



THE CITY OF SAN DIEGO

Report to the Hearing Officer

DATE ISSUED: November 10, 2020 REPORT NO. HO-20-055

HEARING DATE: November 18, 2020

SUBJECT: ROSETTE CUP, Process Three Decision

PROJECT NUMBER: [653271](#)

OWNER/APPLICANT: 30NP, LLC / Chelsea M. Coleman

SUMMARY

Issue: Should the Hearing Officer approve an alcoholic beverage outlet allowing the sale of beer, wine and distilled spirits in an existing retail space located at 3772 30th Street within the North Park Community Planning area?

Staff Recommendation: APPROVE Conditional Use Permit No. 2374798.

Community Planning Group Recommendation: On February 18, 2020, the North Park Planning Committee voted 12-0-1 to recommend approval of the proposed project without conditions.

Environmental Review: This project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines section 15301 (Existing Facilities). This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on October 6, 2020, and the opportunity to appeal that determination ended October 20, 2020.

BACKGROUND

The project is an application for a Conditional Use Permit (CUP) for an alcoholic beverage outlet to allow the sale of beer, wine, and distilled spirits in accordance with a Type 21 Alcohol and Beverage Control (ABC) license in an existing 149 square-foot retail tenant space within an existing 2,500 square-foot commercial building at 3768 – 3772 30th Street, between North Park Way and Gunn Street (Attachment 1). The proposed alcoholic beverage outlet is proposed in the tenant suite located at 3772 30th Street. The 0.11-acre project site is located in the CN-1-3 Zone, and the Parking Standards, Transit Priority Area, Residential Tandem Parking, and Airport Influence Area (San Diego International Airport - Review Area 2) Overlay Zones, and the Federal Aviation Administration (FAA)

Part 77 Notification Area within the North Park Community Plan (NPCP) area. The site is designated Neighborhood Commercial in the NPCP (Attachment 2).

The project site is currently improved with a one-story, 2,500-square-foot, multi-tenant commercial building constructed in 1957. Tenant spaces in the building include a restaurant, gift shop, and the subject 149-square-foot retail space selling gourmet food items. Surrounding uses include an apparel shop to the north, residential development to the west, restaurant and gift shop to the south, and commercial development to the east across 30th Street.

DISCUSSION

Development Regulations and Location Criteria

The project proposes a CUP for a Type 21(General Liquor) ABC license. A Type 21 ABC license is an “off sales” general liquor license, which does not allow the alcohol sold at the store to be consumed on the premises. The underlying CN-1-3- Zone is intended to provide areas for small scale, low intensity developments with pedestrian orientation that are consistent with the character of the surrounding residential areas, provide residential areas with access to a limited number of convenient retail and personal service uses, and allow alcoholic beverage outlets as a Limited Use subject to regulations set forth in San Diego Municipal Code (SDMC) [Section 141.0502\(b\)](#). An alcoholic beverage outlet that does not comply with these requirements, including certain location criteria per SDMC Section 141.0502(b)(1), may still be permitted with a Process Three, CUP pursuant to SDMC Section 141.0502(c), and requires a recommendation from the San Diego Police Department (SDPD). The proposed alcoholic beverage outlet at this location requires a CUP because the project site does not meet certain location criteria set forth in SDMC Section 141.0502(b)(1) as explained below:

1. 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.

The subject property is in Census Tract No. 14.00, which reported a crime rate of 96.8 percent, and an alcohol crime rate of 47.8 percent of the city-wide average based on the statistics provided by the SDPD. A Census Tract is considered to have “high crime” if the crime rate exceeds 120 percent of the city-wide average. The project site is not located within a “high crime” Census Tract.

2. Within a Census Tract, or within 600 feet of a Census Tract, where the ratio of alcoholic beverage outlets exceeds the standards established by the California Business and Professional Code Section 23958.4.

The subject property is in Census Tract No. 14.00, which based on the California Business and Professional Code Section 23958.4 permits one off-sale alcoholic beverage outlet. There are currently six existing off-sale alcoholic beverage outlets within Census Tract 14.00 (Attachments 11 and 12). This project would increase the number of licenses to seven.

3. Within 600 feet of a public or private accredited school, a public park, playground or recreational area, church, hospital or a San Diego County Welfare District Office.

Uses existing within 600 feet of the project site include 1) North Park Christian Fellowship, located at 2901 North Park Way; 2) Charter School of San Diego, located at 2940 North Park

Way; and 3) St Lukes Episcopal Church, located at 3725 30th Street, which includes the Uptown Community Service Center (Community Services). A CUP is required for the off-sale of alcoholic beverages at this location based on the project's location within 600 feet of two churches, and a school.

4. Within 100 feet of residentially Zoned property.

The project site abuts the RM-2-5 Zone to the west and is located within 100 feet of residentially zoned properties.

Community Plan Consistency

The NPCP designates the site Neighborhood Commercial, which is intended to accommodate small-scale, pedestrian-oriented commercial development that provides local convenience shopping, civic uses, and services serving an approximate three-mile radius that primarily serves local neighborhood uses. Additionally, this land use designation promotes primarily 1 to 2 story retail with a traditional storefront character, active ground floor uses, outdoor seating and pedestrian-oriented design. The proposed alcoholic beverage outlet within the retail suite is consistent with the underlying Neighborhood Commercial land use designation, and would add to the range of goods available from the retail store serving the community.

Alcohol Sales-Project Analysis

As explained above, the proposed alcoholic beverage outlet at this location requires a CUP because the project site does not meet the location criteria of SDMC Section 141.0502(b)(1). Approval of this application would allow the sale of alcohol to be conditioned so that the alcohol sales would not have a negative impact on the surrounding neighborhood. The project has been reviewed by City staff and the SDPD for conformance to the applicable development regulations and land use policies. Staff support of the proposed alcoholic beverage outlet at this location is based on the commercial nature of the primary use of the site, and its location within a commercial building along a commercial corridor. The operation of an alcoholic beverage outlet within the retail store to provide the sale of beer, wine, and distilled spirits for consumption off premises is consistent with the commercial use designated by the NPCP and permitted by the underlying CN-1-3 Zone. Furthermore, both staff and SDPD concluded that if the permit were appropriately conditioned, the proposed alcohol sales would not have an adverse impact on the surrounding neighborhood. SDPD has provided conditions for the permit (Attachment 10).

Staff is recommending approval of the project as conditioned by staff and the SDPD (Attachment 6). The CUP includes conditions that limit the hours of sales, limit advertising, prohibit machines or video game devices on the premises, prohibit loitering and graffiti, and provide for a well-lit area, with the objective to reduce the potential for loitering and criminal activity on the property. Additionally, the CUP includes a 10-year expiration. The permit could be extended through the appropriate review and decision process and may be subject to additional conditions at that time.

Conclusion

Staff has reviewed the application for the CUP for the off-sale of beer, wine and distilled spirits, and has determined that the project complies with all applicable regulations and policy documents. The

project is consistent with the recommended land use and the development standards in effect for this site per the adopted NPCP and the SDMC. Furthermore, the permit has been conditioned to ensure the proposed sale of alcoholic beverages at this location would not be detrimental to the public health, safety and welfare. Therefore, staff recommends the Hearing Officer approve the CUP.

ALTERNATIVES

1. Approve Conditional Use Permit No. 2374798, with modifications.
2. Deny Conditional Use Permit No. 2374798, if the findings required to approve the project cannot be affirmed.

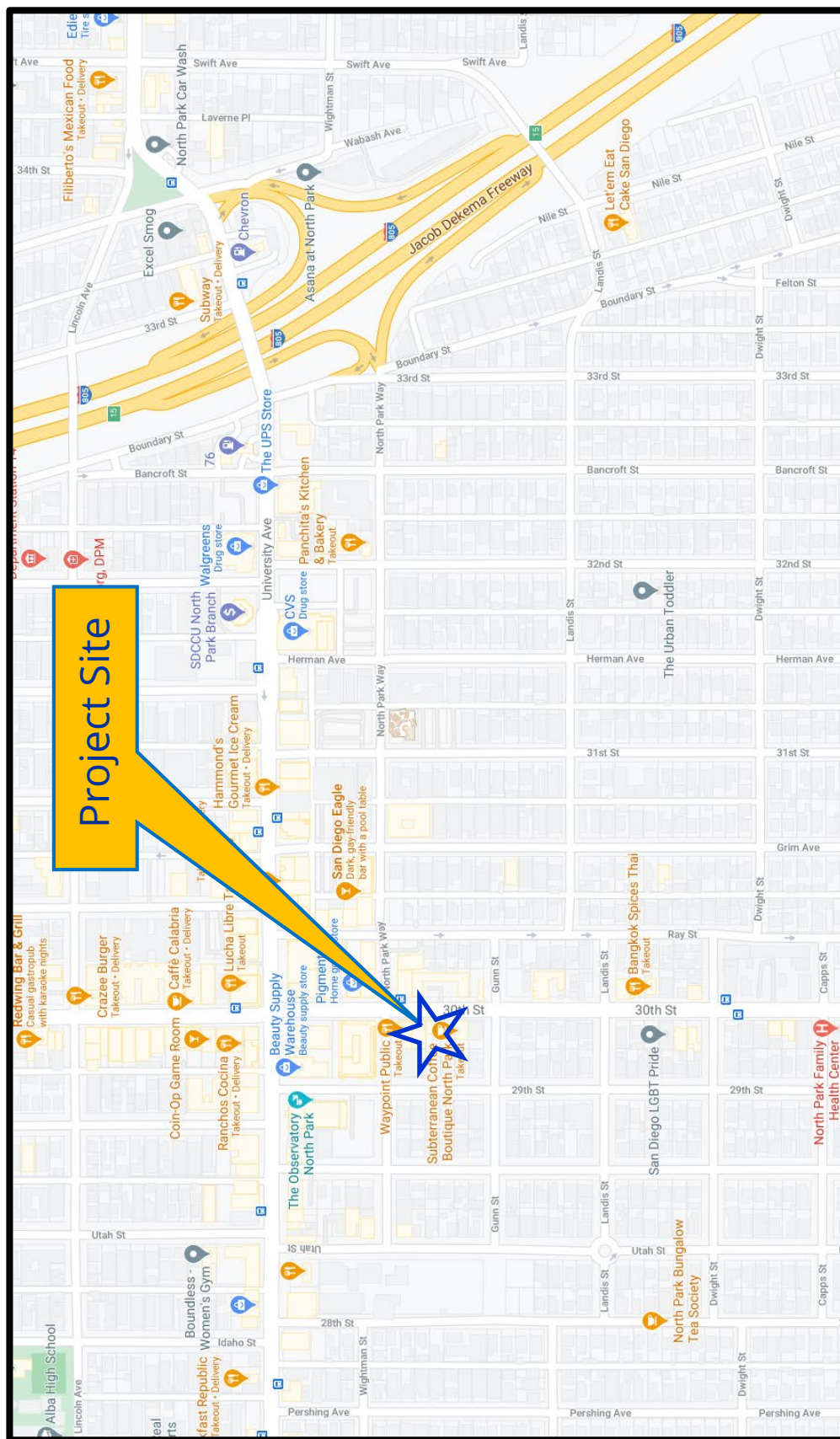
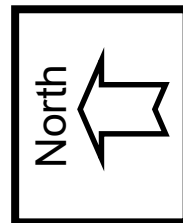
Respectfully submitted,



Firouzeh Tirandazi, Development Project Manager

Attachments:

1. Project Location Map
2. Community Plan Land Use Map
3. Aerial Photograph
4. Project Data Sheet
5. Draft Resolution with Findings
6. Draft Permit with Conditions
7. Environmental Exemption
8. Community Planning Group Recommendation
9. Ownership Disclosure Statement
10. San Diego Police Department Recommendation
11. ABC – Liquor Licenses within Census Tract 14.00 Map
12. ABC – Existing Off-Sale Licenses in Census Tract 14.00
13. Project Plans

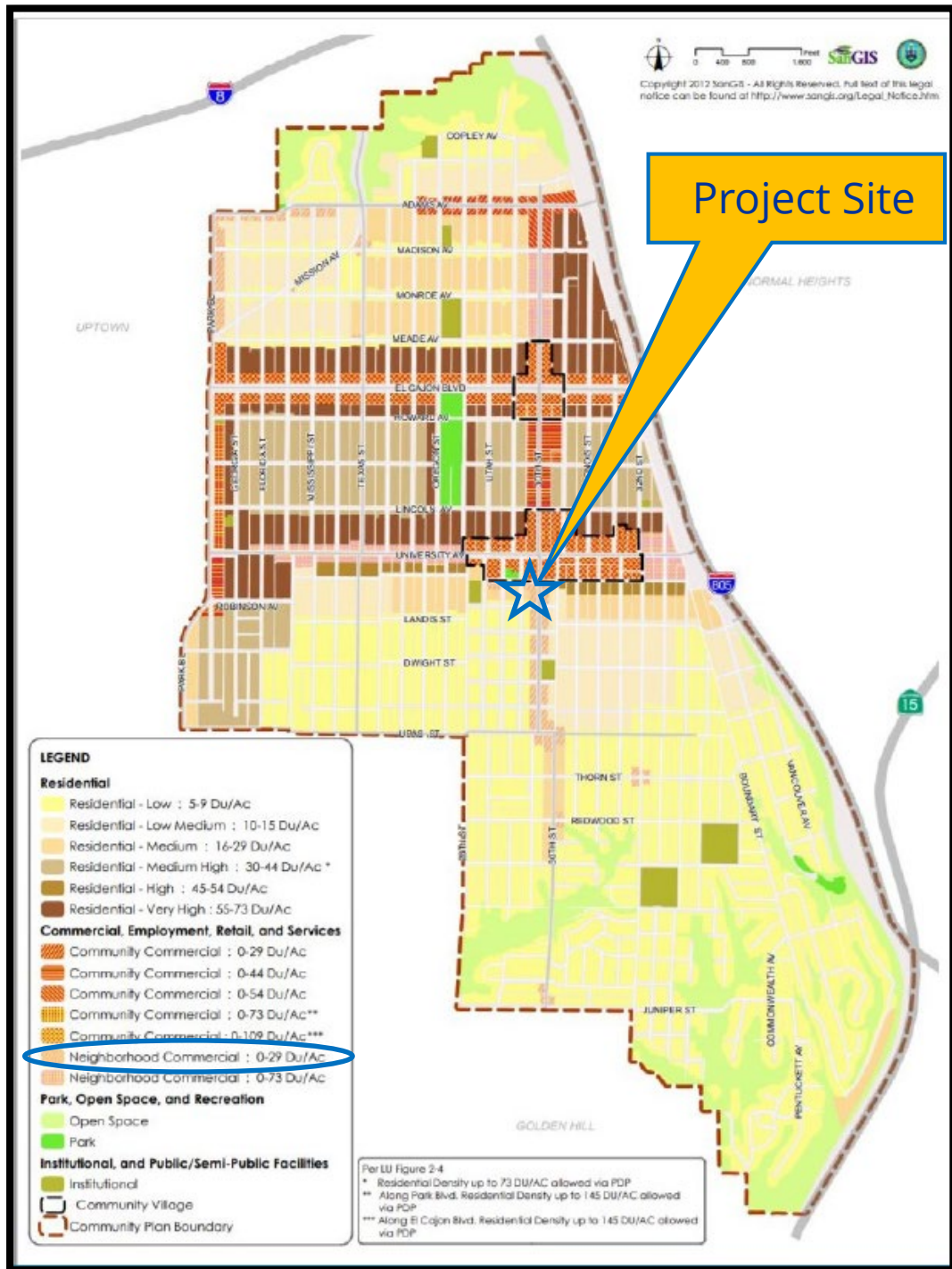


Project Location Map

Rosette CUP / 3772 30th ST

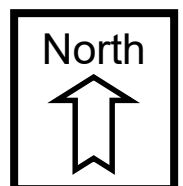
PROJECT NO. 653271

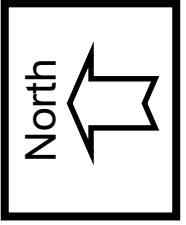




Land Use Map

Rosette CUP /3772 30TH St
PROJECT NO. 653271





Aerial Photo
Rosette CUP / 3772 30TH St
 PROJECT NO. 653271



PROJECT DATA SHEET		
PROJECT NAME:	Rosette CUP	
PROJECT DESCRIPTION:	Conditional Use Permit for an alcoholic beverage outlet, at 3772 30th Street.	
COMMUNITY PLAN AREA:	North Park	
DISCRETIONARY ACTIONS:	Conditional Use Permit	
COMMUNITY PLAN LAND USE DESIGNATION:	Neighborhood Commercial	
ZONING INFORMATION: ZONE: CN-1-3 HEIGHT LIMIT: 30 feet LOT SIZE: .11 acres FLOOR AREA RATIO: 1.0 FRONT SETBACK: 10 feet max SIDE SETBACK: 10/0 feet STREETSIDE SETBACK: 10 feet max REAR SETBACK: 10/0 feet min PARKING: none required		
ADJACENT PROPERTIES:	LAND USE DESIGNATION & ZONE	EXISTING LAND USE
NORTH:	Neighborhood Commercial; CN-1-3	Commercial Retail
SOUTH:	Neighborhood Commercial; CN-1-3	Commercial Retail; Restaurant
EAST:	Neighborhood Commercial; CN-1-3	Mixed Use Commercial
WEST:	Residential-Low Medium (16-29 DU/AC); RM-2-5	Residential; Single Dwelling Units
DEVIATION REQUESTED:	None	
COMMUNITY PLANNING GROUP RECOMMENDATION:	On February 18, 2020, the North Park Planning Committee voted 12-0-1 to approve the Consent Agenda, which included the Subcommittee recommendation to approve the project with no conditions.	

HEARING OFFICER
RESOLUTION NO. _____
CONDITIONAL USE PERMIT NO. 2374798
ROSETTE CUP - PROJECT NO. 653271

WHEREAS, 30NP, LLC, a California limited liability company , Owner and CHELSEA M. COLEMAN, Permittee, filed an application with the City of San Diego for a permit for an alcoholic beverage outlet to allow the sale of beer, wine, and distilled spirits in accordance with a Type 21 Alcohol and Beverage Control (ABC) license in an existing 149 square-foot retail tenant space within an existing 2,500 square-foot commercial building (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. 2374798, on portions of a 0.11-acre site;

WHEREAS, the project site is located at 3772 30th Street, in the CN-1-3 Zone, and the Parking Standards Transit Priority Area, Transit Priority Area, Residential Tandem Parking, and Airport Influence Area (San Diego International Airport - Review Area 2) Overlay Zones, and the Federal Aviation Administration Part 77 Notification Area, within the North Park Community Plan area;

WHEREAS, the project site is legally described as Lot 4 in Block 9 of West End, in the City of San Diego, County of San Diego, State of California, according to Map 590 filed in the Office of the County Recorder of San Diego County, May 17, 1873;

WHEREAS, on October 6, 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 Guideline Section Guidelines section 15301 (Existing Facilities) 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 November 18, 2020, the Hearing Officer of the City of San Diego considered Conditional Use Permit No. 2374798 pursuant to the Land Development Code of the City of San Diego; NOW, THEREFORE,

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. 2374798:

CONDITIONAL USE PERMIT FINDINGS – SDMC SECTION 126.0305

(a) The proposed development will not adversely affect the applicable land use plan.

The project is an application for a Conditional Use Permit (CUP) for an alcoholic beverage outlet to allow the sale of beer, wine, and distilled spirits in accordance with a Type-21 Alcohol and Beverage Control (ABC) license in a 149 square-foot retail tenant space within an existing 2,500 square-foot commercial building at 3768 – 3772 30th Street, between North Park Way and Gunn Street. The proposed alcoholic beverage outlet is proposed in the tenant suite located at 3772 30th Street. The 0.11-acre project site is located in the CN-1-3 Zone, and the Parking Standards, Transit Priority Area, Residential Tandem Parking, and Airport Influence Area (San Diego International Airport - Review Area 2) Overlay Zones, and the Federal Aviation Administration (FAA) Part 77 Notification Area within the North Park Community Plan (NPCP) area.

The NPCP designates the site Neighborhood Commercial, which is intended to accommodate small-scale, pedestrian-oriented commercial development that provides local convenience shopping, civic uses, and services serving an approximate three-mile radius that primarily serves local neighborhood uses. Additionally, this land use designation promotes primarily 1 to 2 story retail with a traditional storefront character, active ground floor uses, outdoor seating and pedestrian-oriented design. The proposed alcoholic beverage outlet within the retail suite located along a commercial corridor is consistent with the underlying Neighborhood Commercial land use designation, and would add to the range of goods available from the retail store serving the community. Therefore, based on the commercial nature of the primary use of the site, and its location within a commercial building along a commercial corridor and consistency with NPCP, the proposed project would not adversely affect the applicable land use plan.

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

The primary use of the site is a retail suite that sells gourmet food items, which is a commercial development. The operation of an alcoholic beverage outlet within the retail suite is consistent with the Neighborhood Commercial use designated by the NPCP, and allowed in the CN-1-3 Zone with a CUP at this location. Approval of this application would allow the sale of beer, wine, and distilled spirits for off-site consumption to be conditioned so that the alcohol sales would not have a negative impact on the surrounding neighborhood. The CUP includes conditions that limit the hours of sales, limit advertising, regulate volume and packaging, prohibit machines or video game devices on the premises,

prohibit loitering and graffiti, and provide for a well-lit area, with the objective to reduce the potential for loitering and criminal activity on the property. Additionally, the Conditional Use Permit includes a 10-year expiration, and recommended conditions for the ABC license that would also regulate the volume and packaging. Furthermore, the project is subject to all federal, state, and other local codes related to alcohol beverage sales, which would further ensure that the subject alcoholic beverage outlet would not have an adverse impact on the public health, safety, and welfare.

The City of San Diego conducted an environmental review of this project in accordance with the State of California Environmental Quality Act (CEQA) guidelines, and concluded there would be no environmental impacts associated with the proposed project. Based on the above analysis, the proposed development would not be detrimental to the public's 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 project proposes an alcoholic beverage outlet in accordance with an ABC Type 21 license, in a retail suite located within an existing commercial building. A Type 21 ABC license is an "off-sales" general liquor license, which does not allow the alcohol sold at the store to be consumed on the premises. The underlying CN-1-3- Zone is intended to provide areas for small scale, low intensity developments with pedestrian orientation that are consistent with the character of the surrounding residential areas, provides residential areas with access to a limited number of convenient retail and personal service uses, and allows alcoholic beverage outlets as a Limited Use subject to regulations set forth in San Diego Municipal Code (SDMC) Section 141.0502(b). While the proposed alcoholic beverage outlet does not meet the aforementioned Limited Use regulations, the outlet can be permitted at this location with a CUP approval pursuant to SDMC Section 141.0502(c). The CUP for the project includes various conditions and corresponding exhibits of approval relevant to achieving compliance with the SDMC relative to signage, lighting, loitering, hours of sales, graffiti, and advertising. These conditions will ensure the project would not have an adverse impact on the community. The project is proposed within an existing structure that was constructed in 1957 in conformance with the regulations in effect at the time. The project is exempt from parking requirements pursuant to SDMC Section 142.0540. No variance or deviations are requested as part of this application. Therefore, the proposed development will comply with the regulations of the Land Development Code.

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

The NPCP designates the site Neighborhood Commercial, which is intended to accommodate small-scale, pedestrian-oriented commercial development that provides local convenience shopping, civic uses, and services serving an approximate three-mile radius that primarily serves local neighborhood uses. This land use designation is implemented by the underlying CN-1-3 Zone, which is intended to provide areas for small scale, low intensity developments with pedestrian orientation that are consistent with the character of the surrounding residential areas, provides residential areas with access to a limited number of convenient retail and personal service uses, and allows alcoholic beverage outlets as a Limited Use subject to regulations set forth in San Diego Municipal Code (SDMC) Section

141.0502(b). An alcoholic beverage outlet is allowed at this location subject to approval of a CUP pursuant to SDMC Section 141.0502(c).

The project is a request for a CUP to allow the sale of alcoholic beverages within a retail suite. The retail suite is a tenant space within an existing 2,500 square-foot commercial building. The use of the site as retail establishment will remain the same and consistent with the commercial designation.

Approval of this application would allow the sale of alcohol to be conditioned so that the alcohol sales would not have a negative impact on the surrounding neighborhood. The CUP includes conditions that limit the hours of sales, limit advertising, regulate volume and packaging, and prohibit machines or video game devices on the premises, prohibit loitering and graffiti, and provide for a well-lit area, with the objective to reduce the potential for loitering and criminal activity on the property. Additionally, the Conditional Use Permit includes a 10-year expiration, and recommended conditions for the ABC license that would also regulate the volume and packaging.

The proposed sale of beer, wine, and distilled spirits within the retail suite would expand the existing retail merchandise, and is consistent with the commercial nature of the primary use. The proposed alcoholic beverage outlet is also consistent with the underlying commercial designation per the community plan and zone. Therefore, based on the commercial retail nature of the primary use, its location along a commercial corridor, and conditions of approval, the proposed development would be appropriate at the 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. 2374798 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. 2374798 a copy of which is attached hereto and made a part hereof.

Firouzeh Tirandazi
Development Project Manager
Development Services

Adopted on: November 18, 2020

IO#: 24008470

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: 24008470

SPACE ABOVE THIS LINE FOR RECORDER'S USE

CONDITIONAL USE PERMIT NO. 2374798
ROSETTE CUP PROJECT NO. 653271
HEARING OFFICER

This Conditional Use Permit No. 2374798 is granted by the Hearing Officer of the City of San Diego to 30NP, LLC, a California limited liability company, Owner, and Chelsea M. Coleman, Permittee, pursuant to San Diego Municipal Code [SDMC] section 126.0305. The 0.11-acre site is located at 3772 30th Street, in the CN-1-3 Zone, and the Parking Standards Transit Priority Area, Transit Priority Area, Residential Tandem Parking, and Airport Influence Area (San Diego International Airport - Review Area 2) Overlay Zones, and the Federal Aviation Administration Part 77 Notification Area, within the North Park Community Plan area. The project site is legally described as: Lot 4 in Block 9 of West End, in the City of San Diego, County of San Diego, State of California, according to Map 590 filed in the Office of the County Recorder of San Diego County, May 17, 1873.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner and Permittee to operate an alcoholic beverage outlet conditioned upon the issuance of a Type 21 (General Liquor) 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 November 18, 2020, on file in the Development Services Department.

The project shall include:

- a. Operation of an alcoholic beverage outlet within an existing 149 square-foot retail suite in an existing 2,500 square-foot commercial building, conditioned upon the issuance of a Type 21 (General Liquor) License from the Department of Alcoholic Beverage Control for off-site consumption; and
- b. 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 December 4, 2023.
2. This Conditional Use Permit [CUP] and corresponding use of this site shall expire on December 4, 2033. 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" conditions(s) back to the discretionary body which approved the Permit for a determination by that body as to whether all of the findings necessary for the issuance of the proposed permit can still be made in the absence of the "invalid" condition(s). Such hearing shall be a hearing de novo, and the discretionary body shall have the absolute right to approve, disapprove, or modify the proposed permit and the condition(s) contained therein.

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.

PLANNING/DESIGN REQUIREMENTS:

13. 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.

14. 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.
15. The sale of alcoholic beverages shall be accessory and limited to a maximum of 50 percent of the floor area of the market as shown on Exhibit "A".
16. All private outdoor lighting shall be shaded and adjusted to fall on the same premises where such lights are located and in accordance with the applicable regulations in the SDMC.
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 Owner/Permittee shall list a business address and telephone number in the Pacific Bell/San Diego telephone directory or other similarly distributed directory.
23. 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.
24. 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 REQUIREMENTS:

25. The sales of alcoholic beverage shall be permitted between the hours of 8:00 AM and 12:00 AM each day of the week.
26. No public pay phones are permitted on the premise, or adjacent and under the control of the applicant.
27. No wine or distilled spirits shall be sold in containers of less than 375 milliliters.
28. Beer, malt beverage products or wine cooler products, regardless of container size, must be sold in manufacturer pre-packaged multi-unit quantities. No singles.
29. Loitering shall be prohibited.
30. 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 this conditions. Exterior advertising of alcoholic beverages, or interior advertising of alcoholic beverages that is visible from the exterior of the premises shall be prohibited.
31. 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.

POLICE DEPARTMENT RECOMMENDATIONS FOR ABC LICENSE:

- Wine or distilled spirits shall not be sold in containers of less than 375 milliliters.
- Beer, malt beverage products or wine cooler products, regardless of container size, must be sold in manufacturer pre-packaged multi-unit quantities. Singles are prohibited.

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

ATTACHMENT 6

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 November 18, 2020 and Resolution No. XXXX.

DRAFT

ATTACHMENT 6

Permit Type/PTS Approval No.: Conditional Use Permit No. 2374798
Date of Approval: November 18, 2020

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

Firouzeh Tirandazi
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.

30NP, LLC,
a California limited liability company
Owner

By _____
Gerald M. Rudick,
Owner/Manager

CHELSEA M COLEMAN
Permittee

By _____
Chelsea M. Coleman

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

NOTICE OF EXEMPTION

(Check one or both)

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

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

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

Project Name/Number: Rosette CUP/ 653271

SCH No.: N.A.

Project Location-Specific: 3772 30th Street, San Diego, California 92104

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

Description of nature and purpose of the Project: The project proposes a Conditional Use Permit (CUP) to operate a Type 21 Alcoholic Beverage Outlet in an existing 149 square-foot retail space at 3772 30th Street. The site is in the CN-1-3 (Commercial Neighborhood) Zone of the North Park Community Plan, Parking Standards Transit Priority Area, Transit Priority Area, Transit Area Overlay Zone, Residential Tandem Parking Overlay Zone, Airport Influence Area (San Diego International Airport (SDIA)-Review Area 2), and the Federal Aviation Administration Part 77 Notification Area (SDIA). The site is designated Community Commercial in the North Park Community Plan.

Name of Public Agency Approving Project: City of San Diego

Name of Person or Agency Carrying Out Project: Chelsea Coleman, 3559 33rd Street, San Diego, CA 92104, (619) 572-7671

Exempt Status: (CHECK ONE)

- ☐ Ministerial (Sec. 21080(b)(1); 15268);
- ☐ Declared Emergency (Sec. 21080(b)(3); 15269(a));
- ☐ Emergency Project (Sec. 21080(b)(4); 15269 (b)(c))
- ☒ Categorical Exemption: Categorically exempt from CEQA pursuant to CEQA State Guidelines, Section 15301 (Existing Facilities).

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 15301 which allows for the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing facilities (public or private) involving negligible or no expansion of existing or former use. A CUP to allow for the operation of Type 21 alcohol sales in an existing commercial building is a negligible expansion of use. 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 7

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



Senior Planner

Signature/Title

October 21, 2020

Date

Check One:

☒ (X) Signed By Lead Agency

☐ () Signed by Applicant

Date Received for Filing with County Clerk or OPR:



NORTH PARK PLANNING COMMITTEE (NPPC)



Draft Meeting Minutes

February 18, 2020; 6:30 pm

2901 North Park Way, 2nd Floor

www.northparkplanning.org

info@northparkplanning.org

Like us:  [NorthParkPlanning](https://www.facebook.com/NorthParkPlanning) Follow us:  [@NPPlanning](https://twitter.com/NPPlanning)
To receive NPPC Agendas & Announcements sign up at:
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	Melissa Stayner	Matt Stucky	Tim Taylor	Marissa Tucker	Eduardo Velasquez	René Vidales	Randy Wilde
Attendance	1	2	3	4		5		6	7	8	9	10	11	12	13
Late															
Absences	1	3	1	2	4	2	1		3	1	2		2		1

2. Modifications to the NPPC Agenda

a. Consent Agenda


- i. Urban Design/Project Review. Members present: Stayner, Pounaki, Bonn, Hill, Spencer, Sexton, Taylor, Vidales. Spencer was not present for item 1)

1) **Conditional Use Permit for an alcoholic beverage outlet at 3772 30th St. (Process 3) Project Number 653271.** The 0.11-acre site is located near the corner of Gunn Str. And 30th St. in the CN-1-3 Zone of the North Park Community Plan area. Chelsea Coleman, applicant. **SUBCOMMITTEE MOTION:** *To approve the Conditional Use Permit for alcohol beverage outlet at 3772 30th St. Stayner/Bonn 7-0-0*

2) **Neighborhood Development Permit at 2385 Felton St. (Process 2) Project Number 557456.** Applicant is seeking to construct a 2,635-square foot, two-story, single-family residence with attached garage on a vacant lot located at 2385 Felton St. The 0.12-acre site contains Environmentally Sensitive Lands and is located in the RS-1-1 zone of the North Park Community Plan area. Barbara Lam, applicant. **SUBCOMMITTEE MOTION:** *To approve the Neighborhood Development Permit at 2385 Felton St. Sexton/Taylor 8-0-0*

MOTION: *To approve Consent Agenda. Taylor/On Consent 12-0-1 (McAlear outside the room at time of vote)*

3. **Minutes.** Approval of the January 21, 2020 Minutes. **MOTION:** *To approve January 21, 2020 meeting minutes. Stucky/Spencer 11-0-2 (Doster did not attend last meeting; McAlear outside the room at time of vote)*
4. **Treasurer's Report.** Sarah McAlear. Account balance is \$672.25; there are two reimbursements pending with the City for \$200.00 and \$147.22
5. **Resignation.** Accept resignation of NPPC board member René Vidales and add one more available open seat to the March 17 NPPC Election. The total number of seats on the ballot for the March 17, 2020 NPPC Election will be eight (8). Board member René Vidales presented a letter with his

	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: _____ **Project No. For City Use Only:** 1053741
Project Address: 3772 30th St.

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

☐ Corporation ☒ Limited Liability -or- ☐ General - What State? California Corporate Identification No. 201713710257
☐ 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: Gerald M. Rudick ☒ Owner ☐ Tenant/Lessee ☐ Successor Agency
 Street Address: 8033 Linda Vista Rd. Suite 100
 City: San Diego State: CA Zip: 92111
 Phone No.: _____ Fax No.: _____ Email: _____
 Signature: Gerald Rudick Date: 9/13/2019
 Additional pages Attached: ☐ Yes ☐ No

Applicant

Name of Individual: Chelsea Coleman ☐ Owner ☒ Tenant/Lessee ☐ Successor Agency
 Street Address: 3559 33rd St.
 City: San Diego State: CA Zip: 92104
 Phone No.: 619 572 7671 Fax No.: _____ Email: chelseamarlene@gmail.com
 Signature: _____ Date: 9/11/19
 Additional pages Attached: ☐ Yes ☒ No

Other Financially Interested Persons

Name of Individual: Rae Gurne ☐ Owner ☒ Tenant/Lessee ☐ Successor Agency
 Street Address: 5275 Judson Way
 City: San Diego State: CA Zip: 92115
 Phone No.: 661 645 1797 Fax No.: _____ Email: rae.gurne@gmail.com
 Signature: _____ Date: 9/11/19
 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.

30NP, LLC

8033 Linda Vista Rd. Suite 100
San Diego, CA 92111

To: The County of San Diego Assessor's Office

I, Gerald M. Rudick, the sole owner and manager of 30NP LLC, authorize Chelsea M. Coleman to obtain a copy of the building record for the building located at 3768 - 3772 30th St., San Diego, CA 92104, APN 453-132-09-00.

DocuSigned by:

Gerald Rudick

Signed

8B4701D700BB496...

9/13/2019

Dated

SAN DIEGO POLICE DEPARTMENT CONDITIONAL USE PERMIT RECOMMENDATION

PREMISE ADDRESS: 3772 30th Street

TYPE OF BUSINESS: Small Liquor Store

FEDERAL CENSUS TRACT: 14.00

NUMBER OF ALCOHOL LICENSES ALLOWED: 1

NUMBER OF ALCOHOL LICENSES EXISTING: 6

CRIME RATE IN THIS CENSUS TRACT: 96.8%
(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 653271

This premise falls within Census Tract 14.00 and is within the Mid City Division's patrolling responsibility. The reported crime rate for 2018 within CT 14.00 was 96.8% and alcohol crime rate of 47.8%. Anything above 120% is considered high crime. The census tract has 6 active Off-Sale licenses where the ABC authorizes 1 based on residential population ratio.

3772 30th Street is within 600 feet of three incompatible facilities. The first is the North Park Christian Fellowship located at 2901 North Park Way. The second is the Charter School of San Diego located at 2940 North Park Way. The third is St Lukes Episcopal Church located at 3725 30th Street, which includes the Uptown Community Service Center (Community Services). I spoke to leaders at each location and none of the three locations oppose the small Type 21 Off-Sale at 3772 30th Street.

3772 30th Street is within 100 feet of residence to the west of the location. Per the San Diego Office of Alcohol Beverage Control there were not any protestants to the Type 21 alcohol license.

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. Sales of alcoholic beverages shall be permitted only between the hours of 8AM to Midnight each day of the week.

1/2/18

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. Loitering will be prohibited.
6. No public pay phones will be permitted on the premise or adjacent and under the control of the applicant.
7. No arcade games of any type will be allowed/maintained inside the premise.
8. Litter and any unauthorized graffiti will be removed promptly.
9. 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.
10. 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 ✓

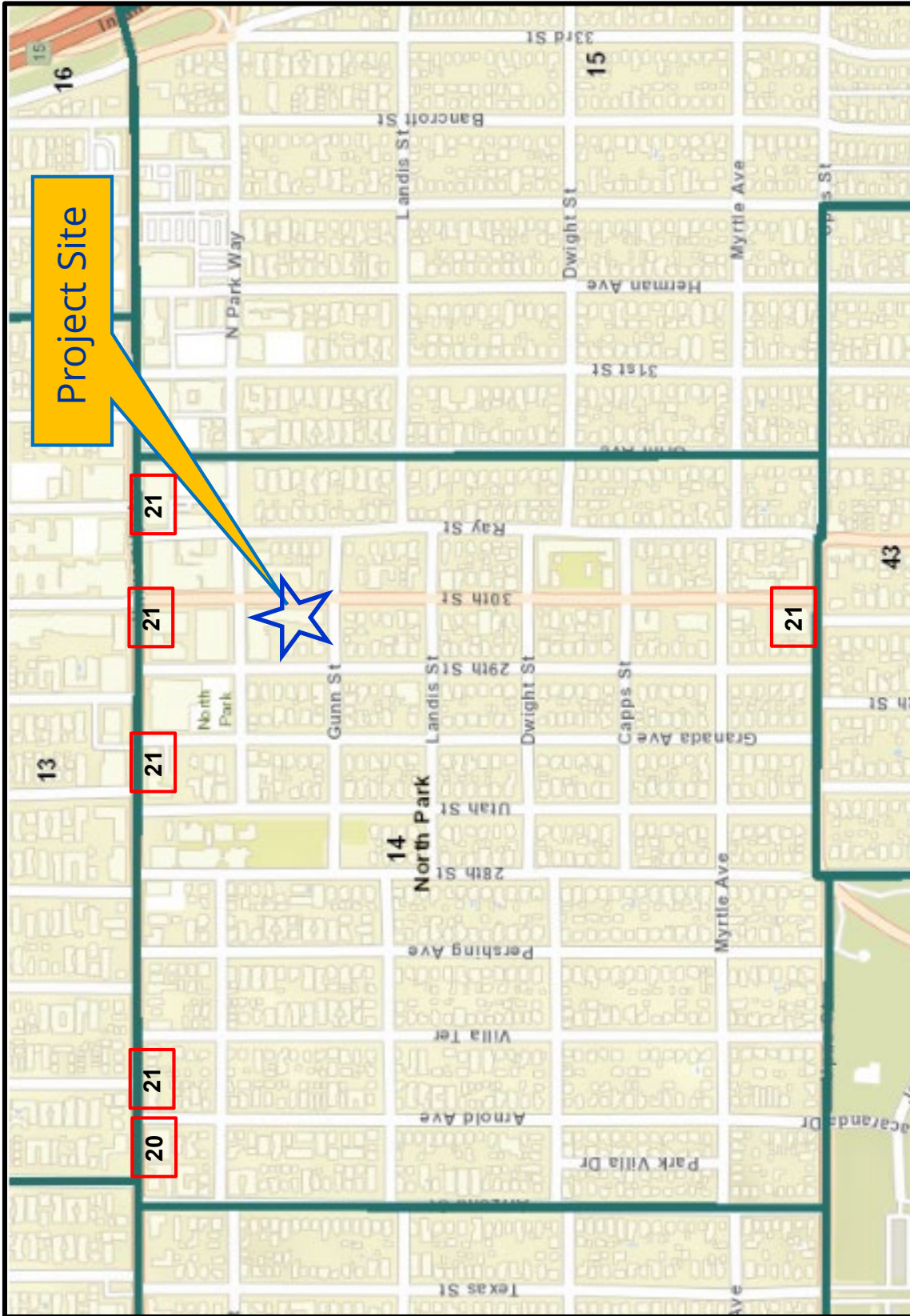
DENY _____

Benjamin McCurry
Name of SDPD Vice Sergeant (Print)

(619) 531-2973
Telephone Number

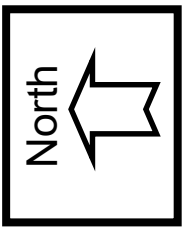
[Signature]
Signature of SDPD Vice Sergeant

2-3-20
Date of Review



Liquor Licenses within Census Tract 14.00

Rosette CUP / 3772 30th ST
PROJECT NO. 653271



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CALIFORNIA DEPARTMENT OF

Alcoholic Beverage Control**ATTACHMENT 12**[LAW & POLICY](#)[LICENSING](#)[ENFORCEMENT](#)[PREVENTION](#)[EDUCATION](#)[Home](#) : [Licensing](#) : [Licensing Reports](#) : [License Report](#)

License Report

Results for: License Type**County:** SAN DIEGO County**Census Tract:** 14.00**Report Date:** Wednesday, October 28, 2020

Search

*Results will be filtered as you type***0 Results****License Number: 611988****Status:** ACTIVE

License Type: 21
Orig. Iss. Date: 10/13/2020
Expir. Date: 09/30/2021
Primary Owner: UNITED LIQUOR LLC
Premises Addr.: 2567 UNIVERSITY AVE,
SAN DIEGO, CA 92104
Census Tract: 0014.00
Business Name: PARTY TIME LIQUOR #12
Geo Code: 3710

ATTACHMENT 12

License Number: 510685

Status: ACTIVE
License Type: 21
Orig. Iss. Date: 02/15/2012
Expir. Date: 01/31/2021
Primary Owner: MARK AND MATHEW INC
Premises Addr.: 2861 UNIVERSITY AVE,
SAN DIEGO, CA 92104
Census Tract: 0014.00
Business Name: GLENNS MARKET
Geo Code: 3710

License Number: 610809

Status: ACTIVE
License Type: 21
Orig. Iss. Date: 02/28/2020
Expir. Date: 01/31/2021
Primary Owner: BOTTLECRAFT NORTH PARK INC

Premises Addr.: 3007-09 UNIVERSITY AVE,
SAN DIEGO, CA 92104
Census Tract: 0014.00

ATTACHMENT 12

Business Name: BOTTLECRAFT

Geo Code: 3710

License Number: 586053

Status: ACTIVE

License Type: 21

Orig. Iss. Date: 02/22/2019

Expir. Date: 01/31/2021

Primary Owner: TARGET CORPORATION

Premises Addr.: 3029 UNIVERSITY AVE,
SAN DIEGO, CA 92104-3036
Census Tract: 0014.00

Business Name: TARGET T3302

Geo Code: 3710

License Number: 480347

Status: ACTIVE

License Type: 21

Orig. Iss. Date: 08/24/2009

Expir. Date: 08/31/2021

Primary Owner: KASHAT HOLDING INC

Premises Addr.: 3028 UPAS ST,
SAN DIEGO, CA 92104-4237
Census Tract: 0014.00

Business Name: KWIK STOP

Geo Code: 3710



CALIFORNIA DEPARTMENT OF

Alcoholic Beverage Control



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License Report

Results for: License Type

County: SAN DIEGO County

Census Tract: 14.00

Report Date: Wednesday, October 28, 2020

Search

Results will be filtered as you type

0 Results

License Number: 464476

Status: ACTIVE

License Type: 20

Orig. Iss. Date: 02/29/2008

ATTACHMENT 12

Expir. Date: 01/31/2021

Primary Owner: MOSHI, SALAM F

Premises Addr.: 2543 UNIVERSITY AVE,
SAN DIEGO, CA 92104-2807
Census Tract: 0014.00

Business Name: EXPRESS MARKET

Geo Code: 3710

CAMPAIGNS

Register to Vote

Amber Alert

California Grants Portal

MEDIA

Industry Advisories

News Releases

Videos

SUPPORT

Technical Support

Sitemap

Customer Survey

File a Complaint

Web Accessibility Certification

EXTERNAL

Office of Governor

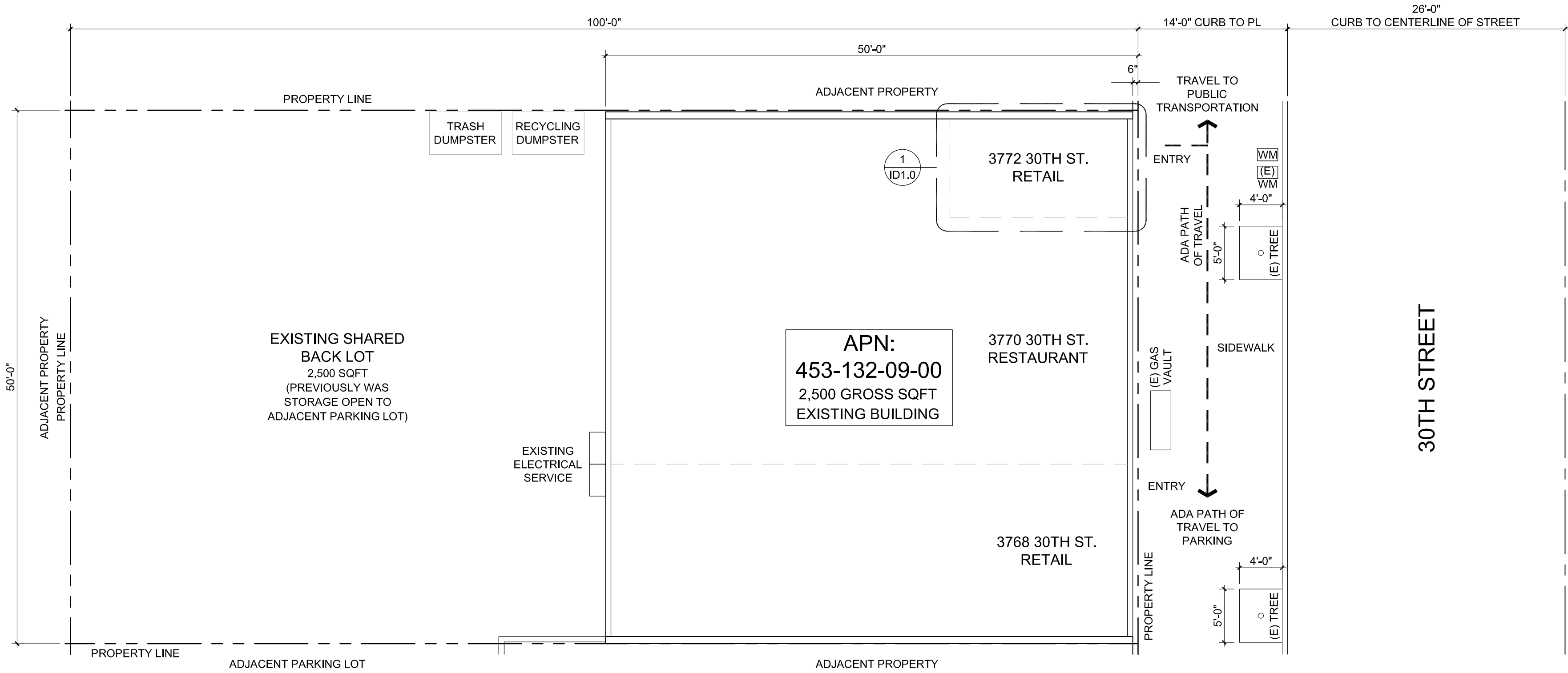
BCSH

Office of Traffic Safety

TTB

TRACE

Law Enforcement Reporting



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

SITE PLAN LEGEND

- ADA CLEAR SPACE SYMBOL, CLEARANCE DIMENSIONS ARE ADDED TO EACH LOCATION ON PLANS AND ENLARGED PLANS
- ADA PATH SYMBOL
- OCCUPANCY SYMBOL

ACCESSIBILITY COMPLIANCE

I AM THE DESIGNER/OWNER IN RESPONSIBLE CHARGE OF THE TENANT IMPROVEMENT PROJECT. I HAVE INSPECTED THE SITE/PREMISES AND DETERMINED THAT EXISTING CONDITIONS ARE IN FULL COMPLIANCE WITH CURRENT SITE ACCESSIBILITY REQUIREMENTS TO THE EXTENT REQUIRED BY LAW.

PRINT NAME: JONATHON K. STEVENS

SIGNATURE: DATE:

IF THE CITY BUILDING INSPECTOR DETERMINES NON-COMPLIANCE WITH ANY ACCESSIBILITY PROVISIONS, A COMPLETE AND DETAILED REVISED PLANS CLEARLY SHOWING ALL EXISTING NON-COMPLYING CONDITIONS AND THE PROPOSED MODIFICATIONS TO MEET CURRENT ACCESSIBILITY REQUIREMENTS (INCLUDING SITE PLAN, FLOOR PLANS, DETAILS, ETC.) WILL BE SUBMITTED TO THE DEPARTMENT FOR REVIEW AND APPROVAL.

GENERAL NOTES

- ALL WORK TO CONFORM TO THE CURRENT EDITIONS OF THE UBC, CBC, UMC, NEC AND UPC AS ADOPTED BY THE CITY OF SAN DIEGO.
- THE CONTRACTOR AND SUBCONTRACTORS SHALL VERIFY THE CONDITIONS AT THE SITE AFFECTING THEIR WORK AND WILL REVIEW THE CONTRACT DOCUMENTS FOR DIMENSION, DETAIL AND NOTE CONFLICTS, ILLEGIBILITY DISCREPANCIES OR OMISSIONS. ANY DISCREPANCIES WILL BE BROUGHT TO THE OWNER'S ATTENTION BEFORE COMMENCING THE WORK.
- WORKMANSHIP THROUGHOUT SHALL BE OF THE HIGHEST QUALITY. THE CONTRACTOR AND SUBCONTRACTOR, BEFORE COMMENCING WORK, WILL NOTIFY THE OWNER IN WRITING OF ANY WORK THAT CANNOT BE FULLY GUARANTEED OR EXECUTED WITHIN THE INTENT OF THE CONTRACT DRAWINGS.
- ALL TRADES SHALL DO THEIR OWN CUTTING, FITTING AND PATCHING TO ALL PORTIONS OF THEIR WORK TO PROPERLY RECEIVE OR BE RECEIVED BY THE WORK OF OTHERS.
- ALL SUBCONTRACTORS ARE RESPONSIBLE FOR PROTECTING THE PREVIOUS WORK.
- CLAIM FOR ADDITIONAL OR ALTERNATE WORK SHALL BE ALLOWED ONLY IF THE OWNER AND CONTRACTOR SIGN A WRITTEN CHANGE BEFORE THE WORK IS PERFORMED.
- ALL DEBRIS TO BE REMOVED AND DISPOSED OF PER STATE AND CITY REGULATIONS.
- DIMENSIONS ARE TO FACE OF FRAMING UNLESS OTHERWISE NOTED.

SHEET INDEX

- CVR COVER SHEET & SITE PLAN
- ID0.0 GENERAL NOTES
- ID1.0 FLOORS PLANS, INTERIOR ELEVATIONS AND FINISH SCHEDULE

PROJECT TEAM

OWNER 30NP, LLC
8033 LINDA VISTA RD. SUITE 100
SAN DIEGO, CA 92111

LEASE HOLDER COLEMAN GURNE
ATTN: CHELSEA COLEMAN & RAE GURNE
3559 33RD STREET
SAN DIEGO, CA 92104
(619) 572-7671

DESIGNER JONATHON K. STEVENS STUDIO
AND JXL STUDIO
1955 JULIAN AVENUE
SAN DIEGO, CA 92113
(858) 717-0673
JONATHONSTEVENS@GMAIL.COM

JONATHON K. STEVENS STUDIO
3751 E Olympic Boulevard, Suite 103
Los Angeles, CA 90023

All drawings and specifications are property of the designer and shall not be reproduced in any manner without express written permission from Designers or Engineers.

PROJECT INFORMATION

PERMITS REQUIRED: CONDITIONAL USE PERMIT FOR AN ALCOHOLIC BEVERAGE OUTLET

SCOPE OF WORK: PROPOSED M OCCUPANCY RETAIL IN EXISTING M OCCUPANCY SPECIALTY FOOD AND ALCOHOL RETAIL LOCATION

PROJECT DESCRIPTION: PROCESS THREE, CONDITIONAL USE PERMIT (CUP) IN ACCORDANCE WITH TYPE 21 ABC PERMIT FOR A BEVERAGE OUTLET, FOR THE OPERATION OF AN 149 SQUARE FOOT ALCOHOLIC BEVERAGE OUTLET IN AN EXISTING 2,500 SQUARE FOOT RETAIL BUILDING. THE OUTLET WILL SELL WINE AND SPIRITS IN ORIGINAL CONTAINERS NO LESS THAN 375 MILLILITERS. HOURS OF OPERATION WILL BE BETWEEN 8AM AND 12PM.

SITE ADDRESS: 3772 30TH STREET
SAN DIEGO, CA 92104

APN: 453-132-09-00

LEGAL DESCRIPTION: MAP 590, BLOCK 09, LOT 04

CONSTRUCTION TYPE: V-B, NO SPRINKLERS

OCCUPANCY: M - EXISTING AND PROPOSED RETAIL (PER CURRENT 2016 CBC)
ADJACENT: B - PROPOSED RESTAURANT, BELOW 50 OCCUPANTS (CBC 303.1.1)
NO SEPARATION OF OCCUPANCYS REQUIRED BETWEEN M AND B OCCUPANCIES, PER CBC 508.4 AND TABLE 508.4

BUILDING CODES: 2016 CBC, CEC, CMC, CPC, & CRC

PLAN DISTRICT: NORTH PARK

ZONES: CN-1-3

OVERLAYS: AIRPORT INFLUENCE AREA
RESIDENTIAL TANDEM PARKING
TRANSIT AREA
TRANSIT PRIORITY AREA

HISTORIC DISTRICT: YES
NOT DESIGNATED HISTORIC
NO CHANGE TO BUILDING EXTERIOR

GEOLOGICAL HAZARD: 52

EARTHQUAKE FAULT: NO

AIRPORT: YES

PROPOSED SQFT: EXISTING: 170 GROSS SQFT
149 NET SQFT

SET BACKS: FRONT NONE
SIDE NONE
REAR NONE

EASEMENT: NONE

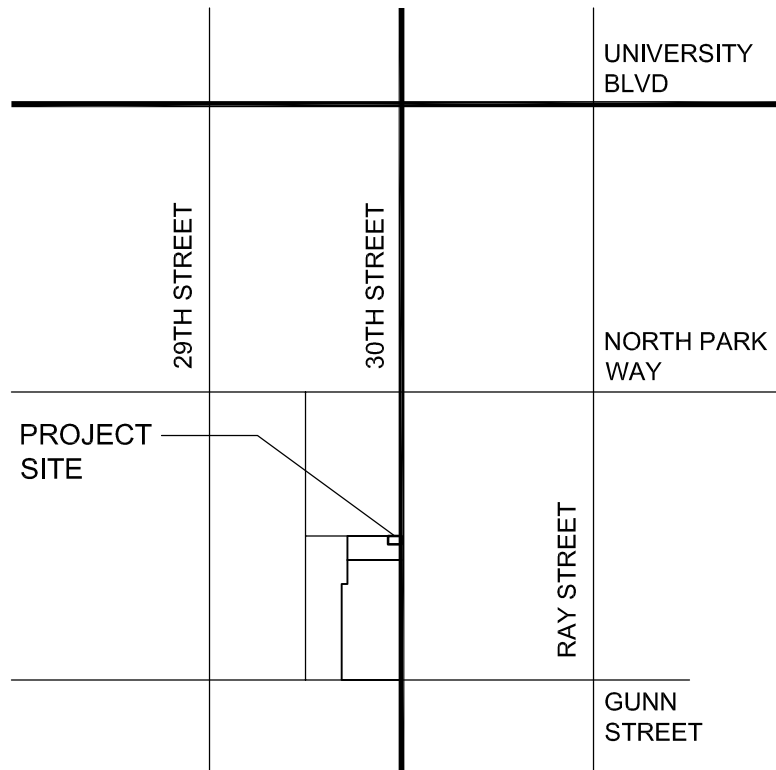
EXISTING BUILDING YEAR BUILT: 1957

NUMBER OF LEVELS: 1

PROPOSED HEIGHT: EXISTING

PARKING, EXISTING: 0 EXISTING PARKING
PARKING, PROPOSED: 0 REQUIRED, PER SDMC SECTION 142.0540(a)

VICINITY MAP - NTS



COVER SHEET & SITE PLAN

CUP REVIEW	10.30.19
CUP SUBMITTAL	12.20.19
CUP SUBMITTAL	04.07.20
CUP SUBMITTAL	10.12.20

ROSETTE
3772 30th Street
San Diego, CA 92104

SHEET

CVR

CAL GREEN BUILDING CODE NOTES

1.

DURING CONSTRUCTION KEEP ALL HEATING AND COOLING EQUIPMENT, DUCTS AND OTHER AIR DISTRIBUTION EQUIPMENT COMPONENT OPENINGS COVERED WITH TAPE, PLASTIC, SHEET METAL OR OTHER METHODS TO REDUCE DUST AND DEBRIS COLLECTION. CGBSC SECTION 5.504.3
2.

ADHESIVES, SEALANTS, CAULKS, ADHESIVES AND SEALANTS USED ON THE PROJECT SHALL MEET THE REQUIREMENTS OF THE FOLLOWING STANDARDS, (SECTION 5.504.4.1 OF CAL GREEN) ADHESIVES, ADHESIVE BONDING PRIMERS, ADHESIVE PRIMERS, SEALANTS, SEALANT PRIMERS, AND CAULKS SHALL COMPLY WITH LOCAL OR REGIONAL AIR POLLUTION CONTROL OR AIR QUALITY MANAGEMENT DISTRICT RULES WHERE APPLICABLE, OR SCAQMD RULE 1168 VOC LIMITS, AS SHOWN IN TABLES 5.504.4.1 AND 5.504.4.2 OF CALGREEN. (CGBSC 5.504.4.1)
3.

NOTE ON THE PLANS "A LETTER FROM THE CONTRACTOR AND OR THE BUILDING OWNER CERTIFYING WHAT MATERIAL HAS BEEN USED AND ITS COMPLIANCE WITH THE CODE MUST BE SUBMITTED TO THE BUILDING INSPECTOR.
4.

AEROSOL ADHESIVES, AND SMALLER UNIT SIZES OF ADHESIVES, AND SEALANT OR CAULKING COMPOUNDS (IN UNITS OF PRODUCT, LESS PACKAGING, WHICH DO NOT WEIGH MORE THAN ONE POUND AND DO NOT CONSIST OF MORE THAN 16 FLUID OUNCES) SHALL COMPLY WITH STATEWIDE VOC STANDARDS AND OTHER REQUIREMENTS, INCLUDING PROHIBITIONS ON USE OF CERTAIN TOXIC COMPOUNDS, OF CALIFORNIA CODE OF REGULATIONS, TITLE 17, COMMENCING WITH SECTION 94507."
5.

ARCHITECTURAL PAINTS AND COATINGS SHALL COMPLY WITH TABLE 5.504.4.2 UNLESS MORE STRINGENT LOCAL LIMITS APPLY. (CGBSC 5.504.3)
6.

AEROSOL PAINTS AND COATINGS, AEROSOL PAINTS AND COATINGS SHALL MEET THE PRODUCT-WEIGHTED MIR LIMITS FOR ROC IN SECTION 94522(A)(5) AND OTHER REQUIREMENTS, INCLUDING PROHIBITIONS ON USE OF CERTAIN TOXIC COMPOUNDS AND OZONE DEPLETING SUBSTANCES (CCR, TITLE 17, SECTION 94520 ET SEQ). (CGBSC 5.504.4.3.1)
7.

PROVIDE A LETTER FROM THE CONTRACTOR AND OR THE BUILDING OWNER CERTIFYING WHAT PAINT HAS BEEN USED AND ITS COMPLIANCE WITH THE CODE MUST BE SUBMITTED TO THE BUILDING INSPECTOR.
8.

HARDWOOD PLYWOOD, PARTICLEBOARD, AND MEDIUM DENSITY FIBERBOARD COMPOSITE WOOD PRODUCTS USED ON THE INTERIOR OR EXTERIOR OF THE BUILDING SHALL MEET THE REQUIREMENTS FOR FORMALDEHYDE AS SPECIFIED IN TABLE 5.504.4. (CGBSC 5.504.4.5)
9.

DOCUMENTATION SHALL BE PROVIDED VERIFYING THAT RESILIENT FLOORING MATERIALS MEET THE POLLUTANT EMISSION LIMITS.
10.

IN MECHANICALLY VENTILATED BUILDINGS, PROVIDE REGULARLY OCCUPIED AREAS OF THE BUILDING WITH AIR FILTRATION MEDIA FOR OUTSIDE AND RETURN AIR PRIOR TO OCCUPANCY THAT PROVIDES AT LEAST A MERV OF 8
11.

BUILDINGS SHALL MEET OR EXCEED THE PROVISION OF CALIFORNIA BUILDING CODE, CCR, TITLE 24, SECTION 16203 (VENTILATION) AND CHAPTER 14 (EXTERIOR WALLS), CGBSC 5.505.1
12.

FOR MECHANICALLY OR NATURALLY VENTILATED SPACES IN BUILDINGS, MEET THE MINIMUM REQUIREMENTS OF SECTION 121 (REQUIREMENTS OF VENTILATION) OF THE CALIFORNIA ENERGY CODE, CCR, TITLE 24, PART 6. CBSC 5.506.1
13.

INSTALLATIONS OF HVAC, REFRIGERATION AND FIRE SUPPRESSION EQUIPMENT SHALL COMPLY WITH SECTIONS 5.508.1.1 AND 5.508.1.2
14.

NOTE ON THE PLANS THAT A MINIMUM OF 50% OF CONSTRUCTION WASTE IS TO BE RECYCLED. CGC 4.408.1
15.

NOTE ON THE PLANS THAT THE BUILDER IS TO PROVIDE AN OPERATION MANUAL (CONTAININGINFORMATION FOR MAINTAINING APPLIANCES, ETC.) FOR THE OWNER AT THE TIME OF FINAL INSPECTION. CGC 4.410.1.
16.

NOTE ON THE PLANS THAT INTERIOR MOISTURE CONTROL AT SLAB ON GRADE FLOORS SHALL BE PROVIDED BY THE SOIL ENGINEER RESPONSIBLE FOR THE PROJECT SOIL REPORT PER CGC SECTION 5.505.2.1, ITEM 3. IF A SOIL ENGINEER HAS NOT PREPARED A SOIL REPORT FOR THIS PROJECT, THE FOLLOWING IS REQUIRED: A 4" THICK BASE OF ½" OR LARGER CLEAN AGGREGATE SHALL BE PROVIDED WITH A VAPOR BARRIER IN DIRECT CONTACT WITH CONCRETE, WITH A CONCRETE MIX DESIGN WHICH WILL ADDRESS BLEEDING, SHRINKAGE AND CURLING SHALL BE USED.
17.

NOTE ON THE PLANS THAT THE MOISTURE CONTENT OF WOOD SHALL NOT EXCEED 19% BEFORE IT IS ENCLOSED IN CONSTRUCTION. THE MOISTURE CONTENT NEEDS TO BE CERTIFIED BY ONE OF 3 METHODS SPECIFIED. BUILDING MATERIALS WITH VISIBLE SIGNS OF WATER DAMAGE SHOULD NOT BE USED IN CONSTRUCTION. THE MOISTURE CONTENT MUST BE DETERMINED BY THE CONTRACTOR BY ONE OF THE METHODS LISTED IN CGC SECTION 4.505.3.
18.

NOTE ON THE PLANS THAT BATHROOM FANS SHALL BE ENERGY STAR RATED, AND VENTED DIRECTLY TO THE OUTSIDE. CGC 4.506.1.
19.

NOTE ON THE PLANS THAT IF PROVIDED, WHOLE HOUSE EXHAUST FANS SHALL HAVE INSULATED COVERS OR LOUVERS WHICH CLOSE WHEN THE FAN IS OFF. THE COVERS OR LOUVERS SHALL HAVE MINIMUM R4.2 INSULATION. CGC 5.507.1.
20.

NOTE ON THE PLANS THAT HEATING AND AC SHALL BE SIZED AND SELECTED BY ACCA MANUAL J OR ASHRAE HANDBOOK OR EQUIVALENT. THE DUCT SIZING SHALL BE SIZED IN ACCORDANCE WITH ONE OF THE ACCA METHODS LISTED IN CGC SECTION 4.507.2 .

JONATHON K.
STEVENS STUDIO
3751 E Olympic
Boulevard, Suite 103
Los Angeles, CA 90023

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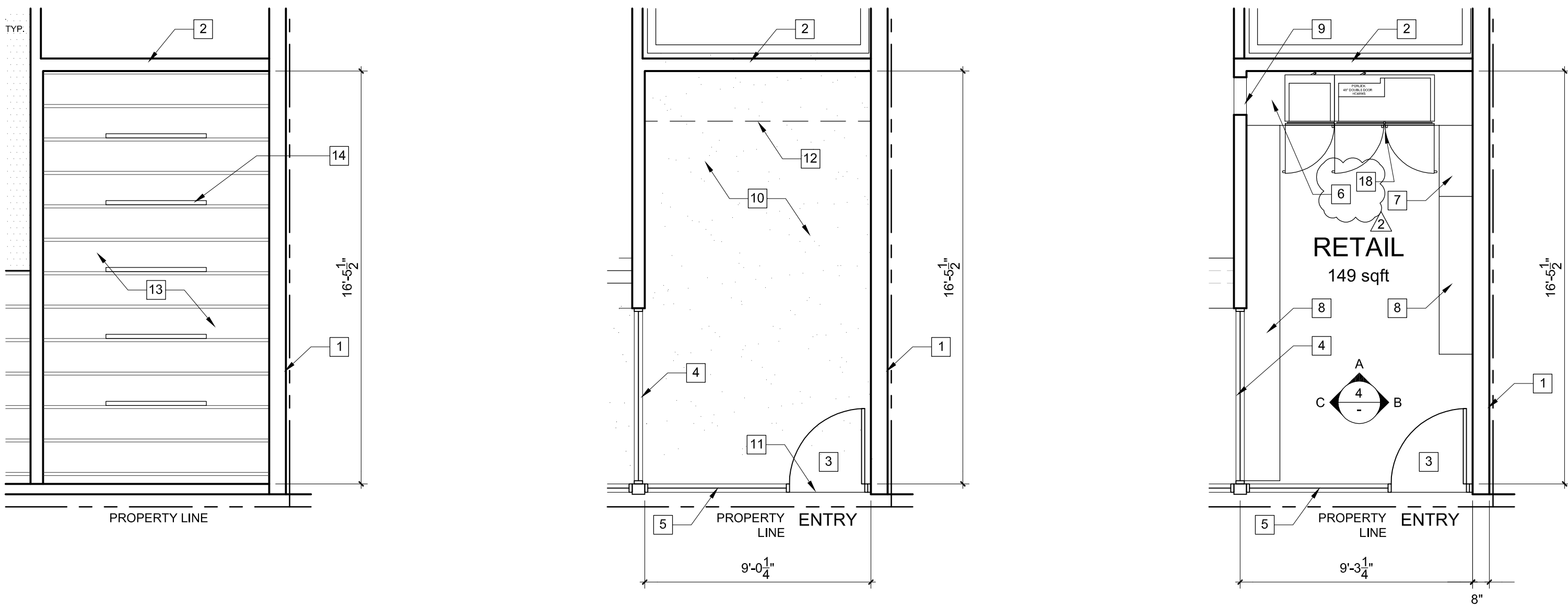
NOTES & SWRA CHECKLIST

CUP REVIEW	10.30.19
CUP SUBMITTAL	12.20.19
CUP SUBMITTAL	04.07.20
CUP SUBMITTAL	10.12.20

ROSETTE
3772 30th Street
San Diego, CA
92104

SHEET

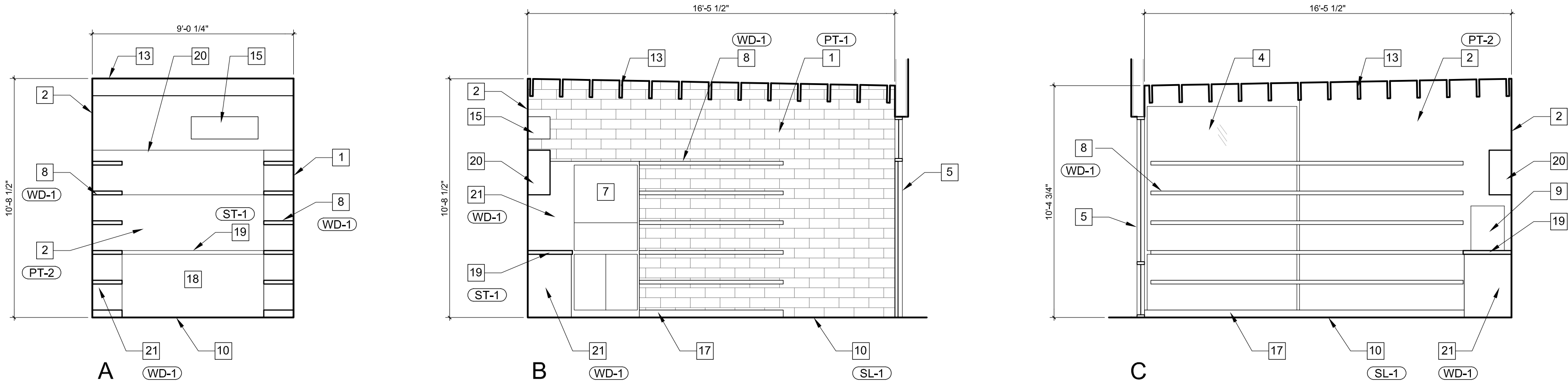
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3 REFLECTED CEILING PLAN
SCALE: 1/4" = 1'-0"

2 FINISH FLOOR PLAN
SCALE: 1/4" = 1'-0"

1 FLOOR PLAN
SCALE: 1/4" = 1'-0"



4 INTERIOR ELEVATION
SCALE: 1/4" = 1'-0"

FINISH SCHEDULE

CALLOUT				SPECIFICATIONS					REMARKS	
		DESCRIPTION	LOCATION	MANUFACTURE/ DISTRIBUTOR	SPECIFICATION	DIMENSIONS	FINISH	SOURCE/ CONTACT		
COATINGS	PT-1	INTERIOR PAINT	EXISTING WALL	DUNN EDWARDS	TBD	N/A	SATIN	-	-	PT-1
	PT-2	INTERIOR PAINT	INTERIOR PARTITIONS	DUNN EDWARDS	TBD	N/A	SATIN	-	-	PT-2
	SL-1	CONCRETE SEALER	EXISTING FLOOR	TBD	TBD	N/A	MATTE	-	-	SL-1
	SL-2	WOOD SEALER	-	TBD	TBD	N/A	SATIN	-	-	SL-2
MATERIALS	CON-1	CONCRETE FLOORS	EXISTING FLOOR	TBD BY CONTRACTOR	TBD BY CONTRACTOR	VARIES	MATTE: SL-1	TBD BY CONTRACTOR	-	CON-1
	ST-1	STONE COUNTER TOP	BACK COUNTER	TBD BY CONTRACTOR	CARERA MARBLE	3/4" THICK	HONED	TBD BY CONTRACTOR	EASED EDGES, SEALED	ST-1
	WD-1	WOOD TRIM	CABINET/ SHELVES/ FURN.	TBD	TBD	VARIES		TBD	-	WD-1

GENERAL NOTES

1. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES.
2. CONTRACTOR TO FIELD MEASURE BEFORE INSTALL.
3. SEE INTERIOR ELEVATIONS AND BUILDING SECTIONS FOR MORE INFORMATION.
4. KITCHEN EQUIPMENT, REFER TO FS (FOOD SERVICE DRAWING) FOR MORE INFORMATION.
5. FINISHES, REFER TO ID1.4 FOR FINISH SCHEDULE.
6. ELECTRICAL ENGINEER TO LOCATE CIRC FANS, HVAC, AND ELECTRICAL OUTLETS.
7. ALL ELECTRICAL OUTLETS TO BE INSTALLED AT STANDARD HEIGHTS UNLESS OTHERWISE NOTED.
8. CONTRACTOR TO ADD BACKING SUPPORT FOR ALL GRAB BARS.

JONATHON K.
STEVENS STUDIO
3751 E Olympic
Boulevard, Suite 103
Los Angeles, CA 90023

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FLOOR PLAN LEGEND

- (E) WALL TO REMAIN (PROTECT)
- PROPOSED WALL
- ELEVATION SYMBOL
- INTERIOR ELEVATION SYMBOL
- MATERIAL AND FINISH SYMBOL, REFER TO ID1.4 FOR FINISH SCHEDULE

KEYNOTES

- (E) STRUCTURE
- (E) PARTITION WALLS, TYP.
- (E) ADA DOORWAY
- (E) WINDOW
- (E) STOREFRONT
- BACK COUNTER
- POS/ OFFICE/ CASH DRAWER
- ALCOHOL DISPLAY, 50 SQUARE FEET
- (E) PASS THROUGH
- (E) FLOOR
- (E) ADA THRESHOLD
- LINE OF COUNTER, ABOVE
- (E) CEILING/ ROOF STRUCTURE
- (E) LIGHT FIXTURES, TRACK
- (E) HVAC
- TOE KICK
- LOWER SHELF/ BASE
- UNDER COUNTER REFRIGERATORS AND ALCOHOL STORAGE
- COUNTER TOP
- UPPER CABINETS STORAGE
- BACK PANELS

FLOOR
PLANS,
ELEVATIONS
AND
FINISHES

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