



THE CITY OF SAN DIEGO

Report to the Hearing Officer

DATE ISSUED: July 29, 2026 REPORT NO. HO-26-046

HEARING DATE: August 5, 2026

SUBJECT: FISHERS HOUSE LIVE ENTERTAINMENT, Process Three Decision

PROJECT NUMBER: [1139084](#)

OWNER/APPLICANT: MCS ORCHARD PLAZA, LLC (Owner)
FISHER'S HOUSE LI, LLC (Applicant)

SUMMARY

Issue: Should the Hearing Officer approve a Conditional Use Permit (CUP) to allow indoor non-acoustic (amplified) live entertainment at a restaurant/bar located at [555 West Beech Street](#) ("Project") within the [Downtown Community Plan \(DCP\) area](#) (Council District 3)?

Proposed Actions: APPROVE CUP No. PMT-3365501

Fiscal Considerations: All costs associated with this action are recovered through a deposit account funded by the Applicant.

Code Enforcement Impact: No code enforcement impact. There are no active code enforcement cases on the property.

Housing Impact Statement: No increase or reduction of housing units is proposed. The Project proposes indoor live entertainment within a restaurant/bar in an existing commercial space.

Community Planning Group Recommendation: The Project was reviewed by the Downtown Community Planning Council (DCPC) on July 19, 2023, and voted 8-1 to recommend approval of the Project (Attachment 9).

Environmental Impact: The Development Services Department completed a California Environmental Quality Act (CEQA) review for the Project. On August 23, 2025, the Environmental Analysis Section (EAS) determined that the Project is consistent with the previously certified City of San Diego Downtown Environmental Impact Report (SCH# 2003041001). Development within the Downtown Community Planning area is covered under the following documents, referred to collectively as the "Downtown FEIR": (1) Final Environmental Impact Report (FEIR) for the San Diego Downtown Community Plan (DCP), Centre City Planned District Ordinance, and 10th Amendment to

the Centre City Redevelopment Plan, certified by the former Redevelopment Agency ("Former Agency") and the City Council on March 14, 2006 (Resolutions R-04001 and R-301265, respectively); (2) Subsequent Addenda to the FEIR certified by the Former Agency and City Council on: August 3, 2007 (Resolution R-04193 and R-302932, respectively); April 13, 2010 (Council Resolution R-305759); April 21, 2010 (Former Agency Resolutions R-04509 and R-04510); August 3, 2010 (Former Agency Resolution R-04544 and Council Resolution R-30614); February 12, 2014 (City Council Resolution R-308724); July 14, 2014 (City Council Resolution R-309115); and (3) Final Supplemental Environmental Impact Report for the Downtown San Diego Mobility Plan certified by the City Council on June 21, 2016 (Resolution R-310561).

Development within the DCP area is also covered under the following documents, referred to collectively as the "CAP FEIR": FEIR for the City of San Diego Climate Action Plan (CAP) Project No. 416603/SCH No. 2015021053, certified by the City Council on December 15, 2015 (City Council Resolution R-310176), and the Addendum to the CAP, certified by the City Council on July 12, 2016 (City Council Resolution R- 310595).

The Downtown FEIR and CAP FEIR are "Program EIRs" prepared in compliance with California Environmental Quality Act (CEQA) Guidelines Section 15168. The information contained in the Downtown FEIR and CAP FEIR reflects the independent judgment of the City of San Diego as the Lead Agency. The environmental impacts of the Project were adequately addressed in the Downtown FEIR and CAP FEIR; the Project is within the scope of the development program described in the Downtown FEIR and CAP FEIR and is adequately described within each document for the purposes of CEQA; and, none of the conditions listed in CEQA Guidelines Section 15162 exist. Therefore, no further environmental documentation or review is required under CEQA. All environmental documents for the DCP area and CAP FEIR are available on the City website.

BACKGROUND

The Project site is located within the approximately 6,000-square-foot tenant space on the ground floor of the building situated on an approximate 18,000-square-foot lot at the southwest corner of West Beech Street and Columbia Street (Attachment 1), within the Employment/Residential Mixed-Use (ER) land use district of the Centre City Planned District (Attachment 2) and the Little Italy neighborhood of the DCP area. The site is surrounded by a mixture of uses, including multi-family residential development to the north, east, and south, and commercial uses including a surface parking lot to the west. The tenant space of the Project site was formerly occupied by Fisher's Restaurant, a full-service seafood restaurant, whose business owners, Fisher's House LI, LLC, had previously requested a CUP for live entertainment; however, the application was closed in November 2024 due to inactivity. Following the closure of Fisher's Restaurant, the same business owners submitted the current CUP application for live entertainment on July 23, 2025, for a new full-service restaurant, yet to open.



Pursuant to the Centre City Planned District Ordinance (CCPDO) of the San Diego Municipal Code (SDMC) [Section 156.0315\(c\)\(2\)](#), establishments offering non-acoustic (amplified) live entertainment within an enclosed building shall obtain a CUP. A decision on an application for a CUP shall be made by the City Hearing Officer in accordance with Process Three and is appealable to the Planning Commission in accordance with SDMC Section 112.0506. According to SDMC [Section 126.0305](#), an application for a CUP may be approved or conditionally approved only if the decision maker makes the following findings:

1. The proposed development will not adversely affect the applicable land use plan;
2. The proposed development will not be detrimental to the public health, safety, and welfare;
3. The proposed development will comply with the regulations of the SDMC Land Development Code; and
4. The proposed development is appropriate at the proposed location.

DISCUSSION

Project Description:

The Applicant, Fisher's House LI, LLC, is seeking to allow indoor non-acoustic (amplified) live entertainment for a new restaurant/bar at 555 West Beech Street. The live entertainment is proposed to be limited to the building's interior only and will consist of a disc jockey (DJ) and acoustical entertainment, such as mariachi, a trio, or an acoustic guitar. The acoustical performers will roam only within the interior dining area (Attachment 12). There will be no dedicated dance floor or performance stage. In accordance with the CUP (Attachment 6), all live entertainment must remain an accessory to the primary restaurant use to ensure the establishment does not operate as a nightclub. No live entertainment is proposed for the outdoor patio areas, and all doors and windows will remain closed during the hours of live entertainment. In addition, amplified sound is proposed to be provided solely through the in-house speakers. The Applicant is proposing hours of live entertainment from 10:00 a.m. and 11:30 p.m. daily. Restaurant operations and food service with a full menu are proposed to occur during all business hours.

Noise Impact Analysis

A noise impact analysis is required for indoor live entertainment if the establishment is located upon or adjacent to premises containing residential land uses. As mentioned earlier, the Project site is surrounded by multi-family residential development to the north, east, and south. The Applicant provided a Noise Impact Analysis ("Analysis") prepared by Dr. Penzes and Associates, dated December 20, 2022, and affirmed by RNS Acoustics on April 3, 2026 (Attachment 8). The Analysis evaluated potential noise impacts from live entertainment occurring in the existing tenant space occupied by Fisher's House. The tenant space includes 12 ceiling-mounted amplified speakers with no speakers located in the outdoor patio areas as shown in the proposed plans. With this configuration, the Analysis determined that live music played at 66 decibels (dBA) inside the restaurant with the doors and windows closed resulted in noise levels less than 50 dBA at the northern and eastern property boundaries, which does not exceed the SDMC Noise Ordinance [Section 59.5.0401](#) limit of 65 decibels during the day (7:00 AM – 7:00 PM) and 60 decibels during the

evening (7:00 PM – 7:00 AM) for mixed-use/commercial districts. The Analysis concluded that the existing walls and windows are sufficient to meet applicable noise standards with a minimum STC rating of 26 for entry doors.

Permits Required

The Project requires a CUP per SDMC [Section 156.0315\(c\)\(2\)](#) for an establishment offering non-acoustic (amplified) live entertainment within an enclosed building.

Community Plan Analysis:

The Project is located at 555 West Beech Street, within the Little Italy neighborhood of the DCP area and the Employment/Residential Mixed-Use (ER) district of the Centre City Planned District. The ER district is intended to accommodate a wide range of residential and non-residential uses, including restaurants, neighborhood-serving commercial uses, offices, and mixed-use development. Live entertainment is permitted with approval of a CUP, consistent with Table 156-0308-A of the CCPDO.

The Project site is located within the Little Italy neighborhood, a mixed-use district envisioned to support an active blend of residential, commercial, and neighborhood-serving uses with a strong emphasis on walkability and street-level activity. This development pattern encourages street-level activation and supports neighborhood vibrancy throughout the day and evening. The Project, which includes indoor live entertainment within the fully enclosed restaurant/bar, contributes to this character while maintaining compatibility through sound containment and operational controls that minimize noise impacts.

The Project supports the following goals and policies of the DCP:

- 3.1-G-2 – Provide for an overall balance of uses—employment, residential, cultural, government, and destination—as well as a full compendium of amenities and services.
- 3.5-P-2 – Emphasize neighborhood character in each district, to promote diversity and complexity.
- 6.7-G-1 – Facilitate Little Italy's continued evolution as a cohesive, mixed use waterfront neighborhood.

The proposed live entertainment use reinforces the mixed-use identity envisioned for this portion of Little Italy and enhances the neighborhood's vibrancy without introducing incompatible impacts. It aligns with the DCP vision for Little Italy as a neighborhood that balances residential growth with active ground-floor uses and pedestrian-oriented amenities.

Project-Related Issues:

During the review of the Project, no significant issues or major concerns were identified by City Staff; however, potential noise is commonly raised as a concern with similar CUP requests for live entertainment and excessive noise is often reported for similar venues throughout Downtown. The Downtown area is a dense, urban community with a mix of uses, where residents often live adjacent to or above a variety of commercial activities and the Applicant is proposing hours of live

entertainment as late as 11:30 p.m. each day of the week. Since distribution of the Notice of Application for the Project on August 27, 2025, Staff received two phone calls and three emails from neighbors who reside near the Project site, all expressing concern and opposition due to the potential for increased noise associated with the request. Staff closely reviewed the surrounding neighborhood context, the proposal, and its impact on the nearby residences.

Within the Little Italy neighborhood, three CUPs have been granted to establishments with live entertainment, all located in the northern portion of Little Italy—north of Grape Street. The three previously approved CUPs in Little Italy are listed in Table 1 below and shown on the Vicinity Map (Attachment 4).

Table 1 – Previously Approved Little Italy Live Entertainment CUPs		
Address	CUP No.	Live Entertainment Hours (No later than 1 a.m.)
Restaurant/winery 2215 Kettner Boulevard	2012-14	Sunday-Thursday 10:00 a.m. - 12:00 a.m. Friday-Saturday 10:00 a.m. - 1:00 a.m.
Kettner Exchange 2001 Kettner Boulevard	2012-72	Sunday-Wednesday until 12:00 a.m. Thursday-Saturday until 1:45 a.m.
Nolita Hall Restaurant 2305 India Street	3323482	Sunday – Thursday 10:00 a.m. – 10:00 p.m. Friday – Saturday 10:00 a.m. – 12:00 a.m.

While Table 1 above lists other CUPs for live entertainment in the Little Italy neighborhood, the character of the area surrounding these CUPs in northern Little Italy is notably different than the area surrounding the Project site at the southern end of Little Italy. The portion of Little Italy north of Grape Street is generally characterized by lower residential density and more dispersed commercial activity, partly due to its proximity to the airport and the overhead flight path. The next closest live entertainment CUP outside of Little Italy is located approximately 1/3 of a mile to the east, near the Gaslamp Quarter, a predominantly commercial and nightlife district. These locations of the nearest existing CUPs for live entertainment stand in contrast to the southern portion of Little Italy, where the Project site is located, which contains a much higher concentration of residents living directly adjacent to and around the proposed live entertainment use. As shown in the Aerial Map (Attachment 3), there are approximately 1,510 residential units on the blocks immediately surrounding the Project site. Given the dense residential context of the Project site, the lack of comparable existing live entertainment establishments in the area, and in order to avoid introducing potential noise impacts into an area not characterized by live entertainment, Staff recommends limiting live entertainment hours to no later than 10:00 p.m. Sunday through Thursday and 11:00 p.m. on Fridays and Saturdays, and Sundays when Monday is a recognized holiday.

Additionally, Staff proposes operational conditions to further address potential noise nuisances. The establishment is required to maintain the full-service restaurant/bar as the primary use of the site during all hours of operation and shall not transition to a nightclub, which is supported by the fact that there is no dedicated dance floor or performance stage. No supplemental speakers are permitted and all amplification must use the in-house speaker system. All live entertainment must occur indoors and all doors and windows must be closed while any live entertainment takes place. The Noise Impact Analysis by Dr. Penzes and Associates dated December 20, 2022, and affirmed by RNS Acoustics on April 7, 2026, concluded that under these circumstances, the Project will not

exceed the noise limits established in the SDMC Noise Ordinance. These factors have been incorporated into the draft permit (Attachment 6) to ensure compliance with the Noise Ordinance. These measures provide a balanced approach that allows the Applicant to offer limited live entertainment while addressing potential impacts to the surrounding residents. Further, the Permit may be revoked by the City if the conditions of approval are not adhered to, or if the business creates a nuisance to the surrounding neighborhood.

The original CUP request for live entertainment at this site (PRJ-1059458) was reviewed by the Downtown Community Planning Council (DCPC) on July 19, 2023 and voted 8-1 to recommend approval of the Project. DCPC was notified of the resubmittal of the same request through a new CUP application in August 2025 and decided to uphold their original recommendation without a new presentation or vote. Additionally, the Little Italy Association voted to recommend approval of the Project on November 20, 2023, (Attachment 11).

The Project was also forwarded to San Diego Police Department (SDPD) for review, who provided correspondence on August 26, 2025. To address any potential adverse impacts of the proposed live entertainment, standard operational conditions from SDPD are included in the draft permit to ensure that the use is not detrimental to the neighborhood, including:

- Live entertainment may consist of amplified live music from disc jockeys, musicians, or live bands located indoors only (no outdoor live entertainment).
- All doors and windows must be closed when live entertainment occurs.
- Per SDPD, security staff must be provided during the hours of live entertainment.

Conclusion:

Staff has reviewed the Project and all issues identified through the review process have been resolved in conformance with the regulations of the SDMC. Staff has provided a draft resolution with findings (Attachment 5) and draft permit with conditions (Attachment 6) and recommends the Hearing Officer APPROVE CUP No. 3365501.

ALTERNATIVES

1. Approve CUP No. 3365501, with modifications.
2. Deny CUP No. 3365501, if the findings required to approve the Project cannot be affirmed.

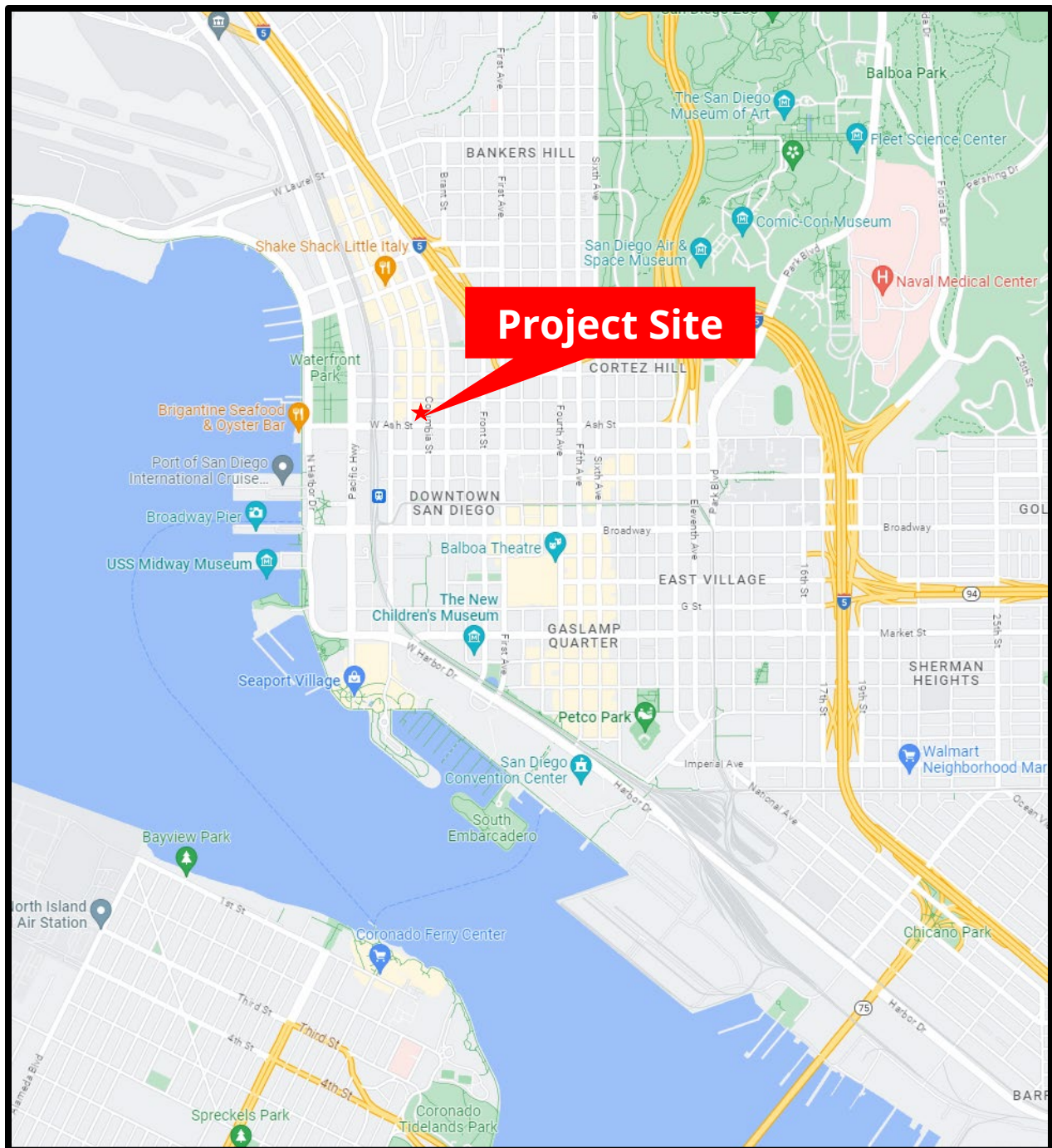
Respectfully submitted,



Katelyn Cleveland
Associate Planner
Development Services Department

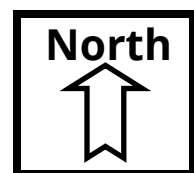
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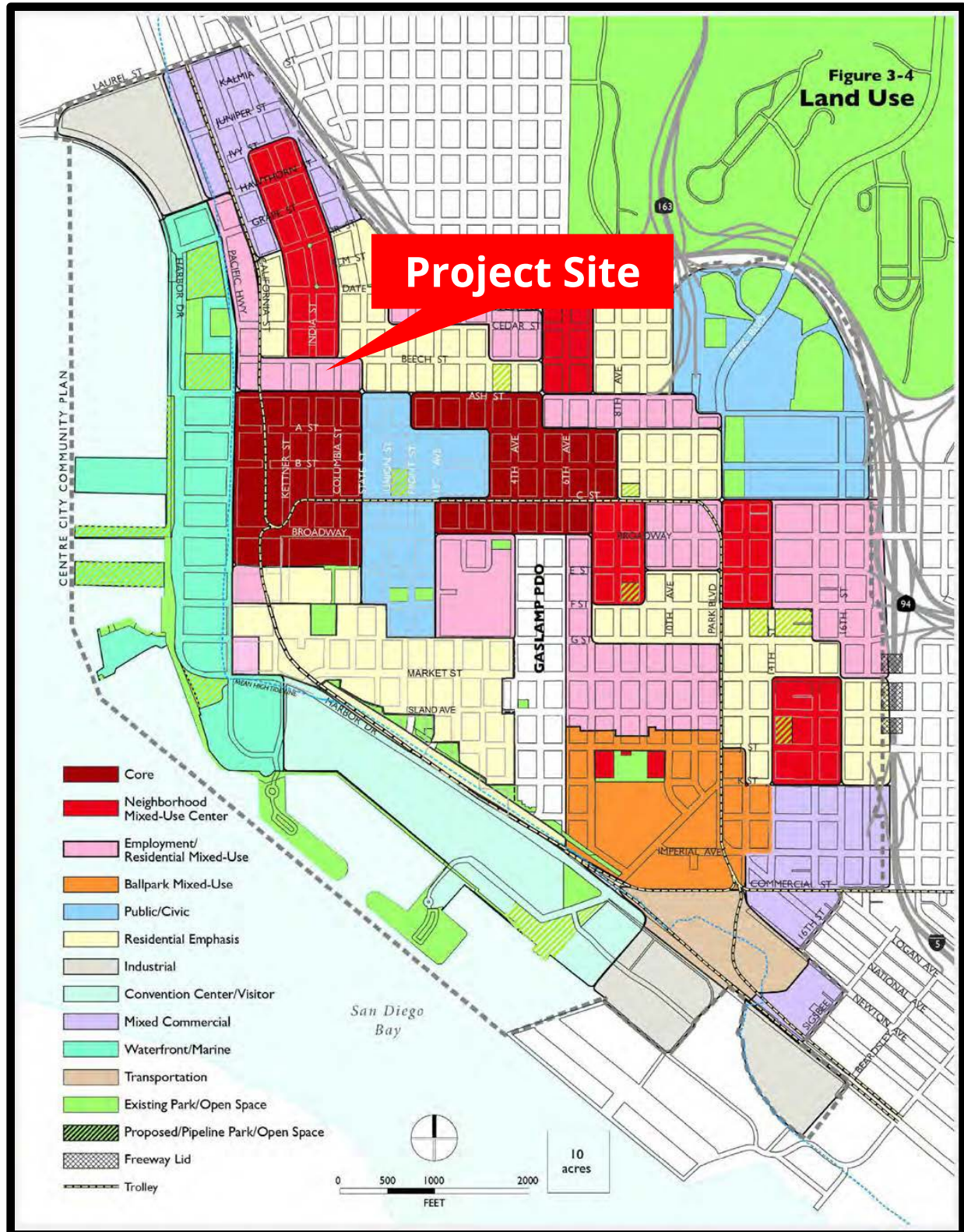
1. Project Location Map
2. Land Use Map
3. Aerial Photograph
4. Live Entertainment Vicinity Map
5. Draft Resolution with Findings
6. Draft Permit with Conditions
7. Ownership Disclosure Statement
8. Noise Impact Analysis
9. Community Planning Group Recommendation
10. San Diego Police Department Recommendation
11. Little Italy Association Recommendation
12. Project Plans

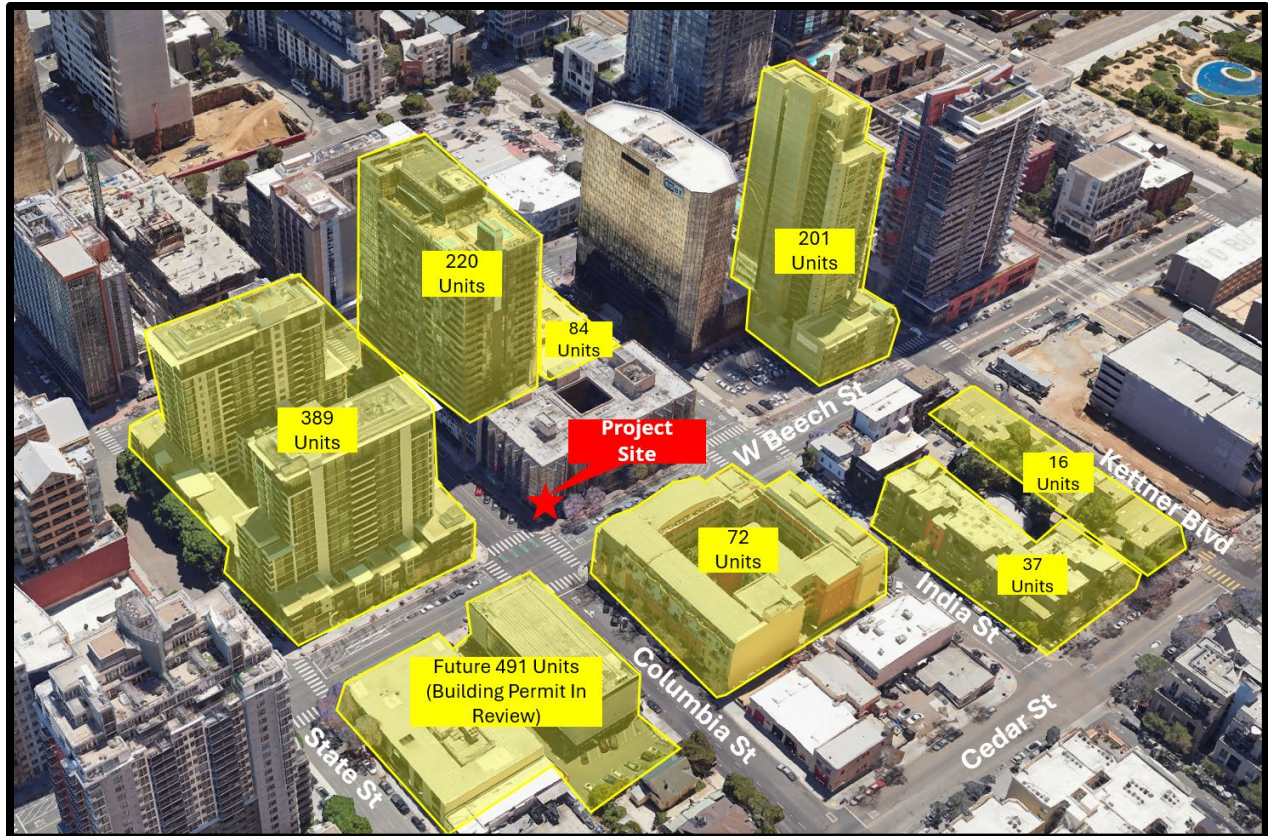


Project Location Map

Fisher's Live Entertainment, Project No. 1139084
555 West Beech Street

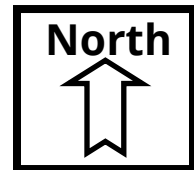


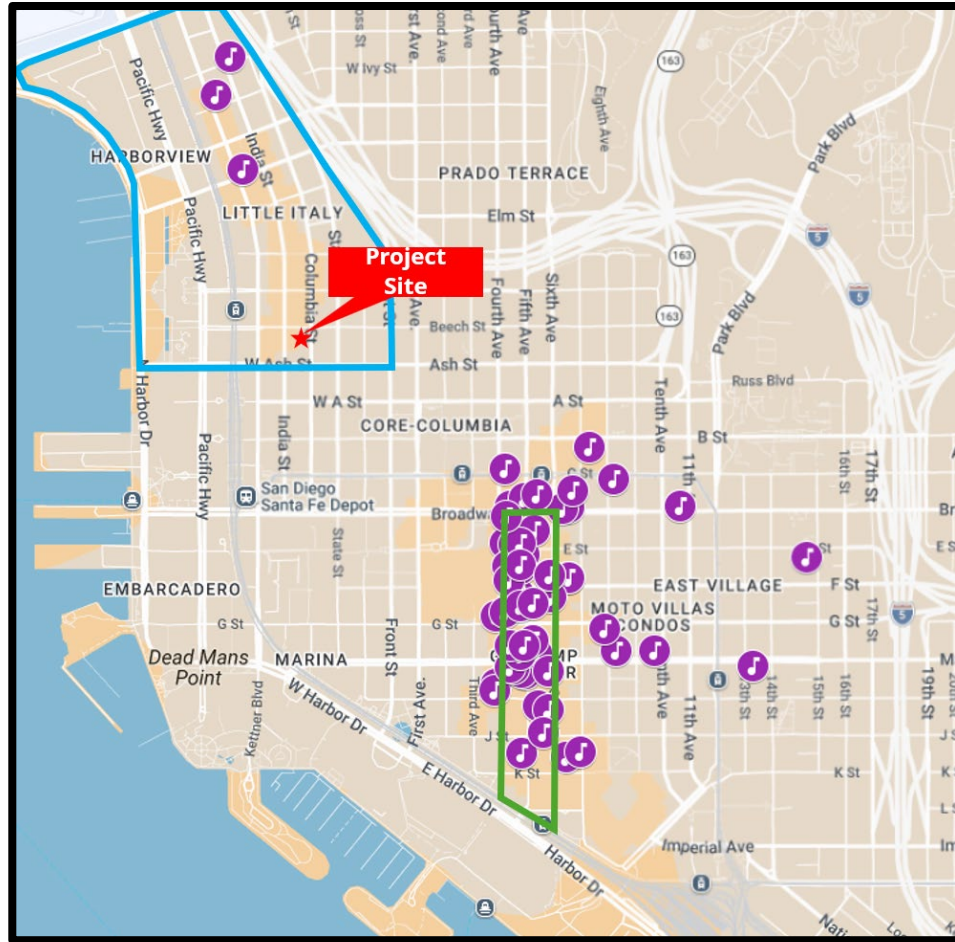




Aerial Photo

Fisher's Live Entertainment, Project No. 1139084
555 West Beech Street





 = Existing Conditional Use Permit for Live Entertainment

 = Little Italy Boundary

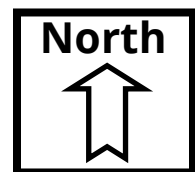
 = Gaslamp Quarter Boundary



Live Entertainment Vicinity Map

Fisher's Live Entertainment, Project No. 1139084

555 West Beech Street



HEARING OFFICER

RESOLUTION NUMBER _____

DATE OF FINAL PASSAGE _____

CONDITIONAL USE PERMIT NO. 3365501

FISHERS HOUSE LIVE ENTERTAINMENT PROJECT NO. 1139084

RECITALS

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

A. MCS ORCHARD PLAZA, LLC, Owner, and FISHER'S HOUSE LI, LLC, Permittee, submitted an application to the City of San Diego for a Conditional Use Permit to allow indoor live entertainment (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval), for the Fisher's House Live Entertainment project (Project).

B. The approximately 18,000-square-foot lot is located at 555 West Beech Street, at the southwest corner of India Street and Columbia Street, within the Little Italy neighborhood of the Downtown Community Plan (DCP) area (Downtown) in the Employment/Residential Mixed-Use (ER) land use district of the Centre City Planned District, Transit Priority Area Overlay, and Council District 3. The Project site is legally described as Lots 1, 2, 11, and 12 Block 19 of Middletown, in the City of San Diego, County of San Diego, State of California, according to partition map made by J.E. Jackson filed in the Office of the County Recorder of San Diego County.

C. On August 23, 2025, the City, as Lead Agency, through the City's Development Services Department (DSD), determined that the Project is consistent with the previously certified Downtown Final Environmental Impact Report (Downtown FEIR) (SCH# 2003041001) and the City of San Diego Climate Action Plan (CAP FEIR) (SCH# 2015021053).

D. Development within the DCP area is covered under the following documents, all referred to as the Downtown FEIR: Final Environmental Impact Report (FEIR) for the San Diego Downtown Community Plan, Centre City Planned District Ordinance, and 10th Amendment to the Centre City Redevelopment Plan, certified by the former Redevelopment Agency (Former Agency)

and the Council of the City of San Diego (City Council) on March 14, 2006 (Resolutions R-04001 and R-301265, respectively); subsequent addenda to the FEIR certified by the Former Agency on August 3, 2007 (Former Agency Resolution R-04193), April 21, 2010 (Former Agency Resolution R-04510), and August 3, 2010 (Former Agency Resolution R-04544), and certified by the City Council on February 12, 2014 (City Council Resolution R-308724), July 14, 2014 (City Council Resolution R-309115), and November 17, 2020 (City Council Resolution R-313302); and the Final Supplemental Environmental Impact Report for the Downtown San Diego Mobility Plan certified by the City Council on June 21, 2016 (Resolution R-310561). Development within the Downtown Community Planning area is also covered under the following documents, all referred to as the CAP FEIR: FEIR for the City of San Diego Climate Action Plan (CAP), certified by the City Council on December 15, 2015 (City Council Resolution R-310176), and the Addendum to the CAP, certified by the City Council on July 12, 2016 (City Council Resolution R-310595). The Downtown FEIR and CAP FEIR are Program EIRs prepared in compliance with California Environmental Quality Act (CEQA) Guidelines Section 15168. The information contained in the Downtown FEIR and CAP FEIR reflects the independent judgement of the City as the Lead Agency. The environmental impacts of the Project were adequately addressed in the Downtown FEIR and CAP FEIR; the Project is within the scope of the development program described in the Downtown FEIR and CAP FEIR and are adequately described within each document for the purposes of CEQA; and none of the conditions listed in CEQA Guidelines Section 15162 exist. Therefore, no further environmental documentation or review is required under CEQA.

On August 5, 2026, the Hearing Officer considered Conditional Use Permit No. 3365501 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. 3365501:

A. CONDITIONAL USE PERMIT – SAN DIEGO MUNICIPAL CODE (SDMC) SECTION 126.0305

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

The proposed live entertainment, within the existing tenant space of the Project site, was formerly occupied by Fisher's Restaurant, a full-service seafood restaurant, and consists of a disc jockey (DJ) and acoustical entertainment with no dedicated dance floor or performance stage. The Project site is located at 555 West Beech Street, at the southwest corner of India Street and Columbia Street, within the Employment/Residential Mixed-Use (ER) land use district of the Centre City Planned District and the Little Italy neighborhood of the Downtown Community Plan (DCP) area.

The ER land use district is intended to bridge the activity of the urban core with surrounding residential neighborhoods, fostering strong connections with nearby educational institutions. A wide range of uses is supported, including office, residential, hotel, commercial, research and development, and educational and medical facilities, allowing for a flexible mix of innovation and community-oriented development. A restaurant with live entertainment as an accessory use is permitted within the ER district with approval of a Conditional Use Permit (CUP) pursuant to San Diego Municipal Code (SDMC) Section 156.0315(c)(2). To ensure the proposed use does not create adverse impacts on the surrounding residential and commercial uses, conditions of approval have been incorporated into the permit to restrict the hours of live entertainment and require additional security measures. Collectively, these measures ensure the project complies with the SDMC, the Centre City Planned District Ordinance (CCPDO), and the City's Noise Ordinance.

Little Italy is identified in the DCP as a diverse, mixed-use waterfront neighborhood characterized by a lively pedestrian atmosphere, with restaurants, cafés, small businesses, and public gathering spaces contributing to its cultural identity. The Project aligns with DCP Goal 3.1-G-2, which calls to "provide for an overall balance of uses—employment, residential, cultural, government, and destination—as well as a full compendium of amenities and service," and Policy 3.5-P-2, which emphasizes neighborhood character to "promote diversity and complexity." The Project supports the goals and policies by allowing for live entertainment, which broadens the range of experiences available in the neighborhood, thereby supporting a more balanced mix of cultural and commercial uses and reinforcing the area's evolving character. It also directly supports Goal 6.7-G-1, to "facilitate Little Italy's continued evolution as a cohesive, mixed-use waterfront neighborhood." Since the Project is located just a few blocks from the waterfront, the Project reinforces Little Italy's identity as a lively urban destination that blends neighborhood-serving uses with visitor-oriented experiences. By allowing limited indoor entertainment, the Project contributes to both the daytime and nighttime vitality of the area, helping keep Little Italy active, welcoming, and enjoyable for residents and visitors.

Therefore, the Project will not adversely affect the applicable land use plan because it is permitted in the ER district and advances the goals/policies of the DCP by supporting Little Italy's vision of a lively, mixed-use district.

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

The proposed live entertainment will not be detrimental to the public health, safety, and welfare because conditions of approval will be implemented to ensure that the indoor live entertainment will not become a nuisance to the community. Given there are approximately 1,510 residential units on the blocks surrounding the Project site, and Staff receiving two phone calls and three emails from residents expressing concern and opposition due to the potential for increased noise associated with the request, conditions for the Project has been incorporated that include limiting live entertainment to indoor areas only, restricting the live entertainment hours to no later than 10:00 p.m. Sunday through Thursday and 11:00 p.m. on Fridays and Saturdays, and Sundays when Monday is a recognized holiday, prohibiting the use of supplemental speakers or amplification equipment, and providing adequate security to monitor patron behavior.

Moreover, measures to abate the noise impact of live entertainment on the area will be required, including keeping the doors and windows closed throughout the duration of live entertainment. A Noise Impact Analysis prepared by Dr. Penzes and Associates, dated December 20, 2022, and affirmed by RNS Acoustics on April 7, 2026, determined that live music played at 66 decibels (dBA) inside the restaurant with the doors and windows closed resulted in noise levels less than 50 dBA at the northern and eastern property boundaries, which does not exceed the SDMC Noise Ordinance Section 59.5.0401 limit of 65 decibels during the day (7:00 AM – 7:00 PM) and 60 decibels during the evening (7:00 PM – 7:00 AM) for mixed-use/commercial districts. The Analysis concluded that the existing walls and windows are sufficient to meet applicable noise standards with a minimum STC rating of 26 for entry doors. The conditions of approval and noise abatement measures will ensure that the live entertainment use does not become a nuisance to the surrounding neighborhood and will therefore not be detrimental to 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 Project complies with the Land Development Code (LDC) because the proposed live entertainment is allowed in the ER district of the CCPDO with approval of a CUP, pursuant to SDMC Section 156.0315(c)(2). No deviations from the LDC or CCPDO requirements are proposed as part of the Project. The Project was reviewed by multiple City disciplines and determined to be consistent with all City regulations, including the CCPDO and DCP with approval of a CUP. The proposed use will also be required to obtain any other applicable government approvals and comply with the applicable requirements of the California Department of Alcoholic Beverage Control

and the San Diego Police Department. By obtaining a CUP and adhering to the conditions of approval and proposing no deviations, the proposed indoor live entertainment in the tenant space occupied by Fisher's House will remain in compliance with all applicable regulations of the LDC.

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

The Project is located at 555 West Beech Street, within the Little Italy neighborhood of the DCP area and the Employment/Residential Mixed-Use (ER) district of the Centre City Planned District. The ER district is intended to accommodate a wide range of residential and non-residential uses, including restaurants, neighborhood-serving commercial uses, offices, and mixed-use development. Live entertainment is permitted with a CUP, consistent with Table 156-0308-A of the CCPDO. The Project site is located within Little Italy, a mixed-use district envisioned to support an active blend of residential, commercial, and neighborhood-serving uses with a strong emphasis on walkability and street-level activity. This development pattern encourages street-level activation and supports neighborhood vibrancy throughout the day and evening. The Project, which includes indoor live entertainment within the fully enclosed restaurant/bar, contributes to this character while maintaining compatibility through sound containment and operational controls that minimize noise impacts as discussed below.

The site is surrounded by a mixture of uses, including multi-family residential development to the north, east, and south, and commercial uses including a surface parking lot to the west. Given there are approximately 1,510 residential units on the blocks surrounding the Project site, and Staff receiving two phone calls and three emails from residents expressing concern and opposition due to the potential for increased noise associated with the request, Staff closely reviewed the surrounding neighborhood context, the proposal, and its impact on the nearby residences. The Project intends to remain a full-service restaurant/bar during all hours of operation and will not transition to a nightclub, which is supported by the fact that there is no dedicated dance floor or performance stage. All live entertainment is proposed to occur indoors, and additionally, as a condition of approval, all doors and windows must be closed while any live entertainment takes place. The Noise Impact Analysis by Dr. Penzes dated December 20, 2022, and affirmed by RNS Acoustics on April 7, 2026, concluded that under these circumstances, the Project will not exceed the noise limits established in the SDMC Noise Ordinance. These factors have been incorporated into the draft permit to ensure compliance with the Noise Ordinance.

To further address the close proximity of residents to the Project site and the potential for noise, live entertainment hours is limited to no later than 10:00 p.m. Sunday through Thursday and 11:00 p.m. on Fridays and Saturdays, and Sundays when Monday is a recognized holiday along with operational conditions that ensure all entertainment remains indoors, with doors and windows closed. As well as prohibiting supplemental speakers or amplification equipment from being used without further City approval. Additionally, the Permit may be revoked by the City if the conditions of approval are not adhered to, or if the business creates a nuisance

to the surrounding neighborhood. These measures provide a balanced approach that allows the applicant to offer limited live entertainment while addressing potential impacts to the surrounding residents.

The Project aligns with DCP Goal 3.1-G-2, which calls to “provide for an overall balance of uses—employment, residential, cultural, government, and destination—as well as a full compendium of amenities and service,” and Policy 3.5-P-2, which emphasizes neighborhood character to “promote diversity and complexity.” The Project supports the goals and policies by allowing for live entertainment, which broadens the range of experiences available in the neighborhood, thereby supporting a more balanced mix of cultural and commercial uses and reinforcing the area’s evolving character. It also directly supports Goal 6.7-G-1, to “facilitate Little Italy’s continued evolution as a cohesive, mixed-use waterfront neighborhood.” Since the Project is located just a few blocks from the waterfront, the Project reinforces Little Italy’s identity as a lively urban destination that blends neighborhood-serving uses with visitor-oriented experiences. By allowing limited indoor entertainment, the Project contributes to both the daytime and nighttime vitality of the area, helping keep Little Italy active, welcoming, and enjoyable for residents and visitors.

Therefore, the proposed use is appropriate at this location because it is compatible with the surrounding residential and mixed-use context, incorporates operational and noise-management measures to ensure it will not adversely impact nearby residents, and is consistent with the ER district and goals and policies of the DCP.

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. 3365501 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. 3365501, a copy of which is attached to and made a part of this Resolution by this reference.

Katelyn Cleveland
Associate Planner
Development Services

Adopted on: August 05, 2026
IO#: 24010291

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: 24010291

SPACE ABOVE THIS LINE FOR RECORDER'S USE

CONDITIONAL USE PERMIT NO. 3365501

FISHERS HOUSE LIVE ENTERTAINMENT PROJECT NO. 1139084

HEARING OFFICER

This Conditional Use Permit No. 3365501 is granted by the Hearing Officer of the City of San Diego ("City") to MCS ORCHARD PLAZA, LLC, Owner, and FISHER'S HOUSE LI, LLC, Permittee, pursuant to San Diego Municipal Code [SDMC] Section 126.0305 to allow indoor live entertainment for a restaurant/bar ("Project") within the approximately 6,000-square-foot tenant space located at 555 West Beech Street between Columbia Street and India Street in the Little Italy neighborhood of the Downtown Community Plan area, Employment/Residential Mixed-Use (ER) land use district of the Centre City Planned District, Transit Priority Area Overlay, and Council District 3. The Project site is legally described as: Lots 1, 2, 11, and 12 Block 19 of Middletown, in the City of San Diego, County of San Diego, State of California, according to partition map made by J.E. Jackson filed in the Office of the County Recorder of San Diego County.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner and Permittee to allow indoor live entertainment for a restaurant/bar as described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated August 5, 2026, on file in the Development Services Department (DSD).

The project shall include:

- a. Indoor non-acoustic (amplified) live entertainment for a restaurant/bar within the approximately 6,000-square-foot tenant space on the ground floor of the building located at 555 West Beech Street.
- b. Public and private accessory improvements determined by DSD 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 August 19, 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 DSD; 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.

10. 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.
11. 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.

LIVE ENTERTAINMENT REQUIREMENTS:

12. The primary use of the site shall be a restaurant/bar. The live entertainment shall be accessory to the primary use. The intended uses shall be in conformance with permitted uses as outlined in the SDMC Section 156.0315(c)(2) and all other relevant regulations in the SDMC. Any proposed change in use, significant remodel, or tenant improvements shall be reviewed and approved by the City for consistency with the uses as approved in this Permit.
13. Live entertainment shall occur between 10:00 a.m. and 10:00 p.m. Sunday through Thursday and between 10:00 a.m. and 11:00 p.m. Friday, Saturday, and Sundays when Monday is a recognized holiday.
14. All live entertainment shall take place indoors and be confined to the interior of the building only. All doors and windows shall remain closed whenever live entertainment is occurring. No music shall be permitted in the sidewalk café area.

15. All live music and entertainment must be conducted in compliance with all applicable SDMC permits and regulations. If required, San Diego Police Department regulatory permits shall be obtained.
16. The Owner/Permittee shall secure and maintain compliance with all necessary licenses and regulatory approvals from relevant agencies, including from the San Diego Police Department and the California Department of Alcoholic Beverage Control (ABC).
17. Sound and amplification equipment shall be monitored during business hours to ensure that audible noise remains at acceptable levels. Noise levels shall be in conformance with the noise abatement standards of the SDMC and the City's Noise Ordinance (SDMC Section 59.5.0401). In the event that a noise or vibration complaint is filed, the appropriate decision maker shall evaluate the complaints and if it is determined that the business is potentially creating a nuisance to the neighborhood, a duly noticed hearing shall be scheduled. After receiving public testimony, the City Hearing Officer may revoke or modify the permit.
18. No supplemental speakers or amplification equipment shall be used at any time. Any modifications to the sound system shall be submitted to the City for approval prior to installation and an acoustical study will be required at that time to analyze the noise impacts on surrounding residences.
19. All exterior doors associated with the tenant space shall have a minimum Sound Transmission Class (STC) rating of 26, consistent with the findings and recommendations of the Noise Impact Analysis prepared by Dr. Penzes and Associates, dated December 20, 2022.
20. During the hours of live entertainment, the Permittee shall employ one security officer for every fifty (50) patrons of the live entertainment venue(s). The security officers shall wear clothing that identifies them as security officers and shall be on duty from the time live entertainment and dancing begins until one-half hour after the live entertainment ceases. Their primary duty shall be to patrol the interior and the exterior of the premises in order to alleviate police problems, excessive noise, abusive behavior, disturbances, and any other violations of law that occur on or about the licensed premises.
21. Any queuing of patrons outside of the establishment shall be maintained in an orderly manner and shall be so situated as to allow a clear pedestrian path of at least eight (8) feet on all sidewalk areas. Any queuing may not obstruct access to any other business.
22. Patrons awaiting entrance as well as those leaving the establishment shall be monitored so as to not create a nuisance by obstructing the sidewalk in the area of the business or adjacent business or by being publicly inebriated, noisy, or rowdy. A minimum of one (1) additional security guard shall be provided for every twenty (20) or fewer patrons who are awaiting admission or exiting the premises.
23. A point of contact shall be kept on file with the City in case any complaints arise. Complaints shall be responded to by the Owner/Permittee within 24 hours.

24. This Permit shall expire five years after the date on which all rights of appeal have expired, unless renewed in accordance with Chapter 12, Article 6, Division 1 of the SDMC. Any such renewal must meet all applicable SDMC requirements in effect at the time the renewal is considered by the appropriate decision maker. This Permit expires on August 19, 2031.
25. This Permit may be revoked by the City if there is a material breach or default in any of the conditions of this permit. If the business creates a nuisance to the surrounding neighborhood, based on a determination of the City, this Permit may be revoked after the holding of a public hearing.

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 August 05, 2026 and Resolution No. HO-26-046.

Permit Type/PTS Approval No.: PMT-3365501
Date of Approval: August 05, 2025

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

Katelyn Cleveland
Assistant Planner, Urban Innovation Division
Development Services

**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.

MCS ORCHARD PLAZA, LLC
Owner

By _____
Daniel F. Weiss
Chief Operations Officer

FISHER'S HOUSE LI, LLC
Permittee

By _____
Bernardino Franco
Authorized Agent

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

Attachment 7

	City of San Diego Development Services 1222 First Ave., MS 302 San Diego, CA 92101 (619) 446-5000	Ownership Disclosure Statement	FORM DS-318 October 2017
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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 _____

Project Title: LIVE ENTERTAINMENT **Project No. For City Use Only:** _____
Project Address: 555 WEST BEECH STREET #101, SAN DIEGO, CA 92101

Specify Form of Ownership/Legal Status (please check):
☐ Corporation ☒ Limited Liability -or- ☐ General - What State? CA Corporate Identification No. 202120310052
☐ 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: MCS ORCHARD PLAZA, LLC ☒ Owner ☐ Tenant/Lessee ☐ Successor Agency
 Street Address: 990 HIGHLAND DRIVE, #200
 City: SOLANA BEACH State: CA Zip: 92075
 Phone No.: (858) 792-7500 Fax No.: _____ Email: dweiss@mc-sraussco.com
 Signature: [Signature] Daniel F. Weiss / COO Date: JUNE 28, 2025
 Additional pages Attached: ☐ Yes ☒ No

Applicant
 Name of Individual: FISHER'S HOUSE LI, LLC ☐ Owner ☒ Tenant/Lessee ☐ Successor Agency
 Street Address: 555 WEST BEECH STREET, STE. 101
 City: SAN DIEGO State: CA Zip: 92101
 Phone No.: 619-278-8026 Fax No.: _____ Email: ninofrancob@icloud.com
 Signature: [Signature] Date: JUNE 28, 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



Phone: 858 224 3959
4858 Mercury Street #106, San Diego, CA 92111
WWW.RNSACOUSTICS.COM | INFO@RNSACOUSTICS.COM

April 7, 2026

Carlos Wellman
Alta Design / Development
4445 Eastgate Mall, Suite 400, San Diego, CA 92121, USA

RE: Fisher House Restaurant Acoustic Study Review

Dear Carlos,

This memorandum presents the findings of the independent peer review of the acoustical study prepared by Dr. Leslie E. Penzes of Dr. Penzes & Associates, dated December 20, 2022, for the Fisher House Restaurant. The original study was performed to evaluate whether the noise generated by restaurant patrons and an in-house DJ music system complies with applicable noise limits set forth in the San Diego Municipal Code.

RNS Acoustics reviewed the original report submission, included in Appendix A, which included the final report document, acoustical analysis, calculations, and building envelope performance documentation. Based on this review, RNS finds that the methodology, procedures, building construction data, and calculations are acoustically acceptable. The projected sound levels at the surrounding property lines, as calculated in the report, are compliant with the local noise regulations and criteria.

We note that this review is limited to the information presented within the submitted report within the attached appendix. RNS was not present during the noise survey, and the survey data was not included within the report submission for our review. RNS cannot independently verify the field measurement data or ambient noise conditions upon which the analysis is based. The findings of this review are based on the accuracy of the data and calculations performed by Dr. Penzes. This memorandum is based solely on the information provided within the report and should not be referenced as an independent certification of field conditions or measurement data review.

Comments

This memo is based on our best understanding of the current design intent and project goals. If any of the project conditions or design goals change significantly, we reserve the right to modify our analysis and recommendations. Feel free to call if you have any questions or comments.

Sincerely,
RNS Acoustics

A handwritten signature in black ink that reads 'Michael Sterner'.

Prepared by:
Michael Sterner
Acoustical Engineer

A handwritten signature in black ink that appears to read 'R. Sema'.

Reviewed By:
Ryan Sema
Principal

**SOUND TESTS, ACOUSTICAL ANALYSIS
AND DESIGN FOR THE FISHER HOUSE
RESTAURANT LOCATED AT
555 BEECH STREET SUITE 101 SAN
DIEGO, CA 9101**

To: Mr. Marco Polo Cortés
President
MP PERMIT INC.
640 West Beech Street, Site 3 B
San Diego. CA 92101

Mr. Nino Franco
Owner
Fisher House Restaurant
555 Beech Street Suite
101, San Diego. CA
92011

From: Dr. Leslie E. Penzes
Certified Acoustic Consultant, P. E.

DR. PENZES & ASSOCIATES
18210 Aceituno Street
San Diego, CA 92128

December 20. 2022

SUMMARY AND RECOMMENDATIONS

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SUMMARY AND RECOMMENDATIONS

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DR PENZES & ASSOCIATES

ACOUSTICS & VIBRATION

Reports, Testing and Research

SOUND TESTS, ACOUSTICAL ANALYSIS AND DESIGN FOR THE
RESTAURANT LOCATED at 555 Beech Street Suite 101 IN SAN
Diego CA. 92101

Summary:

A noise survey was performed to determine the noise levels generated by patrons and music from The Fisher Restaurant at the outside at the property lines of the adjacent existing commercial and residential properties in the course of normal operations (Sheet A 2-1). This noise survey was also performed to determine to see if the noise levels generated by music and patrons from The Fisher Houser Restaurant comply with the Noise Level Limits mandated by the Noise Ordinance in the Municipal Code of the City of San Diego (Ref.1).

The Fisher House Restaurant establishment is proposed to offer Bar and Restaurant amenities. During operations, the establishment will provide music generated via an in-house music system (DJ) in inside the building (Sheet A 2-1). The volume of the music is to be at reasonable sound levels as to allow the patrons to comfortably engage in libation, dining and in normal conversation. This survey involved performing measurements conducted the dimensions of the Windows and Exterior Walls of the present existing building on the site.

The present measured noise levels indicated that the primary noise around the outside area of the site is mainly due to the noise generated by the traffic on the surrounding Streets.

Based on the following Recommendations with also patron generated noise taken into account, Music played at reasonably normal level does not violate the Noise Ordinance Limits of the City of San Diego (Ref. 1).

RECOMMENDATIONS:

STC RATING OF THE CONSTRUCTION COMPONENTS OF THE FISHER
RESTAURANT

Exterior Walls

Exterior Walls of the Building is satisfactory.

18210 Aceituno Street, San Diego, California 92128
(858) 592-7374, drpenzes007@gmail.com

Windows

Considering the Music, the Existing Windows are satisfactory.

Exterior Doors

Entry Doors should be in the Range of STC 26 (Tables 1 and 2).

HVAC SYSTEM

Due to the restriction of closed windows, forced ventilation is required. This is established by Air Conditioning System (HVAC) by UBC Code.

The Ventilation of the building complies with Section 3203.3 of the California Building Code (CBC).

Dr Leslie E Penzes

Dr. Leslie E. Penzes
Certified Acoustical Consultant, P.E.

December 20, 2022



DISCUSSION

DISCUSSION

Surrounding Properties

Sheet **TS-1** presents the Vicinity Map of the surrounding properties in the area of the Fisher House Restaurant. All of the Building around this Restaurant are COMMERCIAL and RESIDENTIAL BUILDINGS.

Noise analyzes were performed to determine the noise levels generated by music and patrons from inside the Fisher House Restaurant at the surrounding commercial residential property lines. The noise analyzes were also performed to ensure that the noise levels generated from the Fisher House Restaurant comply with the Noise Ordinance of the City of San Diego (Ref. 1). The analysis applied the INA Noise Analysis (INA) Computer Program), which was modified for External Noise Analysis.

Based on the Noise Ordinance of the City of San Diego (Ref. 1), the Noise Limits at the property lines of Commercial areas are:

65 dBA from 7:00AM - 7:00 PM
60 dBA from 7:00 PM - 10:00 PM
60 dBA from 10:00 PM - 7:00 AM

For Residential (Multi-Family) Property Lines:

55 dBA from 7:00AM - 7:00 PM
50 dBA from 7:00 PM - 10:00 PM
45 dBA from 10:00 PM - 7:00 AM

Other Residential (Mixed-Use):

60 dBA from 7:00AM - 7:00 PM
55 dBA from 7:00 PM - 10:00 PM
50 dBA from 10:00 PM - 7:00AM

NOISE LEVELS OF THE OUTSIDE DINING AREAS

For Fisher House Restaurant the general description of the Outside Dining Areas is shown by Sheet A 2- 1. The details of the Sitting Areas is presented by Sheets A 2 - 1.

The Average Noise Level conducting normal conversations provided by Ref. 2, Fig. 14.1, which is 59 dBA at the Maximum. An excellent explanation is also provided by Ref. 2 page 2-12 and Fig. 2.13.

Ref. 3 presents a formula of Noise Reduction between Two Persons conducting conversation as:

$$L_{PT} = L_{P1} + 10 \log(1 + 10^{DEL/10})$$

where

L_{PT} = Combined Sound pressure level due to both sources

L_{P1} = the greater of the two sound level contribution

DEL = The difference between the contributions, all in
dBA

The values of this formula is also shown by Fig. 1.5.4 of Ref.3.

The difference of noise levels between two locations is provided by Ref. 4, page 21.

The combination of Noise at Sitting Location is 60 dBA

The Noise Level at the Property Line is 75 Ft from the Sitting Location:

$$L_{\text{equ.}} = 60 - 20\text{LOG}(75/3.3) = \underline{33 \text{ dBA}}$$

Noise Level of 33 dBA is negligible in comparison to the Night Noise Limit of 60 dBA at the Property Line.

NOISE LEVELS OF THE FISHER HOUSE RESTAURANT

General Application of the INA Computer Program

The Modified INA (Ref. 5) Computer Program is applied to determine the Outside Noise Levels of the Restaurant.

For the Application of the Program a 15 Ft Outside Floor Strip is considered for the Outside Noise Levels of the Building.

Once the Outside Noise Levels of the Building is determined the Noise Levels at the Different locations can be computed by the well known formula of the Distance Reduction D.R. as:

Table 1 presents the Noise Level of 66 dBA of the DJ is Outside Building. The Stucco Wall is based on Ref. 4, page 204, Table TL, Case 9, STC 37, which modified by the thickness of 5/8":

$$\text{STC} = (5/8)/(1/2) \times 37 = 46 \text{ dBA}$$

Therefore, the Noise Level at the North Side Property Line is:

$$L_{\text{equ.}} = 66 - 20\text{LOG}(75/3.281) = 38.8 \text{ dBA} < 50 \text{ dBA}$$

This Noise Level is less, then the Commercial Noise Limit of 60 dBA (Night), even less then the Residential Noise Limit (Mixed Residential) 50 dBA (Night).

Table 2 provides the Building Element Sound Transmission Loss Information.

The Noise Level at the East Side presented by Table 3 65 dBA tthe Outside of the Residential Building:

$$L_{\text{equ.}} = 65 - 20\text{LOG}(60/3.281) = 39.7 \text{ dBA} < 50 \text{ dBA}$$

Table 4 provides the Building Element Sound Transmission Loss Information.

Table 5 presents the Noise Level of the Floor Ceiling Sound Level as 61 dBA. The Noise Level at a 5 Ft high is:

$$L_{\text{equ.}} = 61 = 20\text{LOG}(5/3.281) = 46.3 \text{ dBA} < 50 \text{ dBA.}$$

Table 6 provides the the Building Elements Sound Transmission Loss Information.

REFERENCES

REFERENCES

1. San Diego Municipal Code, Chapter 5 Morals and Welfare/ Article 9.5, Noise Abatement and Control, Division 4: Limits, 59.5. 0401, Sound Level Limits, September 22, 1976.
2. Handbook of Noise Control. Second Edition. Cyril M. Harris. Ph.D. McGraw-Hill Publishing Company. 1979.
3. NOISE Control. Charles E. Wilson. HSARPER & ROW. PUBLISHING, New York. 1989.
4. ARCHITECTURAL ACOUSTICS, M. David Egan, McGraw-Hill, Inc. 1988.
4. Internal Noise Analysis (INA) Computer Program, Version 2.1, Dr. Alexander Segal, 1990, Licensed to Dr. Leslie E. Penzes.

PHOTOGRAMS



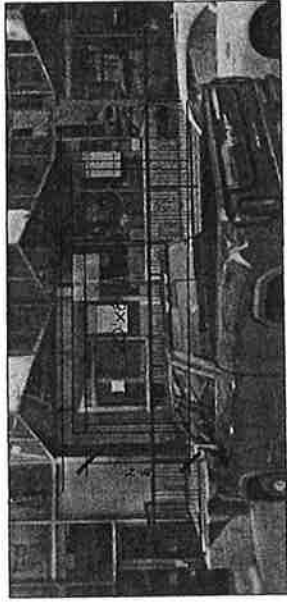
PROJECT:
A New Restaurant
Remodel
ADDRESS:
555 Beech St. Suite 101,
San Diego, Ca. 92101
OWNER:
Nino Franco

Taller de Arquitectura
PLANNING AND DESIGN
4000 Mission Street, Suite 101, San Diego, Ca. 92101, Tel. 619 594 4274-4281
Email: info@tallerdearquitectura.com

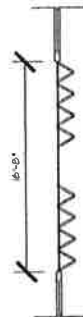
Project Information		Revision History	
Project Name	555 Beech St. Restaurant	Rev. No.	1
Project No.	01/01/01	Rev. Date	01/01/01
Client Name	Nino Franco	Rev. Description	
Architect	Taller de Arquitectura	Rev. By	
Engineer		Rev. Date	
Structural		Rev. Description	
MEP		Rev. By	
Interior Design		Rev. Date	
Exterior Design		Rev. Description	
Other		Rev. By	
Notes		Rev. Date	



DOOR COLUMBIA ST.



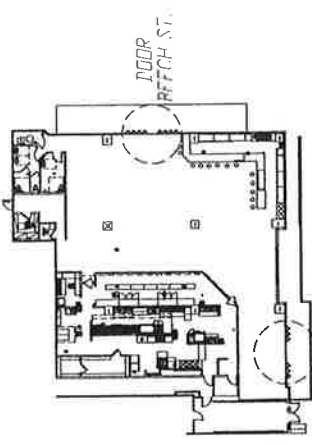
DOOR COLUMBIA ST.



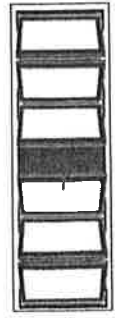
DOOR BEECH ST.



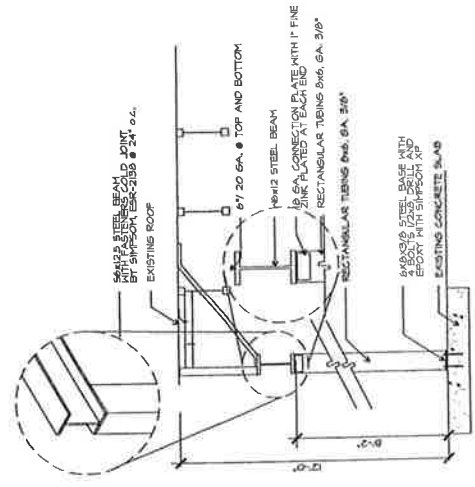
DOOR BEECH ST.



DOOR COLUMBIA ST.



Contina Door



DETAIL AT NEW DOORS
BEECH & COLUMBIA



DRAWINGS



Tallen de Architectura
PLANNING AND DESIGN
4000 Ruffalo Street, Ste 11, San Diego, Ca. 92121, Tel. (619) 447-4391
Email Address: jordan@tallenarchitect.com



A9-1



New Floor Plan

SCALE: 1/4"=1'

X - NOISE READINGS

- KEY NOTES**
- EXISTING ELECTRICAL PANEL (200 AMP)
 - EXISTING WATER HEATER
 - TACTILE EXIT SIGNS COMPLYING WITH SECTION 01.11.1. IN THE EXIT DOOR.
 - NOT USED
 - OCCUPANT LOAD SIGN
 - EXISTING 50/100 GREASE TRAP ON SHEET A-10
 - EXISTING PUMP MACHINE
 - CLASS A PORTABLE FIRE EXTINGUISHER FOR EACH KITCHEN
 - CLASS B PORTABLE FIRE EXTINGUISHER FOR EACH FRYERS WITH A COOKING CAPACITY GREATER THAN 20,000 BTU
 - FIRE EXTINGUISHER SHALL BE IN ACCORDANCE WITH IFC 903 AND CALIFORNIA CODE
 - LIGHT FIXTURES CONNECTED TO AN EXISTING 200 AMP ELECTRICAL PANEL. SATISFACTORY EQUIPMENT FOR ON-SITE ILLUMINATION. PROVIDE THE PLANS OF EXPOSURE FOR THE EXISTING LIGHTING. NOT OF LESS THAN 30 MIN. (CBC 1008B)
 - NOT USED

WALL TYPE	WALL LESSON
	3 5/8" METAL STUDS @ 24" o.c.
	6" METAL STUDS @ 16" o.c.
	NOT USED
	EXISTING WALL TO REMAIN
	NEW METAL STUD WALL SEE DETAILS

Legend:

- (100) DOOR PER DOOR SCHEDULE
- WINDOW PER SCHEDULE
- WALL PER LEGEND
- 100 ROOM NUMBER PER FINISH SCHEDULE.

[illegible]

FIELD VERIFIED

T-BAS 8' 0" x 8' 0" x 8' 0"

FLUXES

Note:

-  2' x 2' 1/2" LED PANEL LIGHT FIXTURE REFER TO ELECTRICAL DRAWINGS
-  2' x 4' x 1/2" LED PANEL LIGHT FIXTURE REFER TO ELECTRICAL DRAWINGS
-  10' x 4' FLUORESCENT CEILING FIXTURE REFER TO ELECTRICAL DRAWINGS
-  WALL MOUNTED LIGHT FIXTURE REFER TO ELECTRICAL DRAWINGS
-  BULB LIGHT
-  RECESSED LED LIGHT
-  SHOT LIGHT
-  PENDENT LIGHT
-  LED POLE LIGHT
-  COMBO EXHAUST FAN / DOG W/ FLUORESCENT LIGHT FIXTURE
-  12' x 12' RETURN AIR GRILLE
-  24' x 24" AIR SUPPLY GRILLE
-  12' D ROUND SUPPLY AIR GRILLE
-  12' D ROUND RETURN AIR GRILLE
-  NON FINISHING BARS

WALL LEGEND

SINGLE TYPE WALL LEGEND

== HOLLOW CORE PURCHASE FINISHES TO BE DISCLOSED
== FULL CORE WALL TO REMAIN

DOOR PER DOOR SCHEDULE
WINDOW PER WINDOW SCHEDULE

NEW WALL PER LEGEND

ROOM NUMBER PER FINISH SCHEDULE
PURCHASE UNIT

Legend symbols include:
- A circle with "GO"
- A triangle with "A"
- A box with "100"
- A box with "Finish"
- A box with "Unit"

TABLES

TABLE 1

RESULTS OF INTERIOR NOISE ANALYSIS

Location - NORTH. SIDE

Noise Source - TRAFFIC NOISE (NBS, 1978)

Octave Band Center Frequency, Hz					
125	250	500	1000	2000	4000
A-weighted Exterior Noise Spectrum (re total A-weighted level of 100 dB).					
86.0	90.7	93.5	95.8	92.7	87.0
Room Sound Absorption in Sabins					
170	170	170	170	170	170
BUILDING FACADE REFLECTION CORRECTION - 0.0 dB					
QUALITY CORRECTION - 3.0 dB					

NOISE TRANSMISSION THROUGH CONSTRUCTIONS

#	Building Element NAME	Information		Exterior NOISE	Interior NOISE with Construction		
		STC	AREA SQ. FT		CLOSED	OPEN	%
1.	FRENCH WOOD DOOR	26	128.0	85	61	81	50
2.	WOOD SIDING WALL	38	756.0	85	64	64	0
INTERIOR NOISE LEVEL IN THE ROOM					66	81	

12-11-2022
REPORT-

Dr. Leslie E. Penzes

ATTACHMENT

TABLE 2

BUILDING ELEMENTS SOUND TRANSMISSION LOSS INFORMATION

SOUND TRANSMISSION LOSS AT OCTAVE BAND CENTER FREQUENCY					
125	250	500	1000	2000	4000
1. WOOD SIDING WALL-WOOD STUD, CAVITY INSULATION, NBS, W-5-72					
STC = 38					
17	31	38	47	52	51
2. FRENCH WOOD DOOR-3/32" GLASS, BRASS WEATHER STRIP, NBS, W-94-71					
STC = 26; Construction is operable for ventilation					
21	24	27	27	24	28

ATTACHMENT

RESULTS OF INTERIOR NOISE ANALYSIS

#	Building Element NAME	Information		Exterior NOISE	Interior NOISE with Construction		
		STC	AREA SQ. FT		CLOSED	OPEN	%
1.	WOOD SIDING WALL	38	1020.0	85	65	65	0
INTERIOR NOISE LEVEL IN THE ROOM					65	65	

12-11-2022
REPORT-

Dr. Leslie E. Penzes

ATTACHMENT

TABLE 4

BUILDING ELEMENTS SOUND TRANSMISSION LOSS INFORMATION

SOUND TRANSMISSION LOSS AT OCTAVE BAND CENTER FREQUENCY					
125	250	500	1000	2000	4000
1. WOOD SIDING WALL-WOOD STUD, CAVITY INSULATION, NBS, W-5-72					
STC = 38					
17	31	38	47	52	51

TABLE 5

RESULTS OF INTERIOR NOISE ANALYSIS

Location - FLOOR CEILING

Noise Source - TRAFFIC NOISE (NBS, 1978)

Octave Band Center Frequency, Hz						
125	250	500	1000	2000	4000	
A-weighted Exterior Noise Spectrum (re total A-weighted level of 100 dB)						
86.0	90.7	93.5	95.8	92.7	87.0	
Room Sound Absorption in Sabins						
2669	2669	2669	2669	2669	2669	

BUILDING FACADE REFLECTION CORRECTION - 0.0 dB
 QUALITY CORRECTION - 3.0 dB

NOISE TRANSMISSION THROUGH CONSTRUCTIONS

#	Building Element Information		Exterior Noise		Interior NOISE		
					with Construction		
	NAME	STC	AREA	NOISE	CLOSED	OPEN	%
			SQ. FT				
1.	ROOF WITH M.DECK & 4 Ply	38	5338.0	85	61	61	0
INTERIOR NOISE LEVEL IN THE ROOM					61	61	

12-11-2022
REPORT-

Dr. Leslie E. Penzes

ATTACHMENT

TABLE 6

BUILDING ELEMENTS SOUND TRANSMISSION LOSS INFORMATION

SOUND TRANSMISSION LOSS AT OCTAVE BAND CENTER FREQUENCY					
125	250	500	1000	2000	4000
1. ROOF WITH M.DECK & 4 Ply-Metal Deck with Built Up Roof (4 Ply)					
STC = 38					
17	33	37	38	42	47

Page 3	City of San Diego · Information Bulletin 620		August 2018
	City of San Diego Development Services 1222 First Ave., MS-302 San Diego, CA 92101		Community Planning Committee Distribution Form
	Project Name: 555 W. Beech Street Live Entertainment		Project Number: PRJ-1059458
Community: Downtown			
For project scope and contact information (project manager and applicant), log into OpenDSD at https://aca.accela.com/SANDIEGO. Select "Search for Project Status" and input the Project Number to access project information.			
☒ Vote to Approve ☐ Vote to Approve with Conditions Listed Below ☐ Vote to Approve with Non-Binding Recommendations Listed Below ☐ Vote to Deny			Date of Vote: July 19, 2023
# of Members Yes 8	# of Members No 1	# of Members Abstain 0	
Conditions or Recommendations: N/A			
☐ No Action (Please specify, e.g., Need further information, Split vote, Lack of quorum, etc.)			
NAME: Manny Rodriguez			
TITLE: Chair, Downtown Community Planning Council		DATE: October 02, 2023	
<i>Attach additional pages if necessary (maximum 3 attachments).</i>			

Visit our web site at www.sandiego.gov/development-services.

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

DS-5620 (08-18) ONLINE FORM

From: [Mcelroy, Adam](#)
To: [Cleveland, Katelyn](#)
Subject: RE: [EXTERNAL] Offline Reviewer Form PRJ-1139084
Date: Friday, September 26, 2025 8:40:40 AM

Good Morning,

Please consider these recommendations from a recent CUP issued at a nearby business:

1. The primary use of the site shall be a restaurant/bar. The live entertainment shall be accessory to the primary use. The intended uses shall be in conformance with permitted uses as outlined in the SDMC Section 156.0315(c)(2) and all other relevant regulations in the SDMC. Any proposed change in use, significant remodel, or tenant improvements shall be reviewed and approved by the City for consistency with the uses as approved in this Permit.
2. Live entertainment shall occur between 10:00 a.m. and 10:00 p.m. Sunday through Thursday, and until 12:00 a.m. on Friday, Saturday, and on Sundays when the following Monday is a recognized City holiday.
3. All live entertainment shall take place indoors only. There shall be no dance floors dedicated to the live entertainment.
4. The Owner/Permittee shall implement all noise abatement measures to ensure compliance with the City Noise Standards (SDMC Section 59.5.0401) and minimize noise impacts on surrounding properties. a. All doors and windows shall remain fully closed during live entertainment to maintain adequate sound insulation. b. Live entertainment sound levels shall not exceed an interior 15-minute average of 75 dBA for music and 84 dBA overall. Performers shall be required to use the in-house speaker system only and shall not be permitted to bring their own equipment. Sound limiters shall be installed on the house system to ensure sound levels do not exceed the 75 dBA limit. c. A continuous sound level monitoring system shall be installed inside the venue near the street facing façade. The system shall log real-time sound levels, include configurable alerts when levels approach or exceed the limits so immediate corrective action can be taken.
5. The Owner/Permittee shall secure and maintain compliance with all necessary licenses and regulatory approvals from relevant agencies, including from the San Diego Police Department and the California Department of Alcoholic Beverage Control (ABC).
6. Sound and amplification equipment shall be monitored during business hours to ensure that audible noise remains at acceptable levels. Noise levels shall be in conformance with the noise abatement standards of the SDMC and the City's Noise Ordinance (SDMC Section 59.5.0401). In the event that a noise or vibration complaint is filed, the appropriate decision maker shall evaluate the complaints and if it is determined that the business is potentially creating a nuisance to the neighborhood, a duly noticed hearing shall be scheduled. After receiving public testimony, the City Hearing Officer may revoke or modify the permit.
7. During the hours of live entertainment, the Permittee shall employ one security officer for every fifty (50) patrons of the live entertainment venue(s). The security officers shall wear clothing that identifies them as security officers and shall be on duty from the time live entertainment and dancing begins until one-half hour after the live entertainment ceases.

Their primary duty shall be to patrol the interior and the exterior of the premises in order to alleviate police problems, excessive noise, abusive behavior, disturbances, and any other violations of law that occur on or about the licensed premises.

8. During the hours of live entertainment, a minimum of one (1) additional security officer shall be required for the entrance to that portion of the premises designated for live entertainment.

9. During the hours of live entertainment, the Permittee shall post a minimum of one (1) additional security guard for every twenty (20) or fewer patrons who are awaiting admission or exiting the premises.

10. Any queuing of patrons outside of the establishment shall be maintained in an orderly manner and shall be so situated as to allow a clear pedestrian path of at least eight (8) feet on all sidewalk areas. Any queuing may not obstruct access to any other business.

11. Patrons awaiting entrance as well as those leaving the establishment shall be monitored so as to not create a nuisance by obstructing the sidewalk in the area of the business or adjacent business or by being publicly inebriated, noisy, or rowdy.

Thank you,

Adam

Adam McElroy

Police Officer SDPD Vice

619.531.2435

AMcElroy@pd.sandiego.gov



Little Italy Association of San Diego – Neighborhood Advisory Committee
Monday, November 20th, 2023, 5:00 pm
Little Italy Association Office

ATTENDEES Jeri Keiller, Janet Rogers, Steve Galasso, Dave Rodger, Susan Keating, Annette Casamero,

Via ZOOM Jon Zimmerly, Cynthia Atkins, Audrey Harris, Kathleen O'Toole, Diana Bradley

PRESENTERS Marco Polo Cortes, Nino Franco, Claudia (?)

STAFF Marco Li Mandri, Chris Gomez

MINUTES

<i>Item</i>	<i>Discussion</i>	<i>Action Taken?</i>
1. Introductions	Jeri Keiller, Chair, called the meeting together. Everyone introduced themselves	<i>No action taken</i>
2. Announcements	Jeri asked if there were any announcements, none were made	<i>No action taken</i>
3. Fisher's application for indoor music at Beech and Columbia	Nino Franco, Marco Cortes and Claudia (?) were present from Fisher's, the new restaurant at Beech and Columbia. Nino Franco mentioned that Fishers is a chain from Mexico that currently has 33 restaurants in Mexico. They are requesting to have background music, operated by a DJ only. Dancing would not be allowed. There would not be any outdoor speakers and the music would run from 10:00 a.m. to 11:30 p.m. each night-day. There would not be music in the courtyard. All doors would be closed when the music is playing. The music would not exceed 55 decibels, which is the City noise code. The City has accepted their acoustical	<i>Jeri moved and Susan seconded allowing Fisher's to proceed with the background music proposal. The motion was approved unanimously.</i>

	engineering report, plus there would be no light show associated with the music. Discussion followed which included who we could call if the music was heard from the outside.	
4. Scooters	Janet Rogers, a Little Italy resident was present to give an update on the rental scooters in San Diego. She was requesting changes on the current scooter ordinance, that the companies are attempting to amend since all of the providers have left San Diego. She is putting the final touches on her amendments to the ordinance. Discussion followed.	<i>No action will be taken until there is further information.</i>
5. SD Rescue Mission Update	Chris gave an update on the Rescue Mission Services in Little Italy and how we hope to continue the program and expand it. Discussion followed	<i>No action taken</i>
6. Adjournment	7. Meeting Adjourned	7. No action taken

Minutes taken by Marco Li Mandri, Staff



PROJECT: CUP Live Entertainment
ADDRESS: 555 Beech St. Suite 101, San Diego, Ca. 92101
OWNER: Fisher's House LI, LLC

Taller de Arquitectura
PLANNING AND DESIGN

4045 Rufner Street, Ste L, San Diego, Ca. 92104, Tel: 619-461-6274-6191
Email: Address: taanarchitectural@gmail.com

Issues and Revisions		
No.	Date	Issues and Revisions
10/18/2021		Preliminary Design
11/18/2021		Owner revision one
01/04/2022		Owner revision one

Stamp and Signature:

Project Name: Fisher's Restaurant
Project No:
Date: 10/18/2021
Cad File:
Description:

Sheet No.

- KEY NOTES**
- EXISTING ELECTRICAL PANEL (200 AMPS)
 - EXISTING WATER HEATER
 - TACTILE EXIT SIGNS COMPLYING WITH SECTION 1117B.5.1 AND IN ACCORDANCE WITH SECTION 1011. AT THE EXIT DOOR.
 - NOT USED
 - OCCUPANT LOAD SIGN
 - EXISTING 50/100 GREASE TRAP ON SHEET AI-0
 - EXISTING PANIC HARDWARE
 - CLASS K PORTABLE FIRE EXTINGUISHER FOR DEEP FAT FRYERS MINIMUM 1.5 GAL CAPACITY PER FOUR FRYERS WITH A COOKING CAPACITY OF 80 POUNDS OR LESS. CFC 904.11.5.2.
 - FIRE EXTINGUISHER SHALL BE IN ACCORDANCE WITH CFC 906 AND CALIFORNIA CODE
 - LIGHTING FIXTURES CONNECTED TO AN EMERGENCY POWER SYSTEM (STORAGE BATTERIES UNIT EQUIPMENT OR AN ON-SITE GENERATOR) THAT WILL AUTOMATICALLY ILLUMINATE THE MEANS OF EGRESS FOR A DURATION OF NOT LESS THAN 90 MIN. (CBC 100B.3)
 - NOT USED

- WALL TYPE WALL LEGEND**
- 3 5/8" METAL STUDS @ 24" o.c.
 - 6" METAL STUDS @ 16" o.c.
 - NOT USED
 - EXISTING WALL TO REMAIN
 - NEW METAL STUD WALL PER DETAILS

- REFERENCE KEY**
- Note: All Colors to be selected by Owner
- EXIT SIGNS TO BE IN GREEN COLOR. And shall be internally illuminated at all times and shall be connected to an emergency power system (Batteries, unit equipment or on site generator) that will automatically illuminate the exit signs for a duration not less than 90 minutes
- NEW HARD LID CEILING PER DETAIL AT 8 FOOT F.F.F.
- OPEN CEILING AT 10' F.F.F. FIELD VERIFIED
- T-BAR @ 10'-0" F.F.F.
- Fixtures**
- Note:
- 2x2' 50 W LED PANELLIGHT FIXTURE REFER TO ELECTRICAL DRAWINGS
 - 2x4' 50 W LED PANEL LIGHT FIXTURE REFER TO ELECTRICAL DRAWINGS
 - 8' FLUORESCENT LIGHT FIXTURE
 - LIGHT FLUSHMOUNT CEILING FIXTURE REFER TO ELECTRICAL DRAWINGS
 - WALL MOUNTED LIGHT FIXTURE REFER TO ELECTRICAL DRAWINGS
 - BULB LIGHT
 - 6" RECESSED LED LIGHT
 - SPOT LIGHT
 - PENDENT LIGHT
 - LED ROPE LIGHT REFER TO ELECTRICAL DRAWINGS
 - COMBO EXHAUST FAN 120 CFM W/ FLUORESCENT LIGHT FIXTURE
 - 12"x12" RETURN AIR GRILLE
 - 24"x24" AIR SUPPLY GRILLE
 - 12" D ROUND SUPPLY AIR GRILLE
 - 12" D ROUND RETURN AIR GRILLE
 - NEW PUNCHING BAGS

REFERENCE KEY

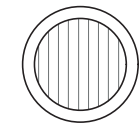
WALL LEGEND

WALL TYPE WALL LEGEND

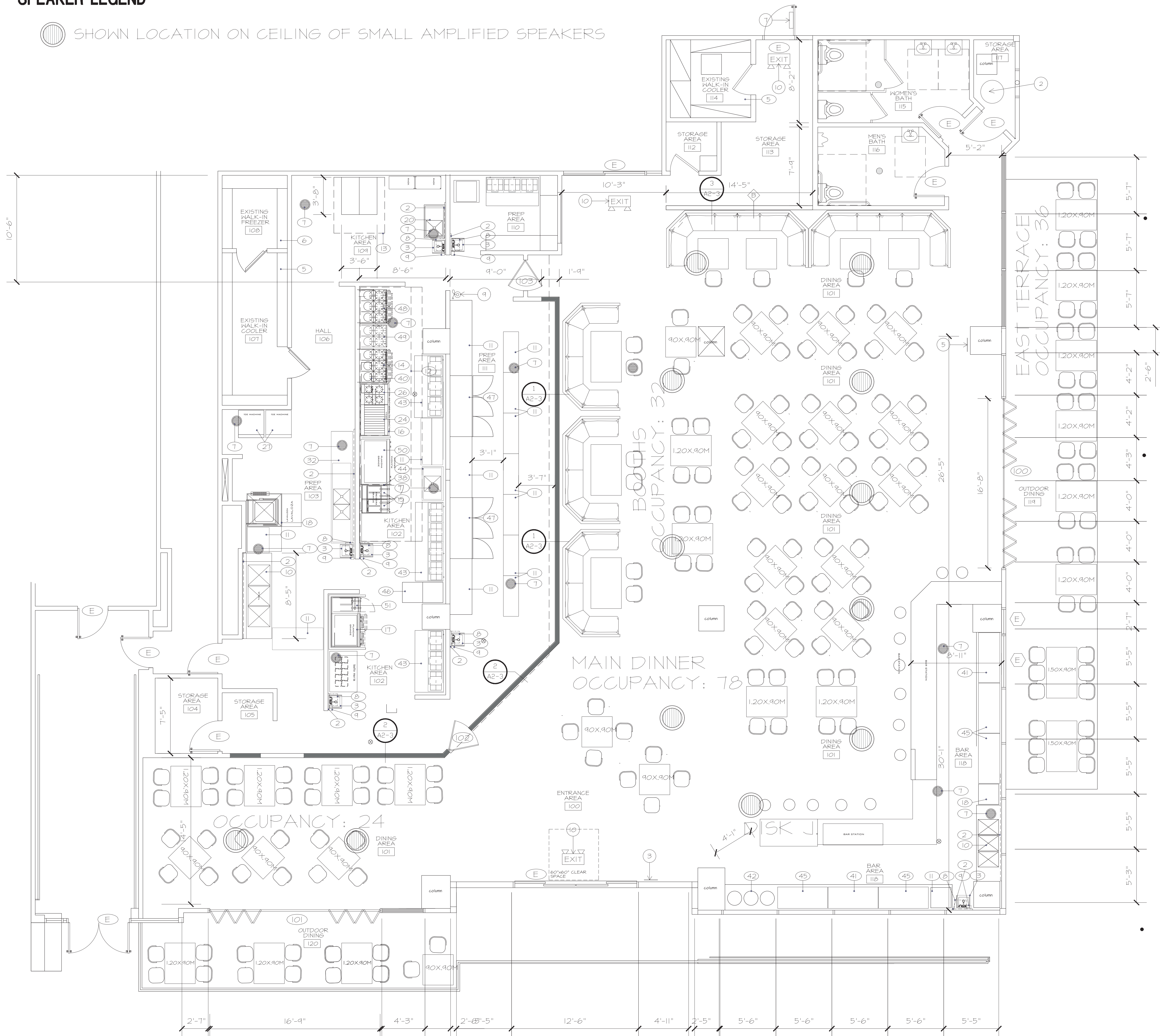
- WALL, DOOR, PLUMBING FIXTURES TO BE DEMOLISHED
- EXISTING WALL TO REMAIN

- WALL LEGEND**
- WALL TYPE WALL LEGEND**
- DOOR PER DOOR SCHEDULE
 - WINDOW PER SCHEDULE
 - NEW WALL PER LEGEND
 - ROOM NUMBER PER FINISH SCHEDULE.
 - FURNACE UNIT

SPEAKER LEGEND



SHOWN LOCATION ON CEILING OF SMALL AMPLIFIED SPEAKERS



New Floor Plan

SCALE: 1/4"=1'

I, I AM THE DESIGNER / OWNER IN RESPONSIBLE CHARGE OF THIS PROJECT.
I HAVE INSPECTED THE SITE/PREMISES AND DETERMINED THAT EXISTING CONDITIONS ARE IN FULL
COMPLIANCE WITH THE CURRENT ACCESSIBILITY REQUIREMENTS TO THE EXTENT REQUIRED BY THE LAW

Jose M Martinez Jose M Martinez 01/15/2021
SIGNATURE PRINT NAME DATE

2. "IF THE BUILDING INSPECTOR DETERMINES NONCOMPLIANCE WITH ANY CURRENT ACCESSIBILITY PROVISION OF THE LAW, HE/SHE SHALL REQUIRE SUBMITTAL OF COMPLETE AND DETAILED PLANS TO THE COUNTY OF SAN DIEGO BUILDING DIVISION FOR FURTHER REVIEW. PLANS MUST CLEARLY SHOW ALL EXISTING NON-COMPLIANT CONDITIONS SERVING THE ALTERATION, STRUCTURAL REPAIR, OR ADDITION AND PROPOSED MITIGATION OF DEFICIENCIES TO MEET CURRENT ACCESSIBILITY PROVISIONS." -CBC 11B-202.4

3. I AM THE DESIGNER / OWNER IN RESPONSIBLE CHARGE OF PROJECT.
I HAVE INSPECTED THE SITE/PREMISES AND DETERMINED THAT EXISTING RESTROOM(S) SERVING
THE AREA OF ALTERATION ARE IN FULL COMPLIANCE WITH THE CURRENT ACCESSIBILITY
PROVISIONS TO THE EXTENT REQUIRED BY THE LAW.

Jose M Martinez Jose M Martinez 01/15/2021
 SIGNATURE PRINT NAME DATE

1	PROPERTY LINE	8	EXTG. TRASH BING W/ SPACE GREASE CONTAINERS IN BASEMENT
2	EXISTING ALLEY	9	EXTG. HC. PARKING STALL IN BASEMENT
3	EXTG. CONCRETE SIDEWALK	10	EXISTING GREASE INTERCEPTOR
4	EXTG. WATER METER	11	FACE OF CURB
5	EXTG. GAS METER	12	SHOWN PATH OF TRAVEL FOR HC.
6	SHOWN CENTER LINE OF STREET	13	EXTG. ACCESSIBLE PARKING SIGN
7	EXTG. TRASH ENCLOSURE	14	EXTG. APRON

OWNER:
MCS ORCHARD PLAZA, LLC

MAIL ADDRESS:
990 Highland Drive
Suite 200
Solana Beach, Ca. 92075-2427

TENANT:
Nino Franco
TEL. (619) 278-8026
MAIL ADDRESS:
555 W Beach Street
Suite 101
San Diego, Ca. 92101

DESIGNER:
JOSE M. MARTINEZ
4645 RUFFNER ST, STE L
SAN DIEGO, CA 92111
VOICE: (858) 427-4161

ENGINEER:
GENARO GENEL
4645 RUFFNER ST, STE L
SAN DIEGO, CA 92111
VOICE: (858) 427-4161

ELECTRICIAN:
CMS ELECTRIC
JOEL MEJIA
CA LICENSE #: 898252
308 S LINCOLN AVE
EL CAJON, CA 92020
CELL: (619) 588-5062

PROJECT ADDRESS:	555 W Beach Street San Diego, Ca. 92101
BUILDING TYPE:	TYPE V, B, SPRINKLER
ASSESSOR PARCEL No:	533-334-11-00
BUILDING CODE:	2019 CBC WHICH ADOPTS THE 2018 IBC.
OCCUPANCY:	TYPE "A-2"
ZONE:	COMMERCIAL
YEAR BUILT:	1948
LOT SIZE:	13,177 SF
SQUARE FOOTAGE:	95,060
LEGAL BRIEF DESC:	
LOT:1-2 BLK:19 CITY:SAN DIEGO SUBD:MIDLETOWN	
CCI-10714 BLK 19 LOTS 142 411 412	

CITY OF SAN DIEGO
CITY OF SAN DIEGO WATER DISTRICT
ENVIRONMENTAL HEALTH DEPARTMENT

ARCHITECTURAL

T9-1 TITLE SHEET
T9-2 NOTES
T9-4 ADA NOTES
T9-5 HEALTH NOTES AND FINISHES
T9-6 STRUCTURAL PLAN
A2-0 EXISTING/ DEMO PLAN
A2-1 NEW FLOOR PLAN
A2-2 EQUIPMENT SCHEDULE
/ ACCESSIBILITY PLAN
A2-3 EXISTING REFLECTED
CEILING PLAN
A3-1 SNEEZE GUARDS

ELECTRICAL

E-1	ELECTRICAL PLAN
E-2	SINGLE LINE DIAGRAM

PLUMBING

P-1 GAS PLAN

1. COMMERCIAL CONSTRUCTION COMPLY WITH THE
2019 EDITION OF THE CALIFORNIA BUILDING CODE
2019 CALIFORNIA BUILDING CODE (CBC)
2019 CALIFORNIA GREEN BUILDING STANDARDS CODE (CALGREEN)
2019 CALIFORNIA ELECTRICAL CODE (CEC)
2019 CALIFORNIA MECHANICAL CODE (CMC)
2019 CALIFORNIA PLUMBING CODE (CPC)
2019 CALIFORNIA FIRE CODE (FC)
2019 CALIFORNIA BUILDING ENERGY EFFICIENCY STANDARDS CODE (CBEEES)
2019 CALIFORNIA ENERGY CODE
2019 CALIFORNIA EXISTING BUILDING
2. (TITLE 24) WHICH ADOPTS THE
FOLLOWING MODEL CODES: 2018 IBC, 2019 UPC,
2019 UMC AND 2019 NEC.
3. THIS PROJECT WILL COMPLY WITH THE CITY OF
SAN DIEGO LIGHTING ORDINANCE
4. THIS FACILITY WILL BE USING SINGLE USE UTENSILS

8 EMPLOYEES & 1 MANAGER PER SHIFT

CONDITIONAL USE PERMIT FOR LIVE ENTERTAINMENT, DISK
JOCKEY, 6:00 Am TO 12:00am
INDOOR OPEN SPACE AND MUSIC ON RESTAURANT

AREA OF INDOOR SPACE 1,747.sq.ft.

CFC Section 505.1

New and existing buildings shall have approved address numbers, buildings numbers or approved building identification placed in position that is plainly legible and visible from the street or road fronting the property. These numbers shall contrast in color to background. Numbers shall be a minimum of 4" high with a minimum stroke width of 1/2 inch.

CFC Section 503.6

Where access to or within a structure or an area is restricted because of secured openings or where immediate access is necessary for life-saving or fire-fighting purposes, the fire code official is authorized to require a key box to be installed in an approved location. They key box shall be of an approved type and shall contain key(s) to gain necessary access as required by the fire code official.



SCALE: 1" = 20'-0"

PROJECT: CUP Live Entertainment

ADDRESS:
555 Beech St. Suite 101,
San Diego, Ca. 92101

OWNER:
Fisher's House LI, LLC

Taller de Arquitectura

PLANNING AND DESIGN

43645 பிள்ளை கிரகம், வீடு ௭, சீமா தெரு, செ. ௭1010, T.எ. 05501 4274181
Emmali Adirahazh: jjayagananar@ingazharachennai.com

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