



THE CITY OF SAN DIEGO

Report to the Hearing Officer

DATE ISSUED: November 10, 2021 REPORT NO. HO-21-053

HEARING DATE: November 17, 2021

SUBJECT: TOTAL WINE & MORE CUP, Process Three Decision

PROJECT NUMBER: [685410](#)

OWNER/APPLICANT: California Fine Wines and Spirit LLC

SUMMARY

Issue: Should the Hearing Officer approve a Conditional Use Permit to allow the sale of alcoholic beverages for off-site consumption within an existing 40,594 square-foot retail building located at 11940 Carmel Mountain Road, Suite 102, within the Carmel Mountain Ranch Community Plan?

Staff Recommendation:

1. Approve Conditional Use Permit No. 2532375.

Community Planning Group Recommendation: On May 12, 2021, the Carmel Mountain Ranch/Sabre Springs Community Council voted 10-0-2 recommend approval of the proposed project with no additional conditions (Attachment 7).

Environmental Review: This project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Section 15301, Existing Facilities. The project would operate within an existing building and there is no physical expansion of use. This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on September 20, 2021, and the opportunity to appeal that determination ended October 4, 2021 (Attachment 5).

BACKGROUND

The Total Wine and More Project (Project) proposes 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 within an existing, approximately 40,594 square-foot retail building located within a shopping center at 11940 Carmel Mountain Road, Suite 102 (Attachment 1),

in the CC-1-3 Zone within the Carmel Mountain Ranch Community Plan (Community Plan) area (Attachment 2).

The Project site is associated and governed by the shopping center development's Planned Commercial Development (PCD) Permit No. 90-0100 which would allow the Alcoholic Beverage Outlet use. The Project site was previously utilized as a retail suite by Saks Off Fifth, a retail clothing store. Pursuant to the PCD Permit No. 90-0100, "After establishment of the project, the project shall not be used for any other purposes unless: (a) Authorized by the Planning Director; or (b) The proposed use meets every requirement of the zone existing for the property at the time of conversion." The proposed Alcoholic Beverage Outlet use could be permitted with limitations pursuant to SDMC section 141.0502(b) or with a CUP pursuant to SDMC section 141.0502(c), if the limitations and regulations from SDMC section 141.0502(b) cannot be met.

DISCUSSION

Pursuant to San Diego Municipal Code (SDMC) section 141.0502(c) and 126.0303(b), the Project proposes a Conditional Use Permit (CUP) for an Alcoholic Beverage Outlet use with the issuance of a Type 21 ABC license, as defined as Off-Sale General, which authorizes the sale of beer, wine and distilled spirits for off-site consumption. The Project also proposes on-site consumption tasting and instructional areas within the retail store, an Eating and Drinking Establishment category use that is allowed in the CC-1-3 Zone. Therefore, in addition to the Type 21 ABC license, the retail store is required to obtain a Type 42 ABC license as On-Sale Beer and Wine and authorizes the sale of beer and wine for consumption on or off the premises where sold, and a Type 86 ABC license as an Instructional Tasting License that allows the tasting of beer, wine and/or distilled spirits at off-sale licensed premises. The quantity and number of tastings that may be offered to consumers is limited by the ABC. This license can only be held in conjunction with a qualified off-sale ABC license.

In order to accommodate the mix of licenses, the interior of the premises would include three defined tasting areas ranging in size from approximately 150 square feet for each of the small tasting areas to 674 square feet for a "Wine Education Room" with 40 seats. Those three areas are where on-site consumption can occur, delineated from the general Type 21 area for the standard off-sales areas (Attachment 9).

The purpose of the underlying CC-1-3 Zone is to accommodate community-serving commercial services, retail uses, and limited industrial uses of moderate intensity and small to medium scale. The CC zones are intended to provide for a range of development patterns from pedestrian-friendly commercial streets to shopping centers and auto-oriented strip commercial streets. Some of the CC zones may include residential development. Property within the CC zones will be primarily located along collector streets, major streets, and public transportation lines. Alcoholic Beverage Outlets are permitted within the CC-1-3 Zone with a CUP and subject to regulations set forth in San Diego Municipal Code (SDMC) Section [141.0502](#). An Alcoholic Beverage Outlet that does not comply with the limited use requirements of SDMC Section 141.0502(b), including certain location criteria per SDMC section 141.0502(b)(1), may still be permitted with a CUP decided in accordance with Process Three subject to the regulations in SDMC section 141.0502(c). SDMC section 141.0502(c) also requires a recommendation from the San Diego Police Department (SDPD) and on June 29, 2021 the SDPD provided their recommendation to approve the project and provided conditions relating to the operation of the Alcoholic Beverage Outlet (Attachment 6).

Development Regulations and Location Criteria

Staff reviewed the project for conformance to applicable development regulations and land use policies and determined 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). Specifically, staff has made the following determinations:

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. 170.56 and is within the Northeastern Division's patrolling responsibility. The reported crime rate for 2020 within CT No. 170.56 was 86.5%. A CT is considered to have "high crime" if the crime rate exceeds 120 percent of the city-wide average per the San Diego Police Department Conditional Use Permit Recommendation. The project 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 Professions Code Section 23958.4.

The subject property is in CT No. 170.56 which, based on the California Business and Professions Code Section 23958.4, the number of off-sale licenses allowed is two (2) and the number of on-sale licenses allowed is five (5). Within this CT there are currently six (6) off-sale licenses issued and nineteen (19) on-sale licenses issued. Therefore, this CT is considered over-concentrated. This project would increase the number of active licenses by three, and would continue to exceed the standard in this CT.

3. In an adopted Redevelopment Project Area.

The subject property is not located within a Redevelopment Project Area.

4. 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 not located within 600 feet of any such areas.

5. Within 100 feet of residentially Zoned property.

The shopping center itself abuts the RM-2-5 Zone to the south, but the retail storefront is not located within 100 feet of residentially zoned properties.

Community Plan Consistency

The Carmel Mountain Ranch Community Plan (Community Plan) designates the project site as Regional Commercial. Development would be in line with the Community Plan's intent to provide "...retail centers to meet the needs of the projected 101,000+ consumers (General Plan, 1995 projected household population for North San Diego)" and "provide for sufficient small commercial sites to offer accessible retail, leisure and service facilities for future users." The Community Plan 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 underlying CC-1-3 Zone is to

accommodate community-serving commercial services, retail uses, and limited industrial uses of moderate intensity and small to medium scale. The CC zones are intended to provide for a range of development patterns from pedestrian-friendly commercial streets to shopping centers and auto-oriented strip commercial streets and allows for Alcoholic Beverage Outlets with a CUP and subject to regulations set forth in SDMC section 141.0502.

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 5). All SDPD conditions have been included in the permit. City staff supports the proposed Alcoholic Beverage Outlet at this location 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 to provide the sale of beer, wine and distilled spirits for consumption off- and on- premises is consistent with commercial uses of the existing shopping center and permitted by the underlying CC-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.

Staff is recommending approval of the project as conditioned by staff and the SDPD as it has been determined the business will not be detrimental to the public health, safety and welfare if the proposed conditions are implemented to ensure the project will not impact the surrounding area. 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

City staff has reviewed the application for the CUP for the off-site and on-site consumption 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 development standards in effect for this site per the adopted SDMC and the Community Plan. 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. 2532375 with modifications.
2. Deny Conditional Use Permit No. 2532375, if the findings required to approve the Project cannot be affirmed.

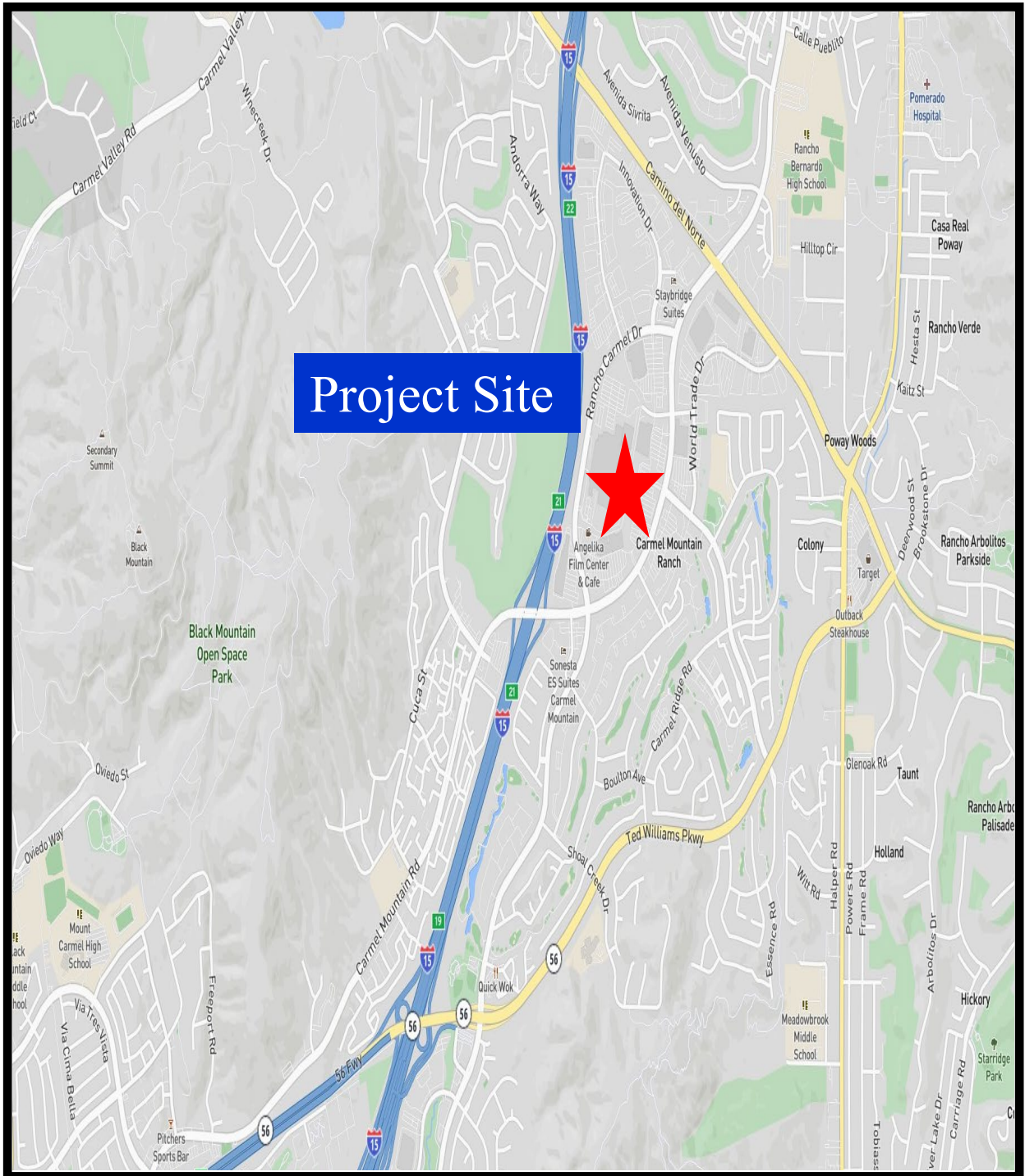
Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Cynthia Chong-Pelayo', with a stylized, cursive script.

Cynthia Chong-Pelayo
Development Project Manager
Development Services

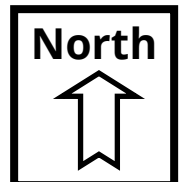
Attachments:

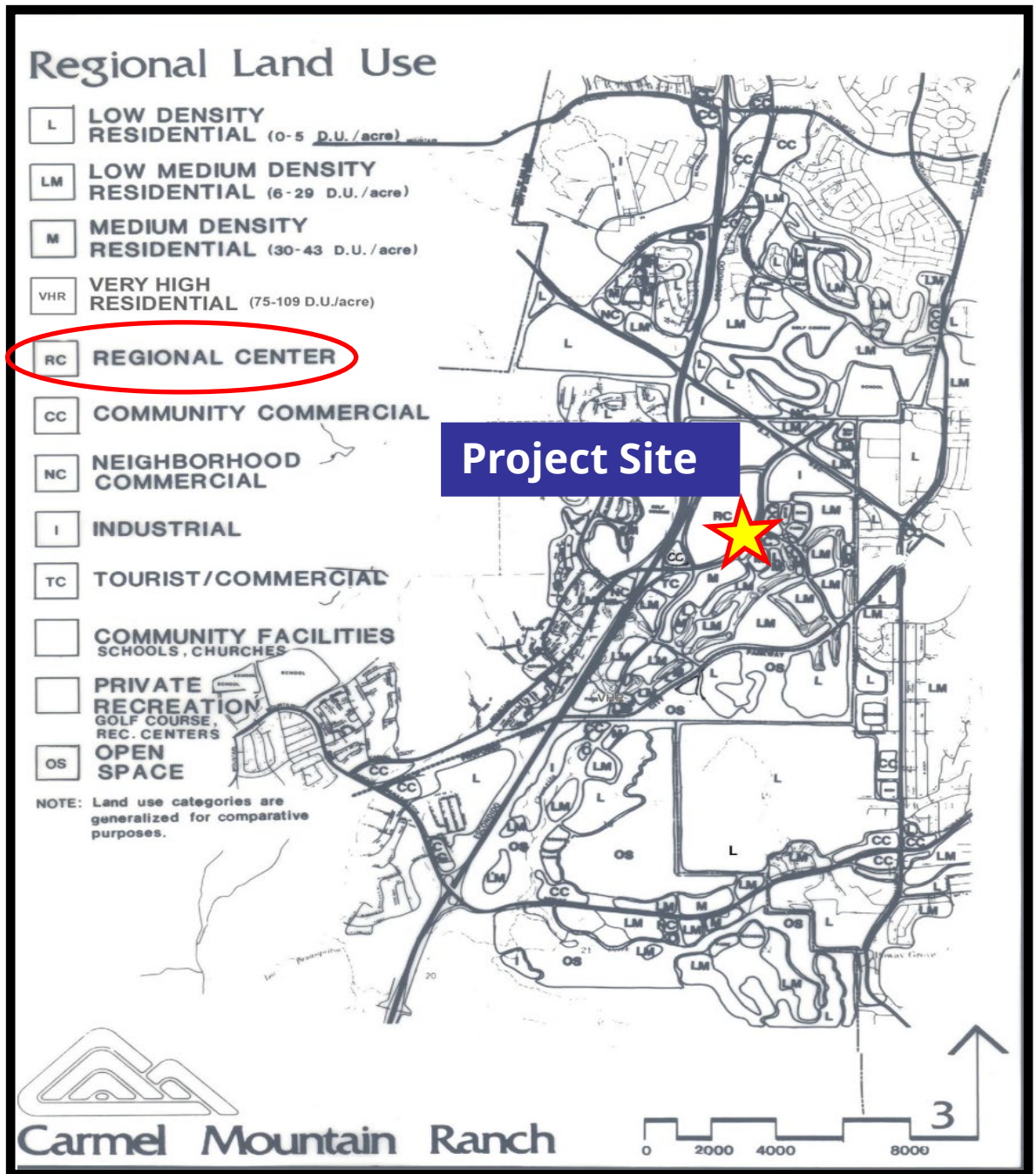
1. Project Location Map
2. Community Plan Land Use Map
3. Aerial Photograph
4. Draft Resolution with Findings and Permit
5. Notice of Right to Appeal Environmental Exemption
6. San Diego Police Department Recommendation
7. Community Planning Group Recommendation
8. Ownership Disclosure Statement
9. Project Plans



Project Location

TOTAL WINE AND MORE, Project No. 685140
11940 Carmel Mtn. Road, Ste. 102
San Diego CA 92106





Carmel Mountain Ranch Land Use Map



TOTAL WINE AND MORE, Project No. 685140
11940 Carmel Mtn. Road, Ste. 102
San Diego CA 92106

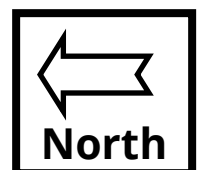
North





Aerial Photo

TOTAL WINE AND MORE, Project No. 685140
11940 Carmel Mtn. Road, Ste. 102
San Diego CA 92106



HEARING OFFICER RESOLUTION NO. _____
CONDITIONAL USE PERMIT NO. 2532375
TOTAL WINE AND MORE - PROJECT NO. 685410

WHEREAS, California Fine Wines and Spirit LLC, a California limited liability company, Owner/Permittee, filed an application with the City of San Diego for a permit to operate an Alcoholic Beverage Outlet within an existing 40,594 square-foot retail building, conditioned upon the issuance of a Type 21 from the State Department of Alcoholic Beverage Control, as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. 2532375, on portions of a 6.15-acre site;

WHEREAS, the project site is located at 11940 Carmel Mountain Road, Suite 102, in the CC-1-3 Zone within the Carmel Mountain Ranch Community Plan;

WHEREAS, the project site is legally described as Parcel 1 of Parcel Map 16848, in the City of San Diego, County of San Diego, State of California, filed in the office of the county recorder of San Diego County, May 18 1992 as Instrument No. 1992-0299677 of Official records, as amended by that certain certificate of correction, recorded April 5, 2004 as Instrument No. 2004-0282952, Official records. Parcel II: Nonexclusive easements as set forth in "Declaration of Covenants, Conditions, Restrictions and Reservations of easements for Carmel Mountain Ranch Business Community. Recorded May 24, 1984 as instrument No. 84-195381 of Official Records, as modified by instrument No. 1991-0349289, Recorded July 16, 1991 of Official records. Parcel III: Non-Exclusive easements as set forth in "Grant of Reciprocal easements and declaration of covenants running with the land and development agreement recorded June 25, 1992 as instrument No. 1992-0397128 of Official records, and a memorandum of supplemental agreement recorded June 25, 1992 as instrument No. 1992-0397129 of official records;

WHEREAS, on September 20, 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 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 17, 2021, the Hearing Officer of the City of San Diego considered Conditional Use Permit No. 2532375 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. 2532375:

A. CONDITIONAL USE PERMIT [San Diego Municipal Code (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 Total Wine and More Project (Project) proposes the operation of an Alcoholic Beverage Outlet for the sale of beer, wine and distilled spirits for off-site with a Type 21 Alcoholic Beverage Control (ABC) license within an existing, approximately 40,594 square-foot retail building located within a shopping center at 11940 Carmel Mountain Road, Suite 102, in the CC-1-3 Zone within the Carmel Mountain Ranch Community Plan (Community Plan) area.

The Project site is located within an area identified by the Community Plan as Regional Commercial. Development would be in line with the Community Plan's intent to provide "...retail centers to meet the needs of the projected 101,000+ consumers (General Plan, 1995 projected household population for North San Diego)" and "provide for sufficient small commercial sites to offer accessible retail, leisure and service facilities for future users." The Community Plan 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 Conditional Use Permit (CUP). Alcoholic Beverage Outlets that do not meet all the locational criteria for alcohol sales as a limited use under SDMC section 141.0502, as is the case with the Project, may be approved with a Process Three, CUP.

The San Diego Police Department (SDPD) has provided their recommendation for the approval of the subject CUP and proposed conditions for the Project that include, but are not limited to, hours of operation, advertising, and training for employees. The proposed Alcohol Beverage Outlet use is in conformance with the land use designation and the intent of the Community Plan. 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 commercial shopping center, in a currently vacant storefront. No development is proposed, only tenant improvements to accommodate a new tenant. The operation of an Alcoholic Beverage Outlet within the center is allowed in the CC-1-3 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)(B), as the project site is within a census tract, or within 600 feet of a census tract, where the ratio of alcohol beverage outlets exceeds the standards established by California Business and Professions Code section 23958.4. The premises is located within census tract 170.56 and the number of off-sale licenses allowed is two (2) and the number of on-sale licenses allowed is five (5). Within this census tract there are currently six (6) off-sale licenses issued and nineteen (19) on-sale licenses issued. Therefore, this census tract is considered over-concentrated.

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. These include, but are not limited to, hours of operation, advertising, and loitering. The conditions stipulated as part of the CUP minimize any potential harm to public health, safety and welfare. In addition and pursuant to SDMC section 141.0502(c), SDPD recommended the proposed use for approval with conditions and such conditions are included in the CUP.

The CUP also 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 through the Licensee Education on Alcohol and Drugs (LEAD) program, theft deterrence, and policies against the sale of alcoholic beverages to those under 21 years of age or intoxicated. 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. Additionally, it was determined that the proposed project was categorically exempt under CEQA, concluding there were no significant environmental impacts as a result of the project. 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 proposes the operation of an Alcoholic Beverage Outlet for the sale of beer, wine and distilled spirits for off-site in accordance with a Type 21 Alcoholic Beverage Control (ABC) license within an existing, approximately 40,594 square-foot retail building located within a shopping center at 11940 Carmel Mountain Road, Suite 102, in the CC-1-3 Zone within the Carmel Mountain Ranch Community Plan.

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 Project also proposes on-site consumption tasting and instructional areas within the retail store, an Eating and Drinking Establishment category use that is allowed in the CC-1-3 Zone, and is required to obtain a Type 42 ABC license as On-Sale Beer and Wine and authorizes the sale of beer and wine for consumption on or off the premises where sold, and a Type 86 ABC license as an Instructional Tasting License that allows the tasting of beer, wine and/or distilled spirits at off-sale licensed premises. The quantity and number of tastings that may be offered to consumers is limited by the ABC. This license can only be held in conjunction with a qualified off-sale ABC license. To support the retail and tasting interactions, the interior of the premises will include three defined tasting areas, where the on-site consumption can occur, delineated from the Alcoholic Beverage Outlet's general Type 21 area of the standard off-sales areas.

The underlying CC-1-3 Zone is to accommodate community-serving commercial services, retail uses, and limited industrial uses of moderate intensity and small to medium scale. The CC zones are intended to provide for a range of development patterns from pedestrian-friendly commercial streets to shopping centers and auto-oriented strip commercial streets and allows for Alcoholic Beverage Outlets with a CUP and subject to regulations set forth in SDMC section 141.0502.

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)(B) because the project site is within a census tract, or within 600 feet of a census tract, where the ratio of alcohol beverage outlets exceeds the standards established by California Business and Professions Code section 23958.4, the conditions of approval minimize 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 proposes 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 within an existing, approximately 40,594 square-foot retail building located within a shopping center at 11940 Carmel Mountain Road, Suite 102, in the CC-1-3 Zone within the Carmel Mountain Ranch Community Plan (Community Plan).

The current Community Plan designates the project site as Regional Commercial. Development would be in line with the Community Plan's intent to provide "...retail centers to meet the needs of the projected 101,000+ consumers (General Plan, 1995 projected household population for North San Diego)" and "provide for sufficient small commercial sites to offer accessible retail, leisure and service facilities for future users."

The Community Plan 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 underlying CC-1-3 Zone is to accommodate community-serving commercial services, retail uses, and limited industrial uses of moderate intensity and small to medium scale. The CC zones are intended to provide for a range of development patterns from pedestrian-friendly commercial streets to shopping centers and auto-oriented strip commercial streets and allows for Alcoholic Beverage Outlets with a CUP and subject to regulations set forth in SDMC section 141.0502.

Approval of this CUP 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)(B), alcoholic beverage outlets that do not meet all the locational criteria for alcohol sales as a limited use under SDMC section 141.0502, as is the case with the project, may be approved with a Process Three CUP. The Project does not meet the criteria as it is proposed to be located within a census tract, or within 600 feet of a census tract, where the ratio of alcohol beverage outlets exceeds the standards established by California Business and Professions Code section 23958.4; however, the conditions of approval minimize 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 program, theft deterrence, and policies against the sale of alcoholic beverages to those under 21 years of age or intoxicated.

The sale of beer, wine and distilled spirits is consistent with the commercial nature of the existing center in which the outlet is proposed. Therefore, based on the

commercial retail nature of 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. 2532375 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. 2532375, a copy of which is attached hereto and made a part hereof.

Cynthia Chong-Pelayo
Development Project Manager
Development Services

Adopted on: November 17, 2021

IO#: 24008871

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: 24008871

SPACE ABOVE THIS LINE FOR RECORDER'S USE

CONDITIONAL USE PERMIT NO. 2532375

TOTAL WINE AND MORE – PROJECT NO. 685410

HEARING OFFICER

This Conditional Use Permit [Permit] No. 2532375 is granted by the Hearing Officer of the City of San Diego to California Fine Wines and Spirit LLC, a California limited liability Company, Owner and Permittee, pursuant to San Diego Municipal Code [SDMC] sections 141.0502 and 126.0305. The 6.15-acre site is located at 11940 Carmel Mountain Road, Suite 102, in the CC-1-3 Zone of the Carmel Mountain Ranch Community Plan. The project site is legally described as Parcel 1 of Parcel Map 16848, in the City of San Diego, County of San Diego, State of California, filed in the office of the county recorder of San Diego County, May 18 1992 as Instrument No. 1992-0299677 of Official records, as amended by that certain certificate of correction, recorded April 5, 2004 as Instrument No. 2004-0282952, Official records. Parcel II: Nonexclusive easements as set forth in "Declaration of Covenants, Conditions, Restrictions and Reservations of easements for Carmel Mountain Ranch Business Community. Recorded May 24, 1984 as instrument No. 84-195381 of Official Records, as modified by instrument No. 1991-0349289, Recorded July 16, 1991 of Official records. Parcel III: Non-Exclusive easements as set forth in "Grant of Reciprocal easements and declaration of covenants running with the land and development agreement recorded June 25, 1992 as instrument No. 1992-0397128 of Official records, and a memorandum of supplemental agreement recorded June 25, 1992 as instrument No. 1992-0397129 of official records.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to operate an alcoholic beverage outlet conditioned upon the issuance of a license from the State Department of Alcoholic Beverage Control (ABC) 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 17, 2021, on file in the Development Services Department.

The project shall include:

- a. The operation of an Alcoholic Beverage Outlet within an existing 40,594 square-foot market, conditioned upon the issuance of a Type 21 license from the State Department of Alcoholic Beverage Control (ABC);
- b. Off-street parking; and
- 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 December 2, 2024.
2. This Conditional Use Permit [CUP] and corresponding use of this site shall expire on December 2, 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.

ATTACHMENT 4

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 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 26,469 square feet, approximately 65.2 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

ATTACHMENT 4

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 internet based 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.

25. The 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 a government agency.

POLICE DEPARTMENT REQUIREMENTS:

26. No sales, service, or consumption of alcoholic beverages except between the hours of 8:00 AM and midnight.

27. Loitering will be prohibited.

28. Video surveillance shall be recording and available to law enforcement upon request covering the interior and public access points of the premises. Upon request of law enforcement video surveillance shall not be deleted, voided or destroyed. Recordings shall be maintained for a minimum of 30 days absent a request of law enforcement.

29. 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, transient and/or intoxicated.

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.

ATTACHMENT 4

- 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 November 17, 2021 and HO-XXXX.

DRAFT

ATTACHMENT 4

Conditional Use Permit No. 2532375
Date of Approval: November 17, 2021

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

Cynthia G. Chong
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.

**California Wine & Spirits,
A California limited liability company**
Owner/Permittee

By _____
NAME:
TITLE:

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



THE CITY OF SAN DIEGO

Date of Notice: September 20, 2021

NOTICE OF RIGHT TO APPEAL ENVIRONMENTAL DETERMINATION DEVELOPMENT SERVICES DEPARTMENT

SAP or I.O. No. 24008871

PROJECT NAME / NUMBER: Total Wine and More / 685410

COMMUNITY PLAN AREA: Carmel Mountain Ranch

COUNCIL DISTRICT: 5

LOCATION: 11940 Carmel Mountain Road, San Diego, CA 92128

PROJECT DESCRIPTION: The project proposes a Conditional Use Permit (CUP) for the operation of an alcoholic beverage outlet to sell beer, wine, and distilled spirits for off-site consumption (ABC Type 21 license) and three tasting areas (ABC Type 42 & 86) to serve alcohol on-site for instructional tastings in an existing tenant suite within an existing shopping center located at 11940 Carmel Mtn Rd, Suite 102. No exterior improvements are proposed. The 6.15-acre site is designated Regional Commercial pursuant to the Carmel Mountain Ranch Community Plan and is subject to the CC-1-3 zoning requirements.

ENTITY CONSIDERING PROJECT APPROVAL: City of San Diego, Hearing Officer

ENVIRONMENTAL DETERMINATION: Categorically exempt from CEQA pursuant to CEQA State Guidelines, Section 15301, EXISTING FACILITIES

ENTITY MAKING ENVIRONMENTAL DETERMINATION: City of San Diego

STATEMENT SUPPORTING REASON FOR ENVIRONMENTAL DETERMINATION: The City conducted an environmental review which determined that the proposed project is exempt from CEQA pursuant to CEQA Guidelines 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. The proposed project, as included in the Project Description of this notice, is not an expansion of use. The project proposes to operate an alcoholic beverage outlet in an existing tenant suite which is consistent with the Regional Commercial use. No environmental impacts were identified for the proposed project. Additionally, none of the exceptions described in CEQA Guidelines Section 15300.2 apply.

DEVELOPMENT PROJECT MANAGER: Cynthia Chong
MAILING ADDRESS: 1222 First Avenue, MS 501, San Diego, CA 92101-4153
PHONE NUMBER / EMAIL: (619) 446-5121 / CChongPelayo@sandiego.gov

On September 20, 2021 the City of San Diego made the above-referenced environmental determination pursuant to the California Environmental Quality Act (CEQA). This determination is appealable to the City Council. If you have any questions about this determination, contact the City Development Project Manager listed above.

Applications to appeal CEQA determinations to the City Council must be filed in the office of the City Clerk within 10 business days from the date of the posting of this Notice (October 4, 2021). During the Statewide "Safer-at-Home" directive to reduce the spread of COVID-19, beginning March 19, 2020, appeals to the City Clerk must be filed by email or US Mail as follows:

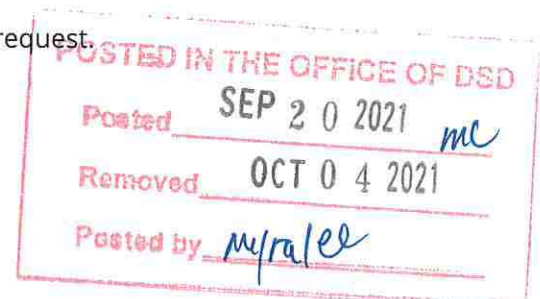
- 1) Appeals filed via E-mail: [The Development Permit/Environmental Determination Appeal Application Form DS-3031](https://www.sandiego.gov/sites/default/files/legacy/development-services/pdf/industry/forms/ds3031.pdf) can be obtained at <https://www.sandiego.gov/sites/default/files/legacy/development-services/pdf/industry/forms/ds3031.pdf>.

Send the completed appeal form (including grounds for appeal and supporting documentation in pdf format) by email to Hearings1@sandiego.gov by 5:00pm. on the last day of the appeal period; your email appeal will be acknowledged within 24 business hours. You must separately mail the appeal fee by check payable to the City Treasurer to: City Clerk/Appeal, MS 2A, 202 C Street, San Diego, CA 92101. The appeal filing fee must be United States Postal Service (USPS) postmarked) before or on the final date of the appeal. Please include the project number on the memo line of the check.

- 2) Appeals filed in person: [The Development Permit/Environmental Determination Appeal Application Form DS-3031](https://www.sandiego.gov/sites/default/files/legacy/development-services/pdf/industry/forms/ds3031.pdf) can be obtained at <https://www.sandiego.gov/sites/default/files/legacy/development-services/pdf/industry/forms/ds3031.pdf>.

Deposit the fully completed appeal application [DS-3031](#) (including grounds for appeal and supporting documentation) in a sealed envelope, into the Drop-Off Box located under the Public Notice Kiosk to the left of the public entrance to the City Administration Building, 202 "C" Street, San Diego, CA 92101, by 5:00pm on the last day of the appeal period. The Drop-Off Box is available from 8:00am to 5:00pm Monday through Friday (excluding City-approved holidays). The completed appeal package must include the required appeal fee per this bulletin in the form of a check or money order payable to the "City Treasurer." Please include the project number on the memo line of the check/money order. This Drop-Off Box is checked daily, and payments are processed the following business day.

This information will be made available in alternative formats upon request.



SAN DIEGO POLICE DEPARTMENT CONDITIONAL USE PERMIT RECOMMENDATION

PREMISE ADDRESS: 11940 Carmel Mountain Road, San Diego CA 92128

TYPE OF BUSINESS: Liquor store (Type 21)/Tasting Room (Type 42)

FEDERAL CENSUS TRACT: 170.56

NUMBER OF ALCOHOL LICENSES ALLOWED: Off-Sale: 2/On-Sale: 5

NUMBER OF ALCOHOL LICENSES EXISTING: Off-Sale: 6/On-Sale: 19 (over-concentrated)

CRIME RATE IN THIS CENSUS TRACT: 86.5%
(Note: Considered High Crime If Exceeds 120% of City-wide Average)

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

IS THE PREMISE WITHIN 600 FEET OF INCOMPATIBLE FACILITY ☐ YES ☒ NO

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

ABC LICENSE REVOKED AT THIS PREMISE WITHIN PAST YEAR ☐ YES ☒ NO

HAS APPLICANT BEEN CONVICTED OF ANY FELONY ☐ YES ☒ NO

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

COMMENTS/OTHER FACTORS CONSIDERED:

The premises is located within census tract 170.56. The reported crime rate for 2020 within Census Tract 170.56 was 86.5% and the alcohol crime rate was 43.4%. This was previously not licensed to sell alcohol and was operating as a large clothing store. The reported crimes at the location were not related to alcohol.

SUGGESTED CONDITIONS:

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

1. No sales, service, or consumption of alcoholic beverages except between the hours of 8:00 a.m. and Midnight.
2. Loitering will be prohibited.
3. No public pay phones will be permitted on the premise or adjacent and under the control of the applicant.
4. No arcade games of any type will be allowed/maintained inside the premise.
5. Video surveillance shall be recording and available to law enforcement upon request covering the interior and public access points of the premises. Upon request of law enforcement video surveillance shall not be deleted, voided or destroyed. Recordings shall be maintained for a minimum of 30 days absent a request of law enforcement.

17-67-21
#14

6. Litter and any unauthorized graffiti will be removed promptly.
7. 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, and/or intoxicated.

SAN DIEGO POLICE DEPARTMENT RECOMMENDATION:

APPROVE ✓

DENY _____

Benjamin McCurry
Name of SDPD Vice Sergeant (Print)

(619) 531-2973
Telephone Number

Prii Mary
Signature of SDPD Vice Sergeant

6-29-21
Date of Review

11940 Carmel Mountain Rd

San Diego, CA 92128

- Directions

Save

Nearby

Send to your phone

Share

Add a missing place

Add your business

At this place

Nordstrom Rack

4.3 ★★★★★ (612)

Department store

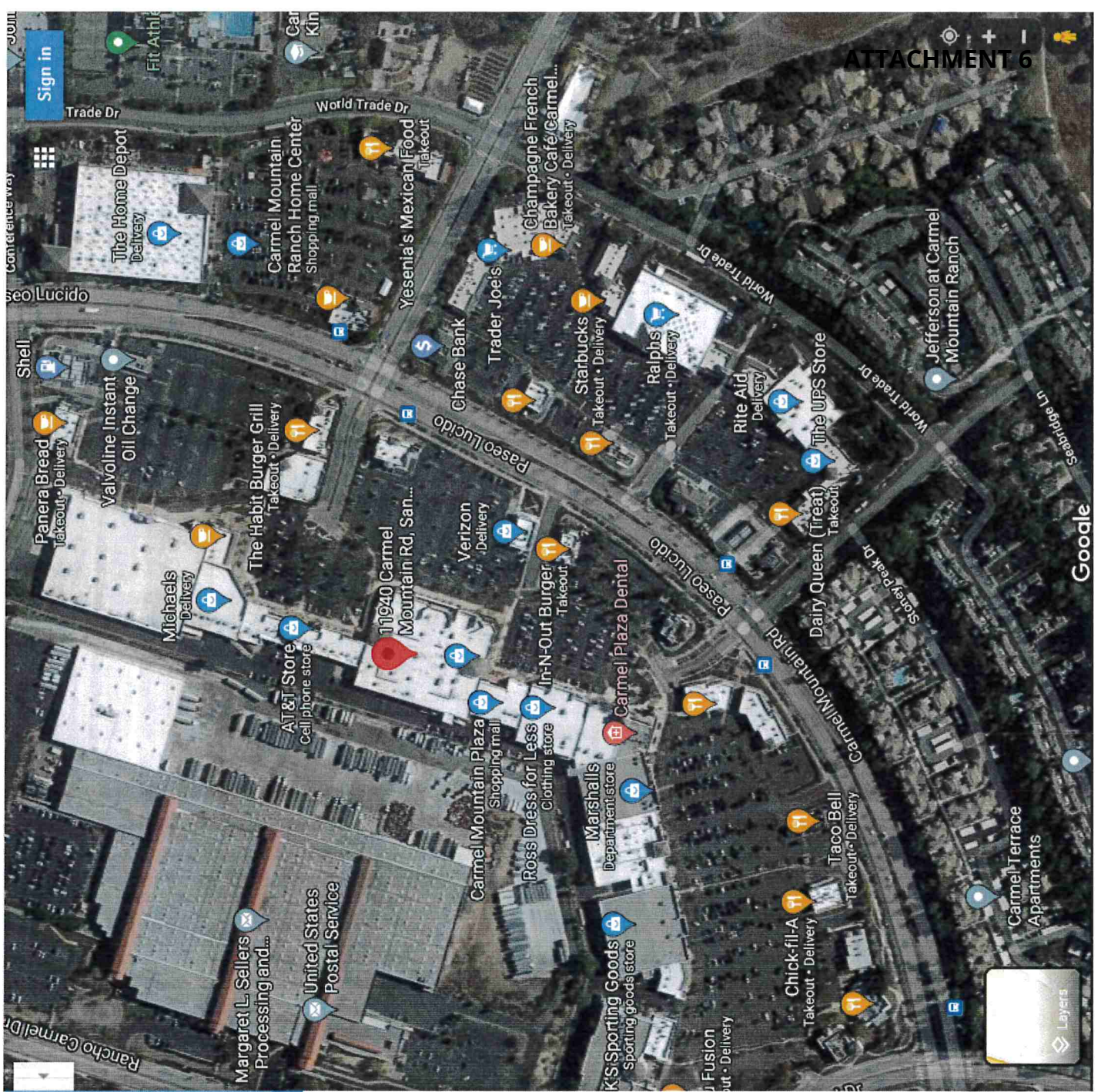
Closed · Opens at 10:00 AM

Saks OFF 5TH

4.1 ★★★★★ (135)

Store

Closed · Opens at 11:00 AM



ATTACHMENT 6

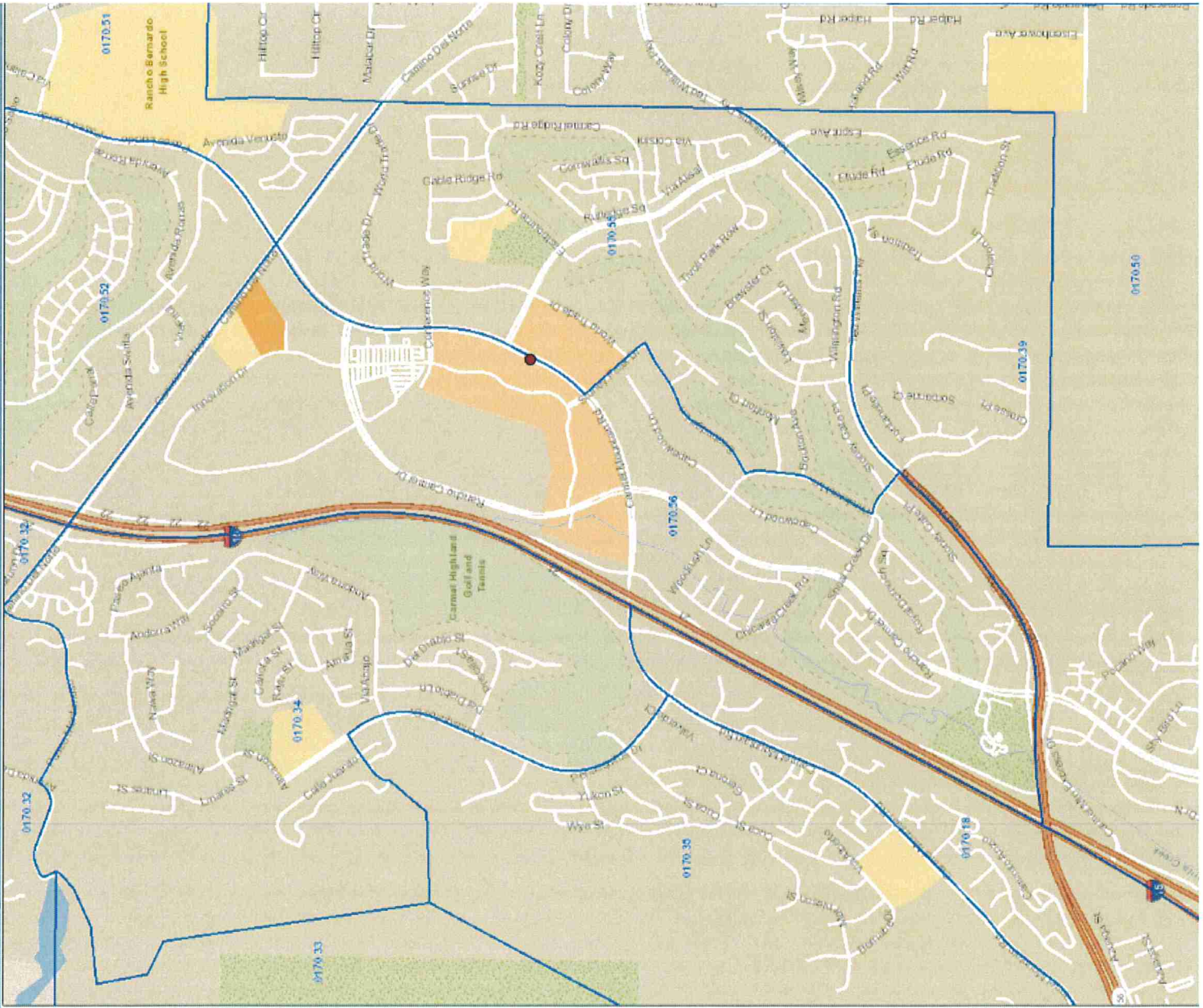
Google

Layers



FFIEC Year: 2021 Address: 11940 Carmel Mountain Road, San Diego, CA 92108

Search Reset Print



Matched Address	
Address	11940 CARMEL MOUNTAIN RD.
MSA/MO Code	SAN DIEGO, CA 92108
State Code	06
County Code	073
Tract Code	0170.56
MSA/MO Name	SAN DIEGO-CHULA VISTA-
	CARLSBAD, CA
State Name	CALIFORNIA
County Name	SAN DIEGO COUNTY

Census demographic data for the year 2021 are currently unavailable.

Census Demographic Data

☐ User Select Tract



ABC Report

Required Parameters

Reporting Period: 01/2020 to 12/2020

Agency: SAN DIEGO

Optional Parameters

Geographical Area:

Group by: Census Tract

Prior Report Number: B98S328R

Total Part 1 Crime and Part 2 Arrest for Agency: 58,321

Total Census Tract: 302

Average Total per Census Tract: 193.1

(120% or above is High Crime Area indicated by *)

	Census Tract	Totals	% Average by Census Tract
262	014102	63	32.6%
263	014700	2	1.0%
264	016606	0	0.0%
265	017006	10	5.2%
266	017014	69	35.7%
267	017015	114	59.0%
268	017018	93	48.2%
269	017019	41	21.2%
270	017022	123	63.7%
271	017029	46	23.8%
272	017030	136	70.4%
273	017031	56	29.0%
274	017032	122	63.2%
275	017033	42	21.7%
276	017034	38	19.7%
277	017035	59	30.6%
278	017036	54	28.0%
279	017037	67	34.7%
280	017039	68	35.2%
281	017042	76	39.4%
282	017043	103	53.3%
283	017044	27	14.0%
284	017045	12	6.2%
285	017046	27	14.0%
286	017047	33	17.1%
287	017051	64	33.1%
288	017052	61	31.6%
289	017055	100	51.8%
290	017056	167	86.5%

San Diego Police Department
Alcohol Arrests & Cites - By Census Tract
(Excluding Unknown Tracts)
January to December 2020

2010 Census Tract	Alcohol Violations	Tract Total as % of Average Tract
017052	2	6.7%
017055	4	13.4%
017056	13	43.4%
017106	0	0.0%
017110	0	0.0%
017304	0	0.0%
017306	2	6.7%
020401	0	0.0%
020706	0	0.0%
020709	5	16.7%
020710	0	0.0%
020801	0	0.0%
020807	0	0.0%
021400	58	193.7%
021500	7	23.4%

TOTAL 9,042

Tract Count 302

Tract Average (Citywide Total / 302 Tracts) = 29.94

37 of 302 tracts are 120.0% above tract average

Crime Analysis

2/9/2020

DEPARTMENT OF ALCOHOLIC BEVERAGE CONTROL
NUMBER OF LICENSES AUTHORIZED
BY CENSUS TRACT

ATTACHMENT 6

County Name	County Population	County Ratio On Sale	County Ratio Off Sale	Census Tract #	Census Tract Population	On Sale	Off Sale
SAN DIEGO	3,343,355	737	1,608	170.06	2,876	3	1
SAN DIEGO	3,343,355	737	1,608	170.09	4,024	5	2
SAN DIEGO	3,343,355	737	1,608	170.1	3,152	4	1
SAN DIEGO	3,343,355	737	1,608	170.14	2,416	3	1
SAN DIEGO	3,343,355	737	1,608	170.15	7,295	9	4
SAN DIEGO	3,343,355	737	1,608	170.18	3,834	5	2
SAN DIEGO	3,343,355	737	1,608	170.19	5,883	7	3
SAN DIEGO	3,343,355	737	1,608	170.2	3,694	5	2
SAN DIEGO	3,343,355	737	1,608	170.21	3,177	4	1
SAN DIEGO	3,343,355	737	1,608	170.22	5,316	7	3
SAN DIEGO	3,343,355	737	1,608	170.29	8,823	11	5
SAN DIEGO	3,343,355	737	1,608	170.3	17,064	23	10
SAN DIEGO	3,343,355	737	1,608	170.31	3,853	5	2
SAN DIEGO	3,343,355	737	1,608	170.32	13,593	18	8
SAN DIEGO	3,343,355	737	1,608	170.33	4,694	6	2
SAN DIEGO	3,343,355	737	1,608	170.34	4,747	6	2
SAN DIEGO	3,343,355	737	1,608	170.35	2,354	3	1
SAN DIEGO	3,343,355	737	1,608	170.36	3,276	4	2
SAN DIEGO	3,343,355	737	1,608	170.37	5,880	7	3
SAN DIEGO	3,343,355	737	1,608	170.39	6,921	9	4
SAN DIEGO	3,343,355	737	1,608	170.4	4,363	5	2
SAN DIEGO	3,343,355	737	1,608	170.41	6,147	8	3
SAN DIEGO	3,343,355	737	1,608	170.42	7,869	10	4
SAN DIEGO	3,343,355	737	1,608	170.43	5,535	7	3
SAN DIEGO	3,343,355	737	1,608	170.44	5,570	7	3
SAN DIEGO	3,343,355	737	1,608	170.45	2,790	3	1
SAN DIEGO	3,343,355	737	1,608	170.46	3,678	4	2
SAN DIEGO	3,343,355	737	1,608	170.47	4,021	5	2
SAN DIEGO	3,343,355	737	1,608	170.48	6,123	8	3
SAN DIEGO	3,343,355	737	1,608	170.49	2,919	3	1
SAN DIEGO	3,343,355	737	1,608	170.5	3,068	4	1
SAN DIEGO	3,343,355	737	1,608	170.51	4,301	5	2
SAN DIEGO	3,343,355	737	1,608	170.52	4,796	6	2
SAN DIEGO	3,343,355	737	1,608	170.53	3,364	4	2
SAN DIEGO	3,343,355	737	1,608	170.54	5,810	7	3
SAN DIEGO	3,343,355	737	1,608	170.55	5,483	7	3
SAN DIEGO	3,343,355	737	1,608	170.56	4,144	5	2
SAN DIEGO	3,343,355	737	1,608	171.04	3,907	5	2
SAN DIEGO	3,343,355	737	1,608	171.06	4,973	6	3
SAN DIEGO	3,343,355	737	1,608	171.07	2,871	3	1
SAN DIEGO	3,343,355	737	1,608	171.08	4,658	6	2
SAN DIEGO	3,343,355	737	1,608	171.09	6,650	9	4
SAN DIEGO	3,343,355	737	1,608	171.1	10,622	14	6
SAN DIEGO	3,343,355	737	1,608	172	4,146	5	2
SAN DIEGO	3,343,355	737	1,608	173.03	3,018	4	1
SAN DIEGO	3,343,355	737	1,608	173.04	5,508	7	3



Search

[Having trouble viewing the report?](#)Results for: **Active Off-Sale Retail License**

County: SAN DIEGO County

Census Tract: 170.56

Report Date: Monday, June 28, 2021

Search

Results will be filtered as you type

0 Results

License Number: 450165

Status:	ACTIVE	20
License Type:	04/17/2007	03/31/2022
Orig. Iss. Date:	RESIDENCE INN BY MARRIOTT LLC	
Expir. Date:	11002 RANCHO CARMEL DR,	
Primary Owner:	SAN DIEGO, CA 92128-4288	
Premises Addr.:	Census Tract: 0170.56	
Business Name:	RESIDENCE INN BY MARRIOTT	3710
Geo Code:		

License Number: 510082

Status:	ACTIVE	20
License Type:	06/21/2011	05/31/2022
Orig. Iss. Date:	SF MARKETS LLC	
Expir. Date:	11710 CARMEL MOUNTAIN RD,	
Primary Owner:	SAN DIEGO, CA 92128-4622	
Premises Addr.:	Census Tract: 0170.56	
Business Name:	SPROUTS FARMERS MARKET	3710
Geo Code:		

License Number: 593379

Status:	ACTIVE	20
License Type:	07/26/2018	06/30/2022
Orig. Iss. Date:	WESTERN REFINING RETAIL, LLC	
Expir. Date:	12174 CARMEL MOUNTAIN RD,	
Primary Owner:	SAN DIEGO, CA 92128	
Premises Addr.:	Census Tract: 0170.56	

Business Name: WESTERN REFINING RETAIL #6259/68607
Geo Code: 3710

License Number: 380822

Status: ACTIVE 21
License Type: 12/06/2001 06/30/2022
Orig. Iss. Date:
Expir. Date: COSTCO WHOLESALE CORPORATION
Primary Owner: 12350 CARMEL MOUNTAIN RD,
Premises Addr.: SAN DIEGO, CA 92128
Census Tract: 0170.56

Business Name: COSTCO WHOLESALE 452 3710
Geo Code:

License Number: 322109

Status: ACTIVE 21
License Type: 05/23/1997 04/30/2022
Orig. Iss. Date:
Expir. Date: BEVERAGES & MORE INC
Primary Owner: 11475 CARMEL MOUNTAIN RD,
Premises Addr.: SAN DIEGO, CA 92128-4618
Census Tract: 0170.56 BEVMO

Business Name: 3710
Geo Code:

License Number: 253228

Status: ACTIVE 20
License Type: 10/31/1990 08/31/2021
Orig. Iss. Date:
Expir. Date: CARMEL MOUNTAIN RANCH CAR WASH INC
Primary Owner: 11030 RANCHO CARMEL DR,
Premises Addr.: SAN DIEGO, CA 92128
Census Tract: 0170.56

Business Name: CARMEL MOUNTAIN RANCH CAR WASH
Geo Code: 3710



Search

[Having trouble viewing the report?](#)Results for: **Active On-Sale Retail Licenses**

County: SAN DIEGO County

Census Tract: 170.56

Report Date: Wednesday, May 19, 2021

Search

Results will be filtered as you type

0 Results

License Number: 420505

Status:	ACTIVE	47
License Type:	03/24/2005	02/28/2022
Orig. Iss. Date:	CALIFORNIA PIZZA KITCHEN INC	
Expir. Date:	11602 CARMEL MOUNTAIN RD,	
Primary Owner:	SAN DIEGO, CA 92128	
Premises Addr.:	Census Tract: 0170.56	
Business Name:	CALIFORNIA PIZZA KITCHEN INC	3710
Geo Code:		

License Number: 509383

Status:	ACTIVE	47
License Type:	05/27/2011	04/30/2022
Orig. Iss. Date:	ISLANDS RESTAURANTS L-PSHIP	
Expir. Date:	12224 CARMEL MOUNTAIN RD,	
Primary Owner:	SAN DIEGO, CA 92128-4600	
Premises Addr.:	Census Tract: 0170.56	
Business Name:	ISLANDS FINE BURGERS & DRINKS	3710
Geo Code:		

License Number: 450165

Status:	ACTIVE	70
License Type:	04/17/2007	03/31/2022
Orig. Iss. Date:	RESIDENCE INN BY MARRIOTT LLC	
Expir. Date:		
Primary Owner:		
Premises Addr.:		



Business Name: 11002 RANCHO CARMEL DR,
SAN DIEGO, CA 92128-4288
Census Tract: 0170.56

Geo Code: RESIDENCE INN BY MARRIOTT 3710

License Number: 564448

Status: ACTIVE 47

License Type: 03/08/2016 02/28/2022

Orig. Iss. Date: N AND D RESTAURANTS LLC

Expir. Date: 11555 CARMEL MOUNTAIN RD,
SAN DIEGO, CA 92128
Census Tract: 0170.56

Primary Owner: OLIVE GARDEN ITALIAN RESTAURANT THE

Premises Addr.: 3710

License Number: 522096

Status: ACTIVE 41

License Type: 07/31/2012 06/30/2021

Orig. Iss. Date: ALL IN THE FAMILY II L-PSHIP

Expir. Date: 11630 CARMEL MOUNTAIN RD,
SAN DIEGO, CA 92128-4621
Census Tract: 0170.56

Primary Owner: BROKEN YOLK CAFE 3710

Premises Addr.: 3710

License Number: 547913

Status: ACTIVE 41

License Type: 10/16/2014 09/30/2021

Orig. Iss. Date: FISH DISTRICT, INC.

Expir. Date: 12002 CARMEL MOUNTAIN RD, STE 268,
SAN DIEGO, CA 92128-4648
Census Tract: 0170.56

Primary Owner: FISH DISTRICT EATERY 3710

Premises Addr.: 3710

License Number: 322109

Status: ACTIVE 86

License Type: 05/23/1997 04/30/2022

Orig. Iss. Date: BEVERAGES & MORE INC

Expir. Date: 11475 CARMEL MOUNTAIN RD,
SAN DIEGO, CA 92128-4618
Census Tract: 0170.56

Primary Owner: BEVMO

Premises Addr.: 3710

License Number: 558290

ATTACHMENT 6

Status: ACTIVE 47
License Type: 08/06/2015 01/31/2022
Orig. Iss. Date:
Expir. Date: READING BEVERAGES (CALIFORNIA) LLC
Primary Owner: 11620 CARMEL MOUNTAIN RD,
Premises Addr.: SAN DIEGO, CA 92128-4621
Census Tract: 0170.56

Business Name: ANGELIKA FILM CENTER 3710
Geo Code:

License Number: 414394

Status: ACTIVE 75
License Type: 08/13/2004 07/31/2021
Orig. Iss. Date:
Expir. Date: HAYWOODS UNLIMITED PROMOTIONS INC
Primary Owner: 10155 RANCHO CARMEL DR,
Premises Addr.: SAN DIEGO, CA 92128
Census Tract: 0170.56

Business Name: OGGIS PIZZA & BREWING CO 3710
Geo Code:

License Number: 606226

Status: ACTIVE 41
License Type: 12/11/2019 11/30/2021
Orig. Iss. Date:
Expir. Date: BEST PIZZA AND BREW CARMEL MOUNTAIN LLC
Primary Owner: 11489 CARMEL MOUNTAIN RD,
Premises Addr.: SAN DIEGO, CA 92128-4618
Census Tract: 0170.56

Business Name: BEST PIZZA AND BREW 3710
Geo Code:

License Number: 554697

Status: ACTIVE 47
License Type: 04/17/2015 03/31/2022
Orig. Iss. Date:
Expir. Date: JDWIMMER CORP.
Primary Owner: 11040 RANCHO CARMEL DR, STE 2,
Premises Addr.: SAN DIEGO, CA 92128-4289
Census Tract: 0170.56

Business Name: CAFE LUNA 3710
Geo Code:

License Number: 612500

Status: ACTIVE 41
License Type: 12/27/2019 02/28/2022
Orig. Iss. Date:
Expir. Date: MALDONADO, ROBERT DEDIOS
Primary Owner: 11835 CARMEL MOUNTAIN RD, STE 1310-1311,
Premises Addr.: SAN DIEGO, CA 92128-4609
Census Tract: 0170.56

Business Name:

Geo Code: JALAPENOS AUTHENTIC MEXICAN FOOD
3710

License Number: 609208

Status: ACTIVE 41
License Type: 02/11/2020 01/31/2022
Orig. Iss. Date: URBAN THAI
Expir. Date: 11493 CARMEL MOUNTAIN RD,
Primary Owner: SAN DIEGO, CA 92128-4618
Premises Addr.: Census Tract: 0170.56
Business Name: URBAN THAI KITCHEN 3710
Geo Code:

License Number: 517765

Status: SUREND 47
License Type: 10/15/2013 06/30/2022
Orig. Iss. Date: CLAIM JUMPER ACQUISITION COMPANY LLC
Expir. Date: 12384 CARMEL MOUNTAIN RD,
Primary Owner: SAN DIEGO, CA 92128-4616
Premises Addr.: Census Tract: 0170.56
Business Name: CLAIM JUMPER RESTAURANT 3710
Geo Code:

License Number: 513689

Status: ACTIVE 41
License Type: 11/21/2011 10/31/2021
Orig. Iss. Date: CHIPOTLE MEXICAN GRILL INC
Expir. Date: 11134 RANCHO CARMEL DR,
Primary Owner: SAN DIEGO, CA 92128-4671
Premises Addr.: Census Tract: 0170.56
Business Name: CHIPOTLE MEXICAN GRILL 3710
Geo Code:

License Number: 424008

Status: ACTIVE 48
License Type: 05/11/2005 04/30/2022
Orig. Iss. Date: GOFORTH PRODUCTIONS INC
Expir. Date: 11040 RANCHO CARMEL DR, STE 3,
Primary Owner: SAN DIEGO, CA 92128
Premises Addr.: Census Tract: 0170.56
Business Name: CONWAYS IRISH PUB 3710
Geo Code:

License Number: 339354

Status: ACTIVE 41
License Type: 04/20/1998 12/31/2021

Orig. Iss. Date: RUBIOS RESTAURANTS INC
Primary Owner: 12002 CARMEL MOUNTAIN RD, STE 260,
Premises Addr.: SAN DIEGO, CA 92128-4648
Census Tract: 0170.56

Business Name: RUBIOS FRESH MEXICAN GRILL 15 3710

Geo Code:

License Number: 602264

Status: ACTIVE 41

License Type: 04/05/2019 03/31/2021

Orig. Iss. Date:

Expir. Date:

Primary Owner: TABU SUSHI INC.

Premises Addr.: 11608 CARMEL MOUNTAIN RD, STE 106,
SAN DIEGO, CA 92128-4623
Census Tract: 0170.56

Business Name: TABU SUSHI BAR & GRILL 3710

Geo Code:

License Number: 602577

Status: ACTIVE 70

License Type: 08/27/2019 07/31/2021

Orig. Iss. Date:

Expir. Date:

Primary Owner: INTERCONTINENTAL HOTELS GROUP RESOURCES LLC

Premises Addr.: 11855 AVENUE OF INDUSTRY,
SAN DIEGO, CA 92128-3423
Census Tract: 0170.56

Business Name: STAYBRIDGE SUITES SAN DIEGO CARMEL MOUNTAIN

Geo Code: 3710

License Number: 322109

Status: ACTIVE 42

License Type: 05/23/1997 04/30/2022

Orig. Iss. Date:

Expir. Date:

Primary Owner: BEVERAGES & MORE INC

Premises Addr.: 11475 CARMEL MOUNTAIN RD,
SAN DIEGO, CA 92128-4618
Census Tract: 0170.56 BEVMO

Business Name: 3710

Geo Code:

License Number: 558290

Status: ACTIVE 68

License Type: 08/06/2015 01/31/2022

Orig. Iss. Date:

Expir. Date:

Primary Owner: READING BEVERAGES (CALIFORNIA) LLC

Premises Addr.: 11620 CARMEL MOUNTAIN RD,
SAN DIEGO, CA 92128-4621
Census Tract: 0170.56

Business Name: ANGELIKA FILM CENTER 3710

Geo Code:

From: Del Valle, Xavier <XDelValle@sandiego.gov>
Sent: Monday, August 23, 2021 10:57 AM
To: Chong-Pelayo, Cynthia <CChongPelayo@sandiego.gov>
Subject: FW: [EXTERNAL] Re: 685410 - Total Wine & More (Carmel Mountain Ranch CPA)

Hi Cynthia. Below is the email from the chair that the CPG supported the project. Research the May minutes for the CPG at <https://www.sandiego.gov/planning/community/contacts> and save a copy in the i:drive folder for this project. We'll clear the issue when we open the next review cycle. Thank you for help and please call me should you have any questions. Regards,

Xavier Del Valle
Development Project Manager
City of San Diego
Development Services Department
T (619) 557-7941
xdelvalle@sandiego.gov

What's the latest? Visit [sandiego.gov/dsd-email](https://www.sandiego.gov/dsd-email) to sign up to get the latest news and updates.

Quick and Easy Online Permitting! Learn how [DSD is approving all new projects, permits and construction changes online](#), making it faster and easier for customers.

Need help with your project? You can now book [free virtual counter appointments](#) to get direct assistance from a DSD representative before you apply for a permit.

CONFIDENTIAL COMMUNICATION

This electronic mail message and any attachments are intended only for the use of the addressee(s) named above. The email may contain information that is privileged, confidential and exempt from disclosure under applicable law. If you are not an intended recipient, or the employee or agent responsible for delivering this email to the intended recipient, you are noticed that any dissemination, distribution or copying of this communication is strictly prohibited. If you received this email message in error, please immediately notify the sender by replying to this message or by telephone. Thank you.

From: Eric Edelman <edelmanrealty@gmail.com>
Sent: Friday, August 6, 2021 9:26 AM
To: Del Valle, Xavier <XDelValle@sandiego.gov>
Cc: Eric Edelman <homes@edelmans.com>; Gutierrez, Edith <EGutierrez@sandiego.gov>
Subject: Re: [EXTERNAL] Re: 685410 - Total Wine & More (Carmel Mountain Ranch CPA)

****This email came from an external source. Be cautious about clicking on any links in this email or opening attachments.****

The vote to support was 10-0 in favor. We had two members absent. He was at our May meeting

**CARMEL MOUNTAIN RANCH/SABRE SPRINGS COMMUNITY
COUNCIL**
10152 Rancho Carmel Dr., San Diego, CA 92128

MINUTES for May 12, 2021
Meeting held via Zoom

QUORUM/CALL TO ORDER 6:30 p.m. A quorum was established.

BOARD OF DIRECTORS		
	PRESENT	ABSENT
Eric Edelman, Chairperson/Business Owner	X	
Dan Thompson, Business Owner	X	
John Chiu, Home Owner	X	
Rick Krejci, Home Owner	X	
John Schroeder, Secretary/Home Owner	X	
Marc Clark, Home Owner	X	
Michelle Mullin, Home Owner	X	
Joseph Valencia, Home Owner	X	
Kurt Carlson, Home Owner		X
Dustin Leal, Home Owner	X	
Bruce Bergman, Home Owner		X
Larry Fontaine, Home Owner	X	

- I. Call to Order and Welcome by Chairperson: Eric Edelman
- II. Approve Agenda/Approve Meeting Minutes from previous meeting.
 - Agenda was approved unanimously.
 - Minutes from April 14, 2021 were not available. They will be approved at the next meeting.
- III. Introduction of Board Members
- IV. CMRCC Business:
 - A. Public Comments - Non-agenda items (3-minute limit)
 - Simon (last name not given)
 - B. Neighborhood Police Report - Officer Julie Dragt
 - Reviewed neighborhood crime report.
 - Suggested using credit cards instead of debit cards for transaction security.
 - C. CMR Fire Station/SD Fire – Representative
 - Not Present
 - D. State Senator Brian Jones – Representative
 - Not Present
 - E. Assemblyman Brian Maienschein - Representative, Rick Hauptfeld
 - Approximately 95% of his work currently involves unemployment benefits.
 - Report on AB80 regarding PPP loans.
 - Report on AB114 regarding genetic sequencing of infants for health issues.
 - F. County Supervisor Terra Lawson-Remer – Representative, Evelyn Andrade
 - Update on Covid 19 vaccine eligibility
 - Terra Lawson-Remer is proposing an Office of Evaluation, Performance and Analytics.
 - Review of sustainability policies.
 - Reminder of “Tell Us Now” app for county issues.
 - G. City Councilperson Marni von Wilpert - Representative, Jack Hoeprich
 - City budget review has occurred.
 - Budget priority survey is being circulated.
 - Overview of SDG&E gas line maintenance occurring along I-15.

- A New Urban West representative had a recent meeting with Marni von Wilpert.
- H. Mayor Todd Gloria – Representative, Stephanie Estrada
 - Not Present
- I. County Supervisor Terra Lawson Remer (Attended in-person)
 - Reviewed proposed Office of Evaluation, Performance and Analytics.
 - Discussed evidence-based policy making.
 - Reviewed select county parks and infrastructure investment proposals, including Penasquitos Canyon, Highway 101 bridge and local libraries.
 - Discussed county rental assistance program.
 - Discussed small business grant stimulus program.
 - Discussed county climate action plan and regional sustainability.
- J. San Diego Planning Department – Representative, Tony Kempton
 - Not Present
- K. Congressman Scott Peters – Representative
 - Not Present
- L. Steve Rawlings – Total Wine and More – Conditional Use Permit Application
 - Total Wine and More is a national retailer of wine, beer and spirits which is in the process of leasing the space formerly occupied by Saks Off 5th in Carmel Mountain Plaza.
- M. CMR United – Representative, Troy Daum
 - No prepared remarks.
- N. CMRSSCC discussion regarding The Trails Project No. 652519
 - Discussion of CMRSSCC position letter to be submitted to the city was postponed and will be discussed by the CMRSSCC Golf Course Subcommittee prior to the June 9, 2021, CMRSSCC meeting.
- O. Chair's Report– Eric Edelman
 - Discussion of housing bills in CA legislature was postponed to a future meeting.
- P. Old Business
 - None
- Q. New Business
 - Appointment of CMRSSCC Vice Chair is pending.
- R. Action Items
 - None

Adjournment: 8:50 p.m.

Next Meeting: Wednesday, June 9, 2021, at 6:30 p.m.

Location: Zoom

	<p>City of San Diego Development Services 1222 First Ave., MS 302 San Diego, CA 92101 (619) 446-5000</p> <p>Ownership Disclosure Statement</p>	<p>FORM DS-318</p> <p>October 2017</p>
---	--	--

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:** _____

Project Address: _____

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: _____ ☐ Owner ☐ Tenant/Lessee ☐ Successor Agency

Street Address: _____

City: _____ State: _____ Zip: _____

Phone No.: _____ Fax No.: _____ Email: _____

Signature: _____ Date: _____

Additional pages Attached: ☐ Yes ☐ No

Applicant

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

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

Parking Tabulation

Parking Required: 397 spaces
Parking Provided: 420 spaces

Accessible Stalls Required: 9
Accessible Stalls Provided: 9
Transit Stops: None existing or proposed

Construction Type: V-8, Fully sprinklered
Occupancy Type: M (Mercantile)

Geologic Hazard Category: 27, 32, 53

Legal Description:

PARCEL A:

PARCELS 1 AND 3 THROUGH 9 OF PARCEL MAP NO. 17260, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, DECEMBER 2, 1993 AS FILE NO. 1993-0811353 OF OFFICIAL RECORDS.

PARCEL B:

PARCELS 1 THROUGH 4, 6 THROUGH 11, AND 13 AND 14 OF PARCEL MAP NO. 17261, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, DECEMBER 2, 1993 AS FILE NO. 1993-0811764 OF OFFICIAL RECORDS.

PARCEL C:

A NON-EXCLUSIVE EASEMENT OVER, ACROSS, IN, UNDER AND THROUGH (I) "COMMON AREA" FOR THE USES AND PURPOSES SET FORTH IN SECTION 2.2 OF THE GRANT OF RECIPROCAL EASEMENTS AND DECLARATION OF COVENANTS RUNNING WITH THE LAND, AND DEVELOPMENT AGREEMENT RECORDED JUNE 20, 1992 AS FILE NO. 1992-0397128 OF OFFICIAL RECORDS OF SAN DIEGO COUNTY (THE "DECLARATION"), AND (II) THE PERMISSIBLE BUILDING AREAS FOR THE USES AND PURPOSES SET FORTH IN SECTION 2.3 OF THE "DECLARATION", ALL AS SET FORTH AND DEFINED IN SAID "DECLARATION" AND AMENDED BY A MEMORANDUM OF SUPPLEMENTAL AGREEMENT RECORDED JUNE 25, 1992 AS INSTRUMENT NO. 1992-0397129.

Project Summary

Project Name: Total Wine and More
Site Address: 11940 Carmel Mountain Road, Suite 102
Assessor Parcel Number: 313-731-19-00
Site Acreage: 6.15 **Zoning:** CC-1-3

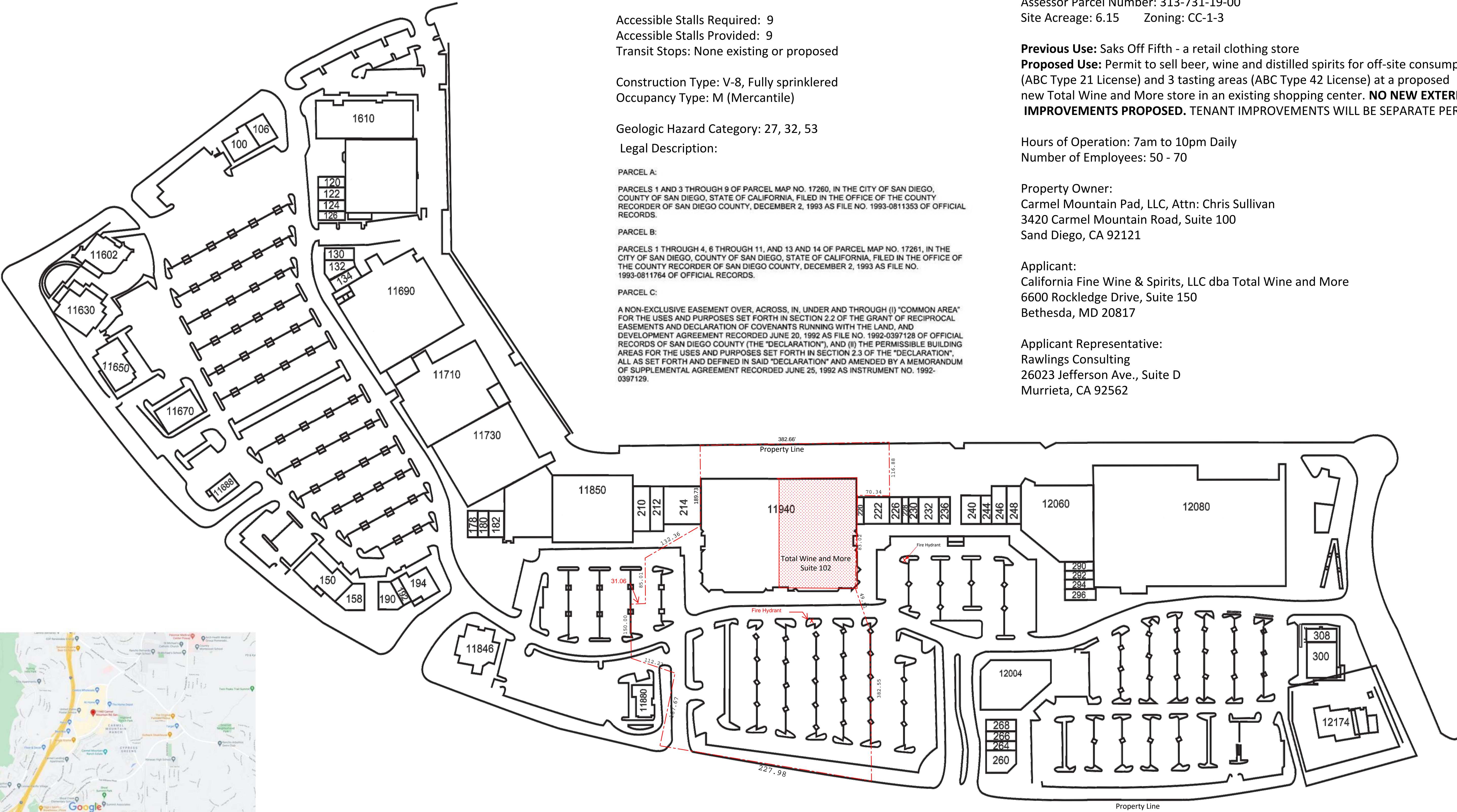
Previous Use: Saks Off Fifth - a retail clothing store
Proposed Use: Permit to sell beer, wine and distilled spirits for off-site consumption (ABC Type 21 License) and 3 tasting areas (ABC Type 42 License) at a proposed new Total Wine and More store in an existing shopping center. **NO NEW EXTERIOR IMPROVEMENTS PROPOSED.** TENANT IMPROVEMENTS WILL BE SEPARATE PERMIT.

Hours of Operation: 7am to 10pm Daily
Number of Employees: 50 - 70

Property Owner:
Carmel Mountain Pad, LLC, Attn: Chris Sullivan
3420 Carmel Mountain Road, Suite 100
Sand Diego, CA 92121

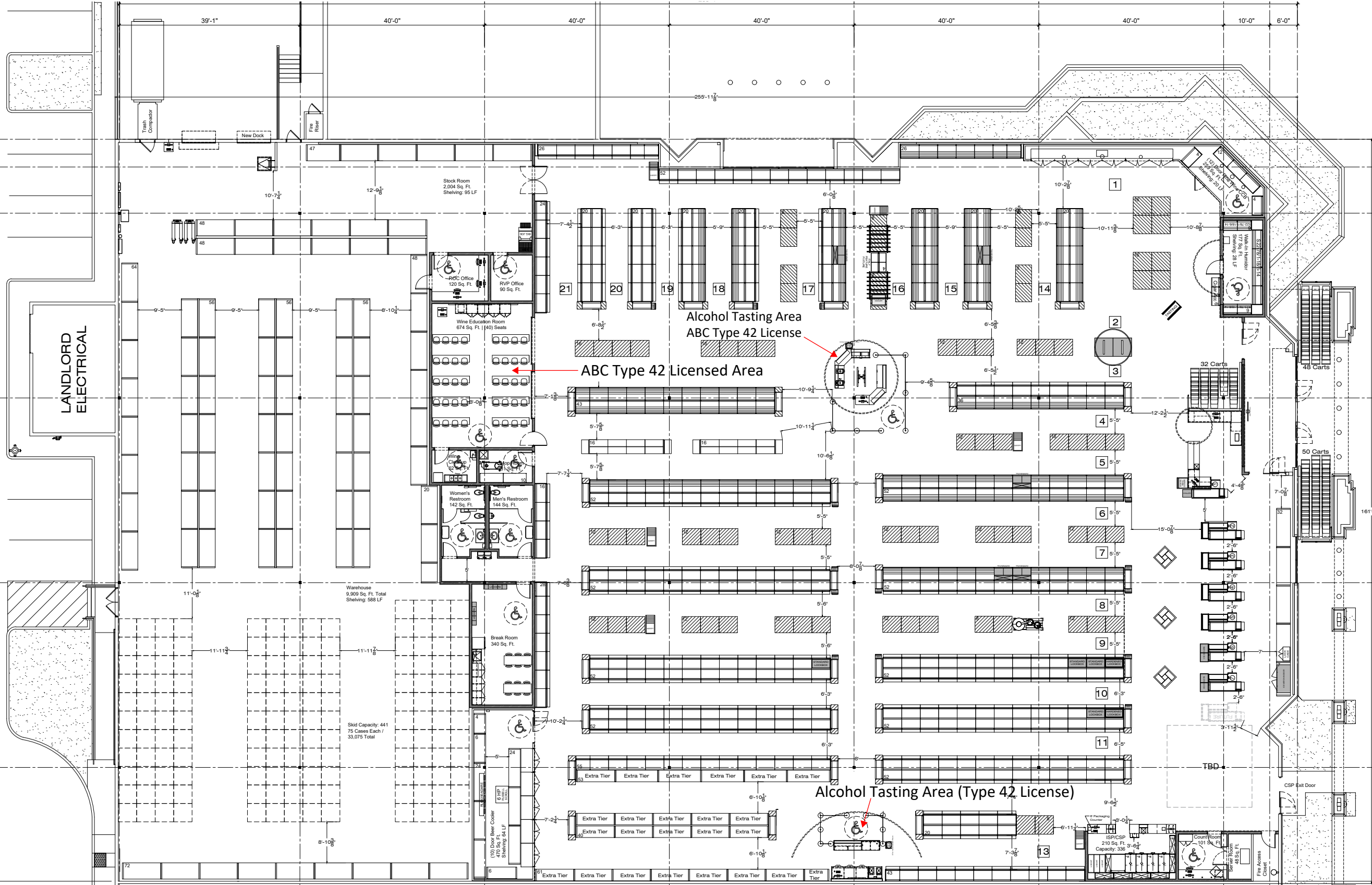
Applicant:
California Fine Wine & Spirits, LLC dba Total Wine and More
6600 Rockledge Drive, Suite 150
Bethesda, MD 20817

Applicant Representative:
Rawlings Consulting
26023 Jefferson Ave., Suite D
Murrieta, CA 92562



DISPLAY FEATURES CHECKLIST

Type:					
Sparkling Experiential (Disruptor Only)		Bordeaux Experiential (Disruptor Only)	✓	Rosé Experiential (Disruptor Only)	
Champagne (Grand Cru Presentation Floor Display)	✓	Bordeaux Exp./Decor Pkg. (Trellis/Banners/Pendants/Platforms)		Pinot Noir Experiential (Disruptor Only)	
Champagne (Grand Cru Presentation In-Line)		Cabernet Experiential (Disruptor Only)	✓	Highly Rated - Light Boxes	
Sparkling "Always the Answer"/Decor Pkg.	✓	"Iconic Cabernet" Pkg.		Sweet Wine Set	
Italy Experiential (Disruptor Only)		"World of Cabernet" Decor Pkg.		Asian Set	
Italy Exp./Decor Pkg. (Trellis/Banners/Cheese Case/Rock Star)	✓	Chardonnay Experiential (Disruptor Only)	✓	SBS Mixology - Tequila	
				SBS Mixology - Rum	
				SBS Mixology - Vodka	
				Distillery Aisle	✓
				Brand Building	
				Power Wings	✓
				Mini Post Fixtures	✓
				High End Rum Set	
				4th Category Focus (Seltzers/PreMix)	
				Other Beverage Expansion	
				European Food Display	
				Italy Cheese Case	✓
				Yeti/Corksicle - Lifestyle Gift Ends	✓



ATTACHMENT 9

Total Wine & More

11XX Carmel Mountain - SD, CA PSC PLAN

Design Store: 1120					
Sales Area SF: 26,469			Stock Room SF: 2,004		
Total SF: 40,594			Warehouse SF: 9,909		
Clear Ceiling Height: xx'-xx" AFF (to bottom of joist)					
MERCHANDISING LINEARS					
Type:	u/m	Target:	Proposed:	+/-	Chain Avg. (2019)
Shelving:					
Laydown Wine Bin	LF	581	536	-45	676
Stand-up: Wine	LF	144	278	+134	
Stand-up: Spirits	LF	384	504	+120	282
Stand-up: Beer	LF	262	306	+44	369
Stand-up: Other	LF	86	100	+14	
Low & More	LF	60	64	+4	77
Pallet Rack	LF	101	194	+93	Incl. In Beer
Shelving Subtotal:		1,618	1,982	+364	1,404
Platforms:					
Wine	LF	80	136	+56	N/A
Spirits	LF	44	120	+76	N/A
Beer	LF	32	20	-12	N/A
WOW Display	LF	8	32	+24	N/A
Platform Subtotal:		164	308	+144	0
Grand Total:		1,782	2,290	+508	1,404
CASE CAPACITY					
Floor Stacking SF	1,104	Case Capacity (4-High)	23,908		
Case Capacity	5,452	Warehouse Rack SF	2,391		
Ret. Storage (above 7') SF	4,841	Case Capacity (15-High)	44,269		
			Total Stock Capacity	73,628	
ISP CAPACITY					
Type:	Capacity Per Unit:	Qty:	Actual:	Target:	+/-
Stationary Racks (14" x 48")	20	7	140		
Mobile Racks (28" x 48")	40	4	160		
Box Racks	5 per 1'	0	0		
U-Boats	12	3	36		
Total Capacity:			336	340	-4
MISC PLAN DETAILS					
Type:	Qty / Size:				
Fine Wine CCB	Walk-In - (12) Doors 20 LF				
Beer Cooler	Walk-In - (10) Doors 64 LF				
Humidor	Walk-In - 28 LF				
Wine Education Room	(40) Seats				
Carts	(130)				
Checkstands	(7) Standard (1) Future				
Store Designer: John Dauer			Construction PM:		
Merch Planner:			Architect of Record:		

Floor Plan