



THE CITY OF SAN DIEGO

## Report to the Planning Commission

DATE ISSUED: March 25, 2021 REPORT NO. PC-21-012  
HEARING DATE: April 8, 2021  
SUBJECT: 7 ELEVEN PDP. Process Four Decision  
PROJECT NUMBER: [662401](#)  
OWNER/APPLICANT: 711 Mesa College LLC, Owner and Steve Laub, Applicant

### SUMMARY

Issue: Should the Planning Commission allow the convenience store located at 7484 Mesa College Drive to deviate from limited operating hours within the Commercial-Neighborhood (CN) Zone by operating 24 hours a day, seven days a week, within the Clairemont Community Plan area?

Staff Recommendation: Approve Planned Development Permit No. 2415584.

Community Planning Group Recommendation: On December 8, 2020 the Clairemont Community Planning Group voted 8-6-0 to recommend approval of the project, without additional conditions (Attachment 7).

Environmental Review: This project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15332, In-Fill Development. This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on January 14, 2021 and the opportunity to appeal that determination ended January 29, 2021 (Attachment 6).

Fiscal Impact Statement: All costs associated with the processing of this project are paid from a deposit account funded by the applicant.

Code Enforcement Impact: None with this application.

Housing Impact Statement: None with this application.

### BACKGROUND

The 7-ELEVEN Project (Project) site is located at 7484 Mesa College Drive on a 0.56-acre lot in the CN-1-2 Zone, the Airport Land Use Compatibility Overlay Zone (Montgomery Field), the Airport Influence

Area (Montgomery Field Area 2), the Federal Aviation Administration (FAA) Part 77 Notification Area, the Clairemont Mesa Height Limit Overlay Zone, and the Transit Priority Area, within the Clairemont Mesa Community Plan.

The Project's 3,083 square-foot commercial building is currently under construction and was approved under Project No. [652145](#), Building Permit No. 2364482. The ministerial project was approved to construct a mixed-use development containing an 18-unit, three-story apartment building and a one-story commercial shell building on the vacant lot. The convenience store will occupy the commercial unit of this mixed-use development. The site is bordered by Ashford Street to the east which contains both commercial and residential uses. The neighborhood is a combination of residential, neighborhood commercial, and institutional uses (community college, police substation, National Guard station). There are no late night or 24-hour commercial facilities on this, the west side, of Linda Vista Road and so late night and early morning trips for basic food items (milk, bread, baby food, coffee, etc.), over the counter medical necessities (cough and cold medicine, aspirin, bandages, etc.) and other needs cannot be accommodated within the immediate neighborhood.

## DISCUSSION

### Project Description:

The Project proposes to allow the Project to deviate from the 6:00 am to 12:00 am operating hours, allowed per San Diego Municipal Code (SDMC) [Table 131-05 B, Footnote No. 1.](#) for business in a CN Zone, by operating 24-hours a day, seven days a week. Pursuant to SDMC Section [126.0601\(b\)\(1\)](#), development that does not comply with all base zone regulations or all development regulations may be permitted with a Planned Development Permit decided in accordance with Process Four. The application may be appealed to City Council.

The purpose of the CN zones is to provide residential areas with access to a limited number of convenient retail and personal service uses. The CN zones are intended to provide areas for small scale, low intensity developments that are consistent with the character of the surrounding residential areas. One of the Primary Goals for Commercial Development in Clairemont Mesa Community Plan is to provide appropriately located, well-designed commercial facilities offering a wide variety of goods and services. The 24-hour, seven days a week, convenience store located adjacent to residential development will meet this goal by providing goods and services within walking distance with no limit to the hours of operation. The proposed expansion of the store hours would be consistent with the Neighborhood Commercial land use designation.

The landlord for the 7-Eleven is the same as for the apartments and has a vested interest to ensure the extension will not create an issue for the neighborhood. As noted above, the convenience store is part of an approved mixed-use development project and incorporates a site design buffer between commercial and residential development with a shared parking area. The existing residential development to the west will be screened by a non-transparent fence. In addition, the deviation allowing for 24-hour operation of the convenience store will allow these needs to be met without lengthy trips out of the neighborhood. By keeping these trips within the neighborhood, the deviation will also reduce the number of vehicle trips through the intersection of Mesa College Drive.

and Linda Vista Road. thereby reducing intersection congestion and improving traffic safety. Allowing community members to obtain convenience services within the community over a 24-hour period will reduce their exposure to vehicle accidents since they will require many fewer trips. A 24-hour convenience store will serve the community's institutions that have non-traditional hours, and their employees/visitors, such as the San Diego Police substation and National Guard facility (both with 24-hour use) and Mesa College (which has frequent early morning and late-night usage). Approval of this deviation does not grant sales for alcohol. The owner or operator of the Project would have to apply for either a Type 20 or 21, State issued Alcoholic Beverage Control license which would also require the City's approval of a Conditional Use Permit for the alcohol beverage outlet use at this site.

Community Plan Analysis:

The Clairemont Mesa Community Plan designates the 0.56-acre site as Neighborhood Commercial. As proposed, the Project consists of a request to allow 24-hour operation of a food, beverages, and groceries use (7-Eleven). The Clairemont Community Plan does not provide specific recommendations addressing the hours of operation of neighborhood commercial uses.

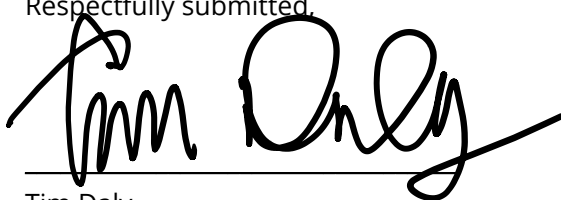
Conclusion:

The Project complies with the requirements of the CN-1-2 Zone, with the exception of the requested deviation, and all applicable sections of the Land Development Code and the Clairemont Mesa Community Plan. Staff has prepared draft findings in the affirmative to approve the Project and recommends approval of Planned Development Permit No. 2415584.

ALTERNATIVES

1. Approve Planned Development Permit No. 2415584, with modifications.
2. Deny Planned Development Permit No. 2415584, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,



Tim Daly  
Assistant Deputy Director  
Development Services Department

Derrick Johnson

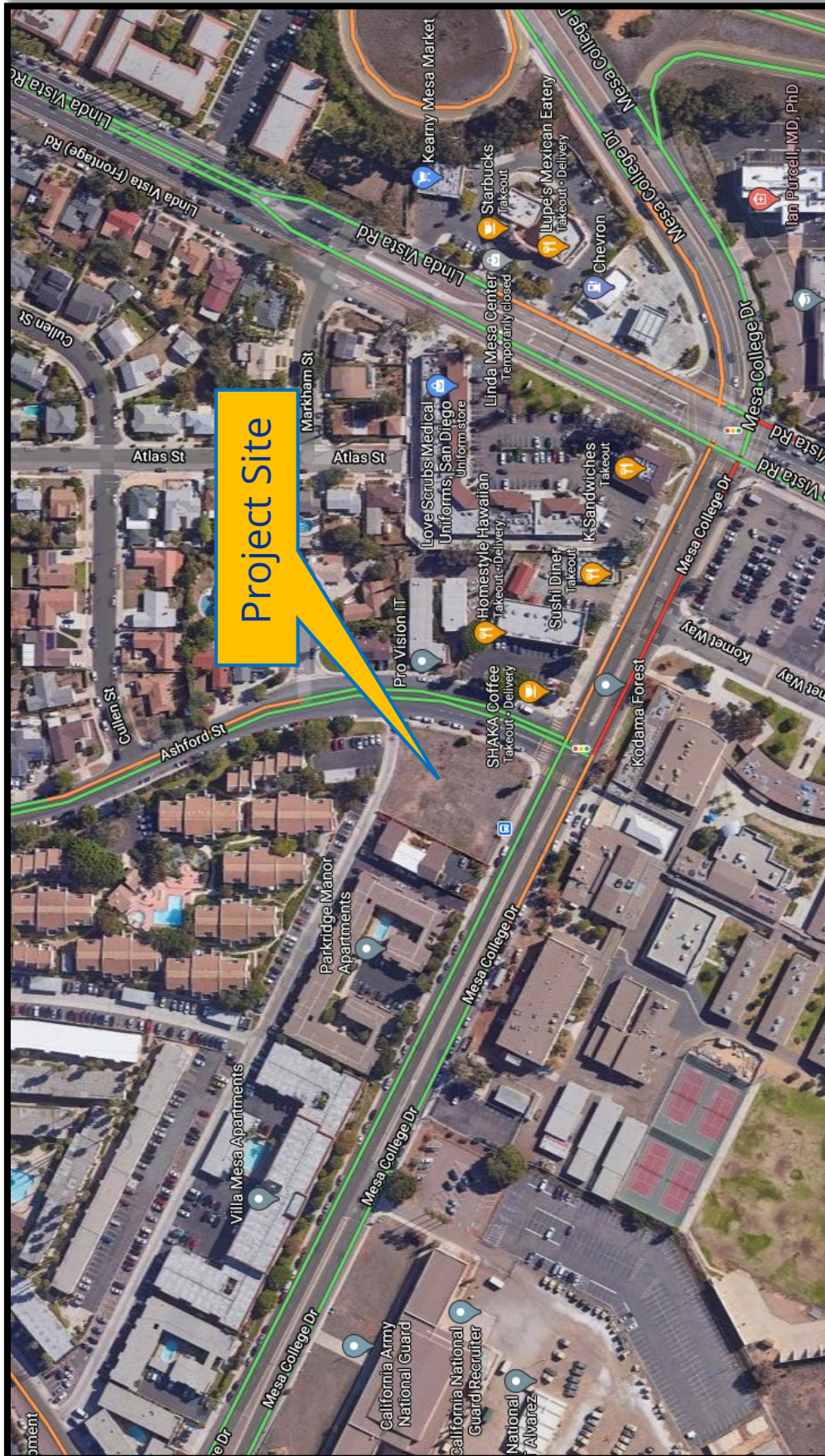
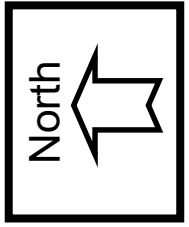
Derrick Johnson (D.J.)  
Development Project Manager  
Development Services Department

TD/DNJ

Attachments:

1. Aerial Photographs
2. Community Plan Land Use Map
3. Project Location Map
4. Draft Permit Resolution with Findings
5. Draft Permit with Conditions
6. Environmental Exemption
7. Community Planning Group Recommendation
8. Ownership Disclosure Statement

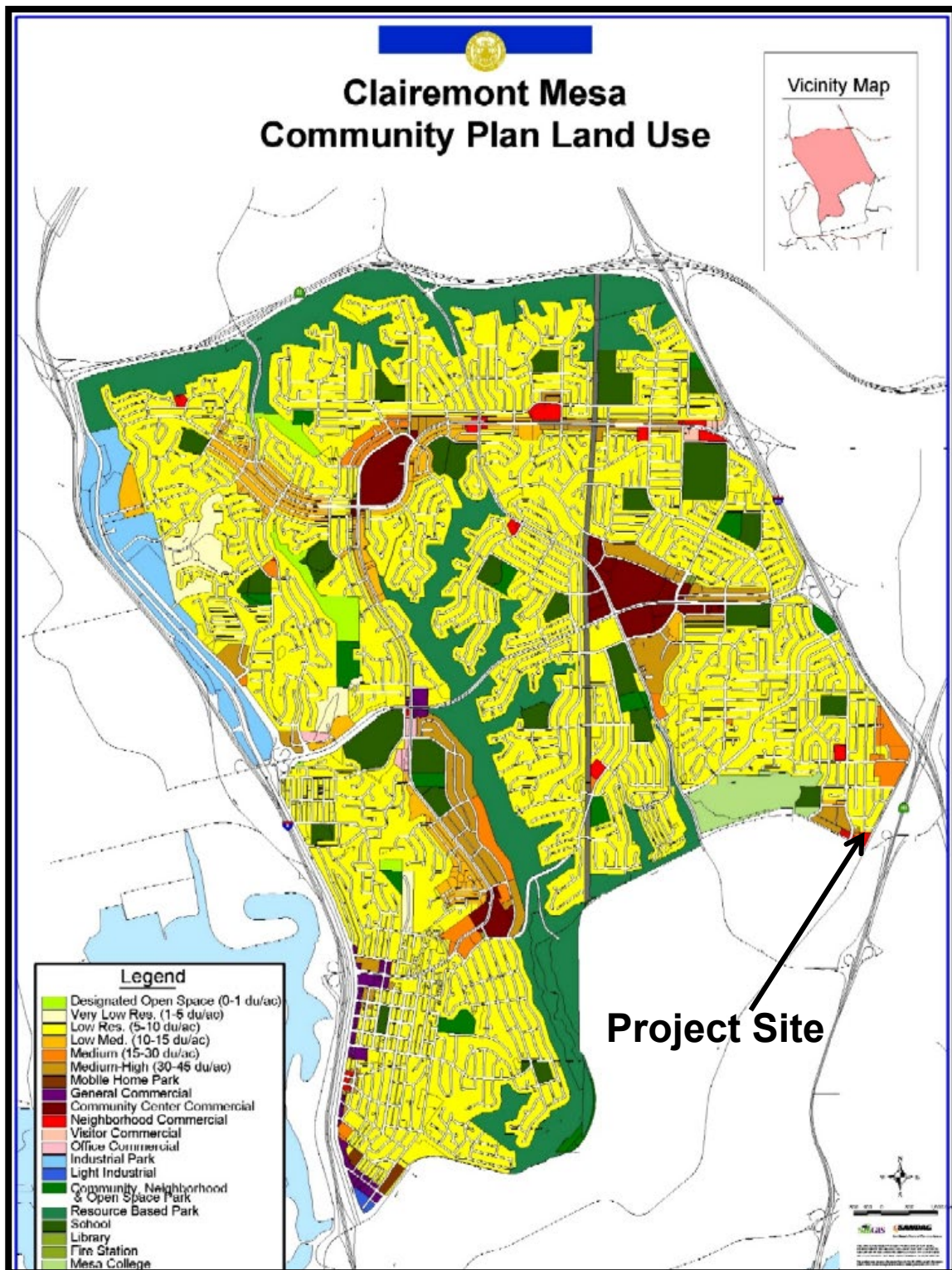




**Aerial Photo**  
7 Eleven PDP / 7484 Mesa College Drive  
PROJECT NO. 662401





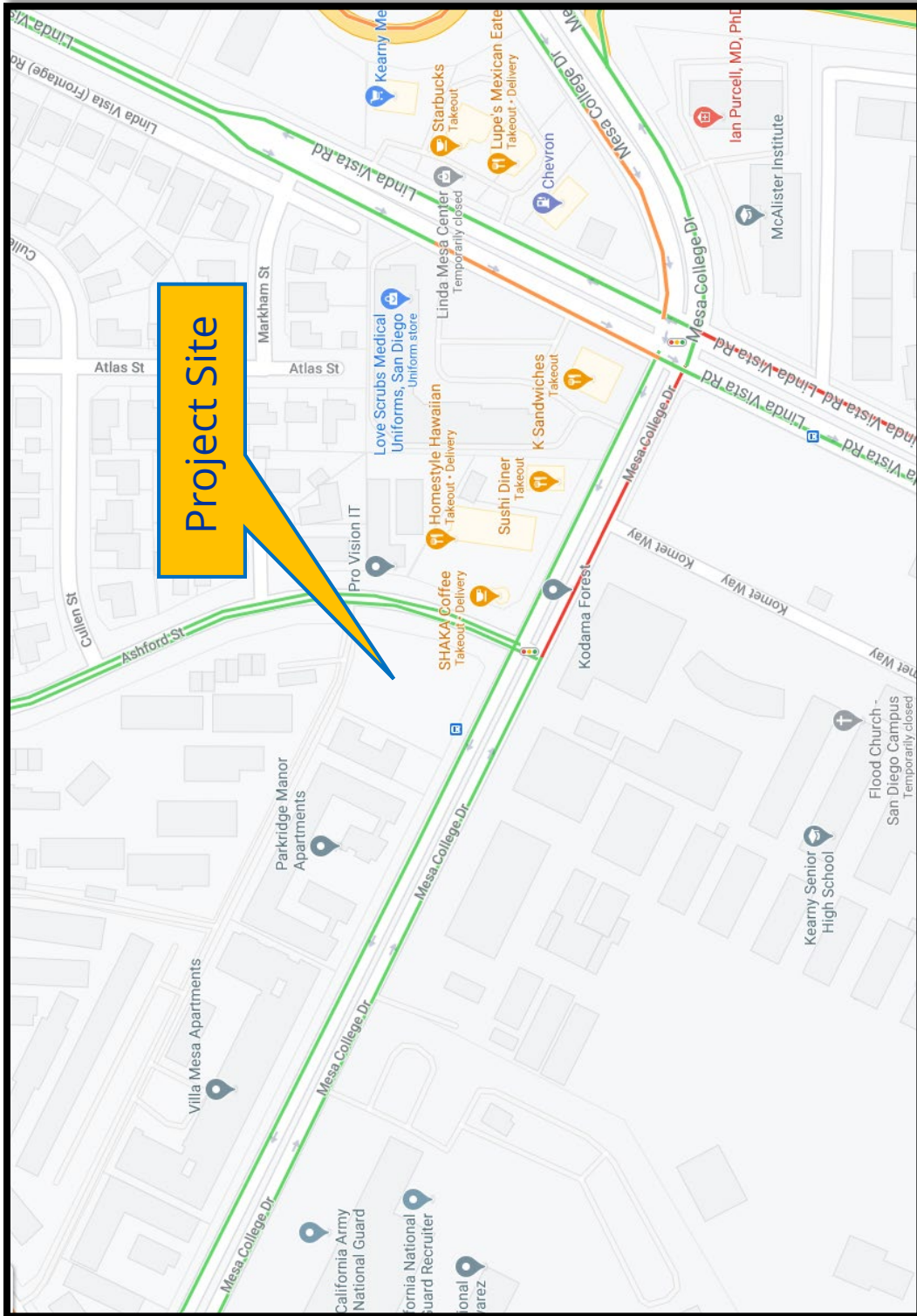
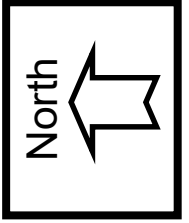


## Land Use Map

7 Eleven PDP / 7484 Mesa College Drive  
PROJECT NO. 662401

North





## Project Location Map

7 Eleven PDP / 7484 Mesa College Drive

PROJECT NO. 662401



PLANNING COMMISSION RESOLUTION NO. \_\_\_\_\_  
PLANNED DEVELOPMENT PERMIT No. 2415584  
**7 ELEVEN PDP- PROJECT NO. 662401**

WHEREAS, 711 MESA COLLEGE LLC, a California Limited Corporation, Owner, 7-Eleven Inc. Permittee filed an application with the City of San Diego for a permit to allow the convenience store to deviate from the 6:00 am to 12:00 am operating hours permitted for business in a Commercial-Neighborhood (CN) Zone, by operation 24 hours a day, seven days a week. The convenience store is currently under construction was approved under Project No. 605142, Building Permit No. 2135169, (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. 2415584) on portions of a 0.56-acre site;

WHEREAS, the project site is located at 7484 Mesa College Drive in the CN-1-2 Zone, the Airport Land Use Compatibility Overlay Zone (Montgomery Field), the Airport Influence Area (Montgomery Field Area 2), the Federal Aviation Administration (FAA) Part 77 Notification Area, the Clairemont Mesa Height Limit Overlay Zone, and the Transit Priority Area, within the Clairemont Mesa Community Plan area;

WHEREAS, the project site is legally described as Lot 63 of Pueblo Vista, Unit No.4, City of San Diego, County of San Diego, Map No. 5348, Recorded on February 20, 1964;

WHEREAS, on January 14, 2021, 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 Guideline Section 15332, In-Fill Development, and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520;



WHEREAS, on April 8, 2021, the Planning Commission of the City of San Diego considered Planned Development Permit No. 2415584, pursuant to the Land Development Code of the City of San Diego; NOW, THEREFORE,

BE IT RESOLVED by the Planning Commission of the City of San Diego, that it adopts the following findings with respect to Planned Development Permit No. 2415584:

**PLANNED DEVELOPMENT PERMIT - SDMC SECTION 126.0605**

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

The 0.56-acre site is located at 7484 Mesa College Drive in the CN-1-2 Zone, the Airport Land Use Compatibility Overlay Zone (Montgomery Field), the Airport Influence Area (Montgomery Field Area 2), the FAA Part 77 Notification Area, the Clairemont Mesa Height Limit Overlay Zone, and the Transit Priority Area, within the Clairemont Mesa Community Plan.

The project proposes to allow a convenience store to deviate from the 6:00 am to 12:00 am operating hours permitted for business in a CN Zone, by operating 24 hours a day, seven days a week. A primary goal for Commercial Development in Clairemont Mesa Community Plan states "Provide appropriately located, well-designed commercial facilities offering a wide variety of goods and services." The 24-hour, seven days a week, convenience store located adjacent to residential development will meet this goal by providing goods and services within walking distance that does not limit the use with limited hours of operation. There are no other convenience or grocery stores in the immediate area. Allowing the deviation for the proposed development will further the Clairemont Mesa Community Plan goal to provide goods and services to the community when there are no other, or very limited, options. In addition, Commercial Objective No. 5 of the Clairemont Community Plan indicates "Maintain commercial uses in neighborhood commercial centers." The convenience store is a commercial use and approval of the deviation does not change the land use and continues to provide a commercial use. Figure 12 of the Clairemont Mesa Community Plan identifies the area as a Neighborhood Commercial Center. The proposed expansion of the store hours would be consistent with the Neighborhood Commercial land use. Therefore, the proposed expansion of the convenience store hours would not adversely affect the applicable land use plan.

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

The project proposes to allow the convenience store to deviate from the 6:00 am to 12:00 am operating hours permitted for business in a CN Zone, by operating 24 hours a day, seven days a week. No alcohol is permitted to be sold at this site. The convenience store is currently under construction was approved under Project No. 605142, Building Permit No. 2135169. A CEQA Exemption was prepared by the City of San Diego after evaluating the overall environmental affects which could result with the extension of the convenience store hours.

The permit controlling the development contains specific conditions addressing project compliance with the City's codes, policies, regulations and other regional, state, and federal regulations to prevent detrimental impacts to the health, safety and general welfare of persons residing and/or working in the area. The safety checks of the proposed project include the review of construction plans by professional staff to determine compliance with all regulations; inspection of construction to assure construction permits are implemented in accordance with the approved plans; and that final construction complies with the approved plans all of which will assure the continued health, safety and general welfare of persons residing or working in the area. Therefore, with the proposed conditions in the amended permits for the proposed project will not be detrimental to the public's health, safety or welfare.

**3. The proposed development will comply with the regulations of the Land Development Code including any proposed deviations pursuant to Section 126.06062(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 authorize pursuant to the Land Development Code.**

The project proposes to allow the convenience store to deviate from the 6:00 am to 12:00am operating hours permitted for business in a CN Zone, by operating 24 hours a day, seven days a week. The convenience store is currently under construction and was approved under Project No. 605142, Building Permit No. 2135169, pursuant to the San Diego Municipal Code (SDMC). The purpose of the CN zones is to provide residential areas with access to a limited number of convenient retail and personal service uses. The CN zones are intended to provide areas for small scale, low intensity developments that are consistent with the character of the surrounding residential areas.

The convenience store complies with the applicable regulations of the SDMC except for Table 131-05 B, Footnote No. 1. The project is subject to the Citywide sign, noise and light regulations per the SDMC. The deviation will not disrupt the neighboring residential uses to the north and west, or the commercial business to the east or the public-school south of the project. Approval of this deviation does not grant sales for alcohol. The owner or operator of the Project would have to apply for either a Type 20 or 21, State issued Alcoholic Beverage Control license which would also require the City's approval of a Conditional Use Permit for the alcohol beverage outlet use at this site. As noted above, the convenience store is part of an approved mixed-use development project and incorporates a site design buffer between commercial and residential development with a shared parking area. The existing residential development to the west will be screened by a non-transparent fence. In addition, the deviation allowing for 24-hour operation of the convenience store will allow these needs to be met without lengthy trips out of the neighborhood. By keeping these trips within the neighborhood, the deviation will also reduce the number of vehicle trips through the intersection of Mesa College Drive. and Linda Vista Road. thereby reducing intersection congestion and improving traffic safety. Allowing community members to obtain convenience services within the community over a 24-hour period will reduce their exposure to vehicle accidents since they will require many fewer trips. A 24-hour convenience store will serve the community's institutions that have non-traditional hours, and their employees/visitors, such as the San Diego Police substation and National Guard facility (both with 24-hour use) and Mesa College (which has frequent early morning and late-

night usage). Approval of this deviation does not grant sales for alcohol. The owner or operator of the Project would have to apply for either a Type 20 or 21, State issued Alcoholic Beverage Control license which would also require the City's approval of a Conditional Use Permit for the alcohol beverage outlet use at this site. The intention of providing hours of operation is to limit potential nuisance to the surrounding residential areas. The proposed deviation to the store hours would be consistent with the Neighborhood Commercial land use designation and will not create a nuisance.

Therefore, the proposed development will comply with the regulations of the Land Development Code including any proposed deviations pursuant to Section 126.06062(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 authorize pursuant to the Land Development Code.

The above findings are supported by the minutes, maps and exhibits, all of which are incorporated herein by this reference.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Planning Commission, Planned Development Permit No. 2415584 is hereby GRANTED by the Planning Commission to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit No. 2415584, a copy of which is attached hereto and made a part hereof.

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Derrick Johnson (D.J.)  
Development Project Manager  
Development Services

Adopted on: April 8, 2021

IO#: 24008592

**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: 24008592

SPACE ABOVE THIS LINE FOR RECORDER'S USE

PLANNED DEVELOPMENT PERMIT NO. 2415584  
**7 ELEVEN PDP - PROJECT NO. 662401**  
PLANNING COMMISSION

This Planned Development Permit No. 2415584 is granted by the Planning Commission of the City of San Diego to 711 Mesa College LLC, a California Limited Liability Corporation, Owner, 7-Eleven Inc. Permittee, pursuant to San Diego Municipal Code [SDMC] section 126.0602(b)(1). The 0.56-acre site is located at 7484 Mesa College Drive in the Commercial-Neighborhood (CN)-1-2 Zone, the Airport Land Use Compatibility Overlay Zone (Montgomery Field), the Airport Influence Area (Montgomery Field Area 2), the Federal Aviation Administration (FAA) Part 77 Notification Area, the Clairemont Mesa Height Limit Overlay Zone, and the Transit Priority Area, within the Clairemont Mesa Community Plan. The project site is legally described as: Lot 63 of Pueblo Vista Unit No.4, City of San Diego, County of San Diego, Map No. 5348, Recorded on February 20, 1964.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to allow the convenience store to deviate from the 6:00 am to 12:00am operating hours permitted for business in a CN Zone, by operating 24-hours a day, seven days a week. The convenience store is currently under construction was approved under PTS No. 605142, Building Permit No. 2135169, described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated April 8, 2021, on file in the Development Services Department.

The project shall include:

- a. Allow the convenience store to deviate from the 6:00 am to 12:00 am operating hours permitted for business in a CN Zone, by operating 24 hours a day, seven days a week. No construction is proposed;
- b. Landscaping (planting, irrigation and landscape related improvements);
- c. Off-street parking; and
- 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 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 April 22, 2024.
2. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
  - a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and
  - b. The Permit is recorded in the Office of the San Diego County Recorder.
3. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.
4. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.
5. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
6. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).
7. The Owner/Permittee shall secure all necessary building permits. The Owner/Permittee is informed that to secure these permits, substantial building modifications and site improvements may be required to comply with applicable building, fire, mechanical, and plumbing codes, and State and Federal disability access laws.
8. Construction plans shall be in substantial conformity to Exhibit "A." Changes, modifications, or alterations to the construction plans are prohibited unless appropriate application(s) or amendment(s) to this Permit have been granted.

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

If any condition of this Permit, on a legal challenge by the Owner/Permittee of this Permit, is found or held by a court of competent jurisdiction to be invalid, unenforceable, or unreasonable, this Permit shall be void. However, in such an event, the Owner/Permittee shall have the right, by paying applicable processing fees, to bring a request for a new permit without the "invalid" condition(s) back to the discretionary body which approved the Permit for a determination by that body as to whether all of the findings necessary for the issuance of the proposed permit can still be made in the absence of the "invalid" condition(s). Such hearing shall be a hearing de novo, and the discretionary body shall have the absolute right to approve, disapprove, or modify the proposed permit and the condition(s) contained therein.

10. 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.

**CLIMATE ACTION PLAN REQUIREMENTS:**

11. 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" and shall be enforced and implemented to the satisfaction of the Development Services Department.

**LANDSCAPE REQUIREMENTS:**

12. The Owner/Permittee shall be responsible for the maintenance of all landscape improvements shown on the approved plans, including in the right-of-way, unless long-term maintenance of said landscaping will be the responsibility of another entity approved by the Development Services Department. All required landscape shall be maintained consistent with the Landscape Standards in

a disease, weed, and litter free condition at all times. Severe pruning or "topping" of trees is not permitted.

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

**PLANNING/DESIGN REQUIREMENTS:**

14. The 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 authorized by the appropriate City decision maker in accordance with the SDMC.

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

16. 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.

**INFORMATION ONLY:**

- The issuance of this discretionary permit alone does not allow the immediate commencement or continued operation of the proposed use on site. Any operation allowed by this discretionary permit may only begin or recommence after all conditions listed on this permit are fully completed and all required ministerial permits have been issued and received final inspection.
- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of this Permit, may protest the imposition within ninety days of the approval of this development permit by filing a written protest with the City Clerk pursuant to California Government Code-section 66020.
- This development may be subject to impact fees at the time of construction permit issuance.

APPROVED by the Planning Commission of the City of San Diego on April 8, 2021, and Resolution No. XXXXXX.

## ATTACHMENT 5

Planned Development Permit No. 2415584  
April 8, 2021

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

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Derrick Johnson (D.J.)  
Development Project Manager

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

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**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.

711 Mesa College LLC  
Owner/Permittee

By \_\_\_\_\_  
Kevin Held  
Manager

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



## NOTICE OF EXEMPTION

(Check one or both)

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

FROM: City of San Diego  
Development Services Department  
1222 First Avenue, MS 501  
San Diego, CA 92101

☐ Office of Planning and Research  
1400 Tenth Street, Room 121  
Sacramento, CA 95814

**Project Name/Number:** 7-Eleven PDP / 662401

**SCH No.:** N.A.

**Project Location-Specific:** 7484 Mesa College Drive, San Diego, CA 92111

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

**Description of nature and purpose of the Project:** Planned Development Permit (PDP) for a deviation to the permitted hours of operation of a proposed 7-Eleven that will operate 24 hours, at 7484 Mesa College Drive. No construction is proposed. The 0.56-acre site is in the CN-1-2 Zone of the Clairemont Mesa Community Plan area. Council District 6.

**Name of Public Agency Approving Project:** City of San Diego

**Name of Person or Agency Carrying Out Project:** Roger Shadowen, 7-Eleven Inc., 330 E. Lambert Rd., Brea, CA 92821, 858-780-6529

**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: Section 15332, In-Fill Development
- ☐ Statutory Exemptions:

**Reasons why project is exempt:** The City of San Diego determined that the project would qualify to be categorically exempt from CEQA pursuant to Section 15332 (In-fill Development); and where the exceptions listed in Section 15300.2 would not apply. The project meets the criteria set forth in CEQA Section 15332 (In-Fill Development). The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with the applicable zoning designation and regulations. The proposed development occurs within city limits on a project site of no more than five acres and is substantially surrounded by urban uses. The project site has no value for endangered, rare or threatened species. Approval of the project would not result in any significant effects related to air quality, noise, traffic or water quality. The site can be adequately serviced by all required utilities and public services.

Lead Agency Contact Person: C. Holowach

Telephone: 619-446-5187

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 CEQA



Associate Planner

Signature/Title

3/4/21


Date

Check One:

☒ (X) Signed By Lead Agency

☐ ( ) Signed by Applicant

Date Received for Filing with County Clerk or OPR:

|  |  |   |                           |   |  |
|--|--|---|---------------------------|---|--|
| Page 3   |  | City of San Diego • Information Bulletin 620      |                           | May 2020  |  |
|   |  | <b>City of San Diego<br/>Development Services</b> |                           | <b>Community Planning<br/>Committee Distribution<br/>Form</b> |  |
| Project Name:<br>7 Eleven PDP  |  |   | Project Number:<br>662401 |   |  |
| Community: Clairemont Mesa   |  |   |                           |   |  |
| <p>For project scope and contact information (project manager and applicant),<br/>log into OpenDSD at <a href="https://aca.accela.com/SANDIEGO">https://aca.accela.com/SANDIEGO</a>.</p> <p>Select "Search for Project Status" and input the Project Number to access project information.</p> |  |   |                           |   |  |
| <input checked="" type="radio"/> Vote to Approve<br><input type="checkbox"/> Vote to Approve with Conditions Listed Below<br><input type="checkbox"/> Vote to Approve with Non-Binding Recommendations Listed Below<br><input type="checkbox"/> Vote to Deny                                   |  |   |                           |   |  |
| # of Members Yes<br>8  |  | # of Members No<br>6                              |                           | # of Members Abstain<br>0                                     |  |
| Conditions or Recommendations:<br>None   |  |   |                           |   |  |
| <input type="checkbox"/> No Action<br>(Please specify, e.g., Need further information, Split vote, Lack of quorum, etc.)   |  |   |                           |   |  |
| NAME: Kevin J. Carpenter, AIA  |  |   |                           |   |  |
| TITLE: Chair, Project Review Subcommittee  |  |   |                           | DATE: December 08, 2020                                       |  |
| <i>Attach additional pages if necessary (maximum 3 attachments).</i>   |  |   |                           |   |  |



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:** 7-Eleven #38248 Mesa College Dr

**Project No. For City Use Only:** \_\_\_\_\_

**Project Address:** 7484 Mesa College Dr, San Diego CA

**Specify Form of Ownership/Legal Status (please check):**

☐ Corporation ☒ Limited Liability -or- ☐ General - What State? California Corporate Identification No. 201716410085  
☐ 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: 711 Mesa College LLC

☒ Owner ☐ Tenant/Lessee ☐ Successor Agency

Street Address: 4747 Executive Dr., 9th Floor

City: San Diego

State: CA Zip: 92121

Phone No.: 619-665-1878

Fax No.: \_\_\_\_\_

Email: kevin.held@cushwake.com

Signature: Kevin Held

Date: 1/30/20

Additional pages Attached: ☒ Yes ☐ No

**Applicant**

Name of Individual: 7-Eleven Inc., attention of Mr. Roger Shadowen

☐ Owner ☒ Tenant/Lessee ☐ Successor Agency

Street Address: 330 East Lambert

City: Brea

State: CA Zip: 92821

Phone No.: (858) 780-6529

Fax No.: \_\_\_\_\_

Email: r.shadowen2@7-11.com

Signature: Roger Shadowen

Date: 1/30/20

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

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



**Attachment to Form DS-318, Ownership Disclosure Statement**  
**7-Eleven #38248 Mesa College Dr**

The following persons own more than 10% of the shares of 711 Mesa College LLC:

Name: Kevin Held  
Title: Manager  
Address: 711 Mesa College LLC  
4747 Executive Dr., 9<sup>th</sup> Floor  
San Diego, CA 92121

Name: Richard Held  
Title: Member  
Address: 711 Mesa College LLC, Attn: Kevin Held  
4747 Executive Dr., 9<sup>th</sup> Floor  
San Diego, CA 92121

Name: Saptal Singh  
Title: Member  
Address: 711 Mesa College LLC, Attn: Kevin Held  
4747 Executive Dr., 9<sup>th</sup> Floor  
San Diego, CA 92121

Name: Tony Cassolato  
Title: Manager  
Address: 711 Mesa College LLC, Attn: Kevin Held  
4747 Executive Dr., 9<sup>th</sup> Floor  
San Diego, CA 92121