

THE CITY OF SAN DIEGO

Report to the Hearing Officer

DATE ISSUED:	July 13, 2022	REPORT NO. HO-22-026
HEARING DATE:	July 20, 2022	
SUBJECT:	Lost Abbey Brewery Tasting Room; Process Tl	hree Decision
PROJECT NUMBER:	<u>685149</u>	
OWNER/APPLICANT:	UBS Realty Investors – Owner Port Brewing LLC – Applicant	

<u>SUMMARY</u>

<u>Issue:</u> Should the Hearing Officer approve a Conditional Use Permit to allow a brewery tasting room known as The Lost Abbey, including the sale of alcoholic beverage for off-site consumption ("Project"), located on the 5,890 square-foot site at 341-343 13th Street in the East Village neighborhood of the Downtown Community Plan area?

Staff Recommendation: APPROVE Conditional Use Permit (CUP) No. 2553393.

<u>Community Planning Group Recommendation</u>: On January 19, 2022, the Downtown Community Planning Council voted 16-0 to recommend approval of the Project (Attachment 6).

<u>Other Recommendations</u>: On April 28, 2022, the San Diego Police Department provided a recommendation to approve the Project, with conditions (Attachment 7).

Environmental Review: The Development Services Department completed a California Environmental Quality Act (CEQA) review for the Project. On April 27, 2022, the Environmental Analysis Section (EAS) determined that the Project is consistent with the previously certified City of San Diego Downtown Environmental Impact Report (SCH# 2003041001). Development within the Downtown Community Planning area is covered under the following documents, referred to collectively as the "Downtown FEIR": (1) Final Environmental Impact Report (FEIR) for the San Diego Downtown Community Plan (DCP), Centre City Planned District Ordinance, and 10th Amendment to the Centre City Redevelopment Plan, certified by the former Redevelopment Agency ("Former Agency") and the City Council on March 14, 2006 (Resolutions R-04001 and R-301265, respectively); (2) Subsequent Addenda to the FEIR certified by the Former Agency and City Council on: August 3, 2007 (Resolution R-04193 and R-302932, respectively); April 13, 2010 (Council Resolution R-305759); April 21, 2010 (Former Agency Resolutions R-04509 and R-04510); August 3, 2010 (Former Agency Resolution R-04544 and Council Resolution R-30614); February 12, 2014 (City Council Resolution R-308724); July 14, 2014 (City Council Resolution R-309115); and (3) Final Supplemental Environmental Impact Report for the Downtown San Diego Mobility Plan certified by the City Council on June 21, 2016 (Resolution R-310561).

Development within the DCP area is also covered under the following documents, referred to collectively as the "CAP FEIR": FEIR for the City of San Diego Climate Action Plan (CAP) Project No. 416603/SCH No. 2015021053, certified by the City Council on December 15, 2015 (City Council Resolution R-310176), and the Addendum to the CAP, certified by the City Council on July 12, 2016 (City Council Resolution R- 310595).

The Downtown FEIR and CAP FEIR are "Program EIRs" prepared in compliance with California Environmental Quality Act (CEQA) Guidelines Section 15168. The information contained in the Downtown FEIR and CAP FEIR reflects the independent judgment of the City of San Diego as the Lead Agency. The environmental impacts of the Project were adequately addressed in the Downtown FEIR and CAP FEIR; the Project is within the scope of the development program described in the Downtown FEIR and CAP FEIR and is adequately described within each document for the purposes of CEQA; and, none of the conditions listed in CEQA Guidelines Section 15162 exist. Therefore, no further environmental documentation or review is required under CEQA. All environmental documents for the DCP area are available here: https://www.sandiego.gov/developmentservices/newsprograms/ downtown-development/eirs; the CAP FEIR is available here: https://www.sandiego.gov/ceqa/final.

Fiscal Impact Statement: No fiscal impact; Project is privately owned and funded.

Code Enforcement Impact: None; no active code enforcement cases on the property.

<u>Housing Impact Statement</u>: None; no housing units currently on the property and no new construction is proposed as part of the Project.

BACKGROUND



The Project is located at 341-343 13th Street at the 5,890 square foot (SF) site at southeast corner of 13th Street and J Street in the East Village neighborhood of the Downtown Community Plan (DCP) area. The Project site is within the Residential Emphasis district of the Centre City Planned District Ordinance (CCPDO) (Attachment 2) and subject to the Fine Grain and Park Sun Access Overlays. The site is surrounded by a mix of uses, including mid-rise residential buildings and commercial uses such as restaurants and warehouse/office spaces. The building in which the Project is located is known as the "Mexican Presbyterian Church," originally constructed in 1906 and designated as a historical resource by the City of San Diego Historical Resources Board (HRB) in 2005 as HRB No. 728. The development of the Project site, including the restoration of historical resource and the adjacent outdoor patio, was approved by Civic San Diego on February 12, 2015 as part of the project site of the adjacent Alexan San Diego, a 19-story residential development containing 320 dwelling units through Centre City Development Permit/Site Development Permit/Neighborhood Use Permit No. 2014-30.

The Applicant, Port Brewing LLC, describes the establishment, which opened in December 2021, as a "satellite tasting room" serving alcoholic beverages for on-site consumption manufactured off-site by The Lost Abbey Brewing Company. The establishment includes the approximately 2,690 SF Mexican Presbyterian Church building and an approximately 2,169 SF outdoor patio, totaling 4,859 SF. Within the patio is a 378 SF kitchen building that serves a taco-based menu. These improvements were previously approved and issued building permits by the City of San Diego.

"Brewery tasting rooms" are defined in Section 156.0302 of the CCPDO as an establishment licensed by the California Department of Alcoholic Beverage Control (ABC) under a Type 1 or Type 23 duplicate license to sell malt beverages the licensee produces for on- and off-site consumption. Per Section 156.0315(b)(4), brewery tasting rooms are required to obtain approval of a CUP in accordance with Process Three and, per, are subject to the following regulations:

- 1. The gross floor area of the establishment shall not exceed 5,000 SF;
- 2. The establishment shall provide for on-site consumption of the products manufactured by the business;
- 3. No malt beverage shall be sold for off-site consumption in less than 16.9-ounce quantities;
- 4. Off-site sales under this provision shall be limited to between the hours of 10:00 a.m. and 10:00 p.m.

A decision on an application for a CUP shall be made by the City Hearing Officer in accordance with Process Three. The decision may be appealed to the Planning Commission in accordance with Section 112.0506.

DISCUSSION

Project Description

The Applicant, Port Brewing LLC, proposes classification of The Lost Abbey establishment as a "brewery tasting room" to permit sales of alcoholic beverages for off-site consumption, per Section 156.0315(b)(4). Brewery tasting rooms are permitted in the Residential Emphasis district with approval of a CUP. SDMC Table 156-0308-A. No new construction or physical alterations to the building as previously approved by the City of San Diego are proposed as part of the Project. In compliance with Section 156.0315(b)(4)(D), the establishment is less than 5,000 SF (totals 4,859 SF, including the 2,690 SF interior space and 2,169 SF outdoor patio) and provides for on-site consumption of the products the business manufactures at their off-site facility. The Applicant is also in agreement that no malt beverages will be sold for off-site consumption in less than 16.9-ounce quantities and the hours of off-site sales will be between 10:00 a.m. and 10:00 p.m. only. A Notice of Application was distributed May 17, 2022, and no public comments have been received.

There are several existing establishments within the vicinity of the Project that have been granted CUPs for the sale of alcoholic beverages for off-site consumption, which can be seen in the map and corresponding table in Attachment 3.

The San Diego Police Department (SDPD) provided a recommendation to approve the CUP with suggested conditions (Attachment 7), which have been incorporated into the Draft Permit (Attachment 5), with the exception of the suggested condition to limit the hours of on-site consumption of alcoholic beverages to between 8:00 a.m. and midnight only. The sale of alcoholic beverages for on-site consumption is permitted by right in Section 156.0315(a)(1) of the SDMC for bona-fide eating establishments that offer made-to-order food during all business hours. The Lost Abbey includes a kitchen with made-to-order food; therefore, the SDMC allows for on-site alcoholic beverage consumption when made-to-order food is available, with no limit on hours of sales. Conditions on hours of on-site alcoholic beverage sales may be imposed separately in the establishment's ABC license.

Community Plan Analysis

The East Village neighborhood of the DCP is one of Downtown's largest, fastest changing, and most diverse neighborhoods. The DCP envisions this area will develop as a residential district complemented by Neighborhood Centers, employment areas, flexible use zones, and public spaces. New uses will exist in close proximity to existing ones in mixed commercial zones, creating a diverse urban environment with residential uses throughout. Ultimately, the DCP projects East Village to contain up to 46,000 residents. The southeast sub-district in which the project is located offers several distinct advantages: proximity to Petco Park, the trolley line and trolley transfer station, and directly adjacent to the Main Library. The area is served by the Park-to-Bay Link, and available freeway access will benefit future residents, businesses, and public activity.

The following are some key DCP goals and policies applicable to the Project:

- 3.1-G-2 Provide overall balance of uses--employment, residential, cultural, government destination with full compendium of amenities and services.
- 3.5-G-2 Foster a rich mix of uses in all neighborhoods, while allowing differences in emphasis on uses to distinguish between them.
- 4.1-P-15 Encourage the position of outdoor seating and/or cafes where appropriate.
- 6.5-G-3 Foster redevelopment of Southeast [sub-district] with an urban mix of new residents and a variety of housing types, employees, artists, and conventioneers, while preserving light industrial and commercial service functions that serve Downtown.

Conclusion

Staff has reviewed the Applicant's proposal and considered the potential impacts resulting from the proposed use and recommends approval subject to the conditions as outlined in the draft permit (Attachment 5). These conditions include all of the standard conditions for off-site alcohol sales, maintaining the premises clean and free of graffiti, maintaining the adjacent right-of-way free of litter, and providing a point of contact for the business to respond to any compatible with, and does not become a nuisance to, the surrounding neighborhood.

Staff recommends that the City Hearing Officer approve CUP No. 2553393 to allow a brewery tasting room with off-site alcoholic beverage sales for The Lost Abbey, subject to conditions in the draft permit (Attachment 5).

ALTERNATIVES

- 1. Approve CUP No. 2553393, with modifications.
- 2. Deny CUP No. 2553393, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,

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James Alexander Senior Planner, Urban Division Development Services Department

Attachments:

- 1. Project Location Map
- 2. Community Plan Land Use Map
- 3. Aerial Photo & Off-Site Sales Vicinity Map
- 4. Draft Resolution with Findings
- 5. Draft Permit with Conditions
- 6. Community Planning Group Recommendation
- 7. San Diego Police Department Recommendation
- 8. Ownership Disclosure Statement
- 9. Project Site Plan





Project Location

Lost Abbey CUP, Project No. 685149 341-343 13th Street





The City of SAN DIEGO

Community Land Use Map

Lost Abbey CUP, Project No. 685149 341-343 13th Street





1	Neighborhood	777 G Street
2	Grapes and Hops Deli	833 Market Street
3	Stone Tap Room	795 J Street
4	Market Hall	969 Market Street
5	Half Door Brewing	903 Island Avenue
6	7-Eleven	417 Nineth Avenue
7	Toast Enoteca and Cucina	927 J Street
8	Grocery Outlet	1002 Market Street
9	Duck Foot Brewing	550 Park Boulevard
10	Albertsons	655 14 th Street
11	Ale Tales Tap Room	1520 J Street
12	Mission Brewery	1441 L Street

Aerial Photo & Off-Site Sales Vicinity Map



Lost Abbey CUP, Project No. 685149 341-343 13th Street



HEARING OFFICER RESOLUTION NO. _____ CONDITIONAL USE PERMIT NO. 2553393 LOST ABBEY BREWERY TASTING ROOM - PROJECT NO. 685149

WHEREAS, UBS REALTY INVESTORS, Owner, and PORT BREWING LLC, Permittee, filed an application with the City of San Diego for a permit to allow a brewery tasting room with off-site alcoholic beverage sales ("Project") (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. 2553393), on portions of a 5,890 square foot (SF) site;

WHEREAS, the project site is located at 341-343 13th Street in the Residential Emphasis district of the Centre City Planned District and within the Downtown Community Plan area;

WHEREAS, the project site is legally described as Lots A and B in Block 130 of Horton's Addition, in the City of San Diego, County of San Diego, State of California, according to map made by L.L. Lockling in the Office of the County Recorder of San Diego County;

WHEREAS, on April 27, 2022, the City of San Diego determined that the Project is consistent with the previously certified City of San Diego Downtown Environmental Impact Report (SCH# 2003041001);

WHEREAS, development within the Downtown Community Planning area is covered under the following documents, referred to collectively as the "Downtown FEIR": (1) Final Environmental Impact Report (FEIR) for the San Diego Downtown Community Plan, Centre City Planned District Ordinance, and 10th Amendment to the Centre City Redevelopment Plan, certified by the former Redevelopment Agency ("Former Agency") and the City Council on March 14, 2006 (Resolutions R-04001 and R-301265, respectively); (2) subsequent addenda to the FEIR certified by the Former Agency and City Council on: August 3, 2007 (Resolution R-04193 and R-302932, respectively); April 13, 2010 (Council Resolution R-305759); April 21, 2010 (Former Agency Resolutions R-04509 and R-

04510); August 3, 2010 (Former Agency Resolution R-04544 and Council Resolutions R-30614), February 12, 2014 (City Council Resolution R-308724); July 14, 2014 (City Council Resolution R-309115); and (3) Final Supplemental Environmental Impact Report for the Downtown San Diego Mobility Plan certified by the City Council on June 21, 2016 (Resolution R-310561);

WHEREAS, development within the DCP area is also covered under the following documents, referred to collectively as the "CAP FEIR": FEIR for the City of San Diego Climate Action Plan (CAP), certified by the City Council on December 15, 2015 (City Council Resolution R-310176), and the Addendum to the CAP, certified by the City Council on July 12, 2016 (City Council Resolution R-310595);

WHEREAS, the Downtown FEIR and CAP FEIR are "Program EIRs" prepared in compliance with California Environmental Quality Act (CEQA) Guidelines Section 15168; the information contained in the Downtown FEIR and CAP FEIR reflects the independent judgment of the City of San Diego as the Lead Agency; the environmental impacts of the Project were adequately addressed in the Downtown FEIR and CAP FEIR; the Project is within the scope of the development program described in the Downtown FEIR and CAP FEIR and is adequately described within each document for the purposes of CEQA; and none of the conditions listed in CEQA Guidelines Section 15162 exist;

WHEREAS, based on the foregoing, no further environmental documentation or review is required under CEQA.

WHEREAS, on July 20, 2022, the Hearing Officer of the City of San Diego considered Conditional Use Permit (CUP) No. 2553393 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 CUP No. 2553393:

A. <u>CONDITIONAL USE PERMIT [SDMC Section 126.0305]</u>

1. <u>Findings for all Conditional Use Permits:</u>

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

The proposed use, a brewery tasting room, with the sale of alcoholic beverages for off-site consumption, will not adversely affect the applicable land use plan as brewery tasting rooms allowed in the Residential Emphasis district with the approval of a CUP. The brewery tasting room is proposed in an existing building, and no new construction is proposed. The development complies with the Centre City Planned District Ordinance (CCPDO) (SDMC Chapter 15, Article 6, Division 3) regulations for brewery tasting rooms. Pursuant to Section 156.0315(b)(4), the gross floor area of the establishment totals 4,859 square-feet (SF), including 2,690 SF interior space and 2,169 SF outdoor patio (previously approved through Centre City Development Permit/Site Development Permit/Neighborhood Use Permit No. 2014-30), which in total is less than 5,000 SF limit. The establishment will also provide for on-site consumption of products manufactured at an off-site location. The permit conditions restrict the container size for malt beverages sold for off-site consumption to no less than 16.9-ounce quantities and limit off-site sales to between the hours of 10:00 a.m. and 10:00 p.m. In addition, the proposed brewery tasting room is consistent with the DCP goal of providing for an overall balance of uses, amenities, and services (3.1-G-2). The overall establishment (which includes outdoor seating and food service) contributes to the variety of uses within the building and neighborhood and aligns with the DCP's goal of fostering redevelopment of the Southeast quadrant of the East Village neighborhood with an urban mix of new residents and a variety of housing types, employees, artists, and conventioneers, while preserving light industrial and commercial service functions that serve Downtown (6.5-G-3). The proposed use is in a land use district that accommodates a diverse array of uses. Brewery tasting rooms are permitted in the CCPDO with a CUP. Therefore, the proposed use 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 proposed use, a brewery tasting room with the sale of alcoholic beverages for off-site consumption, will not be detrimental to the public health, safety and welfare of the community when operated with the recommended conditions of approval. The sale of alcoholic beverages for off-site consumption will be an ancillary component of the overall establishment, which is a tasting room with a full-service kitchen and alcoholic beverages primarily sold for on-site consumption. Per the CCPDO, project applicants may request an exception to the standard hours for the sale of alcoholic beverages for off-site consumption, which are 10:00 a.m. to 10:00 p.m.; however, the Applicant is not requesting an exception to the standard hours and the permit has been conditioned to limit hours consistent with SDMC Section 156.0315(b)(4). Additionally, conditions recommended by the San Diego Police Department (SDPD) to address potential adverse impacts of the use on the health, safety, and welfare of the neighborhood are included in the permit. These conditions

prohibit loitering, litter, and graffiti, and require video surveillance and employee training to prevent theft and sales of alcohol to minors. When operated in compliance with SDPD's recommended conditions of approval and the CCPDO regulations for brewery tasting rooms incorporated as conditions in the permit, 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 proposed brewery tasting room, with the sale of alcoholic beverages for off-site consumption, complies with all applicable land use regulations, including those of the CCPDO. Brewery tasting rooms are permitted in the Residential Emphasis district with the approval of a CUP, subject to the CCPDO Separately Regulated Use Regulations for brewery tasting rooms (SDMC Section 156.0315(b)(4)). The CCPDO Separately Regulated Use Regulations for brewery tasting rooms include: the gross floor area of the establishment shall not exceed 5,000 SF (the establishment totals 4,859 SF, including 2,690 SF interior space and 2,169 SF outdoor patio); the establishment shall provide for on-site consumption of the products manufactured by the Permittee business (Permittee sells alcohol for on-site consumption that is manufactured at an off-site facility); no malt beverage shall be sold for off-site consumption in less than 16.9-ounce quantities; and off-site sales under this provision shall be limited to between the hours of 10:00 a.m. and 10:00 p.m. The proposed brewery tasting room location is part of an establishment that also provides food service. The Project will comply with the regulations of the CCPDO for brewery tasting rooms with the approval of the CUP and when operated in compliance with the permit conditions. No deviations are proposed. Furthermore, the proposed use will be required to obtain all necessary governmental approvals and comply with the applicable requirements of the State Department of Alcoholic Beverage Control and the SDPD. Therefore, the proposed brewery tasting room complies with the regulations of the Land Development Code.

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

The proposed use, a brewery tasting room with the sale of alcoholic beverages for off-site consumption, as part of an establishment with food service and on-site alcohol consumption, is located within an existing building on the site of and approved alongside Alexan San Diego, a 19-story residential development containing 320 dwelling units. The original development permit, Centre City Development Permit/Site Development Permit/Neighborhood Use Permit No. 2014-30, approved by Civic San Diego on February 12, 2015, included the renovation of the building in which the establishment is housed, as well as an allowance for an outdoor dining patio, which was anticipated to contain a commercial dining and/or drinking establishment. The overall project will activate the East Village neighborhood with a commercial use that provides residents, employees, conventioneers, and others with

a local service and gathering place, as is encouraged in the DCP (6.5-G-3); therefore, the proposed use is 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, CUP

No. 2553393 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. 2553393, a copy of which is attached

hereto and made a part hereof.

James Alexander Senior Planner, Urban Division Development Services Department

Adopted on: July 20, 2022

IO#: 24009163

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

PROJECT MANAGEMENT PERMIT CLERK MAIL STATION 501

INTERNAL ORDER NUMBER: 24009163

SPACE ABOVE THIS LINE FOR RECORDER'S USE

CONDITIONAL USE PERMIT NO. 2553393 LOST ABBEY BREWERY TASTING ROOM - PROJECT NO. 685149 HEARING OFFICER

This Conditional Use Permit (CUP) No. 2553393 is granted by the Hearing Officer of the City of San Diego to UBS Realty Investors, Owner, and Port Brewing LLC, Permittee, pursuant to San Diego Municipal Code (SDMC) Section 126.0301 to allow a brewery tasting room with off-site alcoholic beverage sales at the 5,890 square-foot (SF) site located at 341-343 13th Street in the Residential Emphasis district of the Centre City Planned District and within the Downtown Community Plan area. The project site is legally described as Lots A and B in Block 130 of Horton's Addition, in the City of San Diego, County of San Diego, State of California, according to map made by L.L. Lockling in the Office of the County Recorder of San Diego County.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to allow a brewery tasting room with the sale of alcoholic beverages for off-site consumption, 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 December 4, 2020, on file in the Development Services Department (DSD).

The project shall include:

- **a.** Operation of a brewery tasting room with the off-site alcoholic beverage sales;
- **b.** Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality Act (CEQA) and the CEQA Guidelines, the City Engineer's requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the SDMC.

STANDARD REQUIREMENTS:

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36-month period, this permit shall be void unless an Extension of Time has

been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by **July 30, 2025**.

2. 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.

3. 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.

4. 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.

5. 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.

6. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.

7. 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.).

8. 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.

9. 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.

10. 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.

11. 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:

12. The primary use of the establishment shall be a 4,859 square-foot (SF) brewery tasting room (2,690 SF interior space and 2,169 SF outdoor patio, previously approved through Centre City Development Permit/Site Development Permit/Neighborhood Use Permit No. 2014-30). The sale of alcoholic beverages for off-site consumption shall be accessory to the primary use. The intended uses must be in conformance with permitted uses outlined in the Centre City Planned District Ordinance (CCPDO) and all other relevant regulations in the SDMC. Any proposed change in use shall be reviewed and approved by the City of San Diego.

13. The business shall maintain a valid California Department of Alcohol Beverage Control license. The business shall be in compliance with all conditions of said license at all times.

14. The gross floor area of the establishment shall not exceed 5,000 SF.

15. The establishment shall provide for on-site consumption of the products manufactured by the business.

16. No malt beverage shall be sold for off-site consumption in less than 16.9-ounce quantities and no wine or distilled spirits shall be sold in containers of less than 750 milliliters.

17. Sales of off-site alcoholic beverages shall be limited to between the hours of 10:00 a.m. to 10:00 p.m. each day of the week.

18. No more than 30-percent of the square footage of the windows and transparent doors of the premises bear advertising or signs of any sort and all advertising and signage are placed and maintained in a manner that ensures that law enforcement personnel have a clear and unobstructed view of the interior of the brewery tasting room.

19. The Permittee shall respond to complaints pertaining to this Permit by members of the community within 24 hours of receiving the complaint. A current point of contact shall be maintained with the City of San Diego for the premises to ensure full compliance with this condition.

20. This Permit may be revoked by the City of San Diego if there is a material breach or default in any of the conditions of this permit. If the business creates a nuisance to the surrounding neighborhood, based on a determination of the City of San Diego, this permit may be revoked after the holding of a public hearing.

POLICE DEPARTMENT REQUIREMENTS:

21. Loitering is prohibited.

22. No public pay phones are permitted on the premise or adjacent to and under the control of the Owner/Permittee.

23. 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.

24. Litter and any unauthorized graffiti shall be removed promptly.

25. All retail employees shall be 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 persons.

26. There shall be no exterior alcohol advertising or signage of any kind or type, including advertising directed to the exterior from within, promoting or indicating the availability of alcoholic beverages. Interior displays of alcoholic beverages or signs which are clearly visible to the exterior shall constitute a violation of these conditions.

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 July 20, 2022 and Resolution No. _____.

Permit Type/PTS Approval No.: 2553393 Date of Approval: July 20, 2022

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

James Alexander Senior Planner, Urban Division **Development Services Department**

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.

> **UBS Realty Investors** Owner

By_

(Signature)

PRINT NAME: TITLE:

Port Brewing LLC Permittee

Ву _____

(Signature)

PRINT NAME: TITLE:

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



January 25, 2022

Tomme Arthur The Lost Abbey 341 13th Street San Diego CA 92101

Re DCPC January 19, 2022 Action Item 7: Port Brewing and The Lost Abbey 341 13th Street, San Diego CA 92101 (in an historic church), an operational tasting room with restaurant component. CUP: Packaged Beer to go. Presenter: Tomme Arthur, CEO

The Lost Abbey CUP was presented to DCPC at it January 19, 2022 Regularly Scheduled monthly meeting. The presenter clarified that the purpose of the CUP was to permit Packaged Beer to Contract presentation was followed by a robust discussion of DCPC Board Members and included community member input.

The motion was made and seconded with vote to approve the CUP request. It is recommended that this letter of DCPC approval be provided with requests for Development Services and City approval.

Congratulations upon successful presentation focused on the intent to fully comply with city ordinances regarding craft brew container sizes and minimum sale quantity. It is anticipated that the recently opened *The Lost Abbey* will be a welcome addition to the neighborhood.

Respectfully

Robert B. Lińk DCPC Chairperson

Cc: Nicole Paré

SAN DIEGO POLICE DEPARTMENT CONDITIONAL USE PERMIT RECOMMENDATION

PREMISE ADDRESS:	341 13 th Street,	San Diego, CA 92101		
TYPE OF BUSINESS:	Tasting Room/I	Restaurant		
FEDERAL CENSUS TRACT:	51.00			
NUMBER OF ALCOHOL LICENSES	ALLOWED:	N/A, Non Retail Type 23		
NUMBER OF ALCOHOL LICENSES	EXISTING:	N/A, Non Retail Type 23		
CRIME RATE IN THIS CENSUS TRA (Note: Considered High Crime If Exce		1,176.4% - High Crime 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 FELOI	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 51.00. The reported crime rate for 2021 within Census Tract 51.00 was 1,176.4% and the alcohol crime rate was 797.2%.

Due to the extremely high crime rate in Census Tract 51.00, the high foot traffic area, and for the close proximity to residence and incompatible facilities, the below listed conditions should be incorporated in the CUP/NUP to assist in mitigating police and community concerns.

There were no arrests, calls for service, or crime cases at the premise address during the past year due to this location being vacant.

The ALX appartment building shares a property line with the location and is within 100 feet.

There are four incompatible facilities within 600 feet of the location (measurments are by Google Earth). Fault Line Community Park is located at 1433 Island Avenue (222 Feet away). East Village Community Church is located at 1374 Island Avenue (463 feet away). The San Diego Central Library is located at 330 Park Boulevard (355 feet away). E3 Civic High School is located at 395 11th Avenue (574 feet away).

SUGGESTED CONDITIONS:

Due to the extremely high crime rate and extremely high alcohol crime rate, the San Diego Police Department agrees with the issuance of a Conditional Use Permit and Neighborhood Use Permit so long as the following conditions are incorporated:

Rel & hat

- 1. No Off-Sale of distilled spirits in containers less than 750ml.
- 2. No Off Sale of alcoholic beverages shall be sold except between the hours of 10:00 a.m. and 10:00 p.m.
- 3. No On-Sale of alcoholic beverages shall be sold except between the hours of 8:00 a.m. to Midnight.
- 4. No malt beverage, wine, or similar products shall be sold for Off-Site consumption in less than 16.9-ounce quantities.
- 5. Loitering will be prohibited.
- 6. No public pay phones will be permitted on the premise or adjacent and under the control of the applicant.
- 7. 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.
- 9. Litter and any unauthorized graffiti will be removed promptly.

APPROVE L

- 10. 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 persons.
- 11. There shall be no exterior alcohol advertising or signage of any kind or type, including advertising directed to the exterior from within, promoting or indicating the availability of alcoholic beverages. Interior displays of alcoholic beverages or signs which are clearly visible to the exterior shall constitute a violation of these conditions.

SAN DIEGO POLICE DEPARTMENT RECOMMENDATION:

Manjamin MChyry Name of SDPD Vice Sergeant (Print)

Signature of SDPD Vice Spream

DENY

<u>419 531-2973</u> Telephone Number

4/28/22 of Review Date of Rev



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

Ownership Disclosure Statement

DS-318

FORM

October 2017

Project Title: COST ABJEY CHURCH Project No. For City Use Only: Project Address: MI 13TH STREET SAN DEGO, CA 32101 Minimum Control (Control (Contre)))))	Approval Type: Check appropriate box for type of a Neighborhood Development Permit Site Development Permit Site Development Permit App Approx	elopment Permit 🛯 Planned Develop	oment Permit 🖪	Conditional Use Pe	ent Permit ermit 🗖 Variance
Specify Form of Ownership/Legal Status (please check): Corporate Identification No	Project Title: LOST ABBEY CHURCH		Project No.	. For City Use Only:	
Specify Form of Ownership/Legal Status (please check): Corporate Identification No			1.1.1		
□ Corporation □ Limited Liability-or- □ General - What State?					
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 first of San Diego on the subject property with the first of an encumbrance against the property. Please Bits below the owner(s), applicant(s), and other financially interested persons of the above referenced property. A financially interested party includes any individual, imic coparteriship, joint venture, association, social club, fratemal organization, corporation, estudie 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 ANY persons project Managers in ownership during the time the applicatin is peny proving as an officer or director of the nonprofit organization or a struste 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 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 processe. Property Owner Name of Individual: UBS REALTY INVESTORS Image: CA Zip: 94105 Name of Individual: UBS REALTY INVESTORS Image: CA Zip: 94105 Signature: Date: Date: Zip: 94105 Phone No: 415538-4838 Fax No: Email: AUSTIN.HUDLER@UBS.COM Signature: Date: Date: Zip:	Specify Form of Ownership/Legal Status (please	e check):			
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. A financially interested persons of the above referenced property. A financially interested persons of the above referenced property. A financially interested persons of the above referenced property. A financially interested person serving as an officer of the application. If the application if the application if the application if the application of a struss. If is and addresses of a subject property and the struss of the above dorporation or particulates and addresses of a subject person serving as an officer of the other of the other persons include the names. Stilles, and addresses of a subject property with a financial by be atached If the application in the application or as truss is freeweld. (Application or as truss is freeweld.) (Application or as truss is freeweld.) (Application or as truss is freeweld.) (Application or	Corporation Limited Liability -or- General	– What State?Corpora	te Identification	No	
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Name of Individual: _UBS REALTY INVESTORS	with the City of San Diego on the subject proper owner(s), applicant(s), and other financially intere individual, firm, co-partnership, joint venture, ass with a financial interest in the application. If the individuals owning more than 10% of the shares. officers. (A separate page may be attached if nece ANY person serving as an officer or director of A signature is required of at least one of the pro- notifying the Project Manager of any changes in ownership are to be given to the Project Manager	ty with the intent to record an encount sted persons of the above reference ociation, social club, fraternal organi applicant includes a corporation or If a publicly-owned corporation, includes essary.) If any person is a nonprofit of the nonprofit organization or as the operty owners. Attach additional par ownership during the time the appler at least thirty days prior to any public	umbrance agair d property. A f zation, corpora partnership, inc lude the names organization or rustee or bene ges if needed. lication is being blic hearing on t	nst the property. P inancially interested tion, estate, trust, ro- clude the names, tit s, titles, and address a trust, list the name ficiary of the nonp Note: The applicar processed or cons	lease list below the d party includes any eceiver or syndicate les, addresses of all ses of the corporate es and addresses of rofit organization. It is responsible for idered. Changes in
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Printed on recycled paper. Visit our web site at <u>www.sandiego.gov/development-services</u>. Upon request, this information is available in alternative formats for persons with disabilities.

Applicant			
Name of Individual:TOMME ARTHUR	🗖 Owner 🛛 Tenant/Lessee 🗖 Successor Agency		
Street Address:1761 STAR CREST PLACE			
City: SAN MAROCOS	State: <u>CA</u> Zip: <u>92078</u>		
Phone No.: Fax No.:	Email:TOMME@LOSTABBEY.COM		
Signature:	Date: 2-17-2021		
Applicant			
Name of Individual: GINA MARSAGLIA	🗖 Owner 🛛 Tenant/Lessee 🗖 Successor Agency		
Street Address:			
City: CARLSBAD	State: <u>CA</u> <u>92009</u>		
Phone No.: Fax No.:	Email: GINA@PIZZAPORT.COM		
	Date: 2.22.21		
Applicant			
Name of Individual: VINCENT MARSAGLIA	🗖 Owner 🖪 Tenant/Lessee 🗖 Successor Agency		
Street Address: 1779 GUEVARA RD.			
City: CARLSBAD	State: <u>CA</u> Zip: <u>92008</u>		
	Email: VINCE@PIZZAPORT.COM		
	Date: 2.22.2		
Applicant			
Name of Individual: KARL BORDINE	🗖 Owner 🛛 Tenant/Lessee 🗖 Successor Agency		
Street Address:408 SWAMIS LN			
City: ENCINITAS	State:CA Zip:92024		
Phone No.: Fax No.:	Email: KARL.BORDINE@LOSTABBEY.COM		
Signature:	Date: 2,72.2/		

THE LOST ABBEY - CHURCH SAN DIEGO, CA 92102 341-343 13TH STREET



SAN DIEGO, CA 92102

ANCHOR BOLT ASPHALTIC CEMENT AIR CONDITIONING A.B. A.C. A/C ADJ. A.F.F. ALT. AUTO. B.F. H.B. H.C. HDR HTG NT HOSE BIB HOLLOW CORE HEADER ADJACENT ABOVE FINISH FLOOR HEADER HEATING INTERIOR INSULATION ALTERNATE NSUL. INSULATION JST JOIST LAM. PLAS. LAMINATED ALUMINUM AUTOMATIC BOTTOM OF PLASTIC FOOTING MAG MASONRY BLOCK(NG) BLK(G) MAÐ. MATL MAX. M.B. MATERIAL BM BEAM BOT. BRG. BOTTOM MACHINE BOLT MEGR MANUFACTURER C.I. CAST IRON (N) NG N.I.C. N.T.S. NEW CENTERLINE CEILING JOIST NATURAL GRADE NOT IN CONTRACT CEILING COUNTER COLUMN CONCRETE 0/6 0.H. PL ON CENTER OPPOSITE HAND PROPERTY LINE CONTINUOUS FLYND FLYWOOD CORRIDOR CERAMIC TILE PNL. P.O.C. PANEL POINT OF DOUBLE CONNECTION DOUGLAS FIR DOOR DOWNSPOUT FR R. REQD. PAIR RADIUS REQUIRED DRAWING REQD. RG RND S.C. SHTG SHT. SIM SQ. STL STRUCT REQUIRED ROUGH GRADE REDWOOD SOLID CORE DWG. EA ELEC ELEV E.N. E.S. EWC EACH EACH FACE ELECTRICAL ELEVATION SHEATHING SHEET EDGE NAIL EACH SIDE SQUARE ELECTRICAL WATER STEEL FΩ EQUAL EXISTING EXTERIOR SUSP T.B. T.C. T.F. SUSPENDED TOP OF BEAM TOP OF CONCRETE (E) F.D. FAU FDN F.F. FG FLOOR DRAN TOP OF FOOTING FORCED AIR UNIT FOUNDATION Т8G Т.S. Т.M. ТҮР. TONGUE & GROOVE TOP OF SLAB FIRE EXTINGUISHER TOP OF WALL FINISH FLOOR FINISH GRADE TYPICAL UNLESS NOTED U.N.O. FIXED GLASS OTHERWISE FINISH FIXTURE FN FLR, FN FOC FOM FOS FTG GFI VERIFY IN FIELD VINYL COMPOSITION TILE VIE V.C.T. FLOOR FIELD NAIL FACE OF CONCRETE FACE OF MASONRY VENT THRU ROOF VIR w/ MP FACE OF STUD FOOTING GROUND FAULT w/o M.R. M.M.F. MATER RESISTANT WATER RESISTANT WELDED WIRE INTERRUPTER FABRIC GLASS GALVONIZED IRON GL GI GR GRADE GYP. BD. GYPSUM BOARD

ABBREVIATIONS

DEFERRED SUBMITTALS

IT IS UNDERSTOOD THAT THE PLANS FOR THE PROJECT HAVE, AT THIS THE, BEEN REVIEWED FOR COMPLIANCE WITH ALL APPLICABLE STATE AND OT RESULATIONS, AND THAT THE PROJECT AS A WAY HAB BEEN APPROVED BY THE CITY, MITH THE EXCEPTION OF THE DEFERRED FOR USETED.

WE UNDERSTAND THAT 1/WE WILL NOT BE AUTHORIZED ANY INSPECTION OF THE DEFERRED ITEMS PROPOSED PRIOR TO THE SUBMITTAL AND APPROVAL OF PLANS AND/OR CALCULATIONS FOR THOSE DEFERRED ITEMS.

1, FIRE SPRINKLER MODIFICATIONS

NOTE: PORTIONS OF THE PROJECT THAT ARE DEFERRED SHALL BE SUBJECT TO THE CODES, STANDARDS, AND OTHER APPLICABLE REGUREMENTS IN FORCE ON THE DATE THAT THE DEFERRED PLAN IS SUBMITTED TO OCFA

SHEE	T INDEX CONTINUE	ED			
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[A	WINDOW REFERENCE			
	Δ	REVISION REFERENCE			
	⊘′	EQUIPMENT REFERENCE			
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€ ^A	TCH LINE	MATCH LINE			
¢	(ELEVATION NUMBER) (DRAWING NUMBER) 222 (SHEET NUMBER)	INTERIOR ELEVATION REFERENCE			
R0	OM (ROOM NAME) (ROOM NUMEER)	ROOM LABEL			
A21	(DRAVING NUMBER)	SECTION REFERENCE			
4	(NUMBER OF OCCUPANTS/ENT)	EGRESS SYMBOL			
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A1.3 A1.4 A2.0 A3.0 A3.1 A4.0 A5.1 A5.2 A5.3 S1.0 S1.1	REFLECTED CELING FLANS AND SCHEDULES ROOF FLANS CHIRCH & NITCHEN EXTERIOR ELEVATIONS CHIRCH & STICHEN ESCTIONS CHIRCH & SCHENE SCHIONS PERSFECTIVE V ENS ACCESSIBLE NOTES & DETALS ACCESSIBLE NOTES & DETALS
A2.0 A3.0 A3.1 A4.0 A5.1 A5.2 A5.3 S1.0 S1.1	CHURCH & KITCHEN ENTERIOR ELEVATIONS CHURCH & KITCHEN BECTIONS CHURCH & KITCHEN BECTIONS PERSPECTIVE V BINS ACCESSIBLE NOTES & DETALS ACCHTECTURAL DETALS
A3.0 A3.1 A4.0 A5.1 A5.2 A5.3 S1.0 S1.1	CHURCH SECTIONS CHURCH & KITCHEN SECTIONS PERSPECTIVE VENS ACCESSIBLE NOTES & DETAILS ARCHITECTURAL DETAILS
A3.1 A4.0 A5.1 A5.2 A5.3 S1.0 S1.1	CHURCH & KITCHEN SECTIONS FERSFECTIVE VIENS ACCESSIBLE NOTES & DETAILS ARCHTECTURAL DETAILS
A4.0 A5.1 A5.2 A5.3 S1.0 S1.1	PERSPECTIVE VIENS ACCESSIBLE NOTES & DETAILS ARCHITECTURAL DETAILS
A5.1 A5.2 A5.3 S1.0 S1.1	ACCESSIBLE NOTES & DETAILS ARCHITECTURAL DETAILS
A5.2 A5.3 S1.0 S1.1	ARCHITECTURAL DETAILS
A5.3 S1.0 S1.1	
\$1.1	
	TYPICAL STRUCTURAL NOTES
	TYPICAL SPECIAL INSPECTION NOTES
I	TYPICAL FOUNDATION NOTES
	TYPICAL FRAMING DETAILS TYPICAL SHEARWALL DETAILS
	TYPICAL SHEAR TRANSFER DETAILS
	BASEMENT & FOUNDATION PLAN
	FOUNDATION & FIRST FLOOR FRAMING PLAN
\$3.2	ROOF FRAMING PLAN
	FOUNDATION DETAILS
	FOUNDATION DETAILS
	FOUNDATION DETAILS ROOF FRAMING DETAILS
	DECK FRAMING DETAILS
	DECK FRAMING DETAILS
	MECHANICAL LEGEND, NOTES AND SCHEDULES
	MECHANICAL DETAILS
	MECHANICAL DETAILS
	TITLE 24 CALCULATIONS TITLE 24 CALCULATIONS
	TITLE 24 CALCULATIONS
	TITLE 24 CALCULATIONS
M2.1	MECHANICAL FLOOR PLAN
N2.2	MECHANICAL FLOOR PLAN - BASEMENT
	MECHANICAL ROOF PLAN
	MECHANICAL - HOOD DETAILS MECHANICAL - HOOD DETAILS
P0.1	PLUMBING LEGEND, NOTES, AND SCHEDULES
	PLUMBING DETAILS
P1.1	PLUMBING SITE PLAN
P2.1	PLUMBING FLOOR PLAN WASTE AND VENT
	PLUMBING FLOOR PLAN WATER AND GAS
P3.1	PLUMBING RISER DIAGRAM
	ELECTRICAL LEGEND ELECTRICAL SPECIFICATIONS
	ELECTRICAL SPECIFICATIONS ELECTRICAL SINGLE LINE & SCHEDULES
	ELECTRICAL LIGHTING PLAN - MAIN FLOOR
	ELECTRICAL LIGHTING PLAN - BASEMENT
	ELECTRICAL POWER & SYSTEMS PLANS
	TITLE 24 TITLE 24

	YSIS			PROJECT INFORM	IATION
OCCUPANT LOAD	P			PROJECT NAME:	THE LOST ABBEY - CHURCH
(PER TABLE 1004.1.1)	2019 GBC BASED ON 2015 NTE	IRNATIONAL BUILDING C	(CDE)	PROJECT ADDRESS:	341-343 13TH STREET
	BLES & CHAIRS:	137 S.F. © 1:15 86 S.F. © 1:1	= 49.1 = 50 = 5.1 = 6		SAN DIEGO, CA 92102
ACCESSORY BAR		268 S.F. @ 1:200	= 1.3 = 2	APN:	535 871 01
BASEMEN COLD BO	т ;	816 S.F. @ 1:200 225 S.F. @ 1:200	= 3.8 = 4 = 1.2 = 2	LEGAL DESCRIPTION:	BLK 129" LOTS A & B
	HOUSE (**):	277 S.F. © 1:200 35 S.F. © 1:200	= 1.8 = 2 = 0.1 = 1	ZONE: EXISTING USE:	COPDR, GEO HAZ 13 FERMITTED SHELL BUILDING FOR
RESTROC TOTAL	MS/CIRCULATION:	681 S.F. e 1:100 3,068 S.F.	= 6.8 = 7 = 74	2431110 002.	A-2 OCCUPANCY (PER PTS# 44076)
UPPER PA		538 S.F. @ 1:15 1,681 S.F. @ 1:15	= 35.6 = 36 =108.7 = 109	PROPOSED USE:	RETAIL TAP ROOM AND KITCHEN
EXTERIOR PA	ATIO TOTAL IREMENTS occupant Load Factor, Act 2,942 S	2,169 5.F.	= 145 LUDED PER 0 = 98	CODES:	2019 CALIFORNA BUILDING CODE (BASE) ON 2013 INTENATONAL BUILDING COD 2019 CALIFORNIA FIRE CODE 2019 CALIFORNIA BLECTRICAL COD 2019 CALIFORNIA BLIEGTRICAL COD 2019 CALIFORNIA BLIEGING CODE CITY OF SAN DIEGO MUNICIPAL COD
MINIMUM PLUMBI	NG FACILITIES (PER CPC T			EXISTING OCCUPANCY:	SHELL BUILDING - NO EXISTING OCC
GROUP A-2:	MALE 1:1-50= 1 2:26-5		1 EACH	PROPOSED OCCUPANCY	: A-2
PLUMBING FACIL MEN: 1 ACCESSI WOMEN: 1 ACCESSI	ITIES PROVIDED BLE WATER CLOSET, UN	RNAL, 6 LAVATOR	Y	CONSTRUCTION TYPE:	CHURCH: V-B, SPRINKLERED KITCHEN: V-B, NON-SPINKLERED
ALL GENDER: 21	WATER CLOSETS & 2 LA			YEAR BUILT:	ORIGINALLY BUILT IN 1906 REHABILITATED IN 2018 (PTS #4401
PROJECT TI	UBS REALTY INVEST	OP4		FIRE ALARM:	NO
OTTER.	455 MARKET ST., SL SAN FRANCISCO, CA	ITE 1000		TOTAL LOT AREA:	5,890 S.F.
	CONTACT: AUSTIN HI (415) 538-4838 austin.hudlereubs.cc	JOLER		TOTAL BUILDING AREA:	CHURCH: 2,690 S.F. (EXISTING) KITCHEN: 376 S.F. (PROPOSED)
TENANT:	TOMME ARTHUR THE LOST ABBEY			NUMBER OF STORIES:	CHURCH: 1, WITH BASEMENT KITCHEN: 1
	155 MATA WAY #104 SAN MARCOS, CA 9 (800) 918-6816 tomme@lostabbey.cc	2069		SCOPE OF WORK:	INTERIOR TENANT IMPROVEMENT TO CONVERT EXISTING CHURCH TO RET TASTING ROOM, NEW CONSTRUCTIO FOR KITCHEN AND TOLLETS, BUILDIN NOLLIDES BUILDING, ELECTRICAL, MECHANICAL & PLUMBING PERMITS
ARCHITECT:	T. DUSTIN HAUCK HAUCK ARCHITECTU 4888 RONSON CT., SAN DIEGO, CA 421: (858) 384-1795 dustinehauckarchite	STE. F 28		PARKNG:	EXEMPTION PER SDMC, SEE 142,05 (s) COMMERCIAL USES ON SMALL LI OUTSIDE THE BEACH IMPACT AREA. THE PARKING IMPACT OVERLAY 20 FOR LOTS THAT ARE 15,000 SQMC PEET OR LESS, THAT EXISTED BEFC
GIVIL:	CORY SCHRACK NASLAND ENGINEER 4740 RUFFNER STR San Diego, CA 92111 (858) 292-7770 CoryC@Nasland.com	EET			JANUARY 1, 2000, THE PARKING REQUREMENTS SET FORTH IN TABL 142-05H MAY BE APPLIED TO ALL COMMERCIAL USES AT THE OFTION THE APPLICANT AS AN ALTERNATIVI THE REQUREMENTS SET FORTH IN SECTION 142 0550, THE TYPE OF
STRUCTURAL:	PATTERSON ENGINE CURTIS PATTERSON 928 FORT STOCKTO SAN DIEGO, CA 9210 (858) 605-0987 curtisepattersoneng	DN DRIVE, #201 DB			ACCESS LISTED IN TABLE 142-05H ACCESS LISTED IN TABLE 142-05H DETERMINES THE MINIMUM NUMBER REQUIRED OFF-STREET PARKING SPACES - WITHOUT ALLEY ACCESS, PARKING REQUIRED
MECHANICAL / PLUMBING:	ESTEBAN FLORES		1	VICINITY MAP	
י בעיושואט:	ESTEBAN FLORES FLORES MECHANICA T22 MUNEVAR RD. CARDIFF BY THE SE (T60) 505-2045 estebangfloresmech	A, CA. 92007	-	1974 ST 1974 S	
ELECTRICAL:	CONCEPT ELECTRIC ROBERT AARSLEFF 14421 ELMPORT LAI POWAY, CA 92064 (160) 449-5752 robert.aarsleff9conce	NE	ſ		
FOOD SERVICE:	FOOD SERVICE DES 1202 MARKET ST	IGN GROUP			



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PROJECT INFORMATION



COMPLIANCE NOTE



LICENSE: 081121 DATE: 11-04-20

2.5 PH BULDING RESERVED DEPENDENT IN TROCKING (IN CAREEN CASES), IN TROCKING TO TROCKING, IN TROCKING, IN TROCKING, INTEL IN CONCERNENT AND TROCKING TO TROCKING, INTEL IN CONCERNENT AND TROCKING TO TROCKING, INTEL IN CONCERNMENT, INTEL INTEL IN CONCERNMENT, INTEL INTEL IN CONCERNMENT, INTEL INTEL IN CONCERNMENT, INTEL INTEL INTEL IN CONCERNMENT, INTEL I



SITE PLAN NOTES

MALKS AND SIDEWALKS SUBJECT TO THESE RESULATIONS SHALL HAVE A CONTINUOUS COMMON SURFACE, NOT INTERRUPTED BY STEPS OR BY ABRUPT CHANGES IN LEVEL EXCEEDING 1/2".

2. WER CHANGES IN LEVEL NOT EXCEEDING 1/2' OCCUR, THEY SHALL BE BEVELED WITH A SLOPE NO GREATER THAN ONE UNIT VERTICAL TO 2 INIT HORIZONTAL (\$0%), EXCEPT THAT LEVEL CHANGES NOT EXCEEDING 1/4' MAY EE VERTICAL.

S, WALK AND SIDEWALK SURFACE SHALL BE SLIP RESISTANT AS FOLLOWS: -SURFACES WITH A SLOPE OF LESS THAN 6% GRADENT SHALL BE AT LEAST A SLIP RESISTANT AS THAT DESCREED AS A MEDIUM SALTED FINSH -SURFACES WITH A SLOPE OF 6% OK GRATER GRADENT SHALL BE SLIP RESISTANT.

4. WALK AND SIDEMALK SURFACE CROSS SLOPES SHALL NOT EXCEED 1/4" FER FOOT.

5. WALK NO SODWALKS, AND PEDESTRIAN MAYS SHALL BE FREE OF GRATING WEREVER POSSIBLE. FOR GRATING LICATED: IN THE SURFACE OF ANY OF THESE AREAS, GRO D'EININGS IN GRATING SHALL BE LIMITED TO 1/2: IN THE DIRECTION OF THE TRIVINGE LIQUIN (BRATING SHALL BE FLACED SO THAT THE DIRESTOR IS FERENCICILAR TO THE DOMINIANT DIRECTION OF TRAVEL.

6: BLAND / CARBS ADJACENT TO FRE LANE SHALL BE PANTED RED WITH CONTRASTING WHITE LETTERS 4 INCHES IN HEIGHT, STATING FRE LANE, NO PARKING, RED CARBING SHALL BE PANTED IS FEET IN FRONT AND IS BEIND EXCH FREE HYDRANT.

LT FLEDULDING NOPECTOR DETERMINES NORGOMPLIAKE RITH ANY ACCESSEUTY FRO/ISIONS, FLEDE SHUL REGURE COMPLETE, DETALLE PLANE CLEARLY MONTHS ALL BUTHN KON COMPLIANS CONTONS AND THE PROVIDED KOMPLIANS TO REAL TAXATION TO A THE STRATED BY THE REPORT, INJURYS STE FLAN, BLOOK FLANS, DETALLS, STOL THE FLAN WHITE BY THE FELD INVESTIGN AND RESULTIES TO THE BUTHNE OF CLEARCHEN FLAND FUNCTION.

5. A PROPERTY OWNERS FINAL REPORT FORM FOR YORK REQUIRED TO HAVE SPECIAL INSPECTIONS, TESTING AND STRUCTURAL OBSERVATIONS MIST BE COMPLETED BY THE PROPERTY OWNER, FROMENTY OWNERS ASSNT OF RECORD, ARCHTECT OR RECORD OR EVANGER OF RECORD AND SUBMITTED TO THE INSPECTION SERVICES DVISION.

9. "PEDESTRIANS SHALL BE PROTECTED DURING CONSTRUCTION, REMODELING AND DEMOLITION ACTIVITIES AS REQUIRED BY CALIFORNIA BUILDING CODE CHAPTER 85.

IO. THE FROJECT FROFORES TO ADD O CUBLY VARDS OF MATERIAL FROM THIS STEL ALL ENFORT MATERIAL SHALL BE DECHARSED TO A LESAL DEPOSIL STEL IN COCREMNES WITH THE 2015 REEDEDOX NO SWIFFLEWENT, AND REMOVENT THE SHARP CALL OF THE ADD COLOR COLOSIONS AND SALE OF THE MATERIAL, ALL SUCH ACTIVITES REQUIRE A SEPARATE CONDICIONAL USE FERMIT.

11. AT HAZARDOJS VEHCULAR AREAS, DETECTABLE MARNING SURFACES SHALL BE YELLOW CONFORMING TO PS 35555 OF FEDERAL STANDARD SHEC.

12 AT LOCATIONS OTHER THAN VEHCULAR HAZARDOUS AREAS, DETECTABLE WARNING SURFACES SHALL CONTRAST VISUALLY WITH ADJACENT WALKING SURFACES ETHER LIGHT-ON-DARK OR DARK-ON-LIGHT. THE MATERIAL USED TO PROVIDE CONTRAST SHALL BE AN INTEGRAT. PART OF THE SURFACE.

15. ONLY APPROVED DSA-AC DETECTABLE WARNING PRODUCTS AND DRECTONAL SURFACES SHALL BE INSTALLED AS PROVIDED IN THE CALIFORNIA CODE OF RESULATIONS (COR), TITLE 24, PART 1, CHAPTER B ARTICLE 2, B, AND 4.

CONSTRUCTION STORMWATER BMP NOTES

I.AL, REDURENENTS OF THE CITY OF SAN DESCI STORM WATER STANDARDS MANUAL WART BE NORRIGARDE INTO THE DESIGN AND CONSTRUCTION OF THE PROFILESE SANDARDS MIRROR/BURTS CONSTRUCT INTO A MERICONS TO SIGN AND THE ROULTION REPORTION FUN INSPIR FOLLITION CONTROL PLAN INVERTIGATION CONSTRUCTION BURG AND IN APPLICABLE THE STORM WATER CALIFY MANASBERT FUNJIONED THE INFORMATION BURG.

2. THE CONTRACTORS SHALL INSTALL AND MANTAIN ALL STORM DRAIN INLET PROTECTION, INLET PROTECTION IN THE PUBLIC RIGHT-OF-MAY MUST BE TEMPORABLY REMOVED PRIOR TO A RAIN BYENT TO INSIRE ION FLOODING OCCURS AND REINSTALLED AFTER RAIN IS OVER.

B. ALL CONSTRUCTION EMPS SHALL BE INSTALLED AND PROPERLY MAINTAINED THROUSHOUT THE DURATION OF CONSTRUCTION.

4. THE CONTRACTOR IS RESPONSELE FOR ENSURING THAT ALL SUB-CONTRACTORS AND SUPPLIERS ARE AVARE OF ALL STORM MATER SUPPLIES AND IMPLEMENT SICH MEASURES, FALINE TO COMPLY NTH THE APERVISE SHYMPERF HLL RESULT IN THE BEJANCE OF CORRECTION NOTCES, CITATIONS, CIVIL PENALTES, AND/OR STOP MORK NOTCES.

5. THE CONTRACTOR, OR QUALIFED CONTACT PERSON SHALL BE RESPONSELE FOR CLEANUP OF ALL SUIT DEBRIS, AND MUD ON AFFECTED AND ADJACENT STREET(S) AND WITHIN THE STORM DRAIN SYSTEM DUE TO CONSTRUCTION VEHICLES/EQUIPMENT AND CONSTRUCTION ACTIVITY AT THE BND OF EACH WORK DAY.

6. THE CONTRACTOR SHALL PROTECT NON AND ENSING STORM WATER, CONVEYANCE SYSTEMS FROM SEDIMENTATION, CONCRETE RIVES, OR OTHER CONVENCION-RELATED DEBRG AND DECHNESS. THIS THAT ARE ACCEPTABLE TO THE CITY RESIDENT ENGINEER AND AS INCLATED IN THE SMPPPIPACE.

T. THE CONTRACTOR OR GUALIFED CONTACT PERSON SHALL CLEAR DEERS, SLT, AND MUD FROM ALL DITCHES AND SMALLES PRICE TO AND WITHIN S BUSINESS AFTER EACH RAIN EVENT OR PRICE TO THE NEXT RAIN EVENT MICHER/ES IS SOLDER.

a. P. A NOR-STORM MATER DECARGE LEVES THE STEE THE CONTRACTOR SHALL MMEDIATELY STOP THE ACTIVIT NOR REFAR THE DAMAGES. THE CONTRACTOR SHALL NOTIFY THE CITY RESERVE SHORES OF THI DECARGE, PROVE DOCI TO SEEMING CONTRACTOR, AND THE AND ALL MATER THREE, LEDINET, NO DESIS FROM EXCH NOR STORM ANTER DECARGE SHALL BE REPORTED FROM THE STORM DRAIN CONTENDES STORM AND REPORTED TO STATE CONTRACTOR.

4. EQUIPMENT AND MORKERS FOR EMERGENCY MORK SHALL BE MADE AVAILABLE AT ALL TIMES, ALL NECESSARY MATERIALS SHALL BE STOCKPILED ONSITE AT CONVENIENT LOCATIONS TO FACILITATE RAPID DEPLOYMENT OF CONSTRUCTION EMERGINEM RAN IS IMMEDIA.

10. THE CONTRACTOR SHALL RESTORE AND MANTAIN ALL EROSION AND SEDMENT CONTROL EMPS TO MORKING ORDER YEAR-ROUND.

11. THE CONTRACTOR SHALL INSTALL ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES DUE TO INFORESEEN CIRCUMSTANCES TO PREVENT NON-STORM WATER AND SEDIMENT-LADEN DISCHARGES.

12. THE CONTRACTOR SHALL BE RESPONSELE AND SHALL TAKE RECESSARY PRECAUTIONS TO PREVENT PUBLIC TRESPASS ONTO AREAS INFERE IMPOUNDED MATERS CREATE A HAZARDOUS CONDITION.

IS THE CONTRACTOR OR QUALIFED CONTACT FEREON SHALL CONDUCT VISIAL INFECTIONS AND MINTAN ALL BINED DAY AND AN SEEDED VISIAL INFECTIONS AND MINITENAUE OF ALL BINES BALL BE CONDUCTED ESFERED BINES AND AFTER BERKY KIN FERM VIND DE FERS 1A LOND REMA IN A PROLONGED SKIN DURIT. THE CONTRACTOR SHALL MANTAN AND REFAR ALL BINES AS SOCH AS POSSBLE AS SAFETY ALL ORD.

LUDS - CONTRUCTOR DETAILS AND EXAMPLES THE DEVICE AT 2018 AND A 20

NO. DATE DESCRIPTION

SITE PLAN





341-343 13TH STREET

SITE PLAN LEGEND

SAN DIEGO, CA 92102

LESS THAN 5% UNLESS OTHERVISE INCLUTED, ACCESSIBLE PARL OF TRAVEL SHALL BE MANTANED FREE OF OVERHANSING OBSTRUCTORS TO BA' MINIMUM AND FROTINDING OBLECTS GREAT HAN A' FROTECTOR FROM MALL AND ABOVE 2T AND LESS THAN BY, GL SHALL VERIENT THAT THERE ARE NO BARRIERS IN THE PATH OF TRAVEL

HAUCK ARCHITECTURE

The Lost Abbey

MEXICAN PRESBYTERIAN CHURCH

TT NUMBER OF OCCUPANTS THIS ENT