



THE CITY OF SAN DIEGO

Report to the Hearing Officer

DATE ISSUED: June 10, 2020 REPORT NO. HO-20-030

HEARING DATE: June 17, 2020

SUBJECT: Casa Mayahuel – CUP, Process Three Decision

PROJECT NUMBER: [634177](#)

OWNER/APPLICANT: Patricia A. Moore/Mayahuel, Inc.

SUMMARY

Issue: Should the Hearing Officer approve a Conditional Use Permit (CUP) to allow the sale of alcoholic beverages for off-site consumption from a specialty tequila retail store within an existing restaurant, located at 2936 Adams Avenue in the CC-3-7 Zone within the North Park Community Plan Area?

Staff Recommendation:

Approve Conditional Use Permit No. 2281788.

Community Planning Group Recommendation: On August 20, 2019 the North Park Community Planning Committee voted 10-2-0 to recommend the approval of the proposed project.

Environmental Review:

This project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA section 15303 (New Construction or Conversion of Small Structures). This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on February 26, 2020, and the opportunity to appeal that determination ended March 11, 2020.

BACKGROUND

The proposed project is located within an existing 2,258-square-foot restaurant at 2936 Adams Avenue in the CC-3-7 (Commercial-Community) Zone, and the Community Commercial land use designation within the North Park Community Plan Area (Attachments 1, 2, and 3).

To the east, west, and south are commercial uses in the same zone and se designation. To the north are multi-family residential uses zoned RM-1-1 and designated Residential/Medium (16-29 du/ac).

DISCUSSION

The project requests approval of a Conditional Use Permit (CUP) to allow operation of an alcoholic beverage outlet within an existing restaurant. The proposed outlet will be a 118-square-foot specialty tequila retail storefront that does not expand the existing building footprint. The proposed alcoholic beverage outlet requires a Process Three CUP per [SDMC 141.0502\(c\)](#), with the Hearing Officer as the decision-maker.

Staff reviewed the project for conformance to applicable development regulations and land use policies. The project is not located within 600 feet of a public or private school, and crime in the census tract is only 53% of the city-wide average. The permit contains conditions limiting container size to 375 milliliters or greater. Although the project does not currently propose the sale of malt beverages, the permit also limits the package quantities of malt beverages to a six-pack or greater (no singles). Additional conditions regulating loitering, trash, lighting, and advertising ensure that the project will not impact the surrounding area.

Community Plan Analysis

The project site is located within the North Park Community Plan Area. Figure 2-1 of the North Park Community Plan identifies the land use as Community Commercial, which provides for shopping areas with retail, service, and office uses for the community at large within three to six miles. A specialty tequila retail store is consistent with this land use, and it also supports the existing restaurant, Cantina Mayahuel, which specializes in tequila.

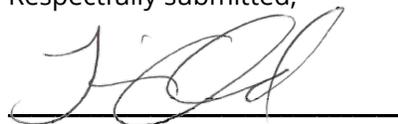
Conclusion

Both City Staff and SDPD have reviewed the request to operate a specialty tequila retail outlet within an existing restaurant and concluded that if the permit were appropriately conditioned, the proposed alcohol sales would not have an adverse impact on the surrounding neighborhood. Such conditions have been placed in the permit, and the project conforms to all applicable sections of the SDMC. Staff recommends the Hearing Officer approve Conditional Use Permit No. 2281788.

ALTERNATIVES

1. Approve Conditional Use Permit No. 2281788, with modifications.
2. Deny Conditional Use Permit No. 2281788, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,



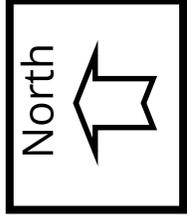
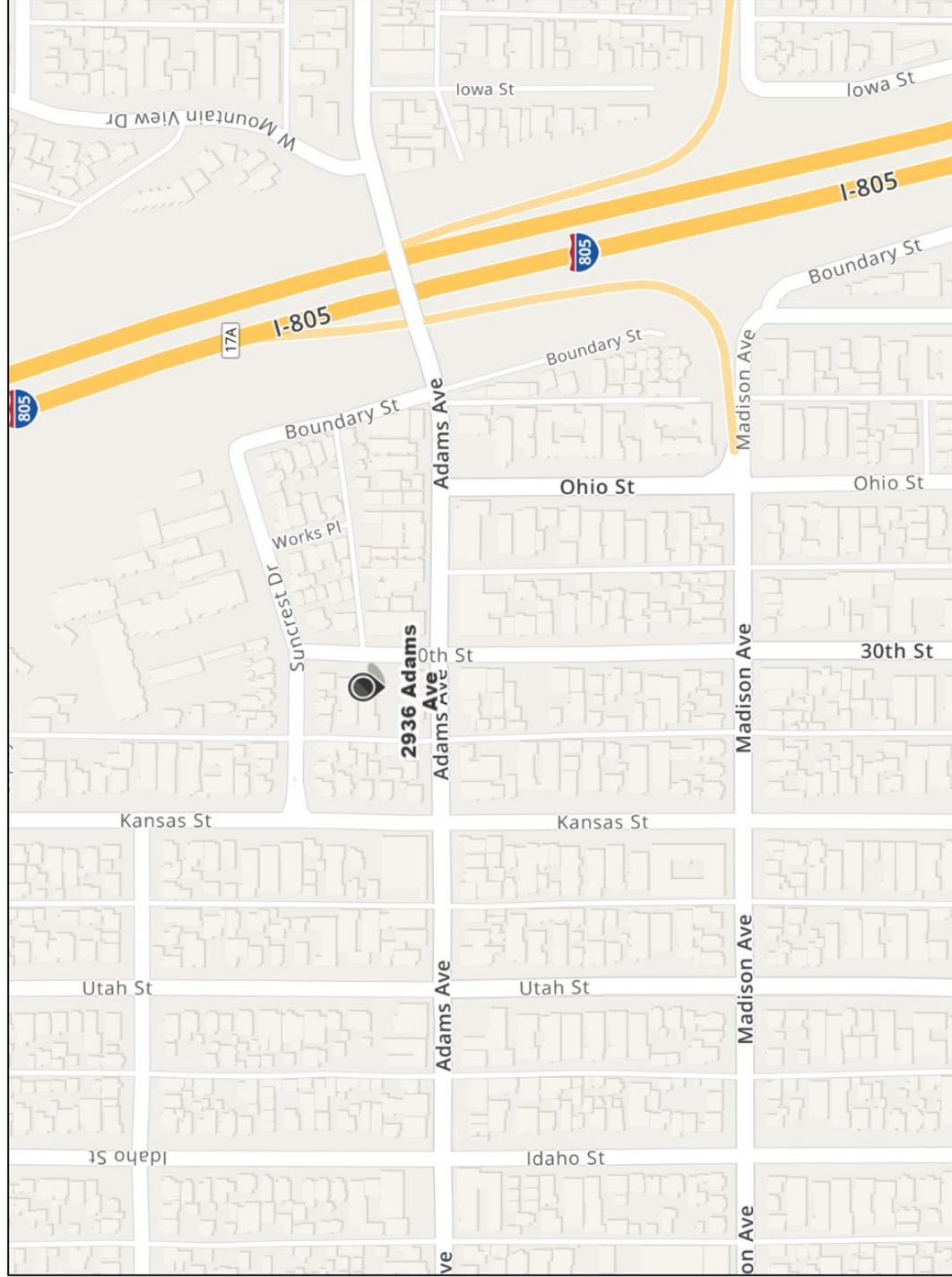
Travis Cleveland, Development Project Manager

Attachments:

1. Project Location Map
2. Community Plan Land Use Map
3. Aerial Photograph
4. Draft Resolution with Findings
5. Draft Permit with Conditions
6. Environmental Exemption
7. Community Planning Group Recommendation
8. Ownership Disclosure Statement
9. SDPD CUP Recommendation
10. Map of Existing Licenses
11. Project Plans



Project Location Map



Casa Mayahuel, Project Number 634177
2936 Adams Avenue



Community Plan

LEGEND

Residential

- Residential - Low : 5-9 Du/Ac
- Residential - Low Medium : 10-15 Du/Ac
- Residential - Medium : 16-29 Du/Ac
- Residential - Medium High : 30-44 Du/Ac *
- Residential - High : 45-54 Du/Ac
- Residential - Very High : 55-73 Du/Ac

Commercial, Employment, Retail, and Services

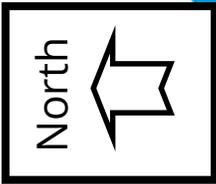
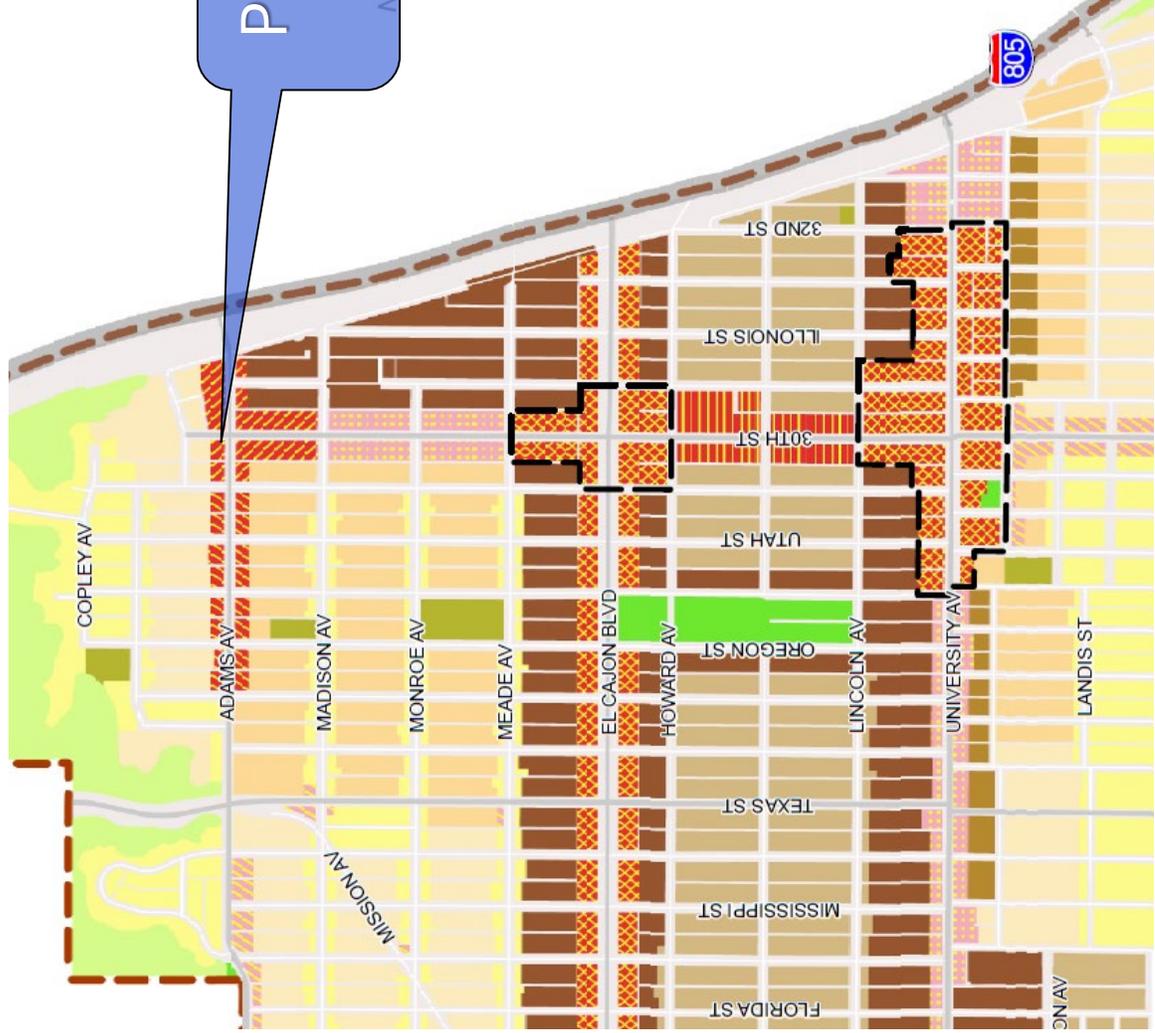
- Community Commercial : 0-29 Du/Ac
- Community Commercial : 0-44 Du/Ac
- Community Commercial : 0-54 Du/Ac**
- Community Commercial : 0-73 Du/Ac**
- Community Commercial : 0-109 Du/Ac***
- Neighborhood Commercial : 0-29 Du/Ac
- Neighborhood Commercial : 0-73 Du/Ac

Park, Open Space, and Recreation

- Open Space
- Park

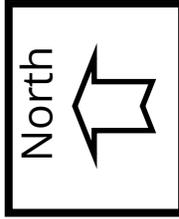
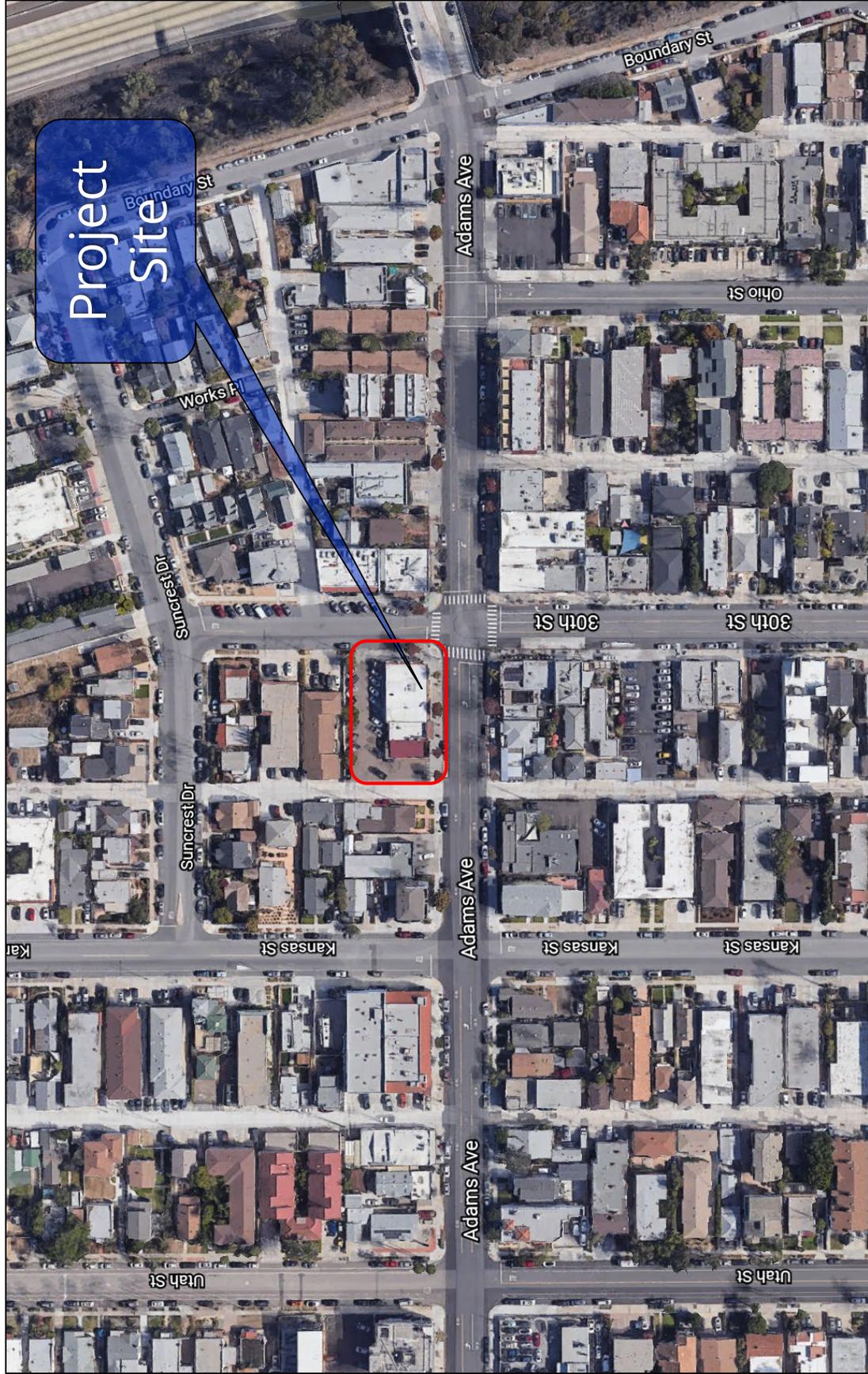
Institutional, and Public/Semi-Public Facilities

- Institutional
- Community Village
- Community Plan Boundary





Aerial Photo



Casa Mayahuel, Project Number 634177
2936 Adams Avenue

HEARING OFFICER RESOLUTION NO. [REDACTED]
CONDITIONAL USE PERMIT NO.
CASA MAYAHUEL PROJECT NO. 634177

WHEREAS, PATRICIA A. MOORE, Owner, and MAYAHUEL INC., Permittee, filed an application with the City of San Diego for a permit to operate an alcoholic beverage outlet conditioned upon the issuance of a license from the State Department of Alcoholic Beverage Control in an existing restaurant (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. 2281788), on a portion of a .07-acre property;

WHEREAS, the project site is located at 2936 Adams Avenue, in the CC-3-7 Zone within the North Park Community Plan area;

WHEREAS, the project site is legally described as: The east 70 feet of lots 11, 12, 13, 14 in Block "I" of University Heights, according to Map thereof No. 951, filed in the office of the County Recorder of San Diego County, June 1905;

WHEREAS, on June 17, 2020, 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 15303 (New Construction or Conversion of Small Structures), 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 June 17, 2020, the Hearing Officer of the City of San Diego considered Conditional Use Permit No. 2281788 pursuant to the Land Development Code of the City of San Diego;

BE IT RESOLVED by the Hearing Officer of the City of San Diego, that it adopts the following findings with respect to Conditional Use Permit No. 2281788:

A. CONDITIONAL USE PERMIT [SDMC Section 126.0305]**1. Findings for all Conditional Use Permits:****a. The proposed development will not adversely affect the applicable land use plan.**

The project proposes a 118-square-foot specialty alcoholic beverage outlet, located within an existing restaurant at 2936 Adams Avenue in the CC-3-7 zone. The outlet will sell specialty tequilas in support of the existing restaurant. Alcoholic beverage outlets that do not meet all the locational criteria for alcohol sales as a limited use (see finding b. below) under San Diego Municipal Code Section 141.0502 may be approved with a Conditional Use Permit.

The North Park Community Plan designates the site as Community Commercial, which provides for shopping areas with retail, service, and office uses for the community at-large within three to six miles. Both the existing restaurant and proposed specialty retail store are consistent with this designation. Further, the project supports Community Plan policies, such as the provision of a diversity of compatible goods and specialty services along commercial streets, and encouraging small locally owned stores provided that their uses are compatible with the surrounding neighborhood.

By setting aside a small room for specialty tequila sales, the project does not propose any physical changes to the exterior of the building, and does not change the underlying use of the existing tenant space. Therefore, the proposed alcoholic beverage outlet will not adversely affect the North Park Community Plan.

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

The CC-3-7 zone allows an alcoholic beverage outlet at this location. To provide for the public health, safety, and welfare, SDMC Section 141.0502(b)(1) outlines locational requirements for Alcoholic Beverage Outlets. Such outlets are allowed as a Limited Use without a Conditional Use Permit provided they are not in any of the locations outlined in SDMC Section 141.0502(b)(1)(A)-(E). As such, projects may request a Conditional Use Permit pursuant to SDMC Section 141.0502(c) if they do not meet the following criteria:

(A) Within a census tract, or within 600 feet of a census tract, where the general crime rate exceeds the citywide average general crime rate by more than 20 percent;

San Diego Police Department (SDPD) research indicates that the reported crime rate in the census tract is only 53% of the citywide average. The project meets this requirement.

(B) Within a census tract, or within 600 feet of a census tract, where the ratio of alcohol beverage outlets exceeds the standards established by California Business and Professional Code section 23958.4;

The standard set California Business and Professional Code section 23958.4 for this census tract is one alcoholic beverage outlet. There are currently three alcoholic beverage outlets within this census tract(?), and this project, if approved, would represent the fourth. The project does not meet this requirement.

However, based on the low crime statistics for the area, the project's location in a vibrant commercial and retail area, and the project's small size and scope as a specialty retail store in support of an existing restaurant, staff can recommend approval of the project with conditions to ensure the public health, safety, and welfare.

(C) In an adopted Redevelopment Project Area;

The project is in the North Park Redevelopment Project area; therefore, it does not meet this requirement. However, the project will enhance an existing commercial property by providing a specialty retail use; which will provide a unique service to the surrounding community. This specialty use is in support of the existing restaurant, which has an existing on-sale license and is already well-known for its tequila selection.

(D) Within 600 feet of a public or private accredited school, a public park, a playground or recreational area, a church, a hospital, or a San Diego County welfare district office;

The project meets this requirement; there are no such uses within 600 feet.

(E) Within 100 feet of a residentially zoned property.

The project site adjoins residentially zoned property; therefore, it does not meet this requirement. However, the project is in an established, low-crime commercial area. Furthermore, ingress and egress to adjacent residential areas would require customers to walk approximately 130 feet or more when measured from the entrance to the store. The entrance faces Adams Avenue to the south, requiring people to walk around the building and up the sidewalk to the north to reach nearby residential areas. While separation distance is typically measured from property line to property line, this 130-foot walking distance is of note in that it prevents direct access from and to adjacent residential parcels, meeting the intent of the separation requirement.

Pursuant to SDMC Section 141.0502(c), SDPD recommended the proposed use for approval with conditions limiting container size and quantity, which have been

included in the permit. Additional conditions regulating amusement devices, lighting, loitering, and advertising signage are also included in the permit. The Environmental Analysis Section determined that the proposed project was categorically exempt under CEQA, concluding that there were no significant environmental impacts. Therefore, the proposed project to add an alcoholic beverage outlet use to an existing commercial property will not be detrimental to public health, safety, and welfare.

c. The proposed development will comply with the regulations of the Land Development Code including any allowable deviations pursuant to the Land Development Code.

The proposed alcoholic beverage outlet within an existing restaurant complies with all applicable regulations, including those of the CC-3-7 zone and the criteria for alcohol sales under SDMC Section 141.0502, in that it is allowed as a conditional use. No deviations are proposed. Therefore, the proposed development will comply with the regulations of the Land Development Code including any allowable deviations pursuant to the Land Development Code.

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

The project is located along a commercial street that adjoins other restaurants and various locally-owned businesses, ensuring the project is compatible with the surrounding area. It supports an existing restaurant that is already known for its selection of on-sale tequila. The project supports North Park Community Plan policies that encourage a diversity of compatible goods and specialty services along commercial streets and encourage small locally owned stores, provided that their uses are compatible with the surrounding neighborhood.

Alcohol sales will be a small area within an existing restaurant that is already consistent with the surrounding businesses on Adams Avenue, which include a diversity of restaurants, retail, bars, and office uses. After examining crime statistics in the area and other potential adverse effects of the proposed use, the SDPD recommended approval of the project. The location is not high in general crime or alcohol-related crime. The project is not located within 600 feet of an existing sensitive use, and is located more than a 100-foot walk from adjacent residential areas.

SDPD recommended the proposed use for approval with conditions limiting container size and quantity, which have been included in the permit. Additional conditions regulating amusement devices, lighting, loitering, and advertising signage are also included in the permit to ensure that the project does not impact the surrounding area. Therefore, an alcoholic beverage outlet within an existing restaurant is appropriate at its proposed location.

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 Hearing Officer, Conditional Use Permit No. 2281788 is hereby GRANTED by the Hearing Officer to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit No. 2281788, a copy of which is attached hereto and made a part hereof.

Travis Cleveland
Development Project Manager
Development Services

Adopted on: June 17, 2020

IO#: 24008232

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: 24008232

SPACE ABOVE THIS LINE FOR RECORDER'S USE

CONDITIONAL USE PERMIT NO. 2281788
CASA MAYAHUEL - PROJECT NO. 634177
HEARING OFFICER

This Conditional Use Permit No. 2281788 is granted by the Hearing Officer of the City of San Diego to Patricia A. Moore, Owner, and Mayahuel Inc., Permittee, pursuant to San Diego Municipal Code [SDMC] sections 141.0502 and 126.0305. The 0.07-acre site is located at 2936 Adams Avenue in the CC-3-7 Zone of the North Park Community Plan Area. The project site is legally described as: The east 70 feet of lots 11, 12, 13, 14 in Block "I" of University Heights, according to Map thereof No. 951, filed in the office of the County Recorder of San Diego County, June 1905.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner to operate an alcoholic beverage outlet conditioned upon the issuance of a license from the State Department of Alcoholic Beverage Control and subject to the City's land use regulations] described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated June 17, 2020, on file in the Development Services Department.

The project shall include:

- a. Operation of an alcoholic beverage outlet to allow the sale of distilled spirits for off-site consumption within a proposed 118-square-foot storefront located within an existing 2,258-square-foot restaurant, conditioned upon the issuance of a license from the State Department of Alcoholic Beverage Control;
- b. Existing off-street parking;
- c. Exterior lighting, exterior signage; 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 July 1, 2023.
2. This Conditional Use Permit [CUP] and corresponding use of this site shall expire on July 1, 2030. The Owner/Permittee may request that the expiration date be extended in accordance with SDMC section 141.0502(c) (7).
3. The utilization of this CUP is contingent upon the approval of a license to sell alcohol at this location by the California Department of Alcoholic Beverage Control [ABC]. The issuance of this CUP does not guarantee that the ABC will grant an alcoholic beverage license for this location.
4. 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.
5. 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.
6. 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.
7. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
8. 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.).
9. 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.

10. 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.

11. 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.

12. 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.

ENGINEERING REQUIREMENTS:

13. Prior to the commencement of the use associated with the Conditional Use Permit, the Owner/Permittee shall assure, by permit and bond, to reconstruct the damaged portions of the sidewalk and concrete paved area with a current City Standards sidewalk, maintaining the existing sidewalk scoring pattern, adjacent to the site on Adams Avenue satisfactory to the City Engineer.

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

PLANNING/DESIGN REQUIREMENTS:

15. 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.

16. Owner/Permittee shall post a copy of the Conditional Use Permit conditions in the licensed premises in a place where they may be readily viewed by any member of the general public or any member of a government agency.

17. Pool or billiard tables, foosball or pinball games, arcade style video and electronic games, or coin-operated amusement devices are not permitted on the premises.

18. Exterior public pay phones that permit incoming calls are not permitted on the premises, adjacent public sidewalks, or areas under the control of the Owner/Permittee.

19. The Owner/Permittee shall provide illumination, at a minimum level of 0.4-foot candles per square foot, on the exterior of the alcoholic beverage outlet, including adjacent public sidewalks and areas under the control of the Owner/Permittee. The illumination shall be in operation during all hours of darkness while the outlet is open for business so that persons standing on or near the premises at night are identifiable by law enforcement personnel. The required illumination shall be shielded and directed so that it does not shine on adjacent properties.

20. A maximum of 33 percent of the square footage of the windows and doors of the premises may bear advertising or signs of any sort, except for any advertising prohibited by law. All advertising and signs shall be placed and maintained in a manner that ensures that law enforcement personnel have a clear and unobstructed view of the interior of the outlet.

21. The Owner/Permittee of the alcoholic beverage outlet shall post a prominent, permanent sign or signs stating, "No loitering, consumption of alcoholic beverages, or open alcoholic beverage containers are allowed inside the premises, in the parking area, or on the public sidewalks adjacent to the premises, violators are subject to arrest." The sign shall be at least two square feet with two-inch block lettering. The sign shall be in English and Spanish.

22. The sign area pertaining to or referencing alcoholic sales or beverages shall not exceed 630 square inches.

23. The Owner/Permittee shall list a business address and telephone number in the Pacific Bell/San Diego telephone directory or other similarly distributed directory.

24. The Owner/Permittee shall provide trash receptacles, conveniently located for use by patrons, inside and outside the alcoholic beverage outlet, including adjacent public sidewalks and areas under the control of the Owner/Permittee. At least one 13-gallon trash receptacle shall be located inside the premises. At least one 32-gallon trash receptacle shall be located outside the alcoholic beverage outlet, and at least one additional 32-gallon trash receptacle shall be located in the parking areas under the control of the Owner/Permittee.

25. The Owner/Permittee shall maintain the premises, adjacent public sidewalks, and areas under the control of the Owner/Permittee, free of litter and graffiti at all times. The Owner/Permittee shall provide for daily removal of trash, litter, and debris. The Owner/Permittee shall eliminate graffiti within 48 hours of application.

POLICE DEPARTMENT RECOMMENDATIONS FOR ABC LICENSE:

- No wine or distilled spirits shall be sold in containers of less than 375 milliliters. Wine shall not be sold in containers of less than 750 milliliters, with the exception of wine coolers sold in four-pack containers or more per sale.
- No malt beverage products shall be sold in quantities of less than a six pack of 12-ounce bottles or other containers totaling a minimum of 64 ounces.

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 Hearing Officer of the City of San Diego on June 17, 2020 and [Approved Resolution Number].

ATTACHMENT 5

Permit Type/PTS Approval No.: CUP 2281788
Date of Approval: June 17, 2020

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

Travis Cleveland
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.

Owner

By _____
Patricia A. Moore
Owner

Mayahuel Incorporated
Permittee

By _____
Name
TITLE

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

NOTICE OF EXEMPTION

ATTACHMENT 6

(Check one or both)

TO: X 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: Casa Mayahuel CUP/ 634177

SCH No.: N.A.

Project Location-Specific: 2936 Adams Avenue, San Diego, CA 92116

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

Description of nature and purpose of the Project: Conditional Use Permit (CUP) for 117 square-foot, retail store (Alcohol Beverage Outlet) in an existing 2,375 square-foot commercial space, on a 0.07-acre site. The project is located in the CC-3-7 zone within the North Park Community Plan, Parking Standards Transit Priority Area, Transit Priority Area, Transit Area Overlay Zone, Residential Tandem Parking Overlay Zone, Airport Land Use Compatibility Overlay Zone, Airport Influence Area (Review Area 2), and the Federal Aviation Administration (FAA) Part 77 Notification area. The community plan designates the site as Community Commercial.

Name of Public Agency Approving Project: City of San Diego

Name of Person or Agency Carrying Out Project: William Adams, Norton, Moore & Adams, LLP, 501 W. Broadway, Suite 800, San Diego, CA 92101, (619) 233-8200

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))
- (X) Categorical Exemption: Categorically exempt from CEQA pursuant to CEQA State Guidelines, Section 15303 (New Construction or Conversion of Small Structures).

Reasons why project is exempt: The City of San Diego conducted an environmental review that determined the project would not have the potential for causing a significant effect on the environment. The project meets the criteria set forth in CEQA Section 15303 which consists of the conversion of existing small structures from one use to another where only minor modifications are made on the exterior of the structure. In addition, the exceptions listed in CEQA Section 15300.2 would not apply.

Lead Agency Contact Person: Rhonda Benally

Telephone: (619) 446-5468

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

ATTACHMENT 6

It is hereby certified that the City of San Diego has determined the above activity to be exempt from CEQA



Signature/Title

Senior Planner

March 12, 2020

Date

Check One:

Signed By Lead Agency

Signed by Applicant

Date Received for Filing with County Clerk or OPR:



NORTH PARK PLANNING COMMITTEE (NPPC)

Draft Meeting Minutes

August 20, 2019; 6:30 pm

2901 North Park Way, 2nd Floor

www.northparkplanning.org

info@northparkplanning.org

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https://www.facebook.com/NorthParkPlanning/app_100265896690345

I. Parliamentary Items

1. Call to Order, Roll Call and Attendance Report

Member	Steve Billings	Steve Doster	Daniel Gebreselassie	Arash Kahvazadeh	Marc Gould	Sarah McAlear	Aria Pounaki	Jen Spencer	Chelsi Sparti	Melissa Stayner	Matt Stucky	Tim Taylor	Eduardo Velasquez	René Vidales	Randy Wilde
Attendance	1	2	3	4	5	6	7	8		9		10	11	12	
Late															
Absences		1	1	1	1	1			1	1	1	2			1

2. Modifications to the NPPC Agenda

a. **Consent Agenda Items:** Items were heard, voted on at an NPPC subcommittee and are not considered controversial. *Items on the Consent Agenda can be moved to Action for full discussion by any member of the Board or Public.*

i. Urban Design/Project Review (UDPR). Members present: Melissa Stayner, Daniel Gebreselassie, Peter Hill, Robb Steppke, Tim Taylor, René Vidales.

1) **Vehicular Wayfinding Directional Signs.** North Park Main Street received a grant to install vehicular wayfinding directional signs for parking, shopping, dining, and other local attractions. The proposal is to install signs at approximately 20 locations throughout North Park. *SUBCOMMITTEE MOTION: To approve design of wayfinding signage in concept with the following recommendations: 1) Consider using a Craftsman Font for the words 'North Park'; 2) Consider having signs pointing to other parks such as Neighborhood Park and Mini Park. Taylor/Gebreselassie 6-0-0.*

ii. Public Facilities & Transportation (PFT). Members present: Steve Doster, Ernie Bonn, Daniel Gebreselassie Rob Steppke, René Vidales.

1) **Public Service Easement Vacation for Sewer Group 691.** Proposal for vacation of Public Service Easement due to relocation of services for Capital Improvement Program project "Sewer Group Job 691" on Assessor's Parcel Map Numbers 539-011-14-00 (open space), 539-011-24-00 (2334 29th St) and 539-011-25-00 (2330 29th St) near 29th Street and Kalmia Place. Sewer Group 691 started construction on January 22, 2015 and completed in November 9, 2017. The project included the installation of 4,450 linear feet of new sewer mains and the abandonment of 1,293 linear feet of sewer mains in canyons and easements. DSD PTS No. 635770. Project Manager: Jericho Gallardo, 619-533-7523, jgallardo@sandiego.gov

***SUBCOMMITTEE MOTION:** To support the Sewer Easement Vacation for Sewer Group 691 as presented as long as: 1) The elimination of the easement does not eliminate legal access to APN 539-011-24 (2334 29th St); and 2) The elimination of the sewer easement does not eliminate the only option for APN 539-011-24 (2334 29th St) to have a sewer lateral running through APN 539-011-25 (2330 29th St). Vidales/Steppke 5-0-0*

MOTION: To Approve Consent Agenda. Gebreselassie/UDPR & PFT On Consent 12-0-0

3. **Minutes:** Approval of the June 18, 2019 Minutes. **MOTION: To approve June 18, 2019 Meeting Minutes. Taylor/Billings 12-0-0**
4. **Treasurer's Report:** Chelsi Sparti/Randy Wilde. Account balance is \$819.47

II. **Non-Agenda Public Comment:** Limited to Items not on the Agenda and non-debatable. Two-minute maximum, Chair can award more time.

1. Stephen Hon, North Park Historical Society. 10th annual Car Show. September 7th 10 am to 1pm Located in the parking lot at the Balboa Tennis Club courts in Morley Field. This will be the last year for the show. They will be focusing on more educational work from here on out. Please come down and support. info@northparkhistory.org
2. Ted Coakley III. Update on his neighbor opening a kindergarten adjacent to his property. He has decided to sell and move out, and would like to thank the committee for all the help he received in learning more about zoning and permitted uses.
3. Pat Sexton, Street Parking on 30th St. Spoke about her press release, to help define options A, B, & C. Pat explained the way the media and the city has proposed the 30th St. parking plan.
4. Gene Pollsy, 30th St. Parking. Since 2001 has owned an 18-unit apartment complex in North Park. Voiced his frustration about not receiving the proper information about the 30th St. bike lanes prior to the discussion and vote. Wishes there to be a future date to discuss and re-vote the 30th bike lane.
5. Viki Granowitz. Councilmember Scott Sherman is putting a committee together for Community Planning Group Reform. She was asked to be part of that group
6. Catherine McCullough. A new Maintenance Assessment District for street lights is being formed for the Morley Field Area. The first meeting will be held on Wednesday, September 18 at 6:30pm at the Lafayette Hotel. For more info please visit morleyfieldhistoricstreetlights.org or email morleyfieldhistoricstreetlights@gmail.com

III. **Announcements & Event Notices:**

1. **North Park Thursday Market (Farmers Market).** Every Thursday 3pm-7:30pm year-round. More info at: <https://northparkmainstreet.com/events/farmers-market/>
2. **Smart Streetlights Community Forums.** 3 workshops remaining:
 - Wed, August 21, 5-7 pm, Lopez Ridge Recreation Ctr (Mira Mesa), 7245 Calle Cristobal
 - Tue, August 27, 5-7 pm, Logan Heights Branch Library Cultural Center, 567 S. 28th St.
 - Thu, September 10, 6-7 pm, Rancho Bernardo Library, 17110 Bernardo Ctr Dr.

For more information, please visit: <https://sandiego.gov/sustainability/energy-and-water-efficiency/programs-projects/smart-city>

3. **SDSU Mission Valley Campus Draft Environmental Impact Report (DEIR) and Public Workshops.** The DEIR will be available for public review and comment for a 60-day period beginning August 5, 2019 and ending October 3, 2019.

Link to the DEIR: <http://missionvalley.sdsu.edu>

Send comments to: Laura Shinn, Director, Facilities Planning, Design, and Construction;
San Diego State University, 5500 Campanile Drive, San Diego, CA 92182-1624
or via email to mvcomments@sdsu.edu

Public Workshops:

- Thursday, Sept. 12, 12 to 1:30 pm, SDSU Parma Payne Goodall Alumni Ctr, 5250 55th St.
 - Thursday, Sept. 12, 5:30 to 7 pm, SDSU Parma Payne Goodall Alumni Center, 5250 55th St.
 - Tuesday, Sept. 24, 5:30 to 7 pm at the Mission Valley Marriott, 8757 Rio San Diego Dr.
4. **Adams Avenue Street Fair.** Saturday, September 21, 10 am to 10 pm, and Sunday, September 22, 10 am to 6 pm. Adams Avenue from 32nd St. to 35th St. More info at: <https://www.adamsavenuebusiness.com/event-info/adams-avenue-street-fair/>

5. **Taste of North Park.** Saturday, October 12 from 11 am to 3 pm. Tickets at: https://events.com/r/en_US/tickets/taste-of-north-park-2019-san-diego-october-762887
6. **Collabapalooza.** Indie beer collaboration celebration. Saturday, October 19, 1 pm to 5 pm, North Park Way between Granada Ave. and 29th St., and 29th St. between University Ave. and North Park Way. More info at: <https://www.karlstrauss.com/events/collabapalooza/>
7. **CiclosDias.** Sunday, October 27, 8 am to 4:30 pm. Community event to include biking, jogging, strolling, roller blading along closed streets within North Park, Normal Heights, and Kensington-Talmadge. For North Park, the following streets would be closed: Adams Ave. between Hamilton St. and I-805 and 30th St. between Adams Ave. and Monroe Ave. More info at: <https://www.facebook.com/ciclosdias/>
8. **Adams Avenue Spirit Stroll.** Saturday, November 30, 2 pm to 5 pm. 20 Adams Avenue retail locations. More info at: <https://www.adamsavenuebusiness.com/event-info/adams-avenue-spirit-stroll/>
9. **North Park Toyland Parade. Sunday,** December 8, 11 am to 1 pm. The parade route will include University Ave. from 28th St. to 32nd St., 30th St. between Lincoln Ave. and North Park Way, as well as other adjacent side streets.

IV. Elected Official & City Planner Reports:

1. **Robert (Bobby) Case, Hon. Susan Davis, US Congress Dist. 53,** 619-208-5353, robert.case@mail.house.gov. (1) San Diego delegation announces Tijuana River Valley Pollution Solution Bill Package; (2) Rep. Davis introduces military hunger prevention act; (3) Rep. Davis introduces legislation to end student loan tax
2. **Mathew Gordon, Hon. Todd Gloria, State Assembly Dist. 78,** 619-645-3090, Mathew.Gordon@asm.ca.gov. No report
3. **Toni Duran, Hon. Toni Atkins, State Senate Dist. 39,** 619-645-3133, Toni.Duran@sen.ca.gov. (1) Right after taking office, Governor Newsom established a DMV Strike Team to improve & revamp the way the DMV does business. A report was released that the end of July and included ways the department can improve with emphasis on transparency, worker training and performance, speed of service and overall consumer satisfaction. Progress already made includes: (a) decrease in wait times; (b) entered into contract to start accepting credit cards in field offices; (c) Strike Team & DMV have held 2 “pop-up” DMVs at major CA businesses to allow several hundred business travelers to get their REAL ID without going to a field office; (d) better access to mobile kiosks; (e) improved staff training: Strike Team organized training day 7/24/19. All DMV field offices were closed for comprehensive employee training on REAL ID procedures. [Folks have until Oct 1, 2020 to get their real ID. After that date, they will not be able to use non-real ID as identification at the airport. They would then need to use a passport or other approved federal identification. <https://realid.dmv.ca.gov/what-is-real-id-faq/#what-is-faq-heading>) (2) Gov visited SD and toured 211 on Fri 8/9. Budget includes over \$1bil in health ins. premium subsidies over 3yrs to help more low- & middle-class Californians afford health coverage thru Covered CA – providing premium support for the first time to middle-income individuals earning up to \$72,000 and for families of four earning up to \$150,000. Covered CA announced in July a rate change of 0.8% for CA in 2020 and 0.2% for SD - lowest increases since they began offering coverage in 2014. (3) CalFresh: Beginning on June 1, 2019, SSI (Supplemental Security Income)/SSP (State Supplementary Payment) recipients may be eligible for CalFresh food benefits. (Monthly food benefit for low income individuals and families through EBT card.) This historic shift in policy will be a tremendous opportunity to increase food security and reduce hunger and poverty for the estimated 500,000 SSI elderly and disabled recipients, many of whom have relied on local food banks and pantries for their daily nutrition. GetCalFresh.org to apply online
4. **Brett Weise, Hon. Chris Ward, City Council Dist. 3,** 619-236-6633 BWeise@sandiego.gov (1) The San Diego City Council approved of an update to our City’s Inclusionary Housing Regulations recently with a vote of 5-4, with Councilmember Ward in support. These regulations require developers to set aside a certain percentage of newly constructed residential units to be income restricted to a specific affordability level. The City Council lowered the Area Median Income (AMI) for inclusionary units, from affordable to those making 80% of the County’s AMI, to 50% of the

County's AMI. The new regulations also increased the in-lieu fee from \$10.82 per square foot to around \$22 per square foot. (2) The Middle Income Density Bonus Program was passed shortly after the update to the Inclusionary Housing Regulations. This program would allow developers to build 25% more units for a residential construction project than the base zoning as long as at least 10% of the units within the project are affordable to families making 100-120% of the Area Median Income (AMI). (3) Councilmember Ward sent a memo to the Mayor's office in support of a fully protected bicycle lane network along 30th Street from Howard to Juniper in North Park. In this memo, he also expressed support for "Option B", which would allow for floating parking from Howard to Upas. Councilmember Ward made his recommendation based on the input from hundreds of constituents, after providing information at around a dozen community meetings over a period of months, and his support of the Climate Action Plan and our Vision Zero initiative. (4) The City is moving forward with plans to install a bus only lane on El Cajon Boulevard. This would take over one of the existing lanes each way, resulting in a subsequent road diet. This is a pilot program, and the City will be observing effects of the bus only lane installation, including commuter data, transit times, and safety metrics. This is expected to be installed in early 2020.

5. **Bernie Turgeon, Planning Department**, 619-533-6575, BTurgeon@sandiego.gov. No Update

V. **Action Items:**

1. **Casa Mayahuel Conditional Use Permit (CUP)**. Conditional Use Permit (Process 3) for Specialty Tequila and Mezcal retail store (Alcoholic Beverage Outlet) in existing restaurant located at 2936 Adams Avenue. The 0.07-acre site is located in the CC-3-7 zone within the North Park Community Plan area. PTS 634177. William Adams, applicant and Aaron Sas, owner. The presentation showed the new design for the proposed uses. They discussed their intent to service the local craft Tequila and Mezcal market by opening a retail space on the front of their already existing restaurant. There is currently no local location that has the selection of Mezcals and Tequila's that they will be offering. They have been a long upstanding business locally, currently serving as a Mexican restaurant and Tequila bar.

Public discussion:

- Gene Pollsy – Are you going to be using 30th St. Parking? A: No
- Pat Sexton – Have you done your homework with how far you are from schools?

Board discussion:

- What are your proposed business hours? A: 12 pm – 10 pm.
- Would like to see hours of operation in the conditions
- The SDPD has given their support
- Would like to see updated security
- Casa Mayahuel will be given a 10-year CUP, after the 10 years with no violations it becomes a Process 2 to renew
- For the future, if other restaurants see this being approved and now want to follow suit what is the criteria for us to stick to in order to approve these kinds of CUP proposals for Liquor Licenses? A: We will look to the SDPD recommendations, how long the business has been established, their history of business, and proposed uses

MOTION: To recommend the Casa Mayahuel Conditional Use Permit with the conditions as presented. McAlear/Stayner 10-2-0 (Taylor & Gebreselassie voted no)

VI. **NPPC Reports**

1. **Chair's Report**

- a. **Awards for North Park projects.** Once again North Park received awards last May, this time for the AT&T North Park Water Tower Cell Site, the Georgia Street Bridge, and the Upas St. Pipeline Replacement Project from the American Public Works Association. The awards plaques shown at the meeting are for NPPC & AT&T for the NP Water Tower Cell Site at Meade Ave. & Boundary St. from the April ASCE Awards and the May APWA Awards, where NPPC played a prominent role on those projects. The awards should be listed in the NPPC website in the coming days.

- b. **Community Planners Committee (CPC).** Tuesday, August 27, 2019, 7-9 pm. 202 C St Civic Concourse. Terrace Level Silver Room. For more info:
<http://www.sandiego.gov/planning/community/cpc/agendas/index.shtml>
- i. Wireless Ordinance. Approved on July 23 by City Council. To prepare for 5G technology, hundreds of small cell sites will be installed on existing poles or new poles. There are provisions in the ordinance for implementation in existing historic districts.
 - ii. City Charter Amendment Proposal for CPGs & Community Planners Committee. The proposal cited that there are inconsistencies between the City Charter with CPGs and CPC, and the way they were originally established, and that is why a ballot measure proposal was on the agenda of the Rules Committee. At the hearing, it was stated that the city attorney's office has been researching the complexities of CPGs for several months now, and a report will be released in the coming months. The item got tabled until the City Attorney's report comes out.
 - iii. Capital Improvement Program projects (CIP) prioritization. The process is now complete. 31 Planning Groups participated with a total of 234 projects, with North Park representing 10% of those projects
 - iv. Inclusionary Affordable Housing Regulations The amendments were proposed by Council President Gomez and were presented by Lara Gates, of her office. The Amendments raise the in-lieu fee for developers who wish to avoid on-site affordable housing. When on-site affordable units are included, they are provided to lower-income persons who would pay lower rents. The Planning Commission passed the item on July 11th. The City Council subsequently approved it on July 30th (5-4), with some changes.
 The next CPC meeting will be Tuesday, August 27th.
- c. Update on Historic Districts. The City will continue working on forming new Historic Districts, with a team comprised of Kelley Stanco (who is back working on Historic District), Bernie Turgeon (our newly assigned City planner for North Park) and a new planner that will be hired for that purpose.
2. **Social Media.** Chelsi Sparti/Randy Wilde. No report
 3. **NPPC Website Update.** Chelsi Sparti/Randy Wilde. No report
 4. **Subcommittee Reports:**
 - a. Urban Design/Project Review (UDPR): Melissa Stayner Chair, Aria Pounaki Vice Chair – NP Adult Center, 6:00 pm 1st Monday. Next meeting September 3, 2019. September meeting has been moved to Tuesday, September 4th.
 - b. Public Facilities & Transportation (PF&T): Steve Doster Chair, Arash Kahvazadeh Vice Chair – NP Adult Center, 6:00 pm, 2nd Wednesday. Next meeting September 11, 2019. There was no meeting last month due to lack of quorum. Please show up if you are available in order to have a quorum and be able to vote.
 5. **Liaisons Reports:**
 - a. Balboa Park Committee. Vicki Granowitz. There were three presentations: (1) West Mesa Comfort Stations Replacement Updates by Christopher Nolan, Senior Civil Engineer, City of San Diego. The bathrooms are in deplorable condition. The project has taken years to get to this point, design is mostly complete. Speakers were concerned that there are no design standards for comfort stations and so there is no assurance the design is appropriate for the need and location. (2) South Palisades Project, City of San Diego Park & Rec Dept. The public was very supportive of removing parking and came out in force to support the proposal. There were no opposition speakers. The plan is to mimic the feel of the Plaza de Panama by resurfacing the plaza and adding benches, tables, chairs etc. Landscaping including trees, grass and irrigation would be included among other improvements. During public comments a number of speakers asked that a Design Review Committee be created to develop park design standards, and review and make recommendation on projects. There use to be a Design Review Committee many years ago but it was cut during the recession and never reformed. (3) Pershing Bikeway Project Update, Chris Carterette Senior Planner SANDAG. There were no comments from the Committee or the public.

- b. Maintenance Assessment District. Matt Stucky. There was no meeting this past month
- c. North Park Main Street. Steve Billings. September 29th 5-7 pm There will be a parking garage art celebration at the top of the parking garage. It is free to attend. Taste of North Park will be coming up Oct 12th.
- d. Adams Avenue Business Association. Chelsi Sparti. No report
- e. El Cajon Boulevard Business Improvement Assoc. Randy Wilde. No report
- f. North Park Community Association. Peter Hill. There was no meeting in July. The next meeting is Aug. 28th.
- g. University Heights Community Association. Randy Wilde. No report

VII. **Future NPPC Meeting Dates & Agenda Items:** Next meeting is Tuesday, September 17, 2019

VIII. **Adjournment.** Meeting adjourned at 8:07 p.m.

Minutes submitted by Marc Gould



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: Casa Mayahuel CUP # 634177 **Project No. For City Use Only:** _____
Project Address: 2936 Adams Ave San Diego, CA 92116

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

Corporation Limited Liability -or- General -What State? CA Partnership Individual
Corporate Identification No. 20 - 3543037

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: Patricia Moore Owner Tenant/Lessee Successor Agency
Street Address: 5558 Forbes Ave
City: San Diego State: CA Zip: 92120
Phone No.: 619-583-4749 Fax No.: _____ Email: pmoore5558@msn.com
Signature: Patricia Moore Date: 5/27/20
Additional pages Attached: Yes No

Applicant

Name of Individual: Aaron Sas Owner Tenant/Lessee Successor Agency
Street Address: 2643 Deerpark Dr
City: San Diego, CA State: CA Zip: 92110
Phone No.: 619-251-2483 Fax No.: _____ Email: cantinam@ymail.com
Signature: AS Date: 5/27/20
Additional pages Attached: Yes No

Other Financially Interested Persons

Name of Individual: LARRY ALMAN Owner Tenant/Lessee Successor Agency
Street Address: 2940 ADAMS AVE
City: San Diego State: CA Zip: 92116
Phone No.: 619 250 2346 Fax No.: _____ Email: CANTINAMAYAHUEL@YAHOO.COM
Signature: LA Date: 5/27/20
Additional pages Attached: Yes No

Printed on recycled paper. Visit our web site at www.sandiego.gov/development-services.
Upon request, this information is available in alternative formats for persons with disabilities.

**SAN DIEGO POLICE DEPARTMENT
CONDITIONAL USE PERMIT RECOMMENDATION**

PREMISE ADDRESS: 2936 Adams Avenue

TYPE OF BUSINESS: Casa Mayahuel

FEDERAL CENSUS TRACT: 11

NUMBER OF ALCOHOL LICENSES ALLOWED: 1

NUMBER OF ALCOHOL LICENSES EXISTING: 3

CRIME RATE IN THIS CENSUS TRACT: 53%
(Note: Considered High Crime If Exceeds 120% of City-wide Average)

THREE OR MORE REPORTED CRIMES AT THIS PREMISE WITHIN PAST YEAR YES NO

IS THE PREMISE WITHIN 600 FEET OF INCOMPATIBLE FACILITY YES NO

IS THE PREMISE WITHIN 100 FEET OF RESIDENTIALLY ZONED PROPERTY YES NO

ABC LICENSE REVOKED AT THIS PREMISE WITHIN PAST YEAR YES NO

HAS APPLICANT BEEN CONVICTED OF ANY FELONY YES NO

WILL THIS BUSINESS BE DETRIMENTAL TO THE PUBLIC HEALTH, SAFETY,
AND WELFARE OF THE COMMUNITY AND CITY YES NO

COMMENTS/OTHER FACTORS CONSIDERED: The premises is located within census tract 11. The reported crime rate for 2018 within census tract 11 was 53% and the alcohol crime rate was 43.8%. This space was vacant and is being renovated to be an Off-Sale space with a Type 21 license on the street side of the space, 119 sq ft retail space.

SUGGESTED CONDITIONS: The San Diego Police Department agrees with the issuance of a Conditional Use Permit so long as the following restrictive conditions are applied:

The sale of alcoholic beverages for Off-Sale consumption shall be subject to the following regulations and permits, in addition to applicable state and local regulation:

1. No wine or distilled spirits shall be sold in containers of less than 375 milliliters.
2. No malt beverage products shall be sold in quantities of less than a six pack of 12 ounce bottles or other containers totaling a minimum of 64 ounces.

SAN DIEGO POLICE DEPARTMENT RECOMMENDATION:

APPROVE

DENY

Benjamin McCurry
Name of SDPD Vice Sergeant (Print)

(619) 531-2973
Telephone Number

[Signature]
Signature of SDPD Vice Sergeant

7-2-19
Date of Review



Three Existing Off-Sale Licenses in Census Tract 11

Results for: Active Off-Sale Retail License

Census Tract: 11

Report Date: Monday, June 08, 2020

Show entries

Search:

License Number	Status	License Type	Orig. Iss. Date	Expir. Date	Primary Owner	Premises Addr.	Business Name	Geo Code
372015	ACTIVE	21	04/10/2001	03/31/2021	LS & SLG INC	2740 ADAMS AVE, SAN DIEGO, CA 92116 Census Tract: 0011.00	ADAMS WINE & SPIRITS	3710
390522	ACTIVE	20	09/26/2002	06/30/2020	7 ELEVEN INC	4687 OHIO ST, SAN DIEGO, CA 92116 Census Tract: 0011.00	7 ELEVEN STORE 16073 2121	3710
529389	ACTIVE	21	06/20/2013	04/30/2021	AODO, MAHIR SAID	3001 ADAMS AVE, SAN DIEGO, CA 92116-1502 Census Tract: 0011.00	HANDY LIQUOR	3710

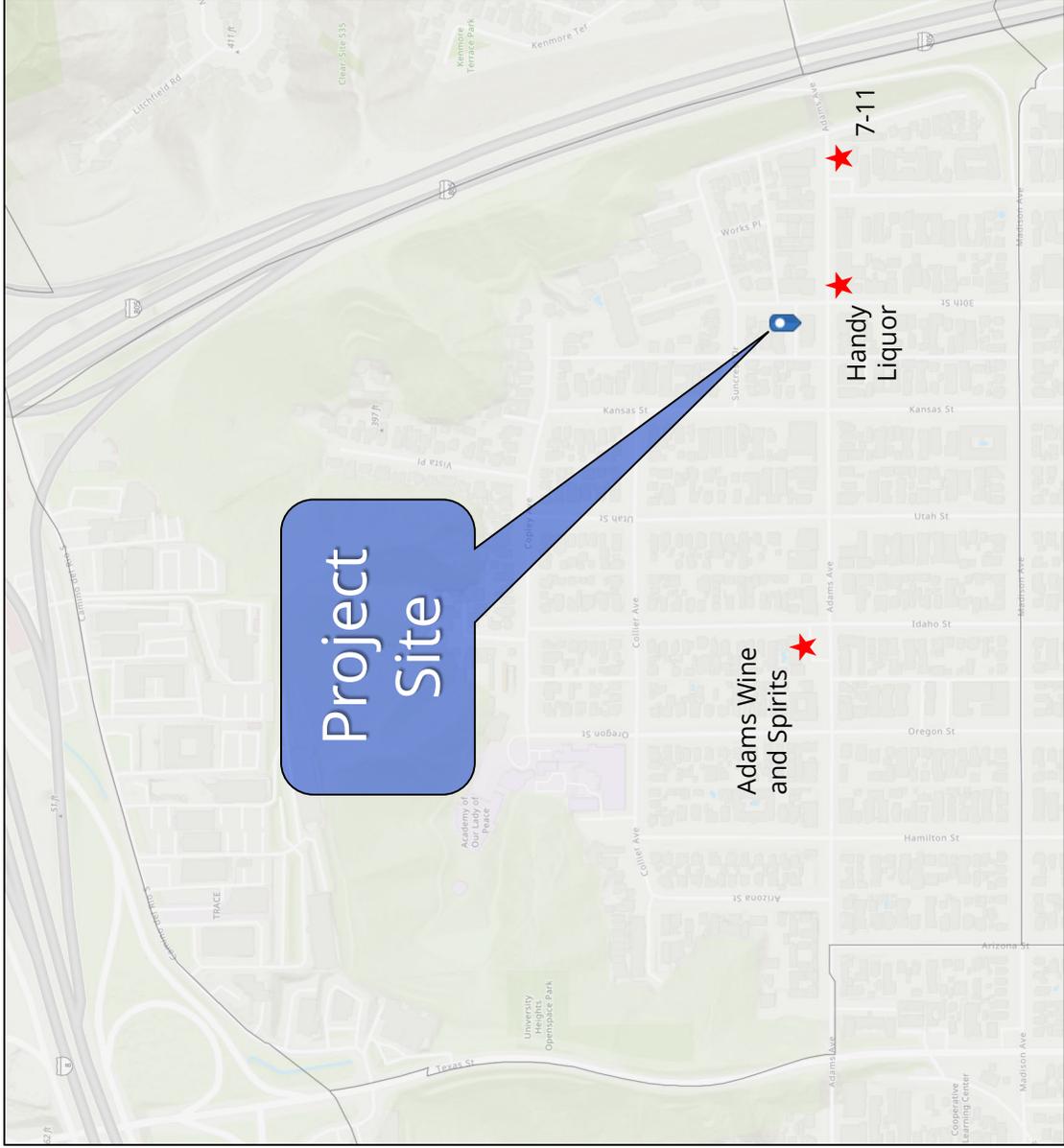
Showing 1 to 3 of 3 entries (filtered from 56 total entries)

Previous **1** Next

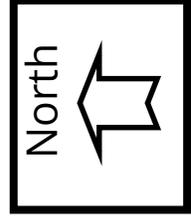
Casa Mayahuel, Project Number 634177
2936 Adams Avenue



Existing Off-Sale Licenses in Census Tract 11



Casa Mayahuel, Project Number 634177
2936 Adams Avenue



SCOPE OF WORK

DRAFT TO OBTAIN A VALID CONDITIONAL NEW USE FOR PROPOSED LIQUOR STORE IN 2936 OF ADAMS AVE.

CASA MAYAHUEL NEW LIQUOR STORE

2936 ADAMS AVE. SAN DIEGO CA. 92116

PROJECT CONTACTS

DRAFTING AND DESIGN Antonio Haro (619) 503 7251 harospacedesign@gmail.com	TENANT Larry Auman (619)2512483 cantinamayahuel@icloud.com
STRUCTURAL ENGINEER Juan Gabriel Noe (619) 2014652 juanno73@gmail.com	
MECHANICAL ENGINEER AZTEK DESIGN Aziz Fakhri-zadeh aziz@aztekce.com	ELECTRICAL ENGINEER NEDC INC MILTON CHARLES NIEDERHAUS nedinc@pacbell.net

SHEET INDEX

SHEET	DESCRIPTION
ARCHITECTURAL	
T	TITLE SHEET, VICINITY MAP & SITE PLAN
A-1	EXISTING SITE PLAN AND PARKING SPECIFICATION
A-1.1	EXISTING
A-2	EXISTING FLOOR PLAN, NEW PLAN,
A-3	EXIT ROUTE, PATH OF TRAVEL FLOOR PLAN AND DRAINAGE PLAN
S-1	SCHEDULES, NOTES, LEGEND AND ELEVATION FURNITURE
E1	ELEVATIONS EXISTING PRINCIPAL IDENTIFICATION SIGN
F1	RENDERS AND FORMS

BUILDING CODES

BUILDING CODE :
 2016 California Building Code (CBC)
 2016 California Green Building Standards Code (CalGreen)
 2016 California Electrical Code (CEC)
 2016 California Mechanical Code (CMC)
 2016 California Plumbing Code (CPC)
 2016 California Fire Code (CFC)
 2016 California Building Energy Efficiency Standards (CBEES)

FINANCIALLY RESPONSIBLE FOR THE WATER AND SEWER FEES:

OWNER OF THE BUILDING: PATRICIA MOORE
 ADDRESS: 5558 FORBES AVE, SAN DIEGO CA 92120
 PHONE NUMBER: (619)583-4749

GENERAL NOTES

GENERAL NOTES ARE INTENDED AS A MINIMUM STANDARD ONLY.

CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS AT THE JOB SITE PRIOR TO PERFORMING ANY WORK AND SHALL NOTIFY THE OWNER AND/OR DRAFTMEN OF ANY DISCREPANCIES OR ERRORS BEFORE PERFORMING THE WORK.

CONSTRUCTION SHALL COMPLY WITH THE CITY OF SAN DIEGO BUILDING REGULATIONS, 2013 EDITION OF THE CALIFORNIA BUILDING CODE, AND ALL OTHER CODES HAVING JURISDICTION OVER THIS PROJECT THIS PROJECT CONTRACTOR SHALL THAT NOTE GIVEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.

TEMPORARY SANITARY FACILITIES TO BE PROVIDED (AS MAY BE REQUIRED) FOR WORKMEN'S USE AS APPROVED BY THE CITY BUILDING DEPT. DURING CONSTRUCTION, CARE SHALL BE TAKEN TO KEEP THIS SITE AS CLEAN AS POSSIBLE. UPON COMPLETION OF THE JOB, ALL EXCESS MATERIALS AND DEBRIS SHALL BE REMOVED FROM THE SITE IMMEDIATELY AND NEW CONSTRUCTION SHALL BE LEFT IN A BROOM CLEAN CONDITION.

THIS PROJECT SHALL COMPLY WITH ALL REQUIREMENTS OF THE STATE PERMIT: CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD, SAN DIEGO REGION, ORDER NO. 2001.01 NPDES NO. CAS010875([HTTP://WWW.SWRCB.CA.GOV/RWQCB9/PROGRAMS/SD_STORMWATER.HTML](http://www.swrcb.ca.gov/rwqcb9/programs/SD_STORMWATER.html));

SUFFICIENT BMPs MUST BE INSTALLED TO PREVENT SILT, MUD OR OTHER CONSTRUCTION DEBRIS FROM BEING TRACKED INTO THE ADJACENT STREET(S) OR STORM WATER CONVEYANCE SYSTEMS DUE TO CONSTRUCTION VEHICLES OR ANY OTHER CONSTRUCTION ACTIVITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING ANY SUCH DEBRIS THAT MAY BE IN THE STREET AT THE END OF EACH WORK DAY OR AFTER A STORM EVENT THAT CAUSES A BREACH IN THE INSTALLED CONSTRUCTION BMPs.

ALL STOCK PILES OF UNCOMPACTED SOIL AND/OR BUILDING MATERIAL THAT ARE INTENDED TO BE LEFT UNPROTECTED FOR A PERIOD GREATER THAN SEVEN CALENDAR DAYS ARE TO BE PROVIDED WITH EROSION AND SEDIMENT CONTROLS. SUCH SOIL MUST BE PROTECTED EACH DAY WHEN THE PROBABILITY THE RAIN IS 40% OR GREATER.

A CONCRETE WASHOUT SHALL BE PROVIDED ON ALL PROJECTS WHICH PROPOSE THE CONSTRUCTION OF ANY CONCRETE IMPROVEMENTS THAT ARE TO BE POURED IN PLACE OF THE SITE.

ALL EROSION/SEDIMENT CONTROL DEVICES SHALL BE MAINTAINED IN WORKING ORDER AT ALL TIMES.

ALL SLOPES THAT ARE CREATED OR DISTURBED BY CONSTRUCTION ACTIVITY MUST BE PROTECTED AGAINST EROSION AND SEDIMENT TRANSPORT AT ALL TIMES.

THE STORAGE OF ALL CONSTRUCTION MATERIALS AND EQUIPMENT MUST BE PROTECTED AGAINST ANY POTENTIAL RELEASE OF POLLUTANTS INTO THE ENVIRONMENT.

GENERAL INFORMATION

LOCATION: 2936 ADAMS AVE. SAN DIEGO CA.
 OWNER: LARRY AUMAN
 OWNER PHONE: (619) 251 5483
 MAILING ADDRESS: 5558 FORBES AVE, SAN DIEGO CA 92120
 RESTAURANT SQFT: 2258.05 SQFT
 NEW LIQUOR STORE SQFT: 117.84 SQFT
 TOTAL AREA: 2375.89 SQFT
 APN 2936: 438-301-11-00
 ZONING DESIGNATION: CC-3-7
 LEGAL DESCRIPTION: 000951 BLK I*LOTS 11 TO 14*W 39 FT*

EXISTING USE TYPE: RESTAURANT

NEW USE TYPE: LIQUOR STORE

EXISTING EASEMENTS: NONE

PROPOSED EASEMENTS: 1 CHECKER

NUMBER OF STORIES: ONE

EXISTING OCCUPANCY: A-2

SPRINKLERS: NO

FIRE ALARM: NO

TYPE OF CONSTRUCTION: V-B

METER NUMBER: 17862221

YEAR CONSTRUCTION OF BUILDING: 1930

GEOLOGIC HAZARD CATEGORY: NONE

LANDSCAPE AREA: 394.69 SQFT

BUSSINES HOURS 12:00PM-8:00PM

VICINITY MAP



HARO SPACE DESIGN

1307 Smythe Ave.
San Diego, CA
Of. 619 503 72 51
harospacedesign@gmail.com
www.harospacedesign.com

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 City Submittal 03.30.19
 Revision: _____

**CASA MAYAHUEL
NEW LIQUOR STORE**
2934 ADAMS AVE. SAN DIEGO CA 92116.

TITLE

Drawings plans for architectural composition and Health Department Permits on NORTH PARK.

Scale: N/A
 Project: LIQUOR STORE
 Drawing: TH/EE
 Date: _____

SHEET N
T

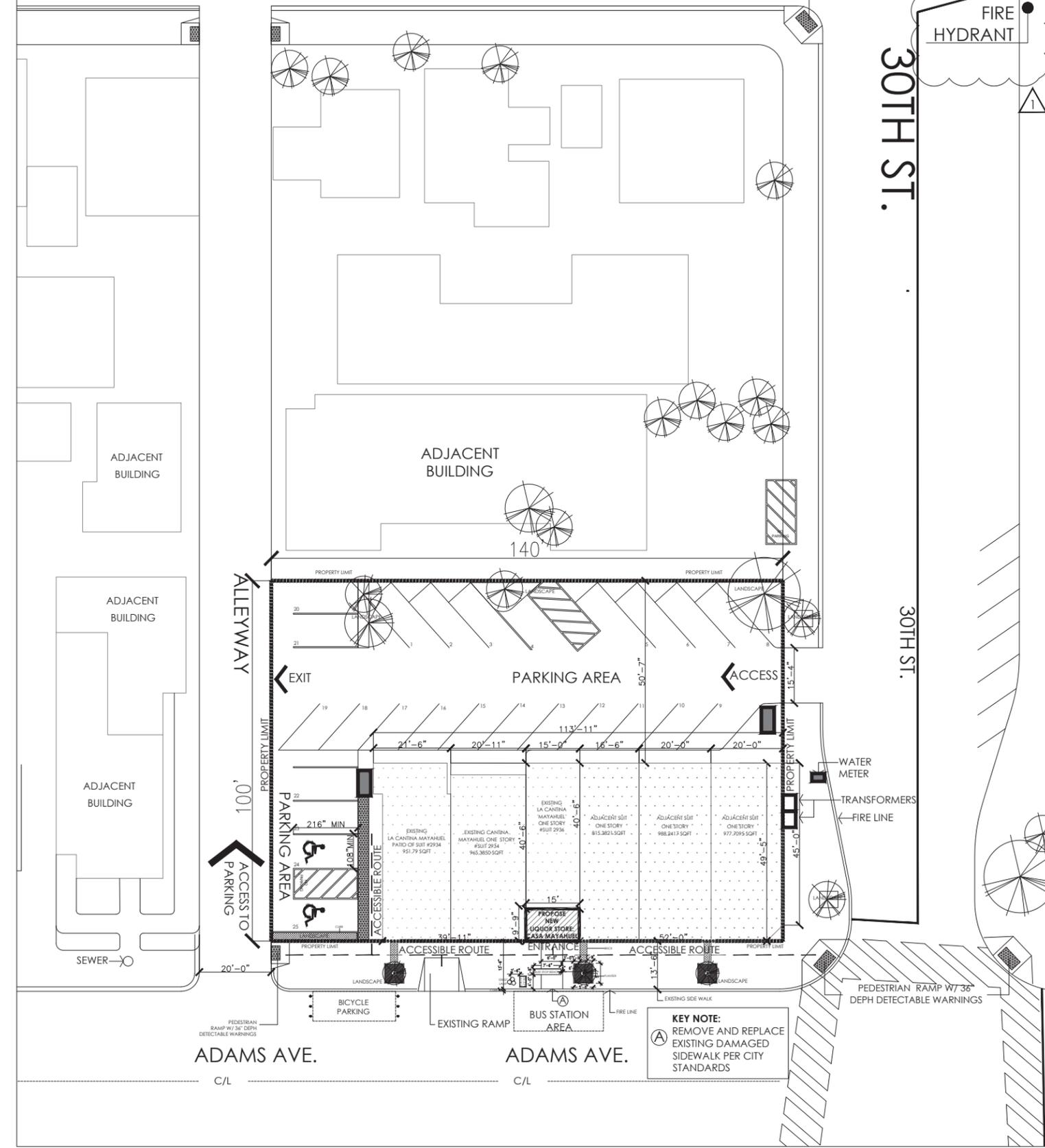
1 SITE PLAN

SCALE: 1/16"=1'-0"



SUNCREST DR

30TH ST.



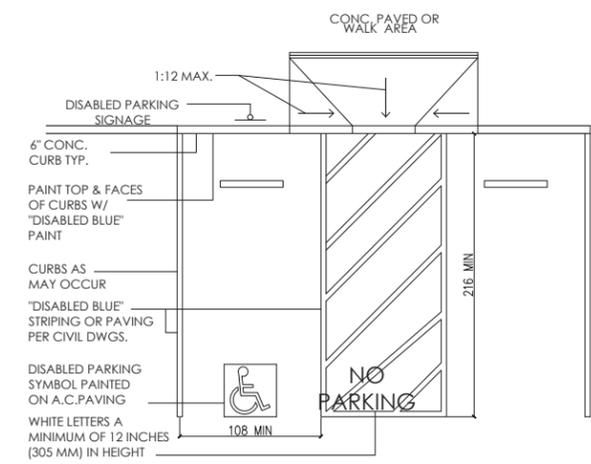
KEY NOTE:
 (A) REMOVE AND REPLACE EXISTING DAMAGED SIDEWALK PER CITY STANDARDS

2 ACCESSIBLE PARKING SPECIFICATION

SCALE: 3/16"=1'-0"

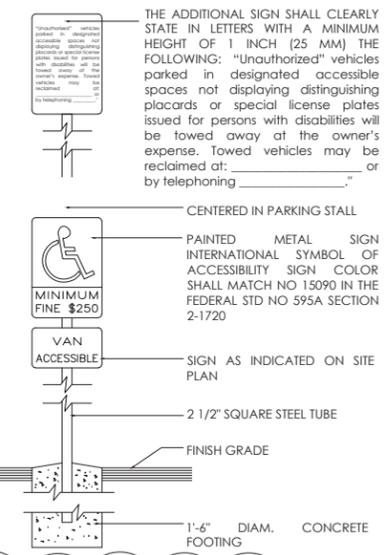
2.1 NOTE

PRIOR TO ISSUANCE OF ANY CONSTRUCTION PERMIT THE OWNER/PERMITEE SHALL SUBMIT A WATER POLLUTION CONTROL PLAN (WPCP). THE WPCP SHALL BE PREPARED IN ACCORDANCE WITH THE GUIDELINES IN PART 2 CONSTRUCTION BMP STANDARDS CHAPTER 4 OF THE CITY'S STORM WATER STANDARDS.



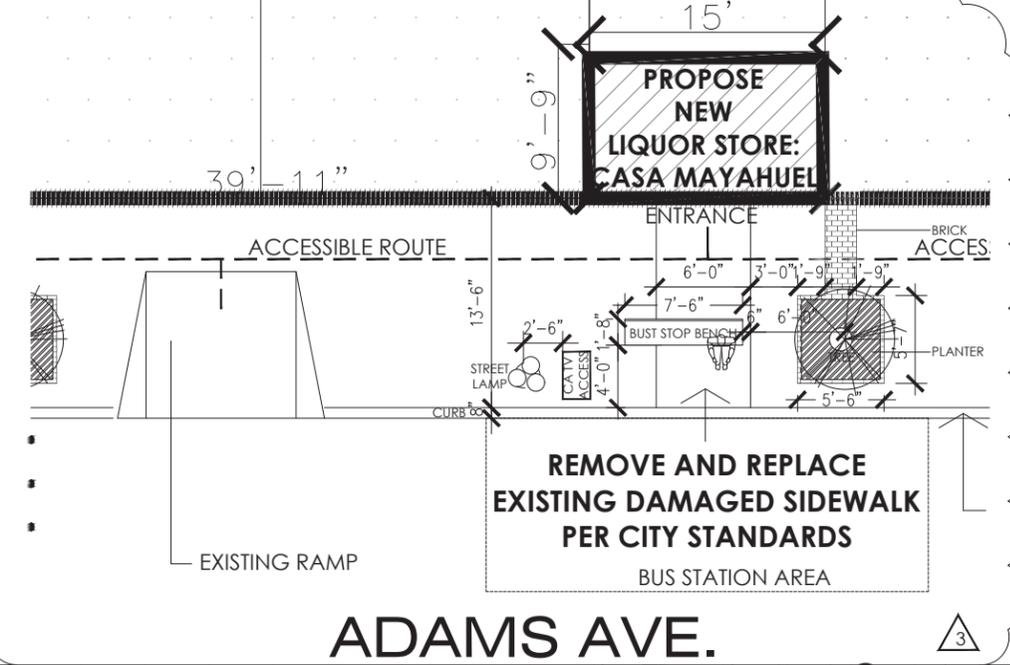
3 PARKING CALCULATIONS

PARKING CALCULATIONS		
REQUIRED PARKING CALCULATIONS PER SAN DIEGO MUNICIPAL CODE.		
TENANT IMPROVEMENT		
LIQUOR STORE	138.76 S QFT/(2.5 PER 1000 SF)	=(1) STALLS
EXISTING TENANT		
RESTAURANT	2425.96 SQ FT./(2.5 PER 1000 SQ FT.)	=(7) STALLS
ADJACENT BUILDING #2938	815.37 SQ FT./(2.5 PER 1000 SQ FT.)	=(3) STALLS
ADJACENT BUILDING #2940	988.33 SQ FT./(2.5 PER 1000 SQ FT.)	=(3) STALLS
ADJACENT BUILDING #2946	978.35 SQ FT./(2.5 PER 1000 SQ FT.)	=(3) STALLS
TOTAL PARKING REQUIRED		17 STALLS
TOTAL PARKING PROVIDE		25 STALLS



1.1 LOCATION OF CONCRETE REPLACEMENT

SCALE: 3/16"=1'-0"



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 Antonio Haro
 Designer
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 San Diego, CA
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 harospace@harospace.com
 www.harospace.com

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NEW LIQUOR STORE
 2934 ADAMS AVE. SAN DIEGO CA 92116.

EXISTING SITE PLAN AND PARKING SPECIFICATION

Drawings plans for architectural composition and Health Department Permits on NORTH PARK.

Scale: N/A
 Project: LIQUOR STORE

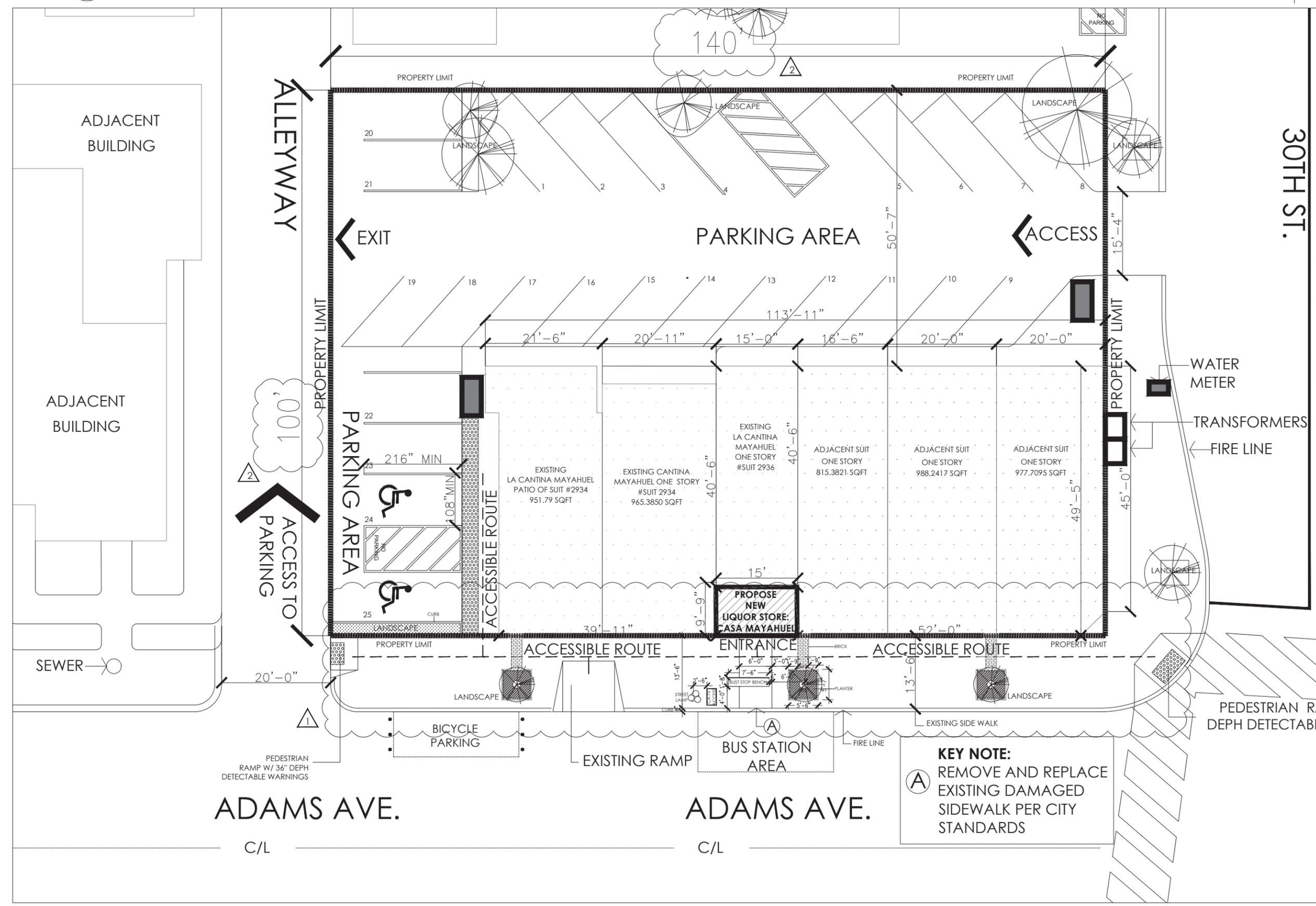
Drawing: TH/EE
 Date: _____

SHEET N. **A1**



1 SITE PLAN ZOOM AND ACCESSIBLE ROUTE

SCALE: 1/8"=1'-0"



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EXISTING SITE PLAN
 ZOOM AND
 ACCESSIBLE ROUTE

Drawings plans for architectural
 composition and Health
 Department Permits on NORTH
 PARK.

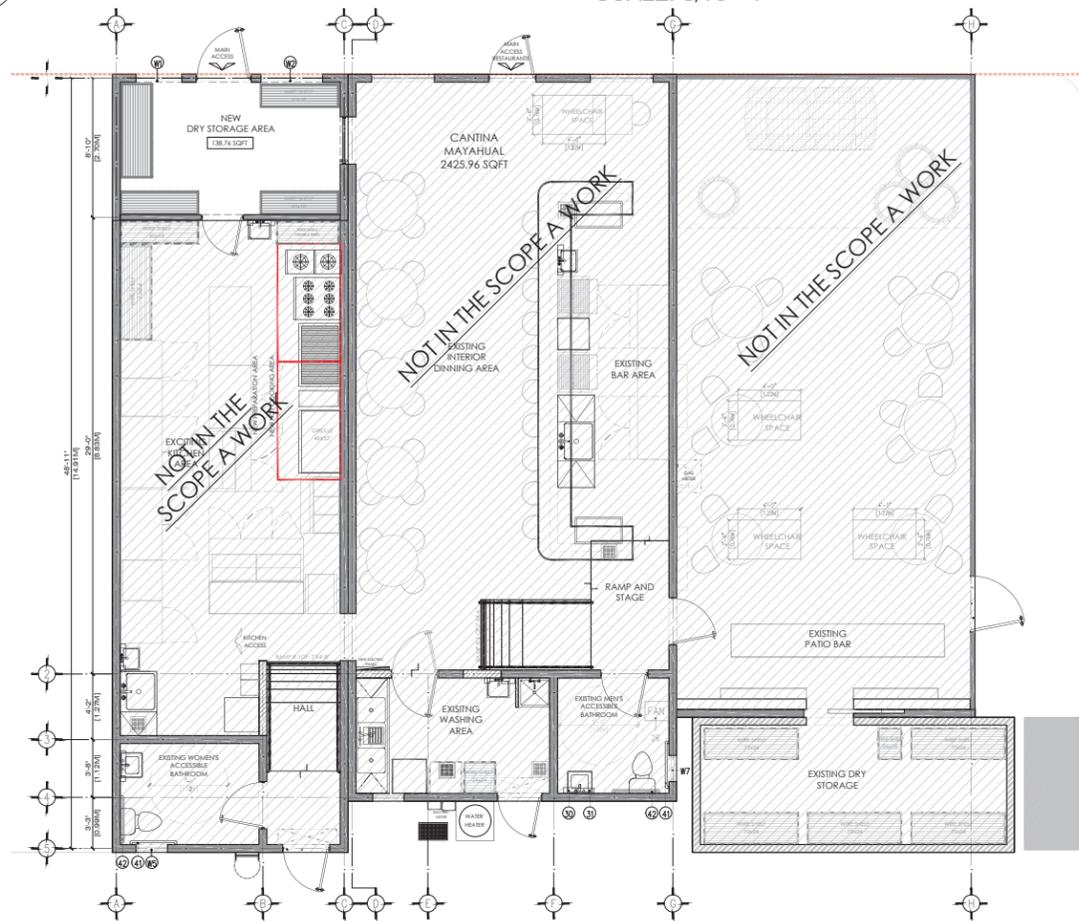
Scale: N/A
 Project: LIQUOR STORE
 Drawing: TH/EE
 Date: _____

SHEET N. **A1.1**

KEY NOTE:
 (A) REMOVE AND REPLACE
 EXISTING DAMAGED
 SIDEWALK PER CITY
 STANDARDS

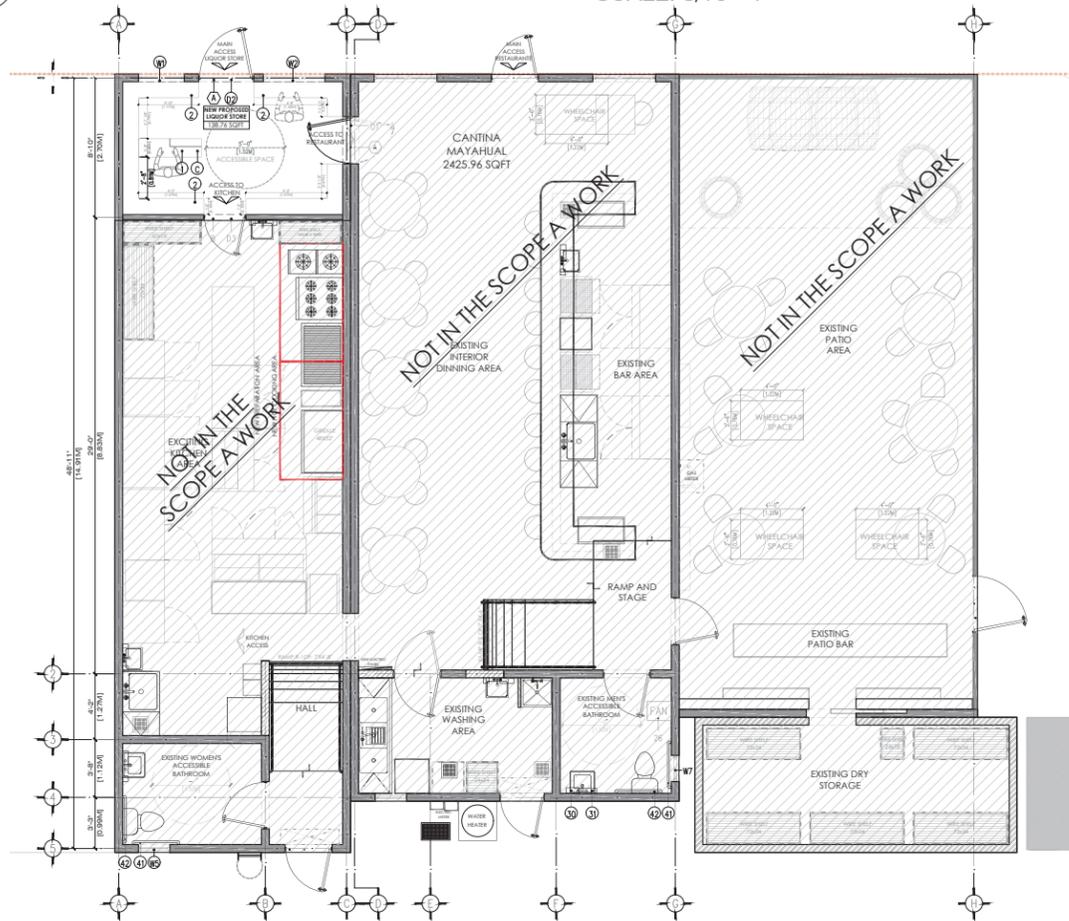
4 EXISTING FLOOR PLAN

SCALE: 3/16"=1'



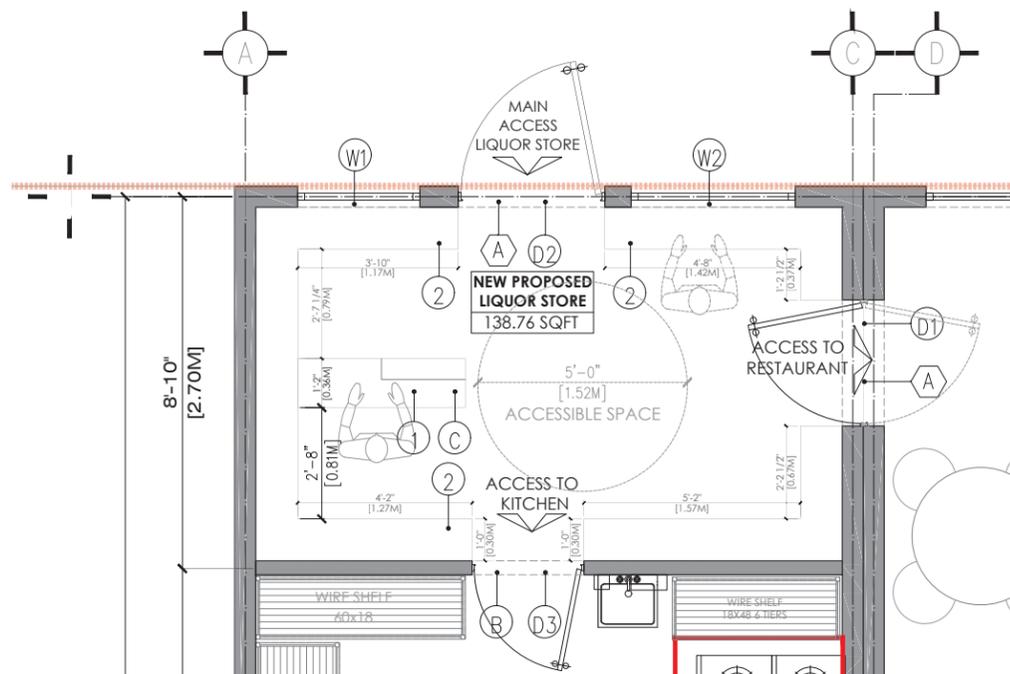
5 NEW FLOOR PLAN

SCALE: 3/16"=1'



6 NEW FLOOR PLAN ZOOM

SCALE: 1/2"=1'



KEY NOTES:

- A** DOOR WILL BE MAINTAIN UNLOCK DURING BUSINESS HOURS
- B** EXCLUSIVE DOOR ONLY FOR EMPLOYEES ACCESS
- C** FRONT COUNTER ACTIVITIES, CASHIER WHIT ADA STANDARDS

GENERAL NOTES:

- COMMERCIAL CONSTRUCTION
- WATER RESISTANCE WALLS ARE REQUIRED BEHIND MOP SINKS AND SHALL BE A MINIMUM OF 8 FEET FROM THE TOP OF THE FLOOR BASE.
- IN RESTROOMS, WATER-RESISTANT MATERIAL IS REQUIRED FROM THE TOP OF THE BASE COVING TO A MINIMUM HEIGHT OF 4 FEET. VERIFY MOP SINK AND CLEANING AREA.
- ALL LEGAL EXIT DOORS SHALL BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT. EXIT SIGNS SHALL BE PROVIDED AT ALL EXISTS AS REQUIRED BY C.B.C SECTION 3314. ALL DOORS SWINGS SERVING AN OCCUPANT LOAD OF 50 OR GREATER SHALL SWING IN THE DIRECTION OF TRAVEL. ALL DOOR HARDWARE TO MEET HANDICAPPED REQUIREMENTS.
- ELEVATIONS OF FURNITURE SEE SHEET "S1"

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EXISTING AND NEW FLOOR PLAN

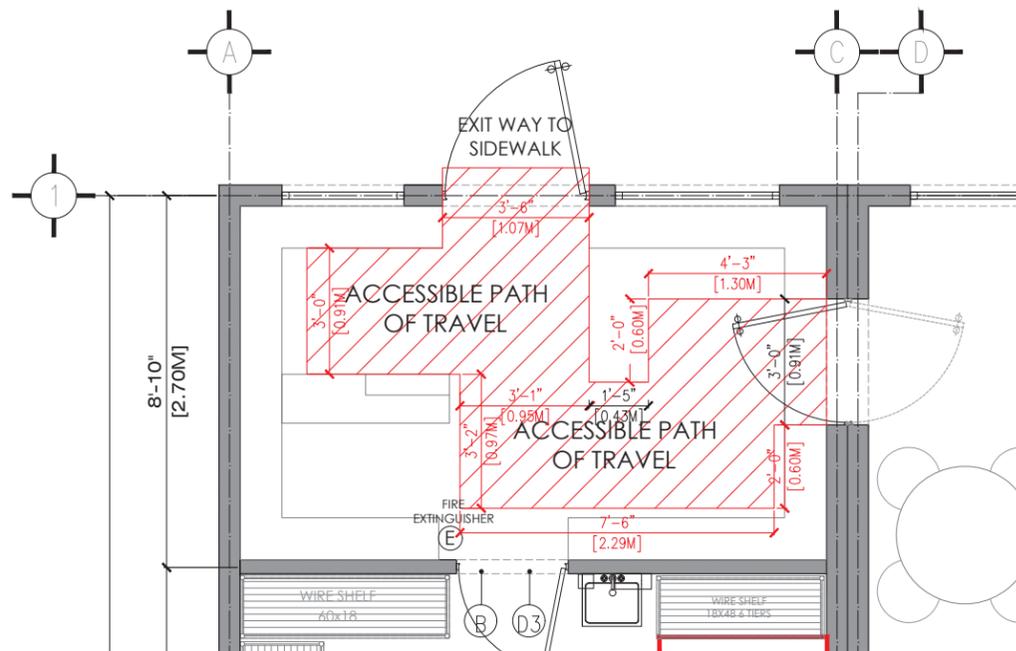
Drawings plans for architectural composition and Health Department Permits on NORTH PARK.

Scale: N/A
 Project: LIQUOR STORE
 Drawing: TH/EE
 Date: _____

SHEET N. **A2**

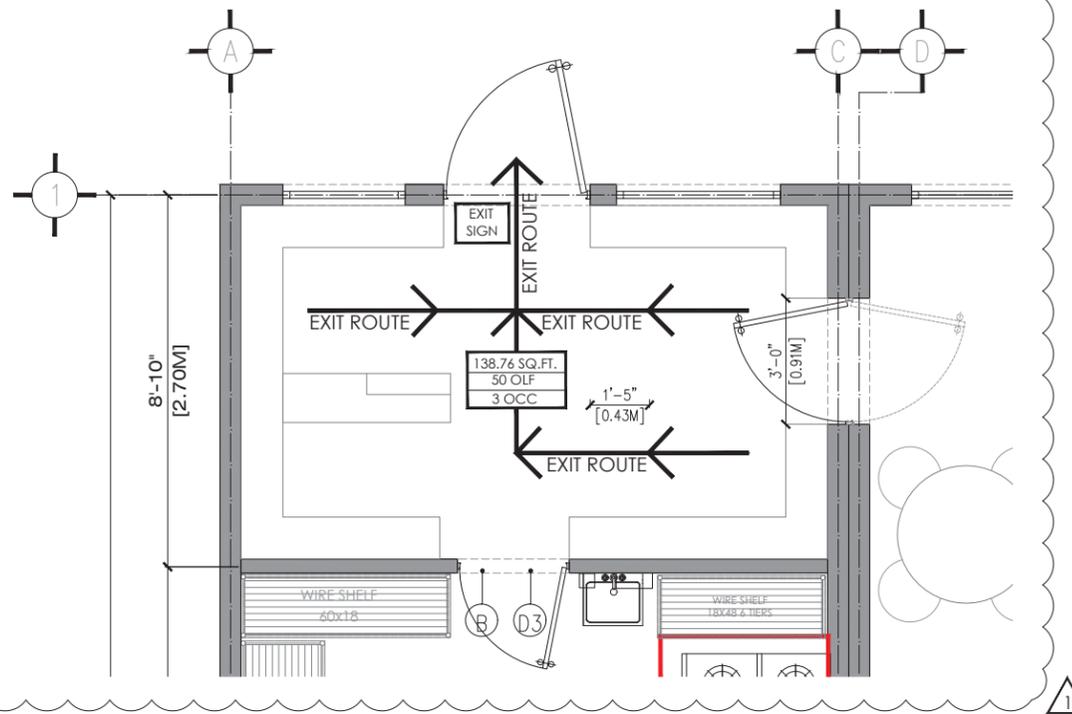
7 ACCESSIBLE PATH OF TRAVEL FLOOR PLAN

SCALE: 1/2"=1'



8 EXIT ROUTE PLAN

SCALE: 1/2"=1'



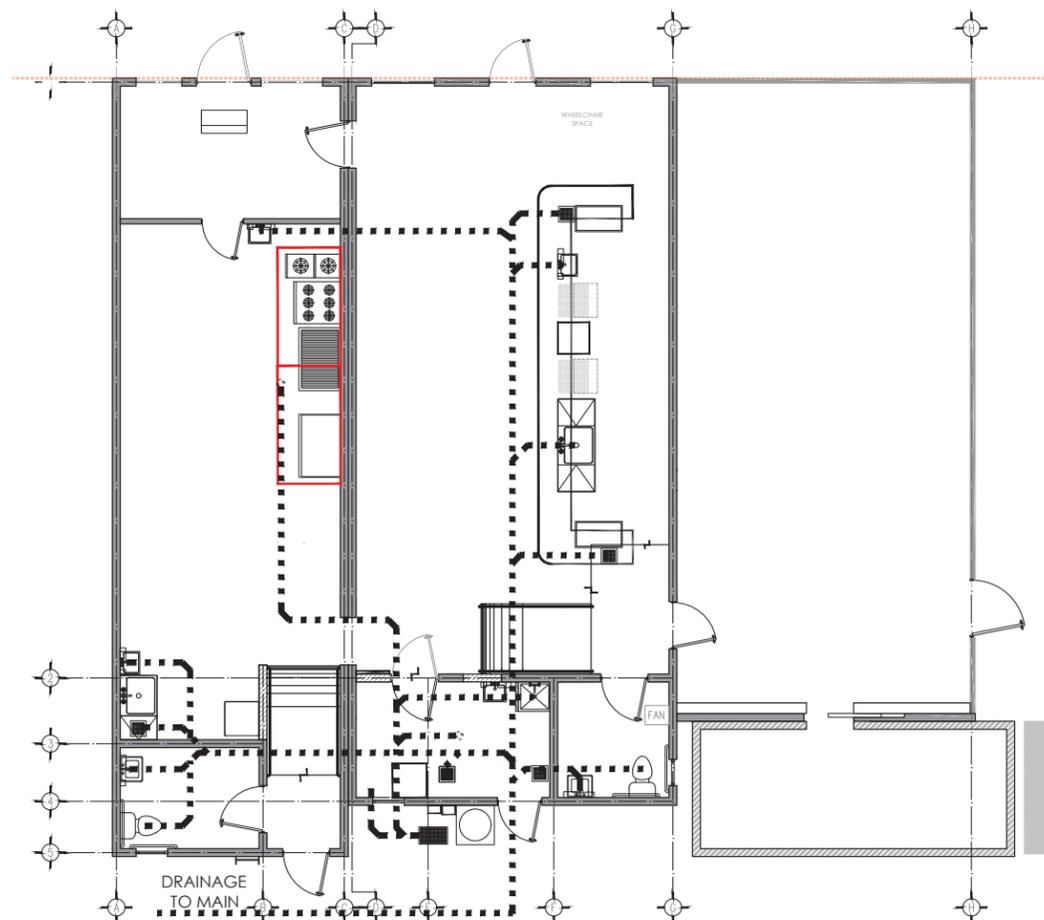
9 FIRE NOTES

E 2A:10B:C fire extinguishers, to be located along the normal path of travel and in a readily visible and accessible location, with the bottom of the extinguisher at least 4 inches above the floor. CBC 906

- Locations and classifications of extinguishers shall be in accordance with CFC 906 and California Code of Regulations (CCR), Title 19.
- During construction, at least one extinguisher shall be provided on each floor level at each stairway, in all storage and construction sheds, in locations where flammable or combustible liquids are stored or used, and where other special hazards are present per CFC Section 3315.1.
- In buildings that require standpipes, standpipes shall be provided during construction when the height reaches 40 feet above the lowest level of fire department vehicle access. A fire department connection shall be no more than 100 feet from available fire department vehicle access roadways. CFC Sections 3310, 3313
- Buildings undergoing construction, alteration, or demolition shall conform to CFC Chapter 33. Welding, cutting, and other hot work shall be in conformance with CFC Chapter 35.
- Address identification shall be provided for all new and existing buildings in a location that is plainly visible and legible from the street or road fronting the property. Where access is by way of a private road and the building address cannot be viewed from the public way, an approved sign or means shall be used to identify the structure. Premises identification shall conform to CBC Section 501.2.
- Wall, floor and ceiling finishes and materials shall not exceed the interior finish classifications in CBC Table 803.11 and shall meet the flame propagation performance criteria of the California Code of Regulations, Title 19, Division 1. Decorative materials shall be properly treated by a product or process approved by the State Fire Marshal with appropriate documentation provided to the City of San Diego.
- Key boxes shall be provided for all high-rise buildings, pool enclosures, gates in the path of firefighter travel to structures, secured parking levels, doors giving access to alarm panels and/or annunciators, and any other structures or areas where access to an area is restricted and shall be installed per CFC 506.
- Dumpsters and trash containers exceeding 1.5 cubic yards shall not be stored in buildings or placed within 5 feet of combustible walls, openings or combustible roof eave lines unless protected by an approved sprinkler system or located in a Type I or IIA structure separated by 10 feet from other structures. Containers larger than 1 cubic yard shall be of non- or limited-combustible materials or similarly protected or separated. CFC 304.3
- Exits, exit signs, fire alarm panels, hose cabinets, fire extinguisher locations, and standpipe connections shall not be concealed by curtains, mirrors, or other decorative material.
- Open flames, fire, and burning on all premises is prohibited except as specifically permitted by the City of San Diego and CFC 308.
- The egress path shall remain free and clear of all obstructions at all times. No storage is permitted in any egress paths.

9.1 EXISTIG DRAINAGE PLAN

SCALE: 3/16"=1'



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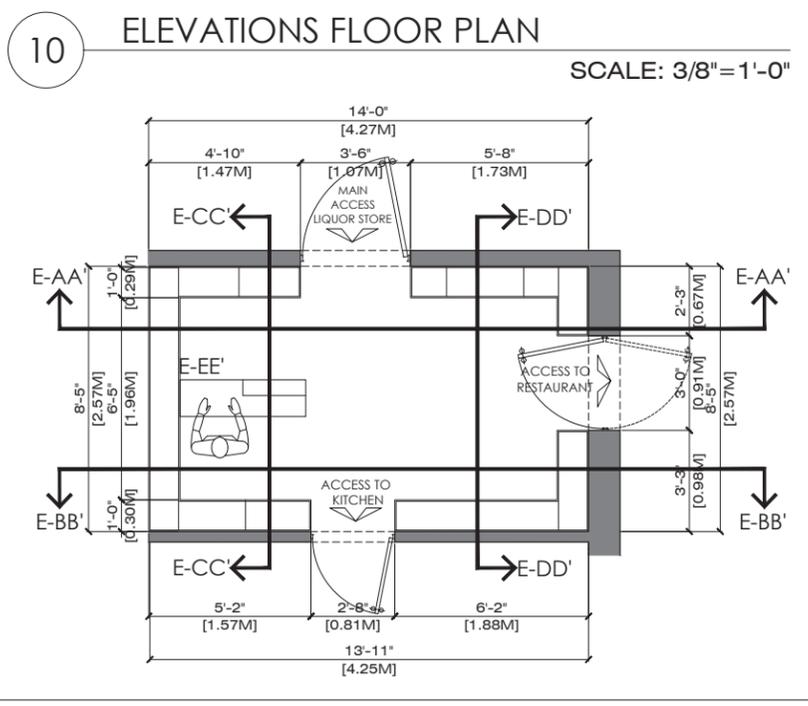
CASA MAYAHUEL
 NEW LIQUOR STORE
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EXIT ROUTE AND PATH OF TRAVEL FLOOR PLAN

Drawings plans for architectural composition and Health Department Permits on NORTH PARK.

Scale: N/A
 Project: LIQUOR STORE
 Drawing: TH/EE
 Date: _____

SHEET N. **A3**



EQUIPMENT SCHEDULE

MK	QTY.	DESCRIPTION	ELECTRICAL				WATER		WASTE		REMARKS
			KW	HP	VOLTS	PHASE	COLD	HOT	SIZE	BTUS	
①	1	COUNTER FURNITURE									1'-2"x4'-0"x4'-0"
②	1	LIQUOR SHELF									27'-6"x6' Tiers= 165' SQFT. FLOOR TO CEILING LIQUOR STORAGE SHELF

DOOR SCHEDULE

ID	TYPE	SIZE	MATERIAL	REMARKS
D1	EXISTING MAIN ACCESS	3'-6" x 80"	WOOD/ GLASS	Door Self/ Closing /Swinging Door
D2	RESTAURANT ACCESS	3'-0" x 80"	WOOD	Door Self/ Closing
D3	NEW KITCHEN ACCESS	2'-3" x 80"	WOOD	Door Self/ Closing

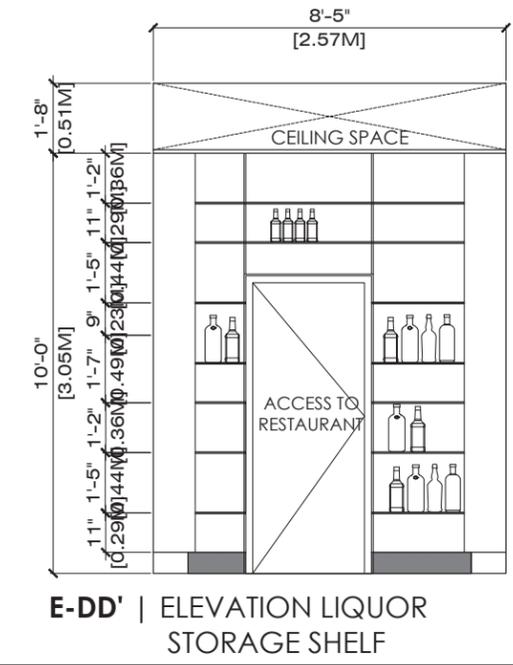
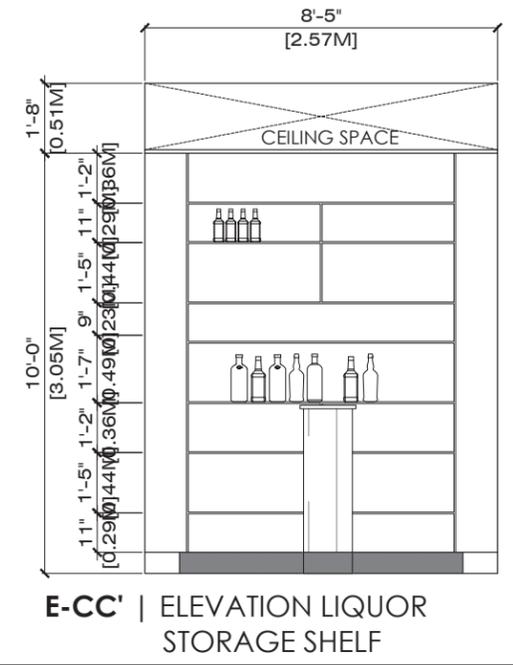
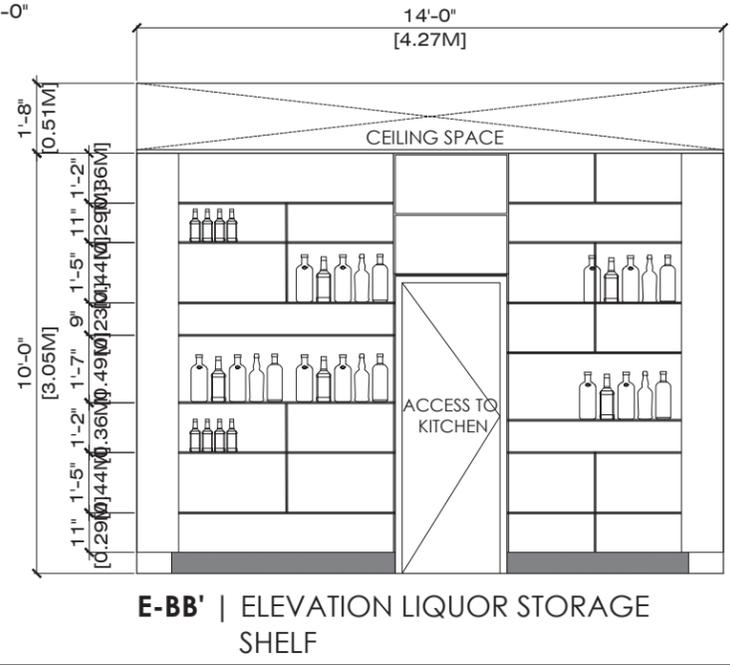
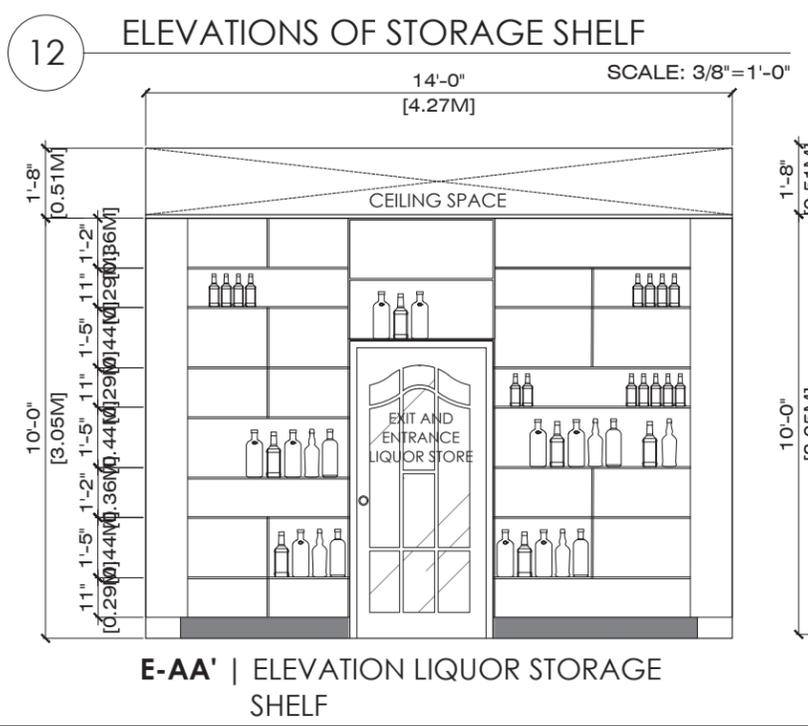
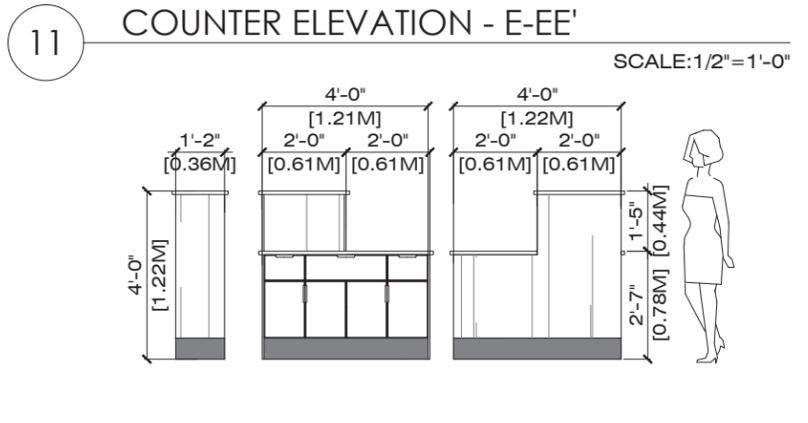
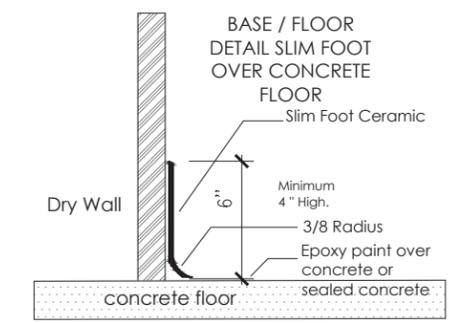


EXISTING WINDOW SCHEDULE

ID	TYPE	SIZE	MATERIAL	REMARKS
W1	WINDOW TO FRONT FACADE	2'-11"x5'-3"	ALUMINIUM AND GLASS	FIXED (NOT OPERABLE)
W2	WINDOW TO FRONT FACADE	3'-11"x5'-3"	ALUMINIUM AND GLASS	FIXED (NOT OPERABLE)

NEW FINISH SCHEDULE

AREA	FLOOR	WALL	CEILING	BASE	REMARKS
NEW LIQUOR STORE	●	●	●	●	NOTE CONCRETE SEALER BRAND: HOST SHIELD MODEL: LITHI-TEK LS® 9500 USE: COMMERCIAL / INDUSTRIAL WOOD VARNISH BRAND: VARATHANE MODE: 200241H



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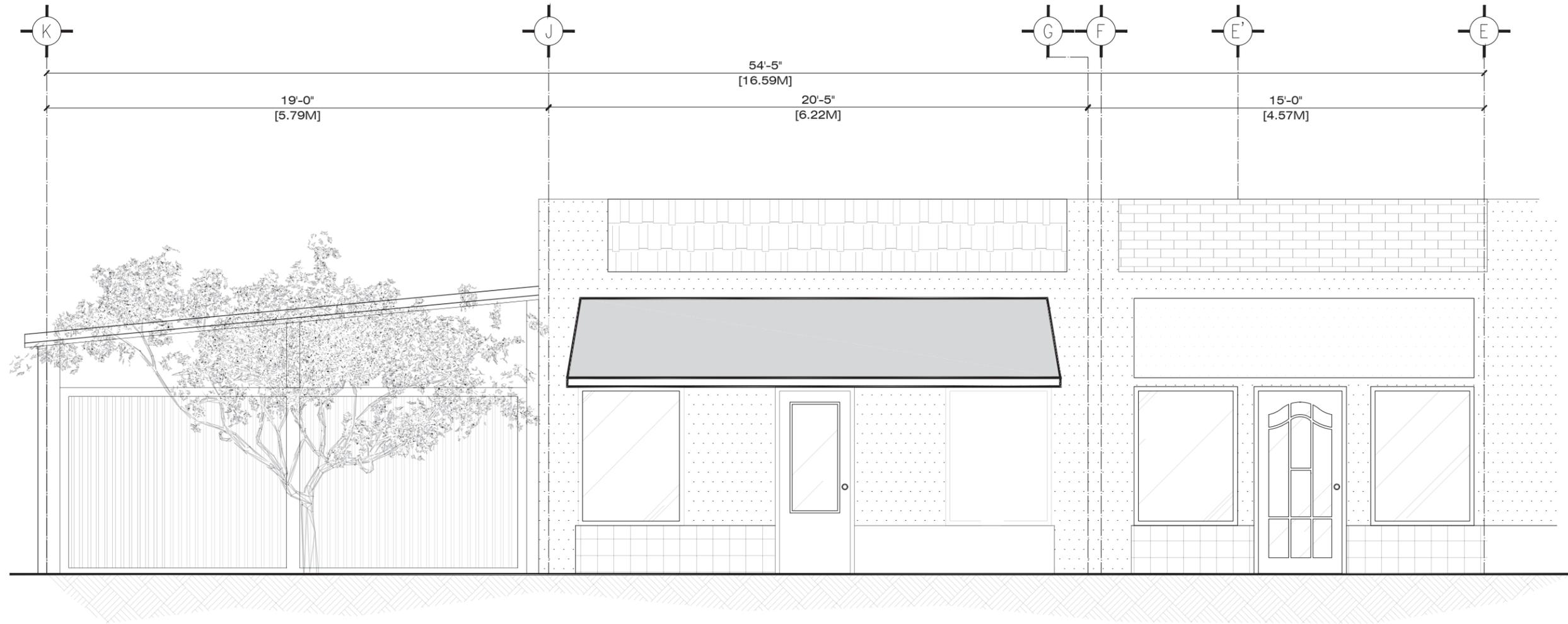
SCHEDULES PLAN
 AND ELEVATIONS
 FURNITURE

Drawings plans for architectural
 composition and Health
 Department Permits on NORTH
 PARK.

Scale: N/A
 Project: LIQUOR STORE

Drawing: TH/EE
 Date: _____

SHEET N. **S1**



16 RENDERS



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17 FORMS

Source Control BMP Checklist for Standard Projects Form I-4A	
All development projects must implement source control BMPs. Refer to Chapter 4 and Appendix E of the BMP Design Manual for information to implement BMPs shown in this checklist. Note: All selected BMPs must be shown on the construction plans.	
Source Control Requirement	Applied ⁽¹⁾
4.2.1 Prevention of Illicit Discharges into the MS4	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
4.2.2 Storm Drain Stenciling or Signage	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
4.2.3 Protect Outdoor Materials Storage Areas from Rainfall, Run-On, Runoff, and Wind Dispersal	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
4.2.4 Protect Materials Stored in Outdoor Work Areas from Rainfall, Run-On, Runoff, and Wind Dispersal	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
4.2.5 Protect Trash Storage Areas from Rainfall, Run-On, Runoff, and Wind Dispersal	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
4.2.6 BMPs based on Potential Sources of Runoff Pollutants	
On-site storm drain inlets	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
Interior floor drains and elevator shaft sump pumps	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
Interior parking garages	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
Need for future indoor & structural pest control	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
Landscape/Outdoor Pesticide Use	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
Pools, spas, ponds, decorative fountains, and other water features	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
Food service	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
Refuse areas	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
Industrial processes	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
Outdoor storage of equipment or materials	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
Vehicle/Equipment Repair and Maintenance	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
Fuel Dispensing Areas	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
Loading Docks	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
Fire Sprinkler Test Water	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
Miscellaneous Drain or Wash Water	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
Plazas, sidewalks, and parking lots	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
SC-6A: Large Trash Generating Facilities	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
SC-6B: Animal Facilities	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
SC-6C: Plant Nurseries and Garden Centers	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
SC-6D: Automotive Facilities	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
Discussion / justification for all "No" answers shown above: BUILDING WHERE LIQUOR STORE WILL BE LOCATED IS EXISTING. THEY ONLY WILL ADD PREFABRICATED FURNITURE TO EXHIBIT THE LIQUOR	

Site Design BMP Checklist for Standard Projects Form I-5A	
All development projects must implement site design BMPs. Refer to Chapter 4 and Appendix E of the BMP Design Manual for information to implement BMPs shown in this checklist. Note: All selected BMPs must be shown on the construction plans.	
Site Design Requirement	Applied ⁽¹⁾
4.3.1 Maintain Natural Drainage Pathways and Hydrologic Features	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
4.3.2 Conserve Natural Areas, Soils, and Vegetation	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
4.3.3 Minimize Impervious Area	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
4.3.4 Minimize Soil Compaction	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
4.3.5 Impervious Area Dispersion	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
4.3.6 Runoff Collection	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
4.3.7 Landscaping with Native or Drought Tolerant Species	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
4.3.8 Harvest and Use Precipitation	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
Discussion / justification for all "No" answers shown above: THEY ARE NOT AFFECTING ANY SPACES IN THE EXTERIOR OR INTERIOR OF THE BUILDING, ONLY PREFABRICATED FURNITURE WILL BE ADDED TO THE LIQUOR STORE	

⁽¹⁾ Answer for each source control and site design category shall be pursuant to the following:
 • "Yes" means the project will implement the BMP as described in Chapter 4 and/or Appendix E of the BMP Design Manual. Discussion / justification is not required.
 • "No" means the BMP is applicable to the project but it is not feasible to implement. Discussion / justification must be provided.
 • "N/A" means the BMP is not applicable at the project site because the project does not include the feature that is addressed by the BMP (e.g., the project has no outdoor materials storage areas). Discussion / justification may be provided.

18 FACADE



**CASA MAYAHUEL
 NEW LIQUOR STORE**
 2934 ADAMS AVE. SAN DIEGO CA 92116.

RENDERS AND FORMS

Drawings plans for architectural composition and Health Department Permits on NORTH PARK.

Scale: N/A
 Project: LIQUOR STORE
 Drawing: TH/EE
 Date: _____

SHEET N. **F1**