

San Diego Hearing Officer Meeting

1140032 – Seventh & Island Temporary Surface Parking Lot CUP

PHONE-IN TESTIMONY INFORMATION

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

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

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

TO "RAISE YOUR HAND": click the button on your computer, tablet, or Smartphone, or dial ***9** on your phone.

You will be taken in the order in which you raise your hand. You may only speak once on a particular item.

TO UNMUTE: When it is your turn to speak, click the unmute prompt that will appear on your computer, tablet or Smartphone, or dial ***6** on your phone.

Development Services Department

**Seventh & Island
Temporary Surface Parking Lot CUP
Project No. 1140032**

Item #2

City of San Diego Hearing Officer

July 8, 2026

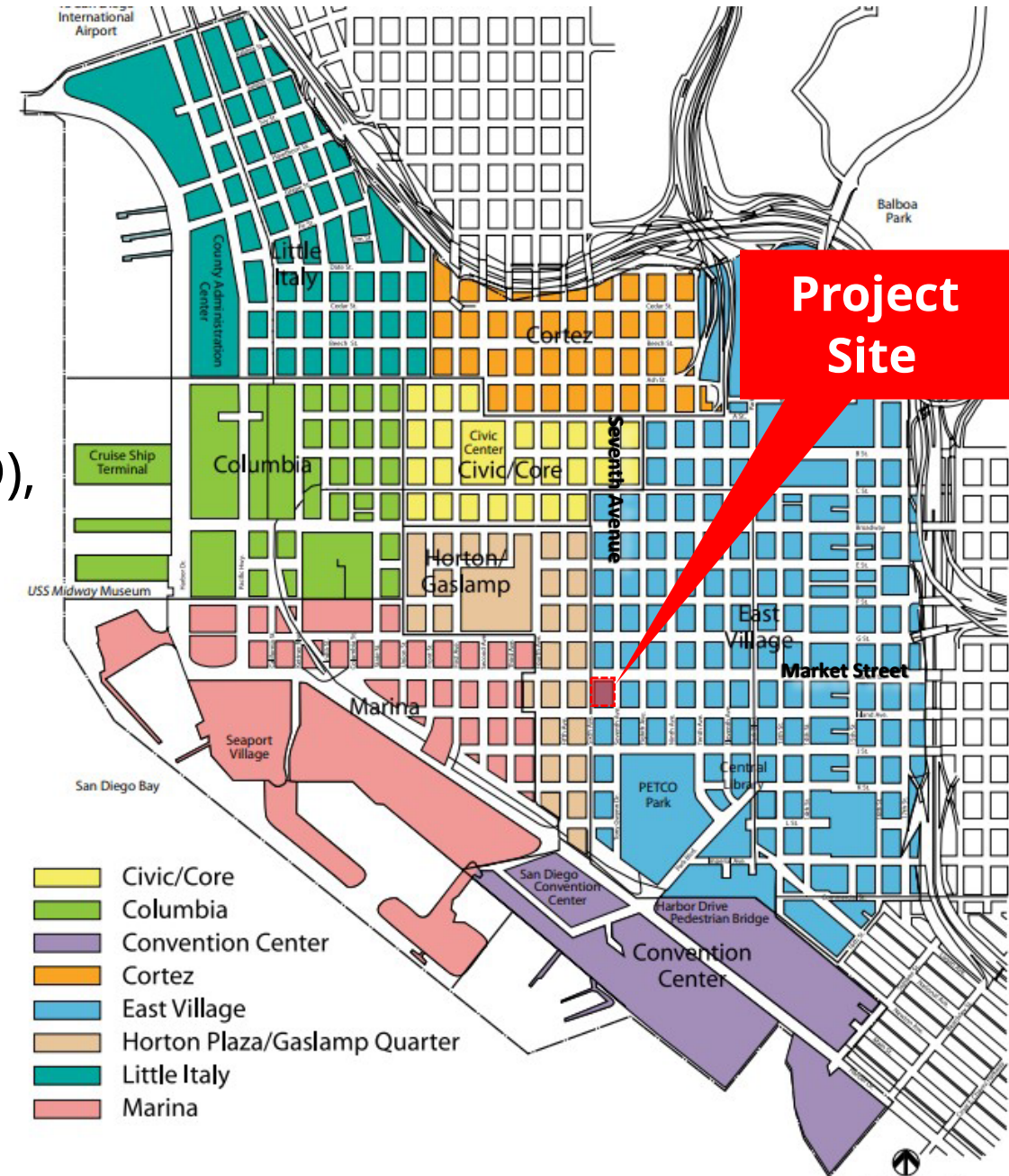
Project Scope

Description: Allow a temporary surface parking lot for a period not to exceed two years

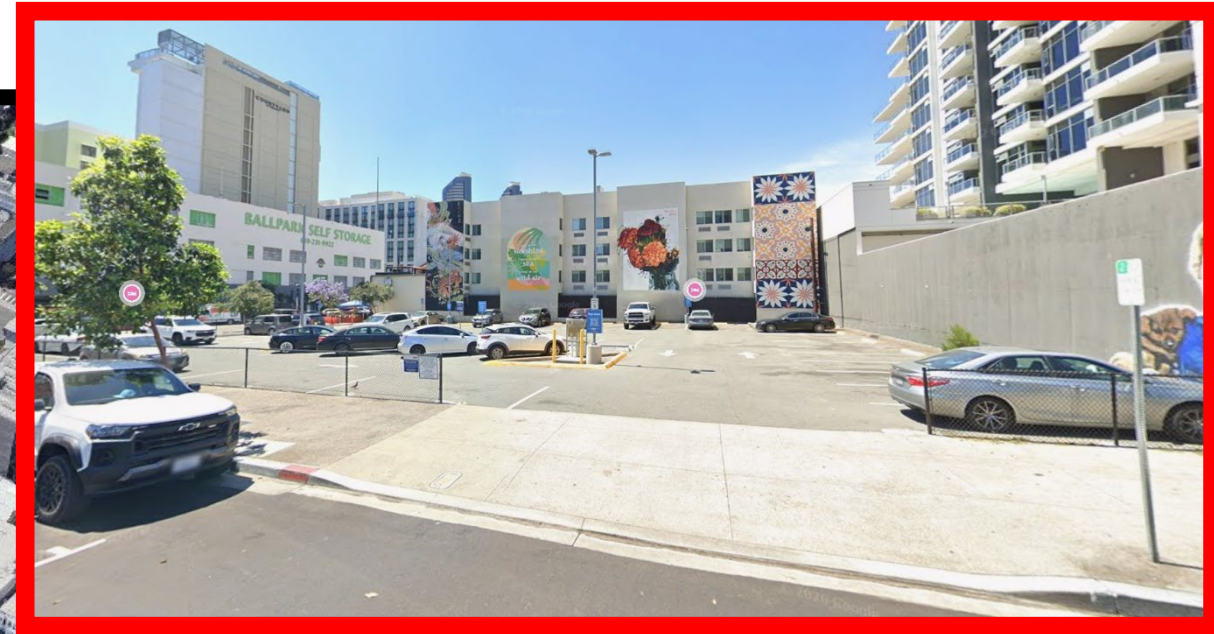
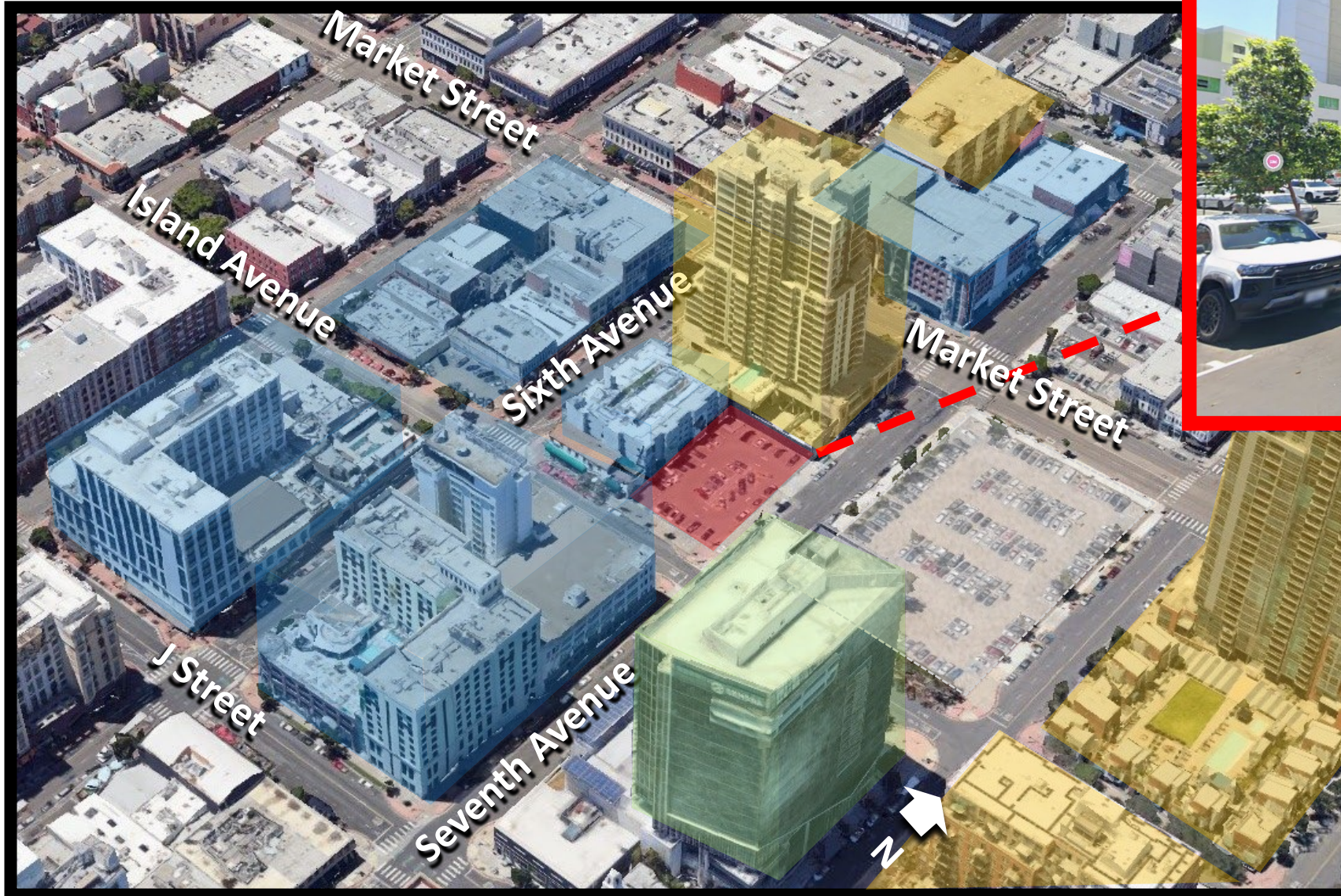
Location: 502 Seventh Avenue, East Village Neighborhood, Downtown Community Plan, Centre City Planned District (CCPD), Employment/ Residential Mixed-Use land use district, Council District 3

Parcel Size: 15,033 square feet

Approvals: Process Level Three
Conditional Use Permit (CUP)
Consistent with previously certified Downtown Final Environmental Impact Report



Project Site



	Project Site
	Office
	Residential
	Commercial
	Surface Parking

Background

- Conditional Use Permit
 - Required for surface parking lots in Downtown
 - Required improvements include safety elements and pedestrian enhancements.
- History
 - Previous buildings demolished in 2016.
 - Current parking lot permitted in 2016 (CUP 2016-16) and expired in 2024.
- Code Enforcement
 - CE-0531915 submitted in 2024.
 - BLUE issued CPNO in April 2025.
 - This CUP will address the observed code violations.



April 3, 2025

CIVIL PENALTY NOTICE AND ORDER

Location: 502 7th Ave & 538 7th Ave, San Diego, CA

APN No.: 535-111-08-00, 535-111-09-00

**Property Owner/
Responsible Person:** 7th and Island, LLC
2875 Michelle Dr Suite 110
Irvine, CA 92606

Agent for Service: C T Corporation Services
Riley Laipple
3 Winners Circle, Suite 301
Albany, NY 12205

Address: C T Corporation Services
Sajan A Hansji
321 7th Avenue
San Diego, CA 92101

Zoning Designation: CCPD-ER

You are hereby notified that the property identified above is in violation of the San Diego Municipal Code (SDMC). On **December 4, 2024**, the following violations were observed at the property and must be corrected:

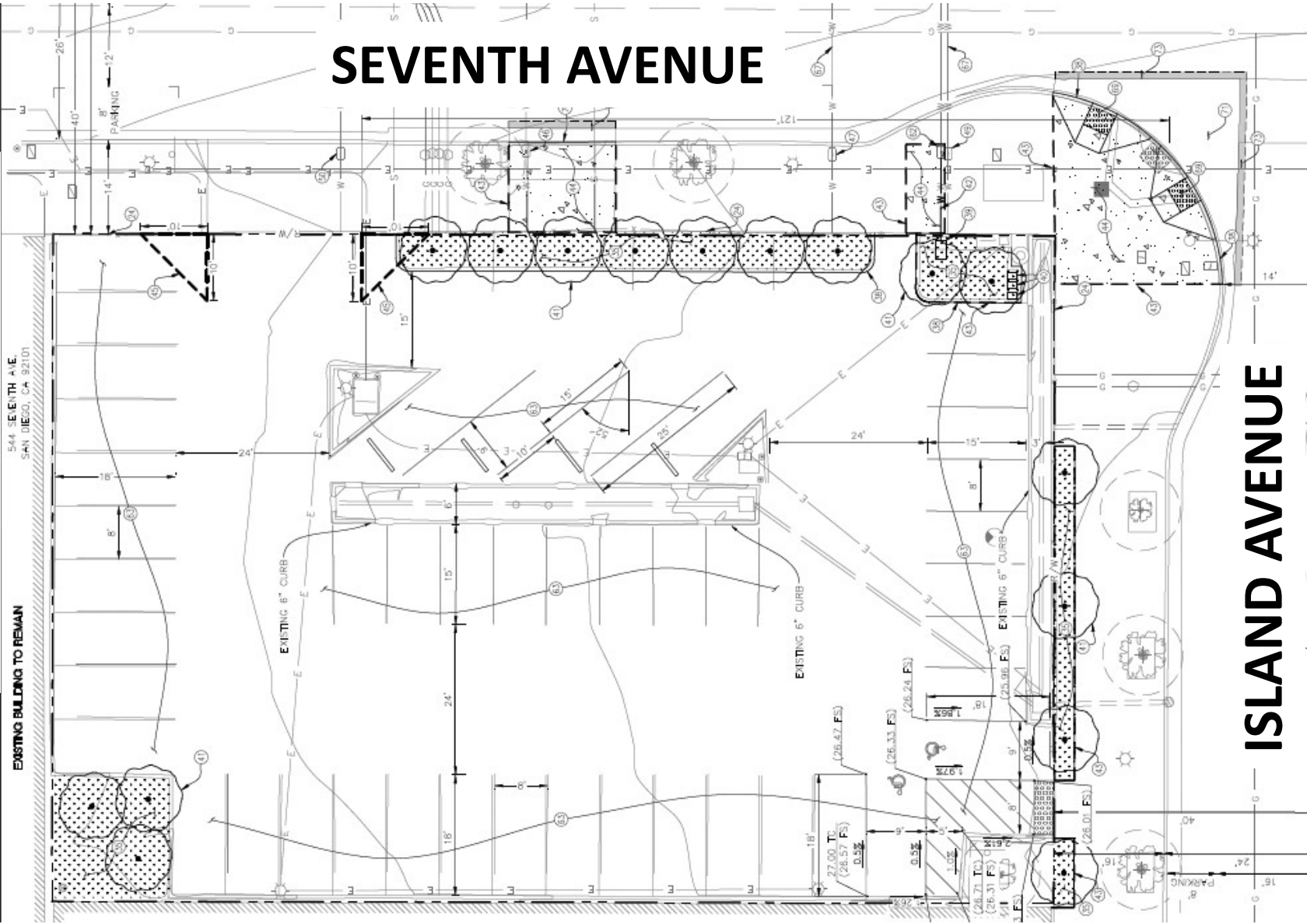
The identified parcel numbers, 535-111-08-00 and 535-11-09-00, also known as 502 7th Avenue and 538 7th Avenue, respectively, are NOT currently permitted according to City records and do NOT allow any permitted uses prior to permits, approvals, and inspections.

- Unpermitted surface parking lots (pay-to-park) conducted within the Centre City Planned District without the required Conditional Use Permit.
- Unpermitted cars stored in the lots.
- Unpermitted signs (LAZ Parking) attached to the perimeter fencing.

Site Plan

LEGEND:

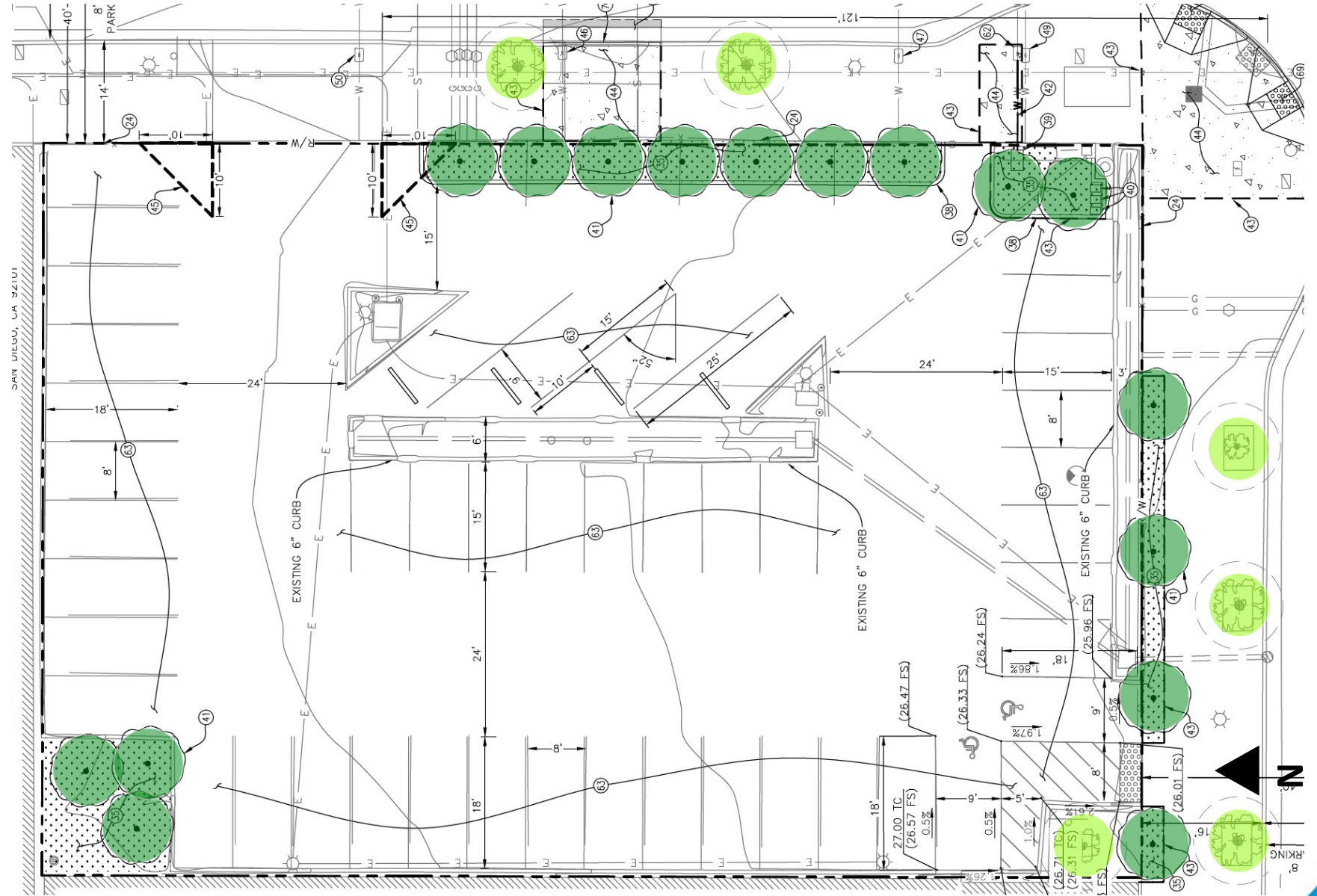
DESCRIPTION	SYMBOL
EXISTING RIGHT OF WAY	
PROPOSED PARKING STRIPE	
PROPOSED WATER LINE	
PROPOSED CURB	
PROPOSED SAWCUT LINE	
PROPOSED PERVIOUS AREA	
PROPOSED PCC WALKWAY	
PROPOSED TREE	
PROPOSED IRRIGATION EQUIPMENT	
SIDEWALK REMOVAL LIMITS	
PROPOSED AC PAVEMENT	



Required Trees: 22

Existing Trees: 6

NEW TREES: +16



Recommendations

❑ **Downtown Community Planning Council:**

Voted 10-1 to recommend approval on December 17, 2025, with recommendations:

- Improve parking rate signage and design
- Increase activation opportunities

Key Conditions of Approval

- Permit expires two years after approval; no options to renew or extend.
- Safety upgrades: maintain the chain link fence, upgrade security lighting, new ADA curb ramp, and removal of unused driveway and replacement with standard City sidewalk.
- Pedestrian enhancements: Add 16 new trees.
- Must file Letter of Agency with San Diego Police Department.
- Permittee shall respond to neighbor complaints within 24 hours; current point of contact shall be maintained with the City.



Staff Recommendation

APPROVE

Conditional Use Permit No. 3369994

