San Diego Hearing Officer Meeting

(PRJ-1150122 – 11095 Carmel Mountain Road)

PHONE-IN TESTIMONY INFORMATION

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

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

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Development Services Department

11095 Carmel Mountain Road
Project No. PRJ-1150122

Item 2

Hearing Officer

September 23, 2026

The City of SAN DIEGO

Project Scope

Location: 11095 Carmel Mountain Road
Rancho Peñasquitos Community Plan Area
Commercial–Community (CC-1-3) Zone

Parcel Size: 0.06 acre

Approvals: Process Three
Conditional Use Permit No. PMT-3402733
Categorically Exempt from CEQA: Section 15061(b)(3)

Project Scope

- Conditional Use Permit to allow the sale of beer, wine, and distilled spirits for off-site consumption (ABC Type 21) at an existing 2,921-square-foot convenience store.

- **SDMC Section 141.0502(c)**: Proposed alcoholic beverage outlets that do not comply with the regulations in Section 141.0502(b) may be permitted with a Conditional Use Permit decided in accordance with Process Three.

Aerial Photograph



• Project Location

North

Land Use Plan



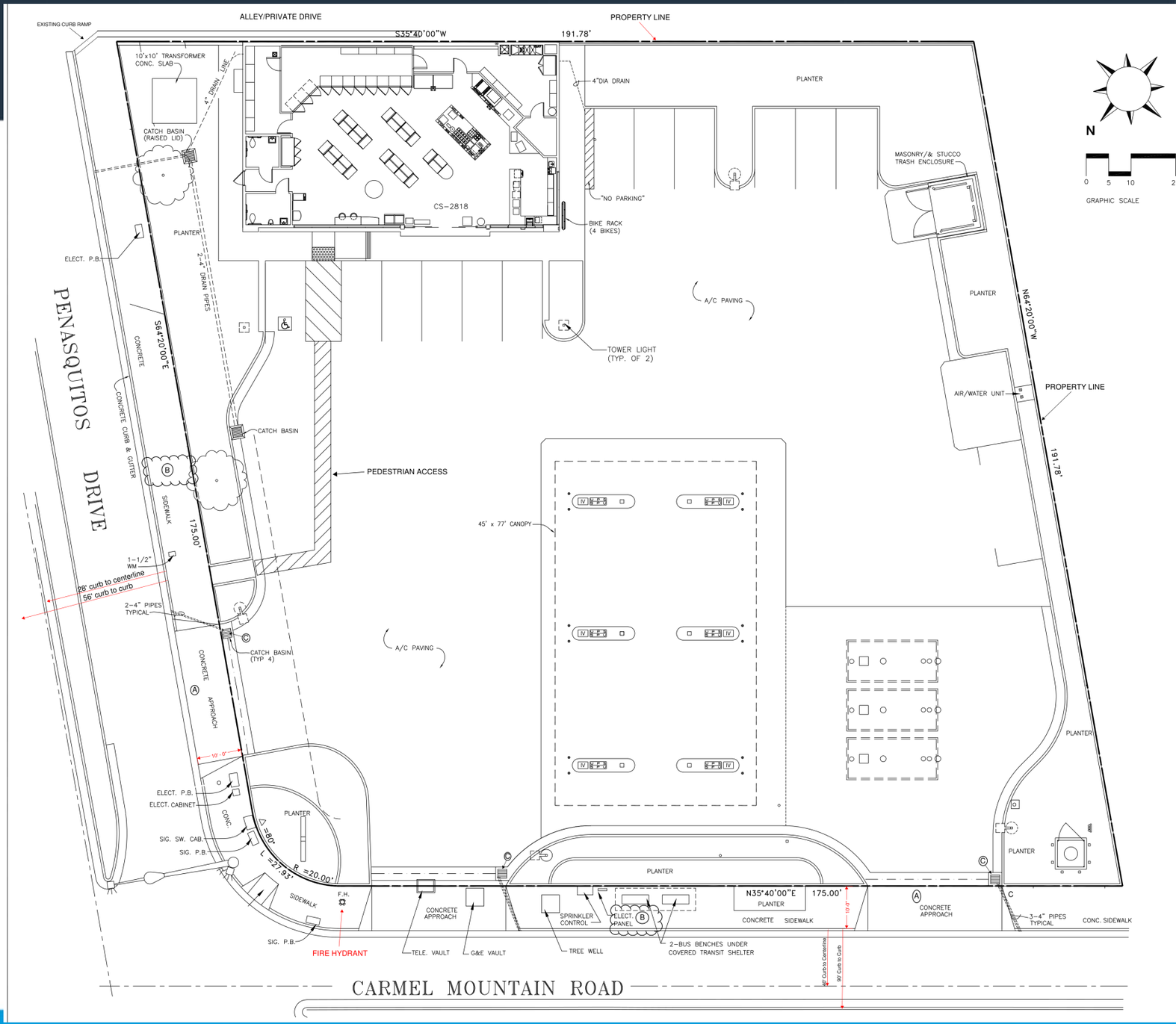
Project Location

Legend

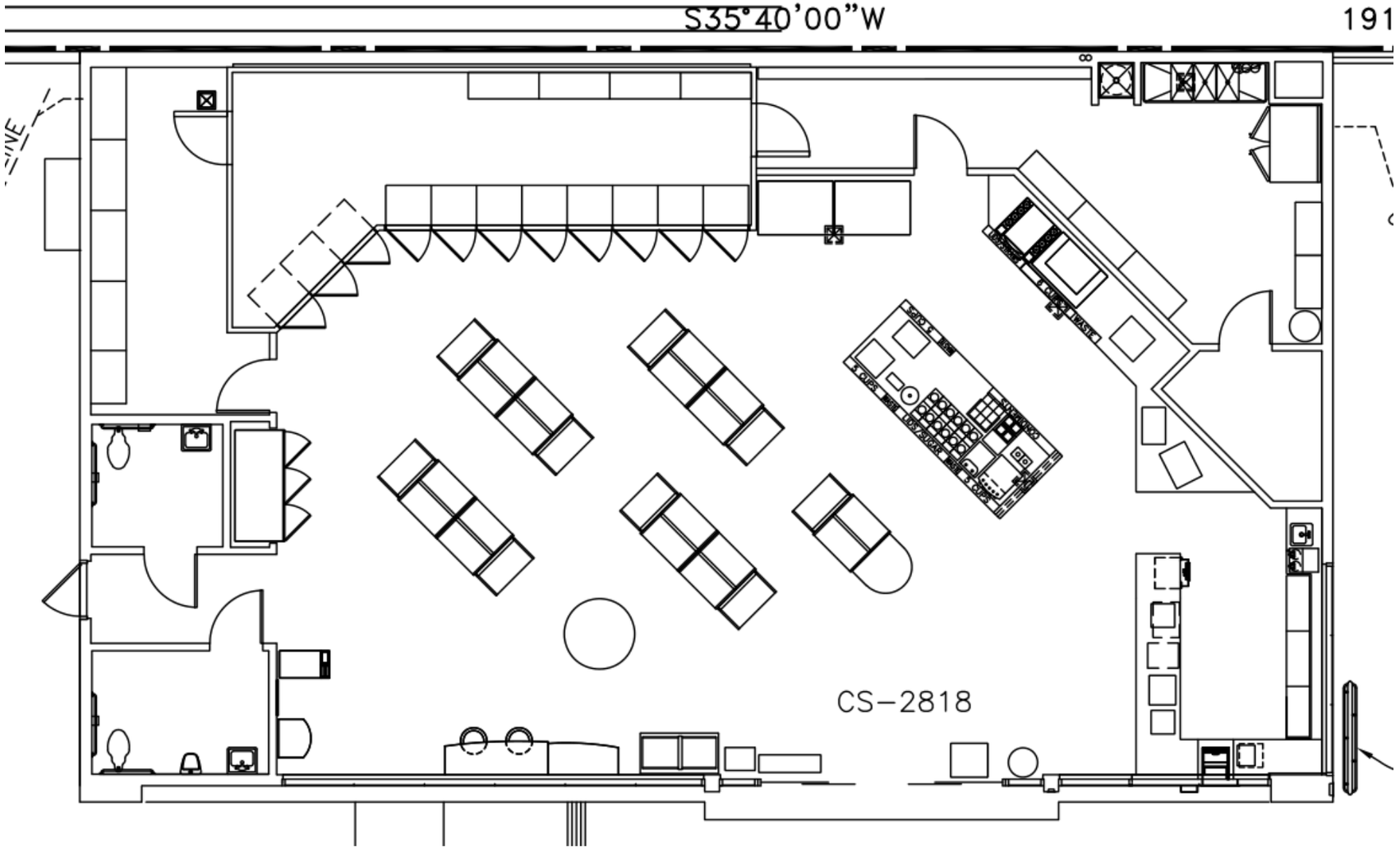
- Residential
- Industrial
- Commercial
- Open Space
- Park
- Institutional

North

Site Plan


ALLEY/PRIVATE DRIVE
PROPERTY LINE
EXISTING CURB RAMP
S35°40'00"W
191.78'
10'x10' TRANSFORMER CONC. SLAB
4" DRAIN LINE
CATCH BASIN (RAISED LID)
4"DIA DRAIN
PLANTER
MASONRY/& STUCCO TRASH ENCLOSURE
CS-2818
"NO PARKING"
BIKE RACK (4 BIKES)
PLANTER
ELECT. P.B.
2-4" DRAIN PIPES
A/C PAVING
TOWER LIGHT (TYP. OF 2)
PLANTER
N64°20'00"W
PENASQUITOS DRIVE
S64°20'00"E
CONCRETE
CONCRETE CURB & GUTTER
AIR/WATER UNIT
PROPERTY LINE
CATCH BASIN
PEDESTRIAN ACCESS
191.78'
SIDEWALK
175.00'
45' x 77' CANOPY
1-1/2" WM
88' curb to centerline
56' curb to curb
2-4" PIPES TYPICAL
CATCH BASIN (TYP 4)
A/C PAVING
CONCRETE APPROACH
10'-0"
PLANTER
ELECT. P.B.
ELECT. CABINET
CONC.
SIG. SW. CAB.
SIG. P.B.
Δ=80°
L=27.93'
R=20.00'
SIDEWALK
F.H.
SIG. P.B.
FIRE HYDRANT
CONCRETE APPROACH
TELE. VAULT
G&E VAULT
SPRINKLER CONTROL
ELECT. PANEL
TREE WELL
PLANTER
N35°40'00"E
175.00'
CONCRETE SIDEWALK
2-BUS BENCHES UNDER COVERED TRANSIT SHELTER
CONCRETE APPROACH
3-4" PIPES TYPICAL
CONC. SIDEWALK
PLANTER
PLANTER
10'-0"
88' Curb to Centerline
80' Curb to Curb
CARMEL MOUNTAIN ROAD
N
0 5 10 2
GRAPHIC SCALE

Floor Plans Existing Store



Community Planning Group

Date: July 1, 2026

Rancho de los Peñasquitos Planning Board

Approved: 9-3-0

Staff Recommendation

APPROVE

Conditional Use Permit No. PMT-3402733