



THE CITY OF SAN DIEGO

Report to the Hearing Officer

DATE ISSUED: June 3, 2026 REPORT NO. HO-26-030
HEARING DATE: June 10, 2026
SUBJECT: 1750 Camino Del Rio North, Process Three Decision
PROJECT NUMBER: [PRJ-1138833](#)
OWNER: MWV Owner LLC, A Delaware Limited Liability Company
APPLICANT: Shinji Ogasawara

SUMMARY

Issue: Should the Hearing Officer approve a Conditional Use Permit (CUP) for an assembly and entertainment use facility in an existing two-story commercial building within an existing shopping center located at [1750 Camino Del Rio North](#) within the [Mission Valley Community Plan](#)?

Proposed Actions:

1. APPROVE Conditional Use Permit No. PMT-3365956.

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: There are no pending code enforcement actions for this site.

Community Planning Group Recommendation: On February 4, 2026, the Mission Valley Community Planning Group voted 10-3-4 to recommend approval of the proposed project without conditions.

Environmental Impact: This project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301 (Existing Facilities). The environmental determination for this project was made on February 10, 2026, and the opportunity to appeal that determination ended February 25, 2026 (Attachment 5). There were no appeals of the environmental determination.

BACKGROUND

The 46.93-acre project site is located at 1750 Camino Del Rio North. The site is in the Employment Mixed-Use Zone (EMX-2), Airport Land Use Compatibility Overlay Zone, Airport Influence Area, Federal Aviation Administration Part 77 Noticing Area, Parking Standards Transit Priority Area, and the Transit Priority Area of the Mission Valley Community Plan.

The site is designated for Mixed Use-High (HD) and is in the Central Mission Valley Urban Village Area of the Mission Valley Community Plan (MVCP). The Mixed Use-High designation allows for employment-based uses that serve residents and workers in the community (MVCP pg. 27). The Central Mission Valley is focused not only on serving as the central business district with vibrant jobs, but also as a location for restaurants, nightlife, shopping, entertainment, and residential development (MVPD pg. 23). The proposed assembly and entertainment use is consistent with the Community Plan land use designation. Proposed assembly and entertainment uses that deviate from the limited use regulations in San Diego Municipal Code section [141.0602\(b\)](#) require a Conditional Use Permit.

DISCUSSION

Project Description:

The project is a Conditional Use Permit (CUP) to allow an assembly and entertainment use facility offering bowling, arcade games, and other entertainment activities within an existing 77,548-square-foot, two-story commercial building within an existing shopping center. Assembly and Entertainment use is allowed in the EMX-2 zone as a Limited Use subject to the requirements of San Diego Municipal Code (SDMC) Section [141.0602\(b\)](#). An assembly and entertainment use that deviates from the requirements of SDMC Section [141.0602\(b\)](#) may be permitted with a Process Three CUP (SDMC Section [141.0602\(b\)\(3\)](#)). The proposed assembly and entertainment use requires a CUP because the project does not meet the criteria outlined in SDMC Section [141.0602\(b\)](#), as explained below:

1. **The facility shall be designed to accommodate a maximum of 300 people.**

The proposed project occupancy is 2,744 people. The project requires a CUP because it proposes an occupancy of more than 300 people.

2. **Assembly and entertainment facilities adjacent to residentially zoned property shall not operate between 10:00 p.m. and 6:00 a.m., except that such facilities may operate until 11:00 p.m. on Fridays and Saturdays.**

The project proposes daily hours of operation from 10:00 a.m. to 2:00 am. The project requires a CUP because it proposes hours of operation within 10:00 p.m. and 6:00 a.m.

Community Plan Analysis:

The project site is located within the Central Mission Valley Urban Village Area of the Mission Valley Community Plan (MVCP). This area is characterized as a region that serves residents, workers, and tourists in the community. The Central Mission Valley is focused not only on serving as the central business district with vibrant jobs, but also as a location for restaurants, nightlife, shopping, entertainment, and residential development (MVPD pg. 23). The site is designated for Mixed Use-High and supports a variety of uses that serve residents of the community (MVPD pg. 27).

The proposed Conditional Use Permit for an assembly and entertainment use facility in an existing two-story commercial building, within an existing shopping center, is consistent with the Community Plan by providing an entertainment venue for residents and tourists. The existing 77,548- square-foot structure provides ample space for the requested increase in occupancy. The expanded hours of operation will not disrupt residential uses, as the site is within an existing shopping center and surrounded by other existing commercial uses. In adherence with the Community Plan, the location of the commercial use will not be detrimental to residential uses.

Therefore, the proposed Conditional Use Permit is consistent with the Mission Valley Community Plan and supports its land use goals and policies.

Conclusion:

City staff has reviewed the proposal, including all the issues identified through the review process, and has determined that all project issues have been addressed. The project conforms with the Community Plan, and the adopted City Council policies and regulations of the Land Development Code. Therefore, draft findings and conditions to support project approval are presented to the Hearing Officer for consideration. Staff recommends that the Hearing Officer approve Conditional Use Permit No. PMT-3365956 as proposed.

ALTERNATIVES

1. Approve Conditional Use Permit No. PMT-3365956, with modifications.
2. Deny Conditional Use Permit No. PMT-3365956, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,

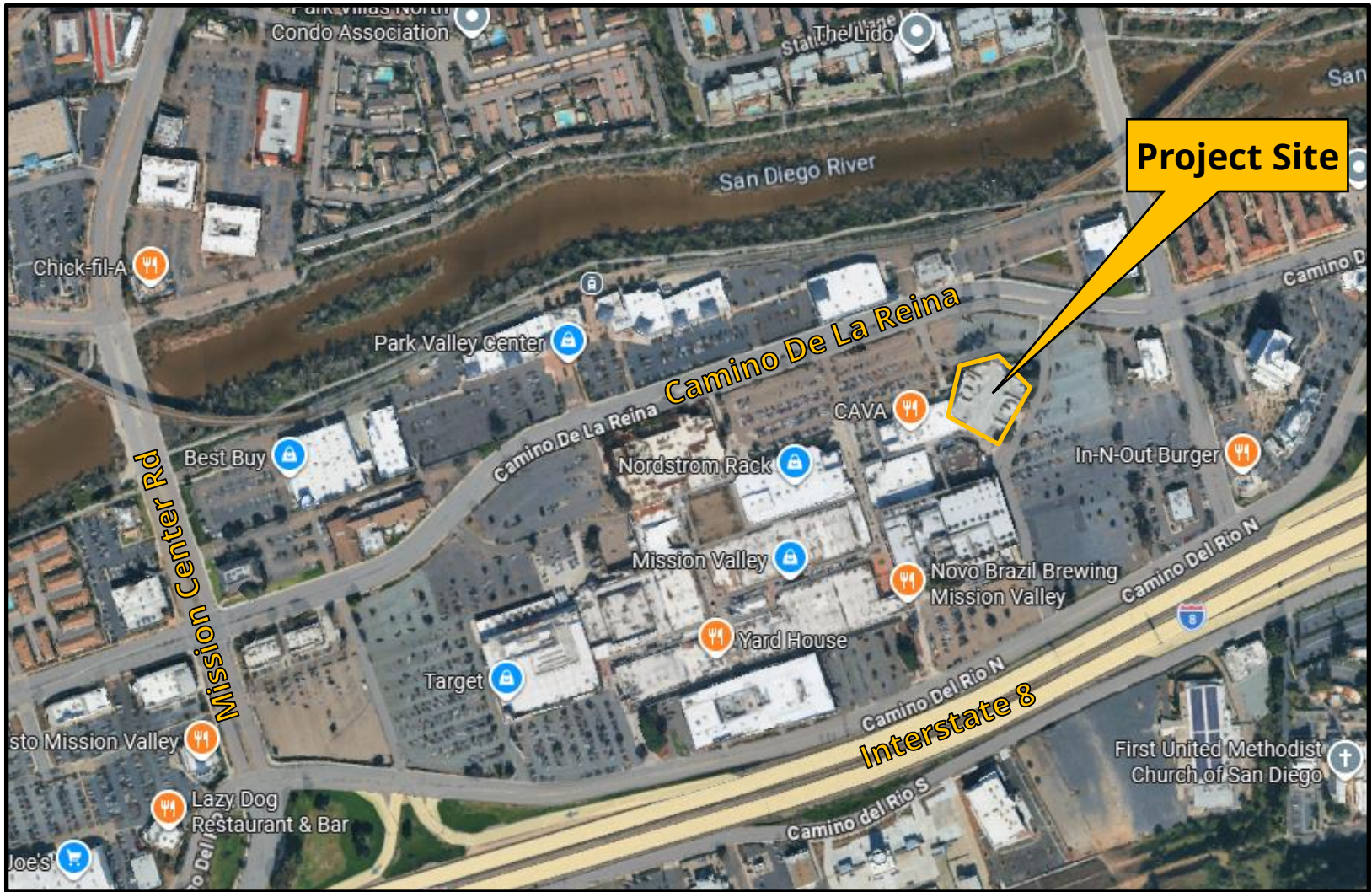


Sarah Häتين
Development Project Manager

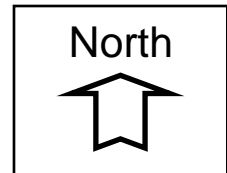
Development Services Department

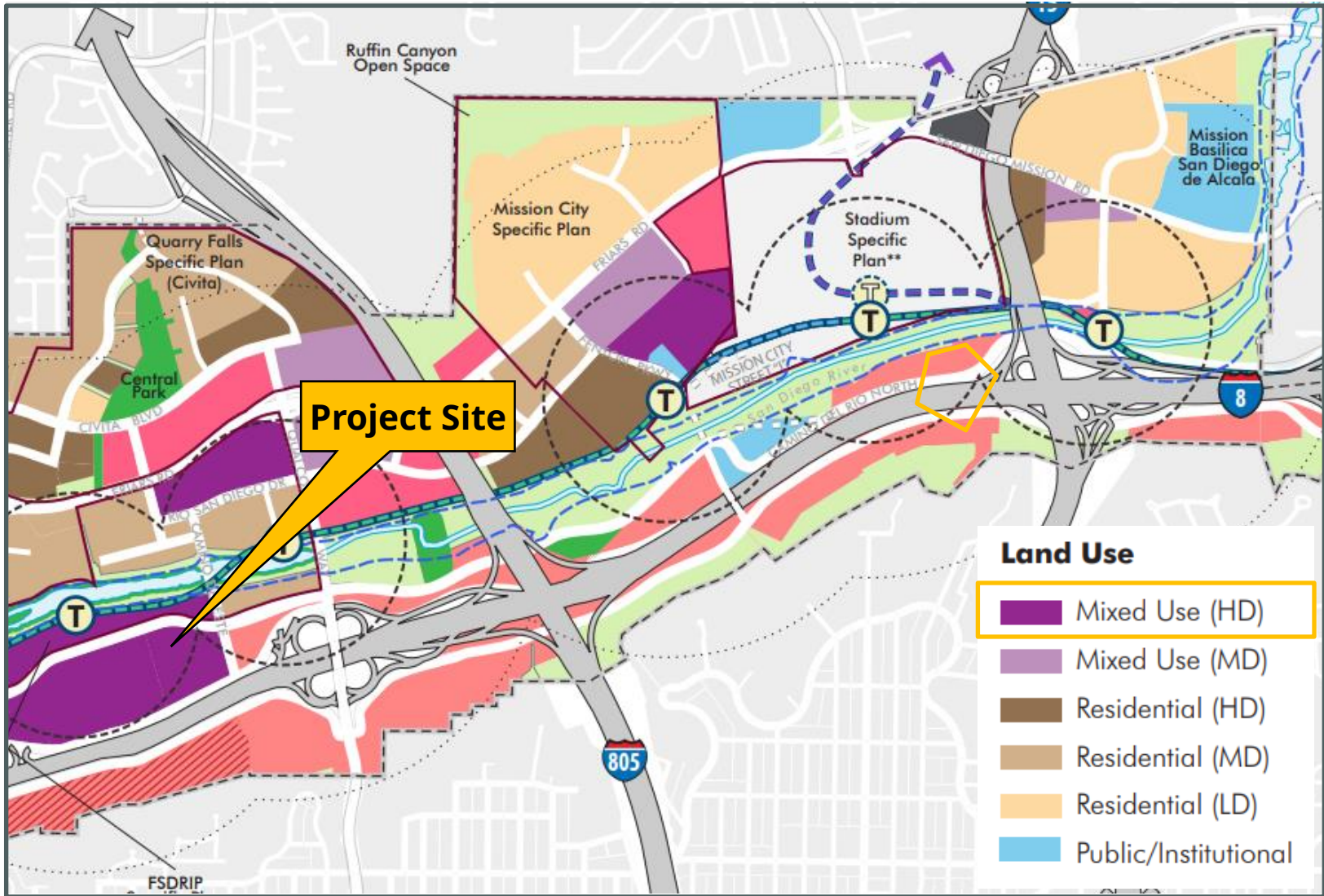
Attachments:

1. Aerial Photograph
2. Community Plan Land Use Map
3. Draft Permit with Conditions
4. Draft Permit Resolution with Findings
5. Environmental Exemption
6. Ownership Disclosure Statement
7. Project Plans



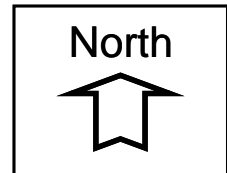
Aerial Photograph
1750 Camino Del Rio North
PRJ-1138833





Community Plan Land Use Map

1750 Camino Del Rio North
PRJ-1138833



RECORDING REQUESTED BY
CITY OF SAN DIEGO
DEVELOPMENT SERVICES
PERMIT INTAKE, MAIL STATION
DSD-1A

WHEN RECORDED MAIL TO
PROJECT MANAGEMENT
PERMIT CLERK
MAIL STATION DSD-1A

INTERNAL ORDER NUMBER: 24010306

SPACE ABOVE THIS LINE FOR RECORDER'S USE

CONDITIONAL USE PERMIT NO. PMT-3365956
1750 CAMINO DEL RIO NORTH - PROJECT NO. PRJ-1138833
HEARING OFFICER

This Conditional Use Permit No. PMT-3365956 is granted by the Hearing Officer of the City of San Diego to MVV OWNER LLC, a Delaware Limited Liability Company, Owner/Permittee, pursuant to San Diego Municipal Code [SDMC] section 126.0305. The 46.93-acre site is located at 1750 Camino Del Rio North in the Employment Mixed-Use Zone (EMX-2), Airport Land Use Compatibility Overlay Zone, Airport Influence Area, Federal Aviation Administration Part 77 Noticing Area, Parking Standards Transit Priority Area, and the Transit Priority Area of the Mission Valley Community Plan. The project site is legally described as:

ESTATE A:

LOT 4 OF MISSION VALLEY SHOPPING CENTER, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 4244, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JUNE 30, 1959.

EXCEPTING THEREFROM ALL OIL, GAS OR OTHER MINERALS UNDER THE HEREINABOVE DESCRIBED REAL PROPERTY, BUT EXCLUDING ANY RIGHT IN THE OWNER OR OWNERS OF SAID OIL, GAS OR OTHER MINERALS TO ENTER UPON THE SURFACE OF SAID REAL PROPERTY FOR THE PURPOSE OF EXTRACTING SAID OIL, GAS OR OTHER MINERALS, AND FURTHER EXCLUDING ANY RIGHT IN SAID OWNER OR OWNERS TO REMOVE SAID OIL, GAS OR OTHER MINERALS LOCATED WITHIN ONE THOUSAND FEET OF THE SURFACE OF SAID REAL PROPERTY.

ESTATE B:

PARCEL 2 OF PARCEL MAP NO. 17646, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, FEBRUARY 2, 1996 AS INSTRUMENT NO. 96-0053987 OF OFFICIAL RECORDS.

EXCEPT THEREFROM ALL OIL, GAS OR OTHER MINERALS UNDER LOT 3 OF MAP NO. 4244, BUT EXCLUDING ANY RIGHT IN THE OWNER OR OWNERS OF SAID OIL, GAS OR OTHER MINERALS TO ENTER UPON THE SURFACE OF SAID REAL PROPERTY FOR THE PURPOSE OF EXTRACTING SAID OIL,

ATTACHMENT 3

GAS OR OTHER MINERALS, AND FURTHER EXCLUDING ANY RIGHT IN SAID OWNER OR OWNERS TO REMOVE SAID OIL, GAS, OR OTHER MINERALS LOCATED WITHIN ONE-THOUSAND FEET OF THE SURFACE OF SAID REAL PROPERTY; AS RESERVED IN DEEDS RECORDED ON JUNE 22, 1959, AS DOCUMENT NOS. 125113, 125114 AND 125115, IN BOOK 7728, PAGE 18, 21 AND 30 RESPECTIVELY.

ESTATE C:

NON-EXCLUSIVE EASEMENTS TO USE THE COMMON AREA FOR THE RESPECTIVE USES AND PURPOSES FOR WHICH THEY ARE DESIGNED, FOR INGRESS AND EGRESS AND PASSAGE OF MOTOR VEHICLES AND PEDESTRIANS AND THE PARKING OF MOTOR VEHICLES ALL AS MORE PARTICULARLY DESCRIBED IN THAT INSTRUMENT ENTITLED AMENDMENT TO OPERATING AGREEMENT DATED JANUARY 29, 1974, EXECUTED BY MISSION VALLEY PARTNERSHIP ("MVP"), A CALIFORNIA LIMITED PARTNERSHIP, THE MAY DEPARTMENT STORES COMPANY, ("MAY") A NEW YORK CORPORATION QUALIFIED TO DO BUSINESS IN CALIFORNIA AND FEDERATED DEPARTMENT STORES, INC. ("FEDERATED"), A DELAWARE CORPORATION QUALIFIED TO DO BUSINESS IN CALIFORNIA, AND JOINED BY MAY PROPERTIES, INC., ("PROPERTIES") A DELAWARE CORPORATION, RECORDED JANUARY 29, 1974 AS INSTRUMENT NO. 74-023355 AS AMENDED BY THAT INSTRUMENT ENTITLED, SUPPLEMENT TO AMENDMENT TO OPERATING AGREEMENT, DATED JUNE 30, 1982, EXECUTED BY MVP, MAY, FEDERATED AND JOINED BY PROPERTIES, RECORDED AUGUST 5, 1982 AS INSTRUMENT NO. 82-241169, AND AS FURTHER AMENDED BY THE FOLLOWING DOCUMENTS:

ASSIGNMENT AND ASSUMPTION OF RECIPROCAL EASEMENT AGREEMENT, BY AND BETWEEN FEDERATED DEPARTMENT STORES, INC., A DELAWARE CORPORATION AND BULLOCKS INC., A DELAWARE CORPORATION, RECORDED MAY 13, 1988 AS INSTRUMENT NO. 88-227043 OF OFFICIAL RECORDS.

ASSIGNMENT AND ASSUMPTION OF RECIPROCAL EASEMENT AGREEMENT, BY AND BETWEEN BULLOCK'S INC., A DELAWARE CORPORATION AND BULLOCK'S PROPERTIES CORP., A DELAWARE CORPORATION, RECORDED DECEMBER 6, 1988 AS INSTRUMENT NO. 88-627172 OF OFFICIAL RECORDS.

A DOCUMENT ENTITLED "SUPPLEMENTAL EASEMENT AGREEMENT" DATED JANUARY 28, 1997 EXECUTED BY MISSION VALLEY PARTNERSHIP, A CALIFORNIA LIMITED PARTNERSHIP AND THE MAY DEPARTMENT STORES COMPANY, A NEW YORK CORPORATION, SUBJECT TO ALL THE TERMS, PROVISIONS AND CONDITIONS THEREIN CONTAINED, RECORDED MAY 19, 1997 AS INSTRUMENT NO. 97-0230397 OF OFFICIAL RECORDS.

A DOCUMENT ENTITLED "FIRST AMENDMENT TO OPERATING AGREEMENT" DATED JULY 12, 2023, EXECUTED BY MISSION VALLEY SHOPPINGTOWN LLC, DELAWARE LIMITED LIABILITY COMPANY, MACY'S RETAIL HOLDINGS, LLC, AN OHIO LIMITED LIABILITY COMPANY AND MVC BUYER LLC, A DELAWARE LIMITED LIABILITY COMPANY, SUBJECT TO ALL THE TERMS, PROVISIONS AND CONDITIONS THEREIN CONTAINED, RECORDED JULY 14, 2023 AS INSTRUMENT NO. 2023-0185166, OF OFFICIAL RECORDS.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to operate an assembly and entertainment use facility in an existing two-story

commercial building within an existing shopping center as described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated June 10, 2026, on file in the Development Services Department.

The project shall include:

- a. Operation of a 77,548- square-foot assembly and entertainment use facility in an existing two-story commercial building within an existing shopping center;
- 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 June 21, 2029.

2. 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.

3. 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.

4. 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.

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

6. 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.).

7. 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.

8. 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.

9. 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.

10. 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.

11. This Permit may be developed in phases. Each phase shall be constructed prior to sale or lease to individual owners or tenants to ensure that all development is consistent with the conditions and exhibits approved for each respective phase per the approved Exhibit "A."

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 June 10, 2026, and [Approved Resolution Number].

ATTACHMENT 3

Conditional Use Permit No. PMT-3365956
Date of Approval: June 10, 2026

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

Sarah Häتين
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.

MVV OWNER LLC
Delaware Limited Liability Company
Owner/Permittee

By _____
NAME
TITLE

[NAME OF COMPANY]
Owner/Permittee

By _____
NAME
TITLE

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

HEARING OFFICER RESOLUTION NO. _____
CONDITIONAL USE PERMIT NO. PMT-3365956
1750 CAMINO DEL RIO NORTH - PROJECT NO. PRJ-1138833

RECITALS

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

A. MVV OWNER LLC, a Delaware Limited Liability Company, Owner/Permittee, submitted an application to the City of San Diego for a Conditional Use Permit to operate an assembly and entertainment use facility in an existing two-story commercial building within an existing shopping center (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval), for the 1750 Camino Del Rio North project (Project).

B. The 46.93-acre site is located at 1750 Camino Del Rio North within the Mission Valley Community Plan in the EMX-2 (Employment Mixed-Use) zone, the Airport Land Use Compatibility Overlay Zone, the Airport Influence Area, the Federal Aviation Administration Part 77 Noticing Area, the Parking Standards Transit Priority Area, and the Transit Priority Area. The project site is legally described as:

ESTATE A:

LOT 4 OF MISSION VALLEY SHOPPING CENTER, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 4244, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JUNE 30, 1959.

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ESTATE C:

NON-EXCLUSIVE EASEMENTS TO USE THE COMMON AREA FOR THE RESPECTIVE USES AND PURPOSES FOR WHICH THEY ARE DESIGNED, FOR INGRESS AND EGRESS AND PASSAGE OF MOTOR VEHICLES AND PEDESTRIANS AND THE PARKING OF MOTOR VEHICLES ALL AS MORE PARTICULARLY DESCRIBED IN THAT INSTRUMENT ENTITLED AMENDMENT TO OPERATING AGREEMENT DATED JANUARY 29, 1974, EXECUTED BY MISSION VALLEY PARTNERSHIP ("MVP"), A CALIFORNIA LIMITED PARTNERSHIP, THE MAY DEPARTMENT STORES COMPANY, ("MAY") A NEW YORK CORPORATION QUALIFIED TO DO BUSINESS IN CALIFORNIA AND FEDERATED DEPARTMENT STORES, INC. ("FEDERATED"), A DELAWARE CORPORATION QUALIFIED TO DO BUSINESS IN CALIFORNIA, AND JOINED BY MAY PROPERTIES, INC., ("PROPERTIES") A DELAWARE CORPORATION, RECORDED JANUARY 29, 1974 AS INSTRUMENT NO. 74-023355 AS AMENDED BY THAT INSTRUMENT ENTITLED, SUPPLEMENT TO AMENDMENT TO OPERATING AGREEMENT, DATED JUNE 30, 1982, EXECUTED BY MVP, MAY, FEDERATED AND JOINED BY PROPERTIES, RECORDED AUGUST 5, 1982 AS INSTRUMENT NO. 82-241169, AND AS FURTHER AMENDED BY THE FOLLOWING DOCUMENTS:

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C. On February 10, 2026, the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000 et seq.) under CEQA Guideline Section 15301 (Existing Facilities) and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520.

D. On June 10, 2026, the Hearing Officer considered Conditional Use Permit No. PMT-3365956 pursuant to the Land Development Code of the City of San Diego.

ACTION ITEMS

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

1. The Hearing Officer adopts the following findings with respect to Conditional Use Permit No. PMT-3365956:

A. CONDITIONAL USE PERMIT [SDMC Section 126.0305]

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

The 46.93-acre project site is located at 1750 Camino Del Rio North in the Employment Mixed-Use zone (EMX-2). It is also within the Central Mission Valley Urban Village Area (CMVUVA) of the Mission Valley Community Plan (MVCP). The MVCP designates the site as Mixed Use-High, which allows for a variety of uses that serve residents of the community.

The Central Mission Valley Urban Village Area is characterized as an area that serves residents, workers, and tourists in the community. The Central Mission Valley focus is not only on serving as the central business district with vibrant jobs, but also as a

location for restaurants, nightlife, shopping, entertainment, and residential development.

The proposed Conditional Use Permit for an assembly and entertainment use facility in an existing two-story commercial building, within an existing shopping center, is consistent with the Community Plan by providing an entertainment venue for residents and tourists.

The existing 77,548- square-foot structure provides ample space for the requested increase in occupancy. The expanded hours of operation will not disrupt residential uses, as the site is within an existing shopping center and surrounded by other existing commercial uses. In adherence with the Community Plan, the location of the commercial use will not be detrimental to residential uses.

Therefore, the proposed Conditional Use Permit will not adversely affect the applicable land use plan.

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

An Assembly and Entertainment use at the site is allowed in the EMX-2 zone with a Conditional Use Permit (CUP). Pursuant to SDMC Section 141.0602(b), the proposed Assembly and Entertainment use at this location requires a CUP for the following reasons:

1. The proposed occupancy of 2,744 people exceeds the maximum occupancy of 300 people.
2. The daily operation time from 10:00 a.m. to 2:00 a.m. exceeds the maximum by operating between 10:00pm and 6:00am during the week and 11:00 p.m. and 6:00 a.m. on Friday and Saturday.

The assembly and entertainment use would not have a negative impact on the surrounding neighborhood. The existing 77,548- square-foot structure provides ample space for the requested increase in occupancy. The expanded hours of operation would not disrupt residential uses, as the site is within an existing shopping center and surrounded by other existing commercial uses.

Approval of this application is conditioned so that the assembly and entertainment use would not have a negative impact on the surrounding neighborhood. These conditions include public and private accessory improvements consistent with the land use and development standards for the site. Approval of this application is conditioned to require building permits to ensure compliance with applicable building, fire, mechanical, and plumbing codes, and State and Federal disability access laws. The conditions minimize potential harm to public health, safety, and welfare. The conditions minimize potential harm to public health, safety, and welfare.

Furthermore, the project has been reviewed pursuant to the California Environmental Quality Act, and the environmental analysis did not find any significant impacts to the public health and safety.

Based on the above, the proposed development will not be detrimental to the public health, safety, and welfare.

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

The proposed development includes a Conditional Use Permit for the operation of an Assembly and Entertainment use in an existing two-story commercial building, within an existing shopping center. The underlying EMX-2 zone is intended to provide a mix of uses with a focus on non-residential uses with opportunities for residential development. It allows for Assembly and Entertainment uses with a Conditional Use Permit (CUP) subject to the regulations set forth in SDMC 141.0602.

The CUP for the Project includes conditions and corresponding exhibits of approval relevant to achieving compliance with the SDMC relative to public and private improvements. The Project does not meet the maximum occupancy limit and operation time limit as set forth in SDMC Section 141.0602(b), as described in Finding A.II, incorporated herein by reference. However, the conditions of approval minimize any potential harm to public health, safety, and welfare. There are no variances or deviations requested as part of this application, other than the the daily operation hours and occupancy amount which are allowed with a Conditional Use Permit pursuant to SDMC 141.0602(b)(3) .

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

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

The project site is identified by the Mission Valley Community Plan as Mixed Use-High, which allows for a variety of uses that serve residents of the community. It is also located within the Central Mission Valley Urban Village Area (CMVUVA). The CMVUVA is characterized as an area that serves residents, workers, and tourists in the community. The Central Mission Valley focus is not only on serving as the central business district with vibrant jobs, but also as a location for restaurants, nightlife, shopping, entertainment, and residential development. The proposed Assembly and Entertainment use is consistent with the site's land use plan designation.

Adjacent properties are within the same land-use designation and zoning categories as the project site, and they also contain commercial uses within a previously developed shopping center. The proposed Assembly and Entertainment use will not

negatively impact the adjacent properties, as all activities will take place within an enclosed building that is separated from the other businesses by a parking lot.

Therefore, the proposed use is appropriate at the proposed location.

2. The above findings are supported by the minutes, maps, and exhibits, all of which are incorporated by this reference.

3. Based on these findings adopted by the Hearing Officer, Conditional Use Permit No. PMT-3365956 is granted by the Hearing Officer to the referenced Owner/Permittee, in the form, exhibits, terms, and conditions as set forth in Conditional Use Permit No. PMT-3365956, a copy of which is attached to and made a part of this Resolution by this reference.

Sarah Häтинен
Development Project Manager
Development Services

Adopted on: June 10, 2026

IO#: 24010306



THE CITY OF SAN DIEGO

DATE OF NOTICE: February 10, 2026

NOTICE OF RIGHT TO APPEAL ENVIRONMENTAL DETERMINATION

DEVELOPMENT SERVICES DEPARTMENT

SAP IO.: 24010306

PROJECT NAME / NUMBER: 1750 Camino del Rio North / PRJ-1138833

COMMUNITY PLAN AREA: Mission Valley

COUNCIL DISTRICT: 3

LOCATION: 1750 Camino del Rio North, San Diego, CA 92108

PROJECT DESCRIPTION: Conditional Use Permit (CUP) for an indoor multi-entertainment facility offering bowling, arcade games, billiards, karaoke, other entertainment-like activities, food hall restaurants, and on-site sale of alcoholic beverages at an existing two-story commercial building within an existing shopping center, located at 1750 Camino Del Rio North. The 46.93-acre site is in the EMX-2 Base Zone within the Mission Valley Community Plan Area and Council District 3. **LEGAL DESCRIPTION:** Parcel 2 of Parcel Map No. 17646, in the City of San Diego, State of California, filed in the office of the San Diego County Recorder on 02/02/1996.

ENTITY CONSIDERING PROJECT APPROVAL: City of San Diego Hearing Officer

ENVIRONMENTAL DETERMINATION: Categorically exempt from CEQA pursuant to CEQA State Guidelines, Section 15301, Existing Facilities.

ENTITY MAKING ENVIRONMENTAL DETERMINATION: City of San Diego

STATEMENT SUPPORTING REASON FOR ENVIRONMENTAL DETERMINATION: The City of San Diego determined that the project would qualify to be categorically exempt from CEQA under Section 15301, Existing Facilities which consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use. The project is a use permit for an indoor multi-entertainment facility with on-site sale of alcoholic beverages at an existing two-story commercial building. No change or expansion of the existing commercial use within the shopping center is proposed. This development is within the limits described for the exemptions, and the exceptions in Section 15300.2 do not apply. **The site is not**

included on any list compiled pursuant to Government Code Section 65962.5 for hazardous waste sites.

DEVELOPMENT PROJECT MANAGER: Sarah Hatinen
MAILING ADDRESS: 7650 Mission Valley Road, MS DSD-2A, San Diego, CA 92108
PHONE NUMBER / EMAIL: (619) 446-5394 / SHatinen@sandiego.gov

On August 14, 2025 the City of San Diego (City), as Lead Agency, has made the above-referenced environmental determination pursuant to the California Environmental Quality Act (CEQA). This determination is appealable to the City Council. If you have any questions about this determination, contact the City Development Project Manager listed above.

Applications to appeal CEQA determination made by staff (including the City Manager) to the City Council must be filed in the office of the City Clerk by 5:00pm within ten (10) business days from the date of the posting of this Notice (February 25, 2026). Appeals to the City Clerk must be filed by email or in-person as follows:

- 1) Appeals filed via E-mail: The Environmental Determination Appeal Application Form [DS-3031](#) can be obtained at <https://www.sandiego.gov/sites/default/files/legacy/development-services/pdf/industry/forms/ds3031>. Send the completed appeal form (including grounds for appeal and supporting documentation in pdf format) by email to Hearings1@sandiego.gov by 5:00p.m. on the last day of the appeal period; your email appeal will be acknowledged within 24 business hours. You must separately mail the appeal fee by check payable to the City Treasurer to: City Clerk/Appeal, MS 2A, 202 C Street, San Diego, CA 92101. The appeal filing fee must be United States Postal Service (USPS) postmarked) before or on the final date of the appeal. Please include the project number on the memo line of the check.
- 2) Appeals filed in person: Environmental Determination Appeal Application Form [DS-3031](#) can be obtained at <https://www.sandiego.gov/sites/default/files/legacy/development-services/pdf/industry/forms/ds3031.pdf>. Bring the fully completed appeal application [DS-3031](#) (including grounds for appeal and supporting documentation) to the City Administration Building-Public Information Counter (Open 8:00am to 5:00pm Monday through Friday excluding City-approved holidays), 1st Floor Lobby, located at 202 C Street, San Diego, CA 92101, by 5:00pm on the last day of the appeal period. The completed appeal form shall include the required appeal fee, with a check payable to: City Treasurer.

This information will be made available in alternative formats upon request.

POSTED ON THE CITY'S CEQA WEBSITE
POSTED: 2/10/26
REMOVED: 2/25/26
POSTED BY: Myra Lee

FORM

DS-318

July 2024

Ownership Disclosure Statement

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

Development Permit: Conditional Use Permit (CUP)

Subdivision Approval: _____

Policy Approval: _____

Project Title: Round One Entertainment, Inc. - CUP Application **Project No. For City Use Only:** _____

Project Location/Address/Accessor's Parcel Number:

The Valley/1640 Camino Del Rio North, Space FSU10/438-030-051-00

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

Individual Partnership Corporation Limited Liability -or- General - What State? Delaware

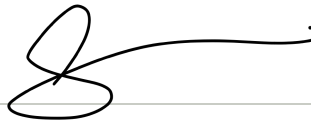
Corporate Identification No.: 7437172 Trust - Date of Trust: _____

City of San Diego/Asset Management Department: _____

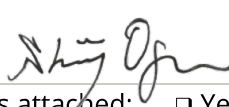
By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter will be filed with the City of San Diego on the subject property with the intent to record an encumbrance against the property. On the second page of this form, please list the owner(s), the applicant(s), and other financially interested persons of the above-referenced property. A financially interested party includes any individual, firm, co-partnership, joint venture, association, social club, fraternal organization, corporation, estate, trust, receiver or syndicate with a financial interest in the application, or:

Important Instructions

1. If the applicant includes a corporation or partnership, include the names, titles, and addresses of all individuals owning more than 10% of the shares.
2. If it's a publicly owned corporation, include the names, titles, and addresses of the corporate officers.
3. If any person is a nonprofit organization or a trust, list the names and addresses of ANY person serving as an officer, director, trustee or beneficiary of the nonprofit organization.
4. The applicant is responsible for notifying the Project Manager of any changes in ownership during the time the application is being processed or considered. Changes in ownership are to be given to the Project Manager at least 30 days prior to any public hearing on the subject property. Failure to provide accurate and current ownership information could result in a delay in the hearing process.
5. A signature is required of at least one of the property owners.
6. Attach additional pages if needed.

Property Owner/Authorized Agent (Per SDMC 5112.0102)		
<input checked="" type="checkbox"/> Owner <input type="checkbox"/> Authorized Agent <input type="checkbox"/> Member <input type="checkbox"/> Trustee <input type="checkbox"/> Tenant/Lessee <input type="checkbox"/> Successor Agency <input type="checkbox"/> City of San Diego/Asset Management Department*		
Name of Individual: J. Todd Majcher		
On behalf of: MVV Owner LLC		
Street Address: 11777 San Vicente Boulevard, Suite 900		
City: Los Angeles	State: California	Zip: 90049
Phone Number: (310) 948-9647	Email: tmajcher@lowe-re.com	
Signature: 	Date: 6/5/2025	
Additional pages attached: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		

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

Applicant <input type="checkbox"/> Check if Same as Property Owner/Authorized Agent (Per SDMC 5112.0102)		
<input type="checkbox"/> Owner <input type="checkbox"/> Authorized Agent <input type="checkbox"/> Member <input type="checkbox"/> Trustee <input checked="" type="checkbox"/> Tenant/Lessee <input type="checkbox"/> Successor Agency		
Name of Individual: Shinji Ogasawara		
On behalf of: Round One Entertainment, Inc.		
Street Address: 3070 Saturn Street, Suite 200		
City: Brea	State: California	Zip: 92821
Phone Number: (714) 924-7800	Email: licensing@roundlusa.com	
Signature: 	Date: 6/5/2025	
Additional pages attached: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
Other Financially Interested Persons <input checked="" type="checkbox"/> Check if N/A		
<input type="checkbox"/> Owner <input type="checkbox"/> Authorized Agent <input type="checkbox"/> Member <input type="checkbox"/> Trustee <input type="checkbox"/> Tenant/Lessee <input type="checkbox"/> Successor Agency		
Name of Individual:		
On behalf of:		
Street Address:		
City:	State:	Zip:
Phone Number:	Email:	
Signature:	Date:	
Additional pages attached: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		

Visit our web site: sandiego.gov/DSD.

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

Additional Page for Property Owner

The member and financially interested party of MVV Owner LLC is Mission Valley Venture LLC which is owned by LCIF Mission Valley LLC and RCS-Mission Valley, LLC.

Marcel Arsenault
RCS-Mission Valley, LLC
371 Centennial Parkway, Suite 200
Louisville, Colorado 80027

Recording Requested by:
Chicago Title Company

DOC# 2023-0194783



Jul 21, 2023 04:37 PM

OFFICIAL RECORDS
JORDAN Z. MARKS,
SAN DIEGO COUNTY RECORDER
FEES: \$181,535.00 (SB2 Atkins: \$0.00)
PCOR: YES PAGES: 8

**RECORDING REQUESTED BY,
WHEN RECORDED MAIL TO:
AND MAIL TAX STATEMENTS TO:**

c/o Lowe Enterprises Real Estate Group
11777 San Vicente Blvd., Suite 900
Los Angeles, CA 90049
Attention: John DeMarco
Telephone: (310) 571-4286

APN: 438-030-06-00, 438-030-051-00, 438-030-054-00, 438-030-55-00
(Space Above Line For Recorder's Use Only)

THE UNDERSIGNED GRANTOR DECLARES: DOCUMENTARY TRANSFER
TAX IS \$ 181,500.⁰⁰

- Computed on full value of property conveyed, or
- Computed on full value less liens and encumbrances remaining at time of sale.
- Unincorporated area City of San Diego

GRANT DEED

WITNESSETH: FOR valuable consideration, the receipt and sufficiency of which are hereby acknowledged, MVC BUYER LLC, a Delaware limited liability company (“**Estate A Seller**”), MISSION VALLEY SHOPPINGTOWN LLC, a Delaware limited liability company (“**Estate B Seller**”, and together with the Estate A Seller, collectively known as “**Grantor**”), hereby grant, sell and convey to **MVV OWNER LLC**, a Delaware limited liability company (hereinafter “**Grantee**”), each of their respective interests in all the land or real property lying, being, and situated in the City of San Diego, County of San Diego, State of California, more particularly described in Exhibit A attached hereto and incorporated herein by reference, together with all improvements thereon and fixtures affixed thereto and all privileges, easements, tenements and appurtenances thereon or in any way appertaining to such real property (collectively, the “**Property**”).

THE PROPERTY IS CONVEYED TO GRANTEE SUBJECT TO: (a) all liens, encumbrances, easements, covenants, conditions, and restrictions of record; (b) all interests of tenants in possession of the Property; (c) all matters that would be revealed or disclosed in an accurate survey of the Property; (d) a lien not yet delinquent for taxes, and any general or special assessments against the Property; and (e) zoning ordinances and regulations and any other laws, ordinances, or governmental regulations restricting or regulating the use, occupancy, or enjoyment of the Property.

TO HAVE AND TO HOLD the Property with all rights, privileges, appurtenances, and immunities thereto belonging or in any way appertaining unto the said Grantee and unto Grantee’s heirs, successors, and assigns forever.

[Signatures appear on following page]

TO HAVE AND TO HOLD the Property with all rights, privileges, appurtenances, and immunities thereto belonging or in any way appertaining unto the said Grantee and unto Grantee's heirs, successors, and assigns forever.

[Signatures appear on following page]

Grant Deed – Mission Valley East
Signature Page 2

402278675.5

IN WITNESS WHEREOF, the undersigned has executed this Grant Deed as of

July 20, 2023

Grantor:

MVC BUYER LLC,
a Delaware limited liability company

By: Mission Valley Partnership,
a California limited partnership,
its sole member

By: Mission Valley Center LLC,
a Delaware limited liability company,
its general partner

By: Mission Valley REIT 1 LLC,
a Delaware limited liability company,
its managing member

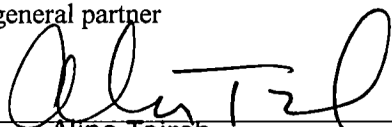
By: Mission Valley 1 LP,
a Delaware limited partnership,
its sole member

By: Westfield Mission Valley GP LLC,
a Delaware limited liability company,
its general partner

By: Mission Valley Holding 2 LLC,
a Delaware limited liability company,
its sole member

By: Westfield America Limited Partnership,
a Delaware limited partnership,
its sole member

By: Westfield U.S. Holdings, LLC,
a Delaware limited liability company,
its general partner

By: 
Name: Aline Taireh
Title: Executive Vice President,
General Counsel and
Secretary

IN WITNESS WHEREOF, the undersigned has executed this Grant Deed as of

July 20, 2023

Grantor:

MISSION VALLEY SHOPPINGTOWN LLC,
a Delaware limited liability company

By: Mission Valley Partnership,
a California limited partnership,
its sole member

By: Mission Valley Center LLC,
a Delaware limited liability company,
its general partner

By: Mission Valley REIT 1 LLC,
a Delaware limited liability company,
its managing member

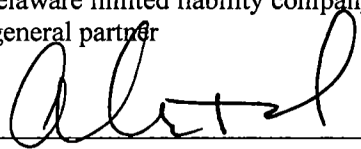
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its sole member

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a Delaware limited liability company,
its general partner

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a Delaware limited liability company,
its sole member

By: Westfield America Limited Partnership,
a Delaware limited partnership,
its sole member

By: Westfield U.S. Holdings, LLC,
a Delaware limited liability company,
its general partner

By:  _____

Name: Aline Taireh

Title: Executive Vice President,

General Counsel and
Secretary

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF California)
COUNTY OF Los Angeles)^{SS}

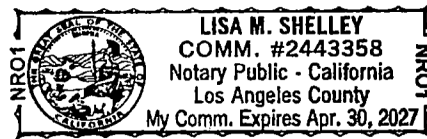
On July 17, 2023, 2023, before me, Lisa M. Shelley,
Notary Public, personally appeared Aline Taireh, who
proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/~~are~~
subscribed to the within instrument and acknowledged to me that ~~he~~/~~she~~/~~they~~ executed the same
in ~~his~~/~~her~~/~~their~~ authorized capacity(ies), and that by ~~his~~/~~her~~/~~their~~ signature(s) on the instrument
the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and seal.

Lisa M. Shelley
Signature

Printed Name: Lisa M. Shelley



(SEAL)

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF California)
COUNTY OF Los Angeles)^{SS}

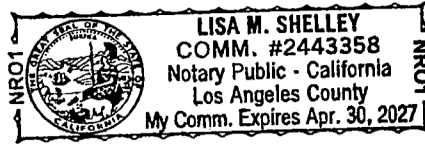
On July 17, 2023, 2023, before me, Lisa M. Shelley,
Notary Public, personally appeared Aline Tareh, who
proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that he/she/they executed the same
in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument
the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and seal.

Lisa M. Shelley
Signature

Printed Name: Lisa M. Shelley



(SEAL)

Grant Deed - Mission Valley East
Signature Page

EXHIBIT A

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF SAN DIEGO, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

ESTATE A:

LOT 4 OF MISSION VALLEY SHOPPING CENTER, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 4244, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JUNE 30, 1959.

EXCEPTING THEREFROM ALL OIL, GAS OR OTHER MINERALS UNDER THE HEREINABOVE DESCRIBED REAL PROPERTY, BUT EXCLUDING ANY RIGHT IN THE OWNER OR OWNERS OF SAID OIL, GAS OR OTHER MINERALS TO ENTER UPON THE SURFACE OF SAID REAL PROPERTY FOR THE PURPOSE OF EXTRACTING SAID OIL, GAS OR OTHER MINERALS, AND FURTHER EXCLUDING ANY RIGHT IN SAID OWNER OR OWNERS TO REMOVE SAID OIL, GAS OR OTHER MINERALS LOCATED WITHIN ONE THOUSAND FEET OF THE SURFACE OF SAID REAL PROPERTY.

ESTATE B:

PARCEL 2 OF PARCEL MAP NO. 17646, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, FEBRUARY 2, 1996 AS INSTRUMENT NO. 96-0053987 OF OFFICIAL RECORDS.

EXCEPT THEREFROM ALL OIL, GAS OR OTHER MINERALS UNDER LOT 3 OF MAP NO. 4244, BUT EXCLUDING ANY RIGHT IN THE OWNER OR OWNERS OF SAID OIL, GAS OR OTHER MINERALS TO ENTER UPON THE SURFACE OF SAID REAL PROPERTY FOR THE PURPOSE OF EXTRACTING SAID OIL, GAS OR OTHER MINERALS, AND FURTHER EXCLUDING ANY RIGHT IN SAID OWNER OR OWNERS TO REMOVE SAID OIL, GAS, OR OTHER MINERALS LOCATED WITHIN ONE-THOUSAND FEET OF THE SURFACE OF SAID REAL PROPERTY; AS RESERVED IN DEEDS RECORDED ON JUNE 22, 1959, AS DOCUMENT NOS. 125113, 125114 AND 125115, IN BOOK 7728, PAGE 18, 21 AND 30 RESPECTIVELY.

ESTATE C:

NON-EXCLUSIVE EASEMENTS TO USE THE COMMON AREA FOR THE RESPECTIVE USES AND PURPOSES FOR WHICH THEY ARE DESIGNED, FOR INGRESS AND EGRESS AND PASSAGE OF MOTOR VEHICLES AND PEDESTRIANS AND THE PARKING OF MOTOR VEHICLES ALL AS MORE PARTICULARLY DESCRIBED IN THAT INSTRUMENT ENTITLED AMENDMENT TO OPERATING AGREEMENT DATED JANUARY 29, 1974, EXECUTED BY MISSION VALLEY PARTNERSHIP ("MVP"), A CALIFORNIA LIMITED PARTNERSHIP, THE MAY DEPARTMENT STORES COMPANY, ("MAY") A NEW YORK CORPORATION QUALIFIED TO DO BUSINESS IN CALIFORNIA AND FEDERATED DEPARTMENT STORES, INC. ("FEDERATED"), A DELAWARE CORPORATION QUALIFIED TO DO BUSINESS IN CALIFORNIA, AND JOINED BY MAY PROPERTIES, INC., ("PROPERTIES") A DELAWARE CORPORATION, RECORDED JANUARY 29, 1974 AS INSTRUMENT NO. 74-023355 AS AMENDED BY THAT INSTRUMENT ENTITLED, SUPPLEMENT TO AMENDMENT TO OPERATING AGREEMENT, DATED JUNE 30, 1982, EXECUTED BY MVP, MAY, FEDERATED

Grant Deed - Mission Valley East
Exhibit A

402278675.5

AND JOINED BY PROPERTIES, RECORDED AUGUST 5, 1982 AS INSTRUMENT NO. 82-241169, AND AS FURTHER AMENDED BY THE FOLLOWING DOCUMENTS:

ASSIGNMENT AND ASSUMPTION OF RECIPROCAL EASEMENT AGREEMENT, BY AND BETWEEN FEDERATED DEPARTMENT STORES, INC., A DELAWARE CORPORATION AND BULLOCKS INC., A DELAWARE CORPORATION, RECORDED MAY 13, 1988 AS INSTRUMENT NO. 88-227043 OF OFFICIAL RECORDS.

ASSIGNMENT AND ASSUMPTION OF RECIPROCAL EASEMENT AGREEMENT, BY AND BETWEEN BULLOCK'S INC., A DELAWARE CORPORATION AND BULLOCK'S PROPERTIES CORP., A DELAWARE CORPORATION, RECORDED DECEMBER 6, 1988 AS INSTRUMENT NO. 88-627172 OF OFFICIAL RECORDS.

A DOCUMENT ENTITLED "SUPPLEMENTAL EASEMENT AGREEMENT" DATED JANUARY 28, 1997 EXECUTED BY MISSION VALLEY PARTNERSHIP, A CALIFORNIA LIMITED PARTNERSHIP AND THE MAY DEPARTMENT STORES COMPANY, A NEW YORK CORPORATION, SUBJECT TO ALL THE TERMS, PROVISIONS AND CONDITIONS THEREIN CONTAINED, RECORDED MAY 19, 1997 AS INSTRUMENT NO. 97-0230397 OF OFFICIAL RECORDS.

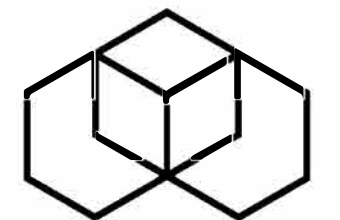
A DOCUMENT ENTITLED "FIRST AMENDMENT TO OPERATING AGREEMENT" DATED JULY 12, 2023, EXECUTED BY MISSION VALLEY SHOPPINGTOWN LLC, DELAWARE LIMITED LIABILITY COMPANY, MACY'S RETAIL HOLDINGS, LLC, AN OHIO LIMITED LIABILITY COMPANY AND MVC BUYER LLC, A DELAWARE LIMITED LIABILITY COMPANY, SUBJECT TO ALL THE TERMS, PROVISIONS AND CONDITIONS THEREIN CONTAINED, RECORDED JULY 14, 2023 AS INSTRUMENT NO. 2023-0185166, OF OFFICIAL RECORDS.

Grant Deed - Mission Valley East
Exhibit A

402278675.5

ROUND1 - MISSION VALLEY

1640 CAMINO DEL RIO NORTH, SAN DIEGO, CA 92108



PARADIGM DESIGN
ARCHITECTS | ENGINEERS
INTERIOR DESIGN

415 Leonard Street NW, Suite 200
Grand Rapids, MI 49504
(616) 785-5656

Grand Rapids | Phoenix
www.paradigm.com

PRELIMINARY
NOT FOR CONSTRUCTION

PROJECT DIRECTORY

PROJECT ADDRESS

1750 CAMINO DEL RIO NORTH
SAN DIEGO, CA 92108

ARCHITECT

PARADIGM DESIGN
415 LEONARD STREET NW, SUITE 200
GRAND RAPIDS, MI 49504

PHONE: 616-785-5656
CONTACT: KIM VANDERBERG
EMAIL: NAME@PARADIGMAE.COM

CLIENT

ROUND1
3070 SATURN ST., STE. 200
BREA, CA 92621

PHONE: 714-924-7826
CONTACT: STEVEN TAKEUCHI
EMAIL: TAKEUCHI@ROUND1USA.COM

CONTRACTOR

TWIN SHORES MANAGEMENT
1333 13TH STREET
EAST MOLINE, IL 61244

PHONE: 563-449-6541

OWNER

MVY OWNER LLC
11777 SAN VICENTE BOULEVARD,
SUITE 900
LOS ANGELES, CA 90049

STRUCTURAL ENGINEER

CTS


PHONE: 480-774-1736
CONTACT: MO JONES, P.E.
EMAIL: MJONES@CTS.COM


MECH/ELEC/PLUMB ENG.

RHOADES ENGINEERING
1751 BARLOW ST
TRAVERSE CITY, MI 49686

PHONE: 231-947-1707
CONTACT: PHILIP JACUSH, P.E.
EMAIL: PJACUSH@RHOADESENGINEERING.COM

DEVELOPMENT SUMMARY

LOCATED AT 1640 CAMINO DEL RIO NORTH, SAN DIEGO, CA 92108 WITHIN THE MISSION VALLEY MALL PROPERTY, THE EXISTING BUILDING CONSISTS OF TWO LEVELS TOTALING ABOUT 77,548 S.F. OF USABLE FLOOR SPACE. THE FIRST FLOOR IS ABOUT 38,847 S.F. WITH FIVE EXITS ALONG THE PERIMETER. THE SECOND FLOOR IS ABOUT 38,691 S.F.
TENANT IMPROVEMENT SCOPE INCLUDES THE FOLLOWING:
• INTERIOR DEMOLITION OF EXISTING TENANT FIXTURES AND FINISHES, NON-LOAD BEARING WALLS, ONE ESCALATOR TO BE REPLACED WITH A NEW STAIR, ETC.
• INTERIOR FIT OUT INCLUDES:
• FOOD HALL CONCEPT WITH 12 FOOD STALLS AND APPROXIMATELY 400 SEATS (WHICH INCLUDES THE ON-SITE SALE OF A FULL LINE OF ALCOHOLIC BEVERAGES) 
• BOWLING LANES
• REDEMPTION ARCADE
• PARTY/KARAOKE ROOMS
• BILLIARDS
• SUPPORT AREAS, (I.E. STORAGE, RESTROOMS, OFFICE, ETC.)

DISCRETIONARY PERMIT/APPROVAL REQUIRED: PROCESS THREE CONDITIONAL USE PERMIT FOR "ASSEMBLY AND ENTERTAINMENT USES", REQUIRED BECAUSE THE PROPOSED PROJECT WILL HAVE A MAXIMUM OCCUPANCY GREATER THAN 300 PERSONS, AND THE HOURS OF OPERATION WILL EXCEED 10 PM MONDAY THROUGH THURSDAY AND 11 PM FRIDAY AND SATURDAY. 

PROJECT SUMMARY

CONSTRUCTION TYPE: EXISTING IIB
OCCUPANCY CLASSIFICATION: A-2, A-3
FLOOR AREA: 77,548 S.F.
EXISTING USE: M-MERCANTILE
EXISTING STRUCTURE CONSTRUCTION YEAR: UNDER CONSTRUCTIONS 1959, COMPLETED 1960 & OPENED 1961

SITE SUMMARY

APN: 4380205100, 4380305400
GROSS SITE AREA: 46.93 ACRES (PARCEL 2 OF PARCEL MAP 17846).
LEGAL DESCRIPTION:
PARCEL 2 OF PARCEL MAP NO. 17846, IN THE CITY OF SAN DIEGO, STATE OF CALIFORNIA, FILED IN THE OFFICE OF THE SAN DIEGO COUNTY RECORDER ON 02/02/1996
ZONING:
BASE ZONE: EMA-2 (EMPLOYMENT MIXED-USE ZONE).
OVERLAY ZONES:
1. ALUCOZ (AIRPORT LAND USE COMPATIBILITY OVERLAY ZONE) - SAN DIEGO INTERNATIONAL AIRPORT AND MONTGOMERY FIELD.
2. TAOZ (TRANSIT AREA OVERLAY ZONE).
GEOLOGIC HAZARD CATEGORY: 31 - LIQUEFACTION, 12 - FAULT ZONE

PROJECT LOCATION



LOCATION MAP
NOT TO SCALE

SHEET INDEX

X-X-XX
MOST RECENT ISSUE DATE
MOST RECENT REVISION NUMBER
FILLED IN SQUARE INDICATES DRAWING INCLUDED WITH THIS SET

GENERAL		
07-22-25	1	COVER SHEET
07-22-25	2	FIRST FLOOR
07-22-25	3	SECOND FLOOR
07-22-25	4	SITE PLAN
07-22-25	5	FIRE HYDRANTS AND TRANSIT

PROJECT

ROUND1 - MISSION VALLEY

1750 CAMINO DEL RIO NORTH
SAN DIEGO, CA 92108

TI

OWNER

ROUND1

3070 SATURN ST., STE. 200
BREA, CA 92621

CONSULTANT

RELEASE DATE

DATE	DESCRIPTION
07-22-25	PRELIMINARY
09-30-25	CITY COMMENTS

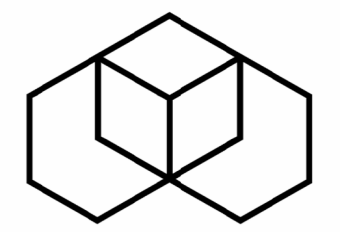
PROJECT NUMBER

2404061GR

SHEET

PRELIMINARY COVER SHEET

1 OF 4



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 (616) 785-5656
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PRELIMINARY
 NOT FOR CONSTRUCTION

PROJECT

**ROUND1 -
 MISSION
 VALLEY**

1750 CAMINO DEL RIO NORTH
 SAN DIEGO, CA 92108

TI

OWNER

ROUND1

3070 SATURN ST., STE. 200
 BREA, CA 92821

CONSULTANT

RELEASE DATE

DATE	DESCRIPTION
07-22-25	PRELIMINARY

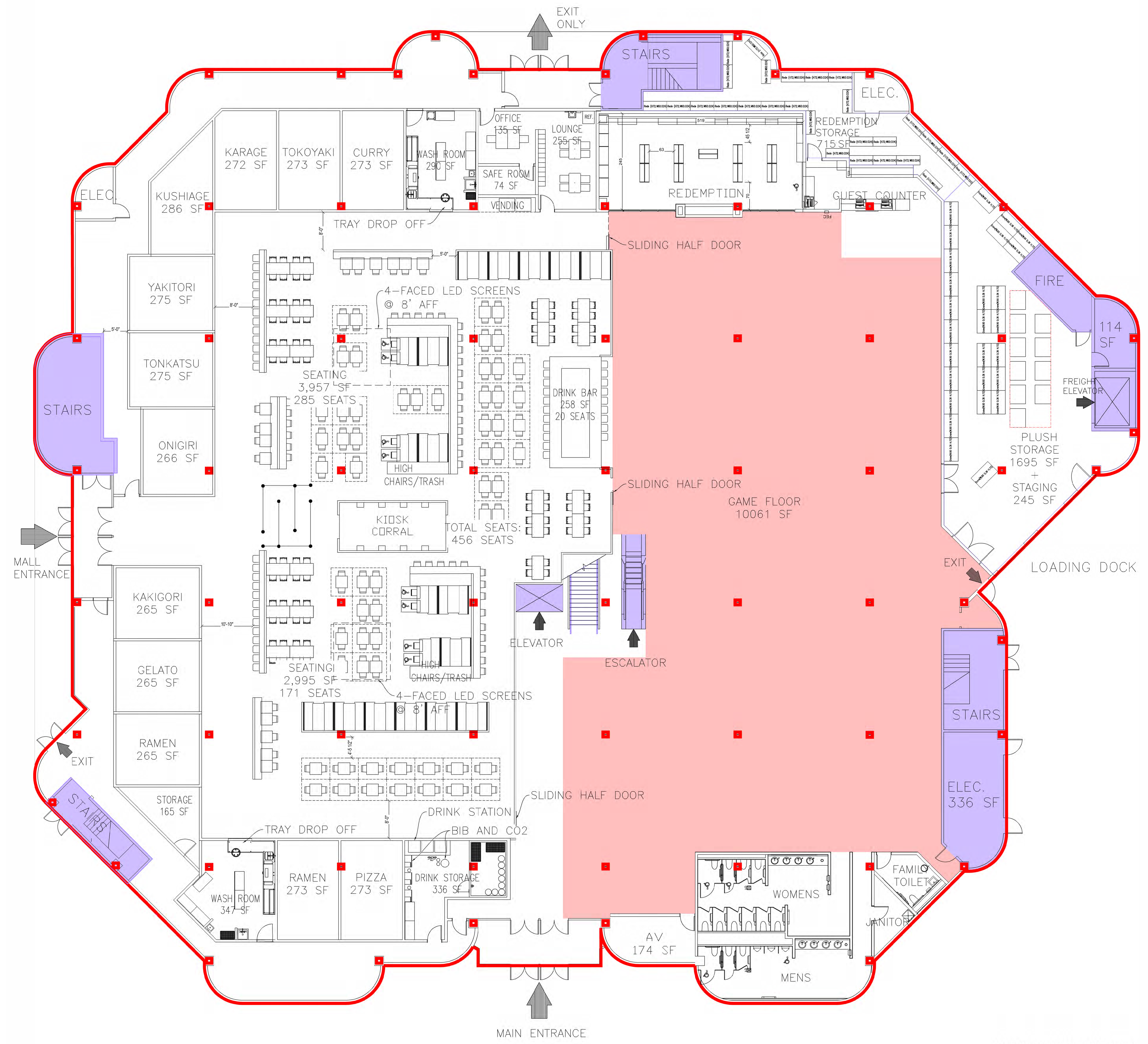
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2404061GR

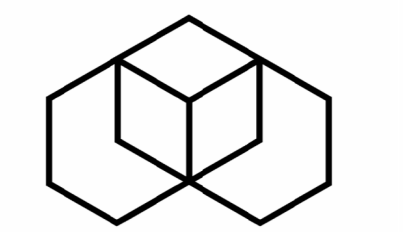
SHEET

FIRST FLOOR PLAN

2 OF 5



ROUND1 MISSION VALLEY - FIRST FLOOR 38,647 S.F.
 SCALE: NTS



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TI

OWNER

ROUND1

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BREA, CA 92821

CONSULTANT

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07-22-25	PRELIMINARY

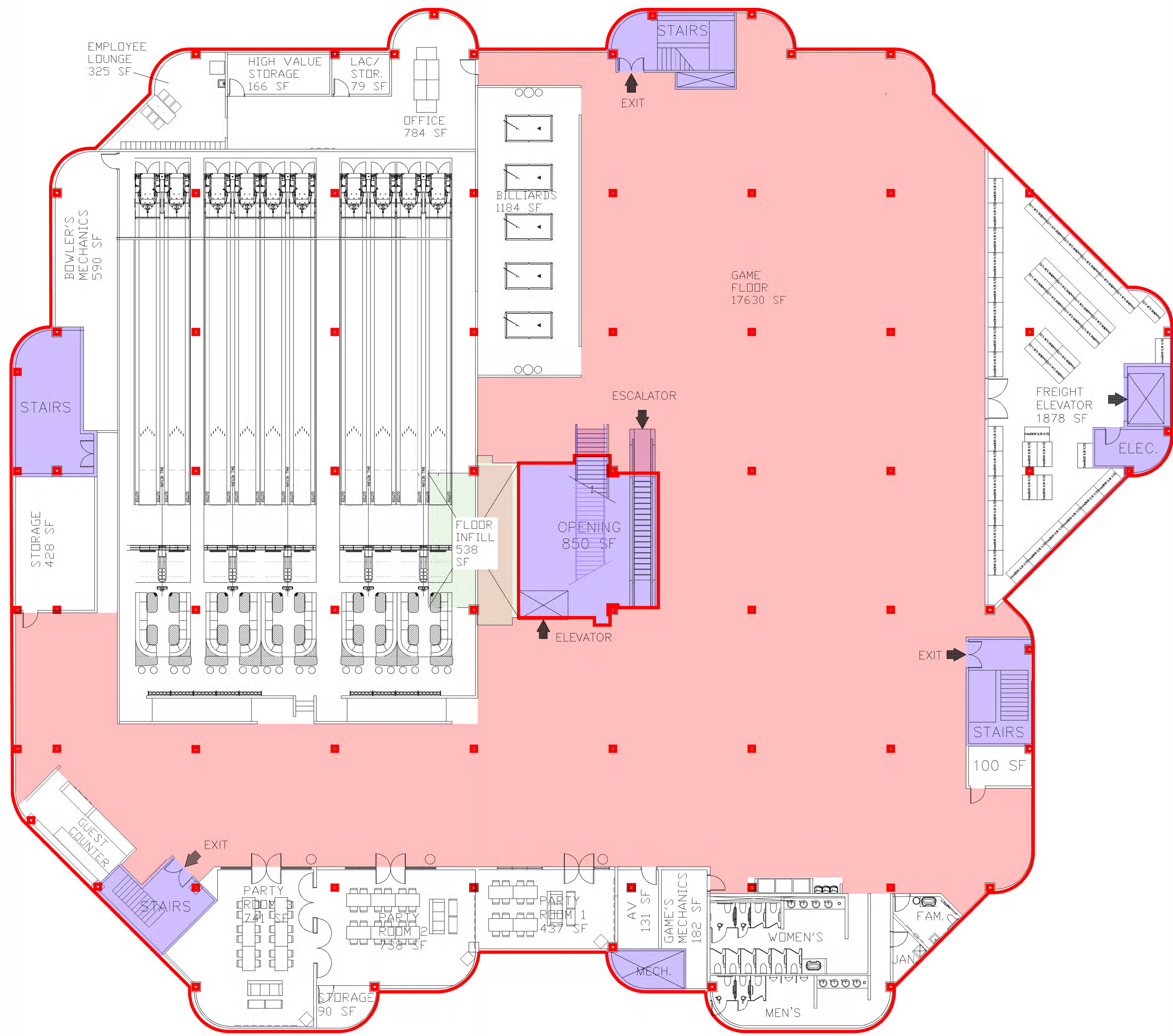
PROJECT NUMBER

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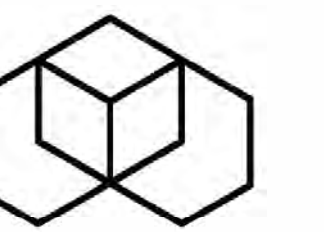
SHEET

**SECOND FLOOR
PLAN**

3 OF 5



ROUND1 MISSION VALLEY - SECOND FLOOR 38,901 S.F.
SCALE: NTS



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**ROUND1 -
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VALLEY**

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SAN DIEGO, CA 92108

TI

OWNER

ROUND1

3070 SATURN ST., STE. 200
BREA, CA 92821

CONSULTANT

RELEASE DATE

DATE	DESCRIPTION
07-15-25	PRELIMINARY

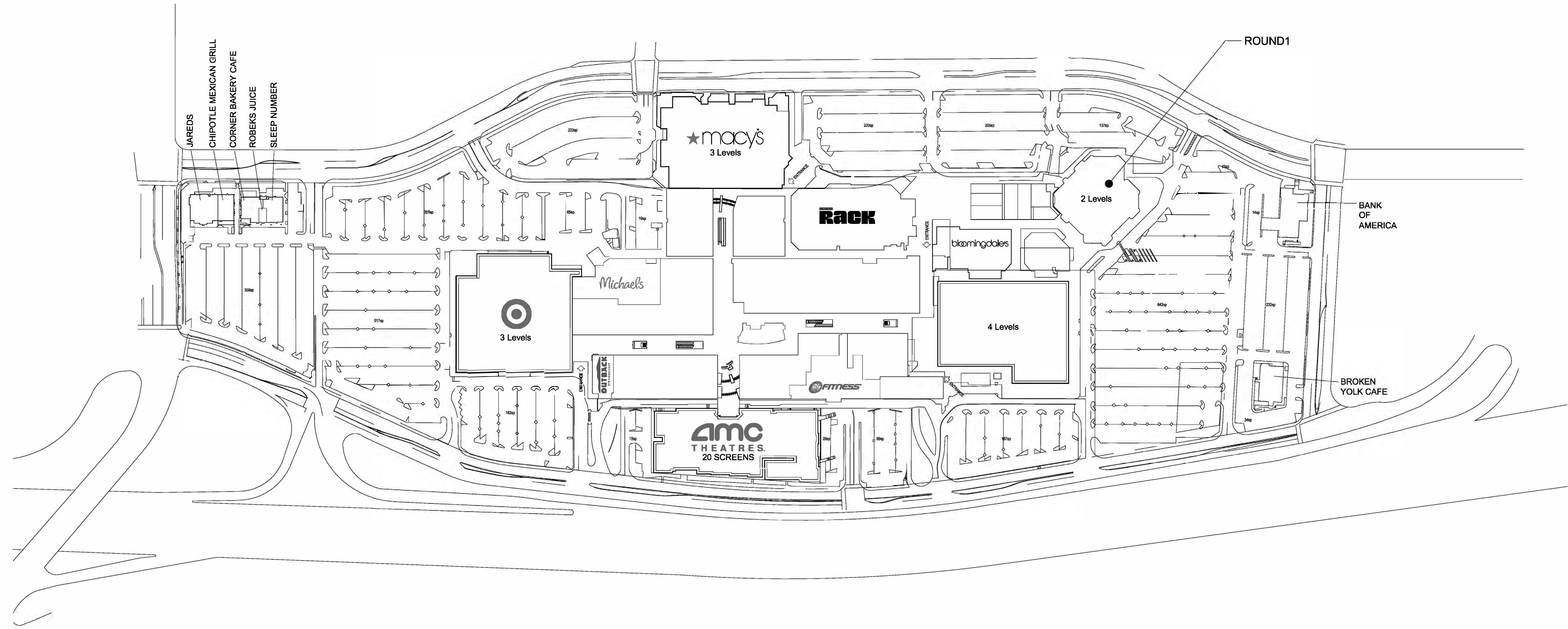
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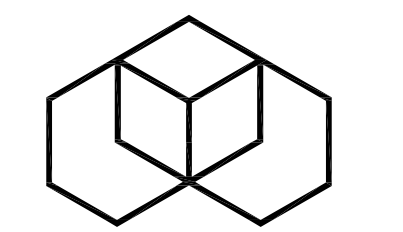
SHEET

SITE PLAN

4 OF 5



SITE PLAN
SCALE: NTS



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**ROUND1 -
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OWNER

ROUND1

3070 SATURN ST., STE. 200
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CONSULTANT

RELEASE DATE

DATE	DESCRIPTION
07-15-25	PRELIMINARY

PROJECT NUMBER

2404061GR

SHEET

**EXISTING FIRE
HYDRANTS AND
TRANSIT**

5 OF 5



EXISTING FIRE HYDRANTS AND TRANSIT
SCALE: NTS