21%
009805	1	7.74%
009901	1	7.74%
009902	0	0.00%
010001	7	54.16%
010003	2	15.48%
010004	0	0.00%
010005	3	23.21%
010009	1	7.74%
010010	7	54.16%
010011	1	7.74%
010012	8	61.90%
010013	7	54.16%
<b>010015</b>	<b>24</b>	<b>185.70%</b>
010016	3	23.21%
010017	4	30.95%
010018	4	30.95%
010019	1	7.74%
<b>010103</b>	<b>17</b>	<b>131.54%</b>
010104	4	30.95%
010106	11	85.11%
010107	6	46.43%
010109	6	46.43%
010110	9	69.64%
010111	3	23.21%
010112	6	46.43%
010201	0	0.00%
010401	0	0.00%

Main Events Units Messages Lineups Inquiry Configure

Event Search Results ( 18 Returned) [New Event Search >](#)

Show 100 Entries

Date Range  Show All Events

Events From 01/01/25 - 12/31/25 [See search criteria](#)

Agency	DGroup	Date/Time	Event	Type	Primary Unit	Location	Status	Priority	Beat
SDPD	P7	02/13/25 10:24:51	<a href="#">E25020017623</a>	911	713J1	4575 CAMINO DE LA PLAZA SD	Closed - Assigned	1	714
SDPD	P7	02/26/25 04:28:24	<a href="#">E25020036319</a>	245	721J1	4575 CAMINO DE LA PLAZA SD	Closed - Assigned	0	714
SDPD	P7	03/22/25 09:56:21	<a href="#">E25030030887</a>	HZRD	714J1	4575 CAMINO DE LA PLAZA SD	Closed - Assigned	1	714
SDPD	P7	04/13/25 13:17:50	<a href="#">E25040018229</a>	23152	712Z2	4575 CAMINO DE LA PLAZA SD	Closed - Assigned	2	714
SDPD	P7	05/11/25 19:25:22	<a href="#">E25050015892</a>	459A	714Z2	4575 CAMINO DE LA PLAZA SD:STE 105	Closed - Assigned	3	714
SDPD	P7	05/14/25 18:27:53	<a href="#">E25050020114</a>	488		4575 CAMINO DE LA PLAZA SD	Closed - Assigned	2	714
SDPD	P7	06/01/25 06:32:58	<a href="#">E25060000287</a>	459A	713J1	4575 CAMINO DE LA PLAZA SD:STE 105	Closed - Assigned	2	714
SDPD	P7	06/07/25 06:57:56	<a href="#">E25060009235</a>	459A		4575 CAMINO DE LA PLAZA SD: STE 105	Closed - Assigned	3	714
SDPD	P7	06/08/25 16:57:11	<a href="#">E25060011336</a>	211R	714Z2	4575 CAMINO DE LA PLAZA SD	Closed - Assigned	3	714
SDPD	P7	06/14/25 12:48:25	<a href="#">E25060019955</a>	AU1	AUP7	4575 CAMINO DE LA PLAZA SD	Closed - Assigned	1	714
SDPD	P7	07/04/25 13:56:42	<a href="#">E25070005444</a>	242	714K1	4575 CAMINO DE LA PLAZA SD: STE F107	Closed - Assigned	1	714
SDPD	P7	07/08/25 21:45:59	<a href="#">E25070012400</a>	459A	714Z2	4575 CAMINO DE LA PLAZA SD: STE F-107	Closed - Assigned	3	714
SDPD	P7	08/04/25 21:25:50	<a href="#">E25080005671</a>	415	714J3	4575 CAMINO DE LA PLAZA SD: EST	Closed - Assigned	2	714
SDPD	P7	08/09/25 23:39:18	<a href="#">E25080013670</a>	10851RR	725K3	4575 CAMINO DE LA PLAZA SD	Closed - Assigned	3	714
SDPD	T9	10/25/25 12:15:02	<a href="#">E25100036106</a>	PLATE	TRU906	4575 CAMINO DE LA PLAZA SD	Closed - Assigned	2	714
SDPD	P7	11/16/25 01:30:31	<a href="#">E25110021487</a>	1153		4575 CAMINO DE LA PLAZA SD: STE 121	Closed - Assigned	2	714
SDPD	P7	11/29/25 17:11:58	<a href="#">E25110039797</a>	FD	712Y2	4575 CAMINO DE LA PLAZA SD	Closed - Assigned	2	714
SDPD	P7	12/07/25 09:37:14	<a href="#">E25120009019</a>	MPSSTP	712K1	4575 CAMINO DE LA PLAZA SD	Closed - Assigned	2	714



CALIFORNIA DEPARTMENT OF

**Alcoholic Beverage Control**

Search

[Having trouble viewing the report?](#)**Results for:** Active Off-Sale Retail License**County:** SAN DIEGO County**Census Tract:** 100.09**Report Date:** Tuesday, January 13, 2026**Search***Results will be filtered as you type*

0 Results

**License Number: 561511**

<b>Status:</b>	ACTIVE	21
<b>License Type:</b>	08/30/2016	07/31/2026
<b>Orig. Iss. Date:</b>	DKHM INC	
<b>Expir. Date:</b>	120 W CALLE PRIMERA, SAN YSIDRO, CA 92173 Census Tract: 0100.09	
<b>Primary Owner:</b>	PRIMERA MARKET & GAS	
<b>Premises Addr.:</b>	3710	

**License Number: 649498**

<b>Status:</b>	ACTIVE	21
<b>License Type:</b>	03/20/2025	02/28/2026
<b>Orig. Iss. Date:</b>	JJYM INVESTMENTS LLC	
<b>Expir. Date:</b>	4575 CAMINO DE LA PLAZA, STE D, SAN YSIDRO, CA 92173-3103 Census Tract: 0100.09	
<b>Primary Owner:</b>	3710	
<b>Premises Addr.:</b>		
<b>Business Name:</b>		
<b>Geo Code:</b>		

**License Number: 529542**

<b>Status:</b>	ACTIVE	20
<b>License Type:</b>	04/29/2013	06/30/2026
<b>Orig. Iss. Date:</b>	7 ELEVEN INC	
<b>Expir. Date:</b>	4410 CAMINO DE LA PLAZA, STE A, SAN DIEGO, CA 92173-3003 Census Tract: 0100.09	
<b>Primary Owner:</b>		
<b>Premises Addr.:</b>		
<b>Business Name:</b>	7 ELEVEN #2131-34478 B	
<b>Geo Code:</b>	3710	

---



CALIFORNIA DEPARTMENT OF

**Alcoholic Beverage Control**

Search

**Report Date:** Wednesday, January 14, 2026**LICENSE INFORMATION****License Number:**

649498

**Primary Owner:**JJYM INVESTMENTS  
LLC**Office of Application:**

10 - SAN DIEGO

**BUSINESS ADDRESS**4575 CAMINO DE LA PLAZA STE D, SAN YSIDRO,  
CA, 92173**County:**

SAN DIEGO

**Census Tract:**

0100.09

**LICENSEE INFORMATION****Licensee:**JJYM INVESTMENTS  
LLC**Company Information**

OFFICER: YOUSIF, JILETTE JOSEPH (MANAGER)

MEMBER: MURAD, JOHN RAMZI

MEMBER: YOUSIF, JILETTE JOSEPH

**LICENSE TYPES**

\*Allow up to six weeks for expiration date updates after renewal fee submittal.

**21 - OFF-SALE GENERAL****License Type Status:**

ACTIVE

**Status Date:**

21-MAR-2025

**Term:**

12 Month(s)

**Original Issue Date:**

20-MAR-2025

**Expiration Date\*:**

28-FEB-2026

**Master:**

Y

**Duplicate:**

0

**Fee Code:**

P40

**Transfers:**

From License  
Number: [21-467510](#)  
Transferred On: 20-  
MAR-2025

---

**OPERATING RESTRICTIONS:**

Sales and service of alcoholic beverages shall be permitted only between the hours of 8:00AM and 12:00Midnight each day of the week.

Beer and wine in containers of 16 oz or less cannot be sold by single containers but must be sold in manufacturer pre-packaged multi-unit quantities. This restriction applies to any beer that is not sold or marketed by the manufacturer in a multi-unit package quantity.

No distilled spirits shall be sold in bottles or containers of less than 375ml.

---

**DISCIPLINARY ACTION:**

No Active Disciplinary Action found

---

**DISCIPLINARY HISTORY:**

No Disciplinary History found.

---

**HOLDS:**

No Active Holds found

**ESCROWS:**

No Escrow found

---

# JJZ MARKET

## Posto & Hub

SUITE 105

JJZ MARKET  
TELEPHONE  
OR  
TELE

8 15 253  
SNACKS  
CANDY  
TOBACCO  
GROCERY  
WE NOW HAVE  
**BEER & LIQUOR**

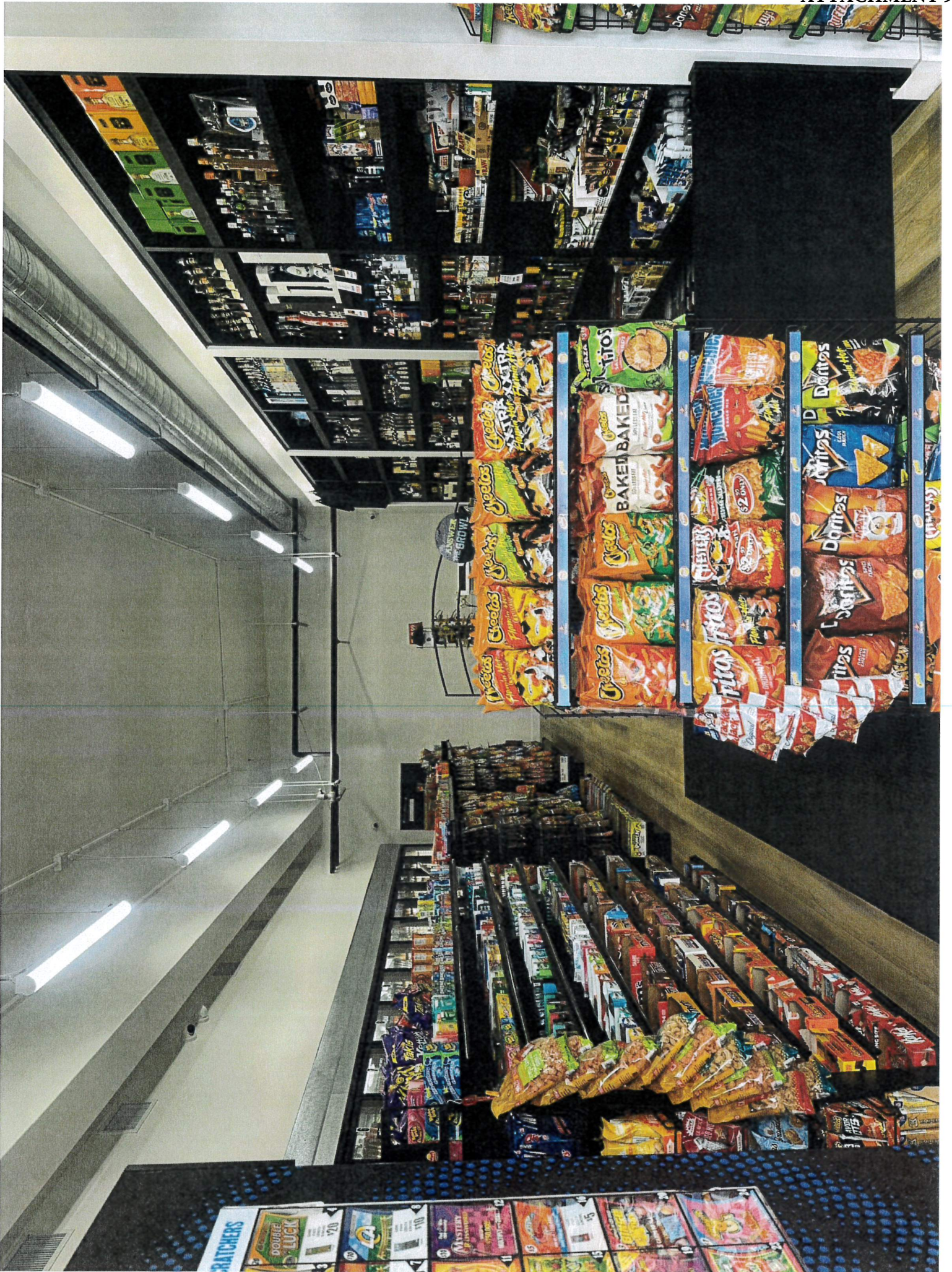
**JJZ MARKET**  
LIQUOR  
BEER  
SNACKS  
BEVERAGES  
TOBACCO

**BEST**  
OFFICIAL PARTNER OF THE  
SAN DIEGO PADRES  
IS IT ANY OTHER?

AVAILABLE  
595 423 1916

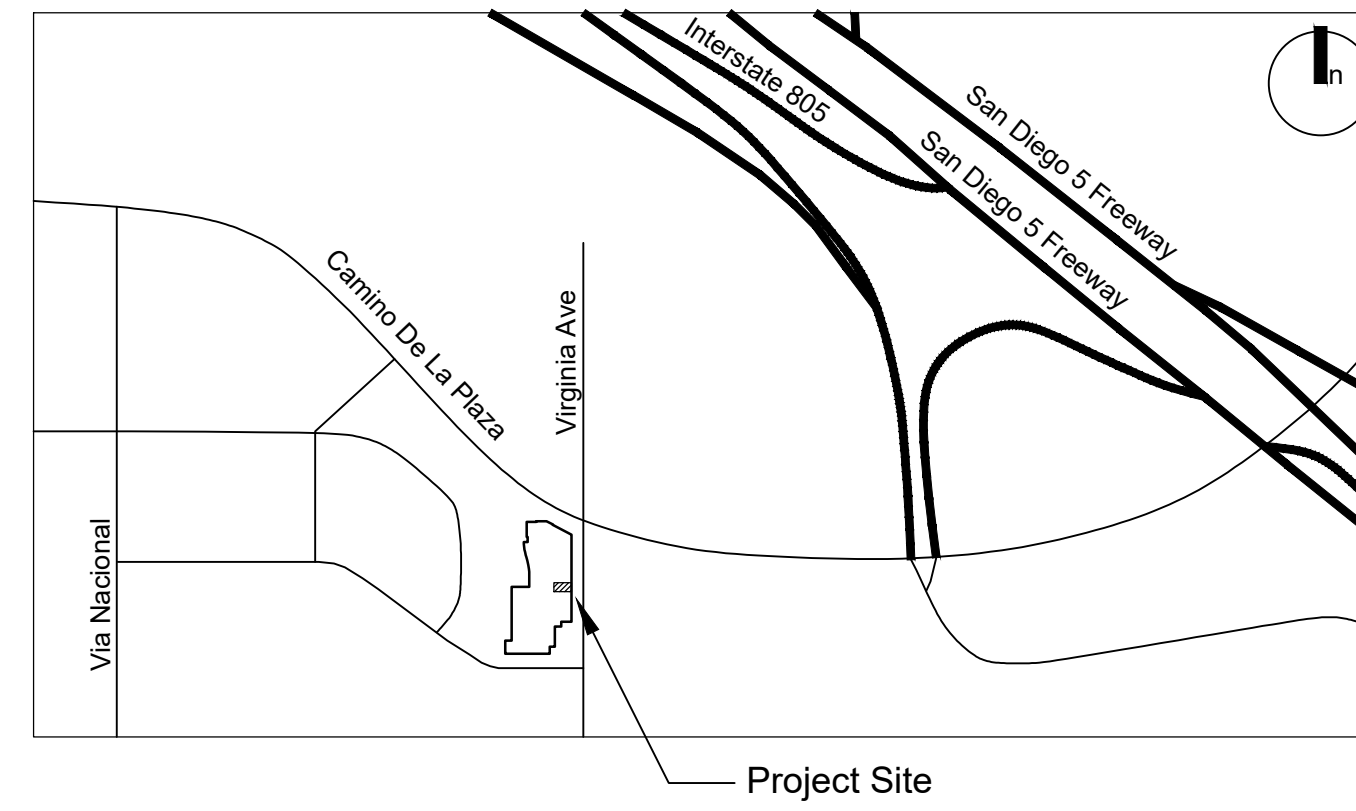
AVAILABLE  
812 1111

FedEx



### Vicinity Map

Scale: Not to scale



### Development Summary

Project Narrative:	This project is an application for a Process 3 Conditional Use Permit (CUP) for an Alcoholic Beverage Outlet. The Alcoholic Beverage Outlet is a proposed interior tenant improvement within a retail suite in the Virginia Ave Parking Garage - Project No. 375960, PRJ 1046233.	
Project Team:	Applicant: (Project Point-of-Contact)	MP Permits, Inc. Contact: Marco Polo Cortes marco@cortescommunications.com 619.852.4690
	Architect:	Kristi Byers, Architect A.P.C. 2801 B Street, # 161 San Diego, CA 92102 Contact: Kristi Byers, AIA LEED AP BD&C kb@kristibyrsaia.com 619.599.5984
Legal Description:	LOT 16 OF INTERNATIONAL GATEWAY OF THE AMERICAS PHASE IA, IN THE CITY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP NO. 14259. FILED AUG 15, 2001.	
APN:	666-400-10-00	
Property Owner Information:	Baja Mex Insurance Services 4575 Camino De La Plaza San Ysidro, CA 92173 Contact: Fred Sobke 619.889.8508	
Sheet Index:	T0.00 Development Summary, Vicinity Map & Rail Station Distance A1.00 Site Plan, Roadway Cross Sections & Public Transit Info. A1.10 Parking Plans (Levels 1-6) & Parking Calcs A2.00 Proposed Floor Plans & Exterior Elevation	
Type of Construction:	I-A, non-sprinklered	
Occupancy Classification:	M - Mercantile	
Zoning & Overlays:	Base Zone:	CR-2-1
	Overlay Zones:	San Ysidro Community Plan Area Airport Land Use Compatibility Overlay Zone (ALUCOZ) FFA Part 77 Notification Area Coastal Height Limit Overlay San Ysidro Discretionary Review Overlay Zone Transit Priority Area (TPA) San Ysidro Commercial District
Building & Site Areas:	Suite D Tenant Area:	1,247 SF (Project Area)
	Gross Site Area:	31,450 SF
	Gross Floor Area:	133,505 SF
Existing & Proposed Uses:	Existing use:	N.A.
	Proposed Use:	Alcoholic Beverage Outlet
Year Constructed:	PRJ-1046233 currently under construction (Anticipated date of construction completion 2023)	
Existing Dwelling Units:	0 (none) No existing dwelling units are proposed for demolition or alteration that were at any point during the 5-year period preceding this application either subject to a recorded covenant ordinance or law that restricts rents for very low income or low income households, or are or were occupied by very low income of low income households.	
Geologic Hazard:	53	
Landscape Area:	Proposed 6,955 SF	
Project Address:	4575 Camino De La Plaza, Suite D, San Ysidro, CA 92173	
Proposed Building Height:	69'-11 1/2"	
Historic:	Historic District:	No
	Designated Historic:	No
FAA Notification (Part 77):	Yes	
Applicable Building Codes:	City of San Diego Municipal Code 2022 California Building Code 2022 California Green Building Code 2022 California Plumbing Code 2022 California Mechanical Code 2022 California Energy Code 2022 California Fire Code	

Kristi Byers, Architect  
Architecture Design  
Sustainability



Project:

Alcoholic Beverage Outlet  
Conditional Use Permit  
4575 Camino De La Plaza, Suite D  
San Ysidro, California 92173

Drawing Preparation and Revision Dates  
01 03.23.2023 Initial CUP Submittal

Drawing Name:  
Development Summary, Vicinity Map & Rail Station Distance

# T0.00

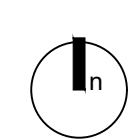
(1 of 4)

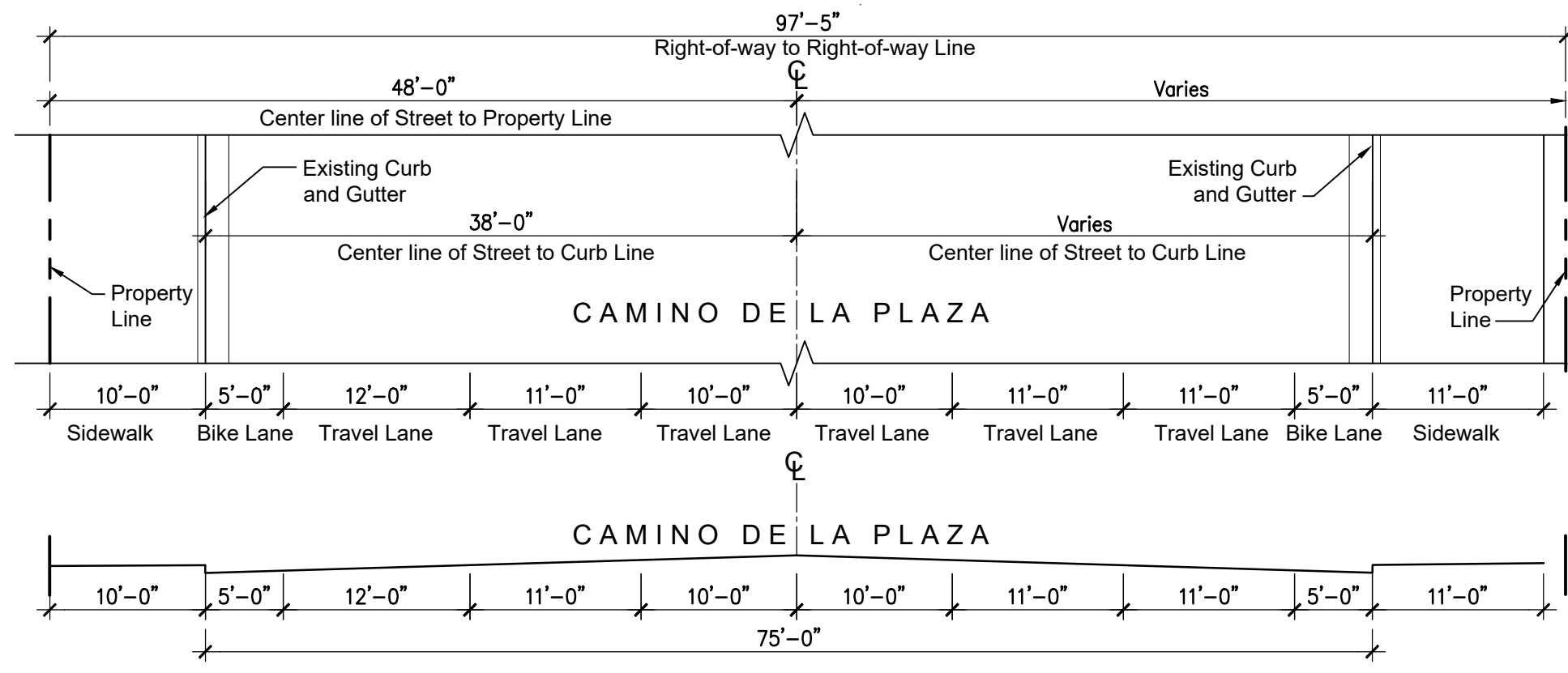
ATTACHMENT 10



11. Pedestrian Path from Development Project to Existing Passenger Rail Station (San Ysidro Station)

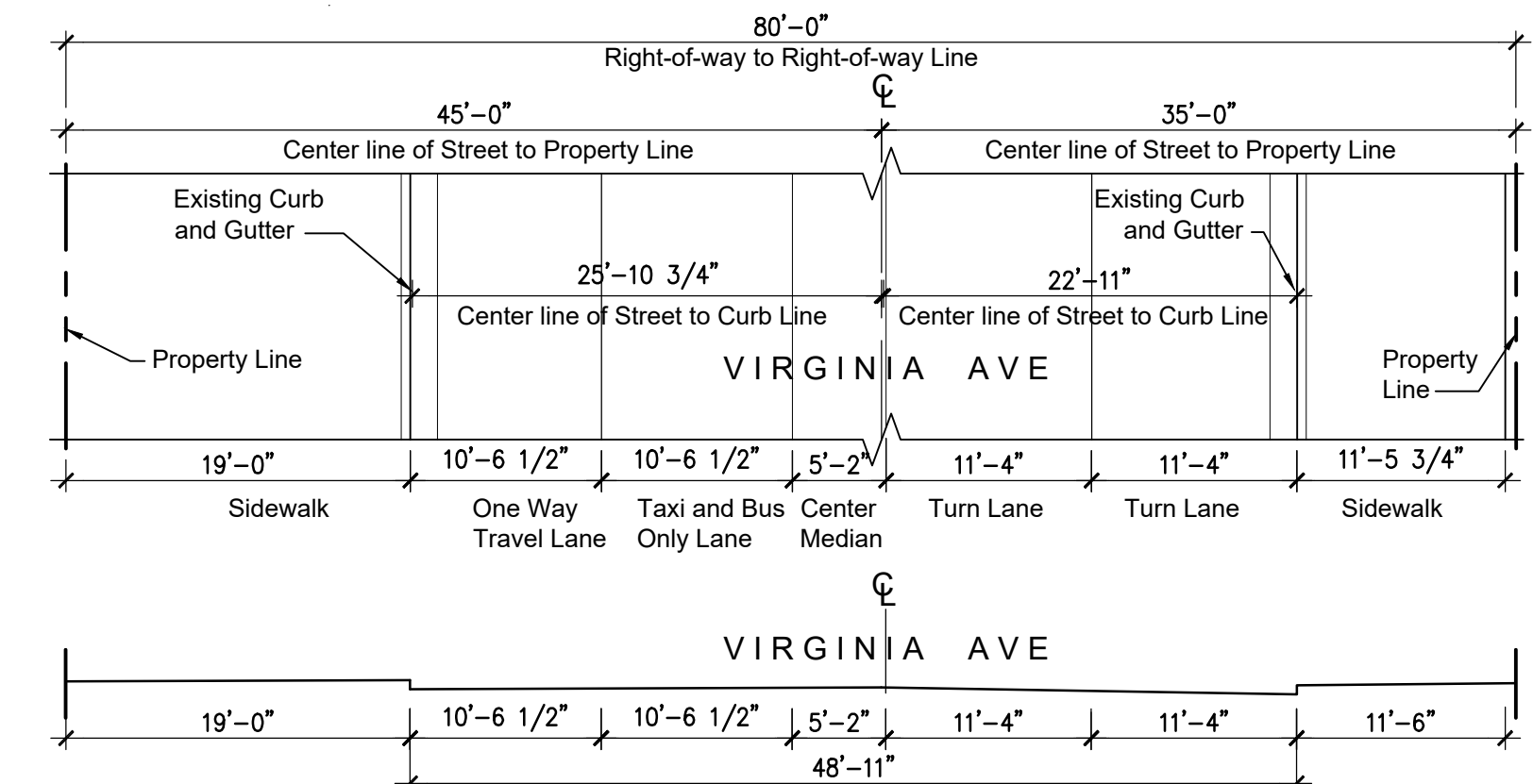
Scale: 1" = 20'-0"





12. Full Roadway Cross Section and Plan (Camino De La Plaza)

Scale: 1" = 10'-0"



9. Full Roadway Cross Section and Plan (Virginia Avenue)

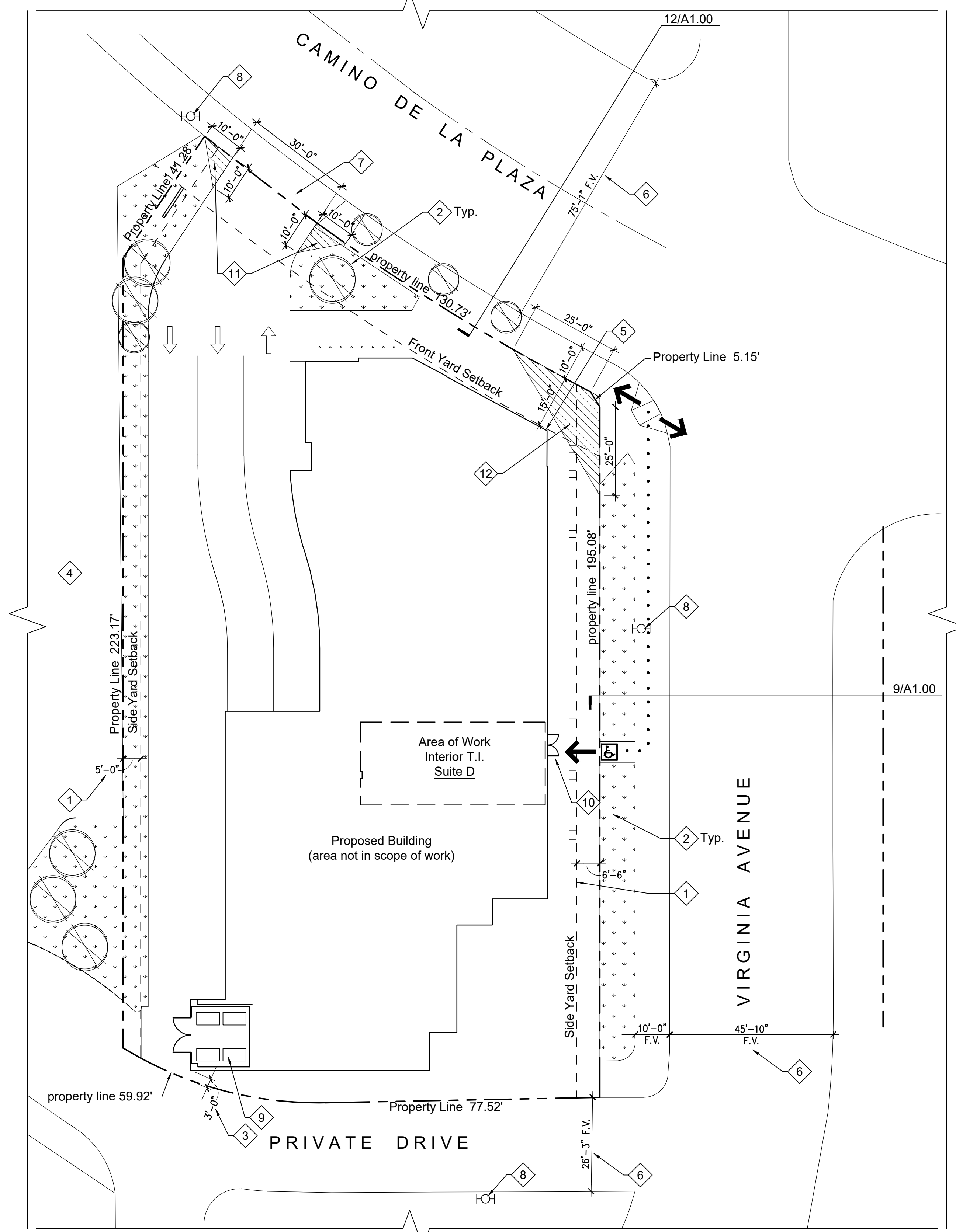
Scale: 1" = 10'-0"

**General Notes**

- A. There are no known easements for this site.
- B. See A1.10 Parking Plans (Levels 1-6), Parking Calcs & Rail Station Distance for additional information.

**Site Plan Keynotes:** #

1. Existing side yard setback.
2. Proposed landscape.
3. Existing rear yard setback.
4. Adjacent site - not part of this project.
5. Proposed building address per FHPS Policy P-00-6 (UFC 901.4.4).
6. Existing curb to curb dimension.
7. Existing driveway to parking garage. The driveway is 30'-0" which meets the requirements of SDMC 142.0560 Table 142-05M - Maximum Width for a two-way, nonresidential driveway outside of Parking Impact Overlay Zone = 30'-0".
8. Existing fire hydrant.
9. Proposed trash and recycling room.
10. Proposed main entry to Alcoholic Beverage Outlet.
11. Visibility area at the intersection of a street and driveway. No objects higher than 24 inches will be proposed in the visibility area.
12. Visibility area at the intersection of streets. No objects higher than 24 inches will be proposed in the visibility area.

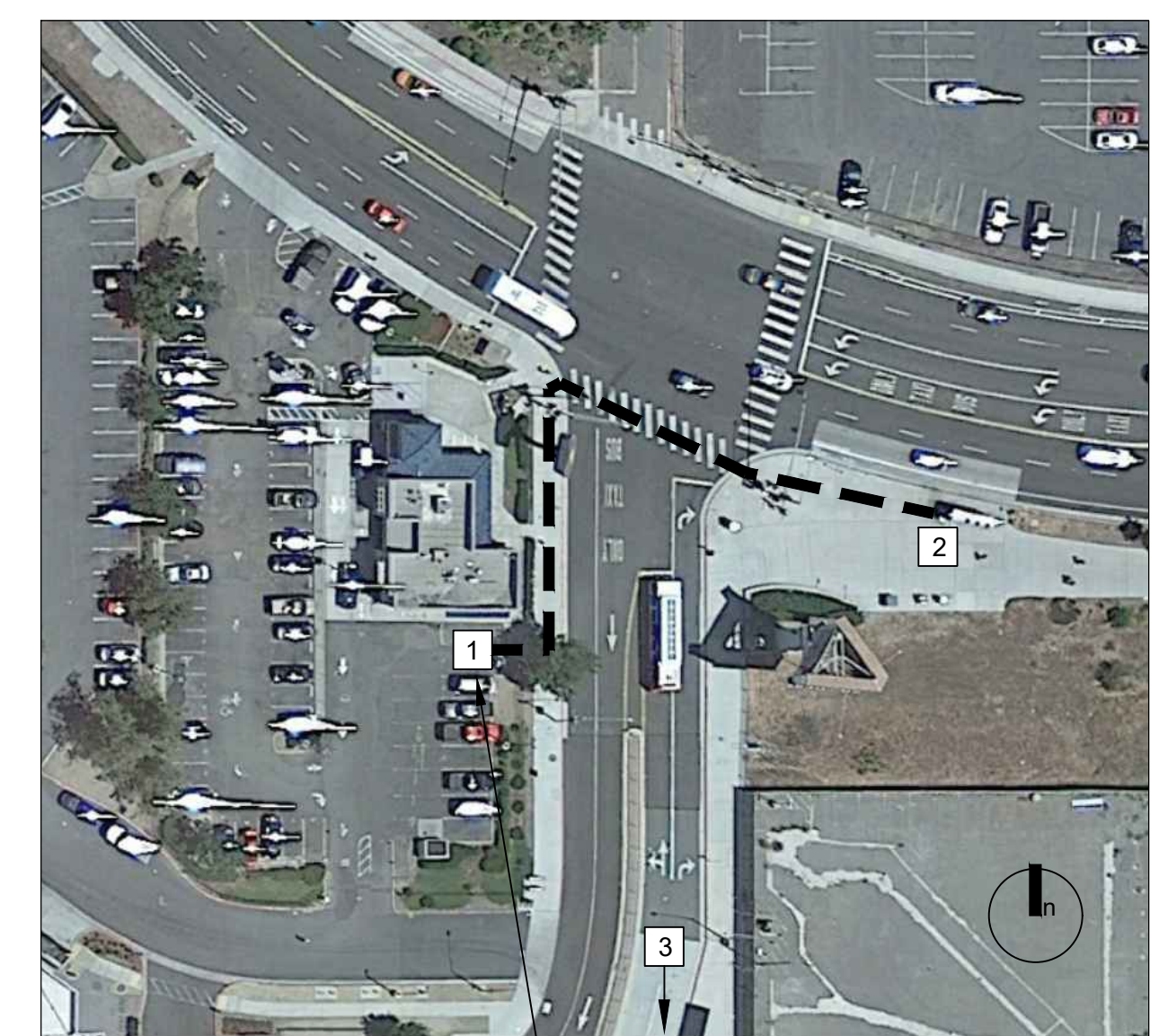


7. Site Plan

Scale: 1" = 20'-0"

**Vicinity Map & Transit Stops**

Scale: Not to scale



- Transit Stops: The nearest transit stop is approximately 277 feet (0.05 miles) away at the Camino De La Plaza Bus Stop, Bus Route 907.
- 1 Future 4575 Camino De La Plaza, Suite D.
  - 2 Camino De La Plaza Bus Stop 88970: Bus Route 907.
  - 3 Virginia Avenue Transit Center Stop 99542: Bus Route 906.

**Legend:**

- - - Property Line
- - - - - Setback
- - - - - Area of Work - Interior Tenant Improvement Only
- ← [Symbol] Accessible Path of Travel
- [Symbol] Fire Hydrant

\*Note: Drawing information based on Owner- provided documents from Building Permit submittal PRJ-1046233. See development drawings for additional information.

Kristi Byers, Architect  
Sustainability  
Architecture Design



Project:

**Alcoholic Beverage Outlet  
Conditional Use Permit**

4575 Camino De La Plaza, Suite D  
San Ysidro, California 92173

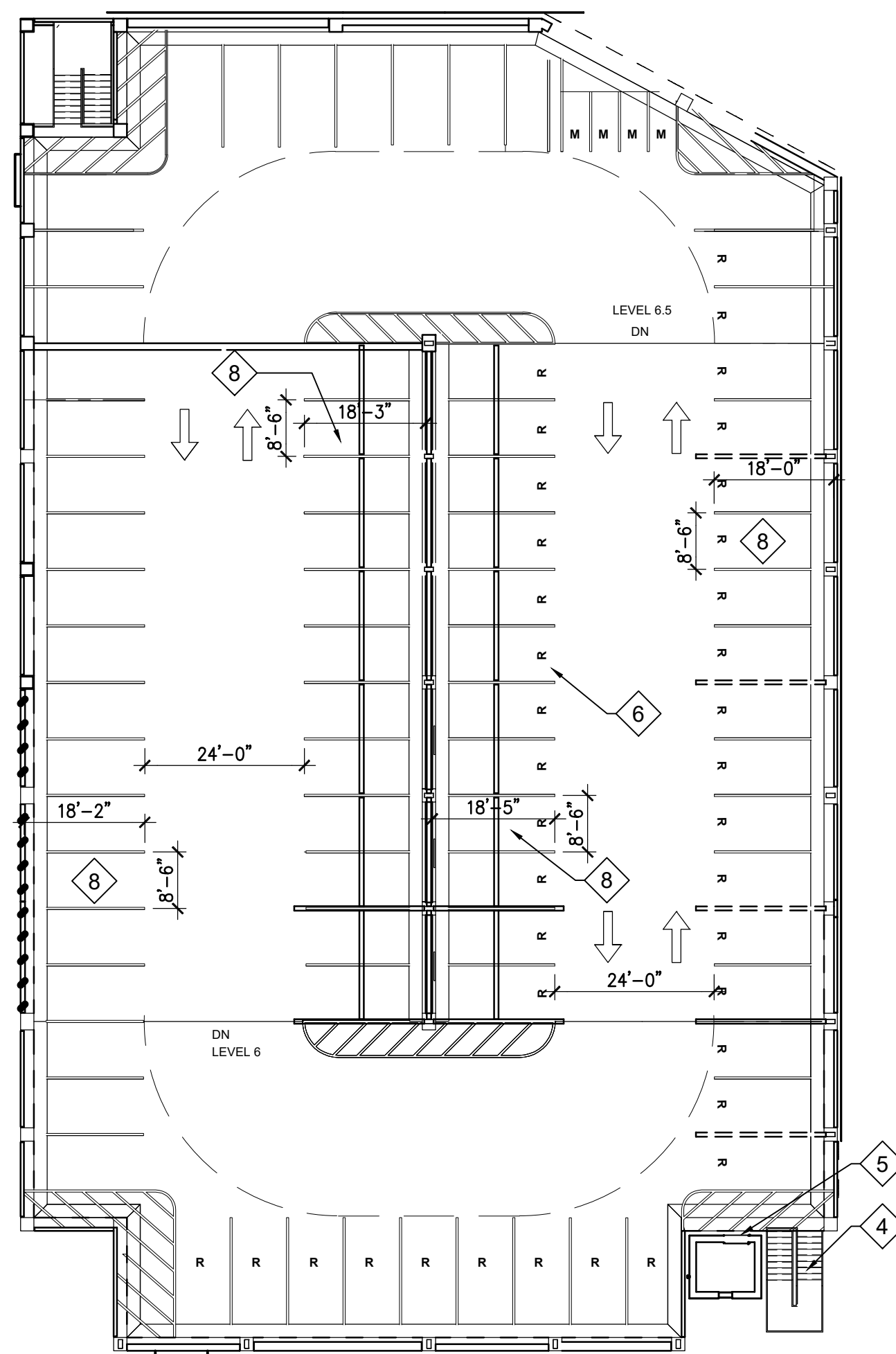
Drawing Preparation and Revision Dates  
01 03.23.2023 Initial CUP Submittal

Drawing Name:  
**Site Plan, Roadway  
Cross Sections &  
Public Transit Info.**

**A1.00**

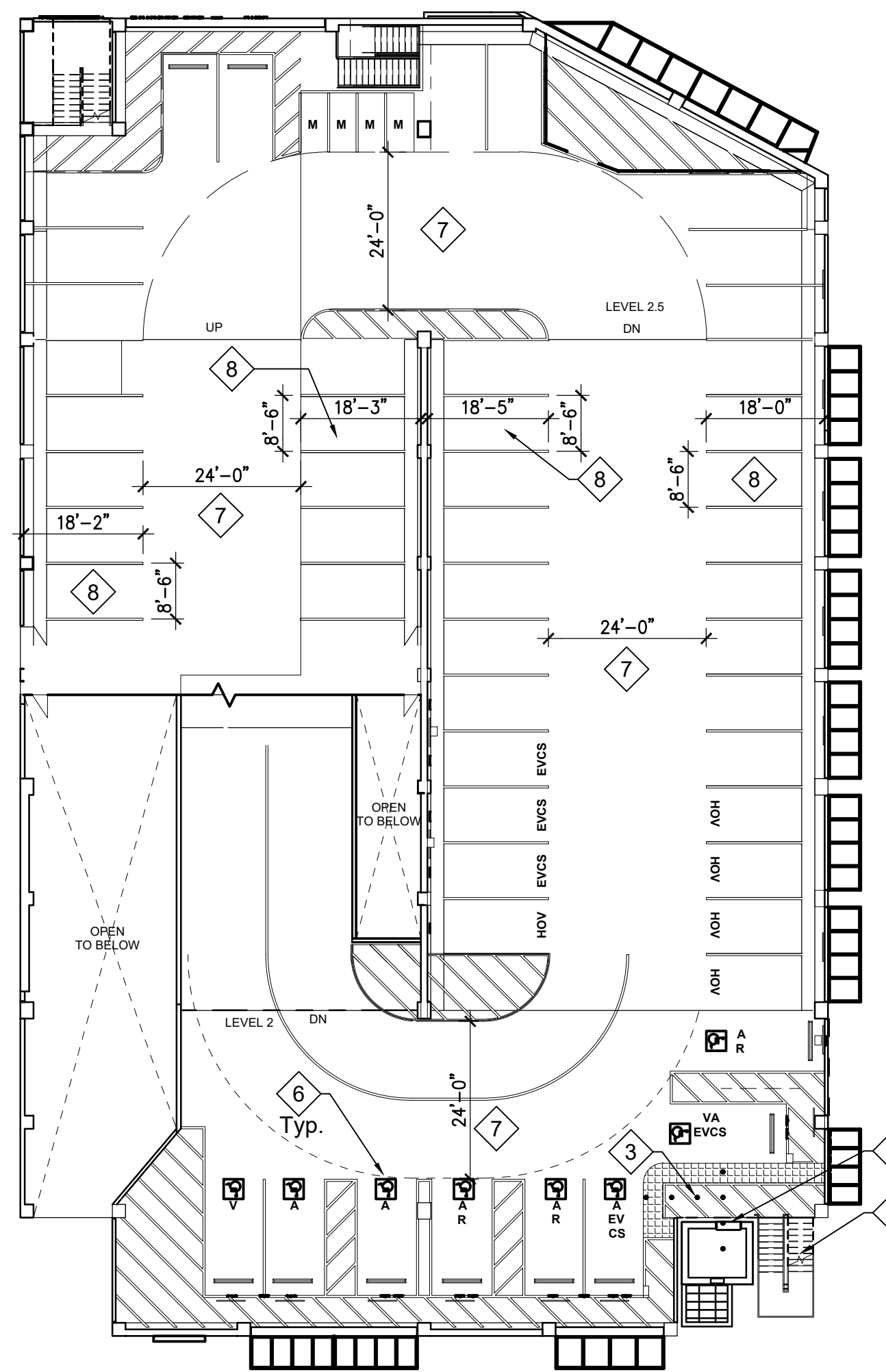
(2 of 4)

**ATTACHMENT 10**



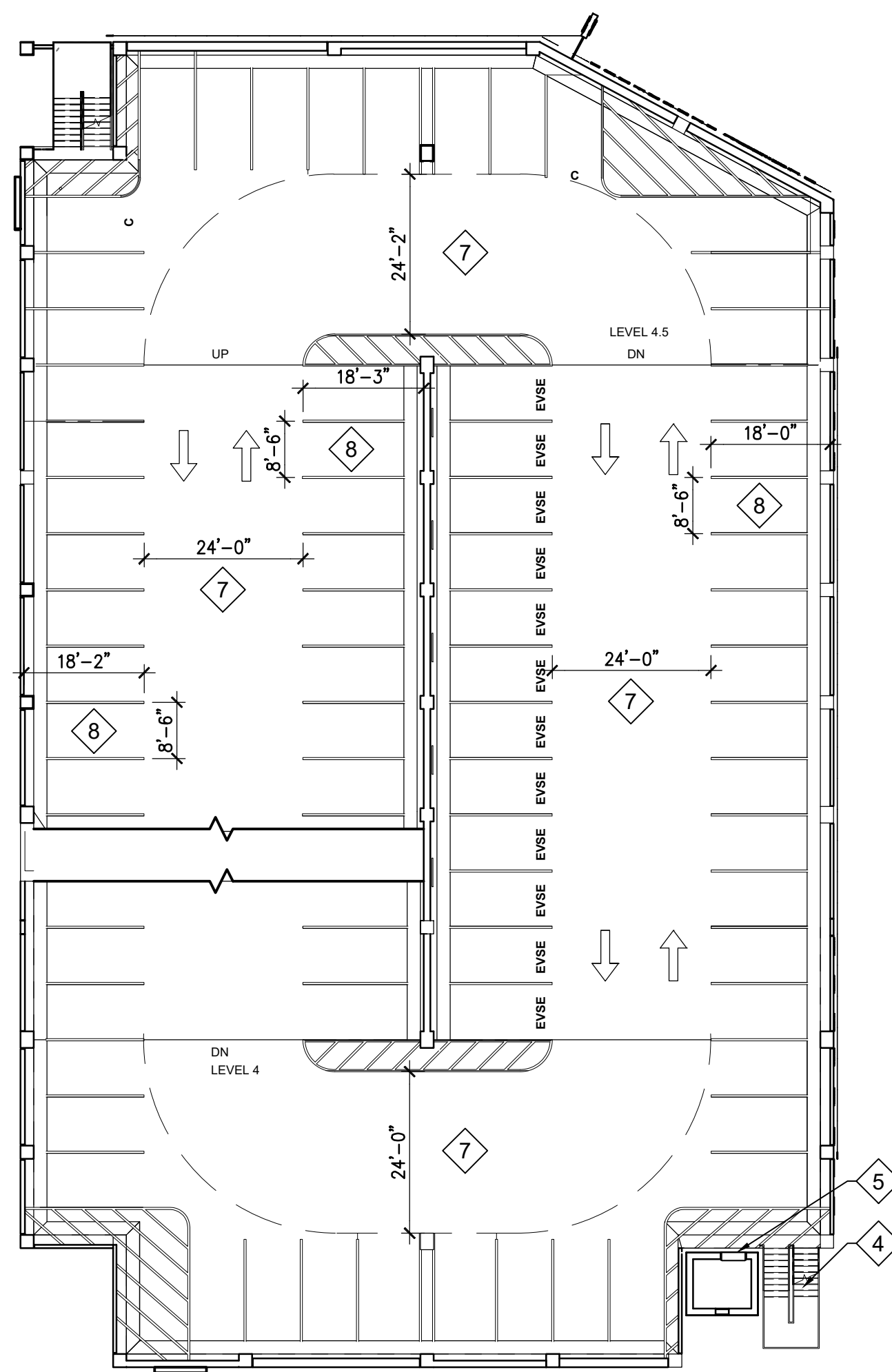
12. Parking Floor Plan Level 6

Scale: 1" = 20'-0"



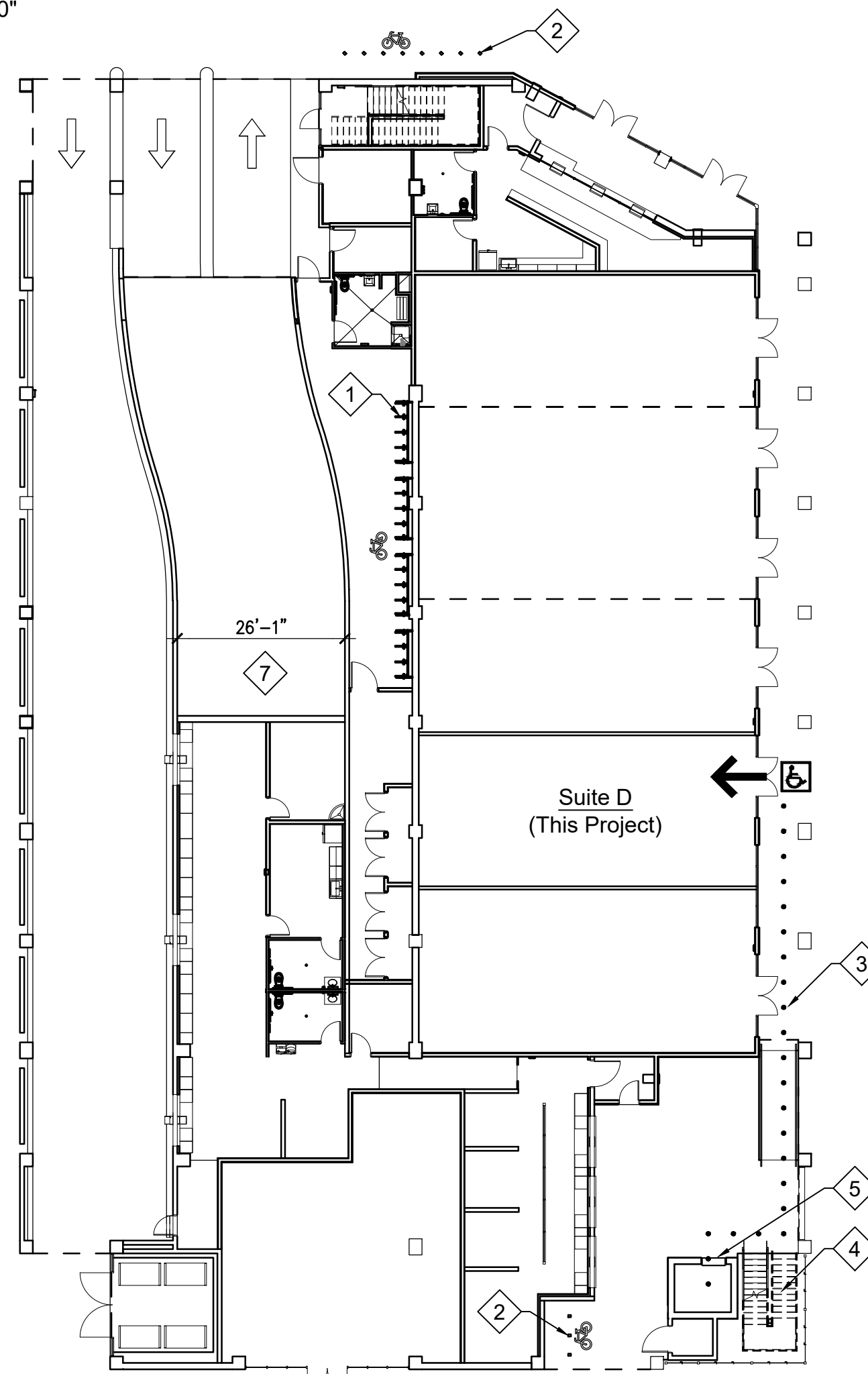
8. Parking Floor Plan Level 2

Scale: 1" = 20'-0"



10. Parking Floor Plan Level 3 (Levels 4 and 5 Similar)

Scale: 1" = 20'-0"



7. Parking Floor Plan Level 1

Scale: 1" = 20'-0"

**Parking Calculations:**

Note: This project proposes no changes to the number or configuration of the Virginia Avenue Parking Garage's 321 off-street parking spaces. Per the Transportation Requirements in the Conditions of Approval of the Approved Coastal Development Permit No. 1325596, Neighborhood Use Permit No. 1884778, and Planned Development Permit No. 2191992, Project No. 375960, "A minimum of 66 automobile spaces (including 2 standard accessible spaces and 1 van accessible space) and 10 zero emission/carpool spaces, 2 motorcycle spaces, 3 long term bicycle spaces and 3 short term bicycle spaces are required by the Land Development Code as shown on the project's Exhibit "A"."

Vehicular Parking Spaces Provided for Overall Project	=	321 Spaces Total
Van Accessible Vehicular Spaces:	2 provided	
Standard Accessible Vehicular Spaces:	8 provided	
Motorcycle Spaces:	8 provided	
Carpool / Zero Emissions Spaces:	10 provided	
Short-term Bicycle Storage Spaces:	21 provided	
Long-term Bicycle Storage Spaves:	28 provided	

<b>Parking Spaces Required for Alcoholic Beverage Outlet (ABO)</b>		
Vehicular Spaces*	=	0 spaces
Motorcycle Spaces Required for ABO (per SDMC 142.0530(g))	=	2 spaces
Long Term Bicycle Storage Spaces**	=	0 spaces
Short Term Bicycle Storage Spaces	=	2 spaces
$1,247 SF / 1,000 * 0.1$	=	0.13

<b>Parking Spaces Provided for Alcoholic Beverage Outlet (ABO)</b>		
Vehicular Spaces*	=	0 spaces
Motorcycle Spaces Required for ABO (per SDMC 142.0530(g))	=	2 spaces
Long Term Bicycle Storage Spaces**	=	0 spaces
Short Term Bicycle Storage Spaces	=	2 spaces

\*Note: This project is located within a Parking Standards Transit Priority Area. Per SDMC Section 142.0530, Table 142-05E, 0 parking is required for a retail use in the CR-2-1 base zone within a Parking Standards Transit Priority Area.

\*\*Note: Per SDMC 142.0530(e)(2)(A), because the proposed Alcoholic Beverage Outlet will have less than ten (10) full-time employees, no long term bicycles and facilities are required.

**Parking Plan Keynotes: #**

1. Long-term bicycle storage.
2. Short-term bicycle storage.
3. Accessible path of travel to elevator and accessible parking spaces on 2nd Level.
4. Stairway.
5. Elevator.
6. Accessible parking space.
7. Typical drive aisle dimensions. The parking garage's drive aisles meet or exceed the minimum required aisle width for a two way drive aisle with 90° (perpendicular) angle between parking space and aisle per SDMC 142.0560 Table 142-05L.
8. Typical parking space dimensions. The parking garage's parking spaces meet the minimum requirements of SDMC 142.0560 Table 142-05K (8'-3" wide x 18'-0" long for unobstructed parking spaces serving retail sales uses and eating and drinking establishments; and 8'-0" wide x 18'-0" long for all other uses).

**Legend:**

- • • Accessible Path of Travel
- ➡ Accessible Entrance

Kristi Byers, Architect  
Sustainability  
Design  
Architecture



Project:

**Alcoholic Beverage Outlet  
Conditional Use Permit**

4575 Camino De La Plaza, Suite D  
San Ysidro, California 92173

Drawing Preparation and Revision Dates  
01 03.23.2023 Initial CUP Submittal

Drawing Name:  
**Parking Plans (Levels 1-6) & Parking Calcs**

**A1.10**

(3 of 4)

**ATTACHMENT 10**

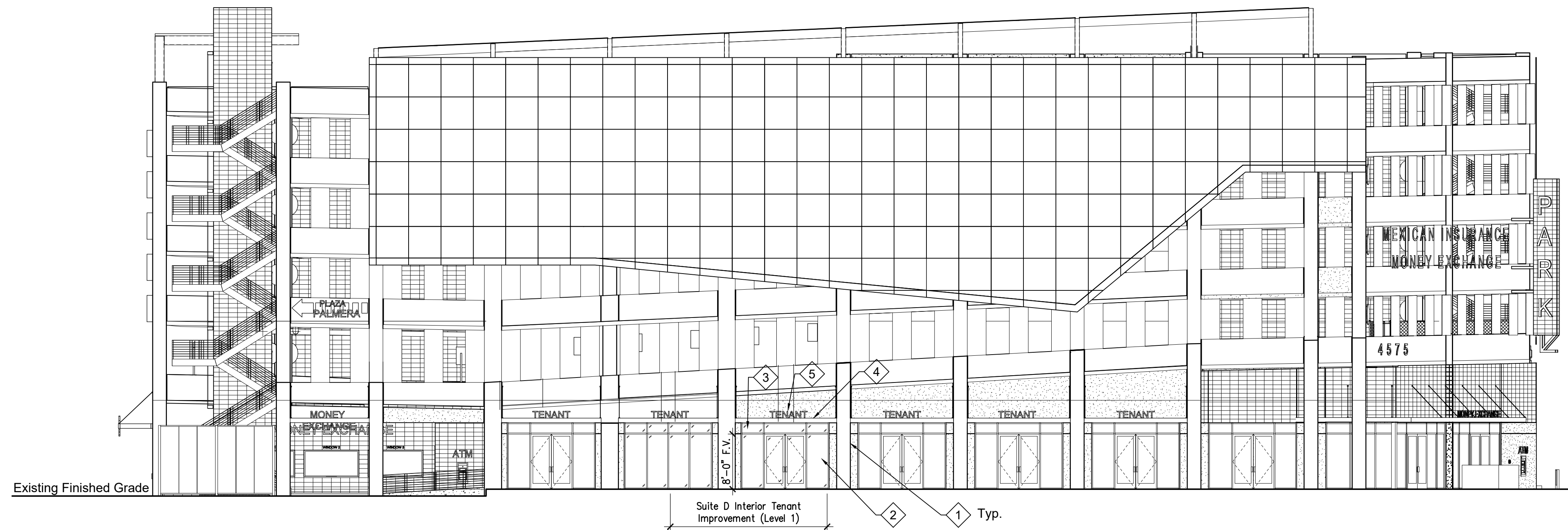
### General Notes

1. See A1.00 Site Plan for additional information.

### Floor Plan & Exterior Elevation Keynotes: #

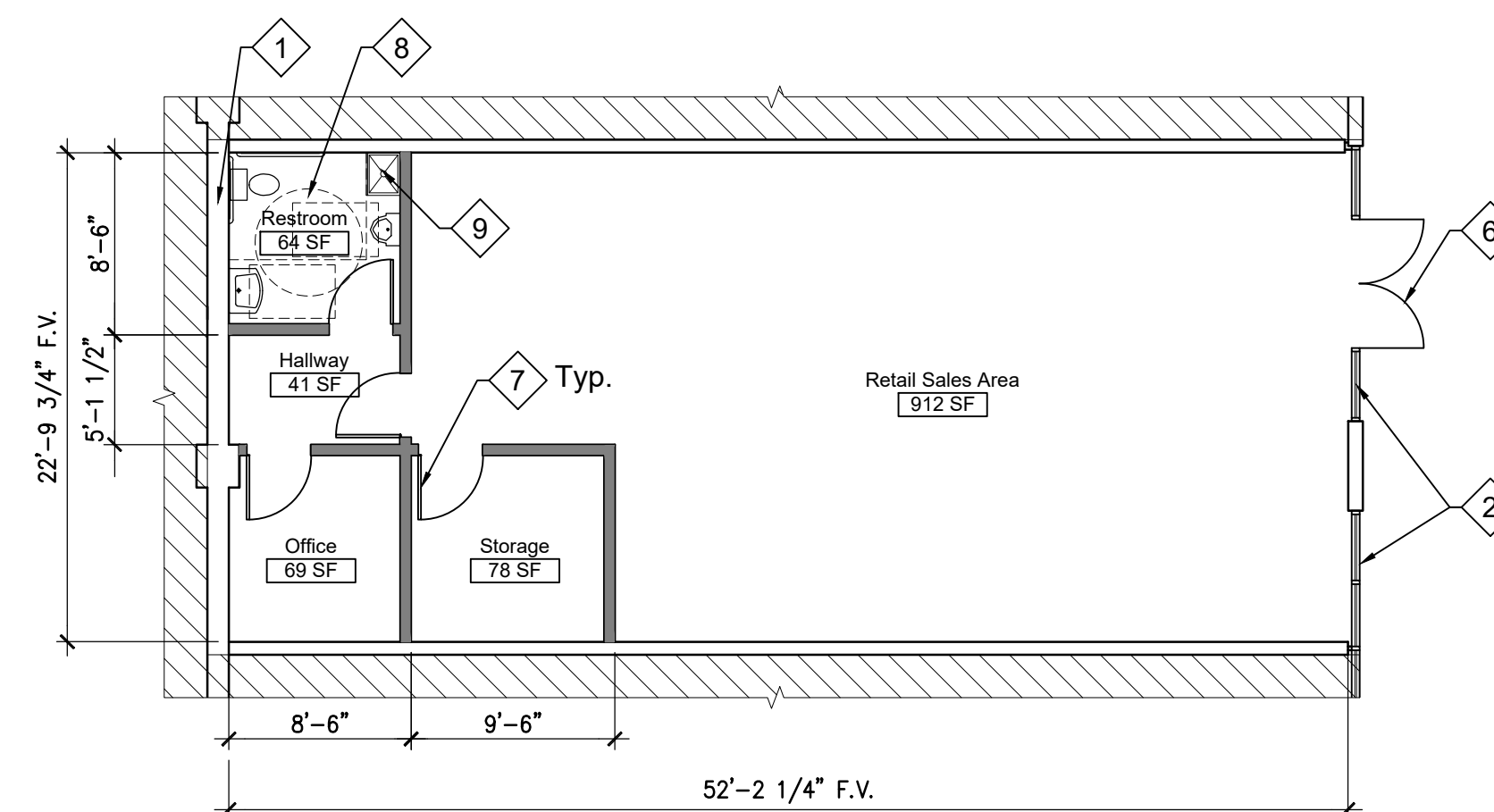
1. Existing cast-in-place wall to remain.
2. Existing exterior storefront glazing system to remain.
3. Existing spandrel glazing to remain.
4. Existing canopy to remain.
5. Future tenant sign under separate permit.
6. Main entry to Alcoholic Beverage Outlet.
7. New 3'-0" wide door.
8. New accessible restroom.
9. New mop sink.
10. Existing structural concrete column to remain.

**Kristi Byers, Architect**  
 Sustainability  
 Design  
 Architecture



### 11. Existing Exterior Elevation - East

Scale: 3/32" = 1'-0"



### 7. Floor Plan

Scale: 1/8" = 1'-0"

### Legend:

- Existing Wall / Partition to Remain
- New Non-Bearing Partition
- Existing Adjacent Suite Not in This Project

Project:

## Alcoholic Beverage Outlet Conditional Use Permit

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Drawing Preparation and Revision Dates

01 03.23.2023 Initial CUP Submittal

Drawing Name:  
**Floor Plan &  
 Exterior Elevation**

# A2.00

(4 of 4)

**ATTACHMENT 10**