



THE CITY OF SAN DIEGO

MEMORANDUM

DATE: May 19, 2026
TO: Antoinette Gibbs, Hearing Officer
FROM: May Rollin, Development Project Manager, Development Services Department
SUBJECT: Correction Memorandum – 3377 Sandrock Road – Project No. PRJ-1135063

This memorandum addresses corrections and clarifications to the documents for Item 1, 3377 Sandrock Road – Project No. PRJ-1135063.

Report to the Hearing Officer, Page 2, Project Description.

Pursuant to San Diego Municipal Code (SDMC) Chapter 14, Article 1, Division 5, off-sale alcoholic beverage outlets that do not meet all Limited Use regulations may be authorized with approval of a Conditional Use Permit (CUP) in accordance with [SDMC Section 141.0502\(c\)](#). The project ~~does not comply~~ with the applicable locational criteria of [SDMC Section 141.0502\(b\)](#), as ~~there are no~~ it is adjacent to residentially zoned properties within 100 feet of the site, ~~and no sensitive uses, including schools, parks, playgrounds, religious assembly facilities, hospitals, or similar uses located within 600 feet.~~ The property is located within Census Tract 93.01, where the general crime rate is 0.488 times (48.8 percent of) the citywide average and the alcohol-related crime rate is 0.3869 times (38.69 percent of) the citywide average, which ~~does~~ not indicate an overconcentration of crime. The San Diego Police Department (SDPD) supports issuance of a CUP for a Type 21 alcohol license at this location, and no conflicts with nearby sensitive uses have been identified.

Draft Resolution with Findings, Page 5, Section B (5).

~~It does not~~ ~~The project~~ meet this requirement as it is adjacent to. ~~There is no~~ residentially zoned property within 100 feet of the project site, therefore, a CUP is required. ~~and no conflicts with nearby residential uses have been identified.~~

Conditional Use Permit, Page 4, Condition No. 17.

~~17. The sale of alcoholic beverages shall be accessory and limited to a maximum of 1,531 square feet and 0.11. Floor Area Ratio (FAR) is approximately of the floor area of the market as shown on Exhibit "A".~~

Should you have any questions, please contact me at 619-446-5432, or email MMRollin@sandiego.gov.

Respectfully,

A handwritten signature in black ink, appearing to read 'May Rollin', written over a horizontal line.

May Rollin
Development Project Manager

Attachment:

1. Report to the Hearing Officer, Attachment 1 Page 2, Project Description.
2. Resolution, Attachment 2, Page 5, Section B (5).
3. Permit, Attachment 3, Page 4, Condition No. 17.

CC:
Office of the City Attorney

determination ended on November 17, 2025. There were no appeals of the environmental determination.

BACKGROUND

The 0.33-acre site is located at 3377 Sandrock Road in the Commercial—Community (CC-1-3) Zone, Airport Land Use Compatibility Overlay Zone (Montgomery Field), ALUCP Airport Influence Area (Montgomery Field - Review Area 1), FAA Part 77 Noticing Area (Montgomery Field) within the Serra Mesa Community Plan Area. Council District 7.

The project proposes a Conditional Use Permit (CUP) to allow the sale of beer, wine, and distilled spirits for off-site consumption under a Type 21 Alcoholic Beverage Control (ABC) license at an existing 1,531-square-foot market and gas station. The site currently has market and fueling facilities. No new development, building expansion, or exterior modifications are proposed with this permit.

DISCUSSION

Project Description:

The project proposes a Conditional Use Permit (CUP) to authorize a Type 21 Alcoholic Beverage Control (ABC) License for the sale of beer, wine, and distilled spirits for off-site consumption at an existing 1,531-square-foot market and gas station located at 3377 Sandrock Road. Alcoholic beverage sales would be conducted entirely within the existing market, complementing the goods and services currently offered.

Pursuant to San Diego Municipal Code (SDMC) Chapter 14, Article 1, Division 5, off-sale alcoholic beverage outlets that do not meet all Limited Use regulations may be authorized with approval of a Conditional Use Permit (CUP) in accordance with [SDMC Section 141.0502\(c\)](#). The project **does not comply** with the applicable locational criteria of SDMC Section 141.0502(b)(1), as **there are no it is adjacent to** residentially zoned properties within 100 feet of the site, **and no sensitive uses—including schools, parks, playgrounds, religious assembly facilities, hospitals, or similar uses—located within 600 feet**. The property is located within Census Tract 93.01, where the general crime rate is 0.488 times (48.8 percent of) the citywide average and the alcohol-related crime rate is 0.3869 times (38.69 percent of) the citywide average, which **does** not indicate an overconcentration of crime. The San Diego Police Department (SDPD) supports issuance of a CUP for a Type 21 alcohol license at this location, and no conflicts with nearby **sensitive** uses have been identified.

SDPD has recommended conditions to ensure that alcohol sales do not adversely affect public health, safety, or welfare. These conditions include:

- Alcohol sales are limited to 6:00 a.m. to midnight daily.
- Video surveillance covering the interior and public access points, with recordings maintained for at least 30 days and made available to law enforcement upon request.
- Prompt removal of litter and unauthorized graffiti.

- 4) Within 600 feet of a public or private accredited school, a public park, a playground or recreational area, a church, a hospital, or a San Diego County welfare district office; or

The project meets this requirement. Based on the SDPD review and recommendation for approval, the project site is not located within 600 feet of any incompatible facilities. Therefore, the project complies with this locational criterion.

- 5) Within 100 feet of a residentially zoned property.

~~It does not. The project~~ meet this requirement ~~as it adjacent to~~. ~~There is no~~ residentially zoned property within 100 feet of the project site, ~~therefore, a CUP is required, and no conflicts with nearby residential uses have been identified.~~

Pursuant to SDMC Section 141.0502(c), provided permit conditions are imposed that would minimize issues related to public health, safety, and welfare, including limits on sales, operational restrictions, security measures, and employee training. Therefore, the proposed development will not be detrimental to public health, safety, or 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 project site is located in the Commercial—Community (CC-1-3) Zone, which is intended to accommodate community-serving commercial uses, including retail and convenience services. Alcoholic Beverage Outlets are permitted as a Limited Use under the Land Development Code, subject to the regulations set forth in SDMC Section 141.0502(b).

San Diego Police Department (SDPD) data indicates that the project site is located within Census Tract 93.01, which has a reported crime rate of 48.8 percent of the citywide average. A census tract is considered “high crime” only if it exceeds 120 percent of the citywide average. Therefore, the project site is not located within a high-crime area and complies with the applicable locational criteria related to crime rate.

The census tract is also identified as under-concentrated with respect to alcoholic beverage outlets and does not exceed the standards established by California Business and Professions Code Section 23958.4.

While the proposed Alcoholic Beverage Outlet requires a Conditional Use Permit (CUP), the requirement is not due to crime rates or an overconcentration of alcohol licenses in the area. Rather, a CUP is required pursuant to the San Diego Municipal Code (SDMC) because the sale of alcoholic beverages (Type 20 – off-sale beer and wine) is a conditionally permitted use within the applicable zone and requires discretionary review to address potential operational impacts.

Owner/Permittee shall not be required to pay or perform any settlement unless such settlement is approved by Owner/Permittee.

ENGINEERING REQUIREMENTS:

13. Prior to the issuance of any building permit, the Owner/Permittee shall, by permit and bond, assure the reconstruction of the existing damaged alley panel adjacent to the site to City Standard, in accordance with Exhibit 'A', to the satisfaction of the City Engineer.

14. Prior to the issuance of any building permit, the Owner/Permittee shall, by permit and bond, assure the reconstruction of the existing City Standard Contiguous Sidewalk panels adjacent to the site, in accordance with Exhibit 'A', to the satisfaction of the City Engineer.

PLANNING/DESIGN REQUIREMENTS:

15. 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.

16. 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.

~~17. The sale of alcoholic beverages shall be accessory and limited to a maximum of 1,531 square feet and 0.11 Floor Area Ratio (FAR) is approximately of the floor area of the market as shown on Exhibit "A".~~

18. 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.

19. 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.

20. 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.

21. 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.