



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 Three Decision

PROJECT NUMBER: [685149](#)

OWNER/APPLICANT: UBS Realty Investors – Owner
Port Brewing LLC – Applicant

SUMMARY

Issue: 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.

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

Other Recommendations: 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.

Housing Impact Statement: 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 conventioners, 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

complaints within 48 hours. The conditions of approval also limit the off-site alcohol sales to between 10:00 a.m. and 10:00 p.m. only, consistent with the requirements of the CCPDO and other off-site sales CUPs granted in the vicinity. The recommended conditions ensure that the use is 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.

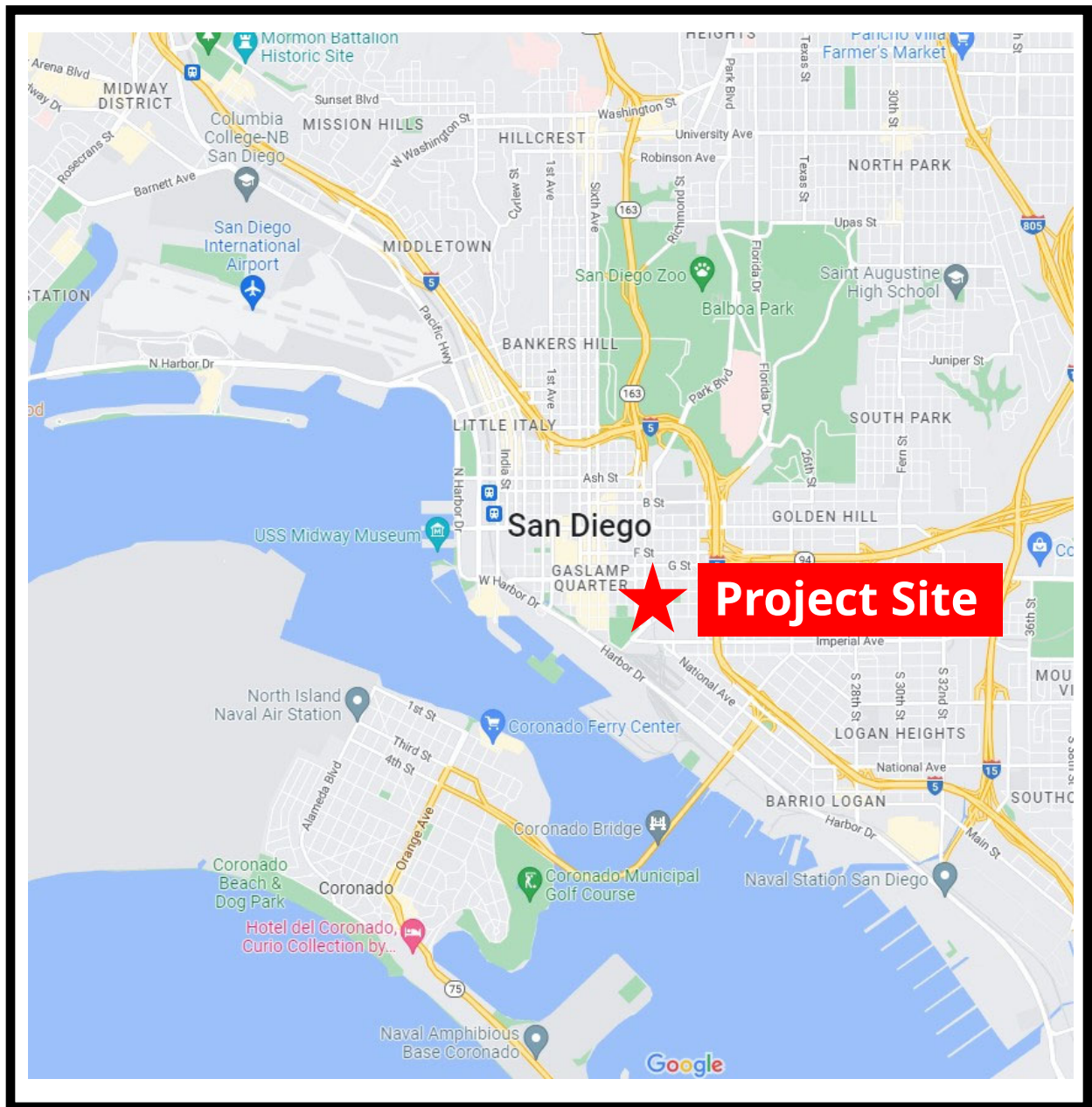
Respectfully submitted,



James Alexander
Senior Planner, Urban Division
Development Services Department

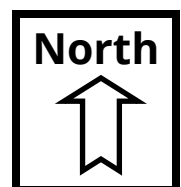
Attachments:

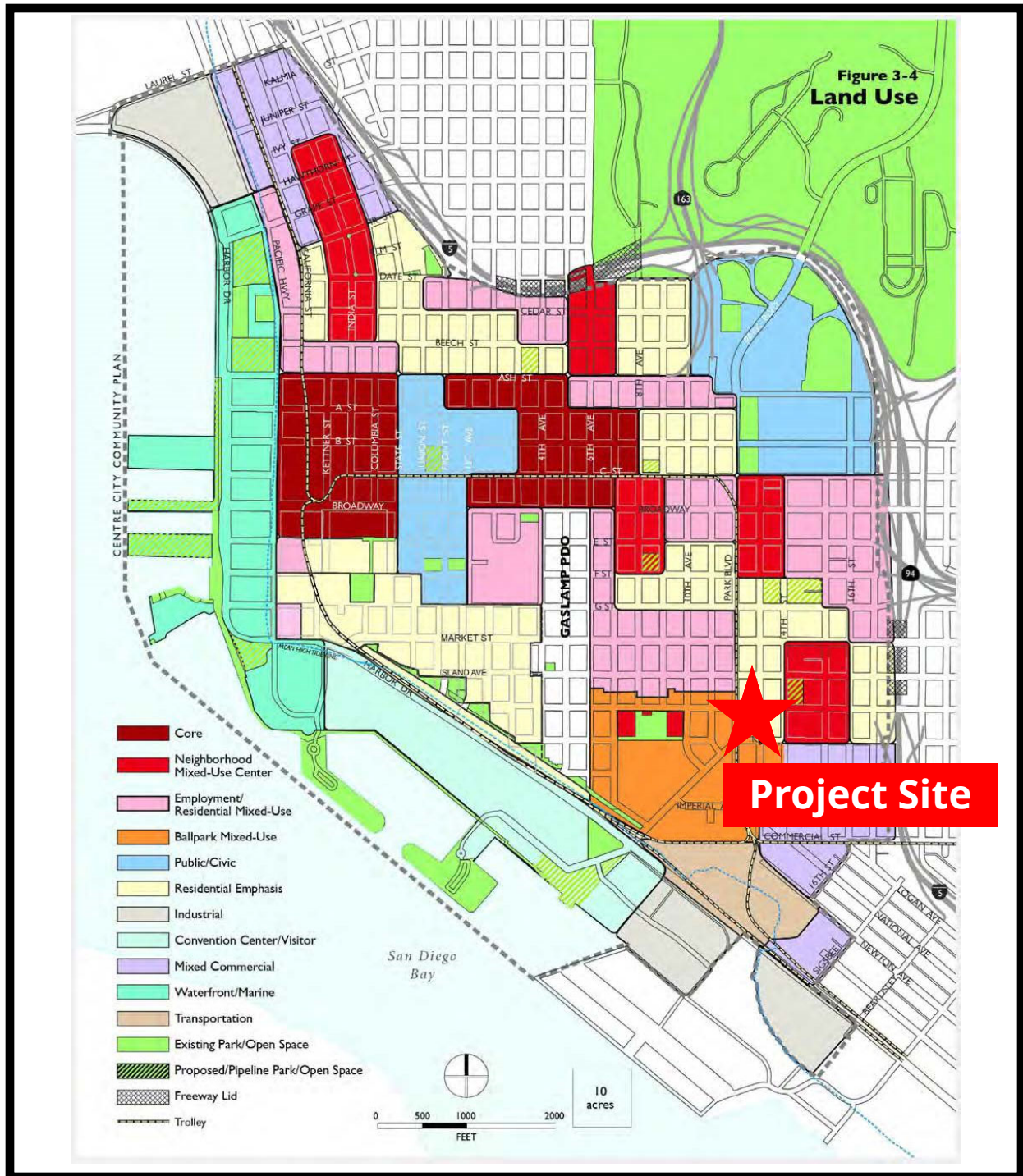
1. Project Location Map
2. Community Plan Land Use Map
3. Aerial Photo & Off-Site Sales Vicinity Map
4. Draft Resolution with Findings
5. Draft Permit with Conditions
6. Community Planning Group Recommendation
7. San Diego Police Department Recommendation
8. Ownership Disclosure Statement
9. Project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



Project Location

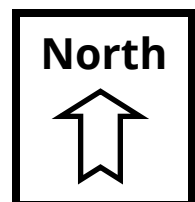
Lost Abbey CUP, Project No. 685149
341-343 13th Street

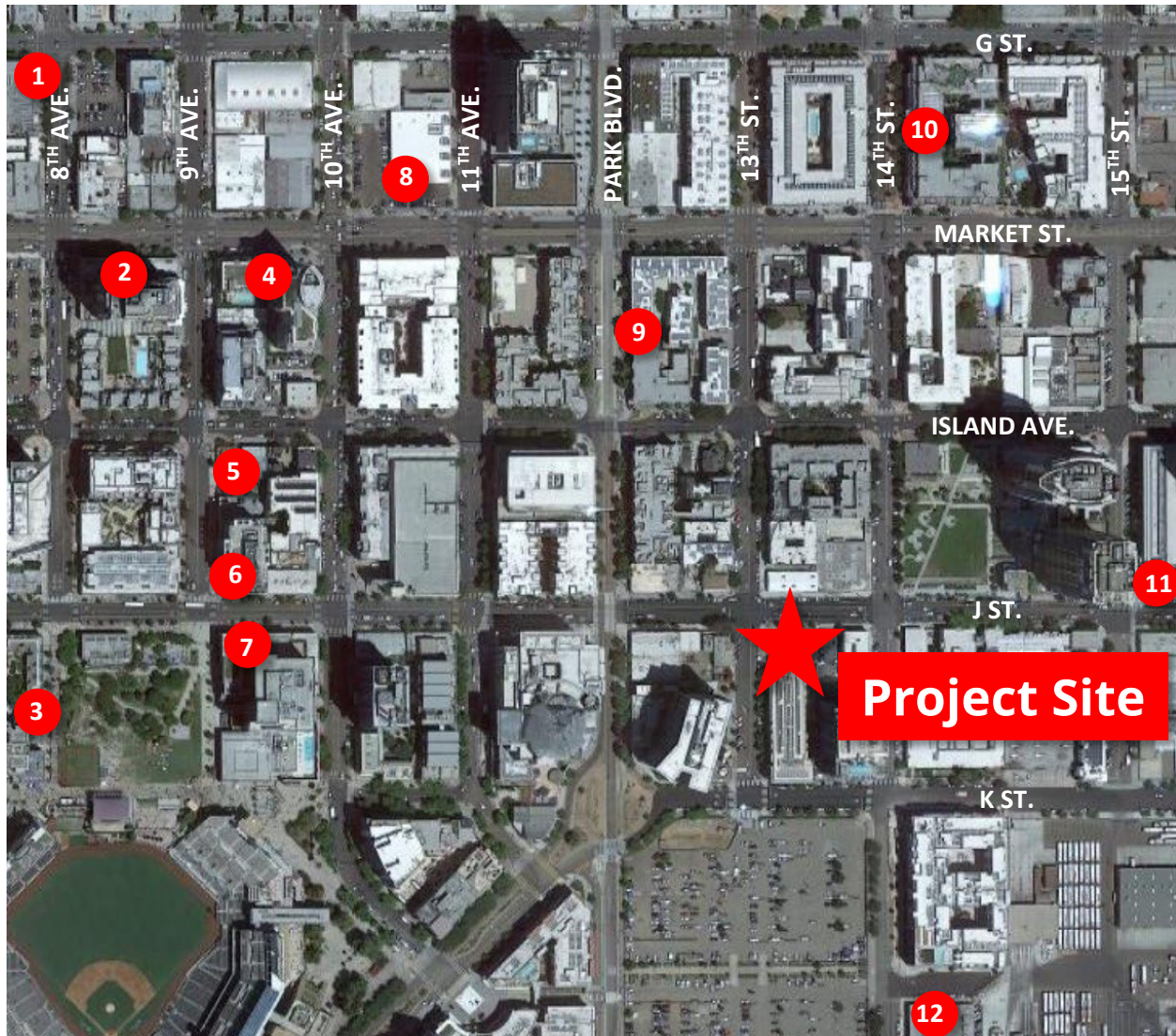




Community Land Use Map

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



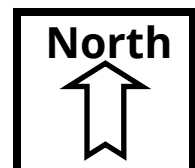


1	Neighborhood	777 G Street
2	Grapes and Hops Deli	833 Market Street
3	Stone Tap Room	795 J Street
4	Market Hall	969 Market Street
5	Half Door Brewing	903 Island Avenue
6	7-Eleven	417 Nineth Avenue
7	Toast Enoteca and Cucina	927 J Street
8	Grocery Outlet	1002 Market Street
9	Duck Foot Brewing	550 Park 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. CONDITIONAL USE PERMIT [SDMC Section 126.0305]

1. Findings for all Conditional Use Permits:

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

The 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 are 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 conventioners, 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, conventioners, 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.

ATTACHMENT 5

- 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. .

DRAFT

ATTACHMENT 5

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

By _____
(Signature)

PRINT NAME:
TITLE:

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



Downtown Community Planning Council San Diego

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 Go. The 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

A handwritten signature in black ink, appearing to read 'Robert B. Link'.

Robert B. Link
DCPC Chairperson

Cc: Nicole Paré

SAN DIEGO POLICE DEPARTMENT CONDITIONAL USE PERMIT RECOMMENDATION

PREMISE ADDRESS: 341 13th Street, San Diego, CA 92101

TYPE OF BUSINESS: Tasting Room/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 TRACT: 1,176.4% - High Crime
(Note: Considered High Crime If Exceeds 120% of City-wide Average)

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

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

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

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

HAS APPLICANT BEEN CONVICTED OF ANY FELONY ☐ YES ☒ NO

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

COMMENTS/OTHER FACTORS CONSIDERED:

The premises is located within census tract 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 apartment building shares a property line with the location and is within 100 feet.

There are four incompatible facilities within 600 feet of the location (measurements 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:

1823 424

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.
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:

APPROVE ✓

DENY _____

Benjamin McCurry
Name of SDPD Vice Sergeant (Print)

619 531-2973
Telephone Number

[Signature]
Signature of SDPD Vice Sergeant

4/28/22
Date of Review

	City of San Diego Development Services 1222 First Ave., MS 302 San Diego, CA 92101 (619) 446-5000	<h1 style="margin: 0;">Ownership Disclosure Statement</h1>	FORM DS-318 October 2017
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Approval Type: Check appropriate box for type of approval(s) requested: ☐ Neighborhood Use Permit ☐ Coastal Development Permit
☐ Neighborhood Development Permit ☐ Site Development Permit ☐ Planned Development Permit ☒ Conditional Use Permit ☐ Variance
☐ Tentative Map ☐ Vesting Tentative Map ☐ Map Waiver ☐ Land Use Plan Amendment • ☐ Other _____

Project Title: LOST ABBEY CHURCH

Project No. For City Use Only: _____

Project Address: 341 13TH STREET SAN DIEGO, CA 92101

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: UBS REALTY INVESTORS ☒ Owner ☐ Tenant/Lessee ☐ Successor Agency
 Street Address: 455 MARKET ST. SUITE 1000
 City: SAN FRANCISCO State: CA Zip: 94105
 Phone No.: 415-538-4838 Fax No.: _____ Email: AUSTIN.HUDLER@UBS.COM
 Signature: _____ Date: _____
 Additional pages Attached: ☐ Yes ☒ No

Applicant

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

Other Financially Interested Persons

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

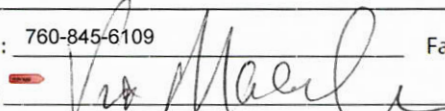
Applicant

Name of Individual: TOMME ARTHUR ☐ Owner ☒ Tenant/Lessee ☐ Successor Agency
 Street Address: 1761 STAR CREST PLACE
 City: SAN MARCOS State: CA Zip: 92078
 Phone No.: 760-889-9318 Fax No.: _____ Email: TOMME@LOSTABBEY.COM
 Signature:  Date: 2-17-2021

Applicant

Name of Individual: GINA MARSAGLIA ☐ Owner ☒ Tenant/Lessee ☐ Successor Agency
 Street Address: 2730 GATE WAY ROAD
 City: CARLSBAD State: CA Zip: 92009
 Phone No.: 760-845-6107 Fax No.: _____ Email: GINA@PIZZAPORT.COM
 Signature:  Date: 2.22.21 ☺

Applicant

Name of Individual: VINCENT MARSAGLIA ☐ Owner ☒ Tenant/Lessee ☐ Successor Agency
 Street Address: 1779 GUEVARA RD.
 City: CARLSBAD State: CA Zip: 92008
 Phone No.: 760-845-6109 Fax No.: _____ Email: VINCE@PIZZAPORT.COM
 Signature:  Date: 2.22.21

Applicant

Name of Individual: KARL BORDINE ☐ Owner ☒ Tenant/Lessee ☐ Successor Agency
 Street Address: 408 SWAMIS LN
 City: ENCINITAS State: CA Zip: 92024
 Phone No.: 760-518-0505 Fax No.: _____ Email: KARL.BORDINE@LOSTABBEY.COM
 Signature:  Date: 2.22.21

THE LOST ABBEY - CHURCH

341-343 13TH STREET

SAN DIEGO, CA 92102



PROJECT 19016
The Lost Abbey
MEXICAN PRESBYTERIAN CHURCH

341-343 13TH STREET
SAN DIEGO, CA 92102

ABBREVIATIONS

AB	ANCHOR BOLT	HB	HOSE BIB
AC	ASPHALTIC CEMENT	H.C.	HOLLOW CORE
ACJ	AIR CONDITIONING	HDR	HEADER
ADJ	ADJACENT	HTG	HEATING
A.F.F.	ABOVE FINISH FLOOR	INT	INTERIOR
ALT.	ALTERNATE	INSUL	INSULATION
ALUM.	ALUMINUM	JST	JOIST
AUTO.	AUTOMATIC	LAM. PLAS.	LAMINATED
B.F.	BOTTOM OF	MAT.	MATERIAL
	FOOTING	MAS.	MASONRY
BLK(G)	BLOCK(ING)	MAX.	MAXIMUM
BM	BEAM	M.B.	MACHINE BOLT
BOT.	BOTTOM	NG	NATURAL GRADE
BRG.	BEARING	N	NEA
C.I.	CAST IRON	N.B.	NOT IN CONTRACT
CL	CENTERLINE	N.C.	NATURAL GRADE
CJ	CEILING JOIST	N.T.S.	NOT TO SCALE
CLS	CEILING	O.C.	ON CENTER
CONTR	COUNTER	O.P.	OPPOSITE HAND
COL.	COLUMN	FL.	PROPERTY LINE
CONC.	CONCRETE	F.LYND	FLYWOOD
CONT.	CONTINUOUS	P.NL	PANEL
CORR.	CORRODOR	P.O.C.	POINT OF CONNECTION
C.T.	CERAMIC TILE	FR	FAIR
DBL	DOUBLE	R	RADIUS
D.F.	DOUGLAS FIR	REGD.	REQUIRED
DR.	DOOR	RG	ROUGH GRADE
D.S.	DOWNSPOUT	RWD	REINWOOD
DWS.	DRAWING	S.C.	SOLID CORE
EA	EACH	SHTG	SHEATHING
E.F.	EACH FACE	SHT.	SHEET
ELEC.	ELECTRICAL	SM	SIMILAR
ELEV.	ELEVATION	SQ	SQUARE
EN.	EDGE NAIL	STL	STEEL
ES.	EACH SIDE	STRCT	STRUCTURE
EWG	ELECTRICAL WATERS	SUSP	SUSPENDED
	COOLER	TS	TOP OF BEAM
EQ	EQUAL	T.C.	TOP OF CONCRETE
(E)	EXISTING	T.F.	TOP OF FOOTING
EXT.	EXTERIOR	TIS	TONGUE & GROOVE
F.D.	FLOOR DRAIN	T.S.	TOP OF SLAB
FAU	FORCED AIR UNIT	T/A	TOP OF WALL
FDN	FOUNDATION	TYP.	TYPICAL
F.F.	FIRE EXTINGUISHER	U.N.O.	UNLESS NOTED OTHERWISE
F.F.	FINISH FLOOR	V.I.F	VERIFY IN FIELD
FG	FINISH GRADE /	V.C.T.	VENT THRU ROOF
	FIXED SLAB	V.T.R.	VENT THRU ROOF
FN	FINISH	W/	WATERPROOF
FNT.	FIXTURE	W/P	WITHOUT
FLR.	FLOOR	W.R.	WATER RESISTANT
FN	FIELD NAIL	W.V.F.	WELDED WIRE FABRIC
FOC	FACE OF CONCRETE		
FOV	FACE OF MASONRY		
FOB	FACE OF STUD		
FTG	FOOTING		
GF	GROUND FAULT		
GR	INTERURTER		
GL	GLASS		
GI	GALVANIZED IRON		
GR	GRADE		
GYP. BD.	GYPSEUM BOARD		

DEFERRED SUBMITTALS

IT IS UNDERSTOOD THAT THE PLANS FOR THE PROJECT HAVE, AT THIS TIME, BEEN REVIEWED FOR COMPLIANCE WITH ALL APPLICABLE STATE AND CITY REGULATIONS, AND THAT THE PROJECT AS A WHOLE HAS BEEN APPROVED BY THE CITY, WITH THE EXCEPTION OF THE DEFERRED ITEMS LISTED.

I/WE UNDERSTAND THAT I/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 REQUIREMENTS IN FORCE ON THE DATE THAT THE DEFERRED PLAN IS SUBMITTED TO OCCA.

SHEET INDEX CONTINUED

NO.	DESCRIPTION
KT1	FOOD SERVICE TITLE PAGE
K1.0	FOOD SERVICE MAIN FLOOR PLAN
K1.1	FOOD SERVICE BASEMENT PLAN
K2	FOOD SERVICE EQUIPMENT SCHEDULE
K3	FOOD SERVICE DETAILS AND ELEVATIONS
K4.0	FOOD SERVICE WALL BACKING PLAN MAIN FLOOR
K4.1	FOOD SERVICE WALL BACKING PLAN BASEMENT
KP1.0	FOOD SERVICE WASTE & DRAIN MAIN FLOOR
KP1.1	FOOD SERVICE WASTE & DRAIN BASEMENT
KP2.0	FOOD SERVICE WATER & GAS MAIN FLOOR
KP2.1	FOOD SERVICE WATER & GAS BASEMENT
KE1.0	FOOD SERVICE ELECTRIC PLAN MAIN FLOOR
KE1.1	FOOD SERVICE ELECTRIC PLAN MAIN FLOOR
1	CAPTIVE AIRE HOOD
2	CAPTIVE AIRE HOOD
3	CAPTIVE AIRE HOOD
4	CAPTIVE AIRE HOOD
5	CAPTIVE AIRE HOOD
6	CAPTIVE AIRE HOOD
7	CAPTIVE AIRE HOOD
8	CAPTIVE AIRE HOOD
9	CAPTIVE AIRE HOOD

SYMBOLS LEGEND

	SPOT ELEVATION TAG
	DETAIL REFERENCE
	ELEVATION REFERENCE
	DOOR REFERENCE
	WINDOW REFERENCE
	REVISION REFERENCE
	EQUIPMENT REFERENCE
	GRID LINES
	MATCH LINE
	INTERIOR ELEVATION REFERENCE
	ROOM LABEL
	SECTION REFERENCE
	EGRESS SYMBOL
	EGRESS PATH OF TRAVEL
	EXIT SIGN AND 2 LAMP EMERGENCY LIGHT WITH INTEGRAL 90 MIN. BATTERY BACKUP

SHEET INDEX

NO.	DESCRIPTION
T	PROJECT INFORMATION
GN1	GENERAL NOTES
GN2	CAL GREEN CHECKLIST
GN3	CAL GREEN CHECKLIST
GN4	CAL GREEN CHECKLIST
GN5	STORM WATER CHECKLIST & APPROVALS
C1.0	GRADING PLAN
A0.1	SITE PLAN
A1.0	EXISTING/DEMO PLANS
A1.1	OCCUPANCY, EGRESS & ACCESSIBILITY PLANS
A1.2	NEW GROUND FLOOR PLAN
A1.3	REFLECTED CEILING PLANS AND SCHEDULES
A1.4	ROOF PLANS
A2.0	CHURCH & KITCHEN EXTERIOR ELEVATIONS
A3.0	CHURCH SECTIONS
A3.1	CHURCH & KITCHEN SECTIONS
A4.0	PERSPECTIVE VIEWS
AS.1	ACCESSIBILITY DETAILS
AS.2	ARCHITECTURAL DETAILS
AS.3	ARCHITECTURAL DETAILS
S1.0	TYPICAL STRUCTURAL NOTES
S1.1	TYPICAL SPECIAL INSPECTION NOTES
S2.0	TYPICAL FOUNDATION NOTES
S2.1	TYPICAL FRAMING DETAILS
S2.2	TYPICAL SHEARWALL DETAILS
S2.3	TYPICAL SHEAR TRANSFER DETAILS
S3.0	BASEMENT & FOUNDATION PLAN
S3.1	FOUNDATION & FIRST FLOOR FRAMING PLAN
S3.2	ROOF FRAMING PLAN
S4.0	FOUNDATION DETAILS
S4.0A	FOUNDATION DETAILS
S4.0B	FOUNDATION DETAILS
S4.1	ROOF FRAMING DETAILS
S4.2	DECK FRAMING DETAILS
S4.2A	DECK FRAMING DETAILS
M0.1	MECHANICAL LEGEND, NOTES AND SCHEDULES
M0.2	MECHANICAL DETAILS
M0.3	MECHANICAL DETAILS
M0.4	TITLE 24 CALCULATIONS
M0.5	TITLE 24 CALCULATIONS
M0.6	TITLE 24 CALCULATIONS
M0.7	TITLE 24 CALCULATIONS
M2.1	MECHANICAL FLOOR PLAN - BASEMENT
M2.2	MECHANICAL ROOF PLAN
M3.1	MECHANICAL - HOOD DETAILS
M3.2	MECHANICAL - HOOD DETAILS
P0.1	PLUMBING LEGEND, NOTES, AND SCHEDULES
P0.2	PLUMBING DETAILS
P1.1	PLUMBING SITE PLAN
P2.1	PLUMBING FLOOR PLAN WASTE AND VENT
P2.2	PLUMBING FLOOR PLAN WATER AND GAS
P3.1	PLUMBING RISER DIAGRAM
E0.0	ELECTRICAL LEGEND
E0.1	ELECTRICAL SPECIFICATIONS
E0.2	ELECTRICAL SINGLE LINE & SCHEDULES
E1.1	ELECTRICAL LIGHTING PLAN - MAIN FLOOR
E1.2	ELECTRICAL LIGHTING PLAN - BASEMENT
E1.3	ELECTRICAL POWER & SYSTEMS PLANS
E2.0	TITLE 24
E2.1	TITLE 24

CODE ANALYSIS

OCCUPANT LOAD	PER TABLE 1024.1.1 2014 CBC BASED ON 2015 INTERNATIONAL BUILDING CODE
A-2 - TASTING ROOM	
TABLES & CHAIRS:	737 S.F. @ 1:15 = 49.1 + 50
BAR SEATING:	56 S.F. @ 1:17 = 5.1 + 6
ACCESSORY:	
BAR:	269 S.F. @ 1:200 = 1.3 + 2
BASEMENT:	816 S.F. @ 1:200 = 5.0 + 4
COLD BOX:	228 S.F. @ 1:200 = 1.2 + 2
KITCHEN:	277 S.F. @ 1:200 = 1.3 + 2
BACK OF HOUSE (**):	55 S.F. @ 1:200 = 0.1 + 1
RESTROOMS/CIRCULATION:	601 S.F. @ 1:100 = 6.0 + 7
TOTAL:	9,065 S.F. = 74

PLUMBING REQUIREMENTS	PER CPC TABLE A-1 OCCUPANT LOAD FACTOR, ACCESSORIES AREAS EXCLUDED PER FOOTING
GROUP A-2:	2,942 S.F. @ 1:150 = 95.0 + 95
(TASTING ROOM & PATIO)	= 44 MEN & 44 WOMEN

MINIMUM PLUMBING FACILITIES	PER CPC TABLE 402.1
GROUP A-2:	MALE 1:150-1 FEMALE 1:150-1 LAV 1:150-1 EACH

PLUMBING FACILITIES PROVIDED	
MEN: 1 ACCESSIBLE WATER CLOSET, URINAL, & LAVATORY	
WOMEN: 1 ACCESSIBLE WATER CLOSET & LAVATORY	
ALL GENDER: 2 WATER CLOSETS & 2 LAVATORIES	

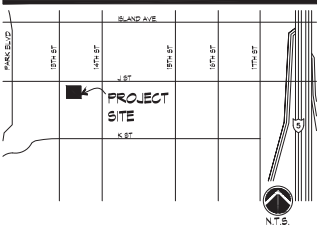
PROJECT TEAM

OWNER:	UBS REALTY INVESTORS 455 MARKET ST., SUITE 1000 SAN FRANCISCO, CA 94105-2420 CONTACT: AUSTIN HUDLER (415) 555-4555 austin.hudler@ubs.com
TENANT:	TOMME ARTHUR THE LOST ABBEY 155 MATA WAY #104 SAN MARCOS, CA 92069 (800) 918-6818 tomme@lostabbey.com
ARCHITECT:	T. DUSTIN HAUCK HAUCK ARCHITECTURE 4855 RONSON CT., STE. F SAN DIEGO, CA 92123 (858) 584-7788 dustin@hauckarchitecture.com
CIVIL:	CORY SCHRACK NABLAND ENGINEERS 4740 RUFFINER STREET SAN DIEGO, CA 92111 (858) 252-7770 Cory@cnabland.com
STRUCTURAL:	PATTERSON ENGINEERING, INC. CURTIS PATTERSON 925 FORT STOKTON DRIVE, #201 SAN DIEGO, CA 92103 (619) 505-0571 curtis@pattersoneng.com
MECHANICAL / PLUMBING:	ESTEBAN FLORES FLORES MECHANICAL ENGINEERS INC. 122 WILSON RD. CARLSBAD, CA 92007 (760) 505-2045 esteban@floresmechanical.me
ELECTRICAL:	CONCEPT ELECTRICAL SOLUTIONS, INC. ROBERT AARSLEFF 14421 ELMFORD LANE ROMNEY, CA 92084 (760) 449-5752 robert.aarsleff@conceptelectricalsolutions.com
FOOD SERVICE:	FOOD SERVICE DESIGN GROUP 1202 MARKET ST. SAN DIEGO, CA 92101 (619) 294-5156

PROJECT INFORMATION

PROJECT NAME:	THE LOST ABBEY - CHURCH
PROJECT ADDRESS:	341-343 13TH STREET SAN DIEGO, CA 92102
APN:	555 571 01
LEGAL DESCRIPTION:	BLK 129 LOTS A & B
ZONE:	CCFDR, GEO HAZ 1B
EXISTING USE:	PERMITTED SHED BUILDING FOR A-2 OCCUPANCY (PER FTS 440762)
PROPOSED USE:	RETAIL TAP ROOM AND KITCHEN
CODES:	2015 CALIFORNIA BUILDING CODE (BASED ON 2015 INTERNATIONAL BUILDING CODE) 2015 CALIFORNIA FIRE CODE 2015 CALIFORNIA MECHANICAL CODE 2015 CALIFORNIA ELECTRICAL CODE 2015 CALIFORNIA PLUMBING CODE CITY OF SAN DIEGO MUNICIPAL CODE
EXISTING OCCUPANCY:	SHELL BUILDING - NO EXISTING OCCUPANCY
PROPOSED OCCUPANCY:	A-2
CONSTRUCTION TYPE:	CHURCH: V-B, SPRINKLERED KITCHEN: V-B, NON-SPRINKLERED
YEAR BUILT:	ORIGINALLY BUILT IN 1906 REHABILITATED IN 2016 (FTS 440762)
FIRE ALARM:	NO
TOTAL LOT AREA:	5,820 S.F.
TOTAL BUILDING AREA:	CHURCH: 2,640 S.F. (EXISTING) KITCHEN: 575 S.F. (PROPOSED)
NUMBER OF STORES:	CHURCH: 1, WITH BASEMENT KITCHEN: 1
SCOPE OF WORK:	INTERIOR TENANT IMPROVEMENT TO CONVERT EXISTING CHURCH TO RETAIL TASTING ROOM, NEW CONSTRUCTION FOR KITCHEN AND TOILETS, BUILDING INCLUDES BUILDING, ELECTRICAL, MECHANICAL & PLUMBING PERMITS
PARKING:	EXEMPTION PER SDMG SEE 142.0540 (b) COMMERCIAL USES ON SMALL LOTS. OUTSIDE THE BEACH IMPACT AREA OF THE PARKING IMPACT OVERLAY ZONE, FOR LOTS THAT ARE 18,000 SQUARE FEET OR LESS, THAT EXISTED BEFORE JANUARY 1, 2000, THE PARKING REQUIREMENTS SET FORTH IN TABLE 142.054 MAY BE APPLIED TO ALL COMMERCIAL USES AT THE OPTION OF THE APPLICANT AS AN ALTERNATIVE TO THE REQUIREMENTS SET FORTH IN SECTION 142.0550. THE TYPE OF ACCESS LISTED IN TABLE 142.054 DETERMINES THE MINIMUM NUMBER OF REQUIRED OFF-STREET PARKING SPACES - WITHOUT ALLEY ACCESS, NO PARKING REQUIRED

VICINITY MAP



ORIGINAL DATE: LANDLORD SUBMITTAL 12-04-20

REVISIONS:	NO.	DATE	DESCRIPTION

SHEET TITLE:

PROJECT INFORMATION

SHEET NUMBER:



341-343 13TH STREET
SAN DIEGO, CA 92102

ADA PATH OF TRAVEL, ACCESSIBLE PATH OF TRAVEL: AS NOTATED ON PLAN IS A BARRIER FREE ACCESS ROUTE WHICH MEANS THE PATH CHANGES ENOUGH IF IT IS SLOPED AT 1/2 MAX SLOPE OR VERTICAL: HORIZONTAL CHANGES NOT EXCEEDING 1" MAN AND AT LEAST 48" IN WIDTH. SURFACE IS STABLE, FIRM AND SLIP RESISTANT. CROSS SLOPE DOES NOT EXCEED 2% AND SLOPE IN THE DIRECTION OF TRAVEL IS LESS THAN 5% UNLESS OTHERWISE NOTATED. ACCESSIBLE PATH OF TRAVEL SHALL BE MAINTAINED FREE OF OVERHANGING OBSTRUCTIONS TO 84" HIGH. PROTRUDING OBJECTS GREATER THAN 4" PROJECTION FROM WALL AND ABOVE 27" AND LESS THAN 24" G.C. SHALL VERIFY THAT THERE ARE NO BARRIERS IN THE PATH OF TRAVEL.

