



THE CITY OF SAN DIEGO

Report to the Hearing Officer

DATE ISSUED: August 12, 2020 REPORT NO. HO-20-036

HEARING DATE: August 19, 2020

SUBJECT: 30th and C Street CUP, Process Three Decision

PROJECT NUMBER: [646980](#)

OWNER/APPLICANT: Saad Hirmez/Steven Pollock

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 convenience store within an approved (but not yet constructed) mixed-use building located at 2985 C Street in the CN-1-3 zone within the Greater Golden Hill Community Plan Area?

Staff Recommendation:

Approve Conditional Use Permit No. 2361466.

Community Planning Group Recommendation: On March 11, 2020, the Greater Golden Hill Planning Committee voted unanimously 9-0 to recommend the approval of the proposed project with conditions, which are discussed herein.

Environmental Review:

This project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA section 15332 (In-Fill Development Projects). This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on May 15, 2020, and the opportunity to appeal that determination ended June 1, 2020.

BACKGROUND

The proposed project will be located within a 2,992-square-foot retail tenant space in an approved mixed use building that has not yet been constructed at 2985 C Street, in the CN-1-3 zone and the Neighborhood Commercial - Residential Permitted land use designation within the Greater Golden Hill Community Plan (Attachments 1, 2, and 3).

To the east, north, and west are multi-unit residential uses zoned RM-2-5 and designated Residential - Medium: 16-29 Du/Ac. To the south are multi-unit residential uses zoned RM-3-7 and designated Residential - Medium High: 30-44 Du/Ac. The development pattern of this area of Golden Hill is characterized by these two zones and plan designations, with Neighborhood Commercial interspersed on several major street corners.

The building to be occupied by the proposed use will replace Miller's Market, a community market that operated at this location for several decades. Miller's Market sold beer, wine, and liquor at this location, in addition to other items.

DISCUSSION

The project requests approval of a Conditional Use Permit (CUP) to allow operation of an alcoholic beverage outlet within a future convenience store. The convenience store use is allowed by right in the CN-1-3 zone and is not a part of this application. The CN-1-3 zone allows hours of operation between 6 am and midnight daily. The proposed alcohol sales will be for beer, wine, and spirits.

Beer sales will be within 102 total square feet of walk-in and reach-in refrigerators at the rear of the store. Wine will be sold within 28 total square feet, in one reach-in and a wine "gondola", also at the rear of the store. Liquor sales will be from within a nine-square-foot lockable cabinet at the front of the store behind the cash register, for a total of 139 square feet of the 2,992-square-foot store being dedicated to alcohol sales. 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 in accordance with applicable development regulations and land use policies and has made the following determinations.

1. The project is not located within 600 feet of a public or private school.
2. The project is located within 100 feet of residentially-zoned property.
3. Crime in the census tract is 197% of the city-wide average.
4. Census Tract 41 has two active off-Sale licenses where the ABC authorizes four. (One of the three licenses the disclosed in Attachment 9 was for Miller's Market; this license was surrendered in February 2019. There are currently only two active off-sale licenses.)
5. The business will not be detrimental to the public health, safety, and welfare if Police Department conditions limiting container size, sale hours, package quantities, video surveillance, loitering, trash, lighting, and advertising are implemented to ensure that the project will not impact the surrounding area. All Police Department conditions have been included in the permit.

Community Plan Analysis

The project site is located within the Greater Golden Hill Community Plan Area. Figure 2-1 of the Community Plan identifies the land use as Neighborhood Commercial, which provides local convenience shopping, civic uses, and services serving an approximate three-mile radius. A small alcoholic beverage outlet is consistent with this land use.

Community Opposition

Staff was first made aware of community opposition to an alcoholic beverage outlet at this location in December 2019, soon after the project's Notice of Application was mailed to property owners within 300 feet. Members of the public called and emailed the Development Project Manager in response to that notice and continued to inquire about the project during review. Their concerns are summarized below, and their correspondence is in the project file:

1. That the project would be a liquor store, which the community did not want there
2. That the liquor store would operate 24 hours, which would disrupt the neighborhood
3. That the project would be a 7-11 and the neighbors did not want a 7-11 or convenience store there, they would prefer a neighborhood market like Miller's; and
4. That the project would cause crime to increase in the neighborhood

The initial application did not outline the area of alcohol to be sold in the store, and the proposed alcoholic beverage outlet and the underlying convenience store use were originally proposed to operate 24 hours.

During project review, staff determined that the CN-1-3 zone does not allow 24-hour operation of any use, whether permitted or conditional. Hours of operation are limited to 6:00am to 12:00 midnight per Footnote 1 to [SDMC Table 131-05B](#) (Use Regulations of Commercial Zones). Neither the proposed alcoholic beverage outlet nor the underlying convenience store use may operate 24 hours, and the draft permit for the proposed alcoholic beverage outlet does not allow 24-hour operation.

In response to community concerns about alcohol as a primary use ("liquor store") and staff comments, the applicant has limited the area of alcoholic beverage sales to a total of 139 square feet of the 2,992-square-foot store, which is 4.6 percent of the floor area. Alcohol sales at this location are intended to be an accessory use to the convenience store.

Responding to the community's crime concerns, the Police Department has limited the hours of alcoholic beverage sales to 6:00am to 10:00pm Sunday through Thursday, only allowing sales until midnight on Friday and Saturday. The Police Department recommendation (Attachment 9) outlines research the SDPD performed during staff review.

Regarding the convenience store use, the CN-1-3 zone permits convenience stores by right, with no discretionary permit required. The decision before the Hearing Officer is only whether to allow alcohol sales at this location.

Community Planning Group (CPG) Vote

On March 11, 2020, the Greater Golden Hill Planning Committee voted unanimously 9-0 to recommend the approval of the proposed project with the following conditions:

1. Hours of operation, including alcohol sales to end at 9 pm
2. No wine or distilled spirits shall be sold in containers of less than 375 milliliters.

3. Beer, malt beverage products or wine cooler products, regardless of container size, must be sold in manufacturer pre-packaged multi-unit quantities. No Singles.
4. The sale of beer or malt beverages in kegs is prohibited

CPG conditions 2, 3, and 4 were also Police Department conditions and have been included in the permit. CPG condition 1 was not added, because the CN-1-3 zone allows convenience stores to operate until midnight. However, as previously mentioned, the Police Department has limited alcohol sales hours to 10 pm Sunday through Thursday.

Conclusion

Both City Staff and SDPD have reviewed the request to operate an alcoholic beverage outlet as an accessory use to a convenience store 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. 2361466.

ALTERNATIVES

1. Approve Conditional Use Permit No. 2361466, with modifications.
2. Deny Conditional Use Permit No. 2361466, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,



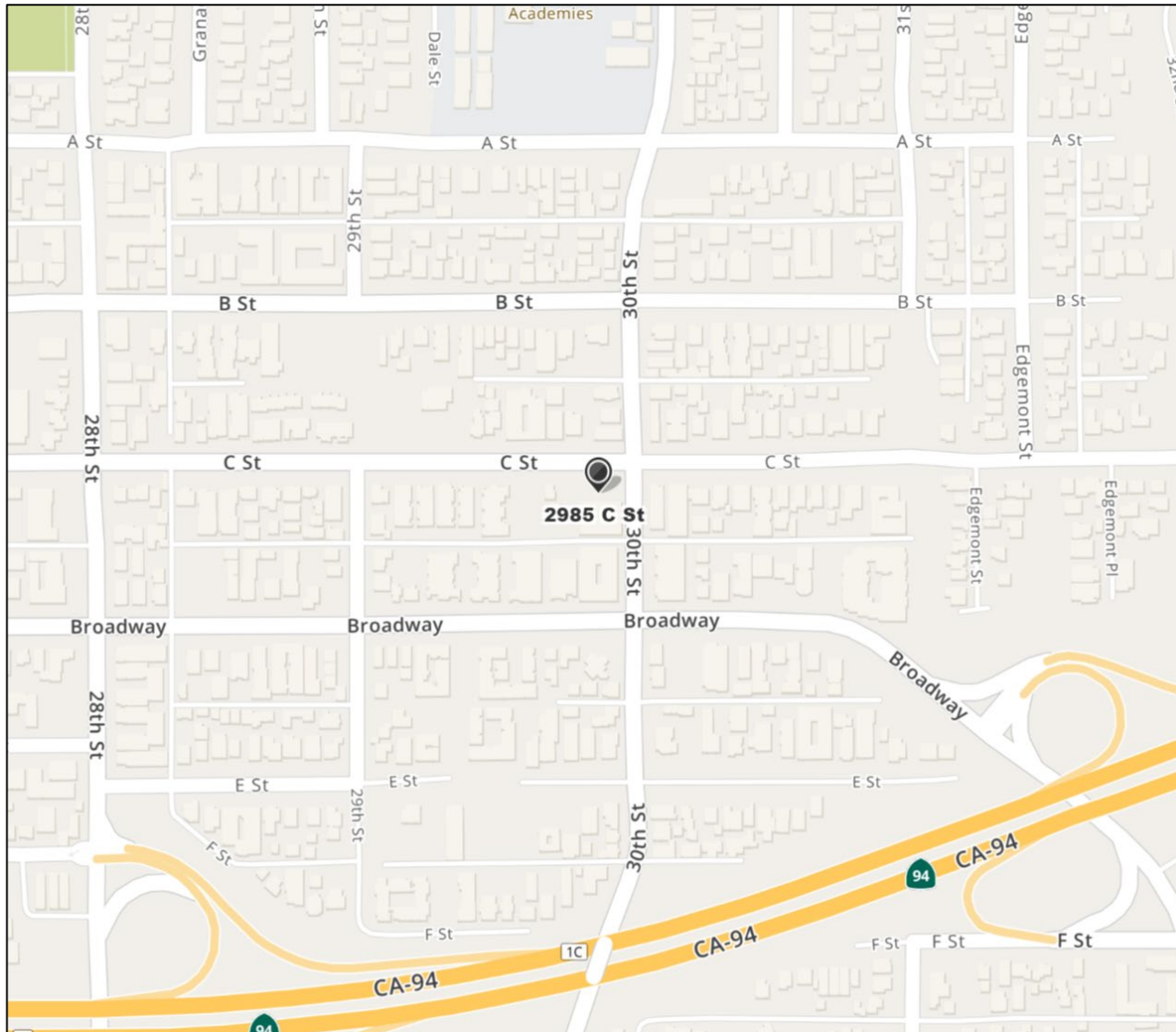
Travis Cleveland
Development Project Manager

Attachments:

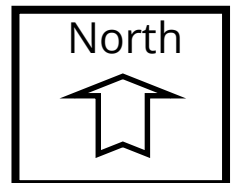
1. Project Location Map
2. Community Plan Land Use Map
3. Aerial Photograph
4. Draft Resolution with Findings
5. Draft Permit with Conditions
6. Environmental Exemption
7. Community Planning Group Recommendation
8. Ownership Disclosure Statement
9. SDPD CUP Recommendation
10. Map of Existing Licenses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



Project Location Map



30th and C Street CUP, Project Number 646980
2985 C Street



Community Plan



30th and C Street CUP, Project Number 646980
2985 C Street





Aerial Photo



30th and C Street CUP, Project Number 646980
2985 C Street

HEARING OFFICER RESOLUTION NO. [REDACTED]
CONDITIONAL USE PERMIT NO. 2361466
30TH AND C STREET CUP, PROJECT NO. 646980

WHEREAS, SAAD HIRMEZ, Owner/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 a future convenience store (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. 2361466), on a portion of a 0.24-acre property;

WHEREAS, the project site is located at 2985 C Street in the CN-1-3 zone within the Greater Golden Hill Community Plan Area;

WHEREAS, the project site is legally described as: Lots 1, 2, 3, and 4 in Block 87 of E.W. Morse's Subdivision of Pueblo Lot 1150, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 547, filed in the Office of the County Recorder of San Diego County, December 30, 1871;

WHEREAS, on May 15, 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 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 August 19, 2020, the Hearing Officer of the City of San Diego considered Conditional Use Permit No. 2361466 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. 2361466:

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 Conditional Use Permit (CUP) to allow operation of an alcoholic beverage outlet within a convenience store at 2985 C Street, in the CN-1-3 zone and the Neighborhood Commercial - Residential Permitted land use designation within the Greater Golden Hill Community Plan. The convenience store use is allowed by right in the CN-1-3 zone and is currently not yet constructed. The proposed alcohol sales will be for beer, wine, and spirits.

Beer sales will be within 102 total square feet of walk-in and reach-in refrigerators at the rear of the store. Wine will be sold within 28 total square feet, in one reach-in and a wine "gondola", also at the rear of the store. Liquor sales will be from within a nine-square-foot lockable cabinet at the front of the store behind the cash register, for a total of 139 square feet of the 2,992-square-foot store being dedicated to alcohol sales.

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.

Figure 2-1 of the Greater Golden Hill Community Plan identifies the land use as Neighborhood Commercial, which provides local convenience shopping, civic uses, and services serving an approximate three-mile radius. A small alcoholic beverage outlet is consistent with this land use.

Further, the project supports Community Plan policies, such as promotion of new development that serves the retail, service, and employment needs of local community residents, and to provide a variety of land use types suitable for a predominantly residential community.

By setting aside 139 square feet for alcohol sales as an accessory use within a 2,992-square-foot store, 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 Greater Golden Hill Community Plan.

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

The CN-1-3 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 196.8% of the citywide average. However, the SDPD determined that the proposed alcoholic beverage outlet would not be detrimental to the public health, safety, and welfare provided several conditions are implemented, including (but not limited to) limitations on container size, sale hours, package quantities, loitering, trash, lighting, and advertising. All SDPD conditions are included in the permit.

(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 by California Business and Professional Code section 23958.4 for this census tract is four alcoholic beverage outlets. There are currently two active off-sale licenses within this census tract, and this project, if approved, would represent the third. The project meets this requirement.

(C) In an adopted Redevelopment Project Area;

The project is not in a Redevelopment Project Area.

(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 premises adjoins residentially zoned property; therefore, it does not meet this requirement. However, the SDPD determined that the proposed alcoholic beverage outlet would not be detrimental to the public health, safety, and welfare as discussed above.

In addition, the entrance to the tenant space is located on the corner of the building, as far away from adjacent residential uses as possible. The approximate walking distance to residentially zoned property to the north is 85 feet, to the west 70-80 feet, to the south 140 feet, and to the east 75 feet.

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, video surveillance, lighting, loitering, and advertising signage are also included in the permit. These permit conditions eliminate the possibility of the convenient purchase of small quantities of alcohol for immediate consumption, encourage alcohol patrons to leave the premises, ensure high visibility of people entering and exiting the premises, allow law enforcement the ability to review surveillance recordings as needed, prohibit alcohol signage that can be seen outside the store, and ensure that any litter and graffiti are cleaned promptly. 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 a 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 a convenience store complies with all applicable regulations, including those of the CN-1-3 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 subject property is a commercial node that serves the surrounding community. The proposed alcohol sales use will be accessory to a convenience store use which is allowed in the CN-1-3 zone by right, supplementing the services that the convenience store will be providing to the community. Alcohol sales will only be allowed from 139 square feet within a 2,992-square-foot convenience store, and conditions limiting container size and quantity have been included in the permit. Additional conditions regulating amusement devices, lighting, loitering, and advertising signage are also included in the permit.

Figure 2-1 of the Greater Golden Hill Community Plan identifies the land use as Neighborhood Commercial, which provides local convenience shopping, civic uses, and services serving an approximate three-mile radius. A small alcoholic beverage outlet is consistent with this land use.

Further, the project supports Community Plan policies, such as promotion of new development that serves the retail, service, and employment needs of local community residents, and to provide a variety of land use types suitable for a predominantly residential community.

By setting aside a small area for alcohol sales as an accessory use, 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.

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 a convenience 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. 2361466 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. 2361466, a copy of which is attached hereto and made a part hereof.

Travis Cleveland
Development Project Manager
Development Services

Adopted on: August 19, 2020

IO#: 24008389

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: 24008389

SPACE ABOVE THIS LINE FOR RECORDER'S USE

CONDITIONAL USE PERMIT NO. 2361466
30TH AND C STREET CUP - PROJECT NO. 646980
HEARING OFFICER

This Conditional Use Permit No. 2361466 is granted by the Hearing Officer of the City of San Diego to SAAD HIRMEZ, Owner/Permittee pursuant to San Diego Municipal Code [SDMC] sections 141.0502 and 126.0305. The project site is located at 2985 C Street in the CN-1-3 zone within the Greater Golden Hill Community Plan Area. The project site is legally described as: Lots 1, 2, 3, and 4 in Block 87 of E.W. Morse's Subdivision of Pueblo Lot 1150, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 547, filed in the Office of the County Recorder of San Diego County, December 30, 1871.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee 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 August 19, 2020, on file in the Development Services Department. The project shall include:

- a. Operation of an alcoholic beverage outlet to allow the sale of beer, wine, and distilled spirits for off-site consumption in a 139-square-foot area within a 2,992-square-foot convenience store, conditioned upon the issuance of a license from the State Department of Alcoholic Beverage Control;
- b. 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 September 2, 2023.
2. This Conditional Use Permit [CUP] and corresponding use of this site shall expire on August 19, 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.

13. Prior to the issuance of any building permit, the Owner/Permittee shall comply with all conditions from previously approved Site Development Permit No. 1707494 (Project No. 468207), satisfactory to the Director of Development Services and the City Engineer.

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. 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.

16. 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.

17. 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.

18. 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.

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

20. 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. Receptacles shall be emptied regularly and shall not be allowed to overflow.

21. 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 CONDITIONS FOR ABC LICENSE:

1. No alcoholic beverages shall be sold for off-site consumption except between the hours of 6:00 a.m. to 10:00 p.m. Sunday to Thursday and 6:00 am to midnight Friday and Saturday.

2. No wine or distilled spirits shall be sold in containers of less than 375 milliliters.

3. Beer, malt beverage products or wine cooler products, regardless of container size, must be sold in manufacturer pre-packaged multi-unit quantities. No singles.
4. The sale of beer or malt beverages in kegs is prohibited.
5. No public pay phones will be permitted on the premise or adjacent area under the control of the applicant.
6. Video surveillance shall be recording and available to law enforcement upon request covering both interior and exterior of the premises. Upon request of law enforcement video surveillance shall not be deleted, voided or destroyed. Recordings shall be maintained for a minimum of 30 days absent a request of law enforcement.
7. Litter and any unauthorized graffiti will be removed promptly.
8. All retail employees shall be trained in ABC regulations (LEAD), theft deterrence and policies against the sales of alcoholic beverages to those under 21 years of age, transient and/or intoxicated.
9. There shall be no exterior alcoholic advertising or signage of any kind or type, including advertising directed to the exterior from within, promoting or indicating the availability of alcoholic beverages. Interior displays of alcoholic beverages or signs which are clearly visible to the exterior shall constitute a violation of these conditions.

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 August 19, 2020 and [Approved Resolution Number].

ATTACHMENT 5

Permit Type/PTS Approval No.: CUP 2361466
Date of Approval: August 19, 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/Permittee

By _____
SAAD HIRMEZ
Owner/Permittee

**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: 30th and C Street CUP/646980

SCH No.: N.A.

Project Location-Specific: 2985 C Street, San Diego, CA 92102

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

Description of nature and purpose of the Project: The project proposes a Conditional Use Permit (CUP) for an Alcoholic Beverage Outlet, Type 21 Alcoholic License for the sale of alcoholic beverages in a 2,992-square-foot commercial market space, which is currently in construction, on 0.24-acre site. The site is located on the corner of C Street and 30th Street in the CN-1-3 zone of the Greater Golden Hill Community Plan, Transit Area Overlay Zone, Transit Priority Area, Residential Tandem Parking Overlay Zone, 65-70 dB CNEL Noise Contour, Airport Influence Area (Review Area 1) and the Federal Aviation Administration (FAA) Part 77 Notification Area. The hours of alcohol sales would be permitted only between 6:00 A.M. and 12:00 A.M, pursuant to the San Diego Municipal Code Table 131-05B. Site Development Permit No. 1707494 (Project No. 468207) governs the development of the mixed-use project. (Legal Description: Lot 1-4 Block 87 Tract 547 in the City of San Diego, County of San Diego, State of California, Filed in the Office of the County Recorder of San Diego County, Assessor Parcel Number 539-532-06). The community plan designates the site as Neighborhood Commercial.

Name of Public Agency Approving Project: City of San Diego

Name of Person or Agency Carrying Out Project: Steven Pollock, Kimley Horn (Firm), 401 B Street, Suite 600, San Diego, CA 92101, (619) 272-7112

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 15332 (In-Fill Development Projects).

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 15332. The project is consistent with the existing land use 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 5 acres and is substantially surrounded by urban uses. The project site has no value as habitat for endangered, rare or threatened species. 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. In addition, the exceptions listed in CEQA Section 15300.2 would not apply.

ATTACHMENT 6

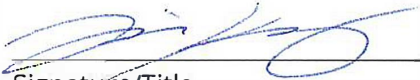
Lead Agency Contact Person: Rhonda Benally

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

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


Signature/Title

Senior Planner

June 2, 2020

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						
		City of San Diego Development Services		Community Planning Committee Distribution Form						
Project Name: 30th and C Street Market CUP			Project Number: 646980							
Community: Greater Golden Hill										
<p>For project scope and contact information (project manager and applicant), log into OpenDSD at https://aca.accela.com/SANDIEGO.</p> <p>Select "Search for Project Status" and input the Project Number to access project information.</p>										
<input type="checkbox"/> Vote to Approve <input checked="" type="checkbox"/> Vote to Approve with Conditions Listed Below <input type="checkbox"/> Vote to Approve with Non-Binding Recommendations Listed Below <input type="checkbox"/> Vote to Deny										
# of Members Yes 9		# of Members No 0		# of Members Abstain 0						
Conditions or Recommendations: Based on the recommendation overwhelmingly provided by the community over the course of several meetings and surveying hundreds of residents, the Greater Golden Hill Planning Committee makes the following preliminary recommendation to the City for the following conditions for the Conditional Use Permit (CUP) for the sale of alcoholic beverages located at										
<input type="checkbox"/> No Action (Please specify, e.g., Need further information, Split vote, Lack of quorum, etc.)										
NAME: Kathy Vandenheuvel										
TITLE: Chair				DATE: March 11, 2020						
<i>Attach additional pages if necessary (maximum 3 attachments).</i>										

Cleveland, Travis

From: Golden Hill <goldenhillplanning@sbcglobal.net>
Sent: Friday, March 13, 2020 5:22 PM
To: Cleveland, Travis
Cc: Steven Pollock; Maureen McNulty; Timothy Briggs; Mccurry, Benjamin; Turgeon, Bernard; Weise, Brett
Subject: 30th and C Street Market CUP; Project No. 646980
Attachments: GGHPC February 2020 Minutes.pdf

Hello Travis -

The Greater Golden Hill Planning Committee heard the 30th and C Street Market CUP for the sale of alcoholic beverages as an Information Item at our February 12th meeting. Attached are the meeting minutes from that meeting for your records.

At our March 11th meeting this week we had it on our agenda as an action item and passed the following motion by a unanimous vote:

"Based on the recommendation overwhelmingly provided by the community over the course of several meetings and surveying hundreds of residents, the Greater Golden Hill Planning Committee makes the following preliminary recommendation to the City for the following conditions for the Conditional Use Permit (CUP) for the sale of alcoholic beverages located at 2985 C Street (Project No. 646980):

1. Hours of operation, including alcohol sales to end at 9 PM
2. No wine or distilled spirits shall be sold in containers of less than 375 milliliters.
3. Beer, malt beverage products or wine cooler products, regardless of container size, must be sold in manufacturer pre-packaged multi-unit quantities. No Singles.
4. The sale of beer or malt beverages in kegs is prohibited.

These preliminary recommendations are based on the fact that there are multiple places to buy alcohol in the area, the Greater Golden Hill Community Plan Land Use Policy LU-2.12; and the high crime rate in this area, Census Tract 41 (196.8% crime rate for 2018). If new information becomes available through the environmental reports, closure of the City's review or from the applicant, additional recommendations may be made."

I will follow up with the meeting minutes from this week's meeting once they become available.

Please feel free to contact me with any questions you have regarding our above recommendation.

Thank you,

Kathy Vandenheuvel
Greater Golden Hill Planning Committee - Chair
619.321.6712

	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
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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: Hillmillers LLC 30TH AND C ST. MARKET CUP **Project No. For City Use Only:** 646980
Project Address: 2885 C Street, San Diego, CA 92102

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

☐ Corporation ☒ Limited Liability -or- ☐ General - What State? _____ Corporate Identification No. 201917210442
☐ 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: Saad Hirmez ☒ Owner ☐ Tenant/Lessee ☐ Successor Agency
 Street Address: 4976 Newport Ave
 City: San Diego State: Ca Zip: 92107
 Phone No.: 619-957-9000 Fax No.: 619-222-0107 Email: Saad11@att.net
 Signature: _____ Date: 09/29/2019
 Additional pages Attached: ☒ Yes ☐ No

Applicant

Name of Individual: STEVEN POLLOCK ☐ Owner ☒ Tenant/Lessee ☐ Successor Agency
 Street Address: 401 B STREET, SUITE 600
 City: SAN DIEGO State: CA Zip: 92101
 Phone No.: 619-272-7112 Fax No.: _____ Email: STEVEN.POLLOCK@KIMLEY-HORN.COM
 Signature: _____ Date: 1/5/19
 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

SAN DIEGO POLICE DEPARTMENT CONDITIONAL USE PERMIT RECOMMENDATION

PREMISE ADDRESS: 2985 C Street

TYPE OF BUSINESS: Convenience store (Unknown)

FEDERAL CENSUS TRACT: 41.00

NUMBER OF ALCOHOL LICENSES ALLOWED: 4

NUMBER OF ALCOHOL LICENSES EXISTING: 3

CRIME RATE IN THIS CENSUS TRACT: 196.8%
(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: Conditional Use Permit Number 646980

This premise falls within Census Tract 41.00 and is within Central Division's patrolling responsibility. The reported crime rate for 2018 within CT 41.00 was 196.8% and alcohol crime rate of 135.5%, anything above 120% is considered high crime. The census tract has 3 active Off-Sale licenses where the ABC authorizes 4 based on residential population ratio.

I obtained additional information from the community and the Golden Hill Planning Committee recommendations. On March 11, 2020, I attended the Golden Hill Planning Meeting at the Golden Hill Recreation Center. There was a quorum for the board and this proposed Off-Sale alcohol establishment was on the addenda. Approximately 30 community members were in attendance and voiced their concern for late night alcohol sales and other community concerns. Most of the community members in attendance were against late night alcohol sales and made public comments at the meeting.

SDPD Crime Analysis Unit provided me with a more detailed breakdown of crime in Census Tract 41.00 for 2019. The crime data was broken down by day and time which revealed the crime rate rose at 6:00 pm, 9:00 pm, and at 11:00 pm.

Due to the community concerns and a further evaluation of the crime by day of the week and by time of day I have re-evaluated my conditions and have added a condition regarding the hours of alcohol sales.

The premise currently is vacant and has not had any related crime in the past year.

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

1. No alcoholic beverages shall be sold for off-site consumption except between the hours of 6:00 a.m. to 10:00 p.m. Sunday to Thursday and 6:00 am to Midnight Friday and Saturday.
2. No wine or distilled spirits shall be sold in containers of less than 375 milliliters.
3. Beer, malt beverage products or wine cooler products, regardless of container size, must be sold in manufacturer pre-packaged multi-unit quantities. No singles.
4. The sale of beer or malt beverages in kegs is prohibited.
5. The petitioner(s) shall post and maintain professional quality signs that read as follows: NO LOITERING, NO LITTERING, NO DRINKING OF ALCOHOLIC BEVERAGES. VIOLATORS ARE SUBJECT TO CRIMINAL PROSECUTION AND/OR ARREST. The sign shall be at least two feet square with two inch block lettering. The sign shall be in English and Spanish.
6. Loitering will be prohibited.
7. No public pay phones will be permitted on the premise or adjacent and under the control of the applicant.
8. No arcade games of any type will be allowed/maintained inside the premise.
9. Video surveillance shall be recording and available to law enforcement upon request covering both interior and exterior of the premises. Upon request of law enforcement video surveillance shall not be deleted, voided or destroyed. Recordings shall be maintained for a minimum of 30 days absent a request of law enforcement.
10. Litter and any unauthorized graffiti will be removed promptly.
11. All retail employees are trained in ABC regulations (LEAD), theft deterrence and policies against the sales of alcoholic beverages to those under 21 years of age, transient and/or intoxicated.
12. There shall be no exterior alcoholic advertising or signage of any kind or type, including advertising directed to the exterior from within, promoting or indicating the availability of alcoholic beverages. Interior displays of alcoholic beverages or signs which are clearly visible to the exterior shall constitute a violation of these conditions.

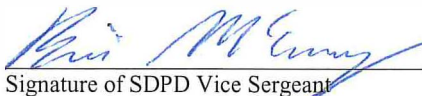
SAN DIEGO POLICE DEPARTMENT RECOMMENDATION:

APPROVE 

DENY _____

Benjamin M'Curry
Name of SDPD Vice Sergeant (Print)

(619) 531-2973
Telephone Number


Signature of SDPD Vice Sergeant

3-22-20
Date of Review



Two Active Existing Off-Sale Licenses in Census Tract 41

Results for: Active Off-Sale Retail License

County: SAN DIEGO County

Census Tract: 41

Report Date: Monday, August 03, 2020

Show entries

Search:

License Number	Status	License Type	Orig. Iss. Date	Expir. Date	Primary Owner	Premises Addr.	Business Name	Geo Code
452734	SUREND	21	04/18/2007	05/31/2021	HIRMEZ, BADRY	2985 C ST, SAN DIEGO, CA 92102-2215 Census Tract: 0041.00	MILLERS MARKET	3710
526931	ACTIVE	20	02/07/2013	01/31/2021	ASEAT INC	2601 BROADWAY, SAN DIEGO, CA 92102-1025 Census Tract: 0041.00	SAN DIEGO MARKET	3710
603963	ACTIVE	21	07/02/2019	06/30/2021	7 ELEVEN INC	2483 BROADWAY, SAN DIEGO, CA 92102 Census Tract: 0041.00	7-ELEVEN STORE 27664C	3710

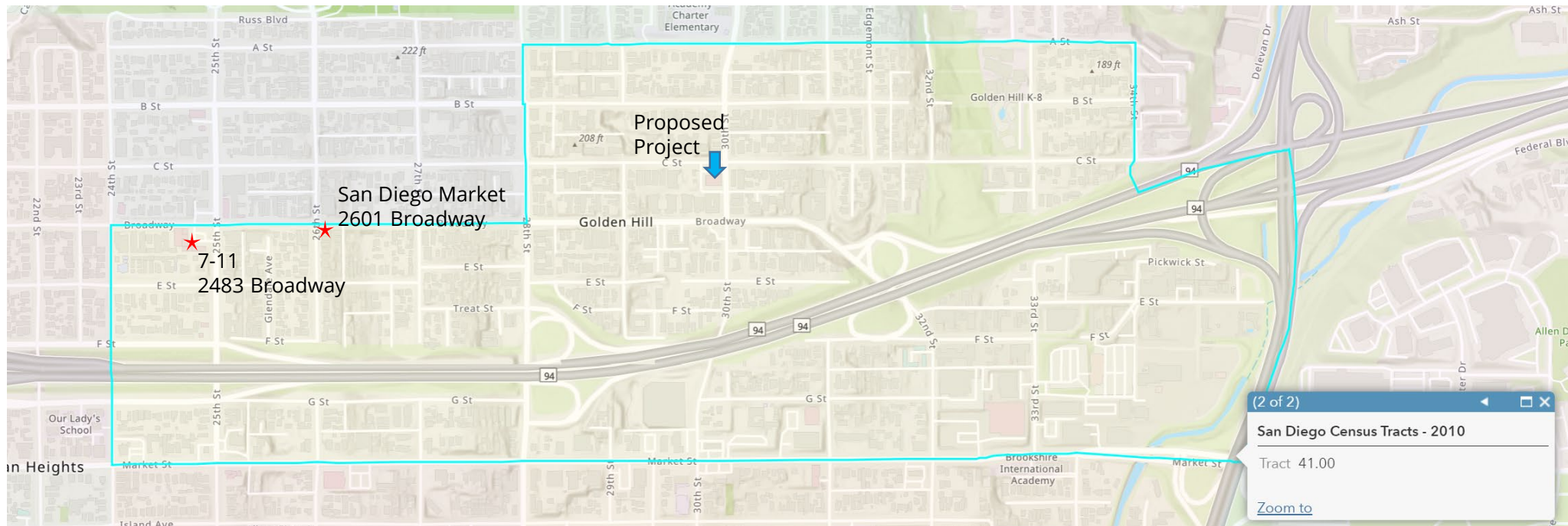
Showing 1 to 3 of 3 entries

Previous **1** Next

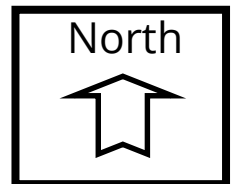
30th and C Street CUP, Project Number 646980
2985 C Street



Two Active Off-Sale Licenses in Census Tract 41



30th and C Street CUP, Project Number 646980
2985 C Street



30TH AND C ST. MARKET

CONDITIONAL USE PERMIT FOR
ALCOHOLIC BEVERAGE OUTLET

2985 C STREET

SAN DIEGO, CA 92102

PROJECT NO. 646980, CUP NO. 2361466

SHEET INDEX

SHEET NUMBER	SHEET TITLE
1	COVER SHEET
2	SITE PLAN
3	FLOOR PLAN
4	ELEVATIONS

REQUEST

A CONDITIONAL USE PERMIT (CUP) PURSUANT TO SDMC 126.0303 FOR AN ALCOHOLIC BEVERAGE OUTLET IN THE CN-1-3 ZONE. A PERSON TO PERSON TYPE 21 ALCOHOL LICENSE TRANSFER FROM THE EXISTING MILLERS MARKET TO NEW TENANT IN MARKET SPACE.

DEVELOPMENT SUMMARY

YEAR CONSTRUCTED: NOT YET CONSTRUCTED
ZONING DISTRICT: CN-1-3
SITE DEVELOPMENT PERMIT APPROVAL: 1707494, PROJECT NO.468207

APN: 539-532-06
LEGAL DESCRIPTION: LOT 1-4 BLOCK 87 TRACT 547 IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY.

DEVELOPMENT OF SITE UNDER SEPARATE SITE DEVELOPMENT PERMIT NUMBER 1707494 WILL INCLUDE THE CONSTRUCTION OF A 2992 SF MARKET SPACE IN MIXED USE DEVELOPMENT. COMPILATION OF THIS DEVELOPMENT PLAN IS FOR THE APPROVAL OF A CONDITIONAL USE PERMIT TO OPERATE A TYPE 21 ALCOHOLIC BEVERAGE LICENSE.

CONVENIENCE STORE HOURS OF OPERATION: 6AM - 12AM PER CN-1-3 ZONE
SALE OF ALCOHOLIC BEVERAGES ONLY PERMITTED BETWEEN: 6AM - 10PM Sun-Th
AND 6AM - 12AM Fri-Sat PER PERMIT CONDITIONS

PROJECT DIRECTORTY

PERMIT CONSULTANT/APPLICANT
STEVEN POLLOCK
KIMLEY-HORN AND ASSOCIATES, INC.
401 B ST #600
SAN DIEGO, CA 92101
STEVEN.POLLOCK@KIMLEY-HORN.COM
619.272.7112

LAND OWNER
SAAD HIRMEZ
EL CAJON, CA 92020
SAAD11@ATT.NET
619-222-0102

ALCOHOLIC BEVERAGE CONSULTANT
MATT FRIEDRICH
WINSHIP LAW
591 CAMINO DE LA REINA
SAN DIEGO CA, 92108
619-297-0066

PROJECT DATA

BUILDING CODE: 2016 CALIFORNIA BUILDING CODE
MECHANICAL CODE: 2016 CALIFORNIA MECHANICAL CODE
PLUMBING CODE: 2016 CALIFORNIA PLUMBING CODE
ELECTRICAL CODE: 2016 CALIFORNIA ELECTRICAL CODE
ENERGY CODE: 2016 CALIFORNIA ENERGY CODE
GAS CODE: 2016 CALIFORNIA GAS CODE

BUILDING OCCUPANCY: M-MERCANTILE
CONSTRUCTION TYPE: 5B
NON-SPRINKLERED

PROPERTY AREA: 10,500 SF
TOTAL BUILDING AREA: ±2,992 SF

PARKING REQUIREMENTS (SDMC TABLE 142-05G)
RETAIL STORE MINIMUM 4933 SF X 1.25 / 1000 SF = 6 SPACES
RETAIL STORE MAXIMUM NA
PROVIDED PARKING 8 SPACES
VAN ACCESSIBLE SPACES REQUIRED/PROVIDED 1 SPACE/1 SPACE
EV/ VANPOOL/ CLEAN AIR PARKING REQUIRED/PROVIDED 1 SPACE/1 SPACE
TEMPORARY BICYCLE PARKING REQUIRED/PROVIDED 2 SPACES/2 SPACES

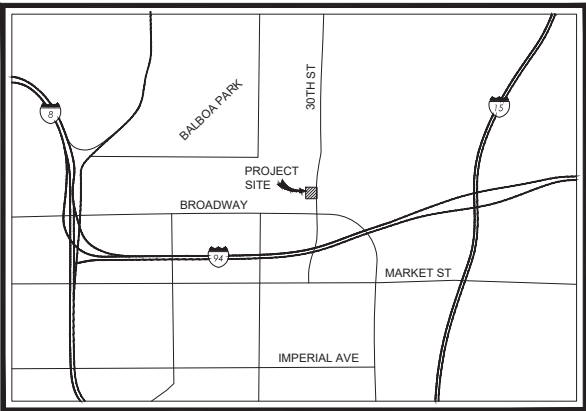
ZONING
ZONE CN-1-3 , GHPD-GH-CN
SITE DEVELOPMENT PERMIT 468207

EXCLUDED IN SUBMITTAL

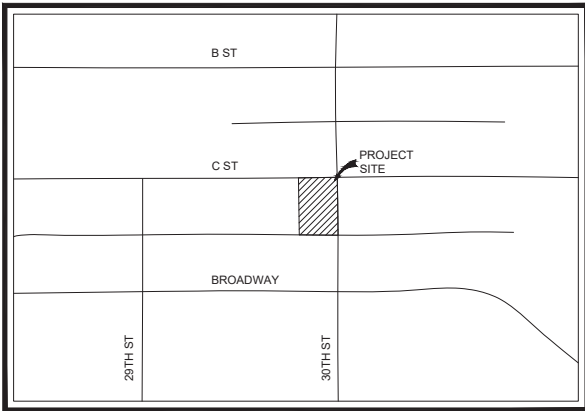
ALL SPECIFIC DEVELOPMENT PLANS REGARDING THE CONSTRUCTION OF THE SHELL OF THE BUILDING ARE NOT INCLUDED AND ONLY SHOWN FOR REFERENCE. THE CONSTRUCTION OF THE SITE IS UNDER SEPARATE SITE DEVELOPMENT PERMIT. THE APPLICATION FOR CONDITIONAL USE ONLY INVOLVES THE SALE OF ALCOHOL INSIDE THE SPACE.

TENANT IMPROVEMENT DOCUMENTS WILL BE SUBMITTED FOLLOWING CONDITIONAL USE PERMIT APPROVAL FROM THE CITY OF SAN DIEGO.

VICINITY MAP



SITE LOCATION MAP



PROPOSED MARKET
STORE FRONT
C STREET / NORTH ELEVATION



PROPOSED MARKET
STORE FRONT
30TH STREET / EAST ELEVATION

1	CYCLE 1 COMMENT RESPONSE	3/4/20	SH
No.	REVISIONS	DATE	BY

Kimley»Horn

401 B STREET, SUITE 600, SAN DIEGO, CA 92101
PHONE: 619-234-9411
WWW.KIMLEY-HORN.COM

LICENSED PROFESSIONAL

DATE:

KHA PROJECT

DATE

3/5/2020

SCALE AS SHOWN

DESIGNED BY: SP

DRAWN BY: SRH

CHECKED BY: SP

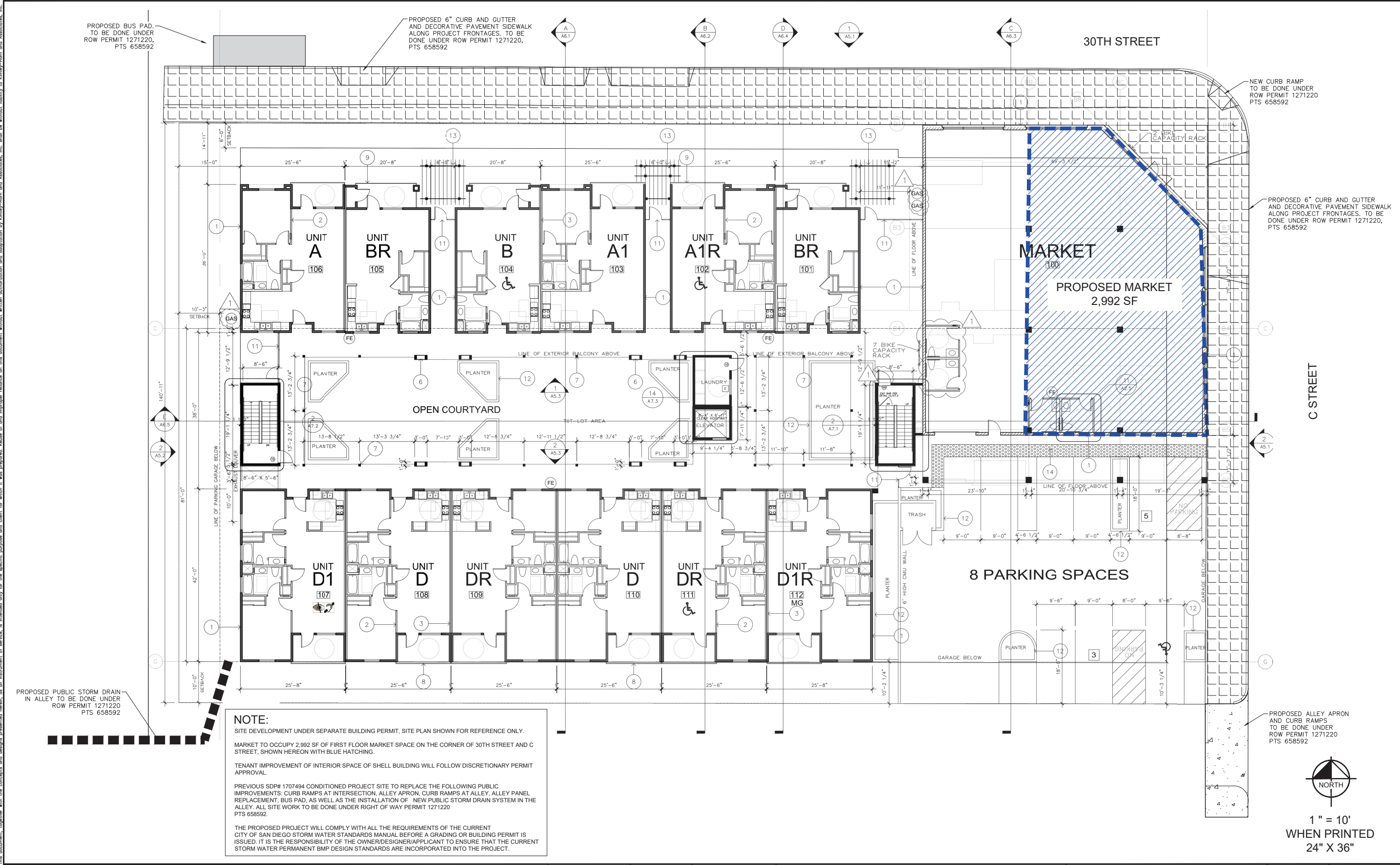
2985 C STREET
SAN DIEGO, CA 92102

CUP FOR ALCOHOLIC BEVERAGE OUTLET

COVER SHEET

PROJECT NUMBER
646980
REV. DATE
3/5/2020
DATE
11/5/2019
APPROVAL NUMBER
2361466

SHEET NUMBER
1
OF
4



1	CYCLE 1 COMMENT RESPONSE	3/4/20	SH
No.	REVISIONS	DATE	BY

Kimley»Horn
401 B STREET, SUITE 600, SAN DIEGO, CA 92101
PHONE: 619-234-9411
WWW.KIMLEY-HORN.COM

LICENSED PROFESSIONAL

DATE:

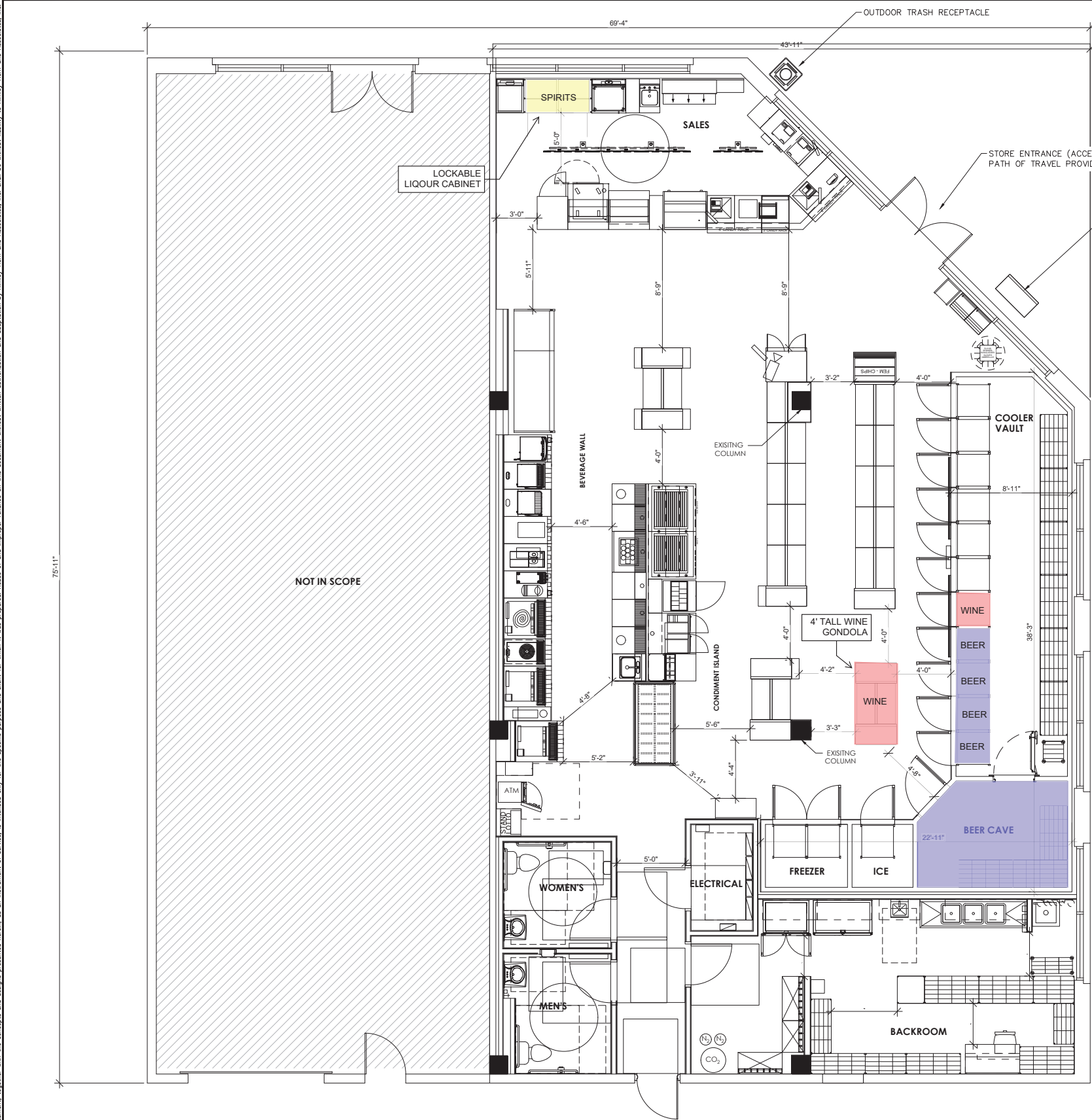
KHA PROJECT
DATE
4/24/2020
SCALE AS SHOWN
DESIGNED BY: SP
DRAWN BY: SRH
CHECKED BY: SP

2985 C STREET
SAN DIEGO, CA 92102

CUP FOR ALCOHOLIC BEVERAGE OUTLET

PROJECT NUMBER 646980	SHEET NUMBER 2 OF 4
REV. DATE 4/24/2020	
DATE 11/5/2019	
APPROVAL NUMBER 2361466	

This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



NOTE:
SITE DEVELOPMENT UNDER SEPARATE BUILDING PERMIT.
MARKET TO OCCUPY 2,992 SF OF FIRST FLOOR MARKET SPACE ON THE CORNER OF 30TH STREET AND C STREET, SHOWN HEREON OUTSIDE OF HATCHING.
TENANT IMPROVEMENT OF INTERIOR SPACE OF SHELL BUILDING WILL FOLLOW DISCRETIONARY PERMIT APPROVAL. PROPOSED FLOOR PLAN TO BE INCLUDED IN IMPROVEMENT PLANS.
ALL ALCOHOL SALES FLOOR CALCULATIONS HAVE BEEN BASED UPON ASSUMED LOCATIONS.

LAYOUT INFORMATION

- GENERAL**
- ROLLER GRILLS 02
 - SANDWICH CASE 9' OAC
 - VAULT DOORS 11
 - LOW TEMP DOORS 02
 - ICE MERCH DOORS 01
 - NOVELTY CASE 01
 - BAKERY CASE 01
 - SLURPEE BARRELS 08
 - FUELING N
 - BEER Y
 - WINE Y
 - LIQUOR Y
 - FOOD PROGRAM N

- MERCHANDISE**
- GONDOLA UNITS 24
 - END CAPS 10
 - LOW WALLS 00
 - HIGH WALLS 01
 - TOTAL 35
 - POWER WINGS 05

- BACKROOM**
- OVERHEAD SHELVING 21'
 - FLOOR SHELVING 35'

- BUILDING**
- TOTAL AREA 2,992 SQFT
 - SALES FLOOR 254 SQFT = 02 PERSONS
 - MERCHANDISE 1,348 SQFT = 23 PERSONS
 - BACKROOM 256 SQFT = 01 PERSONS
 - RESTROOM 121 SQFT = 00 PERSONS
 - OCCUPANCY LOAD 26 PERSONS
 - TRAVEL DISTANCE (<125') 102'-0"
 - COMMON PATH (<75') 51'-8"
 - RESTROOMS REQ'D 01
 - EXITS REQ'D 02
 - DRINKING FOUNTAINS N

- DEVIATIONS**
- BEER CAVE
 - 6' GIGARETTE DISPLAY CASE
 - 11 DOOR COOLER VAULT
 - NO OFFICE

- WALL TYPES**
- NEW INTERIOR WALL CONSTRUCTION
 - COOLER VAULT WALL
 - EXISTING WALL

ALCOHOL - SALES FLOOR

- BEER SALES AREA = 102 SF
- WINE SALES AREA = 28 SF
- LIQUOR SALES AREA = 9 SF

DISCLAIMER
THIS FLOOR PLAN HAS BEEN PREPARED WITH THE ASSUMPTION THAT ALL REFRIGERATED EQUIPMENT IS REMOTE-COOLED PER ELEVEN PRGTO. THE ADR "ARCHITECT OF RECORD" / EOR "ENGINEER OF RECORD" IS RESPONSIBLE FOR NOTIFYING THE CONCEPT PLAN COMPANY (CORE STATES GROUP) IF REFRIGERATION DESIGN WILL BE NON-PROTOTYPICAL SO THAT FLOOR PLAN MAY BE REVISED ACCORDINGLY.



1/4" = 1.0'
WHEN PRINTED
24" X 36"

1	CYCLE 1 COMMENT RESPONSE	3/4/20	SH
No.	REVISIONS	DATE	BY

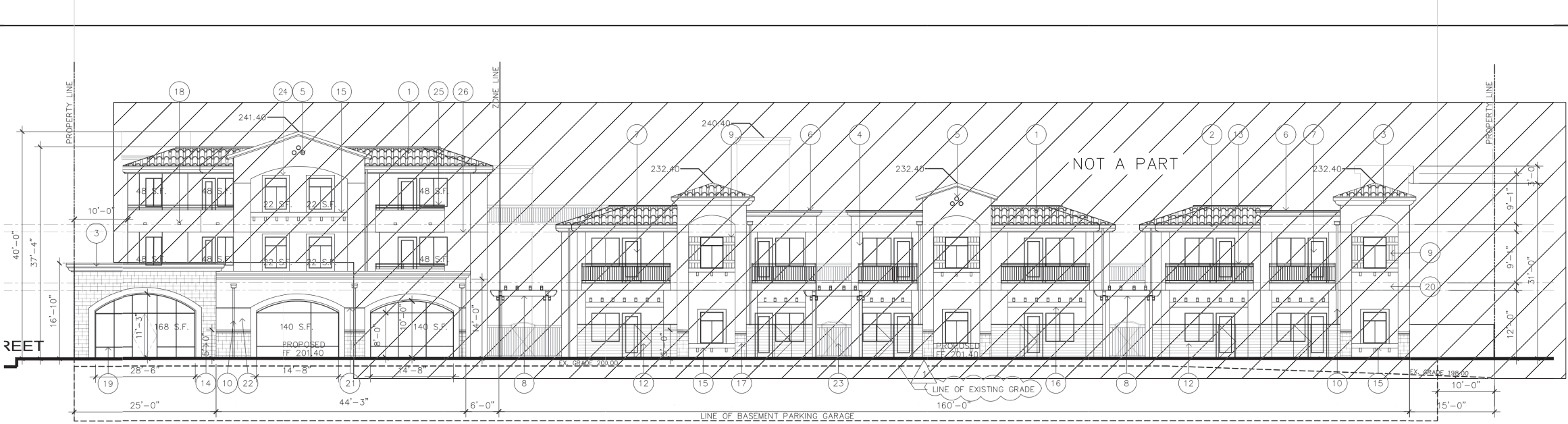
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PHONE: 619-234-9411
WWW.KIMLEY-HORN.COM

LICENSED PROFESSIONAL	KHA PROJECT
	DATE 3/5/2020
	SCALE AS SHOWN
	DESIGNED BY: SP
	DRAWN BY: SRH
	CHECKED BY: SP
DATE:	

2985 C STREET
SAN DIEGO, CA 92102
CUP FOR ALCOHOLIC BEVERAGE OUTLET

FLOOR PLAN

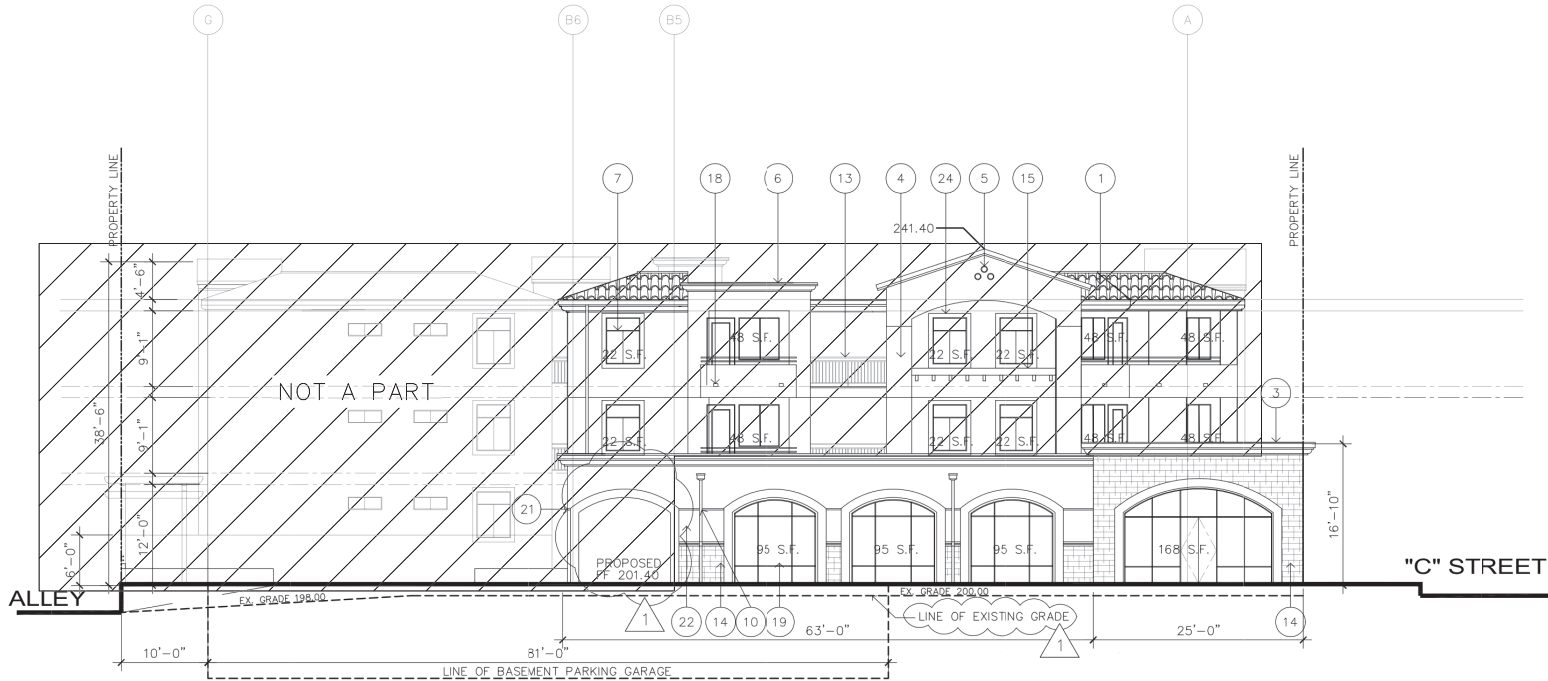
PROJECT NUMBER 646980	SHEET NUMBER
REV. DATE 3/5/2020	3
DATE 11/5/2019	OF
APPROVAL NUMBER 2361466	4



NORTH EXTERIOR ELEVATION

SCALE
3/32"=1'-0"

1



NOTE:
SITE DEVELOPMENT UNDER SEPARATE BUILDING PERMIT, ELEVATIONS SHOWN FOR REFERENCE ONLY.
MARKET TO OCCUPY 2,992 SF OF FIRST FLOOR MARKET SPACE ON THE CORNER OF 30TH STREET AND C STREET, SHOWN HEREON OUTSIDE OF HATCHING.
TENANT IMPROVEMENT OF INTERIOR SPACE OF SHELL BUILDING WILL FOLLOW DISCRETIONARY PERMIT APPROVAL.



1" = 10'
WHEN PRINTED
24" X 36"

1	CYCLE 1 COMMENT RESPONSE	3/4/20	SH
No.	REVISIONS	DATE	BY

Kimley»Horn
401 B STREET, SUITE 600, SAN DIEGO, CA 92101
PHONE: 619-234-9411
WWW.KIMLEY-HORN.COM

LICENSED PROFESSIONAL	KHA PROJECT
	DATE 3/5/2020
	SCALE AS SHOWN
	DESIGNED BY: SP
	DRAWN BY: SRH
	CHECKED BY: SP
DATE:	

2985 C STREET
SAN DIEGO, CA 92102
CUP FOR ALCOHOLIC BEVERAGE OUTLET

ELEVATIONS

PROJECT NUMBER 646980	SHEET NUMBER 4 OF 4
REV. DATE 3/5/2020	
DATE 11/5/2019	
APPROVAL NUMBER 2361466	