



THE CITY OF SAN DIEGO

Report to the Hearing Officer

DATE ISSUED: July 13, 2022 REPORT NO. HO-22-031

HEARING DATE: July 20, 2022

SUBJECT: CORNER SPECIALTY SHOPPE CONDITIONAL USE PERMIT, PROCESS THREE DECISION

PROJECT NUMBER: [696789](#)

OWNER/APPLICANT: La Jolla Beach & Tennis Club, Inc. / The Corner Specialty Shoppe

SUMMARY

Issue: Should the Hearing Officer approve a Conditional Use Permit to allow the sale of alcoholic beverages for off-site consumption (ABC Type 20 license) and general merchandise at a 843 square-foot commercial space known as The Corner Specialty Shoppe located at 8070 La Jolla Shores Drive in the La Jolla Community Plan area?

Staff Recommendations:

1. APPROVE Conditional Use Permit (CUP) No. 2582443.

Community Planning Group Recommendation: On January 6, 2022, the La Jolla Community Planning Association voted 13-0-1 to recommend approval of the proposed project without conditions (Attachment 8).

Environmental Review: The project was determined to be exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301 (Existing Facilities). The environmental exemption determination for this project was made on May 27, 2022, and the opportunity to appeal the determination ended on June 13, 2022 (Attachment 7). There were no appeals of the environmental determination.

BACKGROUND

The Project proposes operation of an Alcoholic Beverage Outlet for the sale of wine and beer for off-site consumption in accordance with a Type 20 Alcoholic Beverage Control (ABC) license on a 0.25-acre site located at 8070 La Jolla Shores Drive in the La Jolla Shores Planned District-Commercial Centre, and Coastal (Non-Appealable) Overlay and Coastal Height Limit Overlay Zones of the La Jolla Community Plan area (Attachments 1-3).

Pursuant to San Diego Municipal Code (SDMC) Sections 126.0303 and 141.0502, a Conditional Use Permit decided by Process Three is required for alcoholic beverage outlets not meeting location criteria in SDMC Section 141.0502(b). The decision to approve, conditionally approve, or deny the project will be made by the Hearing Officer and is appealable to the Planning Commission.

DISCUSSION

The project proposes operation of an Alcoholic Beverage Outlet for the sale of wine and beer for off-site consumption in accordance with a State Department of Alcoholic Beverage Control (ABC) Type 20 License in a 843 square-foot area within a 9,740 square-foot, two-story, commercial building. Per San Diego Municipal Code (SDMC) Section 1510.0309, alcoholic beverage outlets or liquor stores are permitted in the La Jolla Shores Planned District - Commercial Center Zone as a limited use subject to the regulations in SDMC Section 141.0502(b). However, pursuant to SDMC Section 141.0502(b), alcoholic beverage outlets are not permitted as a limited use within 100 feet of a residentially zoned property, or within a census tract, or within 600 feet of a census tract, where the general crime rate exceeds the citywide average general crime rate by more than 20 percent or where the ratio of alcohol beverage outlets exceeds the standards established by California Business and Professions Code section 23958.4. Proposals for alcoholic beverage outlets that do not comply with the regulations in SDMC Section 141.0502(b) may be permitted with a Conditional Use Permit, subject to the regulations in SDMC Section 141.0502(c) and a recommendation from the San Diego Police Department.

The 0.25-acre project site is not permitted as a limited use because: it is within 100 feet of residences; it is located in a census tract where the general crime rate is 139.3% of the citywide average; and it is located in a census tract where the ratio of alcoholic beverage outlets exceeds standards established by Business and Professions Code section 23958.4 (Attachment 5). The subject property is in Census Tract No. 83.12, which based on the California Business and Professions Code Section 23958.4 allows for two (2) off-sale ABC licenses. Currently there are two (2) existing off-sale ABC licenses within Census Tract 83.12 and therefore, this project would increase the number of licenses to three (3). Therefore, the project requires a Conditional Use Permit (CUP) for the operation of an Alcoholic Beverage Outlet for the sale of beer and wine for off-site consumption (Type 20 license) and general merchandise.

The Corner Specialty Shoppe is 843 square-feet and is located at 8070 La Jolla Shores Drive at the corner of La Jolla Shores Drive and Camino Del Reposo (Attachment 10). The commercial building in which the project is located includes multiple existing mixed uses and abuts the existing commercial and retail corridor along Avenida de la Playa. The La Jolla Community Plan and Local Coastal Program Land Use Plan (Community Plan) identifies the La Jolla Shores Precise Plan as recommending preserving the retail uses with the commercial center along Avenida de la Playa in order to maintain the center's economic vitality and pedestrian orientation. The Community Plan designates the land use as Community Commercial and Neighborhood Commercial, which fits the existing commercial and retail uses on the premises and is consistent with the recommendations set forth in the community plan.

The San Diego Police Department (SDPD) agrees with the issuance of a Conditional Use Permit with conditions for the project permit and the ABC license to include: limiting the hours permitted for the

sale of alcoholic beverages, prohibiting the sale of beer or malt beverages in kegs, prohibiting exterior advertising of alcoholic beverages, prohibiting loitering, littering and drinking of alcoholic beverages, prohibiting public pay phones and arcade games, requiring graffiti to be removed promptly, and requiring retail employees to be trained in ABC regulations, theft deterrence and policies against the sales of alcoholic beverages to those under 21 years of age and intoxicated individuals. These conditions have been incorporated into the permit.

CONCLUSION

Staff has reviewed the proposal, including all the issues identified through the review process, and has determined that as conditioned all project issues have been addressed. The project conforms with the Community Plan, and the adopted City Council policies and regulations of the Land Development Code. Therefore, draft findings and conditions to support project approval are presented to the Hearing Officer for consideration (Attachments 4-6, and 9).

ALTERNATIVES

1. Approve Conditional Use Permit No. 2582443, with modifications.
2. Deny Conditional Use Permit No. 2582443, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,

Oscar Galvez III

Oscar Galvez III
Development Project Manager

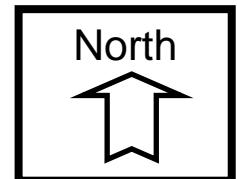
Attachments:

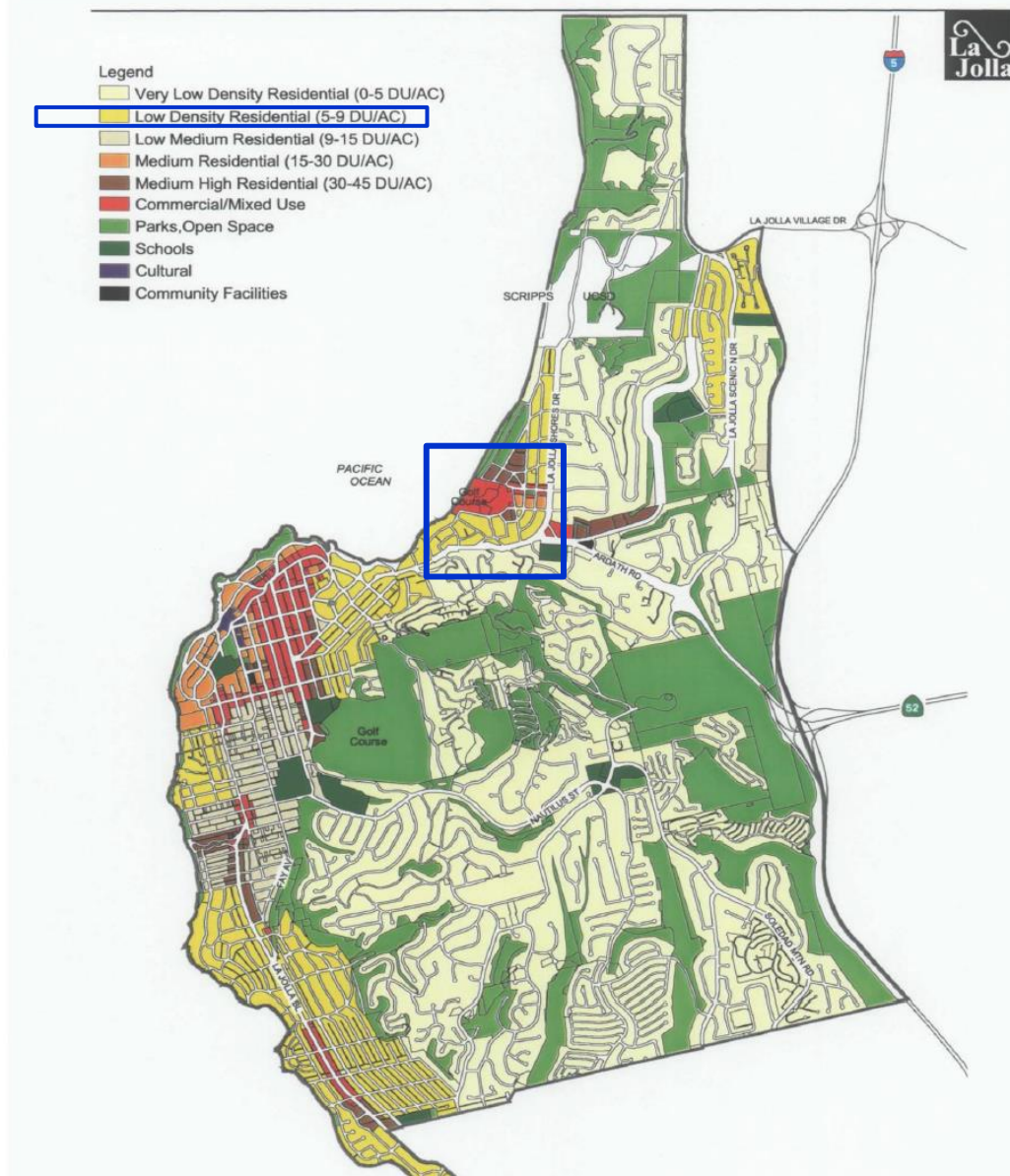
1. Project Location Map
2. Community Plan Land Use Map
3. Aerial Photograph
4. Draft Resolution with Findings
5. Draft Permit with Conditions
6. San Diego Police Department Conditions
7. Notice of Right to Appeal (NORA) Environmental Determination
8. Community Planning Group Recommendation
9. Draft Exhibit "A"
10. Ownership Disclosure Statement



Project Location Map

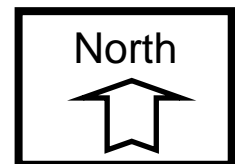
Corner Specialty Shoppe_CUP
Project No. 696789 – 8070 La Jolla Shores Drive





Land Use Map

Corner Specialty Shoppe CUP
Project No. 696789 - 8070 La Jolla Shores Drive





Aerial Photograph

Corner Specialty Shoppe CUP
Project No. 696789 – 8070 La Jolla Shores Drive

North



HEARING OFFICER
RESOLUTION NO. [REDACTED]
CONDITIONAL USE PERMIT NO. 2582443
CORNER SPEC. SHOPPE CUP - PROJECT NO. 696789

WHEREAS, LA JOLLA BEACH & TENNIS CLUB, INC., a corporation, Owner, and THE CORNER SPECIALTY SHOPPE, LLC, Permittee, filed an application with the City of San Diego for a permit to operate an alcoholic beverage outlet conditioned upon the issuance of a license from the State Department of Alcoholic Beverage Control (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. 2582443), on portions of a 0.25-acre site;

WHEREAS, the project site is located at 8070 La Jolla Shores Drive in the Jolla Shores Planned District - Commercial Center Base Zone and Coastal (Non-Appealable) Overlay and Coastal Height Limit Overlay Zones of the La Jolla Community Plan;

WHEREAS, the project site is legally described as Lots 2 through 6 in Block 3 of La Jolla Shores Unit No. 1, in the City of San Diego, County of San Diego, State of California, according to the Map thereof No. 1913 filed in the Office of the County Recorder of said San Diego County on June 3, 1926;

WHEREAS, on May 27, 2022, the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000 et seq.) under CEQA Guidelines Section 15301(Existing Facilities); and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520;

WHEREAS, on July 20, 2022, the Hearing Officer of the City of San Diego considered Conditional Use Permit No. 2582443 pursuant to the Land Development Code of the City of San Diego; NOW THEREFORE,

BE IT RESOLVED by the Hearing Officer of the City of San Diego, that it adopts the following findings with respect to Conditional Use Permit No. 2582443:

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 project proposes operation of an Alcoholic Beverage Outlet for the sale of beer and wine for off-site consumption through issuance of a Department of Alcoholic Beverage Control (ABC) Type 20 License within a 843 square-foot portion of a 9,740 square-foot, two-story, commercial building. Pursuant to Chapter 15 of the San Diego Municipal Code (SDMC), alcoholic beverage outlets or liquor stores are permitted in the La Jolla Shores Planned District - Commercial Center Zone as a limited use subject to the regulations in SDMC Section 141.0502(b). However, pursuant to SDMC Section 141.0502(b), alcoholic beverage outlets are not permitted as a limited use within 100 feet of a residentially zoned property, or within a census tract, or within 600 feet of a census tract, where the general crime rate exceeds the citywide average general crime rate by more than 20 percent or where the ratio of alcoholic beverage outlets exceeds the standards established by California Business and Professions Code section 23958.4. Proposals for alcoholic beverage outlets that do not meet location criteria may be permitted with a Conditional Use Permit, subject to the regulations in SDMC Section 141.0502(c).

The project site is within 100 feet of residences, is located in a census tract where the general crime rate is 139.3% of the citywide average and is located in a census tract where the ratio of alcoholic beverage outlets exceeds standards established by Business and Professions Code section 23958.4. Therefore, the project requires a Conditional Use Permit (CUP) for operation of an Alcoholic Beverage Outlet.

The Corner Specialty Shoppe is 843 square feet and is located at 8070 La Jolla Shores Drive at the corner of La Jolla Shores Drive and Camino Del Reposo. The commercial building in which the project is located includes multiple existing mixed uses and abuts the existing commercial and retail corridor along Avenida de la Playa. The La Jolla Community Plan and Local Coastal Program Land Use Plan (Community Plan) identifies the La Jolla Shores Precise Plan as recommending preserving the retail uses with the commercial center along Avenida de la Playa in order to maintain the center's economic vitality and pedestrian orientation. The Community Plan designates the land use as Community Commercial and Neighborhood Commercial,

which fits the existing and proposed commercial and retail uses on the premises and is consistent with the recommendations set forth in the community plan.

The project will not adversely affect the applicable land use plan. The project is located in a commercial building within a neighborhood commercial core. The site is designated commercial/mixed use, and the project conforms with the goals of the Commercial Land Use Element of the Community Plan, including maintaining a diversified land use pattern and revitalizing commercial retail areas in the commercial center along Avenida de la Playa. In addition, the project is compatible with the allowed uses within the La Jolla Shores Planned District - Commercial Center Zone, and no deviations or variances are required. Therefore, the project 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 project complies with SDMC Section 141.0502 regulations governing Alcoholic Beverage Outlets by requiring a Conditional Use Permit incorporating regulations for Alcoholic Beverage Outlets and conditions recommended by the San Diego Police Department. The 0.25-acre site located at 8070 La Jolla Shores Drive is developed with a 9,740 square-foot, two-story, commercial building within the La Jolla Shores Planned District - Commercial Center Zone. Alcohol sales are a permitted use within the zone subject to the regulations in SDMC Section 141.0502.

The project does not meet the location criteria for an Alcoholic Beverage Outlet as a limited use and therefore requires a Conditional Use Permit per SDMC Section 141.0502. The project site is within 100 feet of residences, is located in a census tract where the general crime rate is 139.3% of the citywide average and is located in a census tract where the ratio of alcoholic beverage outlets exceeds standards established by Business and Professions Code section 23958.4.

The subject property is in Census Tract No. 83.12, which based on the California Business and Professions Code Section 23958.4 allows for two (2) off-sale ABC licenses. Currently there are two (2) existing off-sale ABC licenses within Census Tract 83.12 and therefore, this project would increase the number of licenses to three (3).

The San Diego Police Department (SDPD) agrees with the issuance of a Conditional Use Permit with conditions for the project permit and the ABC license to include: limiting the hours permitted for the sale of alcoholic beverages, prohibiting the sale of beer or malt beverages in kegs, prohibiting exterior advertising of alcoholic beverages, prohibiting loitering, littering and drinking of alcoholic beverages, prohibiting public pay phones and arcade games, requiring graffiti to be removed promptly, and requiring retail employees to be trained in ABC regulations, theft deterrence and policies against the sales of alcoholic beverages to those under 21 years of age and intoxicated individuals.

The SDPD conditions and regulations for Alcoholic Beverage Outlets at SDMC Section 141.0502 have been incorporated into the permit. Therefore, 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; and

The project proposes operation of an Alcoholic Beverage Outlet for the sale of beer and wine for off-site consumption (Type 20) and general merchandise located at 8070 La Jolla Shores Drive. The 0.25-acre site is developed with a 9,740 square-foot, two-story, commercial building within the La Jolla Shores Planned District - Commercial Center Zone. Alcohol sales are a permitted use within the zone. There is no new development associated with the project.

Pursuant to San Diego Municipal Code (SDMC) Section 1510.0309, alcoholic beverage outlets or liquor stores are permitted in the La Jolla Shores Planned District - Commercial Center Zone as a limited use subject to the regulations in SDMC Section 141.0502(b). However, pursuant to 141.0502(b), alcoholic beverage outlets are not permitted as a limited use within 100 feet of a residentially zoned property, or within a census tract, or within 600 feet of a census tract, where the general crime rate exceeds the citywide average general crime rate by more than 20 percent or where the ratio of alcoholic beverage outlets exceeds the standards established by California Business and Professions Code section 23958.4. Proposals for alcoholic beverage outlets that do not comply with the regulations in SDMC Section 141.0502(b) may be permitted with a Conditional Use Permit in accordance with a Process Three level decision subject to the regulations in SDMC Section 141.0502(c).

The project site is within 100 feet of residences, is located in a census tract where the general crime rate is 139.3% of the citywide average and is located in a census tract where the ratio of alcoholic beverage outlets exceeds standards established by Business and Professions Code section 23958.4. Therefore, the project requires a Conditional Use Permit (CUP) for the operation of an Alcoholic Beverage Outlet.

The project is consistent with the Community Plan policies and goals, is compatible with the allowed uses within the La Jolla Shores Planned District - Commercial Center Zone and complies with SDMC section 141.0502 regulations requiring issuance of a Conditional Use Permit. No deviations or variances are required. Therefore, the proposed development will comply with the regulations of the Land Development Code.

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

The project proposes operation of an Alcoholic Beverage Outlet for the sale of beer and wine for off-site consumption (Type 20) and general merchandise located at 8070 La Jolla Shores Drive. The 0.25-acre site is developed with a 9,740 square-foot, two-story, commercial building within the La Jolla Shores Planned District - Commercial Center Zone. Alcoholic beverage outlets or liquor stores are a permitted

use within the zone subject to the regulations in SDMC Section 141.0502. There is no new development associated with the project.

The subject property is in Census Tract No. 83.12, which based on the California Business and Professions Code Section 23958.4 allows for two (2) off-sale ABC licenses. Currently there are two (2) existing off-sale ABC licenses within Census Tract 83.12 and therefore, this project would increase the number of licenses to three (3). The project requires a CUP to allow the alcohol beverage outlet under SDMC Section 141.0502 because the ratio of alcohol beverage outlets exceeds the standards established by California Business and Professions Code section 23958.4, the project is within 100 feet of a residentially zoned property, and is within a census tract, or within 600 feet of a census tract, where the general crime rate exceeds the citywide average general crime rate by more than 20 percent .

The project is located in a commercial building within a neighborhood commercial core. The site is designated commercial/mixed use, and the project conforms with the goals of the Commercial Land Use Element of the Community Plan, including maintaining a diversified land use pattern and revitalizing commercial retail areas in the commercial center along Avenida de la Playa. In addition, the project is compatible with the allowed uses within the La Jolla Shores Planned District - Commercial Center Zone.

The San Diego Police Department (SDPD) agrees with the issuance of a Conditional Use Permit with conditions for the project permit and the ABC license to include: limiting the hours permitted for the sale of alcoholic beverages, prohibiting the sale of beer or malt beverages in kegs, prohibiting exterior advertising of alcoholic beverages, prohibiting loitering, littering and drinking of alcoholic beverages, prohibiting public pay phones and arcade games, requiring graffiti to be removed promptly, and requiring retail employees to be trained in ABC regulations, theft deterrence and policies against the sales of alcoholic beverages to those under 21 years of age and intoxicated individuals. These conditions and SDMC Section 141.0502 regulations for Alcoholic Beverage Outlets have been incorporated into the permit. Therefore, the proposed use is appropriate at the proposed location.

BE IT FURTHER RESOLVED that, based on these findings adopted by the Hearing Officer, Conditional Use Permit No. 2582443, 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. 2582443, a copy of which is attached hereto and made a part hereof.

Oscar Galvez III

Oscar Galvez III
Development Project Manager
Development Services

Adopted on: July 20, 2022

IO#: 24009061

DRAFT

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

WHEN RECORDED MAIL TO
PROJECT MANAGEMENT
PERMIT CLERK
MAIL STATION 501

INTERNAL ORDER NUMBER: 24009061

SPACE ABOVE THIS LINE FOR RECORDER'S USE

CONDITIONAL USE PERMIT NO. 2582443
CORNER SPEC. SHOPPE CUP - PROJECT NO. 696789
HEARING OFFICER

This Conditional Use Permit No. 2582443 is granted by the Hearing Officer of the City of San Diego to LA JOLLA BEACH & TENNIS CLUB, INC., a corporation, Owner, and THE CORNER SPECIALTY SHOPPE, LLC, Permittee, pursuant to San Diego Municipal Code [SDMC] section 126.0304. The 0.25-acre site is located at 8070 La Jolla Shores Drive in the La Jolla Shores Planned District - Commercial Centre Base Zone and Coastal (Non-Appealable) Overlay and Coastal Height Limit Overlay Zones of the La Jolla Community Plan. The project site is legally described as: Lots 2 through 6 in Block 3 of La Jolla Shores Unit No. 1, in the City of San Diego, County of San Diego, State of California, according to the Map thereof No. 1913 filed in the Office of the County Recorder of said San Diego County on June 3, 1926.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to operate an alcoholic beverage outlet conditioned upon the issuance of a license from the State Department of Alcoholic Beverage Control 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 July 20, 2022, on file in the Development Services Department. The project shall include:

- a. Operation of a 843 square-foot Alcoholic Beverage outlet for the sale of beer and wine for off-site consumption conditioned upon the issuance of an ABC Type 20 license and the sale of general merchandise at The Corner Specialty Shoppe.
- 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 August 4, 2025.
2. This Conditional Use Permit (CUP) and corresponding use of this site shall expire on August 4, 2032. Upon expiration of this Permit, the facilities and improvements described herein shall be removed from this site and the property shall be restored to its original condition preceding approval of this Permit.
3. The utilization of this CUP is contingent upon the approval of a license to sell alcohol at this location by the California Department of Alcoholic Beverage Control (ABC). The issuance of this CUP does not guarantee that the ABC will grant an alcoholic beverage license for this location.
4. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
 - a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and
 - b. The Permit is recorded in the Office of the San Diego County Recorder.
5. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.
6. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.
7. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
8. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 (ESA) and any amendments thereto (16 U.S.C. § 1531 et seq.).
9. The Owner/Permittee shall secure all necessary building permits. The Owner/Permittee is informed that to secure these permits, substantial building modifications and site improvements may be required to comply with applicable building, fire, mechanical, and plumbing codes, and State and Federal disability access laws.

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

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

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

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

ENGINEERING REQUIREMENTS:

13. Prior to the issuance of any building permit, the Owner/Permittee shall assure by permit and bond the reconstruction of the existing directional curb ramp per current city standards, adjacent to the site on Camino Del Reposo, satisfactory to the City Engineer.

14. Prior to the issuance of any building permit, the Owner/Permittee shall obtain an Encroachment Maintenance Removal Agreement for the planters, landscape and irrigation in the Camino Del Reposo Right-of-Way, satisfactory to the City Engineer.

PLANNING/DESIGN REQUIREMENTS:

15. The Owner/Permittee shall post a copy of the Conditional Use Permit conditions in the licensed premises in a place where they may be readily viewed by any member of the general public or any member of a government agency.
16. The sale of alcoholic beverages shall be the primary use and occupy the entire floor area of the store, no less than 843-square-feet, as shown on Exhibit "A".
17. All private outdoor lighting shall be shaded and adjusted to fall on the same premises where such lights are located and in accordance with the applicable regulations in the SDMC.
18. Pool or billiard tables, foosball or pinball games, arcade style video and electronic games, or coin-operated amusement devices are not permitted on the premises.
19. Exterior public pay phones that permit incoming calls are not permitted on the premises, adjacent public sidewalks, or areas under the control of the Owner/Permittee.
20. The Owner/Permittee shall provide illumination, at a minimum level of 0.4-foot candles per square foot, on the exterior of the alcoholic beverage outlet, including adjacent public sidewalks and areas under the control of the Owner/Permittee. The illumination shall be in operation during all hours of darkness while the outlet is open for business so that persons standing on or near the premises at night are identifiable by law enforcement personnel. The required illumination shall be shielded and directed so that it does not shine on adjacent properties.
21. A maximum of 33 percent of the square footage of the windows and doors of the premises may bear advertising or signs of any sort, except for any advertising prohibited by law. All advertising and signs shall be placed and maintained in a manner that ensures that law enforcement personnel have a clear and unobstructed view of the interior of the outlet.
22. The Owner/Permittee of the alcoholic beverage outlet shall post a prominent, permanent sign or signs stating, "No loitering, consumption of alcoholic beverages, or open alcoholic beverage containers are allowed inside the premises, in the parking area, or on the public sidewalks adjacent to the premises, violators are subject to arrest." The sign shall be at least two square feet with two-inch block lettering. The sign shall be in English and Spanish.
23. The Owner/Permittee shall list a business address and telephone number in the Pacific Bell/San Diego telephone directory or other similarly distributed internet-based directory.
24. The Owner/Permittee shall provide trash receptacles, conveniently located for use by patrons, inside and outside the alcoholic beverage outlet, including adjacent public sidewalks and areas under the control of the Owner/Permittee. At least one 13-gallon trash receptacle shall be located inside the premises. At least one 32-gallon trash receptacle shall be located outside the alcoholic beverage outlet, and at least one additional 32-gallon trash receptacle shall be located in the parking areas under the control of the Owner/Permittee.

25. The Owner/Permittee shall maintain the premises, adjacent public sidewalks, and areas under the control of the Owner/Permittee, free of litter and graffiti at all times. The Owner/Permittee shall provide for daily removal of trash, litter, and debris, The Owner/Permittee shall eliminate graffiti within 48 hours of application.

26. A topographical survey conforming to the provisions of the SDMC may be required if it is determined, during construction, that there may be a conflict between the building(s) under construction and a condition of this Permit or a regulation of the underlying zone. The cost of any such survey shall be borne by the Owner/Permittee.

POLICE DEPARTMENT REQUIREMENTS:

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

28. No wine or distilled spirits shall be sold in containers of less than 375 milliliters.

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

30. Loitering shall be prohibited.

31. No public pay phones will be permitted on the premise or adjacent to and under the control of the applicant.

32. No arcade games of any type will be allowed/maintained inside the premise.

33. 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.

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

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

36. Exterior advertising of alcoholic beverages, or interior advertising of alcoholic beverages that is visible from the exterior of the premises shall be prohibited.

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 Number HO-22- .

DRAFT

Conditional Use Permit No. 2582443
Date of Approval: July 20, 2022

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

Oscar Galvez III

Oscar Galvez III
Development Project Manager

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

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

LA JOLLA BEACH & TENNIS CLUB, INC
Owner

By _____
William J. Kellogg
President

THE CORNER SPECIALTY SHOPPE, LLC
Permittee

By _____
Lisa M. Kennedy
Owner

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

SAN DIEGO POLICE DEPARTMENT CONDITIONAL USE PERMIT RECOMMENDATION

PREMISE ADDRESS: 8070 La Jolla Shores Drive, San Diego, CA 92037

TYPE OF BUSINESS: The Corner Specialty Shop

FEDERAL CENSUS TRACT: 83.12

NUMBER OF ALCOHOL LICENSES ALLOWED: 2

NUMBER OF ALCOHOL LICENSES EXISTING: 2

CRIME RATE IN THIS CENSUS TRACT: 139.3%
(Note: Considered High Crime If Exceeds 120% of City-wide Average)

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

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

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

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

HAS APPLICANT BEEN CONVICTED OF ANY FELONY ☐ YES ☒ NO

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

COMMENTS/OTHER FACTORS CONSIDERED: Conditional Use Permit Number 696789

This premise falls within Census Tract 83.12 and is within the Northern Division's patrolling responsibility. The reported crime rate for 2020 within CT 83.12 was 139.3% and alcohol crime rate of 277.2%. The census tract has 2 active Off-Sale licenses where the ABC authorizes 2 based on residential population ratio.

The premise was not previously licensed to sell alcohol.

8070 La Jolla Shores Drive is within 100 feet of residences, which are in a small apartment building to the south.

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

1. The hours for in-store operations shall be from 8:00am to Midnight as it relates to sales, service, or consumption of alcoholic beverages. Sale of alcoholic product via app/online platform for delivery only shall be 6:00am to 2:00am.
2. No wine or distilled spirits shall be sold in containers of less than 375 milliliters.
3. The sale of beer or malt beverages in kegs is prohibited.
4. Loitering will be prohibited.

1023 # 4761

5. No public pay phones will be permitted on the premise or adjacent and under the control of the applicant.
6. No arcade games of any type will be allowed/maintained inside the premise.
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.
8. Litter and any unauthorized graffiti will be removed promptly.
9. All retail employees are trained in ABC regulations (LEAD), theft deterrence and policies against the sale of alcoholic beverages to those under 21 years of age, and/or intoxicated.

SAN DIEGO POLICE DEPARTMENT RECOMMENDATION:

APPROVE ☒

DENY ☐

Benjamin McCurry
Name of SDPD Vice Sergeant (Print)

(619) 531-2973
Telephone Number

Ben McCurry
Signature of SDPD Vice Sergeant

12-1-21
Date of Review

**ABC Report****Required Parameters**

Reporting Period: 01/2020 to 12/2020

Agency: SAN DIEGO

Optional Parameters

Geographical Area:

Group by: Census Tract

Prior Report Number: B98S328R

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

Total Census Tract: 302

Average Total per Census Tract: 193.1

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

	Census Tract	Totals	% Average by Census Tract
117	007200	133	68.9%
118	007301	170	88.0%
119	007302	47	24.3%
120	007400	213	110.3%
121	007501	429	222.1%*
122	007502	615	318.5%*
123	007600	1,116	577.9%*
124	007701	201	104.1%
125	007702	172	89.1%
126	007800	394	204.0%*
127	007903	230	119.1%
128	007905	478	247.5%*
129	007907	194	100.5%
130	007908	119	61.6%
131	007910	624	323.1%*
132	008002	69	35.7%
133	008003	118	61.1%
134	008006	143	74.0%
135	008101	138	71.5%
136	008102	80	41.4%
137	008200	236	122.2%*
138	008301	35	18.1%
139	008303	83	43.0%
140	008305	84	43.5%
141	008306	39	20.2%
142	008307	64	33.1%
143	008310	62	32.1%
144	008311	31	16.1%
145	008312	269	139.3%*

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

2010 Census Tract	Alcohol Violations	Tract Total as % of Average Tract
007701	57	190.4%
007702	46	153.6%
007800	97	324.0%
007903	35	116.9%
007905	413	1379.4%
007907	40	133.6%
007908	23	76.8%
007910	679	2267.8%
008002	15	50.1%
008003	42	140.3%
008006	30	100.2%
008101	115	384.1%
008102	14	46.8%
008200	65	217.1%
008301	2	6.7%
008303	9	30.1%
008305	10	33.4%
008306	5	16.7%
008307	17	56.8%
008310	5	16.7%
008311	0	0.0%
008312	83	277.2%
008313	3	10.0%
008324	18	60.1%
008327	5	16.7%
008328	5	16.7%
008329	8	26.7%
008330	3	10.0%
008331	1	3.3%
008333	9	30.1%
008335	4	13.4%
008336	1	3.3%
008337	1	3.3%
008339	6	20.0%
008340	14	46.8%
008341	15	50.1%
008343	2	6.7%
008344	5	16.7%
008345	1	3.3%
008346	7	23.4%
008347	2	6.7%



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

| FFIEC Main | Disc

FFIEC Year: 2021 ▾ Address: 8070 La Jolla Shores Drive, San Diego, CA 92037



Matched Address

Address	8070 LA JOLLA SHORES DR, LA JOLLA, CA, 92037
MSA/MD Code	41740
State Code	06
County Code	073
Tract Code	0083.12
MSA/MD Name	SAN DIEGO-CHULA VISTA-CARLSBAD, CA
State Name	CALIFORNIA
County Name	SAN DIEGO COUNTY

Census Demographic Data

☐ User Select Tract

► Census Demographic Data



CA



CALIFORNIA DEPARTMENT OF

Alcoholic Beverage Control

Having trouble viewing the report?

Results for: Active Off-Sale Retail License**County:** SAN DIEGO County**Census Tract:** 83.12**Report Date:** Monday, November 29, 2021**Search**

Results will be filtered as you type

0 Results

License Number: 312425**Status:** ACTIVE **License Type:** 20 **Orig. Iss. Date:** 01/08/1996 **Expir. Date:** 05/31/2022 **Primary Owner:** CHEESE SHOP L-PSHIP

2165 AVENIDA DE LA PLAYA,

LA JOLLA, CA 92037

Premises Addr.: Census Tract: 0083.12**Business Name:** CHEESE SHOP **Geo Code:** 3710**License Number: 473046****Status:** ACTIVE **License Type:** 21 **Orig. Iss. Date:** 10/23/2008 **Expir. Date:** 11/30/2021 **Primary Owner:** YALDO, PIERRE SALEM

2144 AVENIDA DE LA PLAYA,

LA JOLLA, CA 92037-3214

Premises Addr.: Census Tract: 0083.12**Business Name:** NEIGHBORSAVOR MARKET **Geo Code:** 3710

^



THE CITY OF SAN DIEGO

Date of Notice: May 27, 2022

NOTICE OF RIGHT TO APPEAL ENVIRONMENTAL DETERMINATION DEVELOPMENT SERVICES DEPARTMENT

SAP or I.O. No. 24009061

PROJECT NAME / NUMBER: Corner Spec Shoppe CUP / 696789

COMMUNITY PLAN AREA: La Jolla

COUNCIL DISTRICT: 1

LOCATION: 8070 La Jolla Shores Drive, San Diego, CA 92037

PROJECT DESCRIPTION: A Conditional Use Permit for the sale of off-site beer and wine at The Corner Specialty Shoppe, located at 8070 La Jolla Shores Drive. The 0.25-acre site is in the La Jolla Shores Planned District - Commercial Centre overlay zone within the La Jolla Community Plan area.

ENTITY CONSIDERING PROJECT APPROVAL: City of San Diego Hearing Officer

ENVIRONMENTAL DETERMINATION: Categorically exempt from CEQA pursuant to CEQA State Guidelines, Section 15301, Existing Facilities.

ENTITY MAKING ENVIRONMENTAL DETERMINATION: City of San Diego

STATEMENT SUPPORTING REASON FOR ENVIRONMENTAL DETERMINATION: The City of San Diego determined that the project would qualify to be categorically exempt from CEQA pursuant to Section 15301(a) (Existing Facilities) to allow a Conditional Use Permit for the sale of off-site beer and wine at The Corner Specialty Shoppe, located at 8070 La Jolla Shores Drive. Since the proposed project consists of tenant improvements within an existing facility, the exemption is appropriate. The exceptions listed in CEQA Section 15300.2 would not apply in that no cumulative impacts were identified; no significant effect on the environment were identified; the project is not adjacent to a scenic highway; and the project was not identified on a list of hazardous waste sites pursuant to Section 65962.5 of the Government Code.

DEVELOPMENT PROJECT MANAGER:

Oscar Galvez III

MAILING ADDRESS:

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

PHONE NUMBER / EMAIL:

(619) 533-3683 / GalvezO@sandiego.gov

On May 27, 2022 the City of San Diego made the above-referenced environmental determination pursuant to the California Environmental Quality Act (CEQA). This determination is appealable to the City Council. If

you have any questions about this determination, contact the City Development Project Manager listed above.

Applications to appeal CEQA determinations to the City Council must be filed in the office of the City Clerk within 10 business days from the date of the posting of this Notice (June 13, 2022). During the Statewide "Safer-at-Home" directive to reduce the spread of COVID-19, beginning March 19, 2020, appeals to the City Clerk must be filed by email or US Mail as follows:

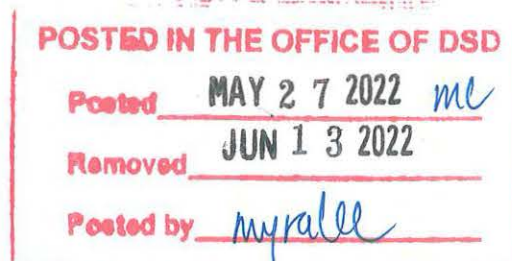
- 1) Appeals filed via E-mail: [The Development Permit/Environmental Determination Appeal Application Form DS-3031](https://www.sandiego.gov/sites/default/files/legacy/development-services/pdf/industry/forms/ds3031.pdf) can be obtained at <https://www.sandiego.gov/sites/default/files/legacy/development-services/pdf/industry/forms/ds3031.pdf>.


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

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

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

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



Page 3	City of San Diego • Information Bulletin 620		May 2020
	<p align="center">City of San Diego Development Services</p>	<p align="center">Community Planning Committee Distribution Form</p>	
Project Name: 8070 La Jolla Shores Dr.		Project Number: 696789	
Community: La Jolla			
<p align="center">For project scope and contact information (project manager and applicant), log into OpenDSD at https://aca.accela.com/SANDIEGO.</p> <p>Select "Search for Project Status" and input the Project Number to access project information.</p>			
<p><input checked="" type="radio"/> Vote to Approve</p> <p><input type="checkbox"/> Vote to Approve with Conditions Listed Below</p> <p><input type="checkbox"/> Vote to Approve with Non-Binding Recommendations Listed Below</p> <p><input type="checkbox"/> Vote to Deny</p>			
# of Members Yes 13	# of Members No 0	# of Members Abstain 1	
Conditions or Recommendations: Approved on consent at regular Trustee Meeting 1/6/22			
<p><input type="checkbox"/> No Action (Please specify, e.g., Need further information, Split vote, Lack of quorum, etc.)</p>			
NAME: Suzanne Weissman			
TITLE: Secretary, LJCPA		DATE: January 13, 2022	
<p align="center"><i>Attach additional pages if necessary (maximum 3 attachments).</i></p>			

Attachment 9

GENERAL SITE NOTES

- A. THE SITE PLAN IS FOR GENERAL SITE REFERENCE ONLY. REFER TO OTHER CONSTRUCTION DOCUMENTS FOR COMPLETE SCOPE OF WORK.
- B. THIS IS AN INTERIOR TENANT IMPROVEMENT PLAN ONLY. ONLY NEW OR RELOCATION OF NON-BEARING WALLS ARE INVOLVED. MINOR ALTERATIONS TO EXISTING ELECTRICAL, WATER, PHONE AND OTHER EXISTING UTILIZES TO THE TENANT SPACE ARE PROPOSED.
- C. BEFORE COMMENCING ANY SITE FOUNDATION OR SLAB CUTTING OR EXCAVATION THE CONTRACTOR SHALL VERIFY LOCATIONS OF ALL SITE UTILITIES, DIMENSIONS AND CONDITIONS. THESE INCLUDE BUT ARE NOT LIMITED TO PROPERTY LINES, SETBACK LOCATION TO ALL NEW OR EXISTING WALLS, EASEMENTS (IF ANY), EXISTING SITE UTILITIES, INCLUDING WATER, SEWER, GAS AND ELECTRICAL LINES AND ANY OTHER NEW OR EXISTING SITE ITEMS WHICH COULD AFFECT IN ANY WAY THE CONSTRUCTION OF THE BUILDING. FLAG OR OTHERWISE MARK ALL LOCATIONS OF SITE PROPERTY LINES, EASEMENTS (IF ANY) UNDERGROUND UTILITIES, AND INDICATE UTILITY TYPE.
- D. ALL CONDITIONS OR DIMENSIONS ON THESE PLANS SHALL BE VERIFIED IN THE FIELD BY THE GENERAL CONTRACTOR WITH ACTUAL SITE CONDITIONS. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND SHALL BE VERIFIED ON THE JOB SITE. ON-SITE VERIFICATION OF ALL DIMENSIONS AND CONDITIONS SHALL BE THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND SUBCONTRACTORS.
- E. THE CONTRACTOR OR SUB-CONTRACTOR SHALL NOTIFY THE ARCHITECT IF ANY CONFLICTS OR DISCREPANCY OCCURS BETWEEN THIS INFORMATION ON THIS PLAN AND ACTUAL FIELD CONDITIONS. DO NOT PROCEED WITH WORK IN CONFLICT WITH THESE DRAWING UNTIL WRITTEN OR VERBAL INSTRUCTIONS ARE ISSUED BY THE ARCHITECTS OFFICE.
- F. PROTECT AND MARK ALL EXISTING BUILDING STRUCTURE INCLUDING WALLS, BEAMS, COLUMNS, AREA SEPARATION WALLS, AND OTHER ITEMS THAT ARE PART OF THE EXISTING STRUCTURE AND NOT PART OF THE SCOPE OF THE TENANT IMPROVEMENT, AND MARK PERIMETER OF CONSTRUCTION ZONE.
- G. COORDINATE WITH OTHER TENANTS THE TEMPORARY SHUT-OFF OF ANY SITE UTILITIES, INCLUDING BUT NOT LIMITED TO ELECTRICAL SERVICE, GAS SERVICE, WATER SERVICE, SEWER SERVICE, TELEPHONE SERVICE, CABLE OR OTHER DATA LINKS WITH ARE CONNECTED TO THE BUILDING.
- H. LOCATE REFUSE BIN AT APPROVED ON-SITE LOCATION. CONTRACTOR SHALL DISPOSE OF ALL SITE REFUSE AT CITY-APPROVED LOCATIONS.
- I. PROVIDE BUILDING ADDRESS NUMBERS, VISIBLE AND LEGIBLE FROM STREET OR ROAD FRONTING THE PROPERTY.
- J. VERIFY THE LEVEL AND PLUMB OF EXISTING FLOORS, WALLS, CEILINGS AND OTHER ITEMS, WHICH WILL NOT BE CHANGED, SO THAT ANY ATTACHED STRUCTURE, WALLS, CEILING OR OTHER COMPONENTS CAN BE INSTALLED LEVEL AND PLUMB.
- K. NO TREES OR SHRUBS WHOSE HEIGHT WILL BE 3' AT MATURITY SHALL BE INSTALLED WITHIN 5' OF ANY PUBLICLY MAINTAINED WATER FACILITIES OR WITHIN 10' OF ANY PUBLICLY MAINTAINED SEWER FACILITIES.



Marengo Morton Architects

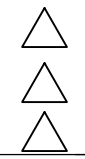
7724 Girard Ave.
Second Floor
La Jolla, CA 92037
Tel. (858) 459-3769
Fax. (858) 459-3768
Michael Morton AIA
Claude Anthony Marengo DESA



All design, ideas and arrangements as indicated on these drawings are the legal property of Marengo Morton Architects, Incorporated and the specific project for which they were prepared as indicated on the project title block. Reproduction, publication or re-use by any method, in whole or part, without the express written consent of Marengo Morton Architects, Incorporated is prohibited. There shall be no changes, substitutions, modifications or deviations from these drawings or accompanying specifications without the consent of Marengo Morton Architects, Incorporated. Visual, physical, or electronic contact or use of these drawings and attached specifications shall constitute the acceptance of all these restrictions.

THE CORNER SPECIALTY SHOPPE
8070-80 LA JOLLA SHORES DR.
LA JOLLA, CALIFORNIA 92037

REVISIONS PROJECT START
11/02/2021



PHASE CD PHASE

PROJECT NO. 2021-41

REVIEWED BY CAM

DRAWN BY SP

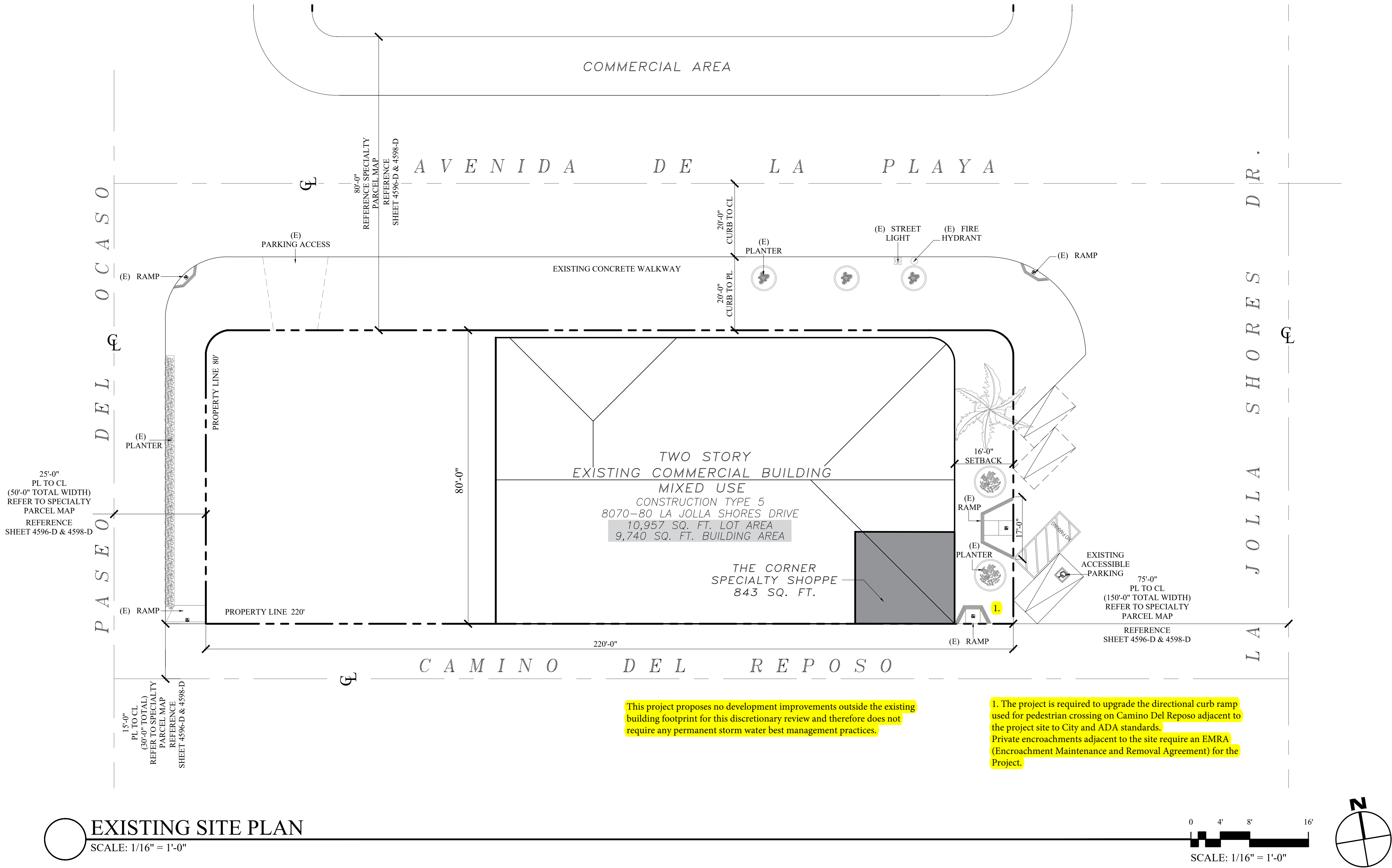
DATE 04/11/2022

Marengo Morton Architects, Inc. is providing, by agreement with certain parties, materials stored electronically. The parties recognize that data, plans, specifications, reports, documents, or other information recorded on or transmitted as electronic media (including but not necessarily limited to "CAD documents") are subject to undetectable alteration, either intentional or unintentional, due to, among other causes, transmission, conversion, media degradation, software error, or human alteration. Accordingly, all such documents are provided to the parties for informational purposes only and not as an end product nor as a record document. Any reliance thereon is deemed to be unreasonable and unenforceable. The signed and stamped hard copies with the wet signature of the Architect of Record are the Architect's Instruments of Service and are the only true and correct documents of record.

SHEET TITLE

SITE PLAN

A 010



	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: The Corner Specialty Shoppe, LLC **Project No. For City Use Only:** 696789

Project Address: 8070 La Jolla Shores Drive, La Jolla, CA 92037

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

☐ Corporation ☒ Limited Liability -or- ☐ General – What State? CA Corporate Identification No. 202101510076

☐ 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: Lisa Kennedy, Managing Member ☒ Owner ☐ Tenant/Lessee ☐ Successor Agency

Street Address: 8070 La Jolla Shores Drive

City: La Jolla State: CA Zip: 92037

Phone No.: 858-729-1889 Fax No.: _____ Email: Lisaatthecorner@gmail.com

Signature: _____ Date: October 21, 2021

Additional pages Attached: ☐ Yes ☒ No

Applicant

Name of Individual: Claude-Anthony Marengo, Agent, Marengo Morton Architects ☒ Owner ☐ Tenant/Lessee ☐ Successor Agency

Street Address: 7724 Girard Avenue, 2nd Floor

City: La Jolla State: CA Zip: 92037

Phone No.: 619-417-3111 Fax No.: _____ Email: CAMarengo@M2A.io

Signature: _____ Date: 10/21/21

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

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 Upon request, this information is available in alternative formats for persons with disabilities.