THE CITY OF SAN DIEGO

Report to the Hearing Officer

DATE ISSUED: OCTOBER 28, 2026 REPORT NO. HO-26-055

HEARING DATE: NOVEMBER 4, 2026

SUBJECT: 648 EAST SAN YSIDRO BOULEVARD - Process Three Decision

PROJECT NUMBER: PRJ-1101202

REFERENCE: CONDITIONAL USE PERMIT NO. 1466423 (PTS NO. 416723)

OWNER/APPLICANT: San Ysidro Tianguis Swap Meet LLC/ D. Barry Simons

SUMMARY

Issue: Should the Hearing Officer approve a Planned Development Permit (PDP) and a Conditional Use Permit (CUP) to amend an existing CUP to remove the swap meet use and allow a permanent parking facility as a primary use, with a Mercado as an accessory use, at 648 East San Ysidro Boulevard?

Proposed Actions:

1. APPROVE Planned Development Permit No. PMT-3392557 and Conditional Use Permit No. PMT-3247542 (amendment to Conditional Use Permit No. 1466423).

Fiscal Considerations: None. All costs associated with the processing of the application will be paid by the applicant.

Code Enforcement Impact: None

Housing Impact Statement: There is no proposed housing.

Community Planning Group Recommendation: On March 13, 2024, the San Ysidro Community Planning Group voted 11-0 to recommend approval of the project without conditions.

Environmental Impact: On August 18, 2025, the project was found to be exempt under California Environmental Quality Act (CEQA) Guideline Sections 15061(b)(3), Common Sense Exemption, and 15301, Existing Facilities. The appeal period for Environmental Determination ended on September 2, 2025, and no appeal was filed pursuant to SDMC Section 112.0520(b)(1).

BACKGROUND

Location: The 2.73-acre site is located at 648 East San Ysidro Boulevard. The site is immediately north of the Interstate 5 Freeway, west of Camino De La Plaza, south of East San Ysidro Boulevard and east of the 805 Freeway.



Community Plan: The project is in the San Ysidro Community Plan area.

Zoning: Commercial-Community (CC-2-3) Zone, a Transit Priority Area, the Airport Land Use Compatibility Overlay Zone (Imperial Beach NOLF, Review Area 2), and the FAA Part 77 Noticing Area (Brown Field)

Mobility: The site is 0.25 miles west of the San Ysidro Transit Center located on East San Ysidro Boulevard, which provides bus and trolley services.

Existing Use: The project site is currently used as a 24-hour parking facility and a swap meet.

Adjacent Uses: The Border Village District centers on the commercial business along East San Ysidro Boulevard. The core of the border commercial area is densely populated with multiple small retail strip centers and free-standing buildings that contain small shop spaces featuring Mexican-themed merchandise, apparel, and other items. The buildings in the core range from newer construction to older, remodeled buildings. This area also has many United States bank branches along with currency exchange stores serving cross-border traffic. The southern node contains a mix of older lodging, fast food, and retail shop space with a significant amount of undeveloped land behind these uses extending to I-5, creating the potential for redevelopment if these sites can be assembled.

DISCUSSION

Project Description:

The project proposes to amend CUP No. 1466423 to remove the Swap Meet use and continue to operate a permanent public parking facility as the primary use. The project also requests a PDP to allow for a Mercado to operate on the permanent parking facility as an accessory use.

Permits Required

- Process 3 Conditional Use Permit per SDMC Section 131.0522, Table 131-05B which requires a CUP for a permanent parking facility as the primary use.

- Process 3 Planned Development Permit per SDMC section 126.0602(a)(2) for development in accordance with Section 143.0403(a) that complies with the applicable land use plan but contains uses that are not permitted in the underlying base zone.

Conditional Use Permit (CUP)

The project site is regulated through an existing CUP No. 1466423 that has an expiration date of February 1, 2027. The existing CUP allows a Swap Meet as an accessory use. The CUP extension will remove the Swap Meet as a use while retaining the permanent parking facility as the primary use, subject to San Diego Municipal Code (SDMC) Section 141.0616(b).

The permanent parking facility as the primary use would not require an expiration date for the CUP. However, with the addition of the Mercado accessory use, the CUP will be permitted for a ten-year term, after which it may be extended.

Planned Development Permit (PDP)

A PDP is required because the proposed Mercado use is not permitted in the underlying CC-2-3 zone pursuant to SDMC Section 131.0522, Table 131-05B. However, the Mercado is contemplated by the applicable Community Plan. SDMC Section 126.0602(a)(2) allows a PDP for development that complies with the applicable land use plan but contains uses that are not permitted in the underlying base zone, in accordance with SDMC Section 143.0403(a). Therefore, the PDP provides the appropriate permit mechanism to allow the Mercado use based on its consistency with the Community Plan, even though the use is not permitted by the underlying CC-2-3 zone.

Community Plan Analysis:

The San Ysidro Community Plan designates the project site as Community Commercial and identifies it within the Border Village District. The permanent parking facility supports the Community Plan by providing safe and convenient parking for residents, visitors, and surrounding commercial uses. In particular, the parking facility supports Policy 2.5.9, which seeks commercial uses that meet the needs of residents and visitors, and Policy 2.5.14, which specifically encourages parking within the Border Village area to support businesses, vehicular activity, and demand associated with the Port of Entry. The parking facility also supports the Community Plan's broader objective of providing a mix of land uses that serves residents, generates prosperity, and capitalizes on visitor traffic.

The proposed Mercado further implements the Community Plan's vision for the Border Village District as a tourist and visitor destination. Policy 2.5.11 specifically calls for the creation of a Mercado consisting of small shops with a festive design theme that attracts residents, tourists, artisans, and small enterprises. Policy 4.4.14 further envisions a Mercado offering Mexican goods, prepared foods, artisan crafts, clothing, and similar products within a festive "Mexican Village" setting. Although the proposed Mercado is not located within the specific Urban Plaza identified in the Community Plan, the site is immediately south of that area, across San Ysidro Boulevard, and supports the same planned commercial character and activity.

The project supports the Community Plan's vision for a vibrant commercial area that serves the community, accommodates visitor activity, and reinforces the Border Village District as a tourist destination.

STAFF RECOMMENDATION:

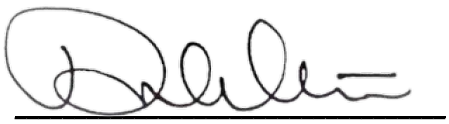
Staff have reviewed the proposed project and determined that the project is in conformance with the policies and regulations of the Land Development Code, General Plan and the Community Plan. Staff recommends that the Hearing Officer approve Planned Development Permit No. PMT-3392557 and Conditional Use Permit No. PMT-3247542 (amendment to Conditional Use Permit No. 1466423) as presented.

ALTERNATIVES

1. Approve Planned Development Permit No. PMT-3392557 and Conditional Use Permit No. PMT-3247542 (amendment to Conditional Use Permit No. 1466423), with modifications.

2. Deny Planned Development Permit No. PMT-3392557 and Conditional Use Permit No. PMT-3247542 (amendment to Conditional Use Permit No. 1466423), if the findings required to approve the project cannot be affirmed.

Respectfully submitted,



Robin MacCartee
Development Project Manager
Development Services Department

Attachments:

1. Aerial Photographs
2. Community Plan Land Use Map
3. Permit with Conditions
4. Draft Permit Resolution with Findings
5. Environmental Exemption
6. Ownership Disclosure Statement
7. Copy of Previous Permit (PRJ-416723, PMT No. 1466423)
8. Community Group Recommendation (IB620)
9. Project Plans

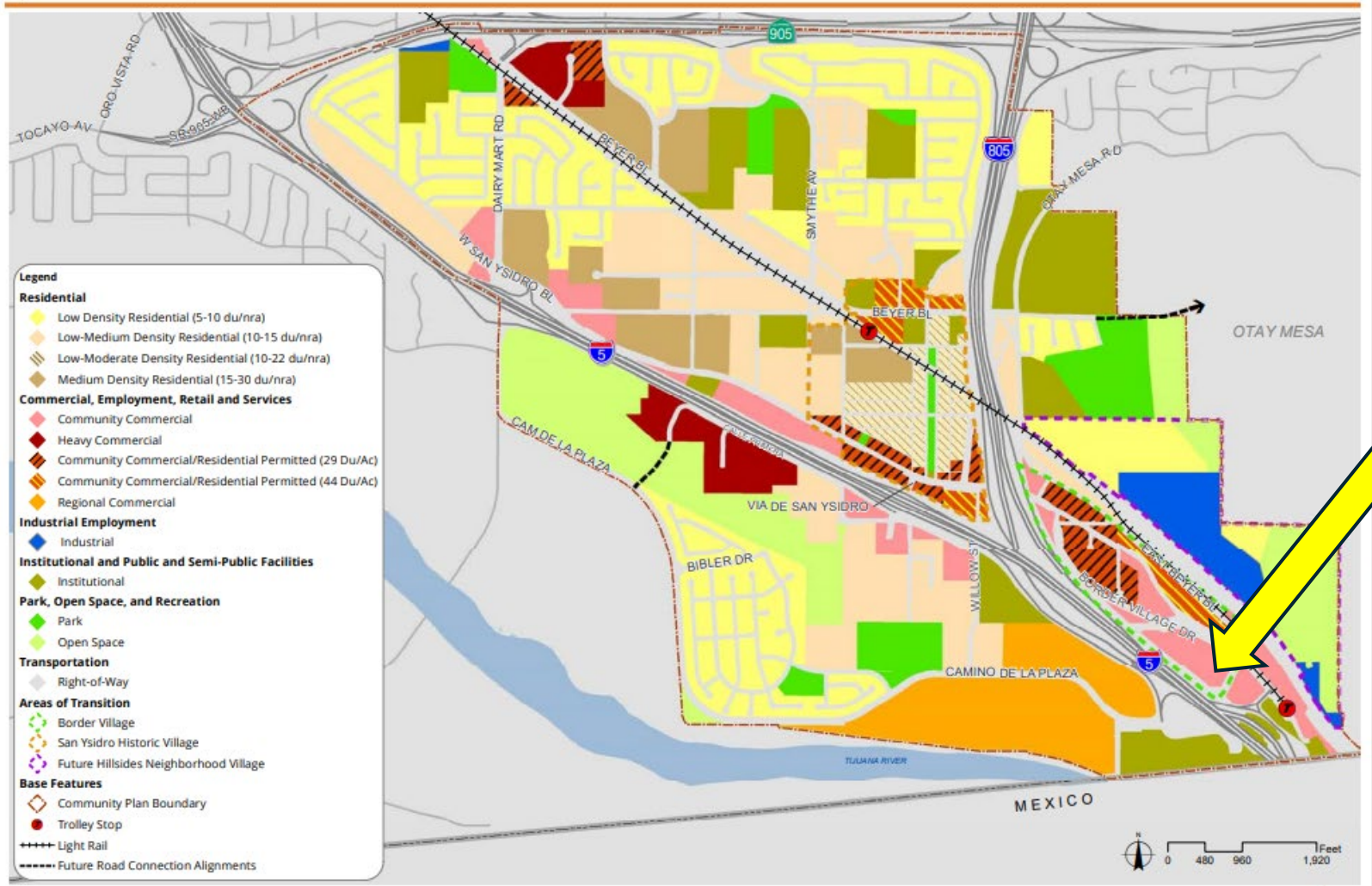

Project Site
ATTACHMENT 1
Inland Fwy
Montgomery Fwy
Border Village Rd
Front St
San Ysidro Bl & Border Village Rd
E San Ysidro Blvd
E Beyer Blvd
Camino De La Plaza & Via Nacional
Camino De La Plaza & Willow Rd
Plaza Durango
Plaza Catalonia
Virginia Ave
Via Nacional
Camino De La Plaza & Virginia Av
Virginia Avenue Transit Center
Camino de la Plz
I-5 S
Camiones Way
John J Montgomery Fwy
San Ysidro Station
Rail Ct
Tijuana River
Río Tijuana
Calle Padilla

ATTACHMENT 2

Project Site



Figure 2-2: Land Use Map



Community Commercial

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: 24009683 SPACE ABOVE THIS LINE FOR RECORDER'S USE

PLANNED DEVELOPMENT PERMIT NO. PMT-3392557
CONDITIONAL USE PERMIT NO. PMT-3247542
648 SAN YSIDRO BOULEVARD - PROJECT NO. PRJ-1101202
AMENDMENT TO CONDITIONAL USE PERMIT NO. 1466423 (PTS NO. 416723)
HEARING OFFICER

This Planned Development Permit No. PMT-3392557, and Conditional Use Permit No. PMT-3247542 (amendment to Conditional Use Permit No. 1466423) is granted by the Hearing Officer of the City of San Diego to San Ysidro Tianguis Swap Meet LLC, a California Limited Liability Company, Owner/ Permittee, pursuant to San Diego Municipal Code [SDMC] sections, 126.0605 and 126.0305. The 2.73-acre site is located at 648 East San Ysidro Boulevard, also known as Assessor's Parcel Numbers 666-300-38, 40, and 49 in the Commercial-Community (CC-2-3) Zone, a Sustainable Development Area, the Airport Land Use Compatibility Overlay Zone (Imperial Beach NOLF), ALUCP Airport Influence Area Overlay Zone (Imperial Beach NOLF, Review Area 2), and the FAA Part 77 Noticing Area Overlay Zone (Brown Field) of the San Ysidro Community Plan area. The project site is legally described as:

PARCEL 1: (APN: 666-300-40-00) ALL THAT PORTION OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OR SECTION 1, TOWNSHIP 19 SOUTH, RANGE 2 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO OFFICIAL PLAT THEREOF, DESCRIBED AS FOLLOWS: BEGINNING 461.00 FEET WEST AND 334.00 FEET SOUTH OF THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 1; THENCE WEST 199.00 FEET; THENCE SOUTH 80.00 FEET; THENCE EAST 199.00 FEET; THENCE NORTH 80.00 FEET; TO THE POINT OF BEGINNING.

PARCEL 2: (APN: 666-300-38-00) ALL THAT PORTION OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 1 TOWNSHIP 19 SOUTH, RANGE 2 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO OFFICIAL PLAT THEREOF, DESCRIBED AS FOLLOWS: BEGINNING 414.00 FEET SOUTH AND 461.00 FEET WEST OF THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 1; THENCE WEST 199.00 FEET; THENCE SOUTH 74.00 FEET; THENCE EAST 199.00 FEET; THENCE NORTH 74.00 FEET TO THE POINT OF BEGINNING.

PARCEL 3: AN EASEMENT AND RIGHT OF WAY FOR ROAD PURPOSES OVER A STRIP OF LAND 40.00 FEET IN WIDTH IN SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 1, THE WESTERLY LINE OF SAID 40.00 FOOT STRIP BEING DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 488.00 FEET SOUTH AND 461.00 FEET WEST OF THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER OF SECTION 1, THENCE NORTH TO THE SOUTHERLY LINE OF THAT PARCEL OF LAND DESCRIBED IN DEED TO THE STATE OF CALIFORNIA, RECORDED JUNE 26, 1953 IN BOOK 4903, PAGE 214 OF OFFICIAL RECORDS, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. THE EASTERLY LINE OF SAID 40.00 FOOT STRIP TO TERMINATE IN SAID SOUTHERLY LINE OF THE STATE OF CALIFORNIA LAND.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to amend Conditional Use Permit No. 1466423, that has an expiration date of February 1, 2027. The Conditional Use Permit amendment will remove the Swap Meet as a use while retaining the permanent parking facility as the primary use subject to San Diego Municipal Code (SDMC) Section 141.0616(b). The Planned Development Permit allows for the permanent staging of containers designated for a “Mercado” use pursuant to SDMC Section 126.0602(a)(2) described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated November 4, 2026, on file in the Development Services Department.

The project shall include:

a. Amend Conditional Use Permit No. 1466423 to remove the Swap Meet use and retain the permanent parking facility as the primary use.

b. Conditional Use Permit No. PMT-3247542 shall be good for ten years.

c. Parking facility with 277 permanent surface parking spaces during weekdays and 207 permanent surface parking spaces when the Mercado is in operation.

d. Parking facility will be open to the public and operate 24 hours a day, 7 days a week.

e. Thirty-three (33) permanent storage containers on the site to remain and operate as a Mercado entitled through section 126.0602(a)(2) of the San Diego Municipal Code.

f. Landscaping (planting, irrigation, and landscape related improvements).

g. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality Act [CEQA] and the CEQA Guidelines, the City Engineer’s requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the SDMC.

STANDARD REQUIREMENTS:

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1

of the SDMC within the 36-month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by November 19, 2029.

2. This Conditional Use Permit [CUP] and corresponding use of this site shall expire November 19, 2036. Upon expiration of this Permit, the facilities and improvements described herein shall be removed from this site and the property shall be restored to its original condition preceding approval of this Permit.

3. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:

a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and

b. The Permit is recorded in the Office of the San Diego County Recorder.

4. 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.

5. 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.

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

7. 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.).

8. 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.

9. 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.

10. All of the conditions contained in this Permit have been considered and were determined necessary to make the findings required for approval of this Permit. The Permit holder is required

to comply with each and every condition in order to maintain the entitlements that are granted by this Permit.

If any condition of this Permit, on a legal challenge by the Owner/Permittee of this Permit, is found or held by a court of competent jurisdiction to be invalid, unenforceable, or unreasonable, this Permit shall be void. However, in such an event, the Owner/Permittee shall have the right, by paying applicable processing fees, to bring a request for a new permit without the "invalid" conditions(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.

12. Conditional Use Permit No. 1466423 shall remain in force and effect except where amended by this Permit.

PLANNING/DESIGN REQUIREMENTS:

13. A topographical survey conforming to the provisions of the SDMC may be required if it is determined, during construction, that there may be a conflict between the building(s) under construction and a condition of this Permit or a regulation of the underlying zone. The cost of any such survey shall be borne by the Owner/Permittee.

14. All private outdoor lighting shall be shaded and adjusted to fall on the same premises where such lights are located and in accordance with the applicable regulations in the SDMC.

15. A Litter Control Plan shall be implemented to keep the facility and adjacent property litter-free.

16. All storage areas shall be located on site and screened so that they are not visible from the public right-of-way or from nearby residential development.

17. All signs associated with this development shall be consistent with the sign criteria established by either the approved Exhibit "A" or City-wide sign regulations.

18. The Mercado will operate a minimum of sixteen hours per week, with operating hours to be clearly posted on the site.

19. All designated Mercado parking spaces shall prohibit parking during mercado operating hours and restrict overnight parking a minimum of 24 hours prior to the Mercado operating hours to avoid conflicts with the operating hours of the Mercado.

TRANSPORTATION REQUIREMENTS

20. All automobile, motorcycle and bicycle parking spaces must be constructed in accordance with the requirements of the SDMC. All on-site parking stalls and aisle widths shall be in compliance with requirements of the City's Land Development Code and shall not be converted and/or utilized for any other purpose, unless otherwise authorized in writing by the appropriate City decision maker in accordance with the SDMC.

21. Prior to issuance of any building permit, the Owner/Permittee shall provide and maintain the following Vehicle Miles Traveled (VMT) reduction measures totaling at least 5 points as shown on Exhibit 'A', satisfactory to the City Engineer:

a. Two (2) on-site bicycle repair stations (3 points)
b. One (1) long-term bicycle parking space (2 points)

22. Prior to issuance of any building permit, the Owner/Permittee shall record a reciprocal shared access agreement between all affected lots, satisfactory to the City Engineer.

LANDSCAPE REQUIREMENTS

23. Prior to issuance of any engineering permits for grading, landscape construction documents shall be submitted in accordance with the Landscape Standards and to the satisfaction of the Development Services Department. All plans shall be in substantial conformance to this permit and Exhibit "A," on file in the Office of the Development Services Department.

24. Prior to issuance of any construction permits for structures, the Owner /Permittee shall submit a water budget in accordance with the Water Conservation Requirements per SDMC 142.0413, Table 142-041, to be included with the construction documents. An irrigation audit shall be submitted consistent with Section 2.7 of the Landscape Standards of the Land Development Manual at final inspection. The irrigation audit shall certify that all irrigation systems have been installed and operate as approved by the Development Services Department.

25. The Owner /Permittee shall be responsible for the maintenance of all landscape improvements shown on the approved plans, consistent with the Landscape Standards. All required landscape shall be maintained in a disease, weed and litter free condition at all times. Severe pruning or "topping" of trees is not permitted.

26. If any required landscape (including existing or new plantings, hardscape, landscape features, etc.) indicated on the approved construction document plans is damaged or removed during demolition or construction, the Owner/Permittee shall repair and/or replace it in kind and equivalent size per the approved documents to the satisfaction of the Development Services Department within 30 days of damage.

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 final inspection of completed buildings.

APPROVED by the Hearing Officer of the City of San Diego on November 4, 2026, and [Approved Resolution Number].

Planned Development Permit No. PMT-3392557
Conditional Use Permit No. PMT-3247542
Date of Approval: November 4, 2026

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

_____
Robin MacCartee
Development Project Manager

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

The undersigned Owner/Permittee, by execution hereof, agrees to each and every condition of this Permit and promises to perform each and every obligation of Owner/Permittee hereunder.

San Ysidro Tianguis Swap Meet LLC
Owner/Permittee

By _____
Jennifer Goudeau
President

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

HEARING OFFICER
RESOLUTION NUMBER _____
DATE OF FINAL PASSAGE _____

PLANNED DEVELOPMENT PERMIT NO. PMT-3392557
CONDITIONAL USE PERMIT NO. PMT-3247542
648 EAST SAN YSIDRO BOULEVARD - PROJECT NO. PRJ-1101202
AMENDMENT TO CONDITIONAL USE PERMIT NO. 1466423 (PTS NO. 416723)

RECITALS

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

A. San Ysidro Tianguis Swap Meet LLC, a California Limited Liability Company, Owner, and Permittee, submitted an application to the City of San Diego for Planned Development Permit No. PMT-3392557 and Conditional Use Permit No. PMT-3247542 to amend Conditional Use Permit No. 1466423, that has an expiration date of February 1, 2027. The Conditional Use Permit extension will remove the Swap Meet as a use while retaining the permanent parking facility as the primary use, subject to San Diego Municipal Code (SDMC) Section 141.0616(B). The Planned Development Permit allows for the permanent staging of containers designated for a "Mercado" use pursuant to SDMC Section 126.0602(a)(2) (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval), for the 648 East San Ysidro Boulevard project (Project).

B. The 2.73-acre site is located at 648 East San Ysidro Boulevard, also known as Assessor's Parcel Numbers 666-300-38, 40, and 49 in the Commercial-Community (CC-2-3) Zone, a Sustainable Development Area, the Airport Land Use Compatibility Overlay Zone (Imperial Beach NOLF), ALUCP Airport Influence Area Overlay Zone (Imperial Beach NOLF, Review Area 2), and the FAA Part 77 Noticing Area Overlay Zone (Brown Field) of the San Ysidro Community Plan area. The project site is legally described as:

PARCEL 1: (APN: 666-300-40-00) ALL THAT PORTION OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OR SECTION 1, TOWNSHIP 19 SOUTH, RANGE 2 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO OFFICIAL PLAT THEREOF, DESCRIBED AS FOLLOWS: BEGINNING 461.00 FEET WEST

AND 334.00 FEET SOUTH OF THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 1; THENCE WEST 199.00 FEET; THENCE SOUTH 80.00 FEET; THENCE EAST 199.00 FEET; THENCE NORTH 80.00 FEET; TO THE POINT OF BEGINNING.

PARCEL 2: (APN: 666-300-38-00) ALL THAT PORTION OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 1 TOWNSHIP 19 SOUTH, RANGE 2 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO OFFICIAL PLAT THEREOF, DESCRIBED AS FOLLOWS: BEGINNING 414.00 FEET SOUTH AND 461.00 FEET WEST OF THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 1; THENCE WEST 199.00 FEET; THENCE SOUTH 74.00 FEET; THENCE EAST 199.00 FEET; THENCE NORTH 74.00 FEET TO THE POINT OF BEGINNING.

PARCEL 3: AN EASEMENT AND RIGHT OF WAY FOR ROAD PURPOSES OVER A STRIP OF LAND 40.00 FEET IN WIDTH IN SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 1, THE WESTERLY LINE OF SAID 40.00 FOOT STRIP BEING DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 488.00 FEET SOUTH AND 461.00 FEET WEST OF THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER OF SECTION 1, THENCE NORTH TO THE SOUTHERLY LINE OF THAT PARCEL OF LAND DESCRIBED IN DEED TO THE STATE OF CALIFORNIA, RECORDED JUNE 26, 1953 IN BOOK 4903, PAGE 214 OF OFFICIAL RECORDS, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. THE EASTERLY LINE OF SAID 40.00 FOOT STRIP TO TERMINATE IN SAID SOUTHERLY LINE OF THE STATE OF CALIFORNIA LAND.

C. On August 18, 2025, the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000 et seq.) under CEQA Guidelines Section 15061(b)(3), Common Sense Exemption, and 15301, Existing Facilities, and there was no appeal of the Environmental Determination filed within the time period provided by SDMC Section 112.0520;

D. On November 4, 2026, the Hearing Officer considered Planned Development Permit No. PMT-3392557 and Conditional Use Permit No. PMT-3247542 (amendment to Conditional Use Permit No. 1466423) 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 Planned Development Permit No. PMT-3392557 and Conditional Use Permit No. PMT-3247542:

A. CONDITIONAL USE PERMIT [San Diego Municipal Code Section 126.0305]

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

The project proposes to amend Conditional Use Permit No. 1466423 to operate a permanent public parking facility, remove the Swap Meet use, and retain the permanent parking facility as the primary use. The San Ysidro Land Use Plan (Community Plan) designates the 2.73-acre site as Community Commercial (Figure 2-2), which is described as providing shopping areas with retail, service, civic, and office uses for the community. The Community Plan identifies the project site as being within the Border Village District (Figure 2-3), where the permanent parking facility use is allowed.

In addition to the Conditional Use Permit, the project requests a Planned Development Permit (PDP) to allow a Mercado as an accessory use to the permanent parking facility. The Mercado is consistent with the Community Plan's vision for the Border Village District, including its intent "to reestablish the area as a tourist and visitor destination." The Community Plan specifically identifies the creation of a Mercado as part of its vision for the Border Village District. Policy 2.5.11 calls for the creation of a Mercado as an open public market with small permanent shops and a festive design theme intended to attract residents and tourists, as well as artisans and small enterprises. The proposed Mercado would further this policy by providing stalls for vendors and artisans and incorporating the "Mexican Village" theme envisioned for the Border Village District.

Policy 2.5.9 of the Border Village District is to "Provide commercial uses to meet the needs of both residents and visitors." The permanent parking facility will allow residents and visitors to access commercial uses by providing a 24-hour, security-protected space for vehicles, meeting the need for safe and convenient parking. The proposed Mercado would further support this policy by providing an additional commercial use intended to serve residents and visitors.

Policy 2.5.14 of the Border Village District is to "Provide parking in the Border Village area to ensure that businesses will benefit from improved vehicular traffic and augment demand at the Port of Entry. Utilize creative parking strategies to address unique area conditions." The permanent parking facility will provide parking to meet this policy objective while also accommodating the Mercado use proposed through the PDP.

Section 1.2 of the Community Plan, defines a Community Vision and Key Objective to "Provide a plan with a mix of land uses that serves residents, generates prosperity, and capitalizes on visitor traffic." The permanent parking facility and proposed Mercado work together to support this vision by providing safe and convenient parking while introducing a commercial use specifically contemplated by the Community Plan for the Border Village District. The project would serve residents and visitors, support commercial activity, and further the Community Plan's vision for the Border Village District as a tourist and visitor destination.

Therefore, the proposed development will not adversely affect the applicable land use plan.

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

The project proposes to amend Conditional Use Permit No. 1466423 to operate a permanent public parking facility, remove the Swap Meet use, and retain the permanent parking facility as the primary use. The parking facility is existing, and the project proposal will result in minimal physical changes. The proposed changes include restriping the existing perpendicular parking spaces south of the east-west drive aisle to angled parking spaces.

The project also proposes a Planned Development Permit (PDP) to allow a Mercado use as an accessory use to the permanent parking facility. The Mercado will operate out of 33 containers permanently staged on the parking lot, occupying 33 existing parking spaces that were previously used for the Swap Meet approved under CUP No. 1466423. The Mercado will be conditioned to operate a minimum of 16 hours per week, with the hours of operation clearly posted on-site.

The project would provide a total of 277 surface parking spaces, reduced to 207 surface parking spaces when the Mercado is in operation. The parking includes six standard accessible parking spaces, two van-accessible parking spaces, and 24 carpool/zero-emission spaces. The project would also provide 13 motorcycle spaces and 15 short-term bicycle spaces. In addition, the project would provide two on-site bicycle repair stations and one long-term bicycle parking space to satisfy the Vehicle Miles Traveled (VMT) reduction measures required pursuant to the Mobility Choices Regulations.

During the posted Mercado hours of operation, 70 parking spaces will be delineated as "No Parking" to avoid conflicts between the Mercado and parking facility operations. The designated spaces are identified in the approved Exhibits "A" of the permit. New striping with clearly marked paths of travel will also be provided from the public path of travel to the Mercado. These paths will extend through designated areas that correlate with the parking spaces delineated as "No Parking," providing defined areas for pedestrian circulation during Mercado operations.

The permit controlling the proposed project and continued use of the site contains conditions addressing the project's compliance with the City's regulations and policies, as well as other regional, state, and federal regulations designed to prevent detrimental impacts on public health, safety, and welfare. These conditions will regulate both the permanent parking facility and Mercado operations, including the coordination of parking, pedestrian circulation, and Mercado operating areas.

The project proposes minimal physical changes to the existing surface parking facility, and the Mercado will operate within designated areas subject to the conditions of the permit. Project conditions will ensure compliance with established regulatory guidelines and provide for the coordinated operation of the parking facility and Mercado. Therefore, the proposed development will 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; and

The project site is located within the Commercial-Community (CC-2-3) Zone. The CC-2-3 zone is intended to accommodate development with an auto orientation, and the proposed permanent parking facility is consistent with the intent of the zone.

The project site is currently regulated by Conditional Use Permit (CUP) No. 1466423, which expires on February 1, 2027, and authorizes both the existing parking facility and Swap Meet use. The current application proposes to amend the CUP by removing the Swap Meet use and retaining the permanent parking facility as the primary use. A permanent parking facility is allowed pursuant to SDMC Section 131.0522, Table 131-05B. As the parking facility will become the primary use of the site, SDMC Section 141.0616(b) requires a Conditional Use Permit and compliance with the applicable regulations identified therein. The proposed parking facility complies with these requirements.

In addition to the permanent parking facility, the project proposes a Mercado as a secondary use accessory to the primary parking facility. Although the Mercado is contemplated by the Community Plan, it is not a permitted use within the underlying CC-2-3 zone. Therefore, the project also requires a Planned Development Permit (PDP) pursuant to SDMC Section 126.0602(a)(2), which allows development that complies with the applicable land use plan but contains uses that are not permitted in the underlying base zone. As discussed in B.I below, the Mercado implements the Community Plan policies that specifically contemplate a Mercado within the Border Village District.

The permanent parking facility, as the primary use, would not require an expiration date for the CUP. However, with the addition of the Mercado accessory use, the CUP will be permitted for a ten-year term, after which it may be extended or will expire.

The project does not propose any deviations from the Land Development Code. The permanent parking facility is allowed within the CC-2-3 zone with a Conditional Use Permit, and the proposed PDP provides the required permit mechanism for the Mercado use contemplated by the Community Plan but not permitted by the underlying base zone. Therefore, the proposed development complies with the applicable regulations of the Land Development Code, and no deviations are required.

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

The proposed permanent parking facility aligns with the intent of the CC-2-3 zone, which is to accommodate development with an auto-oriented character. The project also implements the objectives and policies of the Community Commercial designation and Border Village District of the Community Plan, as outlined in the response to A.I above. The permanent parking facility supports the surrounding commercial uses, residents, and visitors by providing safe and convenient parking in proximity to the San Ysidro Historic Village, Border Village, and Port of Entry areas.

In addition to the permanent parking facility, the project proposes a Planned Development Permit (PDP) to allow a Mercado as an accessory use at the site. Although the Mercado is not permitted in the underlying CC-2-3 zone, the use is specifically contemplated by the Community Plan for the Border Village District. As discussed in B.I below, the Community Plan identifies the creation of a Mercado as part of its vision to reestablish the Border Village District as a tourist and visitor destination. The proposed Mercado would provide small vendor and artisan spaces and incorporate the “Mexican Village” theme envisioned for the Border Village District.

The proposed location is also appropriate for the Mercado because of its relationship to the area identified for this type of use in the Community Plan. Although the project site is not within the specific Urban Plaza identified in Figure 4-11 of the Community Plan, it is located immediately south of the Urban Plaza, on the opposite side of San Ysidro Boulevard. The Mercado at this location would therefore further the Community Plan’s vision and policies for commercial activity oriented toward residents, tourists, and visitors within the Border Village District.

The project will also help implement a Mobility Element Goal through the efficient use of parking resources and parking management strategies that support more intensive land uses around the San Ysidro Historic Village, Border Village, and Port of Entry areas. The permanent parking facility and Mercado would function together to provide parking and commercial activity consistent with the planned character and objectives of the Border Village District.

Therefore, by meeting the applicable regulations and intent of the SDMC for the CC-2-3 zone and implementing the policies and goals of the Community Plan through the proposed PDP, the permanent parking facility and accessory Mercado use are appropriate at the proposed location.

B. PLANNED DEVELOPMENT PERMIT [San Diego Municipal Code Section 126.0605]

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

The project requests a Planned Development Permit (PDP) to allow a Mercado use as an accessory use to the permanent parking facility. The project site is located within the Border Village District of the San Ysidro Community Plan. The Community Plan's Land Use Element identifies an intent "to reestablish the area as a tourist and visitor destination" and specifically contemplates a Mercado as part of the vision for the Border Village District.

Policy 2.5.11 calls for the creation of a Mercado as an open public market with small permanent shops and a festive design theme intended to attract residents and tourists, as well as artisans and small enterprises. The proposed Mercado would implement this policy by providing small stalls for vendors and artisans to sell a variety of products. The Mercado would be open to the public during posted days and times, and the stalls would incorporate the festive "Mexican Village" theme envisioned for the Border Village District.

Policy 4.4.14 further calls for the creation of a Mercado that provides a variety of goods and prepared foods from Mexico and incorporates a festive design theme to attract residents and tourists. The policy identifies uses and products such as vegetables and meat markets, spices, herbs, fabrics, clothing, artisan crafts, and other Mexican goods. The proposed Mercado would support vendors and artisans by providing small stalls from which these types of products could be sold and would incorporate the "Mexican Village" design theme identified in the Community Plan.

Policy 4.4.14 also identifies the Urban Plaza within the Border Village as the location for the Mercado. Although the proposed Mercado is not located within the specific Urban Plaza identified in Figure 4-11 of the Community Plan, the project site is located immediately south of the Urban Plaza, on the opposite side of San Ysidro Boulevard. The proposed location would support the Community Plan's vision for the surrounding area, including "free-standing buildings that contain small shop spaces featuring Mexican-themed merchandise, apparel, and other items targeted at Mexican purchasers, as well as United States shoppers."

The proposed Mercado therefore directly supports the Community Plan's vision for a "Mexican Village"-themed commercial area that serves residents and attracts tourists and visitors. Through the proposed PDP, the project would provide vendor and artisan spaces, incorporate the festive design theme envisioned by the Community Plan, and locate the Mercado in close proximity to the area identified for this type of activity.

Therefore, the proposed Mercado would implement the vision and policies of the Border Village District, and the proposed development will not adversely affect the applicable land use plan.

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

The project proposes a Planned Development Permit (PDP) to allow a Mercado as an accessory use to the existing permanent parking facility. The Mercado will operate from 33 containers permanently staged within 33 existing parking spaces previously used for the Swap Meet approved under CUP No. 1466423. The Mercado will be conditioned to operate a minimum of 16 hours per week, with the current hours of operation clearly posted on-site.

To allow the Mercado and parking facility to operate together safely, 70 parking spaces will be delineated as "No Parking" during the posted Mercado hours of operation. These spaces, as identified in the approved Exhibits "A," will provide separation between Mercado activities and active parking areas and reduce potential conflicts between vehicles and pedestrians.

The project will also provide new striping and clearly marked paths of travel connecting the public path of travel to the Mercado. The paths will extend through designated areas that correlate with the spaces delineated as "No Parking," providing defined pedestrian circulation between the Mercado and the active portions of the parking facility.

The permit controlling the proposed project and continued use of the site contains conditions addressing the operation of the Mercado and parking facility and requiring compliance with applicable City regulations and policies, as well as regional, state, and federal regulations designed to protect public health, safety, and welfare. The designated Mercado area, temporary restrictions of parking spaces during Mercado operations, clearly marked pedestrian paths, and permit conditions will provide for the coordinated operation of the Mercado and permanent parking facility.

Therefore, the proposed development will 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 proposed deviations pursuant to Section 126.0602(b)(1) that are appropriate for this location and will result in a more desirable project than would be achieved if designed in strict conformance with the development regulations of the applicable zone, and any allowable deviations that are otherwise authorized pursuant to the Land Development Code

The project proposes a Planned Development Permit (PDP) to allow a Mercado as an accessory use to the permanent parking facility. The underlying Commercial-Community (CC-2-3) zone does not specifically permit a Mercado as a use, as it is not identified in SDMC Section 131.0522, Table 131-05B. However, the Mercado is contemplated by the applicable Community Plan, as discussed in B.I above.

SDMC Section 126.0602(a)(2) allows a PDP to be requested for development in accordance with SDMC Section 143.0403(a) when the development complies with the applicable land use plan but contains uses that are not permitted in the underlying base zone. SDMC Section 143.0403(a)(1) allows any use permitted in the base zone or the applicable land use plan. The proposed Mercado meets these provisions because, although the use is not specifically permitted within the CC-2-3 zone, it is contemplated by the Community Plan and supports the plan's vision and policy goals for the Border Village District.

As discussed in B.I above, the Community Plan specifically calls for the creation of a Mercado and envisions the Border Village District as a "Mexican Village"-themed tourist and visitor destination. The proposed Mercado would implement these policies by providing small vendor and artisan spaces and incorporating the festive design theme envisioned by the Community Plan. Allowing the Mercado through the PDP therefore provides an opportunity to implement a use specifically contemplated by the Community Plan that could not otherwise be provided through strict application of the uses permitted within the underlying CC-2-3 zone.

The project does not propose any deviations pursuant to SDMC Section 126.0602(b)(1). Rather, the PDP provides the appropriate permit mechanism to allow the Mercado use in accordance with SDMC Sections 126.0602(a)(2) and 143.0403(a).

Therefore, by allowing a Mercado use that implements the policies and vision of the Community Plan while maintaining compliance with the applicable provisions of the Land Development Code, the proposed PDP will result in a more desirable project than would be achieved through strict conformance with the uses permitted in the underlying zone. The proposed development will comply with the regulations of the Land Development Code, and no deviations are proposed. The above findings are supported by the minutes, maps, and exhibits, all of which are incorporated by this reference.

2. Based on these findings adopted by the Hearing Officer, Planned Development Permit No. PMT-3392557 and Conditional Use Permit No. PMT-3247542 (amendment to Conditional Use Permit No. 1466423) are granted by the Hearing Officer to the referenced Owner/Permittee, in the form, exhibits, terms, and conditions as set forth in Planned Development Permit No. PMT-3392557 and Conditional Use Permit No. PMT-3247542 (amendment to Conditional Use Permit No. 1466423), a copy of which is attached to and made a part of this Resolution by this reference.

Robin MacCartee
Development Project Manager
Development Services

Adopted on: NOVEMBER 4, 2026

IO: 24009683

NOTICE OF EXEMPTION

TO: Recorder/County Clerk
P.O. Box 1750, MS A-33
1600 Pacific Hwy, Room 260
San Diego, CA 92101-2400

Office of Land Use and Climate Innovation
1400 Tenth Street, Room 121
Sacramento, CA 95814

From: City of San Diego
Project Management Division
Development Services Department
7650 Mission Valley Road, MS DSD-1A
San Diego, CA 92108

Project Title / Number: 648 East San Ysidro / PRJ-1101202

State Clearinghouse No.: N/A

Project Location-Specific: 648 East San Ysidro Boulevard, San Diego, CA 92173

Project Location-City/County: San Diego/San Diego

Description of nature and purpose of the Project: Conditional Use Permit (CUP) to amend CUP No. 1466423 to continue to operate the premises as a permanent parking facility. The 2.5-acre lot, located at 648 East San Ysidro Boulevard, is zoned Commercial-Community (CC-2-3) and designated as Community Commercial in the San Ysidro Community Plan. The project is also within the Complete Communities Mobility Choices, Communities of Concern, Airport Land Use Compatibility Overlay Zone, Parking Standards Transit Priority Area, Transit Priority Area, Affordable Housing Parking Demand, ALUCP Airport Influence Area, and FAA Part 77 Noticing Area, within Council District 8. LEGAL DESCRIPTION: SEC 1-19-2W SEQ PAR 2 PER D76-164876 IN NEQ OF.

Name of Public Agency Approving Project: City of San Diego

Name of Person or Agency Carrying Out Project: Aaron Rodriguez, 2900 4th Avenue, San Diego, CA 92103, (619) 559-5808.

Exempt Status: (Check one)
☐ Ministerial (Sec. 21080(b)(1); 15268)
☐ Declared Emergency (Sec. 21080(b)(3); 15269(a))
☐ Emergency Project (Sec. 21080(b)(4); 15269 (b)(c))
☒ Categorical Exemption: 15061(b)(3), Common Sense Exemption and 15301, Existing Facilities
☐ Statutory Exemptions:
☐ Other:

Reasons why project is exempt: The project meets the criteria set forth in CEQA Section 15061(b)(3) (Common Sense Exemption), which states that CEQA only applies to projects which have the potential to cause a significant effect on the environment. The project is proposing an amendment to the CUP to allow the continued use as a permanent parking facility. There would be no physical impacts to the project site as the project is not proposing any development or grading.

The project would also qualify to be categorically exempt from CEQA pursuant to Section 15301, Existing Facilities. Section 15301 which allows for the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing facilities (public or private), involving negligible or no expansion of use beyond that existing at the time of the determination. The project would continue to operate as a permanent parking facility. There would be no expansion of use. The exceptions listed in CEQA Section 15300.2 would not apply in that no cumulative impacts were identified; no significant effect on the environment was identified; the project is not adjacent to a scenic highway; lastly, the project was not identified on a list of hazardous waste sites pursuant to Section 65962.5 of the Government Code.

If filed by applicant:

1. Attach certified document of exemption finding.
2. Has a notice of exemption been filed by the public agency approving the project? ☐ Yes ☐ No

It is hereby certified that the City of San Diego has determined the above activity to be exempt from the California Environmental Quality Act.

Analyst: Kristy Blodgett / (619) 236-7788

Filed by:

Robin MacCartee / 619-687-5942
Name/Phone Number

Signature

Development Project Manager
Title

Date

Check One:

☒ Signed by Lead Agency
☐ Signed by Applicant

Date Received for Filing with County Clerk or LCI:

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

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: Amendment to CUP **Project No. *For City Use Only*:** _____

Project Address: 648 San Ysidro Blvd, San Diego, CA 92173

Specify Form of Ownership/Legal Status (please check):
☐ Corporation ☒ Limited Liability -or- ☐ General – What State? CA Corporate Identification No. 201718010139
☐ 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: San Ysidro Tranquis Swap Meet LLC ☒ Owner ☐ Tenant/Lessee ☐ Successor Agency
Street Address: 1330 Neptune Ave
City: Leucadia State: CA Zip: 92024
Phone No.: 760.942.3437 Fax No.: 760.943.954 Email: aripa@barbgroup.com
Signature: DBS Date: 9/12/2023
Additional pages Attached: ☐ Yes ☐ No

Applicant

Name of Individual: D. Barry Simons ☒ Owner ☐ Tenant/Lessee ☐ Successor Agency
Street Address: 1330 Neptune Avenue
City: Leucadia State: CA Zip: 92024
Phone No.: 760.942.3437 Fax No.: 760.943.9541 Email: aripa@barbgroup.com
Signature: DBS Date: 9/12/2023
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

ATTACHMENT 7

DOC# 2017-0186136

Apr 26, 2017 10:09 AM
OFFICIAL RECORDS
Ernest J. Dronenburg, Jr.,
SAN DIEGO COUNTY RECORDER
FEES: $45.00

PAGES: 11

RECORDING REQUESTED BY
CITY OF SAN DIEGO
DEVELOPMENT SERVICES
PERMIT INTAKE, MAIL STATION 501

WHEN RECORDED MAIL TO
PROJECT MANAGEMENT
PERMIT CLERK
MAIL STATION 501

INTERNAL ORDER NUMBER: 24005766

SPACE ABOVE THIS LINE FOR RECORDER'S USE

CONDITIONAL USE PERMIT No. 1466423
SAN YSIDRO TIANGUIS SWAP – CUP - PROJECT NO. 416723
HEARING OFFICER

This Conditional Use Permit No. 1466423 is granted by the Hearing Officer of the City of San Diego to San Ysidro Tianguis LTD, Owner/Permittee, pursuant to San Diego Municipal Code [SDMC] sections 126.0303 and 141.0506. The 2.5-acre site is located at 648 East San Ysidro Boulevard in the SYIO-CSR-3 Zone of the San Ysidro Planned District, within the San Ysidro Community Plan. The project site is legally described as: Grant Deeds, Per Documents #1998-0702651, #1997-038644, #1998-0704415, and #1998-0756379;

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to operate outdoor swap meet with a maximum of 178 vendor booth spaces, to include asphalt paving, ticket booth structures, landscaping, parking lot lighting, and pre-manufactured offices and restrooms with self contained water and sewer facilities, identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated January 18, 2017, on file in the Development Services Department.

The project shall include:

a. An outdoor swap meet with a maximum of 178 vendor booths spaces, to include asphalt paving, ticket booth structures, landscaping, parking lot lighting, and pre-manufactured offices and restrooms with self contained water and sewer facilities. The swap meet would operate from 7:00 am to 3:00 pm three days a week and up to six days a week during the winter holiday period (November to December), excluding Mondays; with extended hours from 7:00 am to 6:00 pm from June through September, and 7:00 am to 9:00 pm from November to December. The site will serve as a commercial parking lot on the days the swap meet is not operational;

b. Landscaping (planting, irrigation and landscape related improvements);

c. Off-street parking: A minimum of 275 parking spaces are required at all times, consisting of 97 parking spaces to serve customers and 178 parking spaces for potential vendors.

d. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality Act [CEQA] and the CEQA Guidelines, the City Engineer's requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the SDMC;

STANDARD REQUIREMENTS:

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36 month period, this permit shall be void unless an Extension of Time has been granted. Any such

ORIGINAL

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 February 1, 2020.

2. This Conditional Use Permit [CUP] and corresponding use of this site shall expire on February 1, 2027.

3. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:

a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and

b. The Permit is recorded in the Office of the San Diego County Recorder.

4. 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.

5. 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.

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

7. 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.).

8. 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.

9. 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.

10. All of the conditions contained in this Permit have been considered and were determined necessary to make the findings required for approval of this Permit. The Permit holder is required to comply with each and every condition in order to maintain the entitlements that are granted by this Permit.

If any condition of this Permit, on a legal challenge by the Owner/Permittee of this Permit, is found or held by a court of competent jurisdiction to be invalid, unenforceable, or unreasonable, this Permit shall be void. However, in such an event, the Owner/Permittee shall have the right, by paying applicable processing fees, to bring a request for a new permit without the "invalid" conditions(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

ORIGINAL

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.

ENGINEERING REQUIREMENTS:

12. Any excavated material that is exported, shall be exported to a legal disposal site in accordance with the Standard Specifications for Public Works Construction (the "Green Book"), 2015 edition and Regional Supplement Amendments adopted by Regional Standards Committee.

13. The drainage system proposed for this development, as shown on the site plan, is private and subject to approval by the City Engineer.

14. Prior to the issuance of any building permits, the Owner/Permittee shall obtain a bonded grading permit for the grading proposed for this project. All grading shall conform to the requirements of the City of San Diego Municipal Code in a manner satisfactory to the City Engineer.

15. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, to reconstruct the existing driveways with current City Standard concrete driveway, adjacent to the site on San Ysidro Boulevard, satisfactory to the City Engineer.

16. Prior to the issuance of any construction permit, the Owner/Permittee shall enter into a Maintenance Agreement for the ongoing permanent BMP maintenance, satisfactory to the City Engineer.

17. Prior to the issuance of any construction permit, the Owner/Permittee shall incorporate any construction Best Management Practices necessary to comply with Chapter 14, Article 2, Division 1 (Grading Regulations) of the SDMC, into the construction plans or specifications.

18. Prior to the issuance of any construction permit, the applicant shall submit a Technical Report that will be subject to final review and approval by the City Engineer, based on the Storm Water Standards in effect at the time of the construction permit issuance.

19. Development of this project shall comply with all storm water construction requirements of the State Construction General Permit, Order No. 2009-0009DWQ, or subsequent order, and the Municipal Storm Water Permit, Order No. R9-2013-0001 or subsequent order. In accordance with Order No. 2009-0009DWQ, or subsequent order, a Risk Level Determination shall be calculated for the site and a Storm Water Pollution Prevention Plan (SWPPP) shall be implemented concurrently with the commencement of grading activities.

20. Prior to issuance of a grading or a construction permit, a copy of the Notice of Intent (NOI) with a valid Waste Discharge ID number (WDID#) shall be submitted to the City of San Diego as a proof of enrollment under the Construction General Permit. When ownership of the entire site or portions of the site changes prior to filing of the Notice of Termination (NOT), a revised NOI shall be submitted electronically to the State Water Resources Board in accordance with the provisions as set forth in Section II.C of Order No. 2009-0009-DWQ and a copy shall be submitted to the City.

LANDSCAPE REQUIREMENTS:

ORIGINAL

21. Prior to issuance of any engineering permits for grading, landscape construction documents shall be submitted in accordance with the Landscape Standards and to the satisfaction of the Development Services Department. All plans shall be in substantial conformance to this permit and Exhibit "A," on file in the Office of the Development Services Department.

22. Prior to issuance of any construction permits for structures, the Owner/Permittee shall submit a water budget in accordance with the Water Conservation Requirements per SDMC 142.0413, Table 142-04I, to be included with the construction documents. An irrigation audit shall be submitted consistent with Section 2.7 of the Landscape Standards of the Land Development Manual at final inspection. The irrigation audit shall certify that all irrigation systems have been installed and operate as approved by the Development Services Department.

23. The Owner/Permittee shall be responsible for the maintenance of all landscape improvements shown on the approved plans, consistent with the Landscape Standards. All required landscape shall be maintained in a disease, weed and litter free condition at all times. Severe pruning or "topping" of trees is not permitted.

24. If any required landscape (including existing or new plantings, hardscape, landscape features, etc.) indicated on the approved construction document plans is damaged or removed during demolition or construction, the Owner/Permittee shall repair and/or replace it in kind and equivalent size per the approved documents to the satisfaction of the Development Services Department within 30 days of damage.

CLIMATE ACTION PLAN (CAP) REQUIREMENTS:

25. The Owner/Permittee shall comply with The Climate Action Plan (CAP) Consistency Checklist stamped as Exhibit "A." Prior to issuance of any construction permit, all CAP strategies shall be noted within the first three (3) sheets of the construction plans under the heading "Climate Action Plan Requirements."The Climate Action Plan strategies as identified on Exhibit "A" shall be enforced and implemented to the satisfaction of the Development Services Department.

PLANNING/DESIGN REQUIREMENTS:

26. Owner/Permittee shall maintain a minimum of 275 parking spaces are required at all times, consisting of 97 parking spaces to serve customers and 178 parking spaces for potential vendors.

27. A topographical survey conforming to the provisions of the SDMC may be required if it is determined, during construction, that there may be a conflict between the building(s) under construction and a condition of this Permit or a regulation of the underlying zone. The cost of any such survey shall be borne by the Owner/Permittee.

28. A litter control plan shall be implemented to keep the facility and adjacent property litter-free.

29. All storage areas shall be located on the site and screened so that they are not visible from public rights-of-way or from nearby residential development.

30. All signs associated with this development shall be consistent with sign criteria established by either the approved Exhibit "A" or City-wide sign regulations.

31. All private outdoor lighting shall be shaded and adjusted to fall on the same premises where such lights are located and in accordance with the applicable regulations in the SDMC.

TRANSPORTATION REQUIREMENTS:

ORIGINAL

32. Prior to issuance of the first building permit, the Owner/Permittee shall assure by permit and bond the closure of the one driveway with full height curb and gutter and shall construct one new 19-foot wide SDG-160 driveway perpendicular to the right-of-way, to the satisfaction of the City Engineer. Improvements shall be completed and accepted by the City Engineer prior to the issuance of first occupancy.

33. Prior to the issuance of the first building permit, the Owner/Permittee shall provide a copy of a recorded access agreement between all parcels/lots affected, satisfactory to the City Engineer.

FACILITES FINANCING REQUIREMENTS:

34. Prior to issuance of first construction permit, owner/permittee will be required to pay development impact fees (DIF) and housing impact fees (HIF). DIF and HIF rates are based upon the applicable San Ysidro DIF schedule and citywide HIF schedule in accordance with Chapter 9, Article 8, Division 6, and Chapter 14, Article 2, Division 6 of the SDMC.

INFORMATION ONLY:

- The issuance of this discretionary use permit alone does not allow the immediate commencement or continued operation of the proposed use on site. The operation allowed by this discretionary use 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 January 18, 2017 and CM 6984.

ORIGINAL

Conditional Use Permit No. 1466423
Date of Approval: January 18, 2017

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

Derrick Johnson (D.J.)
Development Project Manager

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

The undersigned Owner/Permittee, by execution hereof, agrees to each and every condition of this Permit and promises to perform each and every obligation of Owner/Permittee hereunder.

San Ysidro Tianguis LTD
Owner/Permittee

By _____
Jennifer Goudeau
Vice President

San Ysidro Tianguis LTD
Owner/Permittee

By _____
D. Barry Simons AKA DAVID BARRY SIMONS
President and General Partner

OSCAR HOLGUIN
Notary Public - State of Florida
Commission # GG 59547
My Comm. Expires Feb 15, 2021

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

State of Florida County of Broward
The foregoing instrument was acknowledged before me this 13 day of April, 2017
by DAVID BARRY SIMONS
who is personally known to me or who has produced CA DL as identification.

_____, Notary Public

CALIFORNIA NOTARY ATTACHMENT
ORIGINAL

Attachment 8

Click here to complete and submit this form online

City of San Diego
Development Services

Community Planning Committee Distribution Form

Project Name:

Project Number: PRJ-1101202

Community: SAN YSIDRO

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.

- [X] Vote to Approve
- [ ] Vote to Approve with Conditions Listed Below
- [ ] Vote to Approve with Non-Binding Recommendations Listed Below
- [ ] Vote to Deny

# of Members Yes	# of Members No	# of Members Abstain
11	0	0

Conditions or Recommendations:

- [ ] No Action
(Please specify, e.g., Need further information, Split vote, Lack of quorum, etc.)

NAME: RUDY LOPEZ

TITLE: CHAIR

DATE: 3/22/24

Attach additional pages if necessary (maximum 3 attachments).

SAN YSIDRO PERMANENT PARKING FACILITY LOT & MERCADO

648 EAST SAN YSIDRO BOULEVARD
SAN DIEGO, CALIFORNIA, 92173

CITY OF SAN DIEGO DEVELOPMENT SERVICES: PRJ - 1101202

COMPLIANCE 141.0616(b) (2-5)

(2)	AUTOMOBILE ACCESS TO THE FACILITY SHALL BE AT POINTS OF LOW PEDESTRIAN ACTIVITY AND SHALL BE LOCATED AWAY FROM ADJACENT RESIDENTIAL DEVELOPMENT.	AUTOMOBILE ACCESS TO THE FACILITY IS PROVIDED ALONG 648 E. SAN YSIDRO BLVD ADJACENT TO "ROSSY'S FASHION" STORE AND AT AN ALTERNATE ENTRANCE IN BETWEEN ADDRESSES 650 & 644 RESPECTIVELY.
(3)	SURFACE PARKING FACILITIES SHALL BE SCREENED FROM ADJACENT RESIDENTIAL DEVELOPMENT BY FENCES OR WALLS AND LANDSCAPING.	THE ENTIRETY OF THE PARKING FACILITY IS SCREENED FROM ADJACENT RESIDENTIAL DEVELOPMENT BY EXISTING BUILDINGS ALONG E. SAN YSIDRO BLVD. PROPERTY TO THE EAST IS A MOTEL, COMMERCIAL PARCEL.
(4)	MEASURES SHALL BE TAKEN TO ENSURE THAT THE GROUND WATER TABLE IS NOT ADVERSELY AFFECTED BY THE INCREASE OF IMPERMEABLE SURFACES DUE TO THE DEVELOPMENT OF THE FACILITY.	PERVIOUS ASPHALT PAVING HAS BEEN PREVIOUSLY INSTALLED OVER A THIRD OF THE SITE TO ALLOW STORM WATER INFILTRATION. PTS-416723 PLAN FILE / WORK ORDER NO.: 646894 DATED 11/20/19
(5)	MEASURES SHALL BE TAKEN TO ENSURE THAT THE WATER QUALITY IS NOT ADVERSELY AFFECTED BY RUNOFF CONTAINING FUEL AND LUBRICANTS.	PERVIOUS ASPHALT PAVING HAS BEEN PREVIOUSLY INSTALLED OVER A THIRD OF THE SITE TO ALLOW STORM WATER INFILTRATION. PTS-416723 PLAN FILE / WORK ORDER NO.: 646894 DATED 11/20/19

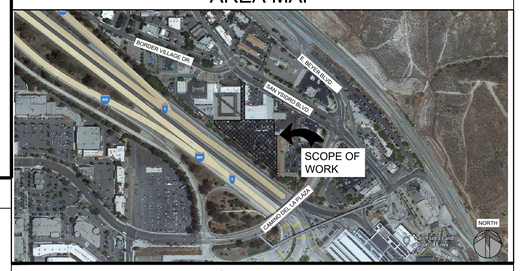
VMT REDUCTION MEASURES

#	VMT REDUCTION MEASURE	UNIT	POINTS PER UNIT	INCLUDED AS A PARKING STANDARD IN TPAS TRANSPORTATION MEASURE?
12	PROVIDING ON-SITE BICYCLE REPAIR STATION	2	1.5 (3)	YES
21	PROVIDING LONG-TERM BICYCLE PARKING SPACES AT LEAST 10% BEYOND MINIMUM REQUIREMENTS	EACH MULTIPLE OF 10% BEYOND THE MIN.	2	YES
			5 POINTS TOTAL	

SHEET INDEX

#	SHT	TITLE
1	TS1.0	TITLE SHEET
2	AS1.0	PROPOSED SITE PLAN - MERCADO W/ PARKING
3	AS1.1	PROPOSED SITE PLAN - PARKING LOT

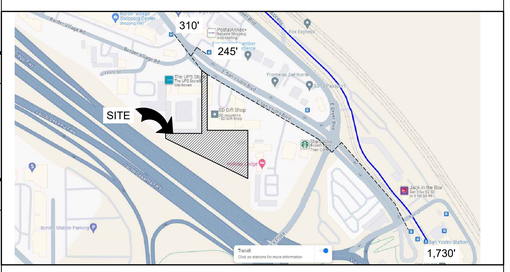
AREA MAP



VICINITY MAP



TRANSIT / BUS STOP



1. 310 FEET TRAVEL DISTANCE FROM MAIN ENTRY TO THE 906 BUS LINE SOUTH.
2. 245 FEET TRAVEL DISTANCE FROM MAIN ENTRY TO THE 907 BUS LINE NORTH.
3. 1,730 FEET TRAVEL DISTANCE FROM MAIN ENTRY TO THE SAN YSIDRO - UTC TROLLEY

ABBREVIATIONS

STRUCTURAL GRID LINE:
COLUMN LINE OR OUTSIDE FACE OF BUILDING

REVISION:
CLOUD AROUND CHANGE WITH DELTA

MATCH LINE:
SHADED PORTION TOWARDS SIDE CONSIDERED

SECTION:
SECTION IDENTIFICATION
SHEET WHERE SECTION DRAWN

ELEVATION:
ELEVATION IDENTIFICATION
SHEET WHERE ELEVATION DRAWN

DETAIL:
DETAIL IDENTIFICATION
SHEET WHERE DETAIL DRAWN

TENANT SPACE — ROOM NAME
XXX — ROOM NUMBER

F.F. — FINISHED FACE DIMENSION
℄ COL. — CENTERLINE DIMENSION
F.O.S. — FACE OF STUD, MASONRY, CONCRETE, ETC.

ELEVATION / COLOR REFERENCE / KEYNOTE

MATERIAL/FINISH TYPE DESIGNATION

REFERENCE POINT:
CONTROL POINT, DATUM POINT, WORK POINT, POINT OF CONNECTION, ELEVATION HEIGHT

CHANGE IN PLANE (ELEVATIONS)

PROJECT DATA

BUILDING ADDRESS:	648 EAST SAN YSIDRO BOULEVARD, SAN DIEGO, CALIFORNIA, 92173
A.P.N.:	666-300-38,40,49.
LEGAL DESCRIPTION:	SEC 1 - 19-2W*SEQ*DOC273656REC72 IN E H OF NEQ OF\
SITE AREA:	666-300-38 7,789 SF. (0.18 AC.) 666-300-40 15,356 SF. (0.35 AC.) 666-300-49 95,832 SF. (2.20 AC.) TOTAL 118,977 SF. (2.73 AC.)
ZONE:	CC-2-3, (PROJECT PREVIOUSLY CONFORMS TO ZONE: SYIO-CSF-3)
OVERLAY ZONES:	COMPLETE COMMUNITIES MOBILITY CHOICES, COMMUNITIES OF CONCERN, AIRPORT LAND USE COMPATIBILITY OVERLAY ZONE - IMPERIAL BEACH (NOLF), AFFORDABLE HOUSING PARKING DEMAND, TRANSIT PRIORITY AREA OVERLAY ZONE, PARKING STANDARDS TRANSIT PRIORITY AREA, ALUCP AIRPORT INFLUENCE AREA, AND FAA PART 77 NOTICING AREA, MOBILITY ZONE 2, WITHIN COUNCIL DISTRICT 8.
COMMUNITY PLAN:	SAN YSIDRO COMMUNITY PLAN
EXISTING USE:	SWAP MEET & COMMERCIAL PARKING
PROPOSED USE:	PERMANENT PARKING FACILITY & MERCADO
(E) BUILDING AREA:	MANUFACTURED OFFICE / RR = 320 SF.
CONSTRUCTION TYPE:	MANUFACTURED (NON-SPRINKLED)
OCCUPANCY:	B
STORIES:	ONE-STORY
REFUSE & RECYCLABLES	48 S.F. MIN. (PER TABLE 142-08C) 230 S.F. PROVIDED
LANDSCAPING:	5,327 SF. EXISTING LANDSCAPING

24/7 PARKING & MERCADO - WEEKEND:

PARKING SPACES:
199 PARKING SPACES
8 ADA PARKING SPACES
207 TOTAL

STANDARD PARKING RESUME:
66 STANDARD SPACES
133 45° ANGLE SPACES
199 TOTAL

ADA PARKING RESUME,
*8 ACCESSIBLE SPACES REQUIRED, TOTAL.
6 STANDARD ADA SPACES
2 VAN ACCESSIBLE ADA SPACES
8 TOTAL

CARPOOL / ZERO EMISSIONS SPACES:
20 CARPOOL / ZERO EMISSIONS PARKING SPACES *(8% OF TOTAL REQUIRED)*

MOTORCYCLE PARKING SPACES:
6 REQUIRED MOTORCYCLE PARKING SPACES
6 PROVIDED
(2% OF TOTAL PARKING REQUIRED)

BICYCLE PARKING SPACES:
15 SHORT-TERM BICYCLE PARKING SPACES *(5% OF TOTAL PARKING REQUIRED)*
1 VMT LONG-TERM BICYCLE PARKING SPACES
0 LONG-TERM BICYCLE PARKING SPACES / SHOWERS
(EXEMPT - <10 FULL-TIME EMPLOYEES)
NO LONG-TERM PARKING SPACES ARE REQ., PROJECT HAS LESS THAN 10 FULL-TIME EMPLOYEES

LOADING SPACES:
0 LOADING SPACES

24/7 PARKING - WEEKDAYS:

PARKING SPACES:
269 PARKING SPACES
8 ADA PARKING SPACES
277 TOTAL

STANDARD PARKING RESUME:
70 STANDARD SPACES
199 45° ANGLE SPACES
269 TOTAL

ADA PARKING RESUME,
*8 ACCESSIBLE SPACES REQUIRED, TOTAL.
6 STANDARD ADA SPACES
2 VAN ACCESSIBLE ADA SPACES
8 TOTAL

CARPOOL / ZERO EMISSIONS SPACES:
24 CARPOOL / ZERO EMISSIONS PARKING SPACES *(8% OF TOTAL REQUIRED)*

MOTORCYCLE PARKING SPACES:
6 REQUIRED MOTORCYCLE PARKING SPACES
6 PROVIDED
(2% OF TOTAL PARKING REQUIRED)

BICYCLE PARKING SPACES:
15 SHORT-TERM BICYCLE PARKING SPACES *(5% OF TOTAL PARKING REQUIRED)*
1 VMT LONG-TERM BICYCLE PARKING SPACES
0 LONG-TERM BICYCLE PARKING SPACES / SHOWERS
(EXEMPT - <10 FULL-TIME EMPLOYEES)
NO LONG-TERM PARKING SPACES ARE REQ., PROJECT HAS LESS THAN 10 FULL-TIME EMPLOYEES

LOADING SPACES:
0 LOADING SPACES

PROJECT TEAM

OWNER:
SAN YSIDRO TIANGUIS LTD.
BAROB GROUP, LTD.
1330 NEPTUNE AVE.
LEUCADIA, CA. 92024
T: (760) 942-3437
C: Jennifer Goudeau
E: jgoudeau@barobgroup.com

ARCHITECT:
ZAAP, INC.
2900 FOURTH AVENUE #204
SAN DIEGO, CA 92103
T: (619) 795-0467
C: Aaron Rodriguez
E: aaron@zaap.biz

TRAFFIC ENGINEER:
INTERSECTING METRICS.
8064 ALLISON AVENUE, #1956
LA MESA, CA. 91942
T: (619) 357-6636
C: Steve Cook
E: steve@IntersectingMetrics.com

GENERAL NOTES

A. PROVIDE BUILDING ADDRESS NUMBERS, VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY PER FHPS POLICY P-00-6 (UFC 901.4.4)
B. PROVIDE FIRE ACCESS ROADWAY SIGNS OR RED CURBS IN ACCORDANCE WITH FHPS POLICY A-00-1
C. SITE DEVELOPMENT AND GRADING SHALL BE DESIGNED TO PROVIDE ACCESS TO ALL ENTRANCES, EXTERIOR GROUND FLOOR EXITS, AND NORMAL PATHS OF TRAVEL. TO PROVIDE ACCESS WHERE NECESSARY, INCORPORATE PEDESTRIAN RAMPS, CURB RAMPS, ETC. (SEC. 11B-201)
D. ALL ROUTES AND AT LEAST ONE ACCESSIBLE ROUTE WITHIN THE BOUNDARY OF THE SITE SHALL BE PROVIDED FROM PUBLIC TRANSPORTATION STOPS, ACCESSIBLE PARKING, AND ACCESSIBLE PASSENGER LOADING ZONES. PUBLIC DESIGNED AND CONSTRUCTED IN GENERAL CONFORMANCE WITH THE STANDARDS FOR PUBLIC STREETS, WHICH REMAIN OPEN TO THE GENERAL PUBLIC, MAY BE CONSIDERED AS PUBLIC STREETS. PRIVATE DRIVEWAYS ARE NOT CONSIDERED AS PUBLIC STREETS AND AN ACCESSIBLE PATH OF TRAVEL MUST CONTINUE TO THE PUBLIC STREET.
E. ACCESSIBLE PARKING MUST COMPLY WITH SECTION 11B-502.
F. ALL ENTRY DRIVEWAYS SHALL HAVE ACCESSIBILITY SIGNAGE PER DETAIL: 3/AS2.1
G. REFER TO CIVIL DRAWINGS FOR ALL WORK IN RIGHT-OF-WAY, SPOT ELEVATIONS, GRADES, SITE UTILITIES, ETC.
H. REFER TO LANDSCAPE DRAWINGS FOR PLANTING AND IRRIGATION. COORDINATE LOCATION OF ALL SIGNS IN PLANTERS WITH LANDSCAPE CONTRACTOR.
I. ALL IRRIGATION LINES SHALL HAVE SLEEVES BELOW PAVED AREAS, SEE LANDSCAPE PLANS.
J. FOR DIMENSIONS NOT SHOWN, SEE HORIZONTAL CONTROL PLAN PREPARED BY THE CIVIL ENGINEER, IF ANY DISCREPANCIES ARE NOTED, DIMENSIONS ON HORIZONTAL CONTROL PLAN SHALL GOVERN.
K. CONCRETE WALKS SHALL BE 1/4" BELOW FINISH FLOOR AT BUILDING WALLS. WALKS SHALL SLOPE AWAY FROM BUILDING TO DRAIN, TYPICAL. SEE GRADING PLANS FOR DRAINAGE PATTERN AND KEY ELEVATIONS.
L. PROVIDE WEAKENED PLANE JOINTS AND EXPANSION JOINTS FOR ALL CONCRETE WALKS, CURBS, GUTTERS AND SWALES, PER REGIONAL STDS.
M. PROVIDE WEATHERPROOF J-BOXES FOR ALL ON-SITE SIGNAGE (PYLON AND MONUMENT). COORDINATE LOCATIONS WITH SIGN CONTRACTOR. CIRCUIT TO SITE ELECTRICAL HOUSE PANEL PER SITE ELECTRICAL PLAN.
N. CONTRACTOR SHALL PROVIDE TRENCHING AND BACKFILLING FOR SDG&E & PAC BELL INSTALLED UTILITY LINES.
O. TELEPHONE WIRING DISTRIBUTION SHALL BE PER TELEPHONE CO. DRAWINGS.
P. ALL ON-SITE AND OFF-SITE ELECTRICAL WORK SHALL BE PER SITE ELECTRICAL DRAWINGS AND SDG&E FINAL DRAWINGS.
Q. ALL ON-SITE AND OFF-SITE GAS WORK SHALL BE PER SDG&E FINAL DRAWINGS.
R. THE SOILS ENGINEER WILL NOTIFY THE BUILDING DEPARTMENT IN WRITING THAT THE UTILITY TRENCHES, FOOTING EXCAVATIONS AND COMPACTION OF THE SITE COMPLY WITH THE REQUIREMENTS INDICATED IN THE SOILS REPORT.
S. TEMPORARY PEDESTRIAN PROTECTION SHALL BE PROVIDED AS REQUIRED BY SECTION 303.7
T. EVERY PRIMARY PUBLIC ENTRANCE, AND AT EVERY MAJOR FUNCTION AREA ALONG, OR LEADING TO, AN ACCESSIBLE ROUTE OF TRAVEL, THERE IS TO BE A SIGN DISPLAYING THE INTERNATIONAL SYMBOL OF ACCESSIBILITY. SIGNS ARE REQUIRED TO INDICATE THE DIRECTION TO ACCESSIBLE BUILDING ENTRANCES AND FACILITIES.
U. REFER TO CIVIL PLANS FOR EXACT LOCATION OF BUILDING FOOTPRINT.
V. INSTALL NO-SMOKING SIGN PROHIBITING SMOKING WITHIN 25 FEET OF BUILDING ENTRIES, OUTDOOR AIR INTAKES AND OPERABLE WINDOWS PER CALGREEN SECTION 5.504.7

SCOPE OF WORK

- SCOPE OF WORK IS TO CONTINUE TO OPERATE A PERMANENT PUBLIC PARKING FIELD PER PREVIOUSLY APPROVED CONDITIONAL USE PERMIT NO.: 1466423, AND PROVIDE A FESTIVE MERCADO ALONG THE SOUTH END OF THE PROPERTY.

THE PROPOSED "AMENDMENT TO CUP #1466423" APPLICATION WOULD MAINTAIN:

a. PERMANENT ACTIVE PERMIT OF PARKING FACILITY.
b. LANDSCAPING (PLANTING, IRRIGATION AND LANDSCAPE RELATED IMPROVEMENTS);
c. OFF-STREET PERMANENT PUBLIC PARKING: A MINIMUM OF 207 PARKING SPACES ARE REQUIRED AT ALL TIMES.
d. PUBLIC AND PRIVATE ACCESSORY IMPROVEMENTS DETERMINED BY THE DEVELOPMENT SERVICES DEPARTMENT TO BE CONSISTENT WITH THE LAND USE AND DEVELOPMENT STANDARDS FOR THIS SITE IN ACCORDANCE WITH THE ADOPTED COMMUNITY PLAN.
e. PROVIDE 33 ENCLOSED VENDING SPACES FOR THE ESTABLISHMENT OF A FESTIVE MERCADO.
OPERATION OF MERCADO WOULD BE LIMITED TO SATURDAY'S AND SUNDAY'S.
HOURS OF OPERATION SHALL BE FROM 10:00 AM TO 6:00 PM.

- EXISTING SURFACE PARKING SPACES SOUTH OF THE EAST-WEST DRIVE WILL BE RE-STRIPED FROM PERPENDICULAR SURFACE PARKING SPACES TO ANGLED PARKING SPACES.

HOURS OF OPERATION

PERMANENT PARKING FACILITY HOURS OF OPERATION:
OPEN TO THE PUBLIC: 24 HOURS 7 DAYS A WEEK, PARKING
EMPLOYEE(S):
2 - 3 EMPLOYEE PERSONNEL
MERCADO - 33 ENCLOSED VENDING SPACES:
OPEN TO THE PUBLIC: 10:00 AM - 6:00 PM ON SATURDAY'S & SUNDAY'S
EMPLOYEE(S)
2 - 3 EMPLOYEE PERSONNEL

REQUIRED DISCRETIONARY PERMITS

1. CUP - PROCESS 3 - PERMANENT PARKING FACILITIES AS A PRIMARY USE, PER SECTION 141.0616(b) OF THE SDMC. &.
2. PDP - PROCESS 3 - IMPLEMENTATION OF A MERCADO W/ 33 ENCLOSED VENDING SPACE PER POLICY 4.4.14 OF THE SAN YSIDRO COMMUNITY PLAN, AND IN ACCORDANCE WITH SECTION 126.06.02(a)(2) OF THE SDMC.

SITE CONTROL NOTES

LITTER CONTROL:
THERE WILL BE TWO DUMPSTER'S, (1) 2-YARD RECYCLING DUMPSTER AND (1) 4-YARD DUMPSTER. SERVICE WILL BE SCHEDULED FOR PICK UP ON FRIDAY AND MONDAY. CHANGES WILL BE MADE BASED ON NEED AND DAYS OF OPERATION.
DURING DAYS OF OPERATION BOTH TRASH AND RECYCLING CONTAINERS WILL PLACE (EMPTIED AND CLEANED) THROUGHOUT THE SWAP MEET. MAINTENANCE PERSONNEL WILL BE WORKING THROUGHOUT THE DAY PICKING UP TRASH AND KEEPING THE SWAP MEET GROUNDS CLEAN AND ORDERLY.

LICENSED ARCHITECT
LUIS A. DELGADO
C-35409
REN 2-29-25
STATE OF CALIFORNIA

ZAAP
ZIEBARTH ASSOCIATES
ARCHITECTURE + PLANNING

PROJECT NO: 23600
PROJECT ADDRESS:
648 E. SAN YSIDRO BLVD.
SAN DIEGO, CALIFORNIA, 92173

PREPARED BY:
AARON RODRIGUEZ
ZAAP, INC.
2900 FOURTH AVENUE #204
SAN DIEGO, CA 92103
619-233-6450 (PHONE)
619-795-0467 (DIRECT)

DATE: 05/22/2023

REVISION #:	DATE:	REVISION #:	DATE:
1	02/01/2024	6	07/17/2026
2	02/19/2025	6	09/02/2026
3	07/09/2025	7	09/08/2026
4	01/22/2026	8	09/16/2026

PROJECT NAME:
SAN YSIDRO PERMANENT PARKING FACILITY LOT & MERCADO
TS1.0 SHT #

SHEET TITLE: TITLE SHEET

23600_TS0.1 - TITLE SHEET_Parking & Mercado Only.dwg

648 EAST SAN YSIDRO BOULEVARD
SAN DIEGO, CALIFORNIA, 92173

TITLE SHEET

ATTACHMENT 9

PREPARED BY:

ZAAP ARCHITECTS, INC.
2900 FOURTH AVENUE, STE 204
SAN DIEGO, CA. 92103
P: (619) 795-0467
CONTACT: LUIS DELGADO & AARON RODRIGUEZ

PROFESSIONAL LAND SURVEY:

SAN DIEGO LAND SURVEYING & ENGINEERING, INC
9665 CHESAPEAKE DRIVE, STE 445
SAN DIEGO, CA. 92123 - 1354
P: (858) 565-8362
CONTACT: ROBERT BATEMAN

BENCH MARK:
CITY OF SAN DIEGO BENCH MARK:
NORTHWEST BRASS PLUG AT THE INTERSECTION OF VIRGINIA AVENUE AND BOARDER VILLAGE ROAD, ELEVATION = 54.516 M.S.L.

APN:
666-300-18, 23, 38, 40, 49

EXISTING SEWER / WATER:
WATER/SEWER MAPS 138-1758 (M-37-C)
NO PUBLIC OR PRIVATE WATER OR SEWER EASEMENTS

(NO PROPOSED WATER OR SEWER. ALL EXISTING LATERALS ARE TO REMAIN.)

PROJECT INFORMATION:

STREET ADDRESS:
648 SAN YSIDRO BLVD., SAN DIEGO, CA. 92173
APPROXIMATELY 3 ACRES

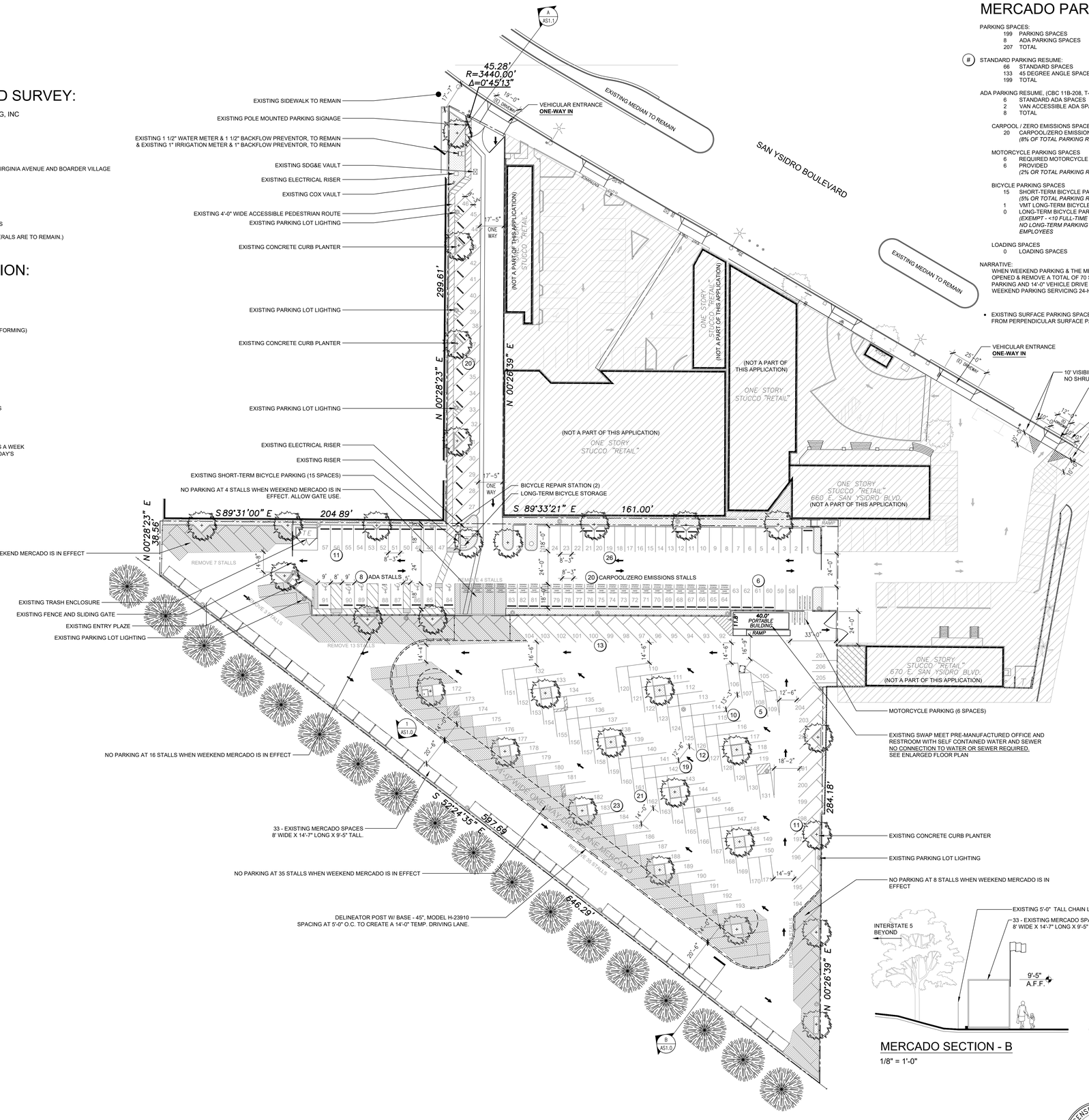
ZONE:
CURRENT ZONING: CC-2-3
PREVIOUS ZONING: SYIO-CSF-3 (PREVIOUSLY CONFORMING)
SAN YSIDRO IMPLEMENTING ORDINANCE : CSF-3

PROPOSED VEHICULAR USE AREA:
118,026 SQUARE FEET

PROPOSED PLANTING AREA:
5,327 SQUARE FEET
(3% OF VUA OUTSIED ST. YARD REQ. = 3,541)

EMPLOYEE:
PERMANENT PARKING FACILITY: 2 - 3 EMPLOYEES
MERCADO: 2 - 3 EMPLOYEES

HOURS OF OPERATION:
PERMANENT PARKING FACILITY: 24 HOURS, 7 DAYS A WEEK
MERCADO: 10:00 AM - 8:00 PM, SATURDAY'S & SUNDAY'S



MERCADO PARKING SCHEDULE:

PARKING SPACES:
199 PARKING SPACES
8 ADA PARKING SPACES
207 TOTAL

(#) STANDARD PARKING RESUME:
66 STANDARD SPACES 8'-3" X 18'-0"
133 45 DEGREE ANGLE SPACES 8'-3" X 18'-0"
199 TOTAL

ADA PARKING RESUME, (CBC 11B-208, T-11-B208.2 & 11B-208.2.4):
6 STANDARD ADA SPACES 9'-0" 18'-0" W/ 5'-0" MIN. AISLE
2 VAN ACCESSIBLE ADA SPACES 9'-0" X 18'-0" W/ 8'-0" MIN. AISLE
8 TOTAL

CARPOOL / ZERO EMISSIONS SPACES
20 CARPOOL/ZERO EMISSIONS PARKING SPACES
(8% OF TOTAL PARKING REQUIRED)

MOTORCYCLE PARKING SPACES
6 REQUIRED MOTORCYCLE PARKING SPACES (3'-0" X 8'-0")
6 PROVIDED
(2% OR TOTAL PARKING REQUIRED)

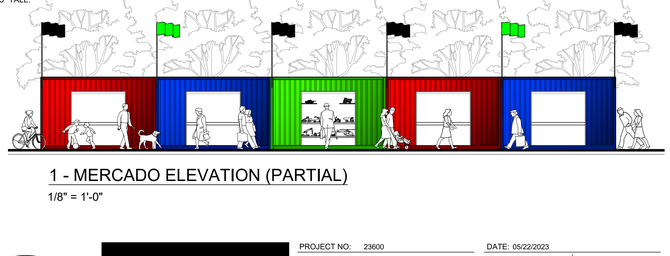
BICYCLE PARKING SPACES
15 SHORT-TERM BICYCLE PARKING SPACES
(5% OR TOTAL PARKING REQUIRED)
1 VMT LONG-TERM BICYCLE PARKING SPACES
0 LONG-TERM BICYCLE PARKING SPACES
(EXEMPT - <10 FULL-TIME EMPLOYEES)
NO LONG-TERM PARKING SPACES ARE REQ., PROJECT HAS LESS THAN 10 FULL-TIME EMPLOYEES

LOADING SPACES
0 LOADING SPACES

NARRATIVE:
WHEN WEEKEND PARKING & THE MERCADO ARE TAKING PLACE TWO (2) OPERABLE GATES ARE OPENED & REMOVE A TOTAL OF 70 STANDARD & 45 DEG. PARKING SPACES FROM THE OVERALL PARKING AND 14'-0" VEHICLE DRIVE LANE. THE OVERALL PARKING TOTAL IS 207 STALLS FOR WEEKEND PARKING SERVICING 24-HOUR OPERATIONS & THE MERCADO.

- EXISTING SURFACE PARKING SPACES SOUTH OF THE EAST-WEST DRIVE WILL BE RE-STRIPED FROM PERPENDICULAR SURFACE PARKING SPACES TO ANGLED PARKING SPACES.

MERCADO SECTION - B
1/8" = 1'-0"



1 - MERCADO ELEVATION (PARTIAL)
1/8" = 1'-0"

PROJECT DESCRIPTION:

SCOPE OF WORK IS TO CONTINUE TO OPERATE A PERMANENT PUBLIC PARKING FIELD PER PREVIOUSLY APPROVED CONDITIONAL USE PERMIT NO.: 1466423. AND PROVIDE A FESTIVE MERCADO ALONG THE SOUTH END OF THE PROPERTY.

THE PROPOSED "AMENDMENT TO CUP #1466423" APPLICATION WOULD MAINTAIN:

a. PERMANENT ACTIVE PERMIT OF PARKING FACILITY.
b. LANDSCAPING (PLANTING, IRRIGATION AND LANDSCAPE RELATED IMPROVEMENTS);
c. OFF-STREET PARKING: A MINIMUM OF 207 PARKING SPACES ARE REQUIRED AT ALL TIMES.
d. PUBLIC AND PRIVATE ACCESSORY IMPROVEMENTS DETERMINED BY THE DEVELOPMENT SERVICES DEPARTMENT TO BE CONSISTENT WITH THE LAND USE AND DEVELOPMENT STANDARDS FOR THIS SITE IN ACCORDANCE WITH THE ADOPTED COMMUNITY PLAN, THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) AND THE CEQA GUIDELINES, THE CITY ENGINEERS REQUIREMENTS, ZONING REGULATIONS, CONDITIONS OF THIS PERMIT, AND ANY OTHER APPLICABLE REGULATIONS OF THE SDMC.
e. PROVIDE 33 ENCLOSED VENDING SPACES FOR THE ESTABLISHMENT OF A FESTIVE MERCADO.
OPERATION OF MERCADO WOULD BE LIMITED TO SATURDAYS AND SUNDAYS.
HOURS OF OPERATION SHALL BE FROM 10:00 AM TO 6:00 PM

*PROJECT DOES NOT PROPOSE ALTERING HOURS OF OPERATION FOR PERMANENT PARKING.

(E) SITE IRRIGATION NOTES:

THE SAN YSIDRO SWAP MEET LANDSCAPE AREAS WILL BE IRRIGATED WITH POTABLE WATER USING AN AUTOMATIC IRRIGATION SYSTEM AND ACCURATE PROGRAMMABLE CONTROLLER WHICH WILL BE CONNECTED TO THE PROPERTY'S EXISTING PRIVATE WATER LINE.

(E) PLANTING LEGEND:

TREE (QTY: 37)		
GEIJERA PARVIFLORA	AUSTRALIAN WILLOW	24" BOX
SHRUBS		
ALOE SPECIES AND HYBRIDS	ALOE	1 GAL
ECHEVERIA SPECIES AND HYBRIDS	HENS-AND-CHICKS	1 GAL
ROSEMARINUS OFFICINALIS	ROSEMARY	5 GAL
VINES		
BOUGAINVILLEA	BOUGAINVILLE	5 GAL
GROUND COVER		
MULCH (IN ALL PLANTING AREAS)		3" DEEP

PLANTING NOTES:
1. TREES SHALL BE PLACED 10' MINIMUM AWAY FROM ALL UNDERGROUND UTILITIES.
2. ROOT BARRIER SHALL BE INSTALLED WHEN TREE IS WITHIN 5' PF PUBLIC IMPROVEMENTS.
3. NO TREES OR SHRUBS EXCEEDING 3' IN HEIGHT AT MATURITY SHALL BE INSTALLED WITHIN 5' OF ANY PUBLIC WATER FACILITY OF WITHIN AND 10' OF ANY PUBLIC SEWER FACILITY.

(E) LITTER CONTROL PLAN:

THERE WILL BE TWO DUMPSTER'S, (1) 2-YARD RECYCLING DUMPSTER AND (1) 4-YARD DUMPSTER. SERVICE WILL BE SCHEDULED FOR PICK UP ON FRIDAY AND MONDAY. CHANGES WILL BE MADE BASED ON NEED AND DAYS OF OPERATION. DURING DAYS OF OPERATION BOTH TRASH AND RECYCLING CONTAINERS WILL PLACE (EMPTIED AND CLEANED) THROUGHOUT THE SWAP MEET. MAINTENANCE PERSONNEL WILL BE WORKING THROUGHOUT THE DAY PICKING UP TRASH AND KEEPING THE SWAP MEET GROUNDS CLEAN AND ORDERLY.

STORM WATER NOTES:

1. THIS PROJECT WILL NOT DISCHARGE ANY INCREASE IN STORM WATER RUN-OFF ONTO THE ADJACENT PROPERTIES.
2. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/PERMITTEE SHALL INCORPORATE ANY CONSTRUCTION BEST MANAGEMENT PRACTICE (BMP) NECESSARY TO COMPLY WITH CH. 14 PART 2, DIV. 1 (GRADING REGS.) OF THE SDMC, INTO THE CONSTRUCTION PLANS OF SPECIFICATIONS.
3. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/PERMITTEE SHALL ENTER INTO A MAINTENANCE AGREEMENT FOR THE ONGOING PERMANENT BMP MAINTENANCE, SATISFACTORY TO THE CITY ENGINEER.
4. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE APPLICANT SHALL SUBMIT A TECHNICAL REPORT THAT WILL BE SUBJECT TO FINAL REVIEW AND APPROVAL OF THE CITY ENGINEER, BASED ON THE STORM WATER STANDARDS IN EFFECT AT THE TIME OF THE CONSTRUCTION PERMIT.
5. DEVELOPMENT OF THIS PROJECT SHALL COMPLY WITH ALL STORM WATER CONSTRUCTION REQUIREMENTS OF THE STATE CONSTRUCTION GENERAL PERMIT, ORDER NO. 2009-0009DWQ, OR SUBSEQUENT ORDER, AND THE MUNICIPAL STORM WATER PERMIT, ORDER NO. R9-2007-0001, OR SUBSEQUENT ORDER. IN ACCORDANCE WITH WITH ORDER NO. 2009-0009DWQ, A RISK LEVEL DETERMINATION SHALL BE CALCULATED FOR THE SITE AND A STORM WATER PREVENTION PLAN (SWPPP) SHALL BE IMPLEMENTED CONCURRENTLY WITH THE COMMENCEMENT OF GRADING ACTIVITIES.
6. PRIOR TO ISSUANCE OF A GRADING OR A CONSTRUCTION PERMIT, A COPY OF THE NOTICE OF INTENT (NOI) WITH A VALID WASTE DISCHARGE ID NUMBER (WDID#) SHALL BE SUBMITTED TO THE CITY OF SAN DIEGO AS PROOF OF ENROLLMENT UNDER THE CONSTRUCTION GENERAL PERMIT. WHEN OWNERSHIP OF THE ENTIRE SITE OR PORTIONS OF THE SITE CHANGES PRIOR TO FILLING OUT THE NOTICE OF TERMINATION (NOT), A REVISED NOI SHALL BE SUBMITTED ELECTRONICALLY TO THE STATE WATER RESOURCE BOARD IN ACCORDANCE WITH THE PROVISIONS AS SET FORTH IN SECTION II.C OR ORDER NO. 2009-0009-DWD AND A COPY SHALL BE SUBMITTED TO THE CITY.

PERVIOUS ASPHALT PAVING - BMP

ON-SITE INFILTRATION TO REDUCE STORM WATER DRAIN OFFSET FLOW:

PERVIOUS ASPHALT PAVING HAS BE INSTALLED OVER ABOUT A THIRD OF THE SITE TO ALLOW STORM WATER INFILTRATION ALONG THE SOUTHWESTERLY BOUNDARY ADJACENT TO THE CAL-TRANS RIGHT-OF-WAY.

PERVIOUS PAVING HAS BEEN PLACED AS SHOWN ON PLAN IN AN AREA TOTALING 35,095 SQUARE FEET.

SEE HYDROLOGY REPORT FOR ADDITIONAL INFORMATION AND REQUIREMENTS.

PREPARED BY: SAN DIEGO LAND SURVEYING AND ENGINEERING INC.
DATED: 05 / 10 / 2016

COMPLETED IN PERMIT PROJECT NO.: 416723

NO PARKING DURING MERCADO (E) AREA NOT IN CONTRACT

PROPOSED SITE PLAN PARKING LOT

1" = 30'-0"

0 10' 20' 30' 60'

648 EAST SAN YSIDRO BOULEVARD

SAN DIEGO, CALIFORNIA, 92173

LICENSED ARCHITECT LUIS A. DELGADO C-35409 REN 2-29-26 STATE OF CALIFORNIA

ZIEBARTH ASSOCIATES ARCHITECTURE + PLANNING

PROJECT NO: 23600

PROJECT ADDRESS:
648 E. SAN YSIDRO BLVD.
SAN DIEGO, CALIFORNIA, 92173

PREPARED BY:
AARON RODRIGUEZ
ZAAP, INC.
2900 FOURTH AVENUE #204
SAN DIEGO, CA 92103
619-233-9450 (PHONE)
619-795-0467 (DIRECT)

DATE: 05/22/2023

REVISION #:	DATE:	REVISION #:	DATE:
1	02/01/2024	5	07/17/2026
2	02/19/2025	6	09/02/2026
3	07/09/2025	7	09/08/2026
4	01/22/2026	8	09/22/2026

PROJECT NAME:
SAN YSIDRO PERMANENT PARKING FACILITY LOT & MERCADO

SHT #: AS1.0

SHEET TITLE: PROPOSED SITE PLAN
MERCADO W/ PARKING

23600 AS1.0 - EXISTING SITE PLAN, Mercado Only.dwg

ATTACHMENT 9

PREPARED BY:

ZAAP ARCHITECTS, INC.
2900 FOURTH AVENUE, STE 204
SAN DIEGO, CA. 92103
P: (619) 795-0467
CONTACT: LUIS DELGADO & AARON RODRIGUEZ

PROFESSIONAL LAND SURVEY:

SAN DIEGO LAND SURVEYING & ENGINEERING, INC
9665 CHESAPEAKE DRIVE, STE 445
SAN DIEGO, CA. 92123 - 1354
P: (858) 565-8362
CONTACT: ROBERT BATEMAN

BENCH MARK:
CITY OF SAN DIEGO BENCH MARK:
NORTHWEST BRASS PLUG AT THE INTERSECTION OF VIRGINIA AVENUE AND BOARDER VILLAGE ROAD, ELEVATION = 54.516 M.S.L.

APN:
666-300-18, 23, 38, 40, 49

EXISTING SEWER / WATER:
WATER/SEWER MAPS 138-1758 (M-37-C)
NO PUBLIC OR PRIVATE WATER OR SEWER EASEMENTS

(NO PROPOSED WATER OR SEWER. ALL EXISTING LATERALS ARE TO REMAIN.)

PROJECT INFORMATION:

STREET ADDRESS:
648 SAN YSIDRO BLVD., SAN DIEGO, CA. 92173
APPROXIMATELY 3 ACRES

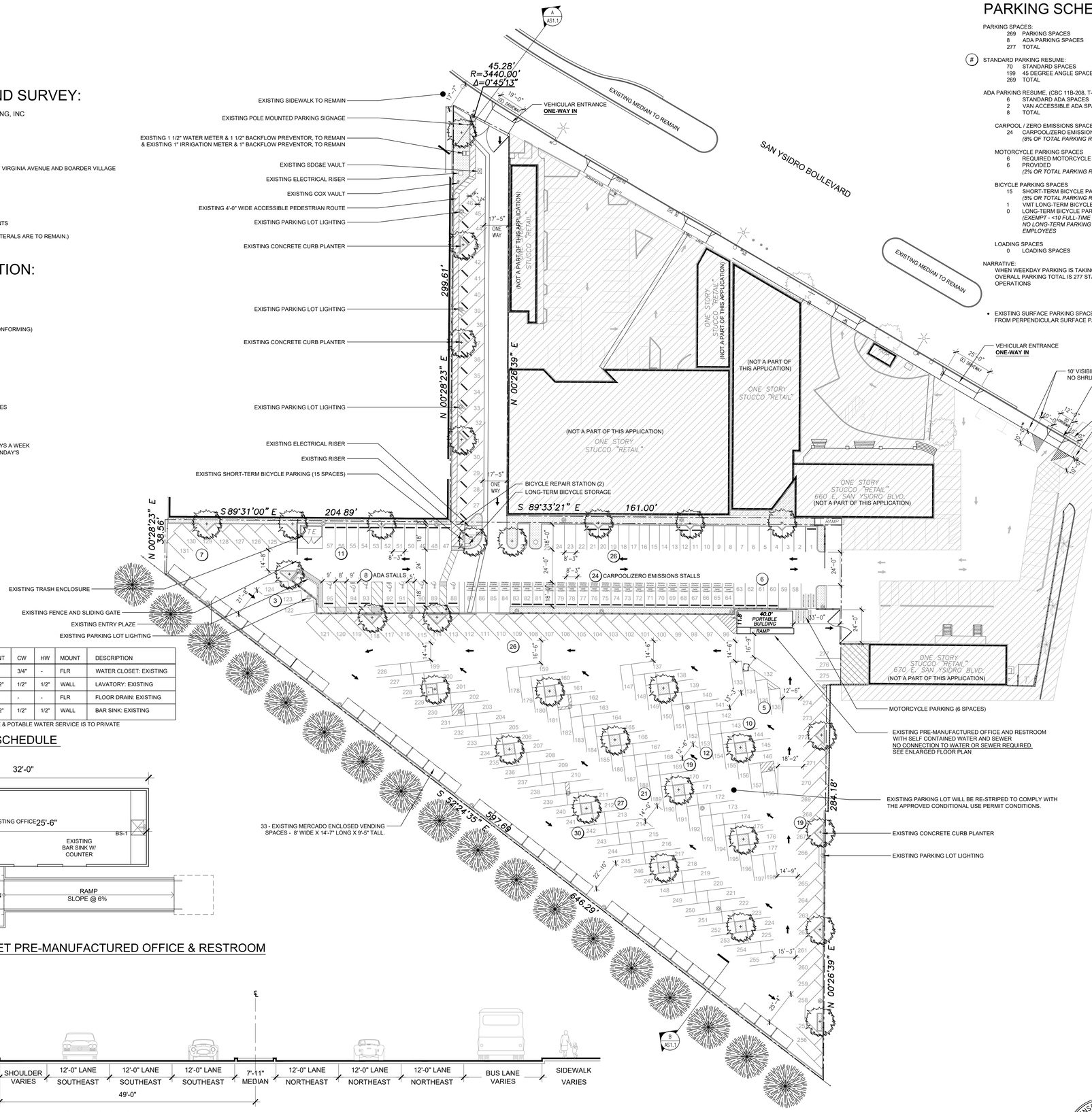
ZONE:
CURRENT ZONING: CC-2-3
PREVIOUS ZONING: SYIO-CSF-3 (PREVIOUSLY CONFORMING)
SAN YSIDRO IMPLEMENTING ORDINANCE : CSF-3

PROPOSED VEHICULAR USE AREA:
118,026 SQUARE FEET

PROPOSED PLANTING AREA:
5,327 SQUARE FEET
(3% OF VUA OUTSIED ST. YARD REQ. = 3,541)

EMPLOYEE:
PERMANENT PARKING FACILITY: 2 - 3 EMPLOYEES
MERCADO: 2 - 3 EMPLOYEES

HOURS OF OPERATION:
PERMANENT PARKING FACILITY: 24 HOURS, 7 DAYS A WEEK
MERCADO: 10:00 AM - 6:00 PM, SATURDAY'S & SUNDAY'S



ITEM	WASTE	TRAP	VENT	CW	HW	MOUNT	DESCRIPTION
WC-1	4"	INTERNAL	2"	3/4"	-	FLR	WATER CLOSET: EXISTING
LV-1	2"	2"	1 1/2"	1/2"	1/2"	WALL	LAVATORY: EXISTING
FD-1	2"	2"	2"	-	-	FLR	FLOOR DRAIN: EXISTING
BS-1	1 1/2"	1 1/2"	1 1/2"	1/2"	1/2"	WALL	BAR SINK: EXISTING

* ALL WASTE WATER SEWER DISCHARGE & POTABLE WATER SERVICE IS TO PRIVATE

EXISTING FIXTURE SCHEDULE

NTS

EXISTING SWAP MEET PRE-MANUFACTURED OFFICE & RESTROOM

3/16" = 1'-0"

SAN YSIDRO BOULEVARD CROSS SECTION - A

1/8" = 1'-0"

648 EAST SAN YSIDRO BOULEVARD

SAN DIEGO, CALIFORNIA, 92173

PROPOSED SITE PLAN PARKING LOT

1" = 30'-0"

0 10' 20' 30' 60'

PARKING SCHEDULE:

PARKING SPACES:
269 PARKING SPACES
8 ADA PARKING SPACES
277 TOTAL

(#) STANDARD PARKING RESUME:
70 STANDARD SPACES 8'-3" X 18'-0"
199 45 DEGREE ANGLE SPACES 8'-3" X 18'-0"
269 TOTAL

ADA PARKING RESUME, (CBC 11B-208, T-11-B208.2 & 11B-208.2.4):
6 STANDARD ADA SPACES 9'-0" 18'-0" W/ 5'-0" MIN. AISLE
2 VAN ACCESSIBLE ADA SPACES 9'-0" X 18'-0" W/ 8'-0" MIN. AISLE
8 TOTAL

CARPOOL / ZERO EMISSIONS SPACES
24 CARPOOL/ZERO EMISSIONS PARKING SPACES
(8% OF TOTAL PARKING REQUIRED)

MOTORCYCLE PARKING SPACES
6 REQUIRED MOTORCYCLE PARKING SPACES (3'-0" X 8'-0")
6 PROVIDED
(2% OR TOTAL PARKING REQUIRED)

BICYCLE PARKING SPACES
15 SHORT-TERM BICYCLE PARKING SPACES
(5% OR TOTAL PARKING REQUIRED)
1 VMT LONG-TERM BICYCLE PARKING SPACES
0 LONG-TERM BICYCLE PARKING SPACES
(EXEMPT - <10 FULL-TIME EMPLOYEES)
NO LONG-TERM PARKING SPACES ARE REQ., PROJECT HAS LESS THAN 10 FULL-TIME EMPLOYEES

LOADING SPACES
0 LOADING SPACES

NARRATIVE:
WHEN WEEKDAY PARKING IS TAKING PLACE ONE (1) OPERABLE GATE IS OPENED. THE OVERALL PARKING TOTAL IS 277 STALLS FOR WEEKDAY PARKING SERVICING 24-HOUR OPERATIONS

- EXISTING SURFACE PARKING SPACES SOUTH OF THE EAST-WEST DRIVE WILL BE RE-STRIPED FROM PERPENDICULAR SURFACE PARKING SPACES TO ANGLED PARKING SPACES.

PROJECT DESCRIPTION:

SCOPE OF WORK IS TO CONTINUE TO OPERATE A PERMANENT PUBLIC PARKING FIELD PER PREVIOUSLY APPROVED CONDITIONAL USE PERMIT NO.: 1466423. AND PROVIDE A FESTIVE MERCADO ALONG THE SOUTH END OF THE PROPERTY.

THE PROPOSED "AMENDMENT TO CUP #1466423" APPLICATION WOULD MAINTAIN:

a. PERMANENT ACTIVE PERMIT OF PARKING FACILITY.

b. LANDSCAPING (PLANTING, IRRIGATION AND LANDSCAPE RELATED IMPROVEMENTS);

c. OFF-STREET PARKING: A MINIMUM OF 207 PARKING SPACES ARE REQUIRED AT ALL TIMES.

d. PUBLIC AND PRIVATE ACCESSORY IMPROVEMENTS DETERMINED BY THE DEVELOPMENT SERVICES DEPARTMENT TO BE CONSISTENT WITH THE LAND USE AND DEVELOPMENT STANDARDS FOR THIS SITE IN ACCORDANCE WITH THE ADOPTED COMMUNITY PLAN, THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) AND THE CEQA GUIDELINES, THE CITY ENGINEERS REQUIREMENTS, ZONING REGULATIONS, CONDITIONS OF THIS PERMIT, AND ANY OTHER APPLICABLE REGULATIONS OF THE SDMC.

e. PROVIDE 33 ENCLOSED VENDING SPACES FOR THE ESTABLISHMENT OF A FESTIVE MERCADO.
OPERATION OF MERCADO WOULD BE LIMITED TO SATURDAYS AND SUNDAYS.
HOURS OF OPERATION SHALL BE FROM 10:00 AM TO 6:00 PM

*PROJECT DOES NOT PROPOSE ALTERING HOURS OF OPERATION FOR PERMANENT PARKING.

(E) SITE IRRIGATION NOTES:

THE SAN YSIDRO SWAP MEET LANDSCAPE AREAS WILL BE IRRIGATED WITH POTABLE WATER USING AN AUTOMATIC IRRIGATION SYSTEM AND ACCURATE PROGRAMMABLE CONTROLLER WHICH WILL BE CONNECTED TO THE PROPERTY'S EXISTING PRIVATE WATER LINE.

(E) PLANTING LEGEND:

TREE (QTY: 37)			
	GEIJERA PARVIFLORA	AUSTRALIAN WILLOW	24" BOX
SHRUBS			
	ALOE SPECIES AND HYBRIDS	ALOE	1 GAL
	ECHEVERIA SPECIES AND HYBRIDS	HENS-AND-CHICKS	1 GAL
	ROSEMARINUS OFFICINALIS	ROSEMARY	5 GAL
VINES			
	BOUGAINVILLEA	BOUGAINVILLE	5 GAL
GROUND COVER			
	MULCH (IN ALL PLANTING AREAS)		3" DEEP

PLANTING NOTES:
1. TREES SHALL BE PLACED 10' MINIMUM AWAY FROM ALL UNDERGROUND UTILITIES.
2. ROOT BARRIER SHALL BE INSTALLED WHEN TREE IS WITHIN 5' PF PUBLIC IMPROVEMENTS.
3. NO TREES OR SHRUBS EXCEEDING 3' IN HEIGHT AT MATURITY SHALL BE INSTALLED WITHIN 5' OF ANY PUBLIC WATER FACILITY OF WITHIN AND 10' OF ANY PUBLIC SEWER FACILITY.

(E) LITTER CONTROL PLAN:

THERE WILL BE TWO DUMPSTER'S, (1) 2-YARD RECYCLING DUMPSTER AND (1) 4-YARD DUMPSTER. SERVICE WILL BE SCHEDULED FOR PICK UP ON FRIDAY AND MONDAY. CHANGES WILL BE MADE BASED ON NEED AND DAYS OF OPERATION. DURING DAYS OF OPERATION BOTH TRASH AND RECYCLING CONTAINERS WILL PLACE (EMPTIED AND CLEANED) THROUGHOUT THE SWAP MEET. MAINTENANCE PERSONNEL WILL BE WORKING THROUGHOUT THE DAY PICKING UP TRASH AND KEEPING THE SWAP MEET GROUNDS CLEAN AND ORDERLY.

STORM WATER NOTES:

1. THIS PROJECT WILL NOT DISCHARGE ANY INCREASE IN STORM WATER RUN-OFF ONTO THE ADJACENT PROPERTIES.
2. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/PERMITTEE SHALL INCORPORATE ANY CONSTRUCTION BEST MANAGEMENT PRACTICE (BMP) NECESSARY TO COMPLY WITH CH. 14 PART 2, DIV. 1 (GRADING REGS.) OF THE SDMC, INTO THE CONSTRUCTION PLANS OF SPECIFICATIONS.
3. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/PERMITTEE SHALL ENTER INTO A MAINTENANCE AGREEMENT FOR THE ONGOING PERMANENT BMP MAINTENANCE, SATISFACTORY TO THE CITY ENGINEER.
4. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE APPLICANT SHALL SUBMIT A TECHNICAL REPORT THAT WILL BE SUBJECT TO FINAL REVIEW AND APPROVAL OF THE CITY ENGINEER, BASED ON THE STORM WATER STANDARDS IN EFFECT AT THE TIME OF THE CONSTRUCTION PERMIT.
5. DEVELOPMENT OF THIS PROJECT SHALL COMPLY WITH ALL STORM WATER CONSTRUCTION REQUIREMENTS OF THE STATE CONSTRUCTION GENERAL PERMIT, ORDER NO. 2009-0009DWQ, OR SUBSEQUENT ORDER, AND THE MUNICIPAL STORM WATER PERMIT, ORDER NO. R9-2007-0001, OR SUBSEQUENT ORDER. IN ACCORDANCE WITH WITH ORDER NO. 2009-0009DWQ, A RISK LEVEL DETERMINATION SHALL BE CALCULATED FOR THE SITE AND A STORM WATER PREVENTION PLAN (SWPPP) SHALL BE IMPLEMENTED CONCURRENTLY WITH THE COMMENCEMENT OF GRADING ACTIVITIES.
6. PRIOR TO ISSUANCE OF A GRADING OR A CONSTRUCTION PERMIT, A COPY OF THE NOTICE OF INTENT (NOI) WITH A VALID WASTE DISCHARGE ID NUMBER (WDID#) SHALL BE SUBMITTED TO THE CITY OF SAN DIEGO AS PROOF OF ENROLLMENT UNDER THE CONSTRUCTION GENERAL PERMIT. WHEN OWNERSHIP OF THE ENTIRE SITE OR PORTIONS OF THE SITE CHANGES PRIOR TO FILLING OUT THE NOTICE OF TERMINATION (NOT), A REVISED NOI SHALL BE SUBMITTED ELECTRONICALLY TO THE STATE WATER RESOURCE BOARD IN ACCORDANCE WITH THE PROVISIONS AS SET FORTH IN SECTION II.C OR ORDER NO. 2009-0009-DWD AND A COPY SHALL BE SUBMITTED TO THE CITY.

PERVIOUS ASPHALT PAVING - BMP

ON-SITE INFILTRATION TO REDUCE STORM WATER DRAIN OFFSET FLOW:

PERVIOUS ASPHALT PAVING HAS BE INSTALLED OVER ABOUT A THIRD OF THE SITE TO ALLOW STORM WATER INFILTRATION ALONG THE SOUTHWESTERLY BOUNDARY ADJACENT TO THE CAL-TRANS RIGHT-OF-WAY.

PERVIOUS PAVING HAS BEEN PLACED AS SHOWN ON PLAN IN AN AREA TOTALING 35,095 SQUARE FEET.

SEE HYDROLOGY REPORT FOR ADDITIONAL INFORMATION AND REQUIREMENTS.

PREPARED BY: SAN DIEGO LAND SURVEYING AND ENGINEERING INC.
DATED: 05 / 10 / 2016

COMPLETED IN PERMIT PROJECT NO.: 416723

(E) PERVIOUS ASPHALT PAVING (E) AREA NOT IN CONTRACT

LICENSED ARCHITECT LUIS A. DELGADO C-35409 REN 2-29-27 STATE OF CALIFORNIA

ZAAP
ZIEBARTH ASSOCIATES
ARCHITECTURE + PLANNING

PROJECT NO: 23600
PROJECT ADDRESS:
648 E. SAN YSIDRO BLVD.
SAN DIEGO, CALIFORNIA, 92173
PREPARED BY:
AARON RODRIGUEZ
ZAAP, INC.
2900 FOURTH AVENUE #204
SAN DIEGO, CA 92103
619-233-9450 (PHONE)
619-795-0467 (DIRECT)

DATE: 05/22/2023

REVISION #:	DATE:	REVISION #:	DATE:
1	02/01/2024	5	07/17/2026
2	02/19/2025	6	09/02/2026
3	07/09/2025	7	09/08/2026
4	01/22/2026	8	09/22/2026

PROJECT NAME:
SAN YSIDRO PERMANENT PARKING FACILITY LOT & MERCADO
SHT # AS1.1

SHEET TITLE: PROPOSED SITE PLAN PARKING LOT

23600 AS1.1 - EXISTING SITE PLAN_Parking Only.dwg