



THE CITY OF SAN DIEGO

Report to the Hearing Officer

DATE ISSUED: May 18, 2022 REPORT NO. HO-22-023

HEARING DATE: May 25, 2022

SUBJECT: ARJ SPIRITS CUP, Process Three Decision

PROJECT NUMBER: [697944](#)

OWNER/APPLICANT: ARJ Spirits, Inc.

SUMMARY

Issue: Should the Hearing Officer approve a Conditional Use Permit to allow the sale of alcoholic beverages for off-site consumption in a 1,892-square-foot retail space within a 412,339-square-foot mixed-use residential and retail building currently under construction located at 7995 Civita Boulevard, Suite 7, in the CC-3-5 Zone of the Mission Valley Community Plan Area?

Staff Recommendation:

1. Approve Conditional Use Permit No. 2586300.

Community Planning Group Recommendation: On April 6, 2022, the Mission Valley Community Planning Group voted 15-1 to recommend approval of the proposed project with no additional conditions (Attachment 6).

Environmental Review: This project was determined to be consistent with the previously certified Environmental Impact Report (EIR) No. 49068 pursuant to Section 15162 of the California Environmental Quality Act Guidelines from the California Environmental Quality Act (CEQA). The project would operate within a permitted building currently under construction, and there are no substantial changes proposed to the project, no substantial changes occur with respect to circumstances under which the project is being undertaken, and no new information, which was not known or could not have been known at the time the Environmental Impact Report or Negative Declaration was certified as complete, has become available. Therefore, it was determined that no subsequent or supplemental environmental document was required and all project issues and mitigation for significant impacts have been adequately addressed pursuant to the California Environmental Quality Act for the project. The environmental determination for this project was made on March 24, 2022.

BACKGROUND

The ARJ Spirits CUP Project (Project) proposes the operation of an Alcoholic Beverage Outlet for the sale of beer, wine and distilled spirits for off-site consumption in accordance with a Type 21 Alcoholic Beverage Control (ABC) license in a 1,892-square-foot retail space within a 412,339-square-foot mixed-use residential and retail building currently under construction at 7995 Civita Boulevard, Suite 7 (Attachment 1), in the CC-3-5 Zone of the Mission Valley Community Plan (Community Plan) area (Attachment 2).

The Project site is subject to the Quarry Falls (Civita) Specific Plan (Specific Plan) and is consistent with the goals, policies, and recommendations contained therein. The site is located within the Village Walk District and designated for Residential, Retail, and/or Office land uses within the Specific Plan. Permitted land uses within the Village Walk District include all uses permitted within the CC-3-5 zone, including the proposed alcohol beverage outlet located within a previously approved mixed-use building. The sale of alcohol products is defined as a commercial retail use in the Land Development Code and is permitted as a limited use or with approval of a Conditional Use Permit (CUP). The proposed Alcoholic Beverage Outlet use could be permitted with limitations pursuant to SDMC section 141.0502(b) or with a CUP pursuant to SDMC section 141.0502(c), if the limitations and regulations from SDMC section 141.0502(b) cannot be met.

DISCUSSION

Pursuant to San Diego Municipal Code (SDMC) section 141.0502(c) and 126.0303(b), the Project proposes a Conditional Use Permit (CUP) for an Alcoholic Beverage Outlet use with the issuance of a Type 21 ABC license, as defined as Off-Sale General, which authorizes the sale of beer, wine and distilled spirits for off-site consumption.

The purpose of the underlying CC-3-5 Zone is to accommodate a mix of pedestrian-oriented, community serving commercial uses and residential uses. The CC zones are intended to provide for a range of development patterns from pedestrian-friendly commercial streets to shopping centers and auto-oriented strip commercial streets and allows for Alcoholic Beverage Outlets with a CUP, subject to regulations set forth in San Diego Municipal Code (SDMC) Section [141.0502](#). An Alcoholic Beverage Outlet that does not comply with the limited use requirements of SDMC Section 141.0502(b), including certain location criteria per SDMC section 141.0502(b)(1), may still be permitted with a CUP decided in accordance with Process Three subject to the regulations in SDMC section 141.0502(c). SDMC section 141.0502(c) also requires a recommendation from the San Diego Police Department (SDPD) and on December 1, 2021 the SDPD provided their recommendation to approve the project and provided conditions relating to the operation of the Alcoholic Beverage Outlet (Attachment 5).

Development Regulations and Location Criteria

Staff reviewed the project for conformance to applicable development regulations and land use policies and determined the proposed Alcoholic Beverage Outlet at this location requires a CUP because the project site does not meet certain location criteria set forth in SDMC section 141.0502(b)(1). Specifically, staff has made the following determinations:

1. Within a census tract, or within 600 feet of a census tract, where the general crime rate exceeds the citywide average general crime rate more than 20 percent.

The premise is within Census Tract (CT) No. 92.02 and is within the Eastern Division's patrolling responsibility. The reported crime rate for 2020 within CT No. 92.02 was 104.1%. A CT is considered to have "high crime" if the crime rate exceeds 120 percent of the city-wide average per the San Diego Police Department Conditional Use Permit Recommendation. The project is not located within a "high crime" CT.

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

The subject property is in CT No. 92.02 which, based on the California Business and Professions Code Section 23958.4, the number of off-sale licenses allowed is two (2). Within this CT there is currently one (1) off-sale license issued and one (1) off-sale license surrendered. Therefore, this CT is not considered over-concentrated. This project would increase the number of active licenses by 1, and would not exceed the standard in this CT.

3. In an adopted Redevelopment Project Area.

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

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

The project site is located within 600 feet of three (3) incompatible facilities: 1. Civita Park, located across the street to the north, is a large public park and is currently open, 2. Creekside Park, located to the west of the building, is a smaller public park and is currently under construction, and 3. An elementary school, located across the street to the north, is currently under construction.

5. Within 100 feet of residentially Zoned property.

7995 Civita Boulevard is a large mixed-use residential and retail building with a parking garage and retail spaces on the ground level and residential spaces on the second, third, and fourth floors. There are residents currently living and the building and are within 100 feet of the location.

Community Plan Consistency

The Project site is located in the Central Mission Valley area within the Office and Visitor Commercial land use designation of the Mission Valley Community Plan. This designation provides for a variety of commercial uses to create a complete community by providing for goods, services, and employment opportunities for community members. The project site is also subject to the Quarry Falls (Civita) Specific Plan (Specific Plan) which designates the area as the Village Walk District for Residential, Retail, and/or Office land uses.

Neither the Specific Plan nor Community Plan specifically address the sale of alcohol or Alcoholic Beverage Outlets; however, the sale of alcohol products is defined as a commercial retail use in the Land Development Code and is permitted as a limited use or with approval of a Conditional Use Permit (CUP). The underlying CC-3-5 Zone accommodates a mix of pedestrian-oriented, community serving commercial uses and residential uses. The CC zones are intended to provide for a range of development patterns from pedestrian-friendly commercial streets to shopping centers and auto-oriented strip commercial streets and allow for Alcoholic Beverage Outlets with a CUP and subject to regulations set forth in SDMC section 141.0502.

Alcohol Sales-Project Analysis

As explained above, the proposed Alcoholic Beverage Outlet at this location requires a CUP because the project site does not meet certain location criteria of SDMC section 141.0502(b)(1). Approval of this application would allow the sale of alcohol to be conditioned so that the alcohol sales would not have a negative impact on the surrounding neighborhood. The Project has been reviewed by City staff and the SDPD for conformance to the applicable development regulations and land use policies. The SDPD supports the proposed CUP to allow the Alcoholic Beverage Outlet use, subject to conditions pertaining to the sale of alcohol and operations (Attachment 4). All SDPD conditions have been included in the permit. City staff supports the proposed Alcoholic Beverage Outlet at this location based on the retail uses permitted by the mixed-use designation of the site. The operation of an Alcoholic Beverage Outlet to provide the sale of beer, wine and distilled spirits for consumption off-premises is consistent with retail uses of the mixed-use residential and retail building under construction and permitted by the underlying CC-3-5 Zone. Furthermore, both staff and SDPD concluded that if the permit were appropriately conditioned, the proposed alcohol sales would not have an adverse impact on the surrounding neighborhood.

Staff is recommending approval of the project as conditioned by staff and the SDPD as it has been determined the business will not be detrimental to the public health, safety and welfare if the proposed conditions are implemented to ensure the project will not impact the surrounding area. The CUP includes conditions that limit the hours of sales, limit advertising, prohibit machines or video game devices on the premises, prohibit loitering and graffiti, and provide for a well-lit area, with the objective to reduce the potential loitering and criminal activity on the property. Additionally, the CUP includes a 20-year expiration. The permit could be extended through the appropriate review and decision process and may be subject to additional conditions at that time.

Conclusion

City staff has reviewed the application for the CUP for the off-site consumption sale of beer, wine, and distilled spirits, and has determined that the Project as conditioned complies with all applicable regulations and policy documents. The Project is consistent with the development standards in effect for this site per the adopted SDMC and the Community Plan. Furthermore, the permit has been conditioned to ensure the proposed sale of beer, wine and distilled spirits at this location would not be detrimental to the public health, safety, and welfare. Therefore, staff recommends the Hearing Officer approve the CUP.

ALTERNATIVES

1. Approve Conditional Use Permit No. 2586300 with modifications.
2. Deny Conditional Use Permit No. 2586300, if the findings required to approve the Project cannot be affirmed.

Respectfully submitted,



Tyler Sherer
Development Project Manager
Development Services

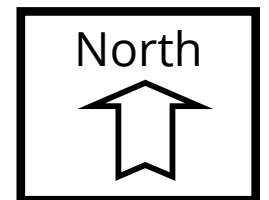
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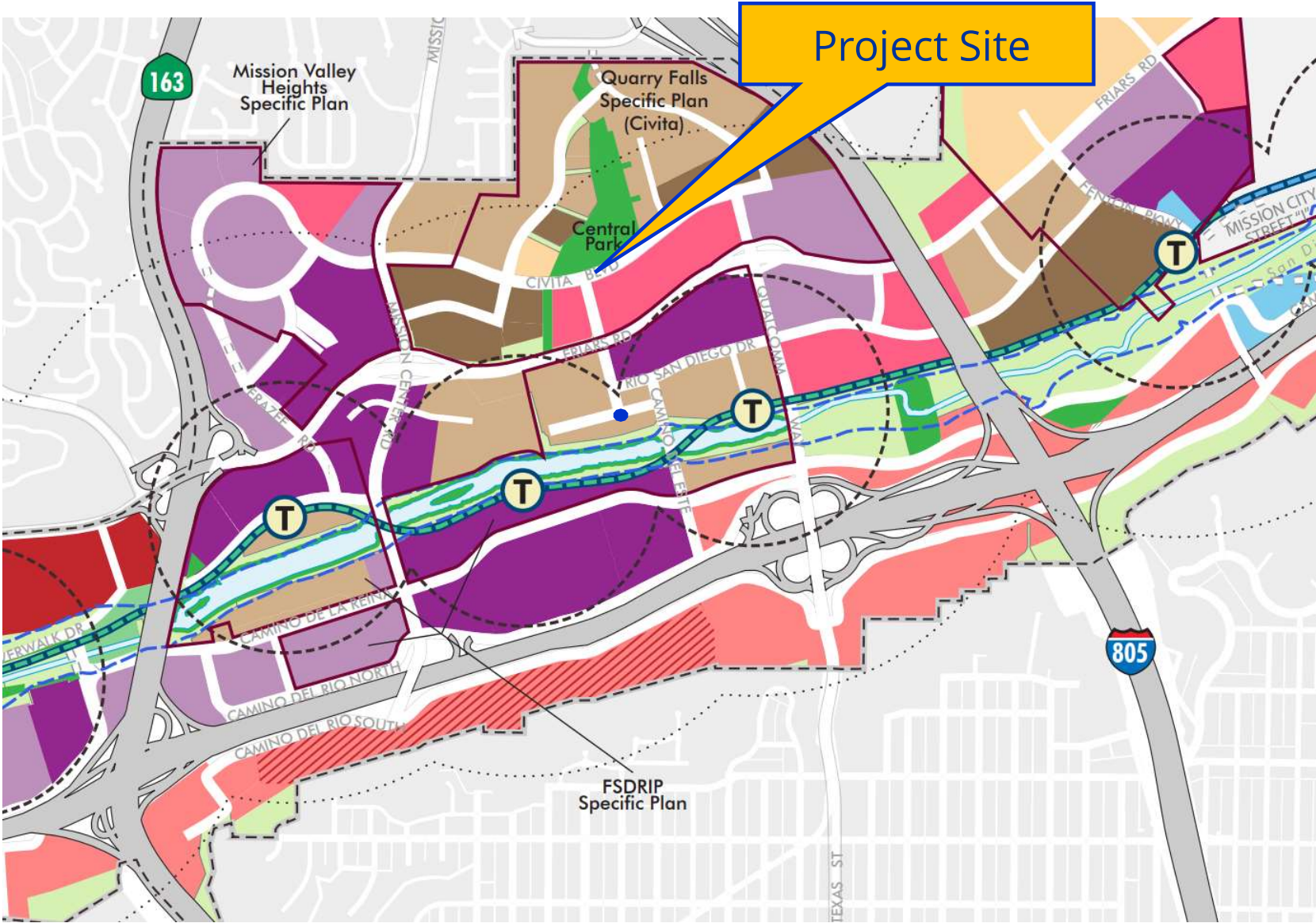
1. Project Location Map
2. Community Plan Land Use Map
3. Aerial Photograph
4. Draft Resolution with Findings and Permit
5. San Diego Police Department Recommendation
6. Community Planning Group Recommendation
7. Ownership Disclosure Statement
8. Project Plans



Project Location Map

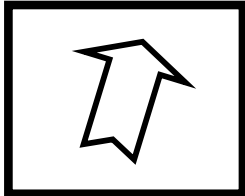
ARJ Spirits CUP
PROJECT NO. 697944



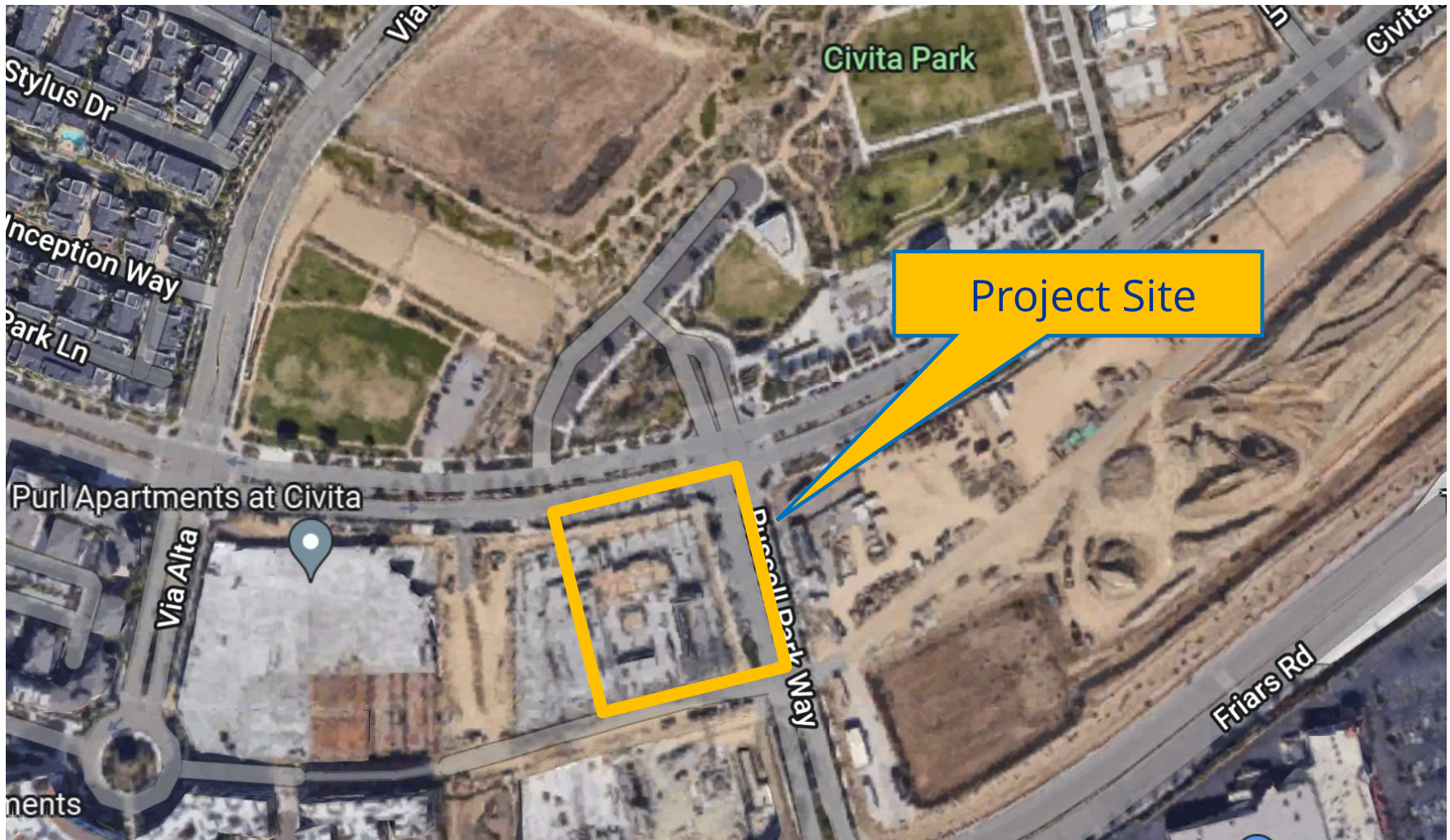


Land Use Map

ARJ Spirits CUP
PROJECT NO. 697944

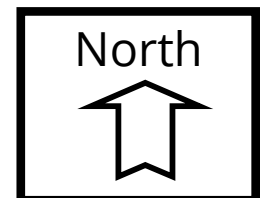


North



Aerial Photo

ARJ Spirits CUP
PROJECT NO. 697944



HEARING OFFICER RESOLUTION NO. _____
CONDITIONAL USE PERMIT NO. 2586300
ARJ SPIRITS - PROJECT NO. 697944

WHEREAS, Civita Purl, LLC c/o Sudberry Properties, Inc., a California Limited Liability Company, Owner, and ARJ Spirits Inc., a California Corporation, Permittee, filed an application with the City of San Diego for a permit to operate an Alcoholic Beverage Outlet within a 412,339-square-foot mixed-use residential and retail building under construction, conditioned upon the issuance of a Type 21 license from the State Department of Alcoholic Beverage Control, as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. 2586300, on portions of a 2.50-acre site;

WHEREAS, the project site is located at 7995 Civita Boulevard, Suite 7, in the CC-3-5 Zone within the Mission Valley Community Plan;

WHEREAS, the project site is legally described as: Lots 2 and 5 of Quarry Falls, (Civita) Unit B and C, in the City of San Diego, County of San Diego, State of California, According to Map Thereof No. 15878 Filed in the Office of the County Recorder of San Diego County August 16, 2012.

WHEREAS, on March 24, 2022, the City of San Diego, as Lead Agency, through the Development Services Department (DSD), determined that the project is consistent with the previously certified Program Environmental Impact Report (EIR) for the Quarry Falls Project No. 49068 . Section 15162 of the California Environmental Quality Act Guidelines states that when an EIR has been certified or a Negative Declaration adopted for a project, no subsequent or supplemental EIR or Negative Declaration shall be prepared for that project unless one or more of the following events occur: 1. Substantial changes are proposed to the project which will require major revisions in the previous EIR due to new significant environmental effects or a substantial increase in the severity of previously identified significant effects; 2. Substantial changes occur with respect to

circumstances under which the project is being undertaken which will require major revisions in the previous EIR due to new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or 3. New information, which was not known or could not have been known at the time the Environmental Impact Report was certified as complete, shows the project will have new significant environmental effects not discussed in the previous EIR or a substantial increase in the severity of previously identified significant effects. None of the three above criteria have occurred. Therefore, DSD determined no subsequent or supplemental environmental document was required and all project issues and mitigation for significant impacts have been adequately addressed pursuant to the California Environmental Quality Act for the project.

WHEREAS, on May 25, 2022, the Hearing Officer of the City of San Diego considered Conditional Use Permit No. 2586300 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. 2586300:

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

1. Findings for all Conditional Use Permits:

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

The ARJ Spirits Project (Project) proposes the operation of a 1,892-square-foot Alcoholic Beverage Outlet within a 412,339-square-foot mixed-use residential and retail building currently under construction at 7995 Civita Boulevard, Suite 7, in the CC-3-5 Zone of the Mission Valley Community Plan (Community Plan) Area.

The Project site is located in Central Mission Valley within an area identified by the Community Plan as Office and Visitor Commercial. This designation provides for a variety of commercial uses to create a complete community by providing for goods, services, and employment opportunities for community members. The proposed alcohol beverage outlet within a previously approved residential and commercial mixed-use building under construction will be consistent with the land use plan

designation for the site. Furthermore, the project site is also subject to the Quarry Falls (Civita) Specific Plan (Specific Plan) and is consistent with the goals, policies, and recommendations contained therein. The site is located within the Village Walk District and designated for Residential, Retail, and/or Office land uses within the Specific Plan. Permitted land uses within the Village Walk District include all uses permitted within the CC-3-5 zone, including the proposed alcohol beverage outlet located within a previously approved mixed-use building. Neither the Specific Plan nor Community Plan specifically address the sale of alcohol or Alcoholic Beverage Outlets; however, the sale of alcohol products is defined as a commercial retail use in the Land Development Code and is permitted as a limited use or with approval of a Conditional Use Permit (CUP). Alcoholic Beverage Outlets that do not meet all the locational criteria for alcohol sales as a limited use under SDMC section 141.0502, as is the case with the Project, may be approved with a Process Three, CUP.

The San Diego Police Department (SDPD) has provided their recommendations for the approval of the subject CUP and proposed conditions for the Project that include, but are not limited to, hours of operation, advertising, and training for employees. The proposed Alcohol Beverage Outlet use is in conformance with the land use designation and the intent of the Community Plan. Therefore, based on the above, the proposed development will not adversely affect the applicable land use plan.

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

The primary use on the site is mixed-use residential and retail in buildings that are currently under construction. The operation of an Alcoholic Beverage Outlet at the site is allowed in the CC-3-5 Zone with a CUP at this location. The proposed Alcoholic Beverage Outlet at this location requires a CUP because the project site does not meet certain location criteria set forth in SDMC Section 141.0502(b)(1)(D) and Section 141.0502(b)(1)(E), as the project site is within 600 feet of an existing public park, a park and a school currently under construction and the site is within 100 feet of a residentially zoned property.

However, approval of this application would allow the sale of beer, wine and distilled spirits for off-site consumption to be conditioned so that the alcohol sales would not have a negative impact on the surrounding neighborhood. These conditions include, but are not limited to, limits on hours of operation and advertising, and a prohibition against loitering. The conditions stipulated as part of the CUP minimize any potential harm to public health, safety and welfare. In addition, and pursuant to SDMC section 141.0502(c), SDPD recommended the proposed use for approval with conditions and such conditions are included in the CUP.

The CUP also includes conditions that prohibit arcade games or video game devices on the premises, prohibit loitering and graffiti, and prohibit public pay phones. Additionally, all retail employees are to be trained in ABC regulations through the Licensee Education on Alcohol and Drugs (LEAD) program, theft deterrence, and policies against the sale of alcoholic beverages to those under 21 years of age or

intoxicated persons. Furthermore, the project is subject to all federal, state, and other local codes related to alcohol beverage sales, which would further ensure that the subject Alcoholic Beverage Outlet would not have an adverse impact on the public health, safety, and welfare. Additionally, it was determined that the proposed project is consistent with the previously certified Program Environmental Impact Report (EIR) for the Quarry Falls Project No. 49068. No substantial changes are proposed, no substantial changes occur with respect to the circumstances under which the project is being undertaken, and no new information, which was not known or could not have been known at the time the Environmental Impact Report or Negative Declaration was certified as complete, has become available. DSD therefore determined that no subsequent or supplemental environmental document was required and all project issues and mitigation for significant impacts have been adequately addressed pursuant to the California Environmental Quality Act for the project. Based on the above, the proposed development will not be detrimental to the public health, safety, and welfare.

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

The Project proposes the operation of a 1,892-square-foot Alcoholic Beverage Outlet within a 412,339-square-foot mixed-use residential and retail building currently under construction at 7995 Civita Boulevard, Suite 7, in the CC-3-5 Zone of the Mission Valley Community Plan (Community Plan) Area.

A Type 21 ABC license is defined as Off-Sale General, which authorizes the sale of beer, wine and distilled spirits for off-site consumption.

The underlying CC-3-5 Zone accommodates a mix of pedestrian-oriented, community serving commercial uses and residential uses. The CC zones are intended to provide for a range of development patterns from pedestrian-friendly commercial streets to shopping centers and auto-oriented strip commercial streets and allow for Alcoholic Beverage Outlets with a CUP and subject to regulations set forth in SDMC section 141.0502.

The CUP for the Project includes various conditions and corresponding exhibits of approval relevant to achieve compliance with the SDMC relative to lighting, loitering, litter, graffiti, and advertising. The project site does not meet certain location criteria set forth in SDMC Section 141.0502(b)(1)(D) and Section 141.0502(b)(1)(E) as the project site is within 600 feet of an existing public park, a park and a school currently under construction and the site is within 100 feet of a residentially zoned property. However, the conditions of approval minimize any potential harm to public health, safety, and welfare. No variance or deviations are requested as part of this application. Therefore, the proposed development will comply with the regulations of the Land Development Code.

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

The Project proposes the operation of a 1,892-square-foot Alcoholic Beverage Outlet within a 412,339-square-foot mixed-use residential and retail building currently under construction at 7995 Civita Boulevard, Suite 7, in the CC-3-5 Zone of the Mission Valley Community Plan (Community Plan) Area.

The Project site is located in Central Mission Valley within an area identified by the Community Plan as Office and Visitor Commercial. This designation provides for a variety of commercial uses to create a complete community by providing for goods, services, and employment opportunities for community members. The project site is also subject to the Quarry Falls (Civita) Specific Plan (Specific Plan) which designates the area as the Village Walk District for Residential, Retail, and/or Office land uses.

Neither the Specific Plan nor Community Plan specifically address the sale of alcohol or Alcoholic Beverage Outlets; however, the sale of alcohol products is defined as a commercial retail use in the Land Development Code and is permitted as a limited use or with approval of a Conditional Use Permit (CUP). Alcoholic Beverage Outlets that do not meet all the locational criteria for alcohol sales as a limited use under SDMC section 141.0502, as is the case with the Project, may be approved with a Process Three, CUP. The underlying CC-3-5 Zone accommodates a mix of pedestrian-oriented, community serving commercial uses and residential uses. The CC zones are intended to provide for a range of development patterns from pedestrian-friendly commercial streets to shopping centers and auto-oriented strip commercial streets and allow for Alcoholic Beverage Outlets with a CUP and subject to regulations set forth in SDMC section 141.0502.

Approval of this CUP would allow the sale of beer, wine, and distilled spirits to be conditioned so that alcohol sales would not have a negative impact on the surrounding neighborhood. The project site does not meet certain location criteria set forth in SDMC section 141.0502(b)(1)(D) and 141.0502(b)(1)(E) as it is proposed to be located within 600 feet of an existing public park, a park and a school currently under construction and the site is within 100 feet of a residentially zoned property. However, alcoholic beverage outlets that do not meet all the locational criteria for alcohol sales as a limited use under SDMC section 141.0502 may be approved with a Process Three CUP. The CUP includes conditions that prohibit machines or video game devices on the premises, prohibit loitering and graffiti, prohibit public pay phones, and limit advertising. Additionally, all retail employees are to be trained in ABC regulations Licensee Education on Alcohol and Drugs (LEAD) program, theft deterrence, and policies against the sale of alcoholic beverages to those under 21 years of age or intoxicated persons. These conditions of approval minimize any potential harm to public health, safety, and welfare.

The sale of beer, wine and distilled spirits is consistent with the commercial nature of the mixed-use residential and retail building under construction in which the outlet is proposed. Therefore, based on the mixed-use residential and retail nature of the site

and conditions of approval, the proposed development would be appropriate at the proposed location.

The above findings are supported by the minutes, maps and exhibits, all of which are incorporated herein by this reference.

BE IT FURTHER RESOLVED that, based on these findings adopted by the Hearing Officer, Conditional Use Permit No. 2586300 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. 2586300, a copy of which is attached hereto and made a part hereof.

Tyler Sherer
Development Project Manager
Development Services

Adopted on: May 25, 2022

IO#: 24009074

RECORDING REQUESTED BY
CITY OF SAN DIEGO
DEVELOPMENT SERVICES
PERMIT INTAKE, MAIL STATION
501

PROJECT MANAGEMENT
PERMIT CLERK
MAIL STATION 501

INTERNAL ORDER NUMBER: 24009074

SPACE ABOVE THIS LINE FOR RECORDER'S USE

CONDITIONAL USE PERMIT NO. 2586300

ARJ SPIRITS - PROJECT NO. 697944

HEARING OFFICER

This Conditional Use Permit (Permit) No. 2586300 is granted by the Hearing Officer of the City of San Diego to Civita Purl, LLC c/o Sudberry Properties, Inc., a California Limited Liability Company, Owner, and ARJ Spirits Inc., a California Corporation, Permittee, pursuant to San Diego Municipal Code (SDMC) section 141.0502. The 2.50-acre site is located at 7995 Civita Boulevard, Suite 7, in the CC-3-5 Zone of the Mission Valley Community Plan Area. The project site is legally described as: Lots 2 and 5 of Quarry Falls, (Civita) Unit B and C, in the City of San Diego, County of San Diego, State of California, According to Map Thereof No. 15878 Filed in the Office of the County Recorder of San Diego County August 16, 2012.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner and Permittee to operate an alcoholic beverage outlet conditioned upon the issuance of a license from the State Department of Alcoholic Beverage Control and subject to the City's land use regulations) described and identified by size, dimension, quantity, type, and location on the approved exhibits (Exhibit "A") dated May 25, 2022, on file in the Development Services Department.

The project shall include:

- a.** Operation of a 1,892-square-foot Alcoholic Beverage Outlet within a 412,339-square-foot mixed-use residential and 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 June 9, 2025.
2. This Conditional Use Permit (CUP) and corresponding use of this site shall expire on June 9, 2042. 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 sign and return the Permit to the Development Services Department; and
 - b. The Permit is recorded in the Office of the San Diego County Recorder.
5. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.
6. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.
7. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
8. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 (ESA) and any amendments thereto (16 U.S.C. § 1531 et seq.).
9. The Owner/Permittee shall secure all necessary building permits. The Owner/Permittee is informed that to secure these permits, substantial building modifications and site improvements may be required to comply with applicable building, fire, mechanical, and plumbing codes, and State and Federal disability access laws.

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

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

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

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

PLANNING/DESIGN REQUIREMENTS:

13. The automobile, motorcycle and bicycle parking spaces must be constructed in accordance with the requirements of the SDMC. All on-site parking stalls and aisle widths shall be in compliance with requirements of the City's Land Development Code and shall not be converted and/or utilized for any other purpose, unless otherwise authorized in writing by the appropriate City decision maker in accordance with the SDMC.

14. Owner/Permittee shall post a copy of the Permit conditions in the licensed premises in a place where they may be readily viewed by any member of the general public or any member of a government agency.

15. The sale of alcoholic beverages shall be the primary use and occupy the entire floor area of the store, no less than 1,892-square-feet, as shown on Exhibit "A".
16. All private outdoor lighting shall be shaded and adjusted to fall on the same premises where such lights are located and in accordance with the applicable regulations in the SDMC.
17. Pool or billiard tables, foosball or pinball games, arcade style video and electronic games, or coin-operated amusement devices are not permitted on the premises.
18. Exterior public pay phones that permit incoming calls are not permitted on the premises, adjacent public sidewalks, or areas under the control of the Owner/Permittee.
19. The Owner/Permittee shall provide illumination, at a minimum level of 0.4-foot candles per square foot, on the exterior of the alcoholic beverage outlet, including adjacent public sidewalks and areas under the control of the Owner/Permittee. The illumination shall be in operation during all hours of darkness while the outlet is open for business so that persons standing on or near the premises at night are identifiable by law enforcement personnel. The required illumination shall be shielded and directed so that it does not shine on adjacent properties.
20. A maximum of 33 percent of the square footage of the windows and doors of the premises may bear advertising or signs of any sort, except for any advertising prohibited by law. All advertising and signs shall be placed and maintained in a manner that ensures that law enforcement personnel have a clear and unobstructed view of the interior of the outlet.
21. The Owner/Permittee of the alcoholic beverage outlet shall post a prominent, permanent sign or signs stating, "No loitering, consumption of alcoholic beverages, or open alcoholic beverage containers are allowed inside the premises, in the parking area, or on the public sidewalks adjacent to the premises, violators are subject to arrest." The sign shall be at least two square feet with two-inch block lettering. The sign shall be in English and Spanish.
22. The Owner/Permittee shall list a business address and telephone number in the Pacific Bell/San Diego telephone directory or other similarly distributed internet-based directory.
23. The Owner/Permittee shall provide trash receptacles, conveniently located for use by patrons, inside and outside the alcoholic beverage outlet, including adjacent public sidewalks and areas under the control of the Owner/Permittee. At least one 13-gallon trash receptacle shall be located inside the premises. At least one 32-gallon trash receptacle shall be located outside the alcoholic beverage outlet, and at least one additional 32-gallon trash receptacle shall be located in the parking areas under the control of the Owner/Permittee.
24. The Owner/Permittee shall maintain the premises, adjacent public sidewalks, and areas under the control of the Owner/Permittee, free of litter and graffiti at all times. The Owner/Permittee shall provide for daily removal of trash, litter, and debris. The Owner/Permittee shall eliminate graffiti within 48 hours of application.

25. All signs associated with this development shall be consistent with sign criteria established by either the approved Exhibit "A" or city-wide sign regulations. The sign area pertaining to or referencing alcohol sales or alcoholic beverages shall not exceed 630 square inches.

26. All private outdoor lighting shall be shaded and adjusted to fall on the same premises where such lights are located and in accordance with the applicable regulations in the SDMC.

POLICE DEPARTMENT REQUIREMENTS:

27. The in-store sales of alcoholic beverage shall be permitted between the hours of 8:00 a.m. and 12:00 a.m. Sale of alcoholic products via app/online platform for delivery only shall be 6:00 a.m. to 2:00 a.m.

28. The sale of beer or malt beverages in kegs is prohibited.

29. Loitering shall be prohibited.

30. No public pay phones will be permitted on the premises or areas adjacent and under the control of the Permittee.

31. No arcade games of any type will be allowed/maintained inside the premises.

32. 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.

33. Litter and any unauthorized graffiti will be removed promptly.

34. All retail employees shall be trained in ABC regulations Licensee Education on Alcohol and Drugs (LEAD) Program, theft deterrence, and policies against the sale of alcoholic beverages to those under 21 years of age, and/or intoxicated.

INFORMATION ONLY:

- The issuance of this discretionary permit alone does not allow the immediate commencement or continued operation of the proposed use on site. Any operation allowed by this discretionary permit may only begin or recommence after all conditions listed on this permit are fully completed and all required ministerial permits have been issued and received final inspection.
- 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 May 25, 2022 and Resolution No. HO-22-xxx.

DRAFT

ATTACHMENT 4

Permit Type/PTS Approval No.: 2586300
Date of Approval: May 25, 2022

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

Tyler Sherer
Development Project Manager

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

The undersigned Owner/Permittee, by execution hereof, agrees to each and every condition of this Permit and promises to perform each and every obligation of Owner/Permittee hereunder.

**Civita Purl, LLC c/o Sudberry Properties, Inc.,
a California Limited Liability Company**
Owner

By _____
Mark Radelow
LEED AP Senior Vice President, Director of
Development

**ARJ Spirits Inc.,
a California Corporation**
Permittee

By _____
Karam Solaiman

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

**SAN DIEGO POLICE DEPARTMENT
CONDITIONAL USE PERMIT RECOMMENDATION**

PREMISE ADDRESS: 7995 Civita Boulevard, San Diego, CA 92108

TYPE OF BUSINESS: Cork & Barrel

FEDERAL CENSUS TRACT: 92.02

NUMBER OF ALCOHOL LICENSES ALLOWED: 2

NUMBER OF ALCOHOL LICENSES EXISTING: 2

CRIME RATE IN THIS CENSUS TRACT: 104.1
(Note: Considered High Crime If Exceeds 120% of City-wide Average)

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

IS THE PREMISE WITHIN 600 FEET OF INCOMPATIBLE FACILITY YES NO

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

ABC LICENSE REVOKED AT THIS PREMISE WITHIN PAST YEAR YES NO

HAS APPLICANT BEEN CONVICTED OF ANY FELONY YES NO

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

COMMENTS/OTHER FACTORS CONSIDERED: Conditional Use Permit Number 697944

This premise falls within Census Tract 92.02 and is within the Eastern Division's patrolling responsibility. The reported crime rate for 2020 within CT 92.02 was 104.1% and alcohol crime rate of 70.1%. The census tract has 1 active and 1 surrendered Off-Sale licenses where the ABC authorizes 2 based on residential population ratio.

The premise was not previously licensed to sell alcohol and is a new construction building.

The location is within 600 feet of three incompatible facilities:

1. Civita Park, located across the street to the north, is a large public park and is currently open.
2. Creekside Park, located to the west of the building is a smaller public park, and is currently under construction.
3. An elementary school, located across the street to the north, is currently under construction.

7995 Civita Boulevard is a large building with a parking garage and retail spaces on the ground level and residential spaces on the second, third, and fourth floors. There are residents currently living in the building and are within 100 feet of the location.

1815 # 5781

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. Sale of alcoholic product via app/online platform for delivery only shall be 6:00am to 2:00am.
- 2. The sale of beer or malt beverages in kegs is prohibited.
- 3. Loitering will be prohibited.
- 4. No public pay phones will be permitted on the premise or adjacent and under the control of the applicant.
- 5. No arcade games of any type will be allowed/maintained inside the premise.
- 6. 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.
- 7. Litter and any unauthorized graffiti will be removed promptly.
- 8. All retail employees are trained in ABC regulations (LEAD), theft deterrence and policies against the sale of alcoholic beverages to those under 21 years of age, and/or intoxicated.

SAN DIEGO POLICE DEPARTMENT RECOMMENDATION:

APPROVE

DENY

Benjamin McCurry
Name of SDPD Vice Sergeant (Print)

(619) 531-2973
Telephone Number

[Signature]
Signature of SDPD Vice Sergeant

12-1-21
Date of Review

https://geomap.ffiec.gov/FFIECGeocMap/GeocodeMap1.aspx

FFIEC Main | Disclaimer

Search

FFIEC Year: 2021 Address: 7995 Civita Boulevard, San Diego, CA 92108

Matched Address

Address
MSA/MD Code
State Code
County Code
Tract Code
MSA/MD Name
State Name
County Name

Address Not Found
Census Demographic Data

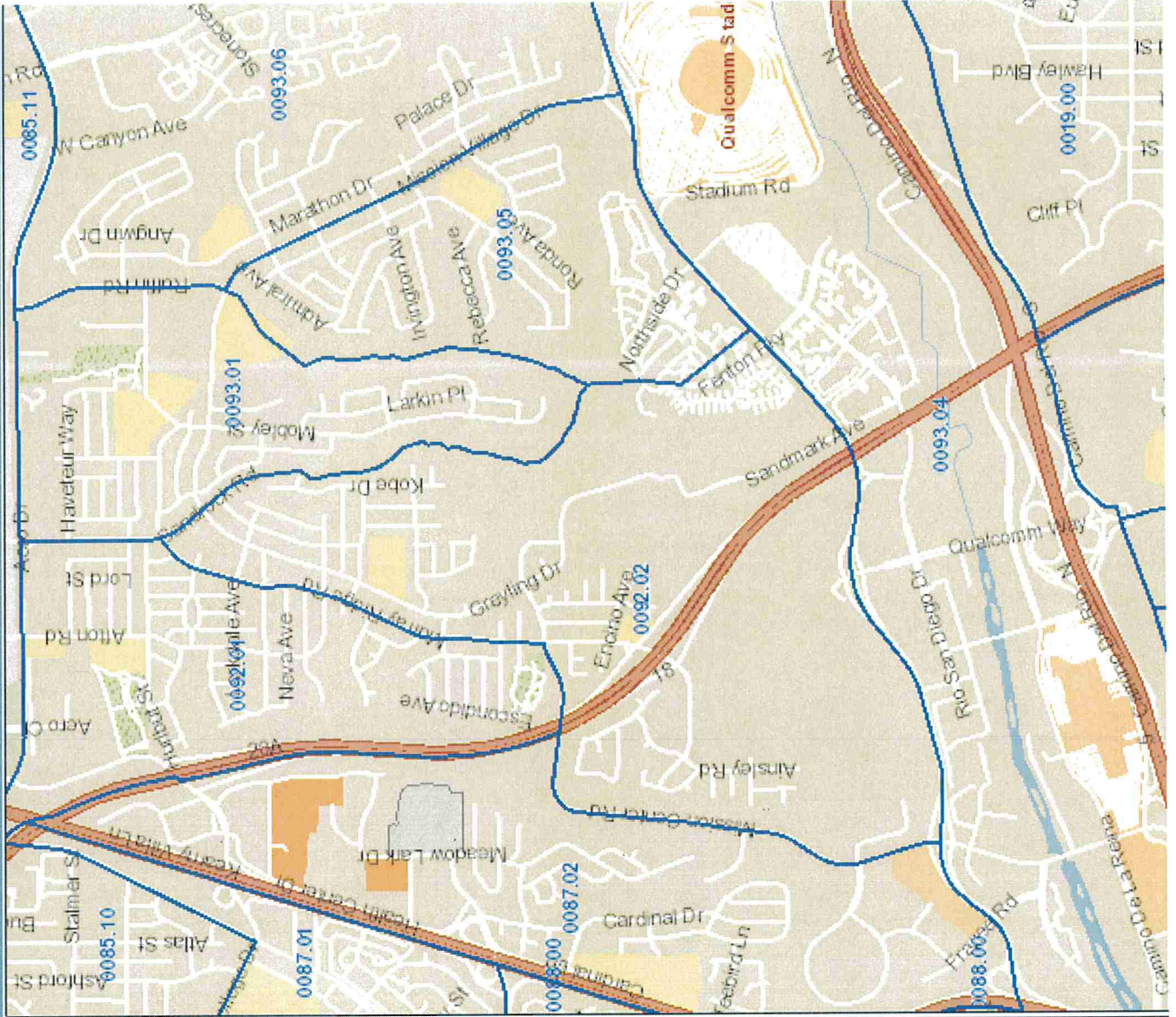
User Select Tract

* When an exact address cannot be matched, use the mapping feature by clicking on the map to locate the tract for the address. If the mapping feature does not provide the desired results, refer to [A Guide to HMDA Reporting: Getting It Right](#) for other resources that may assist you with geocoding your data. See [Help on Geocode](#) for more details.

Selected Tract

MSA/MD Code
State Code
County Code
Tract Code
MSA/MD Name
State Name
County Name

Census Demographic Data





ABC Report

Required Parameters

Reporting Period: 01/2020 to 12/2020

Agency: SAN DIEGO

Optional Parameters

Geographical Area:

Group by: Census Tract

Prior Report Number: B98S328R

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

Total Census Tract: 302

Average Total per Census Tract: 193.1

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

	Census Tract	Totals	% Average by Census Tract
204	009102	153	79.2%
205	009103	85	44.0%
206	009104	62	32.1%
207	009106	378	195.7%*
208	009107	189	97.9%
209	009201	146	75.6%
210	009202	201	104.1%
211	009301	95	49.2%
212	009304	1,187	614.7%*
213	009305	71	36.8%
214	009306	165	85.4%
215	009400	35	18.1%
216	009502	74	38.3%
217	009504	38	19.7%
218	009505	67	34.7%
219	009506	52	26.9%
220	009507	44	22.8%
221	009509	237	122.7%*
222	009510	60	31.1%
223	009511	48	24.9%
224	009602	90	46.6%
225	009603	398	206.1%*
226	009604	269	139.3%*
227	009703	57	29.5%
228	009704	82	42.5%
229	009705	232	120.1%*
230	009706	111	57.5%
231	009801	88	45.6%
232	009802	136	70.4%

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

2010 Census Tract	Alcohol Violations	Tract Total as % of Average Tract
009104	6	20.0%
009106	24	80.2%
009107	11	36.7%
009201	6	20.0%
009202	21	70.1%
009301	10	33.4%
009304	49	163.7%
009305	1	3.3%
009306	13	43.4%
009400	3	10.0%
009502	3	10.0%
009504	7	23.4%
009505	4	13.4%
009506	2	6.7%
009507	3	10.0%
009509	10	33.4%
009510	4	13.4%
009511	1	3.3%
009602	15	50.1%
009603	32	106.9%
009604	20	66.8%
009703	5	16.7%
009704	7	23.4%
009705	21	70.1%
009706	12	40.1%
009801	4	13.4%
009802	5	16.7%
009804	3	10.0%
009805	1	3.3%
009901	2	6.7%
009902	4	13.4%
010001	14	46.8%
010003	0	0.0%
010004	5	16.7%
010005	7	23.4%
010009	13	43.4%
010010	6	20.0%
010011	8	26.7%
010012	4	13.4%
010013	18	60.1%
010014	12	40.1%

lot
ATTACHMENT 5

By D/Sgt McCurry
on 11-23-21 at 3:00 PM
7995 Citta Blvd #7
San Diego, CA 92108







CIVITA PARK







New Elementary School
Opening Fall 2022

C.W. Driver
BUILDERS SINCE 1919

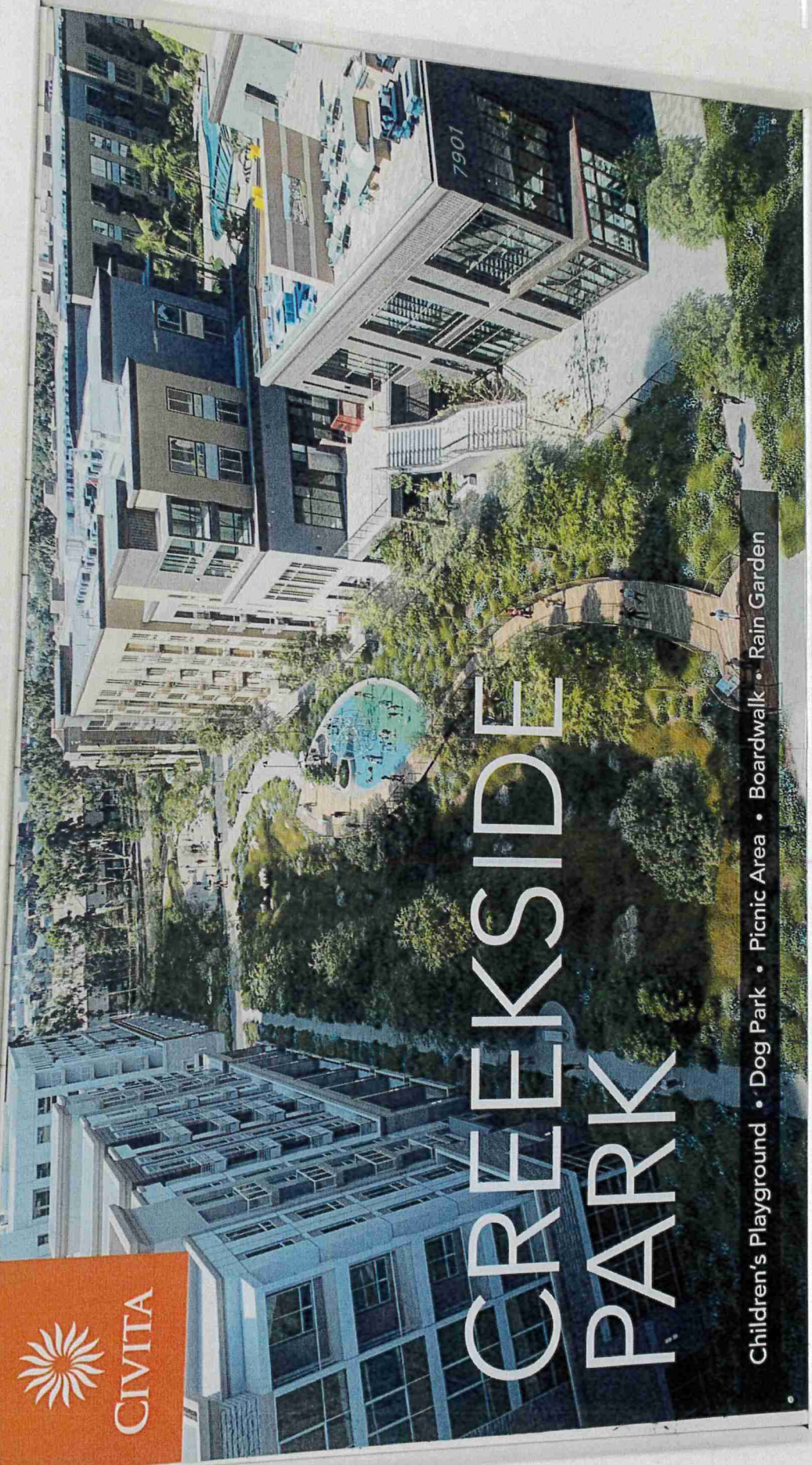
STUDENT CENTER

STEWART CONTRACTS
888-807-3886



CREEKSIDE PARK

Children's Playground • Dog Park • Picnic Area • Boardwalk • Rain Garden



Sherer, Tyler

From: Jonathan Frankel <mvpग्chair@gmail.com>
Sent: Wednesday, April 13, 2022 3:05 PM
To: Kimberly Kantrud
Cc: Sherer, Tyler
Subject: [EXTERNAL] Re: MVCPG Memo Regarding PTS-697944 - ARJ Spirits CUP

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

Hi Tyler,

On April 6, 2022 the Mission Valley Community Planning group voted 15-1 to recommend approval of PTS 697944. I will provide the meeting minutes when they become available.

Thanks,
Jonathan
MVPG Chair

On Wed, Apr 13, 2022 at 2:52 PM Kimberly Kantrud <kkantrud@atlantissd.com> wrote:

Hi Jonathan,

When you have a chance, could you please provide Tyler Sherer at the City with an email memo stating the results of the MVCPG April 6th vote in favor of supporting ARJ Spirits PTS 0697944? He is assisting us move forward to our Hearing Officer and has approved an email confirmation to allow him to proceed while we wait for the official meeting notes to be approved in the upcoming meeting.

I have copied Tyler on this email. Also: TSherer@sandiego.gov


Thank you so much! We really appreciate it!

Best regards,

Kimberly Kantrud

[Atlantis Group Land Use Consultants](#)

2488 Historic Decatur Road, Suite 220

	City of San Diego Development Services 1222 First Ave., MS 302 San Diego, CA 92101 (619) 446-5000	<h1 style="text-align: center;">Ownership Disclosure Statement</h1>	FORM DS-318
			October 2017

Approval Type: Check appropriate box for type of approval(s) requested: Neighborhood Use Permit Coastal Development Permit
 Neighborhood Development Permit Site Development Permit Planned Development Permit Conditional Use Permit Variance
 Tentative Map Vesting Tentative Map Map Waiver Land Use Plan Amendment Other _____

Project Title: ARJ Spirits, Inc. **Project No. For City Use Only:** _____

Project Address: 7995 Civita Blvd Suite #7
San Diego, CA 92108

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

Corporation Limited Liability -or- General - What State? _____ Corporate Identification No. _____
 Partnership Individual

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter will be filed with the City of San Diego on the subject property with the intent to record an encumbrance against the property. Please list below the owner(s), applicant(s), and other financially interested persons of the above referenced property. A financially interested party includes any individual, firm, co-partnership, joint venture, association, social club, fraternal organization, corporation, estate, trust, receiver or syndicate with a financial interest in the application. If the applicant includes a corporation or partnership, include the names, titles, addresses of all individuals owning more than 10% of the shares. If a publicly-owned corporation, include the names, titles, and addresses of the corporate officers. (A separate page may be attached if necessary.) If any person is a nonprofit organization or a trust, list the names and addresses of ANY person serving as an officer or director of the nonprofit organization or as trustee or beneficiary of the nonprofit organization. A signature is required of at least one of the property owners. Attach additional pages if needed. Note: The applicant is responsible for notifying the Project Manager of any changes in ownership during the time the application is being processed or considered. Changes in ownership are to be given to the Project Manager at least thirty days prior to any public hearing on the subject property. Failure to provide accurate and current ownership information could result in a delay in the hearing process.

Property Owner

Name of Individual: Civita Puri, LLC c/o Sudberry Properties, Inc. Owner Tenant/Lessee Successor Agency

Street Address: 5465 Morehouse Drive, Suite 260 Mark K. Radelow, LEED AP Senior Vice President, Director of Development

City: San Diego State: CA Zip: 92121

Phone No.: 858-546-3000 Fax No.: _____ Email: Mark@sudprop.com

Signature:  Date: 10/29/21

Additional pages Attached: Yes No

Applicant

Name of Individual: ARJ Spirits, Inc. c/o Karam Solaiman Owner Tenant/Lessee Successor Agency

Street Address: 2041 Hidden Springs Ct

City: El Cajon State: CA Zip: 92019

Phone No.: (619)248-7236 Fax No.: _____ Email: sliumanconsulting@gmail.com

Signature:  Date: 10/18/21

Additional pages Attached: Yes No

Other Financially Interested Persons

Name of Individual: Two Additional Financially Interested Persons Attached Owner Tenant/Lessee Successor Agency

Street Address: _____

City: _____ State: _____ Zip: _____

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

Signature: _____ Date: _____

Additional pages Attached: Yes No



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

Ownership Disclosure Statement

FORM
DS-318

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Project Address: 7995 Civita Blvd Suite #7

San Diego, CA 92108

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

Corporation Limited Liability -or- General - What State? _____ Corporate Identification No. _____

Partnership Individual

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Property Owner

Name of Individual: Civita Purl, LLC c/o Sudberry Properties, Inc. Owner Tenant/Lessee Successor Agency

Street Address: 5465 Morehouse Drive, Suite 260

City: San Diego State: CA Zip: 92121

Phone No.: 858-546-3000 Fax No.: _____ Email: _____

Signature: _____ Date: _____

Additional pages Attached: Yes No

Applicant

Name of Individual: ARJ Spirits, Inc. c/o Karim Salaiman Owner Tenant/Lessee Successor Agency

Street Address: 2041 Hidden Springs Ct

City: El Cajon State: CA Zip: 92019

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

Signature: _____ Date: _____

Additional pages Attached: Yes No

Other Financially Interested Persons

Name of Individual: Hytham Yousif Owner Tenant/Lessee Successor Agency

Street Address: 327 Loretta Lane

City: El Cajon State: CA Zip: 92019

Phone No.: 619-504-6720 Fax No.: _____ Email: _____

Signature: _____ Date: 10/26/2021

Additional pages Attached: Yes No

Printed on recycled paper. Visit our web site at www.sandiego.gov/development-services.
Upon request, this information is available in alternative formats for persons with disabilities.



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

Ownership Disclosure Statement

FORM
DS-318

October 2017

Approval Type: Check appropriate box for type of approval(s) requested: Neighborhood Use Permit Coastal Development Permit
 Neighborhood Development Permit Site Development Permit Planned Development Permit Conditional Use Permit Variance
 Tentative Map Vesting Tentative Map Map Waiver Land Use Plan Amendment • Other _____

Project Title: ARJ Spirits, Inc. **Project No. For City Use Only:** _____

Project Address: 7995 Clvta Blvd Suite #7
 San Diego, CA 92108

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

Corporation Limited Liability -or- General - What State? _____ Corporate Identification No. _____
 Partnership Individual

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter will be filed with the City of San Diego on the subject property with the intent to record an encumbrance against the property. Please list below the owner(s), applicant(s), and other financially interested persons of the above referenced property. A financially interested party includes any individual, firm, co-partnership, joint venture, association, social club, fraternal organization, corporation, estate, trust, receiver or syndicate with a financial interest in the application. If the applicant includes a corporation or partnership, include the names, titles, addresses of all individuals owning more than 10% of the shares. If a publicly-owned corporation, include the names, titles, and addresses of the corporate officers. (A separate page may be attached if necessary.) If any person is a nonprofit organization or a trust, list the names and addresses of **ANY** person serving as an officer or director of the nonprofit organization or as trustee or beneficiary of the nonprofit organization. A signature is required of at least one of the property owners. Attach additional pages if needed. Note: The applicant is responsible for notifying the Project Manager of any changes in ownership during the time the application is being processed or considered. Changes in ownership are to be given to the Project Manager at least thirty days prior to any public hearing on the subject property. Failure to provide accurate and current ownership information could result in a delay in the hearing process.

Property Owner

Name of Individual: _____ Owner Tenant/Lessee Successor Agency
 Street Address: _____
 City: _____ State: _____ Zip: _____
 Phone No.: _____ Fax No.: _____ Email: _____
 Signature: _____ Date: _____
 Additional pages Attached: Yes No

See first Page for Owner

Applicant

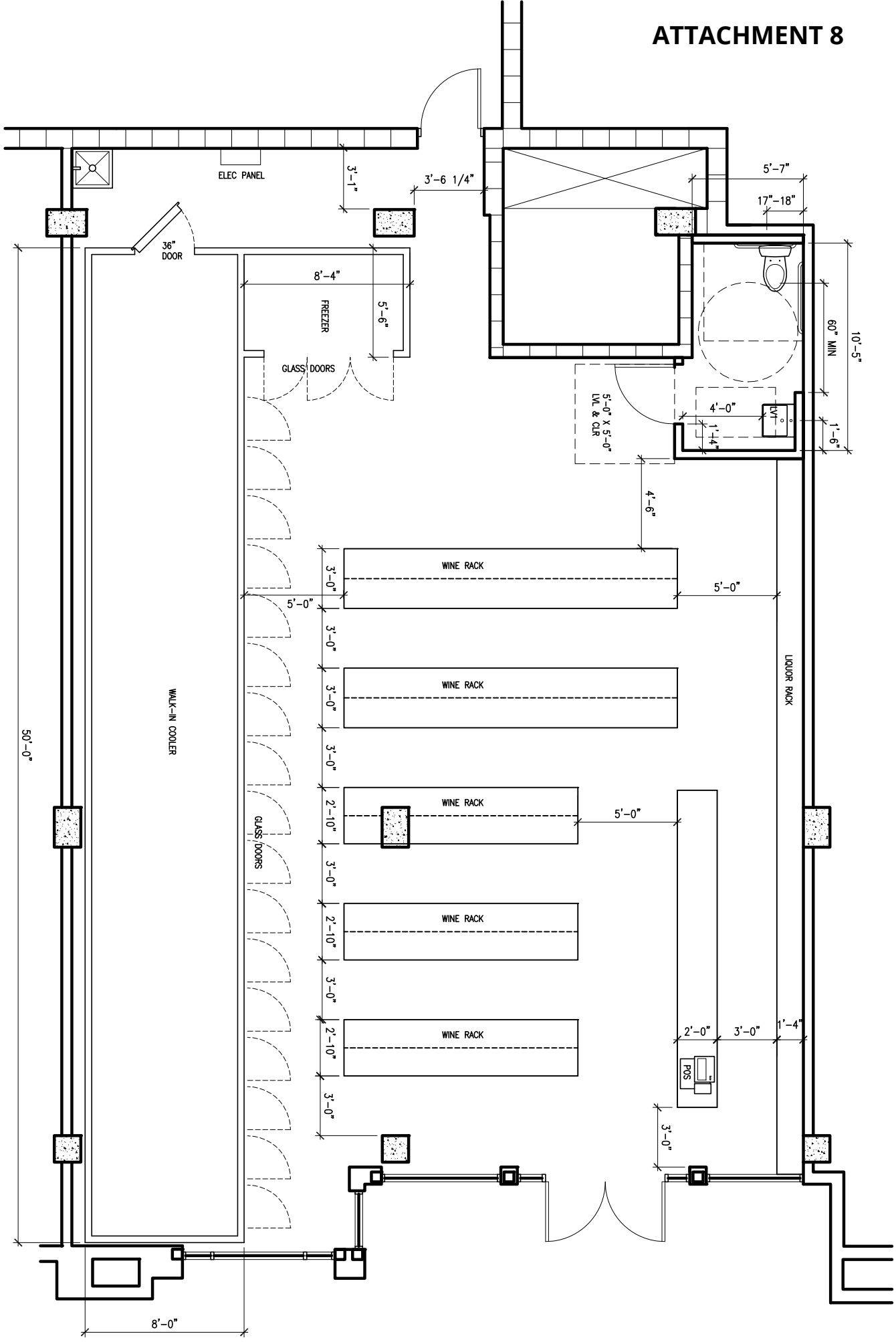
Name of Individual: _____ Owner Tenant/Lessee Successor Agency
 Street Address: _____
 City: _____ State: _____ Zip: _____
 Phone No.: _____ Fax No.: _____ Email: _____
 Signature: _____ Date: _____
 Additional pages Attached: Yes No

and Applicant Information

Other Financially Interested Persons

Name of Individual: Rafid Kiti Owner Tenant/Lessee Successor Agency
 Street Address: 827 Liberatore Ln
 City: El Cajon State: CA Zip: 92109
 Phone No.: (619) 594-0720 Fax No.: _____ Email: rafid.kiti@arjs.com
 Signature: *Rafid Kiti* Date: 10/20/2013
 Additional pages Attached: Yes No

ATTACHMENT 8







empty space above walk-in coolers





STOUT

SPECIALS

IMPORTS

& BARREL



STOUT

BARREL

COGNAC

BRANDY

could be finished with plastic laminate / wood planks / painted drywall / etc.

track lights above display

light fixtures hanging from this, instead of coming from top ceiling.

gyp bd ceiling above pos

gyp board ceiling above coolers

pendant lights





ATTACHMENT 8

6" RECESSED
LED DOWNLIGHT

CRAFT
BEER

HOPPY

STOUT

CORK & BARREL

potential view from
outside





potential view from outside