

Report to the Hearing Officer

DATE ISSUED: August 10, 2022 REPORT NO. HO-22-022

HEARING DATE: August 17, 2022

SUBJECT: Epic Wines & Spirits, Process Three Decision

PROJECT NUMBER: 693523

OWNER/APPLICANT: Laurie Rosenthal and Carl Rosenthal / Baker Architecture

SUMMARY

<u>Issue:</u> Should the Hearing Officer approve a Conditional Use Permit to allow an alcoholic beverage outlet within a 2,232 square-foot commercial building located at 11395 Poway Road, Suite A, within the Sabre Springs Community Plan Area?

Staff Recommendation: Approve Conditional Use Permit No. 2568572.

<u>Community Planning Group Recommendation:</u> On February 9, 2022, the Sabre Springs Community Planning Group voted 10-0 to recommend approval of the proposed project (Attachment 7).

<u>Environmental Review</u>: The project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Section 15301 (Existing Facilities). The environmental exemption determination for this project was made on June 6, 2022, and the opportunity to appeal that determination ended on June 20, 2022.

BACKGROUND

The project is located at 11395 Poway Road, Suite A, and is developed with an existing 14,158 square-foot single-story, commercial center within an urbanized area in the Sabre Springs Community Plan area (Community Plan). (Attachment 2). The 1.35-acre site is in the CN-1-2 Zone and is designated Commercial Neighborhood. The project site is adjacent to residential land uses to the west, south, and north, and is approximately one mile east of the I-15 freeway (Attachment 3).

DISCUSSION

The project is a Conditional Use Permit (CUP) to allow an alcoholic beverage outlet for the sale of beer, wine, and distilled spirits through a State-issued Alcohol Beverage Control (ABC) Type 21 License within a 2,232 square-foot retail space. The San Diego Municipal Code (SDMC) defines Type 21 Licenses as alcoholic beverage outlets, which are allowed in the CN-1-2 Zone as a Limited Use subject to the requirements of SDMC Section 141.0502(b). An alcoholic beverage outlet that does not comply with these requirements, including the location criteria outlined in SDMC Section 141.0502(b)(1), may be permitted with a Process Three, CUP pursuant to SDMC Section 141.0502(c). In addition, a recommendation from the San Diego Police Department (SDPD) is required. The proposed alcoholic beverage outlet at the site requires a CUP because the project site does not meet the location criteria outlined in SDMC Section 141.0502(b), 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 of more than 20 percent. The project is within Census Tract No. 170.68, which reported a crime rate of 39.4 percent of the city-wide average based on statistics provided by the SDPD. A census tract is considered to have "high crime" if the crime rate exceeds 120 percent of the city-wide average. Therefore, the project is not located within a high-crime census tract.
- 2. Within a census tract, or within 600 feet of a census tract, where the ratio of alcohol beverage outlets exceeds the standards established by California Business and Professions Code section 23958.4. The subject property is in Census Tract No. 170.68, which based on the California Business and Professions Code Section 23958.4 standards allows for two off-sale ABC licenses. The project site was previously licensed with a Type 20 License (Off Sale Beer & Wine) and was operating as a 7-Eleven convenience market. The project will replace the Type 20 License with a Type 21 License, therefore, not increasing or exceeding the number of licenses allowed as established by California Business and Professions Code section 23958.4.
- 3. **In an adopted Redevelopment Project Area.** The project site is not located within an adopted 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 a public or private accredited school, a public park, playground or recreational area, church, hospital, or a San Diego County Welfare District Office.
- 5. **Within 100 feet of residentially zoned property.** The project site is located within 100 feet of residentially zoned properties. Therefore, the project requires a CUP to allow the alcohol beverage outlet.

The project has been reviewed by the SDPD and the Development Services Department (DSD) for conformance to the applicable development regulations and land use policies. City staff support of the alcoholic beverage outlet at this location is based on the site's commercial nature and its location within an existing commercial center. The site is designated Commercial Neighborhood, and the project conforms with the goals of the Commercial Land Use Element of providing attractive

accessible commercial development which meets community convenience needs and complements the full range of commercial activities within the I-15 corridor.

The SDPD and DSD have concluded that if the permit and ABC license were appropriately conditioned, the project would not adversely impact the surrounding neighborhood and public health, safety, or welfare. Staff supports a 30-year CUP based on the project analysis and the conditions and recommendations provided by the SDPD for the permit and the ABC license that include limiting the hours permitted for the sale of alcoholic beverages, prohibiting the sale of beer or malt beverages in kegs, no loitering, littering and drinking of alcoholic beverages, prohibiting public pay phones and arcade games, requiring graffiti to be removed promptly, and requiring retail employees to be trained in ABC regulations, theft deterrence and policies against the sales of alcoholic beverages to those under 21 years of age and intoxicated individuals.

City staff has reviewed the proposal, including all the issues identified through the review process, and has determined that all project issues have been addressed. The project conforms with the Community Plan, and the adopted City Council policies and regulations of the Land Development Code. Therefore, draft findings and conditions to support project approval are presented to the Hearing Officer for consideration. Staff recommends that the Hearing Officer approve Conditional Use Permit No. 2568572 for the project.

ALTERNATIVES

- 1. Approve Conditional Use Permit No. 2568572 with modifications.
- 2. Deny Conditional Use Permit No. 2568572 if the findings required to approve the project cannot be affirmed.

Respectfully submitted,

Ollie Shepherd, Development Project Manager

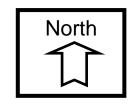
Attachments:

- 1. Project Location Map
- 2. Community Plan Land Use Map
- 3. Aerial Photograph
- 4. Draft Resolution with Findings
- 5. Draft Permit with Conditions
- 6. NORA Environmental Determination
- 7. Community Planning Group Recommendation
- 8. Ownership Disclosure Statement
- 9. San Diego Police Department Recommendation
- 10. Project Plans

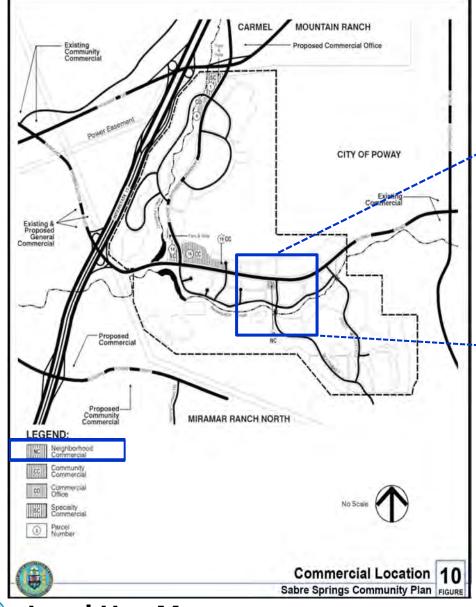


Project Location Map

<u>Epic Wines & Spirits CUP</u> Project No. 693523 – 11395 Poway Road, Suite A.



Project Site





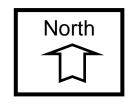
<u>Epic Wines & Spirits CUP</u> Project No. 693523 – 11395 Poway Road, Suite A.





Aerial Photograph

<u>Epic Wines & Spirits CUP</u> Project No. 693523 – 11395 Poway Road, Suite A



HEARING OFFICER RESOLUTION NO. ______ CONDITIONAL USE PERMIT NO. 2568572 EPIC WINES & SPIRITS CUP - PROJECT NO. 693523

WHEREAS, LAURIE ROSENTHAL AND CARL ROSENTHAL, Owner, and Permittee, Nathan

Yousif, filed an application with the City of San Diego for a permit to operate an alcoholic beverage

outlet within a 2,232-square-foot commercial space through a State issued Alcohol Beverage Control

(ABC) Type 21 license (as described in and by reference to the approved Exhibits "A" and

corresponding conditions of approval for the associated Conditional Use Permit No. 2568572), on

portions of a 1.35-acre site;

WHEREAS, the project site is located at 11395 Poway Road, Suite A, and is located in the CN-1-2 Zone within the Sabre Springs Community Plan area;

WHEREAS, the project site is legally described as Parcel 2 Of Parcel Map No. 18382, in the City of San Diego, County of San Diego, State of California, according to the Map thereof filed in the Office of The County Recorder of San Diego County, November 24, 1999, as file No. 1999-0777041 of Official Records;

WHEREAS, on June 6, 2022, 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 August 17, 2022, the Hearing Officer of the City of San Diego considered Conditional Use Permit No. 2568572 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. 2568572:

A. <u>CONDITIONAL USE PERMIT [San Diego Municipal Code (SDMC) section 126.0305]</u>

- 1. Findings for all Conditional Use Permits:
 - a. The proposed development will not adversely affect the applicable land use plan.

The project is a Conditional Use Permit for an Alcoholic Beverage Outlet to allow the sale of alcoholic beverages for off-site consumption through the issuance of a State Department of Alcoholic Beverage Control (ABC) Type 21 License in a 2,232 squarefoot commercial space at 11395 Poway Road within the Sabre Springs Community Plan area (Community Plan). Alcoholic Beverage Outlets are a Limited Use in the CN-1-2 Zone, which is intended to provide access to a limited number of convenient retail and personal service uses. However, pursuant to SDMC Section 141.0502(b), alcoholic beverage outlets are not permitted as a limited use within 100 feet of a residentially zoned property and the proposed project is within 100 feet of residentially zoned property. Proposals for alcoholic beverage outlets that do not comply with the regulations in SDMC Section 141.0502(b) may be permitted with a Conditional Use Permit, subject to the regulations in SDMC Section 141.0502(c). The project meets other location criteria in SDMC Section 141.0502(b). The San Diego Police Department (SDPD) reported that the project site is located within Census Tract No. 170.68 which does not have high crime. The Census Tract allows for two off-sale ABC licenses, and the project will replace the existing ABC Type 20 License with a Type 21 License, and therefore not increase or exceed the number of licenses allowed in the area.

The project will not adversely affect the applicable land use plan. The project is located in a commercial building within an existing neighborhood commercial center. The site is designated in the Community Plan as a Commercial Neighborhood which is intended to provide attractive, accessible commercial development that meets community convenience needs and complements the full range of commercial activities within the I-15 corridor. A goal of the Community Plan is to complement all commercial development in the community with the existing and proposed commercial in surrounding areas, in order to adequately meet commercial needs and provide a diversity of goods and services, while ensuring market viability. Another Community Plan goal is to locate commercial projects in the community to best serve consumer needs, especially in relation to market areas, accessibility, relationship to other land use functions, and environmental design factors. The project complies with these Community Plan policies by providing a neighborhood retail use that complements the existing commercial center. Therefore, the proposed development will not adversely affect the applicable land use plan.

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

The San Diego Police Department (SDPD) reported that the project site is located in Census Tract No. 170.4268 which does not have high crime. The Census Tract allows for two off-sale ABC licenses and has one ABC license. The project will replace the existing ABC Type 20 License with a Type 21 License, and therefore not increase or exceed the number of licenses allowed in the area.

Staff supports a 30-year CUP based on the project analysis and the conditions and recommendations provided by the SDPD for the permit and ABC license that include limiting the hours permitted for the sale of alcoholic beverages; prohibiting arcade games, loitering, and public pay phones; requiring illumination during all hours of darkness and when the outlet is open for business; maintaining the premises, adjacent public sidewalks, and areas under the control of the owner or operator free of litter and graffiti; and requiring trash receptacles conveniently located inside and outside the alcoholic beverage outlet, including adjacent public sidewalks and areas under the control of the owner or operator. Therefore, the proposed development will not be detrimental to public health, safety, and welfare.

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

The project is a Conditional Use Permit to allow the sale of alcoholic beverages through the issuance of a State Department of Alcoholic Beverage Control (ABC) Type 21 License within a 2,232 square-foot commercial space at 11395 Poway Road within the Sabre Springs community. Alcoholic Beverage Outlets are a Limited Use in the CN-1-2 Zone, which is intended to provide access to a limited number of convenient retail and personal service uses. However, pursuant to SDMC Section 141.0502(b), alcoholic beverage outlets are not permitted as a limited use within 100 feet of a residentially zoned property and the proposed development is within 100 feet of residentially zoned property. Proposals for alcoholic beverage outlets that do not comply with the regulations in SDMC Section 141.0502(b) may be permitted with a Conditional Use Permit, subject to the regulations in SDMC Section 141.0502(c).

The proposed development meets other location criteria in SDMC Section 141.0502(b). The San Diego Police Department (SDPD) reported that the project site is located within Census Tract No. 170.68 which does not have high crime. The Census Tract allows for two off-sale ABC licenses and has one ABC license. The project will replace the existing ABC Type 20 License with a Type 21 License, and therefore not increase or exceed the number of licenses allowed in the area. The project is consistent with the Community Plan policies and goals and provides a neighborhood retail use that complements the existing commercial center. Therefore, the proposed development complies with the regulations of the Land Development Code.

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

Alcoholic Beverage Outlets are a Limited Use in the CN-1-2 Zone, which is intended to provide access to a limited number of convenient retail and personal service uses. However, pursuant to SDMC Section 141.0502(b), alcoholic beverage outlets are not permitted as a limited use within 100 feet of a residentially zoned property and the proposed use is within 100 feet of residentially zoned property. Proposals for alcoholic beverage outlets that do not comply with the regulations in SDMC Section 141.0502(b) may be permitted with a Conditional Use Permit, subject to the regulations in SDMC Section 141.0502(c). The project meets other location criteria in SDMC Section 141.0502(b). The San Diego Police Department reported that the project site is located within Census Tract No. 170.68 which does not have high crime. The Census Tract allows for two off-sale ABC licenses and has one ABC license. The project will replace the existing ABC License with a Type 21 License, and therefore not increase or exceed the number of licenses allowed in the area.

The proposed use is appropriate at the proposed location. The project is located in a commercial building within an existing neighborhood commercial center. The site is designated in the Community Plan as Neighborhood Commercial which is intended to provide attractive accessible commercial development that meets community convenience needs and complements the full range of commercial activities within the I-15 corridor. A goal of the Community Plan is to all commercial development in the community with the existing and proposed commercial in surrounding areas, in order to adequately meet commercial needs and provide a diversity of goods and services while ensuring market viability. Another Community Plan goal is to locate commercial projects in the community to best serve consumer needs, especially in relation to market areas, accessibility, relationship to other land use functions, and environmental design factors. The project complies with these Community Plan policies by providing a neighborhood retail use that complements the existing commercial center.

Staff supports a 30-year CUP based on the project analysis and the conditions and recommendations provided by the SDPD for the permit and ABC license that include limiting the hours permitted for the sale of alcoholic beverages; prohibiting arcade games, loitering, and public pay phones; requiring illumination during all hours of darkness and when the outlet is open for business; maintaining the premises, adjacent public sidewalks, and areas under the control of the owner or operator free of litter and graffiti; and requiring trash receptacles, conveniently located inside and outside the alcoholic beverage outlet, including adjacent public sidewalks and areas under the control of the owner or operator. Therefore, the proposed use is appropriate at the proposed location.

ATTACHMENT 4

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 these findings adopted by the Hearing Officer,

Conditional Use Permit No. 2568572 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. 2568572, a

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

Ollie Shepherd Development Project Manager Development Services

Adopted on August 17, 2022

IO#: 24008951

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: 24008951

SPACE ABOVE THIS LINE FOR RECORDER'S USE

CONDITIONAL USE PERMIT NO. 2568572 **EPIC WINES AND SPIRITS - PROJECT NO. 693523**HEARING OFFICER

This Conditional Use Permit No. 2568572 is granted by the Hearing Officer of the City of San Diego to Laurie Rosenthal and Carl Rosenthal, Owner and Permittee Nathan Yousif, pursuant to San Diego Municipal Code [SDMC] section 141.0502 and 126.0305. The 1.35-acre site is located at 11395 Poway Road, Suite A, and is in the CN-1-2 Zone within the Sabre Springs Community Plan area. The project site is legally described as Parcel 2 Of Parcel Map No. 18382, in the City of San Diego, County of San Diego, State of California, according to the Map thereof filed in the Office of The County Recorder of San Diego County, November 24, 1999, as file No. 1999-0777041 of Official Records.

Subject to the terms and conditions set forth in this Permit, permission is granted to the Owner/Permittee to operate an alcoholic beverage outlet conditioned upon the issuance of a license from the State Department of Alcoholic Beverage Control and subject to the City's land use regulations) described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] August 17, 2022, on file in the Development Services Department.

The project shall include:

- a. Operation of an Alcoholic Beverage Outlet within an existing 2,232 square-foot retail building currently under construction, 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 August 27, 2025.
- 2. This Conditional Use Permit (CUP) and corresponding use of this site shall expire on August 27, 2052. 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 has been granted.
- 11. All 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, is found or held by a court of competent jurisdiction to be invalid, unenforceable, or unreasonable, the permit shall be void. However, in such an event, the Owner/Permittee shall have the right, to pay 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 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.

The Owner/Permittee shall defend, indemnify, and hold harmless the City, its agents, officers, 12. 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 the 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 an election, the Owner/Permittee shall pay all 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 the Owner/Permittee.

PLANNING DESIGN REQUIREMENTS:

- 13. Arcade games: Per SDMC Section 141.0502(b)(3), 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 with an alcoholic beverage outlet.
- 14. Payphones: Exterior public pay phones that permit incoming calls are not permitted on the premises, adjacent to public sidewalks, or in areas under the control of the owner or operator.

- 15. Illumination: The owner or operator 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 to public sidewalks and areas under the control of the owner or operator. 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.
- 16. No loitering post: The owner or operator 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."
- 17. Phone Number: The owner or operator shall list a business address and telephone number in the San Diego telephone directory or other similar distributed directories.
- 18. Trash: The owner or operator 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 or operator. 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 within the parking areas under the control of the owner or operator.
- 19. Graffiti: The owner or operator shall maintain the premises, adjacent public sidewalks, and areas under the control of the owner or operator free of litter and graffiti at all times. The owner or operator shall provide for the daily removal of trash, litter, and debris. The owner or operator shall eliminate graffiti within 48 hours of application.
- 20. CUP Posting: The owner or operator shall post a copy of the Conditional Use Permit in the licensed premises in a place where it may be readily viewed by any member of the general public or any member of a government agency.

POLICE DEPARTMENT REQUIREMENTS:

- 21. The hours for in-store operations shall be from 8:00 am to Midnight as it relates to sales, service, or consumption of alcoholic beverages. The hours for the sale of the alcoholic product via app/online platform for delivery only shall be 6:00 am to 2:00 am.
- 22. Loitering will be prohibited.
- 23. No public pay phones will be permitted on the premise or adjacent and under the control of the applicant.
- 24. No arcade games of any type will be allowed/maintained inside the premise.

- 25. 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 from law enforcement.
- 26. Litter and any unauthorized graffiti will be removed promptly.
- 27. 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.

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 a final inspection.
- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of this Permit, may protest the imposition within ninety days of the approval of this development permit by filing a written protest with the City Clerk pursuant to California Government Code-section 66020.
- This development may be subject to impact fees at the time of construction permit issuance.

APPROVED by the Hearing Officer of the City of San Diego on August 17, 2022, and by Resolution No.

ATTACHMENT 5

Permit Type/PTS Approval No.: 2568572 Date of Approval: August 17, 2022

	I DIEGO DEVELOPMENT SERVICES DEPARTMENT
Ollie Shepherd	
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

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.

EPIC WINES & SPIRITS
By Laurie Rosenthal Owner
EPIC WINES & SPIRITS
By Carl Rosenthal Owner
EPIC WINES & SPIRITS
By Nathan Yousif Permittee

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



Date of Notice: June 6, 2022

NOTICE OF RIGHT TO APPEAL ENVIRONMENTAL DETERMINATION DEVELOPMENT SERVICES DEPARTMENT

SAP or I.O. No. 24008951

PROJECT NAME / NUMBER: Epic Wines & Spirits CUP / 693523

COMMUNITY PLAN AREA: Sabre Springs

COUNCIL DISTRICT: 5

LOCATION: 11395 Poway Road Suite A, San Diego, CA 92128

PROJECT DESCRIPTION: A Conditional Use Permit for retail sale of alcoholic beverages in an existing 2,232 square foot building located at 11395 Poway Road Suite A. The site is described as Parcel 2 of Parcel Map 18382 and zoned CN-1-2 within the Sabre Springs community planning area.

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 of San Diego determined that the project would qualify to be categorically exempt from CEQA pursuant to Section 15301(a) (Existing Facilities) to allow a Conditional Use Permit for the sale of alcoholic beverages in an existing 2,232 square foot building located at 11395 Poway Road Suite A. Since the proposed project consists of tenant improvements within an existing facility, the exemption is appropriate. The exceptions listed in CEQA Section 15300.2 would not apply in that no cumulative impacts were identified; no significant effect on the environmental were identified; the project is not adjacent to a scenic highway; and the project was not identified on a list of hazardous waste sites pursuant to Section 65962.5 of the Government Code.

DEVELOPMENT PROJECT MANAGER:

Ollie Shepherd

MAILING ADDRESS:

1222 First Avenue, MS 501, San Diego, CA 92101-4153

PHONE NUMBER / EMAIL:

(619) 446-5412 / oshepherd@sandiego.gov

ATTACHMENT 6

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 (June 20, 2022). 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:

Appeals filed via E-mail: <u>The Development Permit/Environmental Determination Appeal Application</u>
 <u>Form DS-3031</u> 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 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 <u>DS-3031</u> (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.

Posted in the office of DSD

Posted JUN 0 6 2022 put

Removed JUN 2 0 2022

Posted by myralu



City of San Diego Development Services 1222 First Ave., MS-302 San Diego, CA 92101

Community Planning Committee Distribution Form Part 1

				oution Form rait
Project Name:		Proj	ect Number:	Distribution Date:
Digitl-Epic Wines & Spirit CUP			693523	1/25/2022
Project Scope/Location:		•		
SABRE SPRINGS: (Process 3) Conditional building located 11395 Poway Road Suite A Springs community plan. Council district 5.				
Applicant Name:			Applicant Phone	Number:
Tony Kerleshi			858-569-2079	
Project Manager:	Phone Number	r:	Fax Number:	E-mail Address:
Ollie Shepherd	619-236-5580		(619) 321-3200	oshepherd@sandiego.gov
N/A				

Attach Additional Pages If Necessary. Please return to:

Project Management Division

City of San Diego

Development Services Department

1222 First Avenue, MS 302

San Diego, CA 92101

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City of San Diego Development Services 1222 First Ave., MS-302 San Diego, CA 92101

Community Planning Committee Distribution Form Part 2

The City of San Diego			I	Distribu	ition Form Part 2
Project Name:		Pro	ject l	Number:	Distribution Date:
Digitl-Epic Wines & Spirit CUP			69	93523	1/25/2022
Project Scope/Location:					
SABRE SPRINGS: (Process 3) Conditional use puilding located 11395 Poway Road Suite A. Par Springs community plan. Council district 5.					
Applicant Name:				Applicant I	Phone Number:
Tony Kerleshi				858-569-20	79
Project Manager:	Phone Numb	er:	Fax	Number:	E-mail Address:
Ollie Shepherd	619-236-558	0	(619	9) 321-3200	oshepherd@sandiego.gov
N/A ✓ Vote to Approve With Conditions Listed Below	Member 1	o ers Yes		Iembers No 0 Iembers No 0	Members Abstain 0 Members Abstain 0
☐ Vote to Approve With Non-Binding Recommendations Listed Be	Member 1		M	Iembers No	Members Abstain 0
☐ Vote to Deny	Member 1		M	Iembers No 0	Members Abstain 0
☐ No Action (Please specify, e.g., Need further in quorum, etc.)	formation, Spli	t vote,	Lack	s of	☐ Continued
CONDITIONS: N/A					
NAME: Eric Edelman				TITLE:	CMRSSCC Chair
SIGNATURE:				DATE:	2/10/2022
Attach Additional Pages If Necessary.	Please ret	urn to:		D'- '- '-	

In 40

Please return to: Project Management Division City of San Diego Development Services Department 1222 First Avenue, MS 302 San Diego, CA 92101

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ATTACHMENT 8



City of San Diego Development Services 1222 First Ave., MS 302 San Diego, CA 92101 (619) 446-5000

Ownership Disclosure Statement

FORM

DS-318

October 2017

☐ Neighborhood Development Perm	nit 🗆 Site Dev	pproval(s) requested:	nent Permit		
Project Title: Epic Wines &	Spirits		Project No	o. For City Use Only	:PTS# 0693523
Project Address: 11395 Poway	Rd, Ste	#A, San Diego, CA 92128			Harman College
		e check): - What State?Corporate	Identification	n No.	
☐ Partnership 🗷 Individual					
with the City of San Diego on the sowner(s), applicant(s), and other fin individual, firm, co-partnership, join with a financial interest in the appli individuals owning more than 10% officers. (A separate page may be a ANY person serving as an officer of A signature is required of at least of notifying the Project Manager of ar ownership are to be given to the Production of the Project of the	subject proper ancially intere t venture, assi- cation. If the of the shares. ttached if neer one of the pro by changes in oject Manager	the owner(s) acknowledge that an applicity with the intent to record an encurristed persons of the above referenced ociation, social club, fraternal organiza applicant includes a corporation or partial far publicly-owned corporation, includessary.) If any person is a nonprofit organization or as true the nonprofit organization or as true operty owners. Attach additional page ownership during the time the application and publication and cleay in the hearing process.	nbrance again property. A tion, corpora rtnership, inde the name ganization or stee or bene ss if needed, ation is being hearing on t	nst the property. Financially interesteration, estate, trust, relude the names, tit s, titles, and addres a trust, list the name ficiary of the nong Note: The applicate processed or const	Please list below the digital party includes any ecciver or syndicate les, addresses of all ses of the corporate les and addresses of profit organization. It is responsible for idered. Changes in
Property Owner					
Name of Individual: Laurie and Carl Ro	osenthal c/o Nev	vMark Merrill Companies	™ Owner	☐ Tenant/Lessee	☐ Successor Agency
Street Address: 256 15th Street					
City: Santa Monica				State: CA	Zip: _90402
Phone No.: (818)710-6100		Fax No.: (818)710-6116	Email: wm	iller@newmarkmerrill.c	com
Signature // Common signat			Date: Dece	mber 9, 2021	
Additional pages Attached:	☐ Yes	⊠ No			
Applicant					
Name of Individual: Nathaniel Yousif			□ Owner	■ Tenant/Lessee	☐ Successor Agency
Street Address: 2013 Colina Grande					
City: El Cajon				State: CA	Zip: _92019
Phone No.: 619-750-9675		Fax No.:	Email: you	sif-nathan@yahoo.com	
Signature: Talkan Con			Date: _12/0	9/21	
	□ Yes	⊠ No			
Other Financially Interested Perso	ns				
Name of Individual: Hytham Yousif			☐ Owner	■ Tenant/Lessee	☐ Successor Agency
Street Address: 2013 Colina Grande					
City: _El Cajon				State: CA	Zip: _92019
Phone No.: 619-961-7944		Fax No.:	Email: fran	kyousif@hotmail.com	
Signature:			Date: 12/0		
	⊃ Yes	⊠ No			

SAN DIEGO POLICE DEPARTMENT CONDITIONAL USE PERMIT RECOMMENDATION

PREMISE ADDRESS:	11395 Poway R	Road #A, San Diego CA 92128		
TYPE OF BUSINESS:	Liquor store/Ma	arket (Type 21, Off Sale General)	
FEDERAL CENSUS TRACT:	170.68			
NUMBER OF ALCOHOL LICENSES	S ALLOWED:	Off-Sale: 2		
NUMBER OF ALCOHOL LICENSES	EXISTING:	Off-Sale: 2		
CRIME RATE IN THIS CENSUS TRA (Note: Considered High Crime If Exce		-39.4% vide Average)		
THREE OR MORE REPORTED CRIM	MES AT THIS PRE	MISE WITHIN PAST YEAR	⊠ YES	□ NO
IS THE PREMISE WITHIN 600 FEET	OF INCOMPATIE	BLE FACILITY	YES	⊠ NO
IS THE PREMISE WITHIN 100 FEET	OF RESIDENTIA	LLY ZONED PROPERTY	⊠ YES	□ NO
ABC LICENSE REVOKED AT THIS	PREMISE WITHIN	N PAST YEAR	☐ YES	⊠ NO
HAS APPLICANT BEEN CONVICTE	ED OF ANY FELO	NY	☐ YES	⊠ NO
WILL THIS BUSINESS BE DETRIM AND WELFARE OF THE COMMUN		UBLIC HEALTH, SAFETY,	YES	·⊠ NO ·

COMMENTS/OTHER FACTORS CONSIDERED:

The premises is located within census tract 170.68. The reported crime rate for 2020 within Census Tract 170.42 was 39.4% and the alcohol crime rate was 13.4%. Census Tract 170.42 was split into two Census Tracts (during the 2020 Census) 170.68 and 170.67 which had a combined crime rate of 39.4%. This location was previously licensed with a Type 20 (Off Sale Beer & Wine) and was operating as a 7 Eleven convenience market.

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. The hours for in-store operations shall be from 8:00am to Midnight as it relates to sales, service, or consumption of alcoholic beverages. The hours for the sale of alcoholic product via app/online platform for delivery only, shall be 6:00am to 2:00am.
- 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.

ATTACHMENT 9

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:

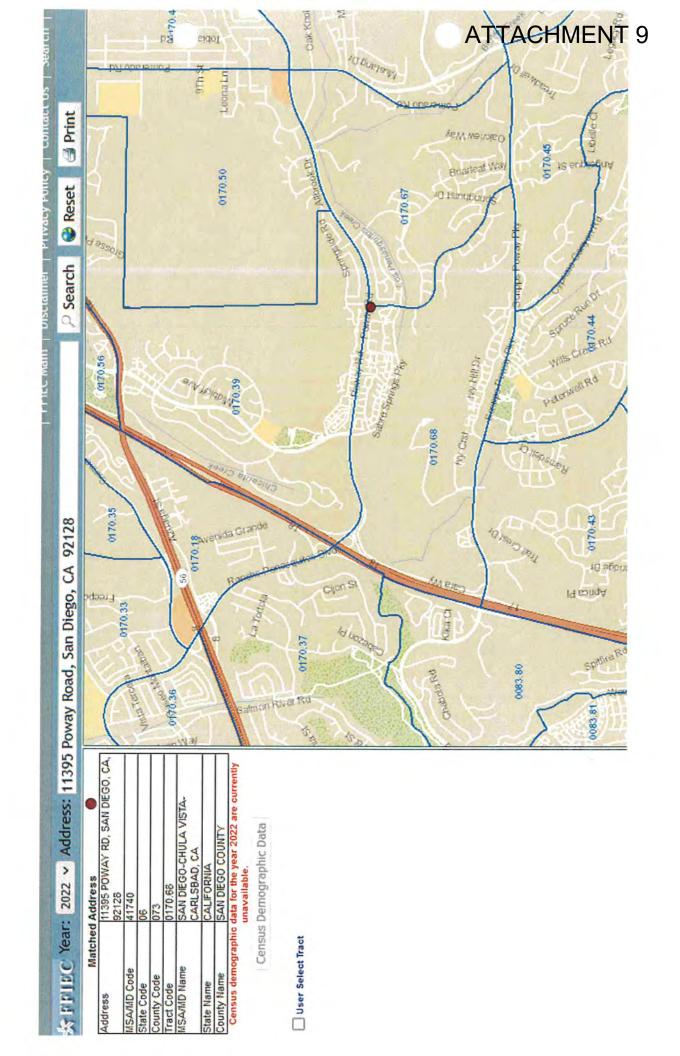
APPROVE DENY

DENY

Name of SDPD Vice Sergeant (Print)

Signature of SDPD Vice Sergeant

Date of Review







Having trouble viewing the report?

Results for: Active Off-Sale Retail License

County: SAN DIEGO County
Census Tract: 170.68

Report Date: Sunday, October 31, 2021

Search

Results will be filtered as you type

0 Results

License Number: 593432

Status: ACTIVE License Type: 20 Orig. Iss. Date: 07/26/2018 Expir. Date: 06/30/2022 Primary Owner:

12010 SCRIPPS HIGHLAND DR, SAN DIEGO, CA 92131-5155

WESTERN REFINING RETAIL, LLC Premises Addr.: Census Tract: 0170.68

Business Name:

WESTERN REFINING RETAIL LLC #3782 Geo Code:3710

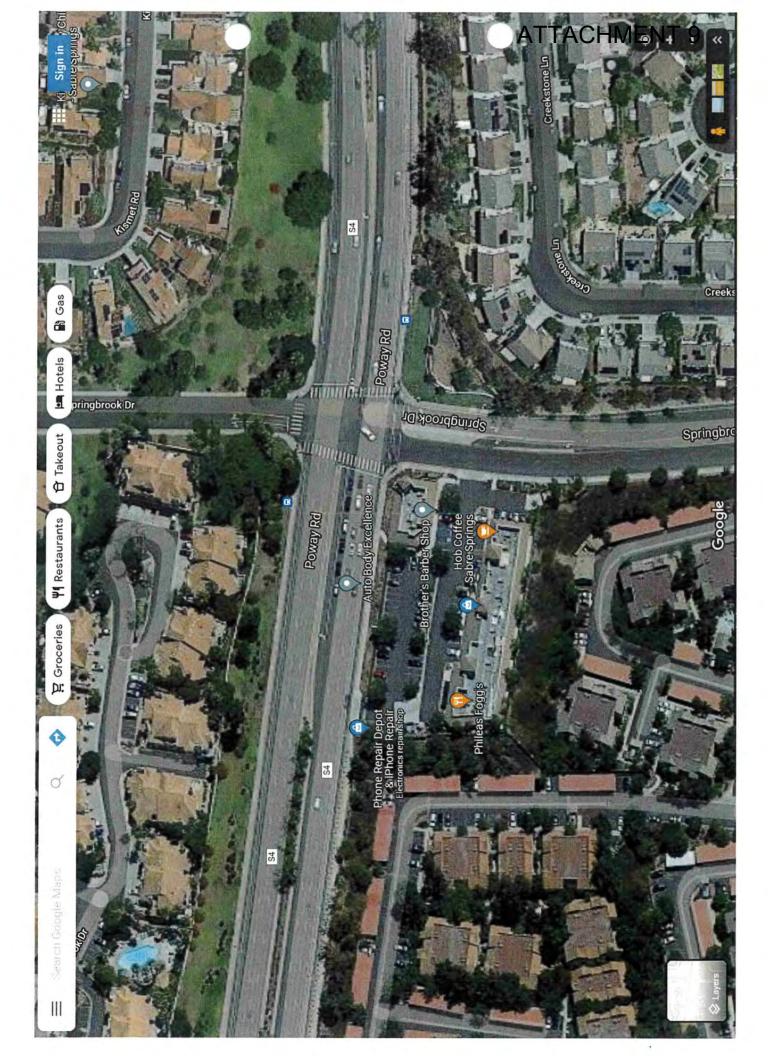
License Number: 503707

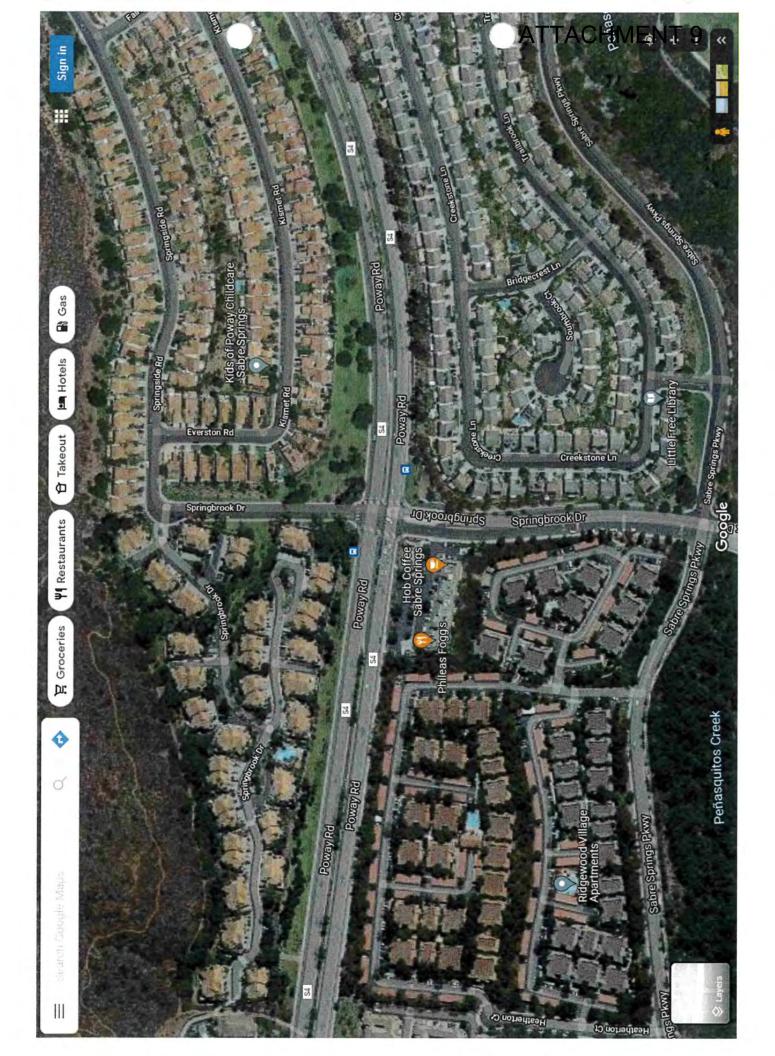
Status: REVPEN License Type: 20 Orig. Iss. Date: 12/08/2010 Expir. Date: 06/30/2021 Primary Owner:

11395 POWAY RD, SAN DIEGO, CA 92128

7 ELEVEN INC Premises Addr.:Census Tract: 0170.68 Business Name: 7 ELEVEN STORE NO 2111 33465

Geo Code:3710





- 2 THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS SHALL REVIEW AND THOROUGHLY EXAMINE AND FAMILIARIZE THEMSELVES WITH ALL ELEMENTS AND CONDITIONS IN THE CONTRACT DRAWINGS AND SPECIFICATIONS. THE GENERAL CONTRACTOR AND ALL SUB-CONTRACTORS SHALL VERIFY ALL DIMENSIONS ON THE DRAWINGS. ANY DISCREPANCIES AND/OR CONDITIONS NEEDING CLARIFICATION SHALL BE REPORTED IMMEDIATELY TO THE ARCHITECT, IN WRITING, BEFORE WORK BEGINS.
- 3 THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS SHALL BE SOLELY RESPONSIBLE FOR THE ENFORCEMENT OF ALL REQUIREMENTS AND REGULATIONS AND SHALL PERFORM ALL WORK ON THIS PROJECT IN COMPLIANCE WITH CAL O.S.H.A., THE INDUSTRIAL ACCIDENT COMMISSION OF THE STATE OF CALIFORNIA, AND ALL LOCAL, STATE, AND FEDERAL SAFETY AND HEALTH STANDARDS, LAWS, AND REGULATIONS. ALL CONSTRUCTION FABRICATION AND INSTALLATIONS SHALL CONFORM TO THE LATEST ADOPTED EDITIONS OF THE U.B.C., U.P.C., N.E.C., AND ANY OTHER FEDERAL, STATE AND LOCAL CODES, REGULATIONS AND ORDINANCES OF THE GOVERNING AGENCY HAVING JURISDICTION OVER THE PROJECT.
- 4 DUE TO THE REPROGRAPHIC PROCESS, THESE PLANS MAY NOT BE ACCURATELY TO SCALE. ALL DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALE SHOWN AND IN NO CASE SHALL WORKING DIMENSIONS BE SCALED FROM THE PLANS, SECTIONS, ELEVATIONS, OR DETAILS.
- 5 WHERE CONSTRUCTION DETAILS ARE NOT SHOWN OR NOTED FOR ANY PART OF THE WORK, DETAILS SHALL BE THE SAME AS FOR OTHER SIMILAR FIRST CLASS WORK FOR THE TRADE INVOLVED. THE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY, IN WRITING, FOR ANY ALTERNATE NONSTANDARD, OR UNTESTED METHOD(S) PROPOSED
- 6 IT IS CONSIDERED ESSENTIAL THAT THE CONTRACTOR INSPECT THE PREMISES DURING THE COURSE OF BIDDING PRIOR TO THE START OF CONSTRUCTION TO BE FAMILIAR WITH FIELD CONDITIONS. SUCH CONDITIONS SHOULD BE REFLECTED AND QUALIFIED IN THE FINAL BID. ANY CONDITION OR CIRCUMSTANCE WHICH DOES NOT CONFORM TO THE INTENT INDICATED IN THESE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO THE ACCEPTANCE OF THE BID FOR THIS WORK. NO ADDITIONAL PAYMENTS WILL BE MADE TO COMPENSATE FOR ANY ADDITIONAL WORK REQUIRED FOR A PROFESSIONAL COMPLETION OF THE WORK, DUE TO LACK OF FIELD VERIFICATION BY CONTRACTOR.
- 7 SHOULD THERE BE ANY DISCREPANCY BETWEEN THE VARIOUS DRAWINGS, IT SHALL BE BROUGHT TO THE ARCHITECT'S ATTENTION FOR CLARIFICATION. THE CONTRACTOR SHALL COORDINATE WITH THE OWNER'S REPRESENTATIVE FOR INSTALLATION OF ANY SPECIAL EQUIPMENT NOT SHOWN IN THESE DRAWINGS.
- 8 THE CONTRACTOR SHALL VERIFY EQUIPMENT LOCATIONS WITH THE OWNER'S REPRESENTATIVE AND/OR EQUIPMENT MANUFACTURER FOR PROPER SIZE AND LOCATION OF FOUNDATION OR SLAB DEPRESSIONS, DRAINS, AND WARPS.
- 9 THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO LOCATE AND PROTECT ANY UNDERGROUND OR CONCEALED CONDUIT, PLUMBING, OR OTHER UTILITIES WHERE NEW WORK IS BEING PERFORMED.
- 10 NOTES AND DETAILS ON THE DRAWINGS SHALL TAKE PRECEDENCE OVER THESE STANDARD NOTES ON THIS SHEET IN CASE OF CONFLICT.
- I THE CONTRACTOR SHALL COMPLY WITH SAFETY RESTRICTIONS AS REQUIRED FOR WORKERS AND PEDESTRIAN PROTECTION DURING THE CONSTRUCTION PROCESS.
- 12 RUBBISH AND DEBRIS RESULTING FROM THE WORK OF VARIOUS TRADES SHALL BE REGULARLY COLLECTED AND REMOVED FROM THE PROJECT SITE AND LEGALLY DISPOSED OF PRIOR TO DELIVERY OF MATERIALS TO THE CONSTRUCTION ZONE AND REMOVAL OF WASTE FROM THE SITE. THE CONTRACTOR SHALL CHECK WITH THE OWNER FOR AN ACCEPTABLE ACCESS ROUTE AND TIME. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR, HIS SUBCONTRACTORS, OR ANY OF THEIR EMPLOYEES USE ANY AREA OUTSIDE THE CONSTRUCTION ZONE WITHOUT PRIOR APPROVAL FROM THE OWNER.
- 13 ANY REVISION OR ADDITIONAL WORK REQUIRED BY FIELD CONDITIONS OR LOCAL GOVERNING AUTHORITIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BEFORE PROCEEDING, REGARDLESS OF COST, TIME OR MATERIAL INCREASE.
- 14 ANY AND ALL REVISIONS TO THE SCOPE SHALL BE BY WRITTEN CHANGE ORDER, APPROVED BY OWNER.

···

LDR - ENGINEERING REVIEW COMMENTS

2. THIS PROJECT PROPOSES NO-DEVELOPMENT IMPROVEMENTS OUTSIDE THE EXISTING BUILDING

STRUCTURES OR MONUMENT SIGNS THROUGHOUT THE SITE. THE EXISTING SITE PLAN IS SHOWN

AS REFERENCE AND REMAINS AS IS (NOT BEING ALTERED OR MODIFIED) THEREFORE THE

5. THIS PROJECT DOES NOT PROPOSE ANY STRUCTURES WITHIN OUR OUTSIDE EXISTING VISIBILITY

IN HEIGHT, PLANT MATERIAL, OTHER THAN TREES, WITHIN THE PUBLIC RIGHT-OF-WAY THAT IS

TRIANGLES OR CHANGES TO TOP & BOTTOM OF ELEVATIONS ON THE EXISTING PLANS.

6. NO OBSTRUCTION INCLUDING SOLID WALLS IN THE VISIBILITY AREAS SHALL EXCEED 3 FEET

LOCATED WITHIN VISIBILITY AREAS SHALL NOT EXCEED 24 INCHES IN HEIGHT, MEASURED

7. THIS PROJECT DOES NOT PROPOSE ANY STRUCTURES WITHIN OUR OUTSIDE EXISTING VISIBILITY

TRIANGLES OR CHANGES TO TOP & BOTTOM OF ELEVATIONS ON THE EXISTING PLANS.

LATERALS THAT SERVE THE SITE OR THE BUILDING ARE PROPOSED UNDER THIS PERMIT.

8. EXISTING SITE PLAN TO REMAIN AS IS - NO CHANGES UNDER THIS PERMIT PROPOSED.

9. NO ROOF DRAINS/DOWNSPOUTS, OR DECK DRAINS ARE PROPOSED FOR THIS PROJECT.

IO. NO WORK OR ALTERATIONS/MODIFICATIONS TO EXISTING PLUMBING OR SEMER MAIN

CURB TO PROPERTY LINE DISTANCES ON SPRINGBROOK DRIVE AND POWAY ROAD, DO NOT

FOOTPRINT FOR THIS DISCRETIONARY REVIEW AND THEREFORE DOES NOT REQUIRE ANY

3. THIS PROJECT DOES NOT PROPOSE ANY SITE IMPROVEMENTS OF ANY KIND, DOES NOT

4. THIS PROJECT DOES NOT PROPOSE ANY ENCROACHMENTS INTO PUBLIC RIGHT OF WAY

(INCLUDING SIGNAGES, LANDSCAPE, IRRIGATION, ET., AND THERE IS NO EMRA

(ENCROACHMENT MAINTENANCE & REMOVAL AGREEMENT PROPOSED).

PROPOSE ANY ALTERATIONS OR ADDITIONS TO EXISTING BUILDINGS OR PARKING

ENGINEERING COMMENTS - GENERAL INFO.

FROM THE TOP OF ADJACENT CURB.

CHANGE.

PERMANENT STORM WATER BEST MANAGEMENT PRACTICES.

15 PROVIDE PROTECTION AS REQUIRED TO PREVENT ANY DAMAGE TO EXISTING & NEW MATERIALS AND CONSTRUCTION PREVIOUS TO AND DURING CONSTRUCTION AND AFTER INSTALLATION. ALSO EXISTING CONSTRUCTION WITHIN AND ADJACENT TO JOB SITE. WHERE DAMAGE OCCURS. REPAIR OR REPLACE AS REQUIRED TO THE OWNER'S APPROVAL AT NO ADDITIONAL COST

- 16 WELDING SHALL BE BY A CERTIFIED WELDER OR IN THE SHOP OF AN APPROVED FABRICATOR.
- 17 THE CONTRACTOR SHALL PROVIDE ALL NECESSARY BLOCKING, BACKING, FRAMING, HANGERS OR OTHER SUPPORT FOR ALL FIXTURES, EQUIPMENT AND ALL OTHER ITEMS AS NECESSARY WHETHER OR NOT DETAILS HAVE BEEN PROVIDED.
- 18 GENERAL CONTRACTOR SHALL NOT MAKE ANY SUBSTITUTION OF MATERIALS OR EQUIPMENT WITHOUT THE WRITTEN CONSENT OF THE OWNER AND THE ARCHITECT.
- 19 THE SPECIFICATIONS SHALL BE PART OF THE CONTRACT DOCUMENTS.
- 20 BEFORE ACCEPTANCE BY THE OWNER, THE COMPLETED CONSTRUCTION SHALL BE CLEANED LABELS REMOVED, AND ALL OTHER TOUCHUP COMPLETED TO THE SATISFACTION OF THE
- 21 A COPY OF CALIFORNIA TITLE 24 IS TO BE AVAILABLE ON THE JOB SITE AT ALL TIMES.
- 22 ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CODES LISTED UNDER THIS GENERAL NOTES HEADING ON THIS SHEET. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO BE FAMILIAR WITH ALL CODES AND ORDINANCES, CITY OR STATE, AS REQUIRED FOR THE CONSTRUCTION OF THIS PROJECT. WHERE ANY CONFLICTS OCCUR BETWEEN FEDERAL, STATE AND LOCAL LAWS, CODES, ORDINANCES, AND REGULATIONS, THE MOST STRINGENT SHALL GOVERN.
- 23 ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE CURRENT CODE REQUIREMENTS
- 24 THE CONTRACTOR SHALL PROVIDE ADEQUATE AND SAFE BRACES AND CONNECTIONS TO SUPPORT THE COMPONENT PARTS OF THE STRUCTURE, UNTIL THE STRUCTURE ITSELF (INCLUDING ROOF DIAPHRAGM) IS COMPLETE ENOUGH TO SUPPORT ITSELF. THE DESIGN ADEQUACY, SAFETY, AND ERECTION OF BRACING, SHORING, SCAFFOLDING, AND TEMPORARY SUPPORTS AND RESTRAINTS IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
- 25 IT IS THE INTENT OF THESE DRAWINGS TO INDICATE A COMPLETE AND FINISHED PRODUCT MATCHING AND/OR ABUTTING EXISTING CONSTRUCTION IN A NEAT AND PROFESSIONAL
- 26 THE FACILITY IS TO REMAIN OCCUPIED DURING THE CONSTRUCTION. THE CONTRACTOR SHALL. COORDINATE AND SCHEDULE WITH THE OWNER A SEQUENCE FOR THE WORK.
- 27 THE CONTRACTOR SHALL PROVIDE WRITTEN REQUESTS FOR SHUTDOWNS AT LEAST THREE DAYS PRIOR TO THE EVENT. WORK REQUIRING SHUTDOWNS WILL BE REQUIRED TO BE PERFORMED OUTSIDE NORMAL WORKING HOURS.
- 28 THIS PROJECT REMODEL WORK ADJOINS AREAS THAT WILL BE OCCUPIED DURING CONSTRUCTION AND THE CONTRACTOR AND SUBCONTRACTORS SHALL COOPERATE WITH THE OMNER TO MAINTAIN CONTINUOUS OPERATION. IF CONFLICTS OCCUR, THE INTERESTS OF THE OWNER SHALL GOVERN. THE CONTRACTOR SHALL MAKE EVERY EFFORT TO MINIMIZE THE IMPACT OF CONSTRUCTION ON THE OWNER'S OPERATIONS.
- 29 ALL REQUIRED EXITS FROM OCCUPIED PORTIONS OF THE PROJECT SHALL BE MAINTAINED AT ALL TIMES. CONTRACTOR SHALL ESTABLISH PROCEDURES TO MINIMIZE CIRCULATION OF CONSTRUCTION PERSONNEL AND MATERIALS THROUGH OCCUPIED PORTIONS OF THE PROJECT SITE. THE CONTRACTOR SHALL IMMEDIATELY CLEAN DEBRIS FROM OCCUPIED AREAS.
- 30 STORAGE OF ALL MATERIALS, EQUIPMENT AND SUPPLIES SHALL BE LIMITED TO SCHEDULED AREAS OF WORK IN PROGRESS, OR TO DESIGNATED LOCATIONS APPROVED AND ARRANGED WITH THE OWNER. THE CONTRACTOR SHALL THOROUGHLY CAULK, FLASH AND/OR SEAL AROUND ALL WALL AND/OR ROOF PENETRATIONS THAT ARE MADE AS A PART OF THE CONTRACT WORK TO CREATE A WATERTIGHT CONDITION
- 31 WHEN INSTALLING DRILLED IN ANCHORS OR POWER DRIVEN PINS INTO EXISTING REINFORCED CONCRETE OR REINFORCED CONCRETE MASONRY, CARE SHALL BE TAKEN TO AVOID CUTTING OR DAMAGING THE REINFORCING BARS.
- 32 WHERE PAVING, WALKS AND/OR LANDSCAPED AREAS ARE DISTURBED OR DAMAGED DURING CONSTRUCTION, THEY SHALL BE REPAIRED OR REPLACED TO MATCH EXISTING CONDITIONS.

DISABLED ACCESS NOTE COMPLIANCE

I. I AM THE DESIGNER/OWNER IN RESPONSIBLE CHARGE OF THIS ADDITION/ALTERATION

PROJECT: I HAVE INSPECTED THE SITE/PREMISES AND DETERMINED THAT EXISTING

IN FULL COMPLIANCE WITH CURRENT SITE ACCESSIBILITY REQUIREMENTS TO THE EXTENT

2. I AM THE DESIGNER/OWNER IN RESPONSIBLE CHARGE OF THIS ADDITION / ALTERATION

PROJECT; I HAVE INSPECTED THE SITE/PREMISES AND DETERMINED THAT EXISTING

6/07/21 DESIGNER

6/07/21 DESIGNER

OWNER

CONDITIONS,

REQUIRED BY LAW.

KATHERINE BAKER

KATHERINE BAKER

NAME (PRINT)

AS IMPROVED PER THESE PLANS, WILL BE

RESTROOM(S) SERVING AREA(S) OF ALTERATION,

FULLY ACCESSIBLE ACCORDING TO CURRENT REQUIREMENTS.

FIELD INSPECTOR PRIOR TO SUBMITTAL FOR PLAN REVIEW.

SIGNATURE

3. IF THE BUILDING INSPECTOR DETERMINES NONCOMPLIANCE WITH ANY CURRENT

ACCESSIBILITY PROVISIONS OF THE LAW, HE/SHE SHALL REQUIRE SUBMITTAL OF

COMPLETE AND DETAILED PLANS TO THE BUILDING DEVELOPMENT REVIEW DIVISION OF

THE DEVELOPMENT SERVICES DEPARTMENT FOR FURTHER REVIEW. PLANS MUST CLEARLY

SHOW ALL EXISTING NON-COMPLYING CONDITIONS AFFECTED BY THE REMODEL (INCLUDING

SITE PLAN, FLOOR PLAN, DETAILS, ETC.) AND PROPOSED MODIFICATIONS OF DEFICIENCIES TO MEET CURRENT ACCESSIBILITY PROVISIONS. THE PLANS MUST BE STAMPED BY THE

AS IMPROVED PER THESE PLANS, WILL BE

X ARE

33 ALL STEEL COMPONENTS EXPOSED TO WEATHER SHALL BE GALVANIZED. ALL FINISH COMPONENTS, NOT PRE FINISHED, SHALL BE PAINTED.

CONDITIONAL USE PERMIT (CUP) for

EPIC WINE & SPIRITS - LIQUOR STORE

SABRE SPRINGS PLAZA

11395 POWAY RD, STE #A, SAN DIEGO, CA 92128

PROJECT DATA

SHELL BUILDING DATA:

CONSTRUCTION TYPE: TYPE V-B, FULLY SPRINKLERED EXISTING ONE STORY MULTI-TENANT BUILDING EXISTING OCCUPANCY GROUPS: M & B ORIGINAL CONSTRUCTION DATE: 1990's

PROJECT ADDRESS:

SABRE SPRINGS PLAZA 11395 POWAY RD, STE #A, SAN DIEGO, CA 92128 SAN DIEGO, CA 92128

LEGAL DESCRIPTION: PARCEL 2 OF MAP 18382, COUNTY OF SAN DIEGO

PROJECT DESCRIPTION:

(ZONING: ČN-Ĭ-2, MOBILITY ZONE 4 (WITHIN THE SABRE SPRINGS COMMUNITY PLAN. COUNCIL DISTRICT 5.)

CONDITIONAL USE PERMIT FOR RETAIL SALES OF ALCOHOLIC BEVERAGES (LIQUOR STORE). EXISTING VACANT 7-ELEVEN RETAIL SPACE TO REMAIN AS IS - PROPOSE ONLY (N) P.O.S COUNTER, EXISTING ACCESSIBLE RESTROOM, CEILINGS, LIGHTING, ELECTRICAL, PLUMBING & DUCTWORK TO REMAIN AS IS. NO PROPOSED STRUCTURAL OR INTERIOR WORK (OTHER THAN MILLWORK FOR NEW P.O.S.)

SUITE #A: AREA = 2,232 SF (0.051 ACRES)

OCCUPANCY CLASS: SUITE #A: M (SAME AS EXISTING)

PROPOSED OCCUPANT LOAD: 37 OCC. (SAME AS EXISTING)

APPLICABLE CODES:

2019 CALIFORNIA BUILDING CODE 2019 CALIFORNIA MECHANICAL CODE

2019 CALIFORNIA PLUMBING CODE 2019 CALIFORNIA ELECTRICAL CODE

2019 CALIFORNIA ENERGY CODE 2019 CALIFORNIA FIRE CODE

2019 CALIFORNIA GREEN BUILDING STANDARDS CODE

FIRE DEPARTMENT NOTES

- EXIT SIGNS MUST BE INTERNALLY ILLUMINATED. (CFC & CBC SEC. 1013.3)
- 2. PROVIDE TWO SEPARATE SOURCES OF POWER FOR EXIT SIGNS CONFORMING TO CFC & CBC 1013.6.3

3. THE MEANS OF EGRESS INCLUDING THE EXIT DISCHARGE SHALL BE ILLUMINATED AT ALL TIMES. THE

PROVIDED WITH A 90 MINUTE EMERGENCY BACK-UP POWER SUPPLY SOURCE. (CBC 1008) 4. EXIT DOORS SHALL BE OPENABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT. DOORS SHALL NOT BE PROVIDED WITH THUMB-TURN LOCKS OR DEADBOLTS

EGRESS ILLUMINATION LEVEL SHALL BE I FOOTCANDLE (MIN.) & THE MEANS OF ILLUMINATION SHALL BE

- THAT DO NOT UNLATCH IN TANDEM WITH THE NORMAL OPERATING LEVER. RATED DOORS SHALL BE SELF-CLOSING AND LATCHING; SUCH DOORS SHALL NOT BE EQUIPPED WITH DOOR STOPS OR OTHERWISE 5. HVAC UNITS EXCEEDING A 2,000 CFM CAPACITY SHALL BE PROVIDED WITH A DUCT SMOKE DETECTOR.
- THIS DETECTOR SHALL SHUT DOWN ONLY THE AFFECTED INDIVIDUAL HVAC UNIT UPON SMOKE DETECTION. THIS DETECTOR MUST ALSO BE INTERFACED TO AN EXISTING FIRE ALARM SYSTEM. THE DETECTOR SHALL ONLY PROVIDE A SUPERVISORY SIGNAL AT THE FIRE ALARM PANEL UPON SMOKE DETECTION.
- 6. PROVIDE A MINIMUM OF ONE 2AIOBC CLASSIFICATION FIRE EXTINGUISHER WITHIN 75 FEET TRAVEL DISTANCE FOR EACH 3,000 SQUARE FEET, OR PORTION THEREOF, ON EACH FLOOR. (CFC 906)
- COMPLETE PLANS & SPECIFICATIONS FOR FIRE EXTINGUISHING SYSTEMS, INCLUDING AUTOMATIC SPRINKLERS & WET & DRY STANDPIPES, HALON SYSTEMS & OTHER SPECIAL TYPES OF AUTOMATIC FIRE EXTINGUISHING SYSTEMS, BASEMENT PIPE INLETS & OTHER FIRE PROTECTION SYSTEMS & APPURTENANCES THERETO SHALL BE SUBMITTED TO THE BUILDING DEPT. FOR REVIEW & APPROVAL PRIOR TO INSTALLATION. (CFC 901.2)
- 8. BUILDINGS UNDERGOING CONSTRUCTION, ALTERATION OR DEMOLITION SHALL BE IN ACCORDANCE WITH 2019 CFC CHAPTER 33 (FIRE SAFETY DURING CONSTRUCTION & DEMOLITION) & CHAPTER 35 (WELDING & OTHER HOT WORK)
- 9. DURING CONSTRUCTION, AT LEAST ONE FIRE EXTINGUISHER SHALL BE PROVIDED ON EACH FLOOR LEVEL AT EACH STAIRWAY, IN ALL STORAGE & CONSTRUCTION SHEDS, IN LOCATIONS WHERE FLAMMABLE OR COMBUSTIBLE LIQUIDS ARE STORED OR USED, AND WHERE OTHER SPECIAL HAZARDS ARE PRESENT PER CFC SECTION 3315.1
- 10. ALL VALVES CONTROLLING THE WATER SUPPLY FOR AUTOMATIC SPRINKLER SYSTEMS AND WATER FLOW SWITCHES ON ALL SPRINKLER SYSTEMS SHALL BE ELECTRICALLY MONITORED WHERE THE NUMBER OF SPRINKLER IS 20 OR MORE (CFC 903.4)
- II. INSTALLATION OF FIRE ALARM SYSTEMS SHALL BE IN ACCORDANCE WITH CFC 907.
- 12. COMPLETE PLANS & SPECIFICATIONS FOR FIRE ALARM SYSTEMS SHALL BE SUBMITTED TO THE BUILDING DEPT. FOR REVIEW & APPROVAL PRIOR TO INSTALLATION. (CFC 907.1)
- 13. THE EGRESS PATH SHALL REMAIN FREE & CLEAR OF ALL OBSTRUCTIONS AT ALL TIMES. NO STORAGE IS PERMITTED IN ANY EGRESS PATHS.
- 14. OPEN FLAMES, FIRE & BURNING ON ALL PREMISES IS PROHIBITED EXCEPT AS SPECIFICALLY PERMITTED BY THE CITY OF SAN DIEGO & CFC 308.
- 15. DUMPSTERS & TRASH CONTAINERS EXCEEDING 1.5 CUBIC YARDS SHALL NOT BE STORED IN BUILDINGS OR PLACED WITHIN 5 FEET OF COMBUSTIBLE WALLS, OPENINGS OR COMBUSTIBLE ROOF EAVE LINES UNLESS PROTECTED BY AN APPROVED FIRE SPRINKLER SYSTEM OR LOCATED IN A TYPE I OR IIA STRUCTURE SEPARATED BY 10 FEET FROM OTHER STRUCTURES. CONTAINERS LARGER THAN I CUBIC YARD SHALL BE OF NON OR LIMITED-COMBUSTIBLE MATERIALS OR SIMILARLY PROTECTED OR SEPARATED. CFC 304.3
- 16. EXITS, EXIT SIGNS, FIRE ALARM PANELS, HOSE CABINETS, FIRE EXTINGUISHER LOCATIONS & STANDPIPE CONNECTIONS SHALL NOT BE CONCEALED BY CURTAINS, MIRRORS OR OTHER DECORATIVE MATERIAL.
- 17. WALL, FLOOR & CEILING FINISHES & MATERIALS SHALL NOT EXCEED THE INTERIOR FINISH CLASSIFICATIONS IN CBC TABLE 803.II & SHALL MEET THE FLAME PROPAGATION PERFORMANCE CRITERIA OF THE CALIFORNIA CODE OF REGULATIONS, TITLE 19, DIVISION I, DECORATIVE MATERIALS SHALL BE PROPERLY TREATED BY A PRODUCT OF PROCESS APPROVED BY THE STATE FIRE MARSHALL WITH APPROPRIATE DOCUMENTATION PROVIDED TO THE CITY OF SAN DIEGO.
- 18. ADDRESS IDENTIFICATION SHALL BE PROVIDED FOR ALL NEW & EXISTING BUILDINGS IN A LOCATION THAT IS PLAINLY VISIBLE & LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. WHERE ACCESS IS BY WAY OF A PRIVATE ROAD AND THE BUILDING ADDRESS CANNOT BE VIEWED FROM THE PUBLIC WAY, AN APPROVED SIGN OR MEANS SHALL BE USED TO IDENTIFY THE STRUCTURE. PREMISES IDENTIFICATION SHALL CONFORM TO CBC SECTION 501.2

CONTACTS

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PTS# 0693523

DRAWING INDEX

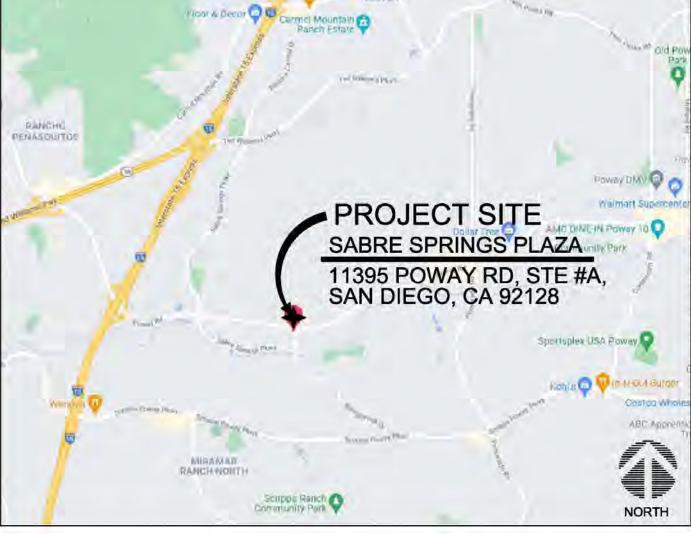
ARCHITECTURAL

- TI COVER SHEET
- T2 STORMWATER FORMS & BMP NOTES
- TYPICAL ACCESSIBLE PARKING DETAILS REFERENCE T5 SITE PLAN REFERENCE WITH PHOTOGRAPHIC SURVEY
- AO ENLARGED PARTIAL SITE PLAN, SITE PHOTOS AI EXISTING FLOOR PLAN & PROPOSED FLOOR PLAN
- A2 DOOR SCHEDULE, DETAILS & NOTES, EXISTING REFLECTED CLG PLAN
- A3 ADA RESTROOM PLAN, ELEVATIONS, DETAILS, NOTES



LOCATION FOR CUP REQUEST

VICINITY MAP



No. C28547

SAN DIEGO, CA 92103 TEL: (619) 281-5937 www.bakerarchitecture.co

PTS # 0693523

D 00

 \Box

ш DATE: 10/20/21

SD	City of San Diego Development Services 1222 First Ave., MS-302 San Diego, CA 92101 (519) 446-5000			quirements y Checklist	DS-560 Novamber 2018
Project Addi	ress: 11395 Poway Rd, S	te #A, San E	Diego, CA 92128	Project Number: 6	93523
SECTION 1 All construction the Store	 Construction Storm Wa tion sites are required to imple Mater Standards Manual. Son General Permit (CGP)¹, white 	iter BMP Requestructions are sites are	uirements: tion BMPs in accord additionally require	ance with the performa	nce standards nder the State
PART B.	ojects complete PART A: I				continue to
1. Is the pro with Cons land dist	etermine Construction Pi eject subject to California's stat struction Activities, also known urbance greater than or equal WPPP regulred, skip guestion	tewide General 1 as the State Co to 1 acre.)			Associated projects with
	project propose construction			not limited to clearing	grading
grubbing	excavation, or any other active of the sections of the section of the s	ity resulting in	ground disturbance next question	and/or contact with sto	rm water?
	project propose routine main ose of the facility? (Projects suc	One of the second	- Commence of the commence of	d grade, hydraulic capa	city, or origi-
	VPCP required, skip question a project only include the follow		next question	_	
	tal Permit, Fire Alarm Permit, I			nit, Sign Permit, Mecha	nical Permit,
 Individ 	ual Right of Way Permits that lateral, or utility service.	exclusively inclu	ude only ONE of the	following activities: wat	er service,
the fol	of Way Permits with a project following activities: curb ramp, signment, and retaining wall encr	dewalk and driv	an 150 linear feet th veway apron replace	at exclusively include o ment, pot holing, curb	nly ONE of and gutter
☑ Yes	; no document required				
Check	one of the boxes below, and o	ontinue to PAR	TB:		
	If you checked "Yes" for que a SWPPP is REQUIRED. Co	estion 1, ontinue to PAR	ТВ		
	If you checked "No" for que a WPCP is REQUIRED. If the of ground disturbance AND entire project area, a Minor	estion 1, and cho ne project propo has less than a r WPCP may be	ecked "Yes" for ques oses less than 5,000 a 5-foot elevation ch required instead. C	tion 2 or 3, square feet ange over the ontinue to PART B.	
×	If you checked "No" for all of PART B does not apply an	questions 1-3, a d no documen	nd checked "Yes" for t is required. Conti	question 4 nue to Section 2.	
Mary Infan	mation on the City's construction E	16.4D many departments	an wall as CCC east les	mante can be found as	

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PDP Exempt projects are required to implement site design and source control BMPs.

1. Does the project ONLY include new or retrofit sidewalks, bicycle lanes, or trails that:

If "no" was checked for all questions in Part D, continue to Part E.

Yes; PDP exempt requirements apply No; project not exempt.

PART E: Determine if Project is a Priority Development Project (PDP).

mixed-use, and public development projects on public or private land.

If "yes" was checked for any questions in Part D, continue to Part F and check the box labeled

Are designed and constructed to direct storm water runoff to adjacent vegetated areas, or other

Are designed and constructed to be hydraulically disconnected from paved streets and roads? Or;

No; next question

Yes No

☐Yes ☒No

Yes No

Yes X No

Yes No

Clear Page 3

Are designed and constructed with permeable pavements or surfaces in accordance with the Green Streets guidance in the City's Storm Water Standards manual?

Does the project ONLY include retrofitting or redeveloping existing paved alleys, streets or roads designed and constructed in accordance with the Green Streets guidance in the <u>City's Storm Water Standards Manual</u>?

Projects that match one of the definitions below are subject to additional requirements including preparation of

If "ves" is checked for any number in PART E, continue to PART F and check the box labeled "Pri-

If "no" is checked for every number in PART E, continue to PART F and check the box labeled

New Development that creates 10,000 square feet or more of impervious surfaces collectively over the project site. This includes commercial, industrial, residential,

Redevelopment project that creates and/or replaces 5,000 square feet or more of impervious surfaces on an existing site of 10,000 square feet or more of impervious

New development or redevelopment of a restaurant. Facilities that sell prepared foods

development creates and/or replace 5,000 square feet or more of impervious surface. 4. New development or redevelopment on a hillside. The project creates and/or replaces

New development or redevelopment of a parking lot that creates and/or replaces 5,000 square feet or more of impervious surface (collectively over the project site).

New development or redevelopment of streets, roads, highways, freeways, and driveways. The project creates and/or replaces 5,000 square feet or more of impervious

and drinks for consumption, including stationary lunch counters and refreshment stands selling prepared foods and drinks for immediate consumption (SIC 5812), and where the land

New development or redevelopment on a misside. The project creates and where 5,000 square feet or more of impervious surface (collectively over the project site) and where Yes I No

surfaces. This includes commercial, industrial, residential, mixed-use, and public

PART D: PDP Exempt Requirements.

non-erodible permeable areas? Or;

Yes; PDP exempt requirements apply

a Storm Water Quality Management Plan (SWQMP).

development projects on public or private land.

surface (collectively over the project site).

ority Development Project".

"Standard Development Project".

"PDP Exempt."

		Clear	Page
Pag	e 4 of 4 City of San Diego • Development Services • Storm Water Requirements Applicability Che	cklist	
	New development or redevelopment discharging directly to an Environmentally Sensitive Area. The project creates and/or replaces 2,500 square feet of impervious surface (collectively over project site), and discharges directly to an Environmentally Sensitive Area (ESA). "Discharging directly to" includes flow that is conveyed overland a distance of 200 feet or less from the project to the ESA, or conveyed in a pipe or open channel any distance as an isolated flow from the project to the ESA (i.e. not commingled with flows from adjacent lands).	□Yes	××
	New development or redevelopment projects of a retail gasoline outlet (RGO) that create and/or replaces 5,000 square feet of impervious surface. The development project meets the following criteria: (a) 5,000 square feet or more or (b) has a projected Average Daily Traffic (ADT) of 100 or more vehicles per day.	□Yes	×
	New development or redevelopment projects of an automotive repair shops that creates and/or replaces 5,000 square feet or more of impervious surfaces. Development projects categorized in any one of Standard Industrial Classification (SIC) codes 5013, 5014, 5541, 7532-7534, or 7536-7539.	□Yes	×
	Other Pollutant Generating Project. The project is not covered in the categories above, results in the disturbance of one or more acres of land and is expected to generate pollutants post construction, such as fertilizers and pesticides. This does not include projects creating less than 5,000 sf of impervious surface and where added landscaping does not require regulause of pesticides and fertilizers, such as slope stabilization using native plants. Calculation of	r	
	the square footage of impervious surface need not include linear pathways that are for infrequivelying the second second second in the second	Yes	×
	the square footage of impervious surface need not include linear pathways that are for infrequ vehicle use, such as emergency maintenance access or bicycle pedestrian use, if they are built	Yes	
PAI	the square footage of Impervious surface need not include linear pathways that are for infrequence vehicle use, such as emergency maintenance access or bicycle pedestrian use, if they are built with pervious surfaces of if they sheet flow to surrounding pervious surfaces. RT F: Select the appropriate category based on the outcomes of PART C through F	Yes	
PAI	the square footage of Impervious surface need not include linear pathways that are for infrequency vehicle use, such as emergency maintenance access or bicycle pedestrian use, if they are built with pervious surfaces of if they sheet flow to surrounding pervious surfaces. RT F: Select the appropriate category based on the outcomes of PART C through For the project is NOT SUBJECT TO PERMANENT STORM WATER REQUIREMENTS. The project is a STANDARD DEVELOPMENT PROJECT. Site design and source control	Yes	
PAI	the square footage of Impervious surface need not include linear pathways that are for infrequency vehicle use, such as emergency maintenance access or bicycle pedestrian use, if they are built with pervious surfaces of if they sheet flow to surrounding pervious surfaces. RT F: Select the appropriate category based on the outcomes of PART C through For the project is NOT SUBJECT TO PERMANENT STORM WATER REQUIREMENTS. The project is a STANDARD DEVELOPMENT PROJECT. Site design and source control BMP requirements apply. See the Storm Water Standards Manual for guidance. The project is PDP EXEMPT. Site design and source control BMP requirements apply.	Yes	X D
PAI 1. 2. 3. 4.	the square footage of impervious surface need not include linear pathways that are for infrequivehide use, such as emergency maintenance access or bicycle pedestrian use, if they are built with pervious surfaces of if they sheet flow to surrounding pervious surfaces. RT F: Select the appropriate category based on the outcomes of PART C through Part of the project is NOT SUBJECT TO PERMANENT STORM WATER REQUIREMENTS. The project is a STANDARD DEVELOPMENT PROJECT. Site design and source control BMP requirements apply. See the Storm Water Standards Manual for guidance. The project is PDP EXEMPT. Site design and source control BMP requirements apply. See the Storm Water Standards Manual for guidance. The project is a PRIORITY DEVELOPMENT PROJECT. Site design, source control, and structural pollutant control BMP requirements apply. See the Storm Water Standards Manual for guidance on determining if project requires a hydromodification plan management	Yes	X D
PAI 1. 2. 3. 4.	the square footage of impervious surface need not include linear pathways that are for infrequency whicle use, such as emergency maintenance access or bicycle pedestrian use, if they are built with pervious surfaces of if they sheet flow to surrounding pervious surfaces. RT F: Select the appropriate category based on the outcomes of PART C through F The project is NOT SUBJECT TO PERMANENT STORM WATER REQUIREMENTS. The project is a STANDARD DEVELOPMENT PROJECT. Site design and source control BMP requirements apply. See the Storm Water Standards Manual for guidance. The project is PDP EXEMPT. Site design and source control BMP requirements apply. See the Storm Water Standards Manual for guidance. The project is a PRIORITY DEVELOPMENT PROJECT. Site design, source control, and structural pollutant control BMP requirements apply. See the Storm Water Standards Manual for guidance on determining if project requires a hydromodification plan management therine Baker Agent	Yes	X D
PAI 1. 2. 3. 4.	the square footage of impervious surface need not include linear pathways that are for infrequivehide use, such as emergency maintenance access or bicycle pedestrian use, if they are built with pervious surfaces of if they sheet flow to surrounding pervious surfaces. RT F: Select the appropriate category based on the outcomes of PART C through Part of the project is NOT SUBJECT TO PERMANENT STORM WATER REQUIREMENTS. The project is a STANDARD DEVELOPMENT PROJECT. Site design and source control BMP requirements apply. See the Storm Water Standards Manual for guidance. The project is PDP EXEMPT. Site design and source control BMP requirements apply. See the Storm Water Standards Manual for guidance. The project is a PRIORITY DEVELOPMENT PROJECT. Site design, source control, and structural pollutant control BMP requirements apply. See the Storm Water Standards Manual for guidance on determining if project requires a hydromodification plan management	Yes	X D

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This prioritization must be completed within this form, noted on the plans, and included in the SWPPP or WPCP. The city reserves the right to adjust the priority of projects both before and after construction. Construction

projects are assigned an inspection frequency based on if the project has a "high threat to water quality." The

City has aligned the local definition of "high threat to water quality" to the risk determination approach of the State Construction General Permit (CGP), The CGP determines risk level based on project specific sediment risk

and receiving water risk. Additional inspection is required for projects within the Areas of Special Biological Sig-

that apply to projects; rather, it determines the frequency of inspections that will be conducted by city staff.

nificance (ASBS) watershed. NOTE: The construction priority does NOT change construction BMP requirements

a. Projects that qualify as Risk Level 2 or Risk Level 3 per the Construction General Permit

b. Projects that qualify as LUP Type 2 or LUP Type 3 per the CGP and not located in the ASBS

a. Projects that are not located in an ASBS watershed or designated as a High priority site.

c. WPCP projects (>5,000sf of ground disturbance) located within the Los Penasquitos

Additional information for determining the requirements is found in the Storm Water Standards Manual.

Projects that are considered maintenance, or otherwise not categorized as "new development projects" or "rede-

velopment projects" according to the Storm Water Standards Manual are not subject to Permanent Storm Water

If "yes" is checked for any number in Part C, proceed to Part F and check "Not Subject to Permanent Storm Water BMP Requirements".

PART C: Determine if Not Subject to Permanent Storm Water Requirements.

Does the project only include interior remodels and/or is the project entirely within an

Does the project only include the construction of overhead or underground utilities without

Does the project fall under routine maintenance? Examples include, but are not limited to: roof or exterior structure surface replacement, resurfacing or reconfiguring surface parking

existing enclosed structure and does not have the potential to contact storm water?

lots or existing roadways without expanding the impervious footprint, and routine

replacement of damaged pavement (grinding, overlay, and pothole repair).

If "no" is checked for all of the numbers in Part C continue to Part D.

b, Projects that qualify as Risk Level 1 or LUP Type 1 per the CGP and not located in an ASBS

a. Projects not subject to a Medium or High site priority designation and are not located in an ASBS

Yes 🗷 No

Yes No

☐ Yes ☒ No

Clear Form

PART B: Determine Construction Site Priority

Complete PART B and continued to Section 2

High Priority

Medium Priority

Low Priority

creating new impervious surfaces?

2.

×

a. Projects located in the ASBS watershed.

watershed management area.

SECTION 2. Permanent Storm Water BMP Requirements.

(CGP) and not located in the ASBS watershed.

STORMWATER BMP NOTES

THIS PROJECT SHALL COMPLY WITH ALL CURRENT REQUIREMENTS OF THE STATE PERMIT; CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD (SDRWQCB), SAN DIEGO MUNICIPAL STORM WATER PERMIT, THE CITY OF SAN DIEGO LAND DEVELOPMENT CODE, AND THE STORM WATER STANDARDS MANUAL.

PRIOR TO ANY SOIL DISTURBANCE, TEMPORARY SEDIMENT CONTROLS SHALL BE INSTALLED BY THE CONTRACTOR OR QUALIFIED PERSON(S) AS INDICATED BELOW:

- ALL REQUIREMENTS OF THE CITY OF SAN DIEGO STORM WATER STANDARDS MANUAL MUST BE INCORPORATED INTO THE DESIGN & CONSTRUCTION OF THE PROPOSED GRADING/IMPROVEMENTS CONSISTENT WITH THE APPROVED STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND/OR WATER POLLUTION CONTROL PLAN (WPCP) FOR CONSTRUCTION LEVEL BMPS & IF APPLICABLE, THE STORM WATER QUALITY MANAGEMENT PLAN (SWQMP) FOR POST CONSTRUCTION BMPS.
- 2. THE CONTRACTOR SHALL INSTALL & MAINTAIN ALL STORM DRAIN INLET PROTECTION. INLET PROTECTION IN THE PUBLIC RIGHT OF WAY MUST BE TEMPORARILY REMOVED PRIOR TO A RAIN EVENT TO ENSURE NO FLOODING OCCURS & REINSTALLED AFTER RAIN IS OVER.
- 3. ALL CONSTRUCTION BMPS SHALL BE INSTALLED & PROPERLY MAINTAINED THROUGHOUT THE DURATION OF CONSTRUCTION.
- 4. THE CONTRACTOR SHALL ONLY GRADE, INCLUDING CLEARING & GRUBBING AREAS FOR WHICH THE CONTRACTOR OR QUALIFIED PERSON CAN PROVIDE EROSION & SEDIMENT CONTROL MEASURES.
- 5. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL SUB-CONTRATORS & SUPPLIERS ARE AWARE OF ALL STORM WATER BMPS & IMPLEMENT SUCH MEASURES. FAILURE TO COMPLY WITH THE APPROVED SWPPP/WPCP WILL RESULT IN THE ISSUANCE OF CORRECTION NOTICES, CITATIONS, CIVIL PENALTIES AND/OR STOP WORK NOTICES.
- 6. THE CONTRACTOR OR QUALIFIED PERSON SHALL BE RESPONSIBLE FOR CLEAN-UP OF ALL SILT, DEBRIS # MUD ON AFFECTED # ADJACENT STREET(S) # WITHIN STORM DRAIN SYSTEM DUE TO CONSTRUCTION VEHICLES/EQUIPMENT & CONSTRUCTION ACTIVITY AT THE END OF EACH WORK DAY.
- 7. THE CONTRACTOR SHALL PROTECT NEW & EXISTING STORM WATER CONVEYANCE SYSTEMS FROM SEDIMENTATION, CONCRETE RINSE OR OTHER CONSTRUCTION RELATED DEBRIS & DISCHARGES WITH THE APPROPRIATE BMPS THAT ARE ACCEPTABLE TO THE CITY RESIDENT ENGINEER & AS INDICATED IN THE
- 8. THE CONTRACTOR OR QUALIFIED PERSON SHALL CLEAR DEBRIS, SILT & MUD FROM ALL DITCHES & SWALES PRIOR TO & WITHIN 3 BUSINESS DAYS AFTER EACH RAIN EVENT OR PRIOR TO THE NEXT RAIN
- 9. IF A NON-STORM WATER DISCHARGE LEAVES THE SITE, THE CONTRACTOR SHALL IMMEDIATELY STOP THE ACTIVITY & REPAIR THE DAMAGES. THE CONTRACTOR SHALL NOTIFY THE CITY RESIDENT ENGINEER OF THE DISCHARGE PRIOR TO RESUMING CONSTRUCTION ACTIVITY. ANY & ALL WASTE MATERIAL, SEDIMENT & DEBRIS FROM EACH NON-STORM WATER DISCHARGE SHALL BE REMOVED FROM THE STORM DRAIN CONVEYANCE SYSTEM & PROPERLY DISPOSED OF BY THE CONTRACTOR.
- 10. EQUIPMENT & WORKERS FOR EMERGENCY WORK SHALL BE MADE AVAILABLE AT ALL TIMES. ALL NECESSARY MATERIALS SHALL BE STOCKPILED ONSITE AT CONVENIENT LOCATIONS TO FACILITATE RAPID DEPLOYMENT OF CONSTRUCTION BMPS WHEN RAIN IS IMMINENT.
- II. THE CONTRACTOR SHALL RESTORE & MAINTAIN ALL EROSION & SEDIMENT CONTROL BMPS TO WORKING ORDER YEAR ROUND.
- 12. THE CONTRACTOR SHALL INSTALL ADDITIONAL EROSION & SEDIMENT CONTROL MEASURES DUE TO UN-FORSEEN CIRCUMSTANCES TO PREVENT NON-STORM WATER & SEDIMENT LADEN DISCHARGES.
- 13. THE CONTRACTOR SHALL BE RESPONSIBLE & SHALL TAKE NECESSARY PRECAUTIONS TO PREVENT PUBLIC TRESPASS ONTO AREAS WHERE IMPOUNDED WATERS CREATE A HAZARDOUS CONDITION.
- 14. ALL EROSION & SEDIMENT CONTROL MEASURES PROVIDED PER THE APPROVED SWPPP/WPCP SHALL BE INSTALLED & MAINTAINED. ALL EROSION & SEDIMENT CONTROLS FOR INTERIM CONDITIONS SHALL BE PROPERLY DOCUMENTED & INSTALLED TO THE SATISFACTION OF THE CITY RESIDENT ENGINEER.
- 15. AS NECESSARY, THE CITY RESIDENT ENGINEER SHALL SCHEDULE MEETINGS FOR THE PROJECT TEAM (GENERAL CONTRACTOR, QUALIFIED CONTACT PERSON, EROSION CONTROL SUBCONTRACTOR IF ANY, ENGINEER OF WORK, OWNER/DEVELOPER # THE CITY RESIDENT ENGINEER) TO EVALUATE THE ADEQUACY OF THE EROSION & SEDIMENT CONTROL MEASURES & OTHER BMPS RELATIVE TO ANTICIPATED CONSTRUCTION ACTIVITIES.
- 16. THE CONTRACTOR OR QUALIFIED PERSON SHALL CONDUCT VISUAL INSPECTIONS & MAINTAIN ALL BMPS DAILY AS NEEDED. VISUAL INSPECTIONS & MAINTENANCE OF ALL BMPS SHALL BE CONDUCTED BEFORE, DURING & AFTER EVERY RAIN EVENT & EVERY 24 HOURS DURING ANY PROLONGED RAIN EVENT. THE CONTRACTOR SHALL MAINTAIN & REPAIR ALL BMPS AS SOON AS POSSIBLE AS SAFETY ALLOWS.
- 17. CONSTRUCTION ENTRANCE & EXIT AREA. TEMPORARY CONSTRUCTION ENTRANCE & EXITS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CASQA FACT SHEET TO-I OR CALTRANS FACT SHEET T-OI TO PREVENT TRACKING OF SEDIMENT & OTHER POTENTIAL POLLUTANTS ONTO PAVED SURFACES & TRAVELED WAYS, WIDTH SHALL BE IO' OR THE MINIMUM NECESSARY TO ACCOMMODATE VEHICLES \$ EQUIPMENT WITHOUT BY-PASSING THE ENTRANCE. (a) NON-STORMWATER DISCHARGES SHALL BE EFFECTIVELY MANAGES PER THE SAN DIEGO MUNICIPAL CODE, CHAPTER 4, ARTICLE 3, DIVISION 3 STORM WATER MANAGEMENT & DISCHARGE CONTROL.



4080 CENTRE ST. STE #203. SAN DIEGO, CA 92103 TEL: (619) 281-5937 www.bakerarchitecture.com

PROJECT # 21102 STORE

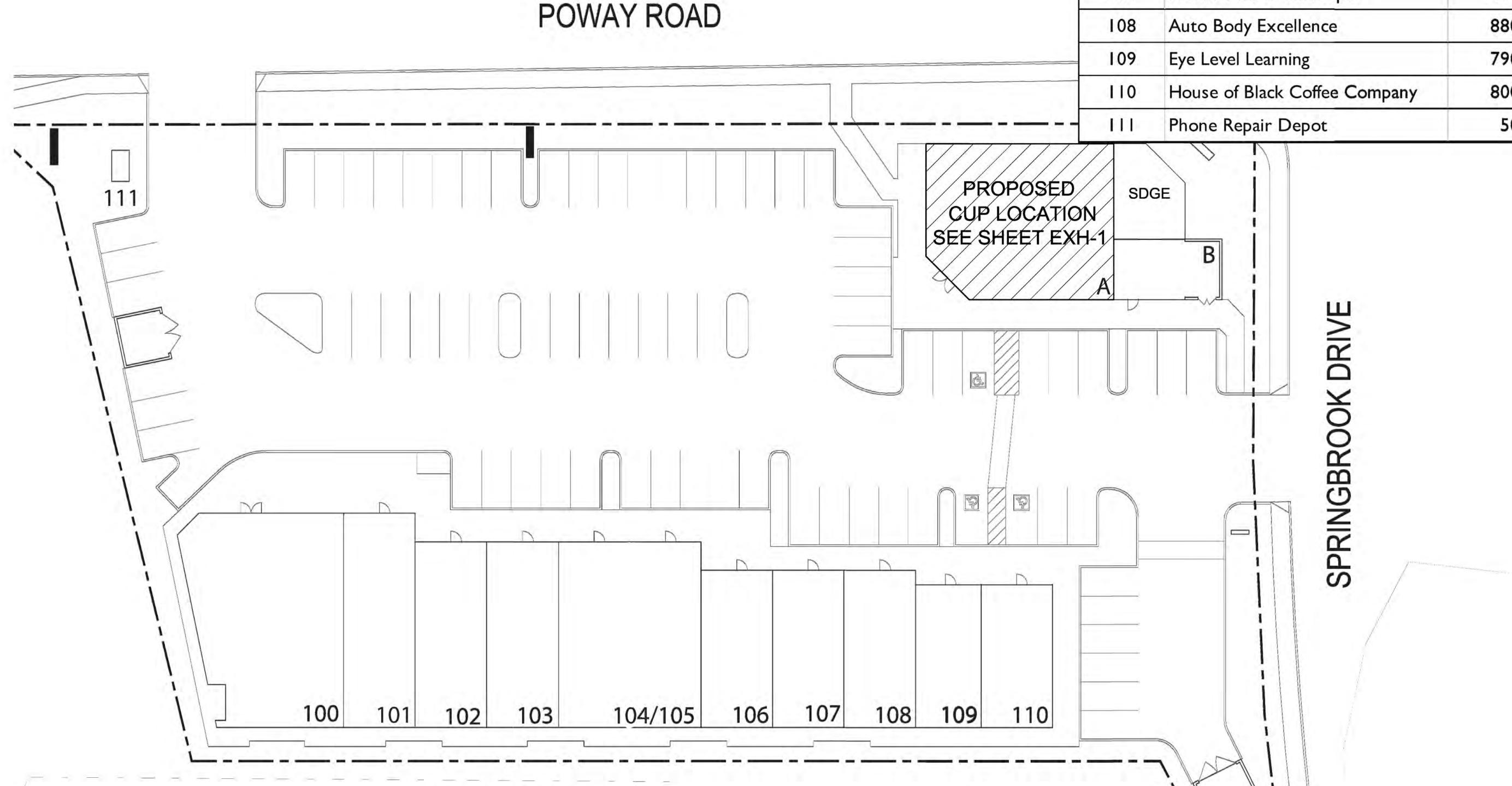
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DATE: 10/20/21



EXISTING SITE PLAN

Suite **Tenant** SF Epic Market 2,232 705 Brothers Barber Shop В 100 Phileas Fogg's 2,461 101 AAA Martial Arts 1,200 China Spring Massage 102 1,040 Sabre Springs Dentistry 103 1,040 104/105 Poway Jewelry and Loan 2,080 Senor Taquero 880 107 French Nail Salon & Spa 880 Auto Body Excellence 880 Eye Level Learning 790 House of Black Coffee Company 800 Phone Repair Depot 50



THE PROJECT WITHOUT THE PRIOR WRITTEN CONSENT OF BAKER ARCHITECTURE.

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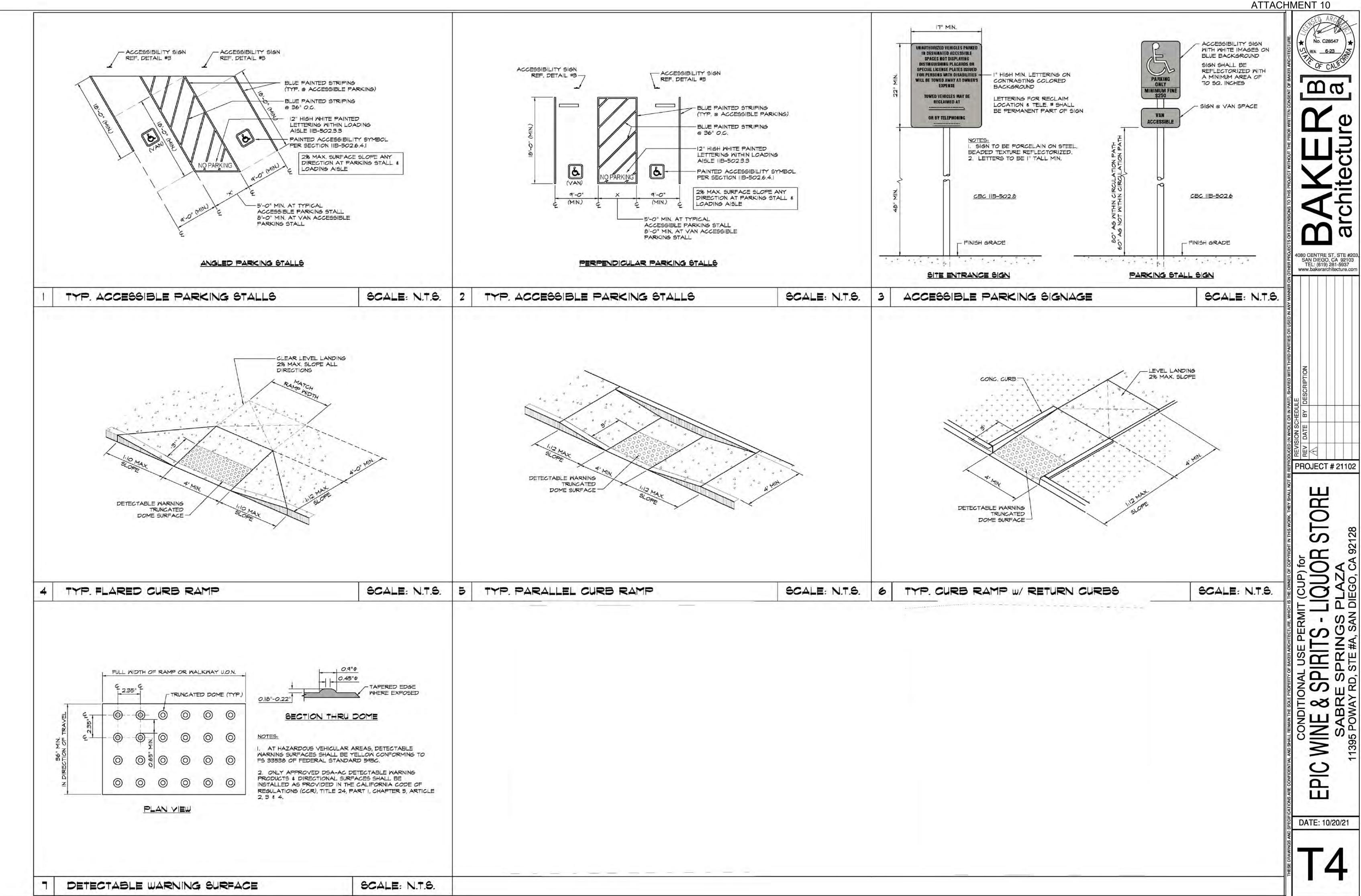
TEL: (619) 281-5937 www.bakerarchitecture.com

PROJECT # 21102

EPIC WINE & SPIRITS - LIQUOR STORE SABRE SPRINGS PLAZA
11395 POWAY RD, STE #A, SAN DIEGO, CA 92128

DATE: 10/20/21

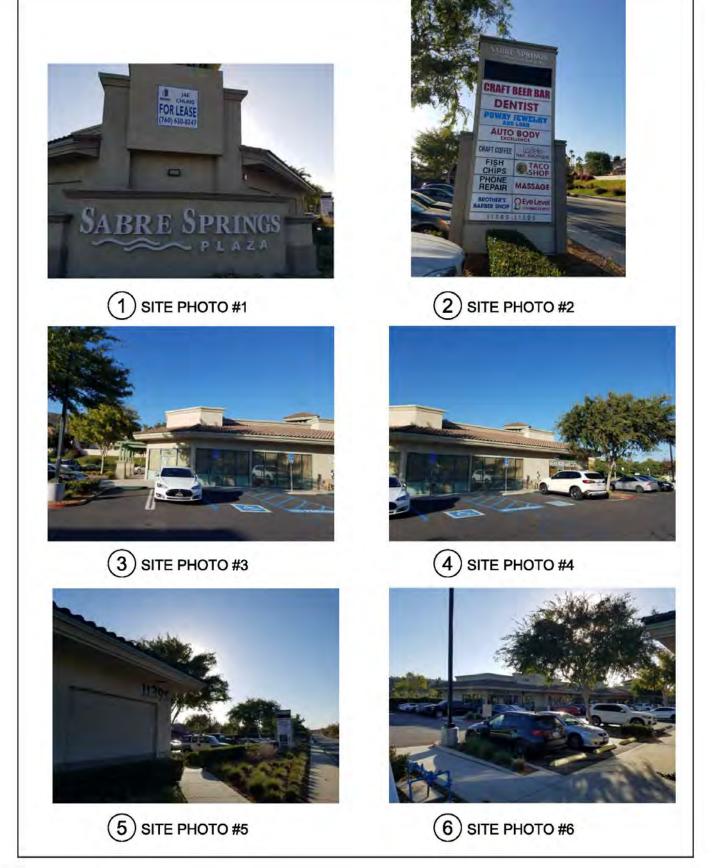
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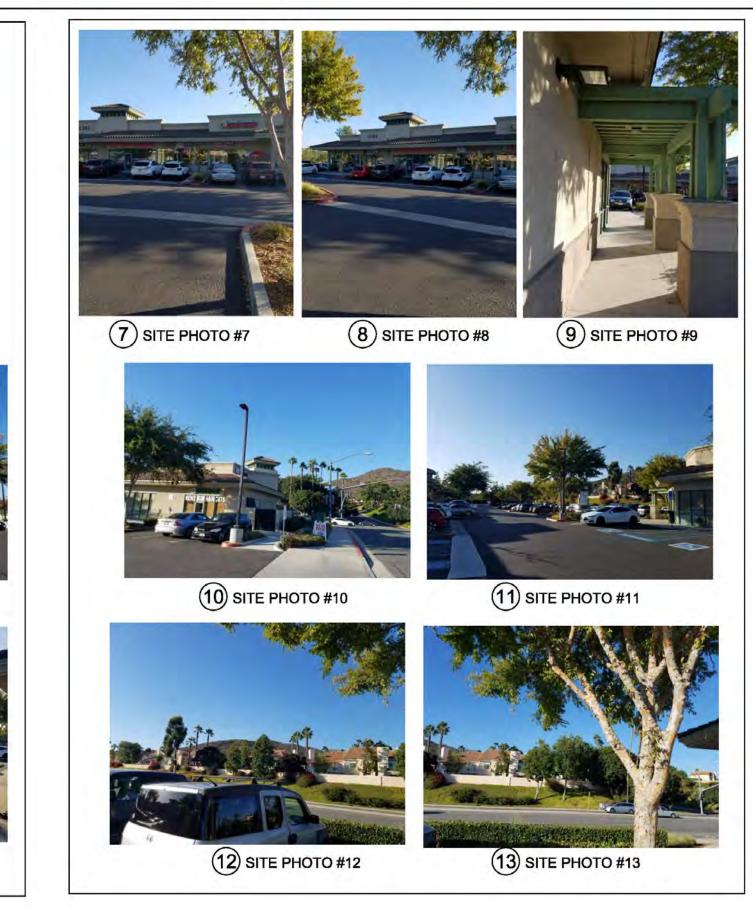


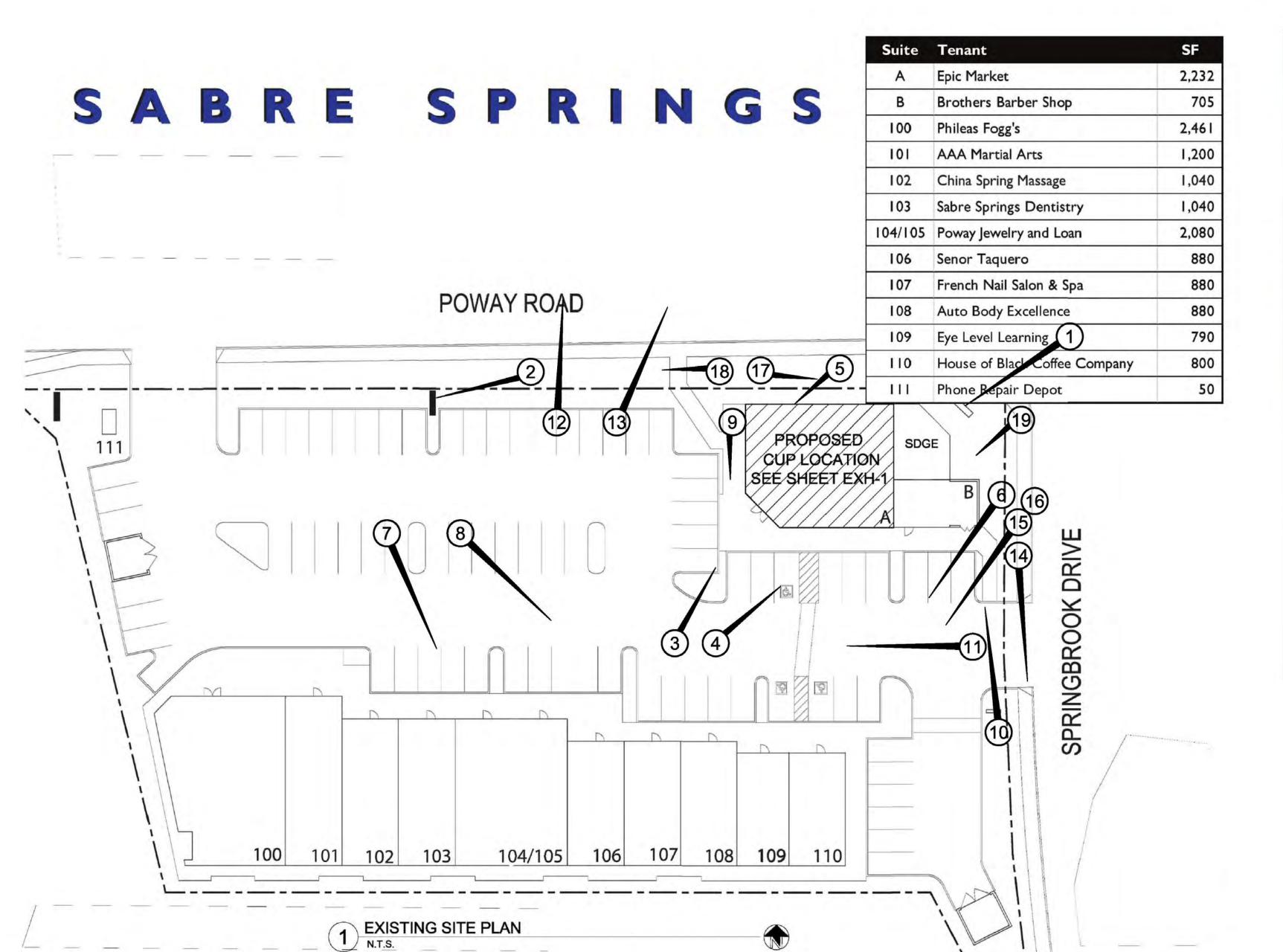
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PROJECT # 21102

DATE: 10/20/21









4080 CENTRE ST, STE #203 SAN DIEGO, CA 92103 TEL: (619) 281-5937 www.bakerarchitecture.com

STORE

DATE: 10/20/21

EPIC

WINE

DATE: 10/20/21

No. C28547

1080 CENTRE ST. STE #203

SAN DIEGO, CA 92103 TEL: (619) 281-5937

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PTS # 0693523

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LDR PLANNING REVIEW COMMENTS

PROJECT SUMMARY PROJECT IS PROPOSING RETAIL SALE OF ALCOHOLIC BEVERAGES IN A 2,232 SF BUILDING LOCATED AT 11395 POWAY ROAD, SUITE

#A, SAN DIEGO, CA. ZONNING & EXISTING CONDITIONS

2. PREMISES IS LOCATED AT 11985 POWAY RD, IN THE SABRE SPRINGS PLAZA AT THE CORNER OF POWAY RD & SPRINGBROOK DRIVE, IN THE CN-1-2 ZONE, MOBILITY ZONE 4M SABRE SPRINGS COMMUNITY PLAN AREA. THE PREMISES IS LOCATED WITHIN THE MIZED USE SABRE SPRINGS PLAZA WHERE OTHER EATING AND DRINKING ESTABLISHMENTS EXIST, ALONG WITH MULTIUNIT RESIDENTIAL. PROJECT IS NOT WITHIN A REDEVELOPMENT DISTRICT.

PERMITS & PROCESS 3. PER SDMC 126.0303 AN APPLICATION FOR ALCOHOLIC BEVERAGE OUTLET (UNDER CIRCUMSTANCES DISCRIBED IN SECTION 141.0502) IN CERTAIN ZONES MAY REQUIRE A CONDITIONAL USE PERMIT

EXISTING FLOOR PLAN

ALCOHOLIC BEVERAGE OUTLETS ARE PERMITTED AS A LIMITED USE IN THE ZONES INDICATED WITH AN L IN THE USE REGULATIONS TABLES IN CHAPTER 13, ARTICLE I (BASE ZONES) SUBJECT TO THE REGULATIONS IN SECTION 141.0502(b). PROPOSALS THAT DO NOT COMPLY WITH THE REGULATIONS IN SECTION 141.0502(b) MAY BE

4. PREMISES IS GOVERNED BY PLANNED COMMERCIAL

THE SALE OF ALCOHOLIC BEVERAGES.

DEVELOPMENT #92-0686. 5. THE DECISION MAKER MAY REQUEST THAT STATE OF CALIFORNIA DEPARTMENT OF ALCOHOLIC BEVERAGE CONTROL IMPOSE RESTRICTIONS ON ANY ALCOHOL SALES LICENSE TO BE ISSUED OR RENEWED BY THE STATE. THE DECISION MAKER'S REQUEST SHALL BE BASED ON AN EVALUATION OF CONDITIONS IN THE AREA OF THE PROPOSED ALCOHOLIC BEVERAGE OUTLET, INCLUDING THE CONCENTRATION OF ALCOHOLIC BEVERAGE OUTLETS, HIGH CRIME RATES, OR ANY OTHER CONDITIONS IN THE AREA THAT WOULD BE AGGRAVATED BY

LIMITED/CONDITIONAL USE REGULATIONS 6. USE: ALCOHOLIC BEVERAGE OUTLETS ARE A LIMITED USE IN THE CN-A-2 ZONE.

- 7. LIMITED USE: PURSUANT TO 141.0502(b) LIMITED USE REGULATIONS. ALCOHOLIC BEVERAGE OUTLETS ARE PERMITTED AS A LIMITED USE SUBJECT TO THE FOLLOWING REGULATIONS. (I) ALCOHOLIC BEVERAGE OUTLETS ARE NOT PERMITTED IN ANY OF THE FOLLOWING LOCATIONS: (A) WITHIN A CENSUS TRACT, OR WITHIN 600 FEET OF A CENSUS TRACT, WHERE THE RATIO OF ALCOHOLIC BEVERAGE OUTLETS EXCEEDS THE STANDARDS ESTABLISHED BY CALIFORNIA
- 8. (B) WITHIN A CENSUS TRACT, OR WITHIN 600 FEET OF A CENSUS TRACT, WHERE THE RATIO OF ALCOHOL BEVERAGE OUTLETS EXCEED THE STANDARDS ESTABLISHED BY CALIFORNIA BUSINESS AND PROFESSIONAL CODE SECTION 23958.4;
- 9. (C) IN THE ADOPTED REDEVELOPMENT PROJECT AREA; IO. (D) WITHIN 600 FEET OF A PUBLIC OR PRIVATE ACCREDITED SCHOOL, A PUBLIC PARK, A PLAYGROUND OR RECREATIONAL AREA, A CHURCH, A HOSPITAL, OR A SAN DIEGO COUNTY WELFARE DISTRICT OFFICE; AND
- II. (E) WITHIN 100 FEET OF A RESIDENTIAL ZONED PROPERTY. PROJECT IS WITHIN A MIXED USE COMPLEX INCLUDING RESIDENTIAL, THEREFORE A CONDITIONAL USE PERMIT IS REQUIRED. 12. PARKING: OFF-STREET PARKING SHALL BE PROVIDED IN ACCORDANCE
- LDR-PLANNING DIFFERS TO LDR-TRANSPORTATION FOR PARKING. 13. TRASH: THE OWNER OR OPERATOR 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 OR OPERATOR. AT LEAST ONE IS-GALLON TRASH RECEPTACLE SHALL BE

WITH THE REQUIREMENTS FOR RETAIL SALES USES IN TABLE 142.05E.

- 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 RECEPTAGLE SHALL BE LOCATED IN THE PARKING AREAS UNDER THE CONTROL OF THE OWNER OR OPERATOR.
- 14. SDPD: THE SAN DIEGO POLICE DEPARTMENT SHALL PROVIDE THE CITY MANAGER WITH A RECOMMENDATION ON THE PROPOSED USE AND LOCATION OF THE ALCOHOLIC BEVERAGE OUTLET. THE CITY MANAGER WILL PROVIDE THE APPLICANT WITH A COPY OF THE POLICE DEPARTMENT RECOMMENDATION AT LEAST 7 DAYS BEFORE THE DATE OF THE PUBLIC HEARING. THE DECISION MAKER WILL REVIEW AND CONSIDER THE POLICE DEPARTMENT RECOMMENDATION BEFORE MAKING A DECISION ON THE APPLICATION.

15. THE SIGN AREA PERTAINING TO OR REFERENCING ALCOHOLIC SALES OR BEVERAGES SHALL NOT EXCEED 630 SQUARE INCHES.

16. 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, AND 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.

ALL GLAZING AND DOORS SHALL BE 66% CLEAR OF ADVERTISEMENT.

COMMUNITY PLAN

PROPOSED FLOOR PLAN

. COMMERCIAL GOAL I: THE OVERALL GOAL FOR COMMERCIAL DEVELOPMENT IS TO "PROVIDE ATTRACTIVE, ACCESSIBLE COMMERCIAL DEVELOPMENT WHICH MEETS COMMUNITY CONVENIENCE NEEDS AND COMPLEMENTS THE FULL RANGE OF COMMERCIAL ACTIVITIES WITHIN THE

18. COMMERCIAL GOAL 2 & 3: COMPLEMENT ALL COMMERCIAL DEVELOPMENT IN THE COMMUNITY WITH THE EXISTING AND PROPOSED COMMERCIAL IN SURROUNDING AREAS. IN ORDER TO ADEQUATELY MEET COMMERCIAL NEEDS AND PROVIDE A DIVERSITY OF GOODS AND SERVICES, WHILE

PLAN.

ENSURING MARKET VIABILITY. LOCATE COMMERCIAL PROJECTS IN THE COMMUNITY TO BEST SERVE CONSUMER NEEDS, ESPECIALLY IN RELATION TO MARKET AREAS, ACCESSIBILITY, RELATIONSHIP TO OTHER LAND USE FUNCTIONS AND ENVIRONMENTAL DESIGN FACTORS 20. ALL COMMERCIAL PROJECTS ARE RECOMMENDED

FOR DEVELOPMENT AS PLANNED COMMERCIAL DEVELOPMENTS (PCDs) 21. THE PROJECT IS IN LINE WITH THE COMMERCIAL OBJECTIVES OF THE SABRE SPRINGS COMMUNITY CONDITIONS

22. ARCADE GAMES: PER 141.0502(b)(3) 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 WITH AN ALCOHOLIC BEVERAGE OUTLET.

23. PAYPHONES: EXTERIOR PUBLIC PAYPHONES THAT PERMIT INCOMING CALLS ARE NOT PERMITTED ON THE PREMISES, ADJACENT PUBLIC SIDEWALKS, OR AREAS UNDER THE CONTROL OF THE OWNER OR OPERATOR.

24. ILLUMINATION: THE OWNER OR OPERATOR SHALL PROVIDE ILLUMINATION, AT A MINIMUM 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 OR OPERATOR. THE ILLUMINATION SHALL BE IN OPERATION DURING ALI 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

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 UNDER THE CONTROL OF THE OWNER OR OPERATOR 26. THE OWNER OR OPERATOR SHALL LIST A BUSINESS ADDRESS AND TELEPHONE NUMBER IN THE PACIFIC

27. TRASH: THE OWNER OR OPERATOR 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 OR OPERATOR, 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

28. GRAFFITI: THE OWNER OR OPERATOR SHALL MAINTAIN THE PREMISES, ADJACENT PUBLIC SIDEWALKS, AND AREAS UNDER THE CONTROL OF THE OWNER OR OPERATOR, FREE OF LITTER AND GRAFFITI AT ALL TIMES. THE OWNER OR OPERATOR SHALL PROVIDE FOR DAILY REMOVAL OF TRASH, LITTER AND DEBRIS. THE OWNER OR OPERATOR SHALL ELIMINATE GRAFFITI WITHIN 48 HOURS OF

29. CONDITIONS ADDRESSING THE FOLLOWING ISSUES MAY BE IMPOSED BY THE DECISION MAKER: (A) ENTERTAINMENT USES OR ACTIVITIES OR AMUSEMENT DEVICES ON THE PREMISES; (B) SEPARATION, MONITORING, OR DESIGN OF THE AREA DEVOTED TO ALCOHOLIC BEVERAGE SALES; (C) HOURS OF OPERATION: (D) SECURITY MEASURES; AND (E) LIGHTING, LITTER, GRAFFITI OR NUISANCE

FOR THE PREMISES. 30. CUP CONDITIONS POST: THE OWNER OR OPERATOR 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.

DATE ON WHICH PERMIT WILL EXPIRE AND BECOME VOID. THIS DATE SHALL NOT BE LESS THAN IO YEARS FROM THE APPROVAL DATE OF THE CONDITIONAL USE PERMIT.

PROPERTIES. 25. NO LOITERING POST: THE OWNER OR OPERATOR OF

BELL/SAN DIEGO TELEPHONE DIRECTORY OR OTHER SIMILARLY DISTRIBUTED DIRECTORY

BEVERAGE OUTLET, AND AT LEAST ONE ADDITIONAL 32-GALLON TRASH RECEPTACLE SHALL BE LOCATED IN THE PARKING AREAS UNDER THE CONTROL OF THE OWNER OR OPERATOR.

APPLICATION

ABATEMENT, OR ANY OTHER SPECIAL REQUIREMENTS

31. THE CONDITIONAL USE PERMIT SHALL INCLUDE A

WALL LEGEND

NEW PARTITION WALL FURR-IN OVER EXIST.

KEY NOTES

(E) ALUM./GLASS STOREFRONT - TO REMAIN AS IS. 2 (E) OUTDOOR TRELLIS & COLUMNS TO REMAIN

EXISTING STUD WALL TO REMAIN

STOREFRONT PER PLAN

3 (E) ELECT'L. PANELS - TO REMAIN AS IS.

4 (E) PORTABLE FIRE EXTINGUISHER PER CFC SECTON 906

(E) EXIT SIGN / EM LIGHT COMBO UNIT W/ 90 MINUTE BATTER BACK-UP POWER SUPPLY - REPLACE WNEW TO MATCH (E)

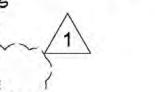
6 (E) HAND SINK - TO REMAIN AS IS.

7 (E) 3 COMP SINK - TO REMAIN AS IS. 8 (E) 24"x24" MOP SINK - TO REMAIN AS IS.

(E) SUSPENDED ELECTRIC W/H (50 GALL) - TO REMAIN AS IS. (E) RESTROOM FIXTURES & ACCESSORIES - TO REMAIN AS IS

(E) FLOOR DRAIN - TO REMAIN AS IS

[2 (E) FLOOR SINK - TO REMAIN AS IS (N) IS GALLON TRASH RECEPTACLE



GENERAL NOTES

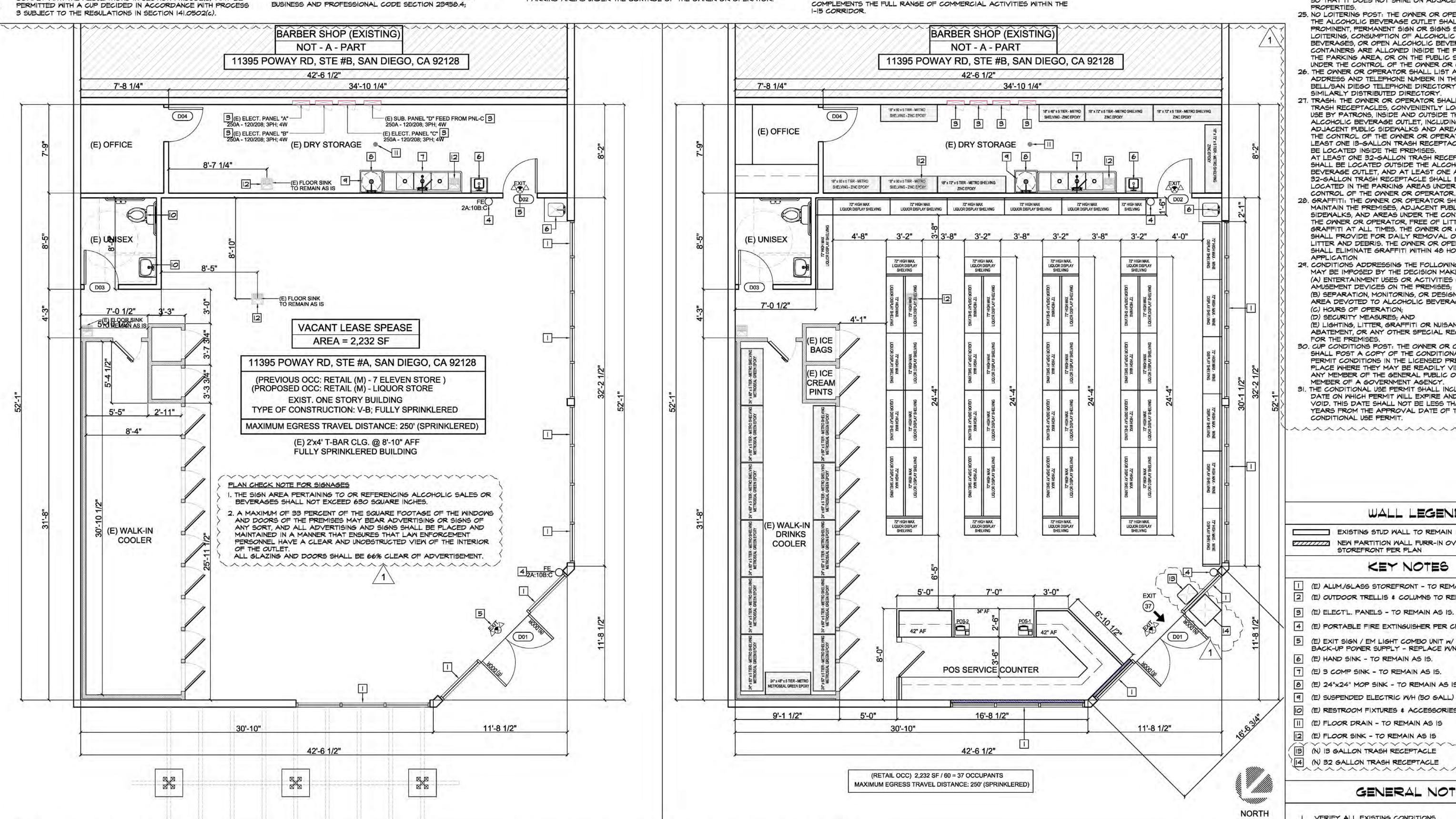
I. VERIFY ALL EXISTING CONDITIONS

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

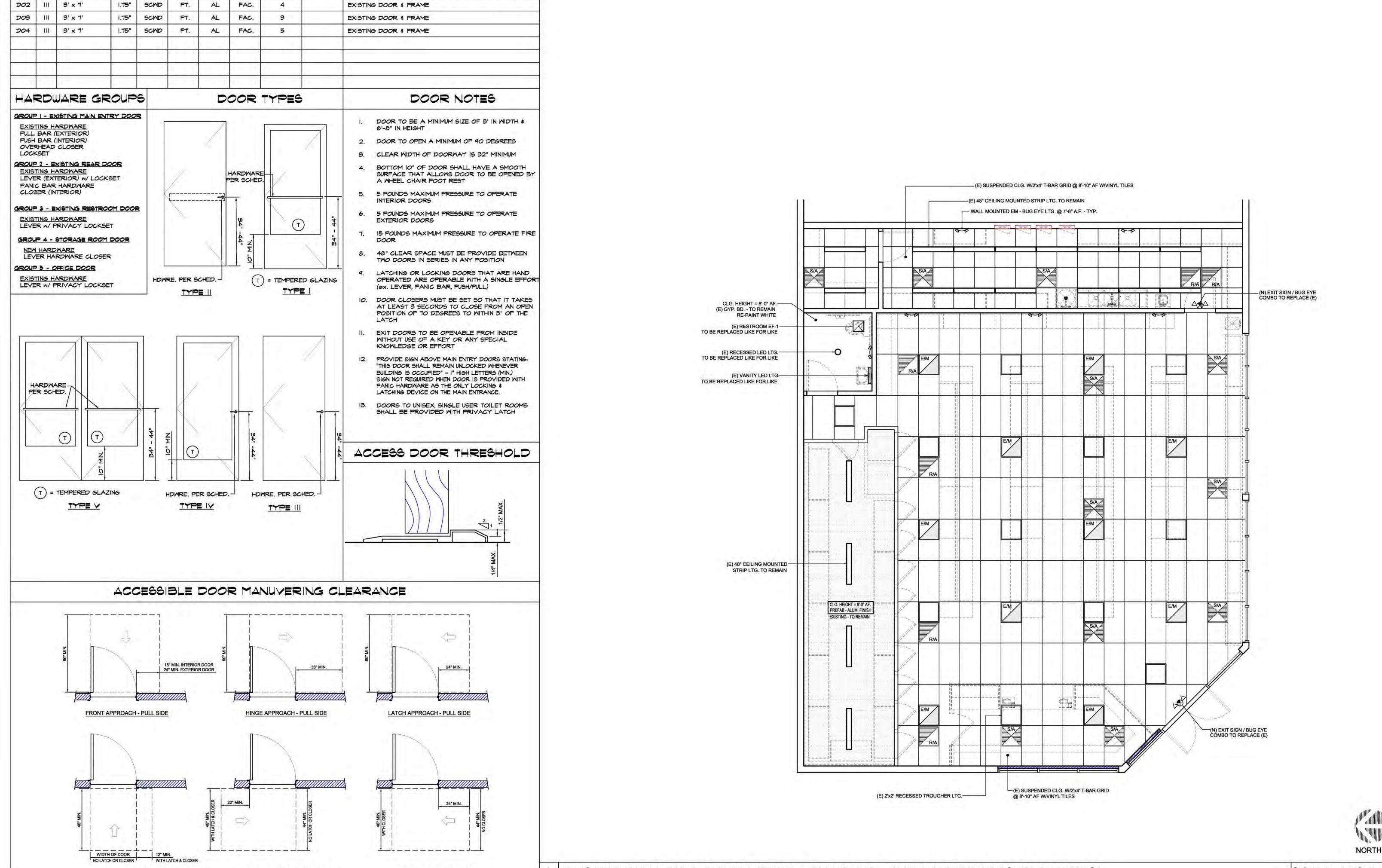
2. DIMENSIONS ARE TO FACE OF SHEATHING U.O.N.

EPIC

DATE: 10/20/21



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



DOOR SCHEDULE

FAC

HOWRE.

GROUP

FRAME

DOOR

AL/GL

FIN.

FAC

TAG

DOI

SIZE

PAIR OF 3' x 7'

THK.

1.75"

FRONT APPROACH - PUSH SIDE

EXISTING STOREFRONT DOOR

EXISTING STOREFRONT DOORS & FRAME - TO REMAIN AS IS

LATCH APPROACH - PUSH SIDE

HINGE APPROACH - PUSH SIDE

RATING REMARKS



AND SET ON OTHER PROJECTS OR EXTENSIONS TO THIS PROJECT WITHOUT THE PRIOR WRITTEN CONSTITUTION OTHER PROJECTS OR EXTENSIONS TO THIS PROJECT WITHOUT THE PRIOR WRITTEN CONSTITUTION OTHER PROJECTS OR EXTENSIONS TO THIS PROJECT WITHOUT THE PRIOR WRITTEN CONSTITUTION OTHER PROJECTS OR EXTENSIONS TO THIS PROJECT WITHOUT THE PRIOR WRITTEN CONSTITUTION OTHER PROJECTS OR EXTENSIONS TO THIS PROJECT WITHOUT THE PRIOR WRITTEN CONSTITUTION OTHER PROJECTS OR EXTENSIONS TO THIS PROJECT WITHOUT THE PRIOR WRITTEN CONSTITUTION OTHER PRIOR WITHOUT THE PRIOR WRITTEN CONSTITUTION OTHER WRITTEN CONSTITUTION O

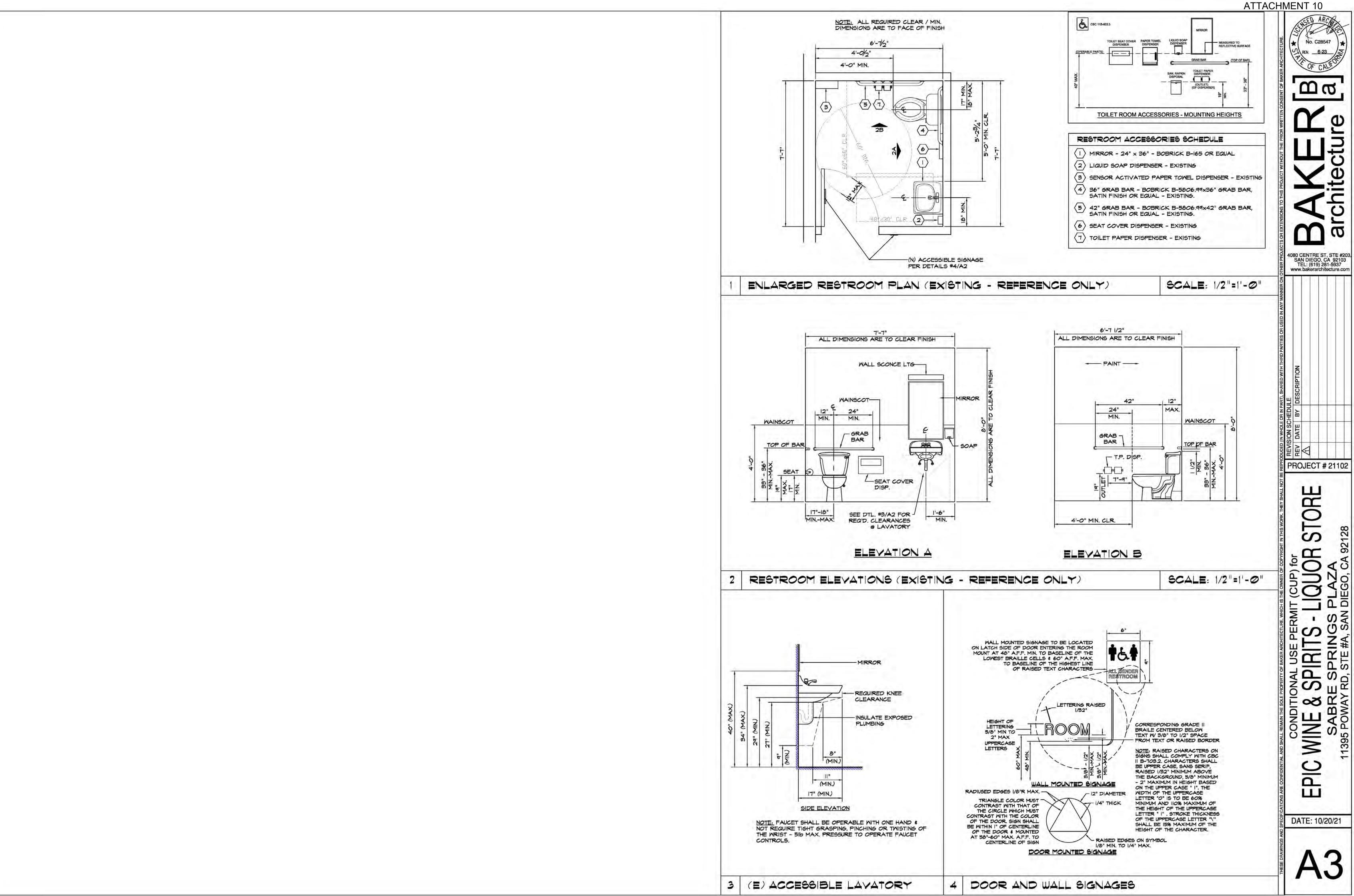
JOR STORE

CONDITIONAL USE PERMIT (CUP) for SMINE & SPIRITS - LIQUOR SABRE SPRINGS PLAZA SABRE SPRINGS PLAZA SABRE STE#A, SAN DIEGO, CA 9212

EPIC

DATE: 10/20/21

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PROJECT # 21102

CONDITIONAL USE PERMIT (

WINE & SPIRITS - LI(

SABRE SPRINGS PL

SABRE SPRINGS PL

11395 POWAY RD, STE #A, SAN DIE