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.

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Development Services Department

11095 Carmel Mountain Road
Project No. PRJ-1150122

Item 1

Hearing Officer

September 23, 2026

The City of SAN DIEGO

Correction Memorandum

- Date of Approval has been updated from September 23, 2026, to October 7, 2026.
- The utilization date in the Draft Permit with Conditions has been updated from October 8, 2026, to October 22, 2026.
- The Engineering Requirements have been updated.

ENGINEERING REQUIREMENTS:

13. Prior to recordation of the Permit ~~Prior to the issuance of any building permit~~, the Owner/Permittee shall obtain an Encroachment Maintenance Removal Agreement for the existing sidewalk underdrains located within the right-of-way, satisfactory to the City Engineer.

~~14. Prior to the issuance of any building permit, the Owner/Permittee shall assure by permit and bond the replacement of damaged sidewalk panels with current City Standard sidewalk, adjacent to the site on Carmel Mountain Road and Penasquitos Drive, as shown on Exhibit A, satisfactory to the City Engineer.~~

14. Prior to recordation of the Permit, the Owner/Permittee shall assure by permit and bond the reconstruction of the existing damaged/unaligned sidewalk panels on Carmel Mountain Road and Penasquitos Drive per current City Standard, satisfactory to City Engineer.

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ATTACHMENT 05

~~14. Prior to the issuance of any building permit, the Owner/Permittee shall assure by permit and bond the reconstruction of two driveways to current City Standards, adjacent to the site on Carmel Mountain Road and Penasquitos Drive, as shown on Exhibit A, satisfactory to the City Engineer.~~

15. Prior to the issuance of any construction permit, the Owner/Permittee shall submit a Water Pollution Control Plan (WPCP). The WPCP shall be prepared in accordance with the guidelines in Part 2 Construction BMP Standards Chapter 4 of the City's Storm Water Standards.

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



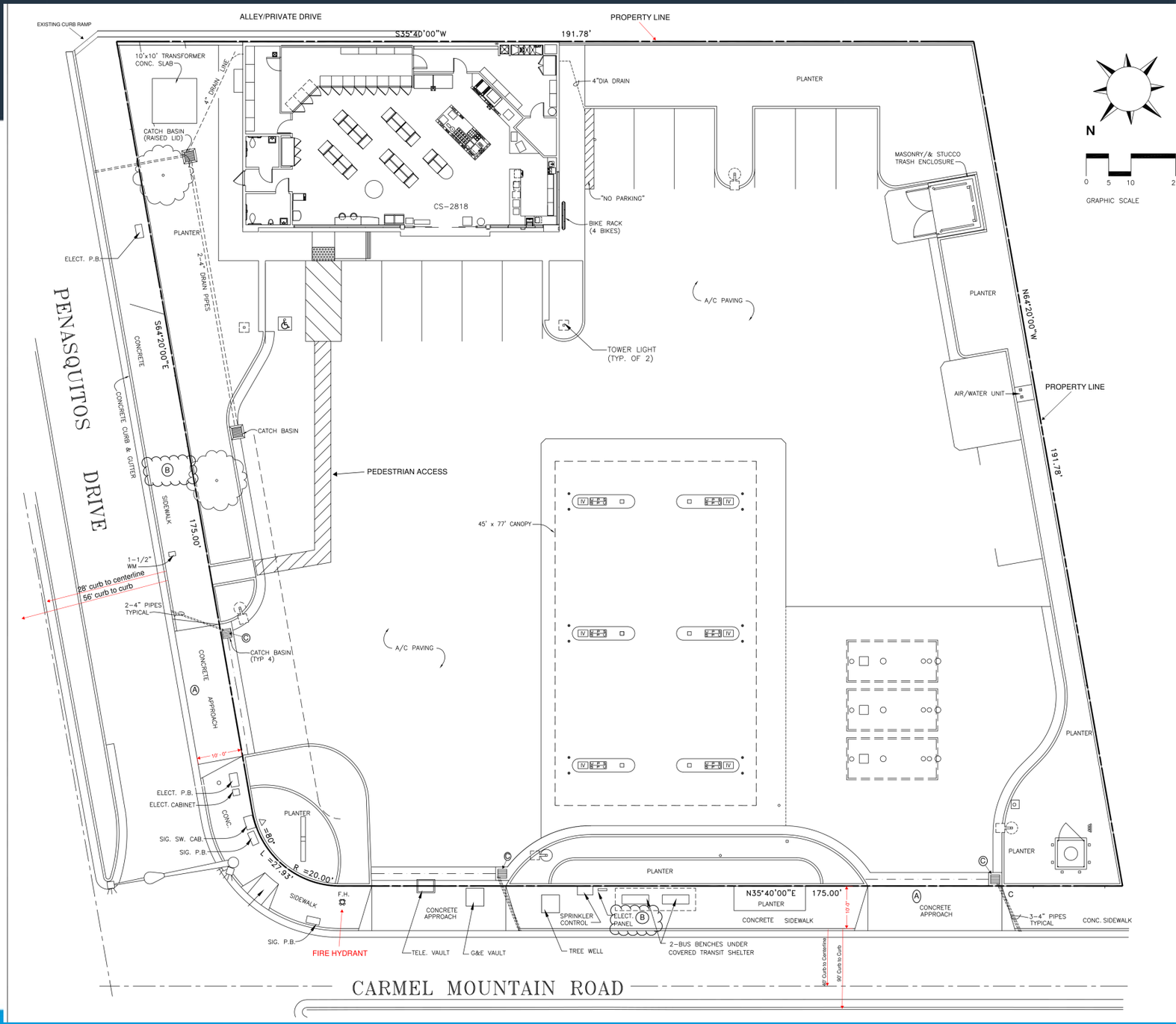
Project Location

Legend

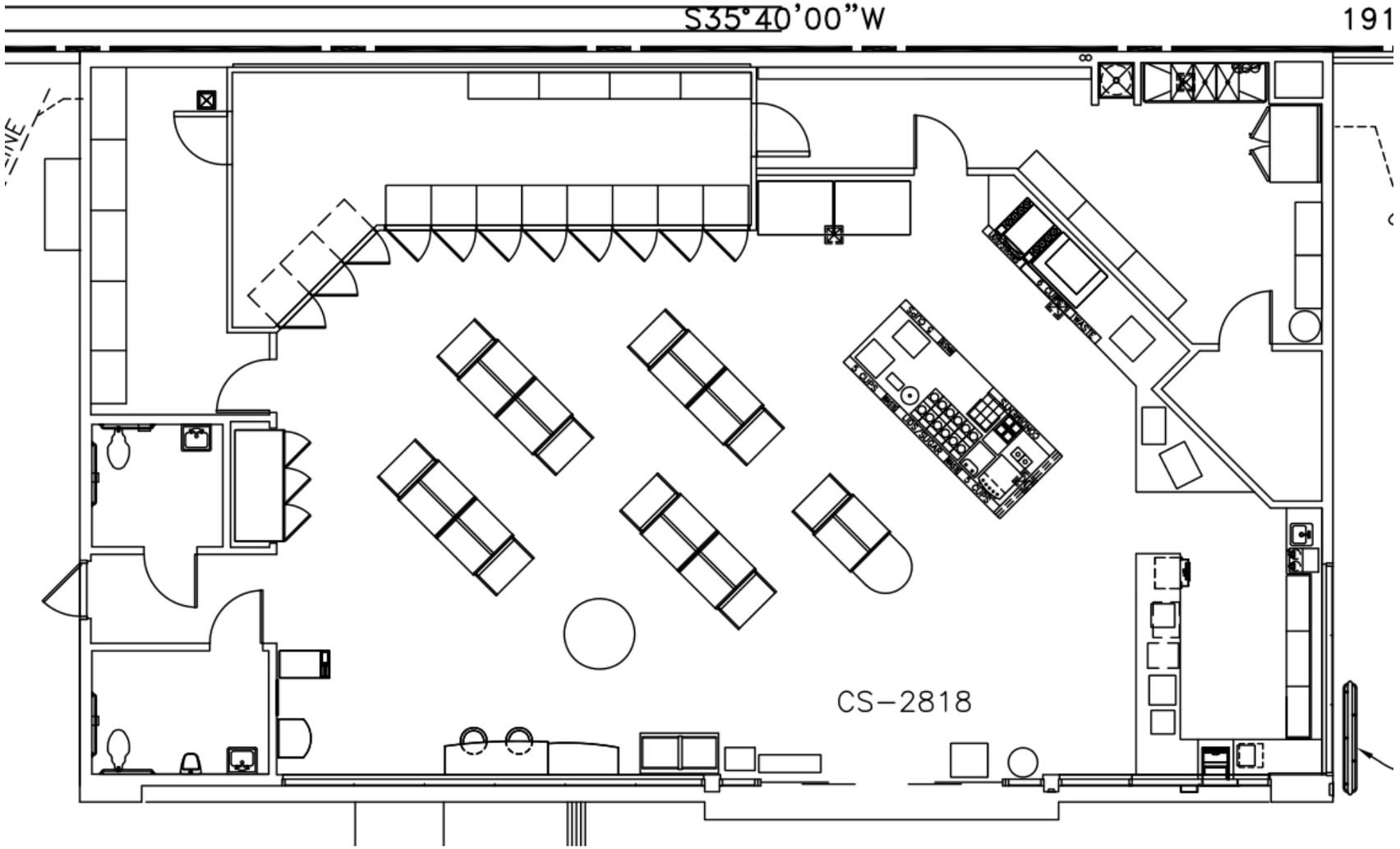
- Residential
- Industrial
- Commercial
- Open Space
- Park
- Institutional

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

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Sidewalk Panel - Carmel Mountain Road

