



THE CITY OF SAN DIEGO

## Report to the Hearing Officer

DATE ISSUED: March 3, 2021 REPORT NO. HO-21-009

HEARING DATE: March 10, 2021

SUBJECT: MARKET AT THE RANCH, Process Three Decision

PROJECT NUMBER: [660375](#)

OWNER/APPLICANT: MFW Scripps Trails LLC / Jamel Ruffo

### SUMMARY

Issue: Should the Hearing Officer approve an Alcoholic Beverage Outlet allowing the sale of beer, wine and distilled spirits in an existing 1,825 square-foot neighborhood market located at 10299 Scripps Trail, Suite A, within the Scripps Miramar Ranch Community Plan area?

Staff Recommendation: APPROVE Conditional Use Permit No. 2415062.

Community Planning Group Recommendation: On November 5, 2020 the Scripps Miramar Ranch Community Planning Group voted 17-0-0 to recommend approval of the proposed project without conditions/recommendations.

Environmental Review: This project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA section 15061(b)(3) (Common Sense Exemption). This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on January 22, 2021 and the opportunity to appeal that determination ended February 5, 2021.

### 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 1,825 square-foot retail tenant space within an existing shopping center at 10299 Scripps Trail, Suite A, adjacent to Rue Des Amis to the North and Scripps Trail to the West (Attachment 1). The 1.07-acre project site is in the CN-1-2 Zone, the Federal Aviation Administration (FAA) Part 77 Notification Area (MCAS-Miramar), and the Residential Tandem Parking Overlay Zone. The site is designated Convenience Commercial in the Scripps Miramar Ranch Community Plan (SMRCP) (Attachment 2).

The project site is currently improved with a shopping center. Tenant spaces in the building include restaurants, dry cleaners, a beauty salon, a pet salon, a family dentistry office and the subject 1,825 square-foot retail space selling food items. Surrounding uses include residential development to the North and East, restaurants to the South, and the Scripps Ranch Swim and Racquet Club to the West across from Scripps Trail. The applicant Alcoholic Beverage Outlet had a previous CUP No. 489393, approved May 8, 2008, and expired on May 8, 2018.

## DISCUSSION

### Development Regulations and Location Criteria

The project proposes a CUP for an active Type 21 (General Liquor) ABC license. A Type 21 ABC license is an "off-sales" general liquor license, which does not allow alcohol sold at the store to be consumed on the premises. The underlying CN-1-2 Zone is a Commercial Neighborhood Zone which allows development with an auto orientation, providing 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 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 more than 20 percent.**

The premise is within Census Tract (CT) No. 170.47 and is within the Northeastern Division's patrolling responsibility. The reported crime rate for 2019 within CT No. 170.47 was 11.3 percent. A CT 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" CT.

**2. Within a Census Tract, or within 600 feet of a Census Tract, where the ratio of Alcoholic Beverage Outlets exceeds the standard established by the California Business and Professional Code Section 23958.4.**

The subject property is in CT No. 170.47, which based on the California Business and Professional Code Section 23958.4, permits two off-sale Alcoholic Beverage Outlets. There is currently one existing off-sale Alcoholic Beverage Outlet within CT No. 170.47, which is the subject project (Attachments 10). This project would maintain the number of active licenses at one, and would not exceed the aforementioned standard in this CT.

**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.**

The project site is located within 600 feet of a public park and recreational area: 1) Jerabek Park, located at 10150 Avenida Magnifica; and 2) Scripps Ranch Swim and Racquet Club, located at 10216 Scripps Trail. A CUP is required for the off-sale of alcoholic beverages at this

location based on the project's location within 600 feet of a public park and recreational area.

**4. Within 100 feet of residentially Zoned property.**

The project site abuts the RS-1-13 Zone to the North and East and is located within 100 of residentially zoned properties.

Community Plan Consistency

The SMRCP's Commercial Element designates the site as Convenience Commercial in order to encourage high design standards within commercial developments while providing sufficient commercial area to meet the needs of the community. The SMRCP does not specifically address the sale of alcohol or Alcoholic Beverage Outlets; however, the sale of alcohol products is defined as a commercial retail use in the Land Development Code and is permitted as a limited use or with approval of a CUP. The proposed sale of beer, wine, and distilled spirits within the existing convenience store is consistent with the underlying Convenience Commercial land use designation and would continue to provide the range of goods which have been fulfilling the community's needs.

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 certain 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. The SDPD supports the proposed CUP to allow the Alcoholic Beverage Outlet use, subject to conditions pertaining to the sale of alcohol and operations (Attachment 6, Conditions No. 28-31). City 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 and shopping center. 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 in the SMRCP and permitted by the underlying CN-1-2 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 (Attachment 6).

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 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 SDMC and SMRCP. Furthermore, the permit has been conditioned to ensure the proposed sale of beer, wine and distilled spirits 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. 2415062, with modifications.
2. Deny Conditional Use Permit No. 2415062, if the findings required to approve the project cannot be affirmed.

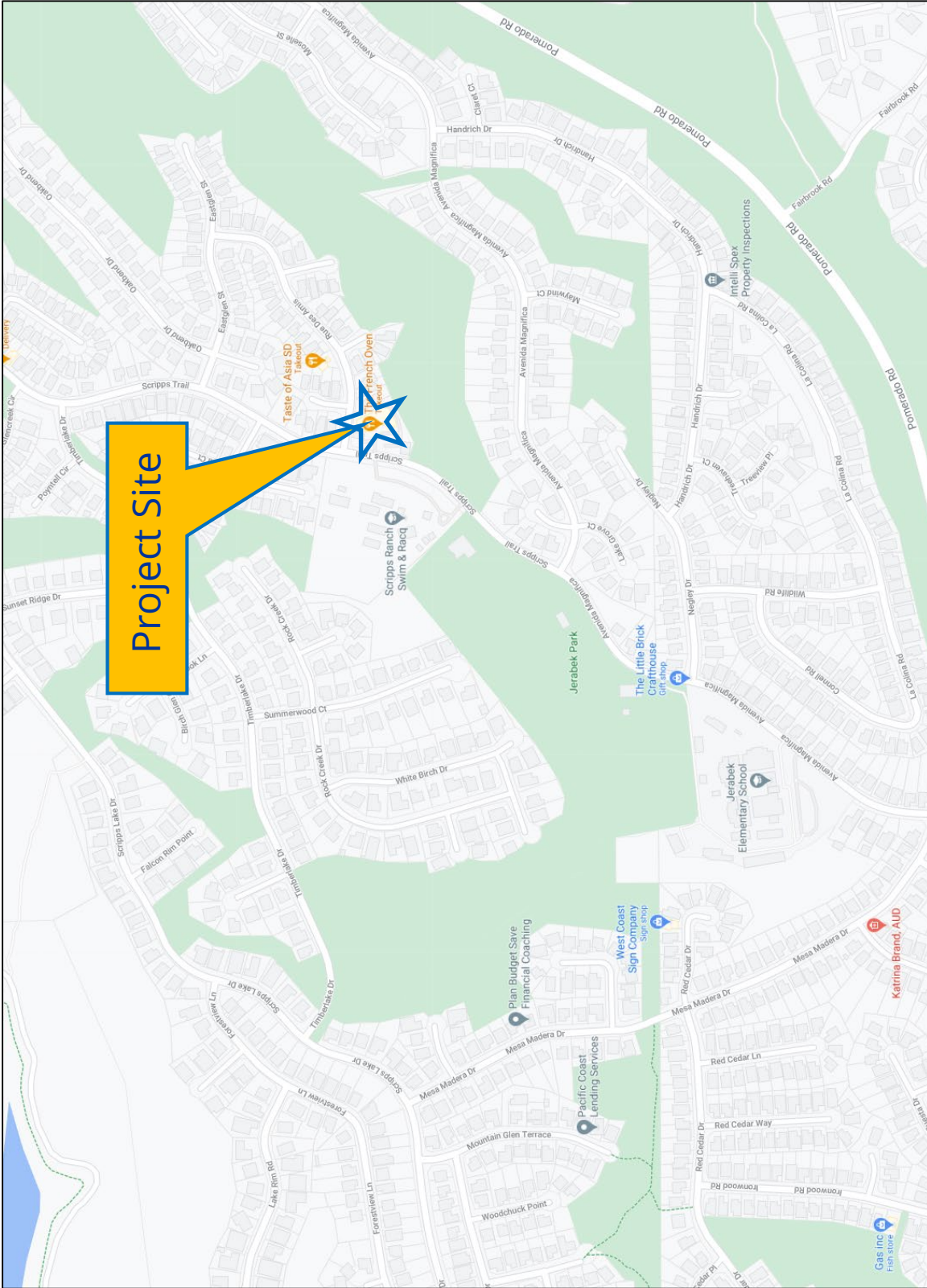
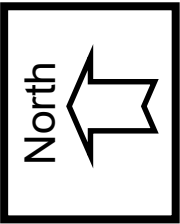
Respectfully submitted,



Elisa Flores, Development Project Manager

Attachments:

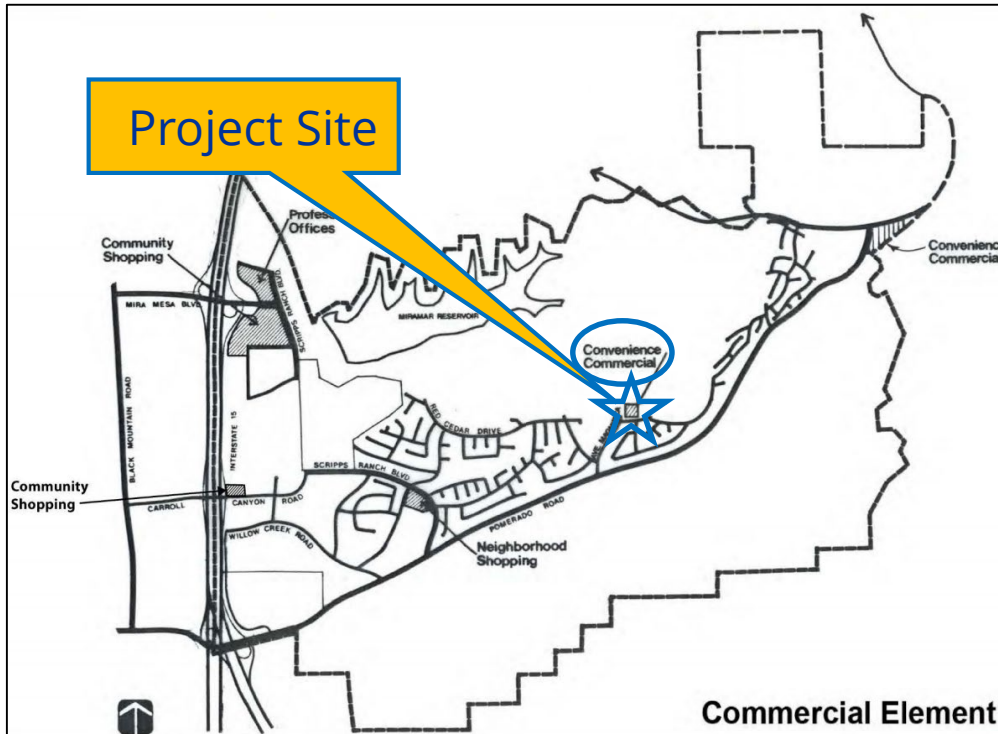
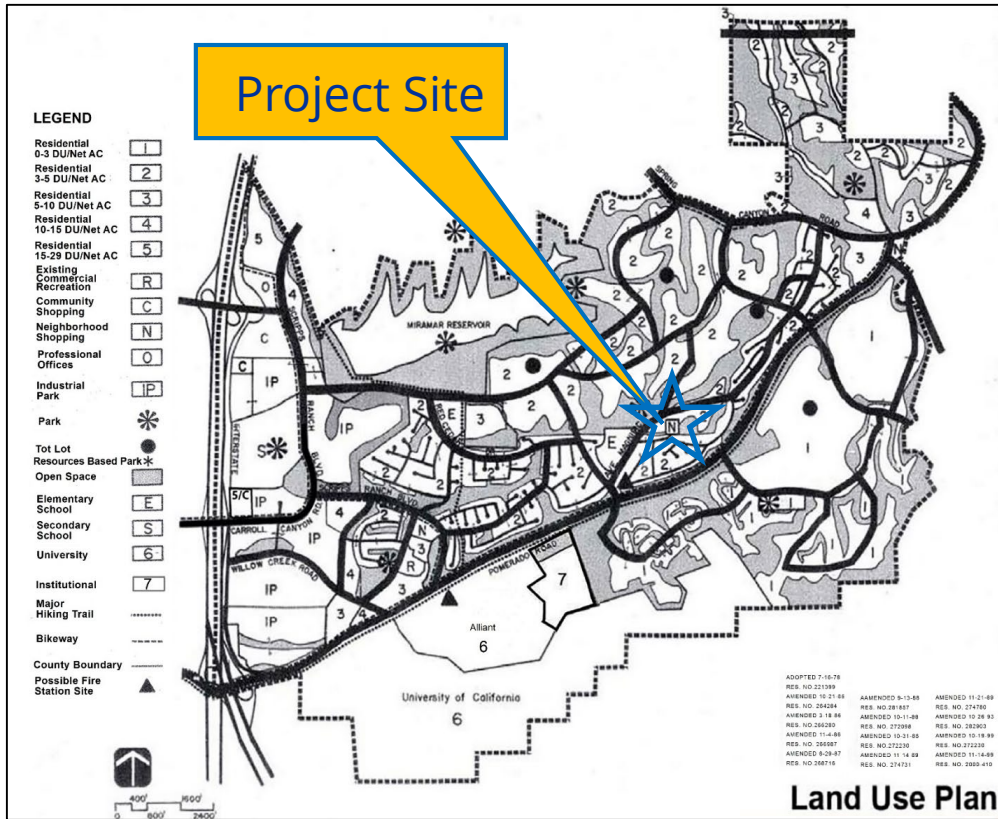
1. Project Location Map
2. Community Plan Land Use Map
3. Aerial Photograph
4. Project Data Sheet
5. Draft Resolution with Findings
6. Draft Permit with Conditions
7. Environmental Exemption
8. Community Planning Group Recommendation
9. Ownership Disclosure Statement
10. Census Tract Map and Distribution of Liquor Licenses
11. Project Plans



# Project Location Map

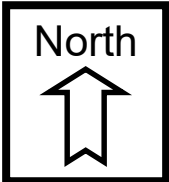
Market at the Ranch CUP / 10299 Scripps Trail, Suite A  
PROJECT NO. 660375

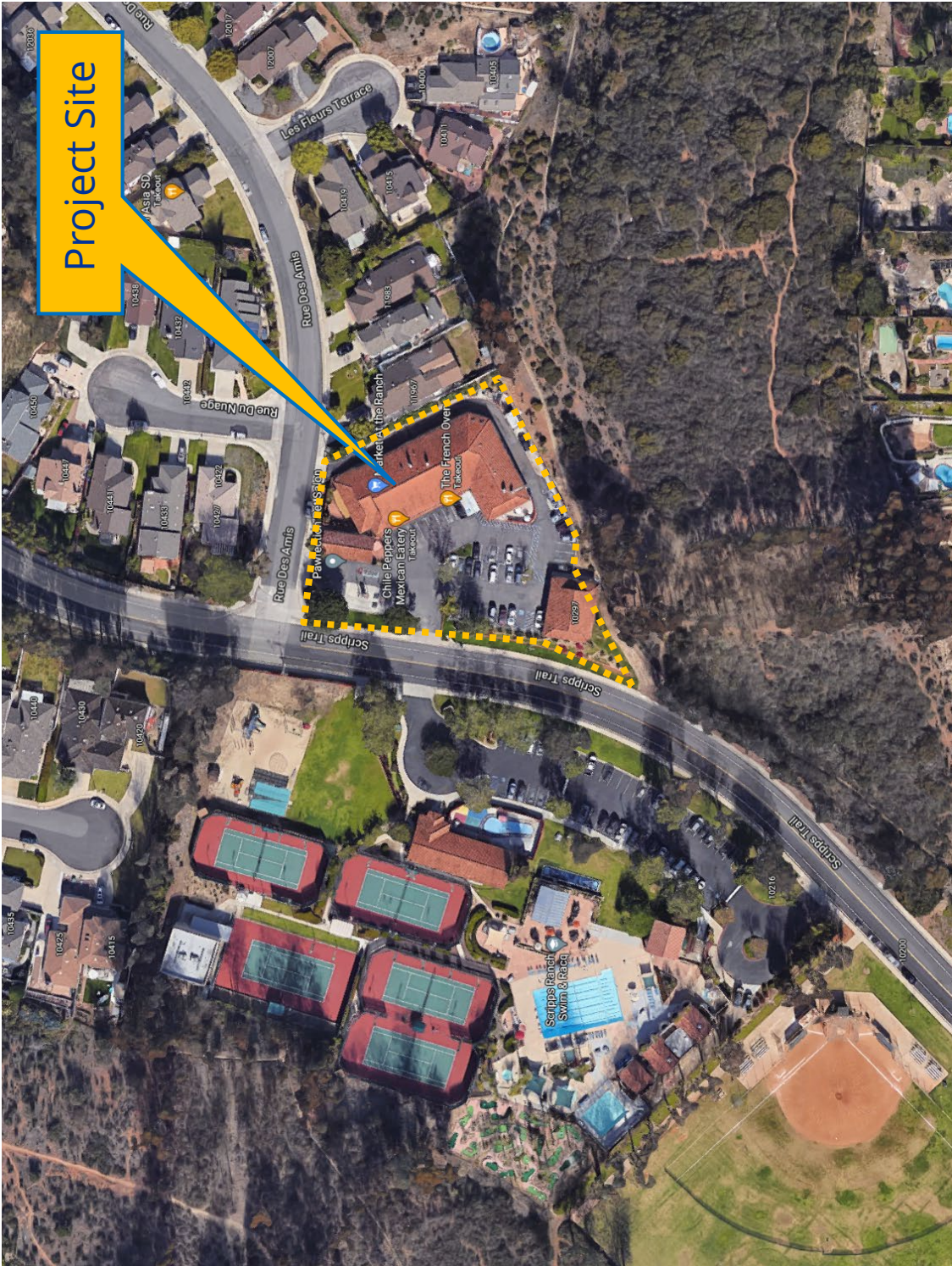
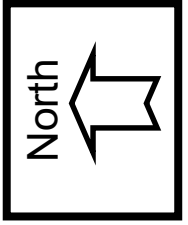




# Land Use Map

Market at the Ranch CUP / 10299 Scripps Trail, Suite A  
 PROJECT NO. 660375





**Aerial Photo**  
Market at the Ranch CUP / 10299 Scripps Trail, Suite A  
PROJECT NO. 660375



## PROJECT DATA SHEET

<b>PROJECT NAME:</b>	Market at the Ranch CUP	
<b>PROJECT DESCRIPTION:</b>	Conditional Use Permit for the operation of an Alcoholic Beverage Outlet within an existing 1,825 square-foot neighborhood market, conditioned upon the issuance of a Type 21 license from the State Department of Alcoholic Beverage Control.	
<b>COMMUNITY PLAN AREA:</b>	Scripps Miramar Ranch Community Plan	
<b>DISCRETIONARY ACTIONS:</b>	Conditional Use Permit	
<b>COMMUNITY PLAN LAND USE DESIGNATION:</b>	Convenience Commercial	
<b>ZONING INFORMATION:</b>		
<p style="text-align: center;"> <b>ZONE:</b> CN-1-2  <b>HEIGHT LIMIT:</b> 30 feet.  <b>LOT SIZE:</b> 1.07  <b>FLOOR AREA RATIO:</b> 1.0  <b>FRONT SETBACK:</b> None.  <b>SIDE SETBACK:</b> 10/0 feet (min/opt)  <b>STREETSIDE SETBACK:</b> None.  <b>REAR SETBACK:</b> 10/0 (min/opt) </p>		
<b>ADJACENT PROPERTIES:</b>	<b>LAND USE DESIGNATION &amp; ZONE</b>	<b>EXISTING LAND USE</b>
<b>NORTH:</b>	Residential (3-5 DU/Net AC); RS-1-13	Residential; Single family homes
<b>SOUTH:</b>	Open Space; AR-1-1	Open space
<b>EAST:</b>	Residential (3-5 DU/Net AC); RS-1-13	Residential; Single family homes
<b>WEST:</b>	Residential (3-5 DU/Net AC); RS-1-13	Scripps Ranch Swim & Racquet Club
<b>DEVIATION REQUESTED:</b>	None.	
<b>COMMUNITY PLANNING GROUP RECOMMENDATION:</b>	On November 5, 2020, the Scripps Miramar Ranch Community Planning Group voted 17-0-0 to recommend approval of the project without conditions.	



HEARING OFFICER RESOLUTION NO. \_\_\_\_\_  
CONDITIONAL USE PERMIT NO. 2415062  
**MARKET AT THE RANCH CUP - PROJECT NO. 660375**

WHEREAS, MFW Scripps Trails LLC, a California limited liability company, Owner, and AM Marcos #1, Permittee, filed an application with the City of San Diego for an Alcoholic Beverage Outlet within an existing 1,825 square-foot neighborhood market in accordance with a Type 21 Alcoholic Beverage Control (ABC) license (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. 2415062), on portions of a 1.07-acre site;

WHEREAS, the project site is located at 10299 Scripps Trail, Suite A, in the CN-1-2 Zone and the Federal Aviation Administration (FAA) Part 77 Notification Area (MCAS-Miramar) and the Residential Tandem Parking Overlay Zones of the Scripps Miramar Ranch Community Plan area;

WHEREAS, the project site is legally described as Lot 665 of McMillin Scripps Two, Unit No. 10, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 10256, filed in the Office of the County Recorder of San Diego, November 3, 1981;

WHEREAS, on January 22, 2021, the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000 et seq.) under CEQA Guideline Section 15061(b)(3), Common Sense Exemption; 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 March 10, 2021, the Hearing Officer of the City of San Diego considered Conditional Use Permit No. 2415062 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. 2415062:

**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 the operation of an Alcoholic Beverage Outlet for the sale of beer, wine and distilled spirits for off-site consumption in accordance with a Type 21 Alcoholic Beverage Control (ABC) license from an approximately 1,825 square-foot existing market located within a shopping center at 10299 Scripps Trail, Suite A. The 1.07-acre site is in the CN-1-2 Zone, Residential Tandem Parking Overlay Zone and the Federal Aviation Administration (FAA) Part 77 Notification Area (MCAS-Miramar) within the Scripps Miramar Ranch Community Plan area.

The Scripps Miramar Ranch Community Plan's (SMRCP) Commercial Element designates the site as Convenience Commercial in order to encourage high design standards within commercial developments while providing sufficient commercial area to meet the needs of the community. The SMRCP does not specifically address the sale of alcohol or Alcoholic Beverage Outlets; however, the sale of alcohol products is defined as a commercial retail use in the Land Development Code and is permitted as a limited use or with approval of a CUP. The proposed sale of beer, wine, and distilled spirits within the existing convenience store is consistent with the underlying Convenience Commercial land use designation and would continue to provide the range of goods which have been fulfilling the community's needs.

The underlying CN-1-2 Zone is a Commercial Neighborhood Zone which allows development with an auto orientation and provides residential areas with access to a limited number of convenient retail and personal service uses. Alcoholic Beverage Outlets are allowed in the CN-1-2 Zone as a Limited Use subject to regulations set forth in SDMC Table 131-05B. The San Diego Police Department (SDPD) has provided their recommendation and proposed conditions for the project. The proposed Alcohol Beverage Outlet use is in conformance with the land use designation and the intent of the SMRCP. Therefore, based on the above, the proposed development will 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 on the site is a market, which is a commercial development. The operation of an Alcoholic Beverage Outlet within the market is consistent with the Convenience Commercial use designated in the SMRCP and allowed in the CN-1-2 Zone

with a CUP at this location. 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 the project site is within 600-feet of a public park and recreational area, and is within 100-feet of a residential zoned property. However, 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 conditions stipulated as part of the CUP mitigate any potential harm to public health, safety and welfare.

The CUP includes conditions that prohibit arcade games or video game devices on the premises, prohibit loitering and graffiti, and prohibit public pay phones. Additionally, all retail employees are to be trained in ABC regulations (LEAD), theft deterrence policies against the sale of alcoholic beverages to those under 21 years of age or intoxicated. The CUP also includes recommended conditions for the ABC license that limits the sale of budget alcohol items by having restrictions on container size 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. Based on the above, the proposed development will not be detrimental to the 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 project is a request for a CUP to allow the operation of an Alcoholic Beverage Outlet in accordance with an ABC Type 21 license, in an existing market. The 1.07-acre site is located at 10299 Scripps Trail, Suite A, in the CN-1-2 Zone, Residential Tandem Parking Overlay Zone and the Federal Aviation Administration (FAA) Part 77 Notification Area (MCAS-Miramar) within the Scripps Miramar Ranch Community Plan area. A CUP to operate an Alcoholic Beverage Outlet at this location was previously approved on May 28, 2008 (CUP No. 489393), which expired on May 28, 2018.

A Type 21 ABC license is defined as Off-Sale General, which authorizes the sale of beer, wine and distilled spirits for off-site consumption. The underlying CN-1-2 Zone, which is intended to accommodate development with an auto orientation and provides residential areas with access to a limited number of convenient retail and personal service uses, allows Alcoholic Beverage Outlets as a Limited Use subject to regulations set forth in SDMC Table 131-05B, and may be approved with a CUP if certain limited use locational criteria are not met.

The CUP for the project includes various conditions and corresponding exhibits of approval relevant to achieve compliance with the SDMC relative to lighting, loitering, litter, graffiti, and advertising. Although the project site does not meet certain location criteria set forth in SDMC section 141.0502(b)(1), such as the project site being within 600-feet of a public park and recreational area, and being within 100-feet of a residential zoned property, the conditions stipulated as part of the CUP mitigate any potential harm

to public health, safety and welfare. 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 project is a request to allow the operation of an Alcoholic Beverage Outlet for the sale of beer, wine and distilled spirits for off-site consumption with a Type 21 ABC license from an approximately 1,825 square-foot existing market located in a shopping center at 10299 Scripps Trail, Suite A. A CUP to operate an Alcoholic Beverage Outlet at this location was previously approved on May 28, 2008 (CUP No. 489393), which expired on May 28, 2018.

The project site is within the CN-1-2 Zone and designated Convenience Commercial in the SMRCP. The SMRCP land use designation is intended to encourage high design standards within commercial developments while providing sufficient commercial area to meet the needs of the community. The underlying CN-1-2 Zone, which is intended to accommodate development with an auto orientation and provides residential areas with access to a limited number of convenient retail and personal service uses, allows Alcoholic Beverage Outlets as a Limited Use subject to regulations set forth in SDMC Table 131-05B, and may be approved with a CUP if certain limited use locational criteria are not met. The proposed Alcoholic Beverage Outlet is allowed at this location with a CUP. The use of the site as a retail establishment is consistent with the commercial designation per the SMRCP and the CN-1-2 Zone.

Approval of this application would allow the sale of beer, wine and distilled spirits to be conditioned so that alcohol sales would not have a negative impact on the surrounding neighborhood. Although the project site does not meet certain location criteria set forth in SDMC section 141.0502(b)(1), such as the project site being within 600-feet of a public park and recreational area, and being within 100-feet of a residential zoned property, the conditions stipulated as part of the CUP mitigate any potential harm to public health, safety and welfare. The CUP includes conditions that prohibit machines or video game devices on the premises, prohibit loitering and graffiti, prohibit public pay phones, and limit advertising. Additionally, all retail employees are to be trained in ABC regulations (LEAD), theft deterrence policies against the sale of alcoholic beverages to those under 21 years of age or intoxicated. The CUP also includes recommended conditions for the ABC license that limits the sale of budget alcohol items by having restrictions on container size 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 is appropriate for the proposed location.

The sale of beer, wine and distilled spirits within the market expands the retail merchandise and is consistent with the commercial nature of the primary use. The proposed Alcoholic Beverage Outlet is consistent with the underlying commercial designation per the SMRCP and CN-1-2 Zone and is allowed at this location with a CUP. Therefore, based on the commercial retail nature of the market's primary use within the

existing shopping center, 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. 2415062 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. 2415062, a copy of which is attached hereto and made a part hereof.

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Elisa Flores  
Development Project Manager  
Development Services

Adopted on: March 10, 2021

IO#: 24008566

**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: 24008566

SPACE ABOVE THIS LINE FOR RECORDER'S USE

CONDITIONAL USE PERMIT NO. 2415062  
**MARKET AT THE RANCH CUP - PROJECT NO. 660375**  
HEARING OFFICER

This Conditional Use Permit No. 2415062 is granted by the Hearing Officer of the City of San Diego to MFW Scripps Trails LLC, a California limited liability company, Owner, and AM Marcos #1, Permittee, pursuant to San Diego Municipal Code [SDMC] sections 126.0305. The 1.07-acre site is located at 10299 Scripps Trail, Suite A, in the CN-1-2 Zone and the Federal Aviation Administration (FAA) Part 77 Notification Area (MCAS-Miramar) and the Residential Tandem Parking Overlay Zones of the Scripps Miramar Ranch Community Plan area. The project site is legally described as: Lot 665 of McMillin Scripps Two, Unit No. 10, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 10256, filed in the Office of the County Recorder of San Diego, November 3, 1981.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to operate a Type 21 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 March 10, 2021, on file in the Development Services Department.

The project shall include:

- a. The operation of an Alcoholic Beverage Outlet within an existing 1,825 square-foot neighborhood market, conditioned upon the issuance of a Type 21 license from the State Department of Alcoholic Beverage Control;
- b. Off-street parking;
- c. 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 March 25, 2024.
2. This Conditional Use Permit [CUP] and corresponding use of this site shall expire on March 25, 2031. The Owner/Permittee may request that the expiration date be extended in accordance with SDMC section 141.0502(c)(7).
3. The utilization of this CUP is contingent upon the approval of a license to sell alcohol at this location by the California Department of Alcoholic Beverage Control [ABC]. The issuance of this CUP does not guarantee that the ABC will grant an alcoholic beverage license for this location.
4. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
  - a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and
  - b. The Permit is recorded in the Office of the San Diego County Recorder.
5. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.
6. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.
7. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
8. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).
9. The Owner/Permittee shall secure all necessary building permits. The Owner/Permittee is informed that to secure these permits, substantial building modifications and site improvements may be required to comply with applicable building, fire, mechanical, and plumbing codes, and State and Federal disability access laws.

10. Construction plans shall be in substantial conformity to Exhibit "A." Changes, modifications, or alterations to the construction plans are prohibited unless appropriate application(s) or amendment(s) to this Permit have been granted.

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

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

12. The Owner/Permittee shall defend, indemnify, and hold harmless the City, its agents, officers, and employees from any and all claims, actions, proceedings, damages, judgments, or costs, including attorney's fees, against the City or its agents, officers, or employees, relating to the issuance of this permit including, but not limited to, any action to attack, set aside, void, challenge, or annul this development approval and any environmental document or decision. The City will promptly notify Owner/Permittee of any claim, action, or proceeding and, if the City should fail to cooperate fully in the defense, the Owner/Permittee shall not thereafter be responsible to defend, indemnify, and hold harmless the City or its agents, officers, and employees. The City may elect to conduct its own defense, participate in its own defense, or obtain independent legal counsel in defense of any claim related to this indemnification. In the event of such election, Owner/Permittee shall pay all of the costs related thereto, including without limitation reasonable attorney's fees and costs. In the event of a disagreement between the City and Owner/Permittee regarding litigation issues, the City shall have the authority to control the litigation and make litigation related decisions, including, but not limited to, settlement or other disposition of the matter. However, the Owner/Permittee shall not be required to pay or perform any settlement unless such settlement is approved by Owner/Permittee.

**ENGINEERING REQUIREMENTS:**

13. Prior to the issuance of any building permit, the Owner/Permittee shall assure by permit and bond the replacement of the damaged curb, gutter and sidewalk per current City standards, adjacent to the site on Scripps Trail and Rus Des Amis, satisfactory to the City Engineer.

14. Prior to the issuance of any building permit, the Owner/Permittee shall assure by permit and bond the reconstruction of all existing driveways per current City Standards, adjacent to the site on Scripps Trail and Rus Des Amis, satisfactory to the City Engineer.



15. Prior to the issuance of any building permit, the Owner/Permittee shall assure by permit and bond the reconstruction of the existing curb ramp per current City Standards, adjacent to the site at the intersection of Scripps Trail and Rus Des Amis, satisfactory to the City Engineer.

**PLANNING/DESIGN REQUIREMENTS:**

16. 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.

17. 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.

18. The sale of alcoholic beverages shall be accessory and limited to a maximum of 500 square feet of the floor area of the market as shown on Exhibit "A".

19. 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.

20. 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.

21. 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.

22. 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.

23. 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.

24. 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.

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

26. 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.

27. 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:**

28. The sales of alcoholic beverage shall be permitted between the hours of 6:00 AM and 11:00 PM daily.

29. Exterior advertising of alcoholic beverages, or interior advertising of alcoholic beverages that is visible from the exterior of the premises shall be prohibited.

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

31. All retail employees are trained in ABC regulations (LEAD), theft deterrence and policies against the sale of alcoholic beverages to those under 21 years of age, and/or intoxicated persons.

**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

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 March 10, 2021 and [Approved Resolution Number].

DRAFT

Permit Type/PTS Approval No.: Conditional Use Permit No. 2415062  
Date of Approval: March 10, 2021

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

\_\_\_\_\_  
Elisa Flores  
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.

**MFW Scripps Trails LLC,  
a California limited liability company**  
Owner

By \_\_\_\_\_  
Leah W. Hurwitz  
Managing Member

**AM Marcos #1**  
Permittee

By \_\_\_\_\_  
Jamel Ruffo  
CEO

**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:** Market at the Ranch CUP /660375

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

**Project Location-Specific:** 10299 Scripps Trail, Suite A San Diego, CA 92131

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

**Description of nature and purpose of the Project** A Conditional Use Permit (CUP) for an alcoholic beverage outlet with Type 21 license at an existing 1,825 square-foot neighborhood market located at 10299 Scripps Trail, Suite A. The 1.07-acre site is in the CN-1-2 zone within the Scripps Miramar Ranch Community Plan area. Council District 5. (LEGAL DESCRIPTION: LOT 665, McMillin Scripps Two Unit No.10 Map 10265; APN: 319-342-47-00)

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

**Name of Person or Agency Carrying Out Project:** MFW Scripps Trails LLC / Jamel Ruffo 10299 Scripps Trail, #A, San Diego, CA 92131, 858-566-2847

**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:
- Statutory Exemptions:
- Other: 15061(b)(3)

**Reasons why project is exempt:** The City of San Diego determined that the project would qualify to be categorically exempt from CEQA pursuant to Section 15061(b)(3). The activity (a Conditional Use Permit to allow an alcoholic beverage outlet) is covered by the commonsense exemption (Section 15061(b)(3)) that CEQA applies only to projects which have the potential for causing a significant effect on the environment. The project does not propose any changes to the physical environment as it is only an alcoholic beverage outlet with Type 21 license at an existing 1,825 square-foot neighborhood market located at 10299 Scripps Trail and therefore there is no possibility of a significant effect on the environment by extending the CUP.

Lead Agency Contact Person: Sara Osborn

Telephone: (619)446-5381

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



Senior Planner

2/26/2021

Signature/Title

Date

Check One:

Signed By Lead Agency

Signed by Applicant

Date Received for Filing with County Clerk or OPR:

## *Scripps Ranch Planning Group*

Scripps Ranch Community Library - Community Room  
10301 Scripps Lake Drive, San Diego, CA 92131

### **Regular Meeting AGENDA for Thursday, November 5, 2020, 6:30pm**

**Meeting by videoconference: <https://tinyurl.com/y8ma6juy>**

**Phone for audio only: +1 (747) 200-6546 Conference Code:  
317006426#**

- I. Regular Meeting -- Call to Order 6:30pm Non-Agenda Public Comment (2 min each).
- II. Roll Call: Gwen Bandt, Julie Ellis, Dennis Engler, Stuart Gross, Bob Ilko, Ron Kelley, Emma Lefkowitz, John Lyons, Jenny Marshall, Bob Petering, Don Ringel, Marc Sorensen, Sandy Wetzel-Smith, Wally Wulfeck, Gordon Boerner, Scott Hilberg, Tamar Silverstein Absent: Jan Kane, Marty Lorenzo, Julie Ellis, Marvin Miles . Approval of Minutes. Approval of the Agenda.
- III. Announcements
  - A. MCAS Miramar Update – (Kristin Camper)  
Visiting Squadrons: 2 from C Squad and 4 from B Squad, discussed Noise Contour in Scripps Ranch, Ground Control Approach, the quiet F-35s, protection of public and land use recommendations, compatibility, Bravo Airspace Coordination from ground to 10k feet and the increase in the usage of drones in this airspace, when a license is required to fly a drone and where.
  - B. San Diego City Councilmember Mark Kersey (Quinton Grounds)
  - C. San Diego County Supervisor Kristin Gaspar (Anthony George) (NP)
  - D. California Assembly-member Brian Maienschein – 77<sup>th</sup> District (Rob Knudsen) (NP)
  - E. United States Congressman Scott Peters (Jessica Brown) (NP)
  - F. San Diego City Attorney (A. Council) (NP)
  - G. Miramar Ranch North Planning Committee
- IV. Information and Action Items:
  - A. Information: Miramar AICUZ Update. Kristin Camper, MCAS Miramar. Power point presentation covering: What is AICUZ?, Forecast, Noise Contours, Accident Potential Zones, Land Use Compatibility and MCAS Miramar ALUCP and Recommendations.

- B. Action: Renewal of CUP for existing cell tower at Alliant University. shellykilbourn@cox.net This is a request to continue operation of an existing wireless communication facility (WCF) located on the Alliant University campus at 10455 Pomerado Road. The existing WCF consists of a 55foot faux tree housing Verizon and Sprint antennas. The faux tree has been at this location since 2007, but there has been a WCF at this location since 1991 previously in the form of a light standard. The existing WCF is located in the center of the campus across the parking lot from the gym building. The site is surrounded by mature trees and is not visible from any public vantage points off campus and only minimally visible from some vantage points on campus. American Tower has submitted an application to the City to obtain a new Conditional Use Permit as the previous 10year permit has expired. There are no proposed equipment changes to the facility at this time, but the existing faux tree will be re-branched, as demonstrated in the proposed drawings and photographic simulations. We have addressed all issues with the City and would like to receive a recommendation from the Community Planning Group.

Motion/2<sup>nd</sup>: Engler/Silverstein **Unanimous Pass**

- C. Action: Renewal of CUP for Market at the Ranch, Scripps Trail, Robert Zakar, Market at the Ranch project # 660375. Recommend renewal of CUP for existing alcohol license. Motion/2<sup>nd</sup>: Ilko/Silverstein **Unanimous Pass**
- D. Support for Yanni's re: Permanent Supportive Housing at Miramar Ranch North Park and Ride. Bob Ilko. Motion/2<sup>nd</sup>: Ilko/Marshall **Unanimous Pass** Wally will send letter in support of finding a win-win solution, to work with the City, Developers, community and adjacent property owners.
- E. Updates on Short-Term Vacation Rentals and Complete Communities. Long discussions with a lot of opposition, go to Planning Commission on Dec 10, 2020. Complete Communities has not had any outreach to Rec Councils or Planning Groups. Housing has changed since July, but is still not acceptable in present form. Tax on Tier 4, which includes a tax on new developments includes Scripps Ranch which take from communities in outlying areas to use in communities within the city areas such as downtown. Makes the outlying residents in San Diego will pay more taxes. Parks Master Plan has general wide opposition, undervalues park acreage and over values park amenities. Awarding points for acreage, food trucks, playground equipment, near a bike lane. Pays for new parks by taking away one half of DIF and put into a citywide park fund and can be used for underserved areas within the city. Going to city council on Monday, CPC voted to oppose all three proposals. Mobility and Housing requires Ordinance Changes. The Parks Plan only requires one vote and it's a done deal and this vote is scheduled to




take place on Monday, Nov 9, 2020. The Mobility Plan is really bad for District 5 and the Housing and Parks Plans are bad for everyone.

V. Reports:

- A. SR LMD-MAD (M. Sorensen) – Performing Maintenance, have new Supervisor. The parks are being used right now. Nov 19, 2020 Mad Budget Meeting at 0830. Approve MAD in Dec on MAD budget for SR and Rancho Encantada.
- B. MCAS Miramar (J. Lyons) –No Update
- C. Ad Hoc Committee on Fire Safety (S. Wetzel-Smith) Working on creating a functional relationship, will report back next month.
- D. Ad Hoc Committee on Chabad Educational Complex (E. Lefkowitz) Nothing to report
- E. Ad Hoc Committee on Carroll Canyon Center (W. Wulfeck) Nothing to report
- F. Ad Hoc Committee on Scripps Ranch Technology Park (D. Ringel) Nothing to report.
- G. Chairperson’s Report: Nothing more to report. Installation of Honorary Street Naming on Aviary Drive near Bob Dingman’s house.

VI. Adjourn for Next Regular Meetings 8:02pm – December 3, 2020, January 7, 2021, February 4, 2021.

Agenda times are approximate. Items may be heard before, on, or after listed times. If you would like to receive agendas via email, send your request to [sdplanninggroups@sandiego.gov](mailto:sdplanninggroups@sandiego.gov) and indicate your specific community planning group. This information is available in alternative formats. To request an alternative format (sign language, oral interpreter or an Assistive Listening Device) for the meeting call 619-533-3650 at least five (5) working days prior to the meeting. If you have questions concerning the SRPG please express them at the meeting or contact the CPG Chair, Wallace Wulfeck at [srpgchair@scrippsrancho.org](mailto:srpgchair@scrippsrancho.org) or City of San Diego Community Planner Tony Kempton at [kempton@sandiego.gov](mailto:kempton@sandiego.gov)

	<b>City of San Diego Development Services</b> 1222 First Ave., MS 302 San Diego, CA 92101 (619) 446-5000	<b>Ownership Disclosure Statement</b>	<b>FORM DS-318</b>  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:** MARKET AT THE BAYCH **Project No. For City Use Only:** 666 0375  
**Project Address:** 10299 SCRIPPS TRIAL # A, SAN DIEGO, CA 92131

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

Corporation  Limited Liability -or-  General - What State? \_\_\_\_\_ Corporate Identification No. \_\_\_\_\_  
 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**

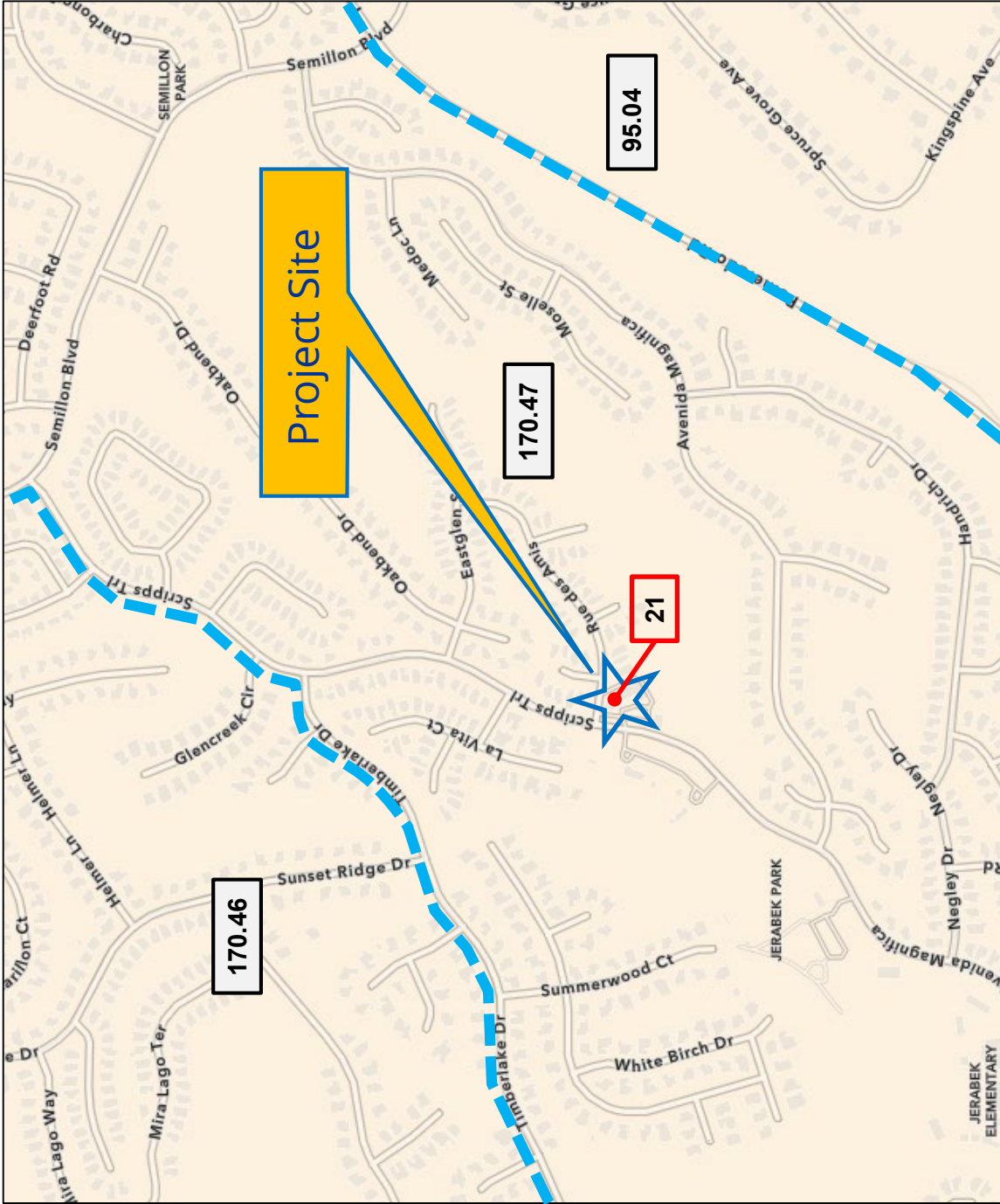
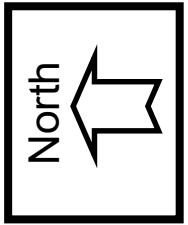
**Name of Individual:** MMW SCRIPPS TRAILS LLC  Owner  Tenant/Lessee  Successor Agency  
**Street Address:** 10951 Scripps Valley Rd., #2A  
**City:** SAN DIEGO **State:** CA **Zip:** 92121  
**Phone No.:** 858-729-9302 **Fax No.:** \_\_\_\_\_ **Email:** sgoodson@scripps.com  
**Signature:** Shelly Ford **Date:** 3-2-2020  
**Additional pages Attached:**  Yes  No

**Applicant**

**Name of Individual:** JAMAL RUF  Owner  Tenant/Lessee  Successor Agency  
**Street Address:** 10299 SCRIPPS TRIAL #A  
**City:** SAN DIEGO **State:** CA **Zip:** 92131  
**Phone No.:** 858-566-2847 **Fax No.:** 858-566-2874 **Email:** Jamel.ruf@yahoo.com  
**Signature:** Jamal Ruf **Date:** 2/18/2020  
**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



# Liquor Licenses within Census Tract 170.47

Market at the Ranch CUP / 10299 Scripps Trail, Suite A  
PROJECT NO. 660375





CALIFORNIA DEPARTMENT OF

# Alcoholic Beverage Control

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**Report Date:** Thursday, February 11, 2021

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## LICENSE INFORMATION

**License Number:** 505949 **Primary Owner:** AM MARCOS #1 **Office of Application:**

09 - SAN MARCOS

## BUSINESS NAME

MARKET AT THE RANCH

## BUSINESS ADDRESS

10299 SCRIPPS TRL STE A, SAN DIEGO, CA, 92131

**County:** SAN DIEGO **Census Tract:** 0170.47

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## LICENSEE INFORMATION

**Licensee:** AM MARCOS #1

### Company Information

OFFICER: ALESHIA, RAFD FARAJ (PRESIDENT)

OFFICER: ALESHIA, RAFD FARAJ (CHIEF FINANCIAL OFFICER)

OFFICER: ALESHIA, RAFD FARAJ (DIRECTOR)

OFFICER: RUFFO, JAMEL KIRAYAKOS (SECRETARY/ASST SEC)

OFFICER: RUFFO, JAMEL KIRAYAKOS (VICE PRESIDENT)

OFFICER: RUFFO, JAMEL KIRAYAKOS (DIRECTOR)

STOCKHOLDER: ALESHIA, RAFD FARAJ

STOCKHOLDER: RUFFO, JAMEL KIRAYAKOS

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## LICENSE TYPES

### 21 - OFF-SALE GENERAL

**License Type Status:** ACTIVE **Status Date:** 22-NOV-2011 **Term:** 12 Month(s)

**Original Issue Date:** 21-NOV-2011 **Expiration Date:** 31-OCT-2021 **Master:** Y **Duplicate:** 0

From License Number: [21-406325](#)

**Fee Code:** P40 **Transfers:** Transferred On: 21-NOV-2011

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## OPERATING RESTRICTIONS:

\*Operating Restrictions exist. For more information, please see our [Guidelines for Access to Records](#).

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## DISCIPLINARY ACTION:

No Active Disciplinary Action found

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## DISCIPLINARY HISTORY:

No Disciplinary History found.

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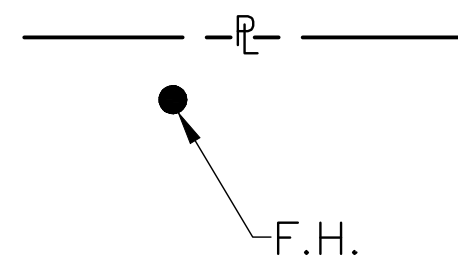
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No Active Holds found

## ESCROWS:

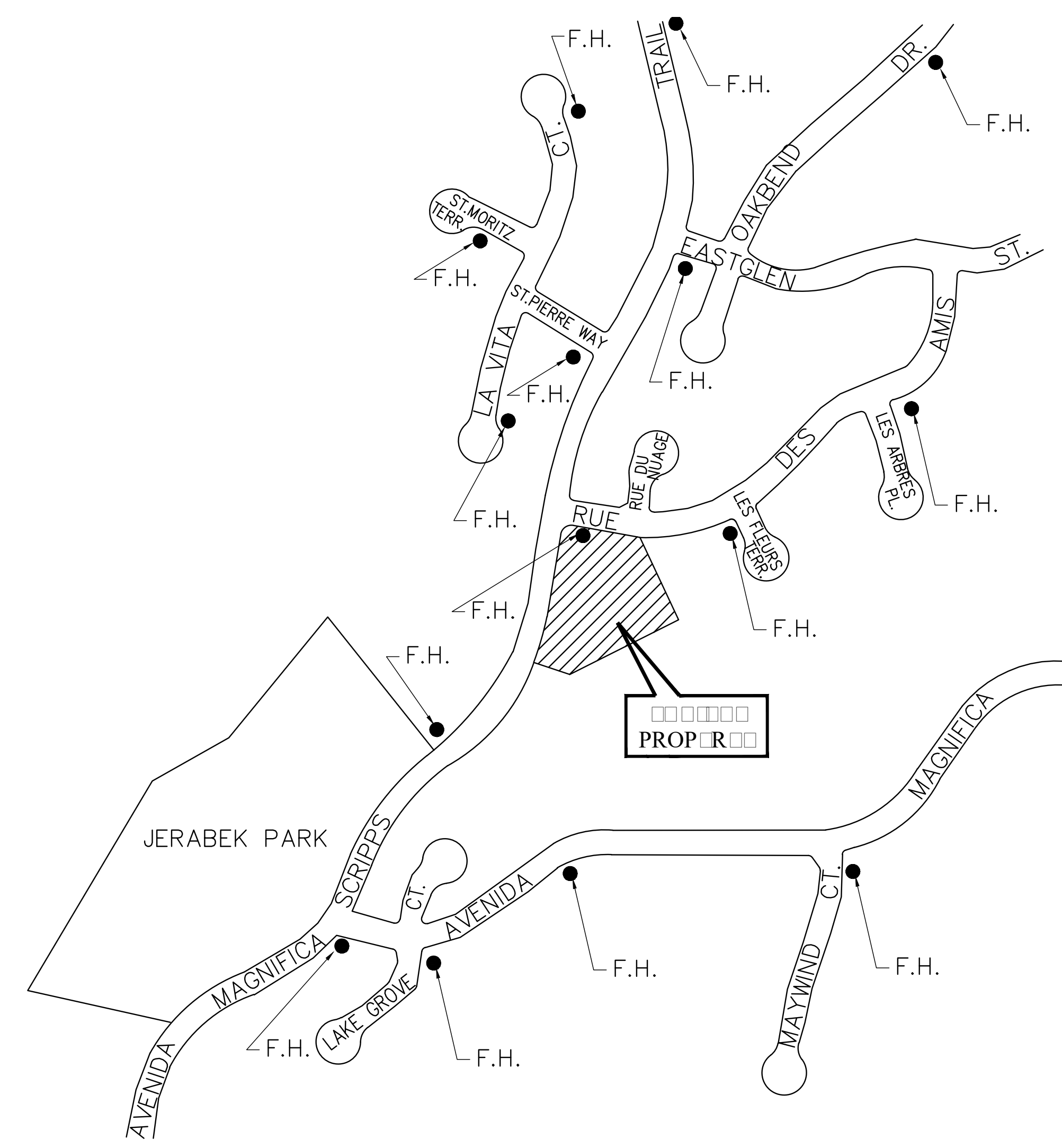
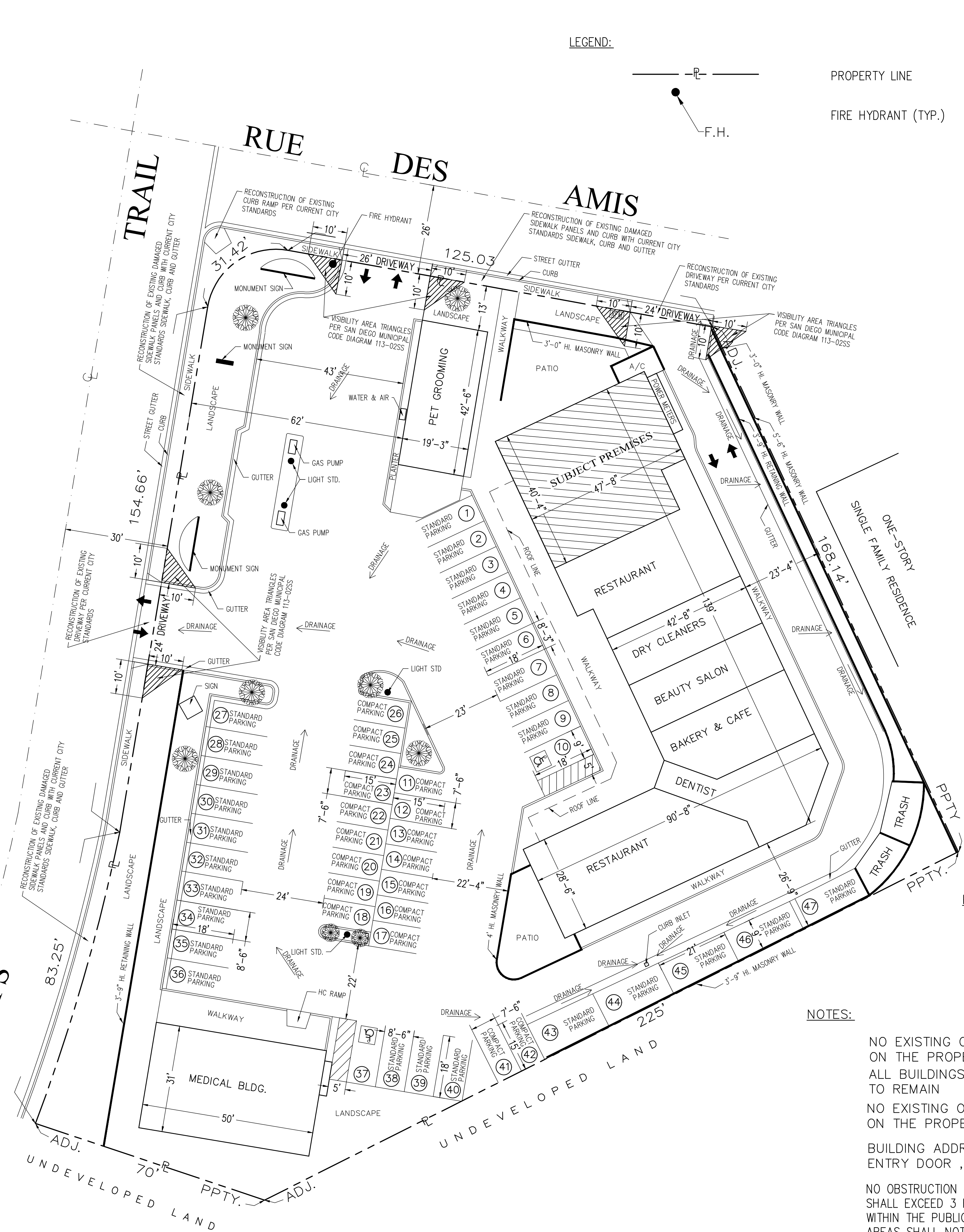
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LEGEND:



PROPERTY LINE

FIRE HYDRANT (TYP.)



VICINITY MAP

SCALE: N.T.S.

CADFILE No: SCRIPPS-2019-SP

SITE PLAN

SCALE 1/16" = 1'-0"

PROJECT TITLE:  
TO REQUEST A CONDITIONAL USE PERMIT TO ALLOW A CONTINUOUS IN THE LIQUOR LICENSE STATUS TYPE 21: OFF-SALE GENERAL ALCOHOLIC BEVERAGE; IN CONJUNCTION WITH AN EXISTING 1,825 SQUARE-FOOT NEIGHBOURHOOD MARKET, HAVING HOURS OF OPERATION FROM 6 A.M. TO 11 P.M. DAILY, IN THE CN-1-2 ZONE

SITUS: MARKET AT THE RANCH  
10299 SCRIPPS TRAIL, SUITE A  
SAN DIEGO, CA 92131

REPRESENTATIVE:  
ROBERT ZAKAR  
374 NORTH MAGNOLIA AVENUE  
EL CAJON, CA 92020  
619-654-7532

PROPERTY OWNER: MFW SCRIPPS TRAIL LLC 3230 5TH AVENUE # 200 SAN DIEGO, CA 92103	APPLICANT: AM MARCOS #1 10299 SCRIPPS TRAIL, # A SAN DIEGO, CA 92131
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LEGAL DESCRIPTION: LOT 665, MC MILLIN SCRIPPS TWO UNIT NO. 10, MAP 10256

A.P.N. 319-342-47-00

ZONE INFORMATION:  
BASE ZONE = CN-1-2  
COMMUNITY PLAN AREA = SCRIPPS MIRAMAR RANCH  
NOTIFICATION AREA (MCAS-MIRAMAR), AIRPORT INFLUENCE AREA (MCAS-MIRAMAR) AND RESIDENTIAL TANDEM PARKING OVERLAY AREA.  
EXISTING ENTITLEMENT: CONDITIONAL USE PERMIT No. 83-0275  
CONDITIONAL USE PERMIT No. 489393

GROSS SITE AREA = 1.07 ACRES  
TOTAL FLOOR AREA = 1,825 Sq.Ft. (SUBJECT PREMISE)

EXISTING/PROPOSED USE: NEIGHBORHOOD MARKET  
HOURS OF OPERATION: MARKET: 6:00 A.M. TO 11:00 P.M. DAILY

PREPARATION DATE: OCTOBER 11, 2019  
REVISED DATE: MAY 13, 2020  
REVISED DATE: SEPTEMBER 25, 2020

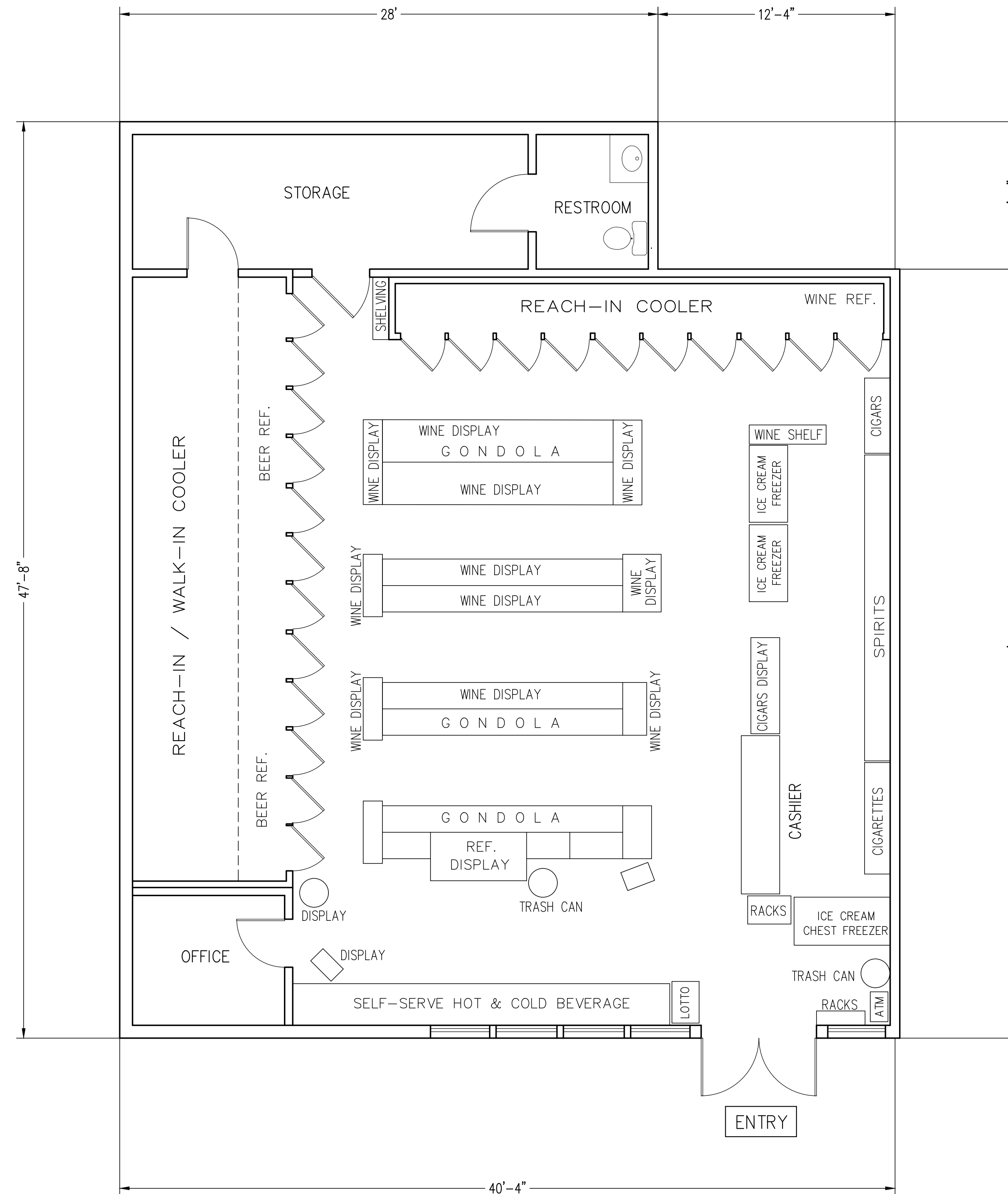
SHEET 1 OF 2

PARKING PROVIDED

STANDARD SPACES =	27
COMPACT SPACES =	18
HANDICAPPED SPACES =	2
<b>TOTAL PARKING PROVIDED =</b>	<b>47</b>

NOTES:

- NO EXISTING OR PROPOSED EASEMENTS ON THE PROPERTY
- ALL BUILDINGS ARE EXISTING ONE-STORY BUILDINGS TO REMAIN
- NO EXISTING OR PROPOSED BUS STOP ON THE PROPERTY
- BUILDING ADDRESS NUMBER PAINTED ON TRANSOM, ENTRY DOOR, PER FHPS POLICY P-00-6 (UFC 901.4.4)
- NO OBSTRUCTION INCLUDING SOLID WALLS IN THE VISIBILITY AREA SHALL EXCEED 3 FEET HEIGHT. PLANT MATERIAL OTHER THAN TREES, WITHIN THE PUBLIC RIGHT-OF-WAY THAT IS LOCATED WITHIN VISIBILITY AREAS SHALL NOT EXCEED 24 INCHES IN HEIGHT, MEASURED FROM THE TOP OF ADJACENT CURB.



AREA DEDICATED TO ALCOHOLIC BEVERAGES SALE = 500 Sq.Ft.

CADFILE No: SCRIPPS-2019-REV2-FP

# FLOOR PLAN

SCALE 1/4" = 1'-0"

SITUS:  
 MARKET AT THE RANCH  
 10299 SCRIPPS TRAIL, SUITE A  
 SAN DIEGO, CA 92131

REPRESENTATIVE:  
 ROBERT ZAKAR  
 374 NORTH MAGNOLIA AENUE  
 EL CAJON, CA 92020  
 619-654-7532

PROJECT No. 660375

PREPARATION DATE: OCTOBER 11, 2019  
 REVISION DATE: MAY 13, 2020  
 REVISION DATE: FEBRUARY 2, 2021  
 REVISION DATE: FEBRUARY 12, 2021

