



THE CITY OF SAN DIEGO

Report to the Hearing Officer

DATE ISSUED: October 19, 2022 REPORT NO. HO-22-050

HEARING DATE: November 2, 2022

SUBJECT: UTC Market, Process Three Decision

PROJECT NUMBER: 698115 <https://opensd.sandiego.gov/Web/Approvals/Details/698115>

OWNER/APPLICANT: G&L 4150 Regents LLC, Steve and Abbo, Traveler's Convenience Inc / Kimberly Kantrud, Atlantis Group

SUMMARY

Issue: Should the Hearing Officer approve a Conditional Use Permit (CUP), for an Alcoholic Beverage Outlet

Staff Recommendation: Approve Conditional Use Permit No. 2586913

Community Planning Group Recommendation: On July 12, 2022, the University Community Planning Group voted 10-0-1 to recommend approval of the proposed project without any conditions or recommendations. (Attachment 7).

Environmental Review: The project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Section 15301 (Existing Facilities). The environmental exemption determination for this project was made on September 15, 2022, and the opportunity to appeal that determination ended on September 29, 2022.

BACKGROUND

The 2.64-acre project site is located at 4150 Regents Park Row, Suite 155. The site is designated Commercial and zoned CN-1-2 Zone within the University Community Plan area. Additionally, the site is located within the Coastal (non-appealable) Overlay zone and the Airport Influence Area for MCAS Miramar.

DISCUSSION

The project is a Conditional Use Permit (CUP) to allow an alcoholic beverage outlet for the sale of beer, wine, and distilled spirits through a State-issued Alcohol Beverage Control (ABC) Type 21 License within a 1,645- square-foot retail space. The San Diego Municipal Code (SDMC) defines Type

21 Licenses as alcoholic beverage outlets, which are allowed in the CN-1-2 Zone as a Limited Use subject to the requirements of SDMC Section 141.0502(b). An alcoholic beverage outlet that does not comply with these requirements, including the location criteria outlined in SDMC Section 141.0502(b)(1), may be permitted with a Process Three, CUP pursuant to SDMC Section 141.0502(c). In addition, a recommendation from the San Diego Police Department (SDPD) is required. The proposed alcoholic beverage outlet at the site requires a CUP because the project site does not meet the location criteria outlined in SDMC Section 141.0502(b), as explained below:

1. **Within a census tract, or within 600 feet of a census tract, where the general crime rate exceeds the citywide average general crime rate of more than 20 percent.** The project is within Census Tract No. 83.41, which reported a crime rate of 129.9 percent of the city-wide average based on statistics provided by the SDPD. A census tract is considered to have "high crime" if the crime rate exceeds 120 percent of the city-wide average. Therefore, the project requires a CUP due to being located within a high-crime census tract.
2. **Within a census tract, or within 600 feet of a census tract, where the ratio of alcohol beverage outlets exceeds the standards established by California Business and Professions Code section 23958.4.** The subject property is in Census Tract No. 83.41, which based on the California Business and Professions Code Section 23958.4 standards allows for two off-sale ABC licenses. The project site was previously licensed with a Type 20 License (Off Sale Beer & Wine). The project will replace the Type 20 License with a Type 21 License, therefore, not increasing or exceeding the number of licenses allowed as established by California Business and Professions Code section 23958.4.
3. **In an adopted Redevelopment Project Area.** The project site is not located within an adopted redevelopment project area.
4. **Within 600 feet of a public or private accredited school, a public park, playground or recreational area, church, hospital, or a San Diego County Welfare District Office.** The project site is not located within 600 feet of a public or private accredited school, a public park, playground or recreational area, church, hospital, or a San Diego County Welfare District Office. However, Mandell Weiss Eastgate Park, Nierman Pres-school and Lawrence Family Jewish Community Center are located approximately 700 feet or more on executive drive.
5. **Within 100 feet of residentially zoned property.** The project site is located within 100 feet of residentially zoned properties. Therefore, the project requires a CUP due to the close proximity to residentially zoned property.

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

The SDPD and DSD have concluded that if the permit and ABC license were appropriately

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

City staff has reviewed the proposal, including all the issues identified through the review process, and has determined that all project issues have been addressed. The project conforms with the Community Plan, and the adopted City Council policies and regulations of the Land Development Code. Therefore, draft findings and conditions to support project approval are presented to the Hearing Officer for consideration. Staff recommends that the Hearing Officer approve Conditional Use Permit No. 2586913 for the project.

ALTERNATIVES

1. Approve Conditional Use Permit No. 2586913 with modifications.
2. Deny Conditional Use Permit No. 2586913 if the findings required to approve the project cannot be affirmed.

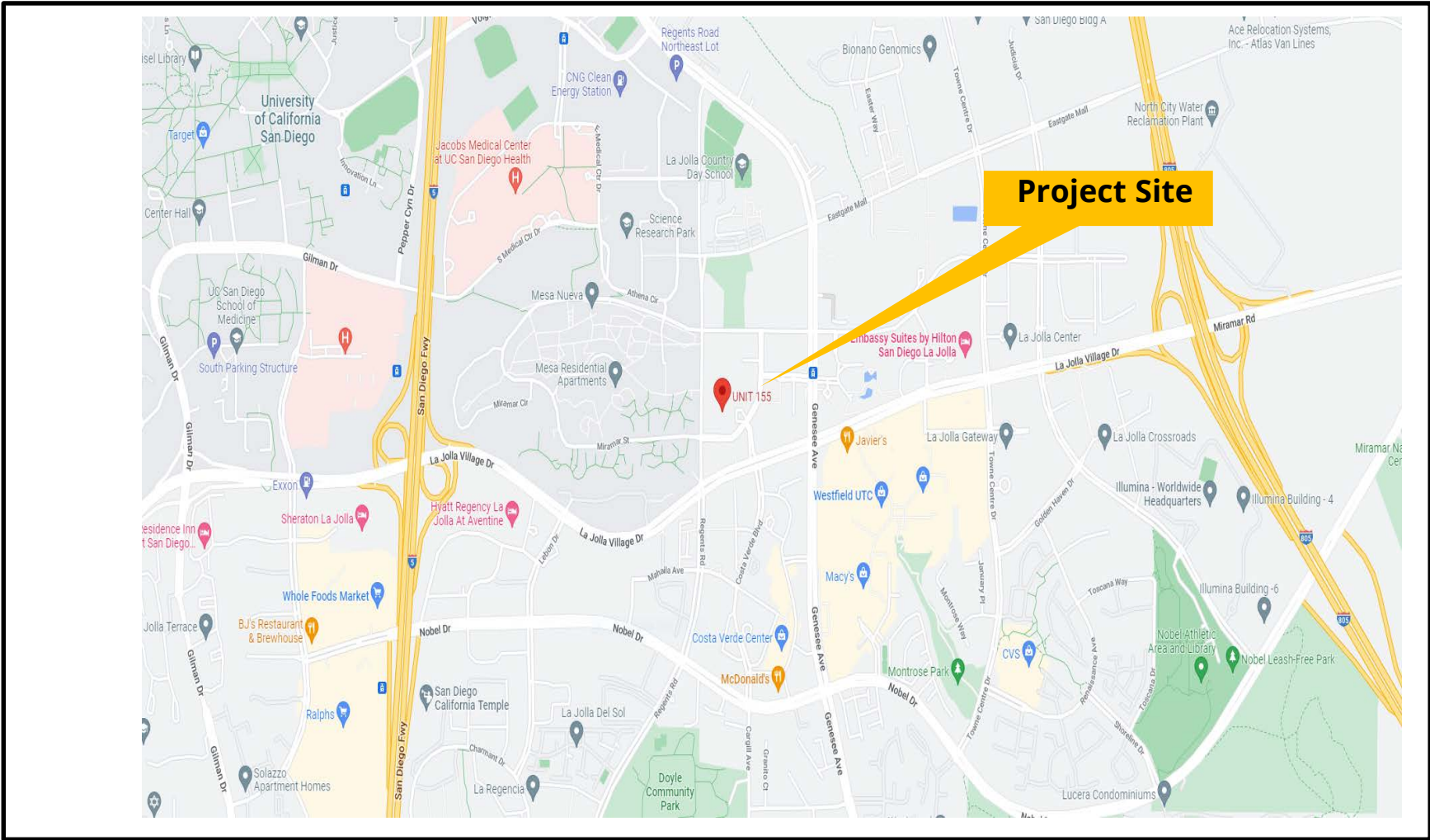
Respectfully submitted,

Will Rogers

Will Rogers, Development Project Manager

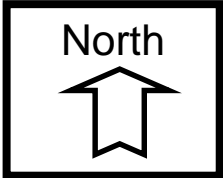
Attachments:

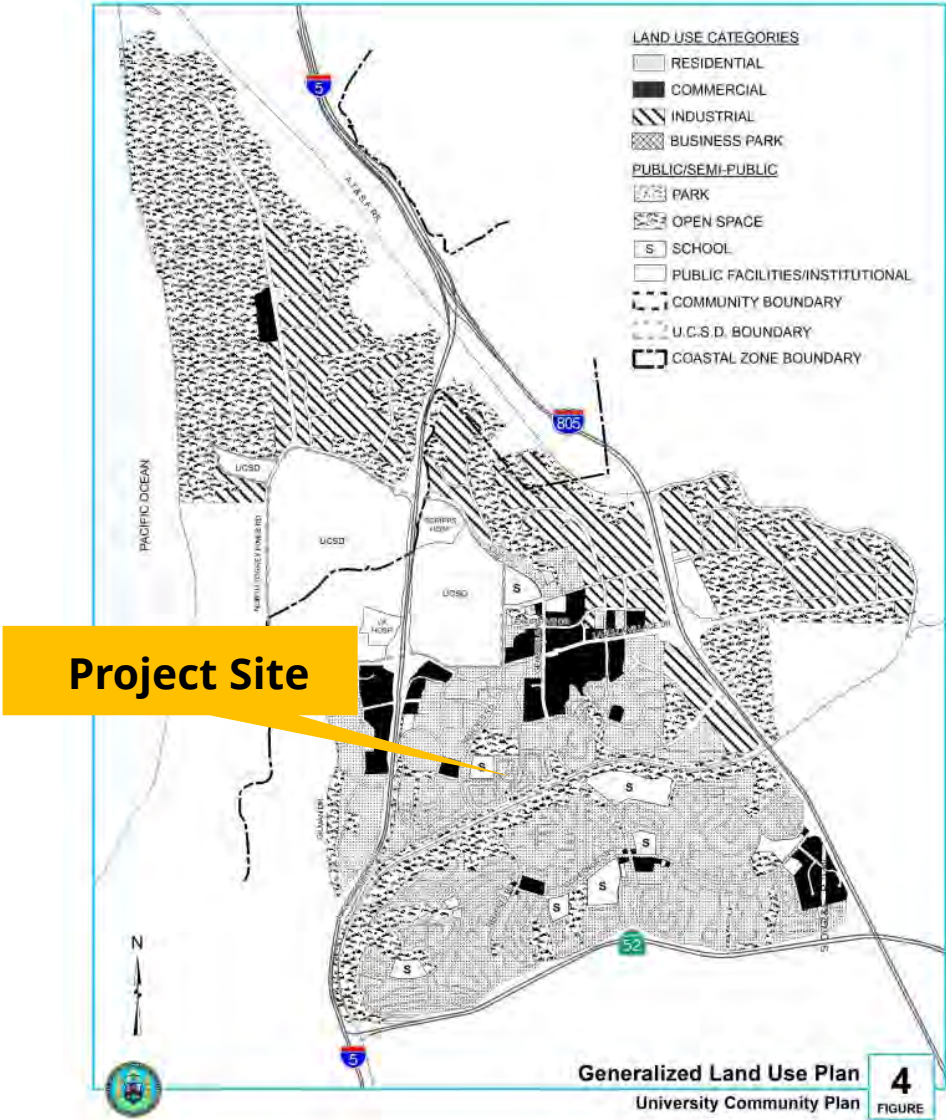
1. Project Location Map
2. Community Plan Land Use Map
3. Aerial Photograph
4. Draft Resolution with Findings
5. Draft Permit with Conditions
6. Environmental Exemption
7. Community Planning Group Recommendation
8. Ownership Disclosure Statement
9. San Diego Police Department Recommendation
10. Project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



Project Location Map

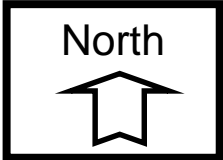
UTC Market CUP
Project No. 698115, 4150 Regents Park Row,
Suite #155





Land Use Map

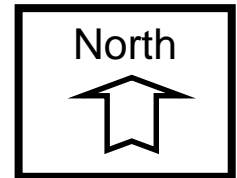
UTC Market CUP
Project No. 698115, 4150 Regents Park Row,
Suite #155





Aerial Photograph

UTC Market CUP
Project No. 698115, 4150 Regents Park Row,
Suite #155



HEARING OFFICER RESOLUTION NO. [REDACTED]
CONDITIONAL USE PERMIT NO. 2586913
UTC MARKET - PROJECT NO. 698115

WHEREAS, G&L 4150 Regents LP, a Delaware Limited Partnership, Owner, and Traveler's Convenience Inc. , Permittee, filed an application with the City of San Diego for a permit to operate an Alcoholic Beverage Outlet within a 1,645-square foot retail building, conditioned upon the issuance of a Type 21 license from the State Department of Alcoholic Beverage Control, as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. 2586913, on portions of a 2.64-acre site;

WHEREAS, the project site is located at 4150 Regents Park Row, Suite 155, in the CN-1-2 Zone of the University Community Plan;

WHEREAS, the project site is legally described as: Parcel 1 of Parcel Map No. 14943, in the City of San Diego, County of San Diego, State of California, according to Map thereof filed in the Office of the County Recorder of San Diego County, August 20, 1987;

WHEREAS, on September 15, 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 Guideline 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 November 2, 2022, the Hearing Officer of the City of San Diego considered Conditional Use Permit No. 2586913 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. 2586913:

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

1. Findings for all Conditional Use Permits:

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

The UTC Market (Project) proposes the operation of a 1,645-square-foot Alcoholic Beverage Outlet located at 4150 Regents Park Row Suite 155, in the CN-1-2 zone of the University Community Plan (Community Plan) Area.

The Project site is located in the Central Subarea (Urban Node) of the Community Plan. Located on the northeast corner of Regents Road and Regents Park Row. The project site is identified by the Community Plan as Neighborhood Commercial. The proposed alcohol beverage outlet within an existing commercial building is consistent with the land use plan designation for the site. A University Community Goal "Provide a complete range of goods and services for the residents of the University community" as listed on page 17 of the University Community Plan (UCP, 17). Additionally, the Community Plan states the desire "To develop an integrated system of commercial facilities that effectively meets the needs of community residents and visitors as well as assuring that each new development does not impede the economic vitality of other existing commercial areas" (UCP, 198). The Project includes the separately regulated retail sales use in an existing commercial site and conforms to the previously stated goals.

The Community Plan does not specifically address the sale of alcohol or Alcoholic Beverage Outlets; however, the sale of alcohol products is defined as a commercial retail use in the Land Development Code and is permitted as a limited use or with approval of a Conditional Use Permit (CUP). Alcoholic Beverage Outlets that do not meet all the locational criteria for alcohol sales as a limited use under SDMC section 141.0502, as is the case with the Project, may be approved with a Process Three, CUP.

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

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

The primary use on the site is a commercial retail shopping center. The operation of an Alcoholic Beverage Outlet at the site is allowed in the CN-1-2 Zone with a CUP at this location. The proposed Alcoholic Beverage Outlet at this location requires a CUP because the project site does not meet certain location criteria set forth in SDMC Section 141.0502(b)(1)(D) and Section 141.0502(b)(1)(E), as the project site is within 100 feet of a residentially zoned property and within a census tract that exceeds the city-wide average crime rate.

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

The CUP also includes conditions that all retail employees are to be trained in the Alcoholic Beverage Control (ABC) regulations through the Licensee Education on Alcohol and Drugs (LEAD) program, theft deterrence, and policies against the sale of alcoholic beverages to those under 21 years of age or intoxicated persons. Furthermore, the project is subject to all federal, state, and other local codes related to alcohol beverage sales, which would further ensure that the subject Alcoholic Beverage Outlet would not have an adverse impact on the public health, safety, and welfare. Additionally, it was determined that the proposed project is exempt from the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000 et seq.) under CEQA Guideline Section 15301 (existing facilities). Staff therefore determined that no subsequent or supplemental environmental document was required and all project issues and mitigation for significant impacts have been adequately addressed pursuant to the California Environmental Quality Act for the project. Based on the above, the proposed development will not be detrimental to the public health, safety, and welfare.

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

The Project proposes the operation of a 1,645-square-foot Alcoholic Beverage Outfit located at 4150 Regents Park Row Suite 155 in the CN-1-2 zone of the University Community Plan (Community Plan) Area. A Type 21 ABC license is defined as Off-Sale General, which authorized the sale of beer, wine and distilled spirits for off-site consumption.

The underlying CN-1-2 Zone is intended to provide residential areas with access to a limited number of convenient retail and personal service uses. The CN zones are intended to provide areas for small scale, low intensity developments that are consistent with the character of the surrounding residential areas with auto

orientation and allow for Alcoholic Beverage Outlets with a CUP and subject to regulations set forth in SDMC section 141.0502.

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

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

The Project proposes the operation of a 1,645-square-foot Alcoholic Beverage Outlet located at 4150 Regents Park Row Suite 155, in the CN-1-2 Zone of the University Community Plan (Community Plan) Area.

The project site is located in the Central Subarea (Urban Node) of the Community Plan. Located on the northeast corner of Regents Road and Regents Park Row. The project site is identified by the Community Plan as Neighborhood Commercial. The proposed alcohol beverage outlet within an existing commercial building is consistent with the land use plan designation for the site.

The Community Plan does not specifically address the sale of alcohol or Alcoholic Beverage Outlets; however, the sale of alcohol products is defined as a commercial retail use in the Land Development Code and is permitted as a limited use or with approval of a Conditional Use Permit (CUP). Alcoholic Beverage Outlets that do not meet all the locational criteria for alcohol sales as a limited use under SDMC section 141.0502, as is the case with the Project, may be approved with a Process Three, CUP. The underlying CN-1-2 Zone is intended to provide residential areas with access to a limited number of convenient retail and personal service uses. The CN zones are intended to provide areas for small scale, low intensity developments that are consistent with the character of the surrounding residential areas with auto orientation and allow for Alcoholic Beverage Outlets with a CUP and subject to regulations set forth in SDMC section 141.0502.

Approval of this CUP would allow the sale of beer, wine, and distilled spirits to be conditioned so that alcohol sales would not have a negative impact on the surrounding neighborhood. The project site does not meet certain location criteria set forth in SDMC section 141.0502(b)(1)(D) and 141.0502(b)(1)(E) as it is proposed to be located within 100 feet of a residentially zoned property and within a census tract that exceeds the City-wide crime rate. However, alcoholic beverage outlets that do not meet all the locational criteria for alcohol sales as a limited use under SDMC section 141.0502 may be approved with a Process Three CUP. The CUP includes conditions that prohibit gaming machines or video game devices on the premises,

prohibit loitering and graffiti, prohibit public pay phones, and limit advertising. Additionally, all retail employees are to be trained in ABC regulations Licensee Education on Alcohol and Drugs (LEAD) program, theft deterrence, and policies against the sale of alcoholic beverages to those under 21 years of age or intoxicated persons. These conditions of approval minimize any potential harm to public health, safety, and welfare.

The sale of beer, wine and distilled spirits is consistent with the commercial nature of the CN-1-2 zone and the Community Plan's Neighborhood Commercial land use designation. Therefore, based on the retail nature of the site and conditions of approval, the proposed development would be appropriate at the proposed location.

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

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Hearing Officer, Conditional Use Permit No. 2586913 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. 2586913, a copy of which is attached hereto and made a part hereof.

Will Rogers
Development Project Manager
Development Services

Adopted on November 2, 2022

IO#: 24009088

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: 24009088

SPACE ABOVE THIS LINE FOR RECORDER'S USE

CONDITIONAL USE PERMIT NO. 2586913
UTC MARKET - PROJECT NO. 698115
HEARING OFFICER

This Conditional Use Permit No. 2586913 is granted by the Hearing Officer of the City of San Diego to G&L 4150 Regents LP, a Delaware Limited Partnership, Owner, and Traveler's Convenience Inc. , Permittee, pursuant to San Diego Municipal Code [SDMC] section 141.0502. The 2.64-acre site is located at 4150 Regents Park Row, Suite 155, in the CN-1-2 zone of the University Community Plan. The project site is legally described as: Parcel 1 of Parcel Map No. 14943, in the City of San Diego, County of San Diego, State of California, according to Map thereof filed in the Office of the County Recorder of San Diego County, August 20, 1987.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner and Permittee to operate an alcoholic beverage outlet conditioned upon the issuance of a license from the State Department of Alcoholic Beverage Control and subject to the City's land use regulations) described and identified by size, dimension, quantity, type, and location on the approved exhibits (Exhibit "A") dated November 2, 2022, on file in the Development Services Department.

The project shall include:

- a. Operation of a 1,645-square-foot Alcoholic Beverage Outlet within a retail building conditioned upon the issuance of a Type 21 License from the State Department of Alcoholic Beverage Control (ABC).
- b. Off-street parking; and
- c. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality Act (CEQA) and the CEQA Guidelines, the City Engineer's requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the SDMC.

STANDARD REQUIREMENTS:

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36-month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by November 17, 2025.
2. This Conditional Use Permit (CUP) and corresponding use of this site shall expire on November 17, 2052. The Owner/Permittee may request that the expiration date be extended in accordance with SDMC Section 141.0502(c)(7).
3. The utilization of this CUP is contingent upon the approval of a license to sell alcohol at this location by the California Department of Alcoholic Beverage Control (ABC). The issuance of this CUP does not guarantee that the ABC will grant an alcoholic beverage license for this location.
4. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
 - a. The Owner/Permittee sign and return the Permit to the Development Services Department; and
 - b. The Permit is recorded in the Office of the San Diego County Recorder.
5. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.
6. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.
7. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
8. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 (ESA) and any amendments thereto (16 U.S.C. § 1531 et seq.).
9. The Owner/Permittee shall secure all necessary building permits. The Owner/Permittee is informed that to secure these permits, substantial building modifications and site improvements may be required to comply with applicable building, fire, mechanical, and plumbing codes, and State and Federal disability access laws.

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

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

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

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

PLANNING/DESIGN REQUIREMENTS:

13. Arcade games: Per SDMC Section 141.0502(b)(3), pool or billiard tables, foosball or pinball games, arcade-style video and electronic games, or coin-operated amusement devices are not permitted on the premises with an alcoholic beverage outlet.

14. Payphones: Exterior public pay phones that permit incoming calls are not permitted on the premises, adjacent to public sidewalks, or in areas under the control of the owner or operator.

15. **Illumination:** The owner or operator shall provide illumination at a minimum level of 0.4-foot candles per square foot on the exterior of the alcoholic beverage outlet, including adjacent to public sidewalks and areas under the control of the owner or operator. The illumination shall be in operation during all hours of darkness while the outlet is open for business so that persons standing on or near the premises at night are identifiable by law enforcement personnel. The required illumination shall be shielded and directed so that it does not shine on adjacent properties.
16. **No loitering post:** The owner or operator of the alcoholic beverage outlet shall post a prominent, permanent sign or signs stating, "No loitering, consumption of alcoholic beverages, or open alcoholic beverage containers are allowed inside the premises, in the parking area, or on the public sidewalks adjacent to the premises."
17. **Phone Number:** The owner or operator shall list a business address and telephone number in the San Diego telephone directory or other similar distributed directories.
18. **Trash:** The owner or operator shall provide trash receptacles, conveniently located for use by patrons, inside and outside the alcoholic beverage outlet, including adjacent public sidewalks and areas under the control of the owner or operator. At least one 13-gallon trash receptacle shall be located inside the premises. At least one 32-gallon trash receptacle shall be located outside the alcoholic beverage outlet, and at least one additional 32-gallon trash receptacle shall be located within the parking areas under the control of the owner or operator.
19. **Graffiti:** The owner or operator shall maintain the premises, adjacent public sidewalks, and areas under the control of the owner or operator free of litter and graffiti at all times. The owner or operator shall provide for the daily removal of trash, litter, and debris. The owner or operator shall eliminate graffiti within 48 hours of application.
20. **CUP Posting:** The owner or operator shall post a copy of the Conditional Use Permit in the licensed premises in a place where it may be readily viewed by any member of the general public or any member of a government agency.

POLICE DEPARTMENT REQUIREMENTS:

21. The hours for in-store operations shall be from 8:00am to Midnight as it relates to sales, service, or consumption of alcoholic beverages. The hours for the sale of alcoholic product via app/online platform for delivery only, shall be 6:00am to 2:00am.
22. No wine or distilled spirits shall be sold in containers of less than 375 milliliters.
23. The sale of beer or malt beverages in kegs is prohibited.
24. 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.

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

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

INFORMATION ONLY:

- The issuance of this discretionary permit alone does not allow the immediate commencement or continued operation of the proposed use on site. Any operation allowed by this discretionary permit may only begin or recommence after all conditions listed on this permit are fully completed and all required ministerial permits have been issued and received final inspection.
- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of this Permit, may protest the imposition within ninety days of the approval of this development permit by filing a written protest with the City Clerk pursuant to California Government Code-section 66020.
- This development may be subject to impact fees at the time of construction permit issuance.

APPROVED by the Hearing Officer of the City of San Diego on November 2, 2022, and Resolution No. HO-_____.

ATTACHMENT 5

Permit Type/PTS Approval No.: 2586913
Date of Approval: November 2, 2022

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

Will Rogers
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.

G&L 4150 Regents LLC
A Delaware Limited Partnership
Owner

By _____
Erin C. Ibele
Title:

Traveler's Convenience Inc.
Permittee

By _____
Steve Abbo
Chief Executive Officer

**NOTE: Notary acknowledgments
must be attached per Civil Code**

section 1189 et seq.

DRAFT



THE CITY OF SAN DIEGO

Date of Notice: September 15, 2022

NOTICE OF RIGHT TO APPEAL ENVIRONMENTAL DETERMINATION DEVELOPMENT SERVICES DEPARTMENT

SAP No. 24009088

PROJECT NAME / NUMBER: UTC Market CUP / 698115

COMMUNITY PLAN AREA: University

COUNCIL DISTRICT: 1

LOCATION: 4150 Regents Park Row Suite 155, within the City and County of San Diego

PROJECT DESCRIPTION: A CONDITIONAL USE PERMIT (CUP) to allow Type-21 alcohol sales within an existing 1,645 square foot (sf) market. No construction is proposed. The project site is located at 4150 Regents Park Row. The site is designated Commercial and zoned CN-1-2 zone within the University Community Plan area. Additionally, the site is located within the Coastal (non-appealable) Overlay zone and the Airport Influence Area (MCAS Miramar). **LEGAL DESCRIPTION:** Parcel 1 of Parcel Map No 14943.

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 conducted an environmental review that determined the project would not have the potential to cause a significant effect on the environment. The project meets the criteria set forth in CEQA Section 15301 which consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use. The project is requesting for the permitting of alcohol sales within an existing market and no construction is proposed. Therefore, this exemption was deemed appropriate. In addition, the exceptions listed in CEQA Section 15300.2 would not apply.

DEVELOPMENT PROJECT MANAGER: Will Rogers

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

PHONE NUMBER / EMAIL: (619) 446-5283 / RogersRW@sandiego.gov

On September 15, 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 determination made by staff (including the City Manager) 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 (September 29, 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 can be obtained at <https://www.sandiego.gov/sites/default/files/legacy/development-services/pdf/industry/forms/ds3031.pdf>.

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

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

Deposit the fully completed appeal application [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		August 2018
	City of San Diego Development Services 1222 First Ave., MS-302 San Diego, CA 92101		<h1 style="text-align: center;">Community Planning Committee Distribution Form</h1>
Project Name: Digital UTC Market CUP		Project Number: 698115	
Community: University			
<p>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>			
<input checked="" type="checkbox"/> Vote to Approve <input type="checkbox"/> Vote to Approve with Conditions Listed Below <input type="checkbox"/> Vote to Approve with Non-Binding Recommendations Listed Below <input type="checkbox"/> Vote to Deny		Date of Vote: July 12, 2022	
# of Members Yes 10	# of Members No 0	# of Members Abstain 1	
Conditions or Recommendations: None			
<input type="checkbox"/> No Action (Please specify, e.g., Need further information, Split vote, Lack of quorum, etc.)			
NAME: Chris Nielsen			
TITLE: Chair		DATE: July 15, 2022	
<p><i>Attach additional pages if necessary (maximum 3 attachments).</i></p>			

Visit our web site at www.sandiego.gov/development-services.

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

DS-5620 (08-18) ONLINE FORM

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

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

Project Title: UIC Market ABO **Project No. For City Use Only:** _____

Project Address: 4150 Regents Park Row #155 La Jolla, CA 92037

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: G&L 4150 Regents LP Owner Tenant/Lessee Successor Agency

Street Address: 4150 Regents Park

City: La Jolla State: CA Zip: 92037

Phone No.: 458-622-1240 Fax No.: _____ Email: dbrown@welltower.com

Signature:  Date: 1/10/2022

Additional pages Attached: Yes No

Applicant

Name of Individual: Traveler's Convenience Inc Owner Tenant/Lessee Successor Agency

Street Address: 10591 Noakes Rd

City: La Mesa State: CA Zip: 91941

Phone No.: (619) 654-3262 Fax No.: _____ Email: stevegabbo@hotmail.com

Signature:  Date: 10/12/21

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

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

PREMISE ADDRESS: 4150 Regetns Park Row #155, San Diego, CA 92037

TYPE OF BUSINESS: Liquor store (Type 21 Off-Sale General)

FEDERAL CENSUS TRACT: 83.41

NUMBER OF ALCOHOL LICENSES ALLOWED: Off-Sale: 0

NUMBER OF ALCOHOL LICENSES EXISTING: Off-Sale: 0

CRIME RATE IN THIS CENSUS TRACT: 129.9%
(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 83.41. The reported crime rate for 2021 within Census Tract 83.41 was 129.9% and the alcohol crime rate was 41.7%. 4150 Regents Park Row #155 is within 100 feet of residents and is located 30 feet from Regents La Jolla apartment complex, which is located at 9253 Regents Road, San Diego, CA 92037

This is a mixed area with residential space on the north and west of the location and retail/medical/commercial to the south and east.

This was previously a pharmacy and was licensed with a Type 20 (Off-Sale Beer & Wine) license.

SUGGESTED CONDITIONS:

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

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

1825 MTH

surveillance shall not be deleted, voided or destroyed. Recordings shall be maintained for a minimum of 30 days absent a request of law enforcement.

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

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

SAN DIEGO POLICE DEPARTMENT RECOMMENDATION:

APPROVE

DENY

Benjamin McCurry
Name of SDPD Vice Sergeant (Print)

(619) 531-2977
Telephone Number

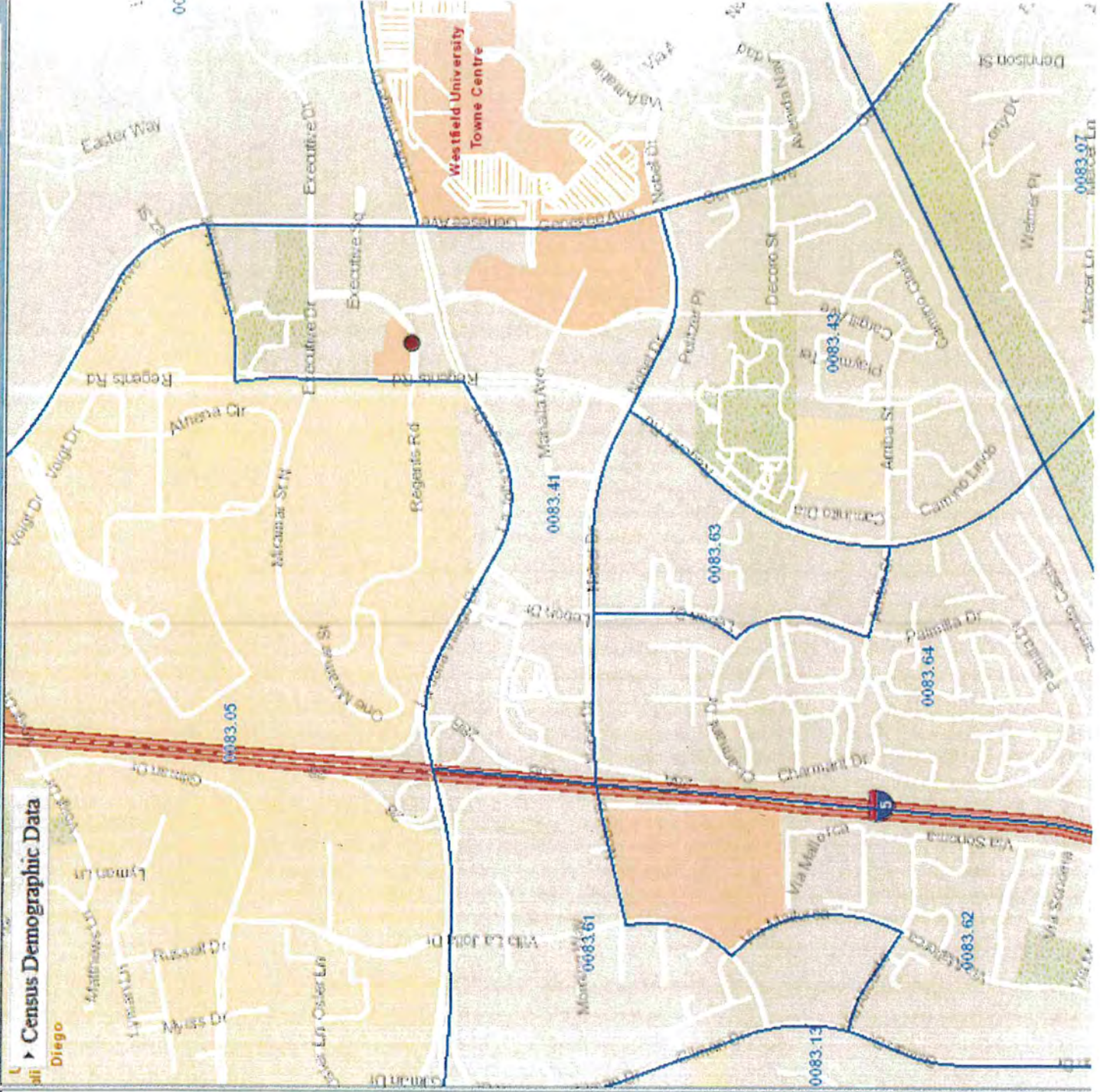
Benjamin McCurry
Signature of SDPD Vice Sergeant

6-22-22
Date of Review

Matched Address	
Address	4150 REGENTS PARK ROW, LA JOLLA, CA, 92037
MSA/MD Code	41740
State Code	06
County Code	073
Tract Code	0083.41
MSA/MD Name	SAN DIEGO-CHULA VISTA-CARLSBAD, CA
State Name	CALIFORNIA
County Name	SAN DIEGO COUNTY

Census Demographic Data

User Select Tract





ABC Report
SDPD Census Tract Summary - 2021

Required Parameters

Reporting Period: 01/2021 to 12/2021
 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: 58,606
 Total Census Tract: 302
 Average Total per Census Tract: 194.1

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

	Census Tract	Totals	% Average by Census Tract
146	008313	41	21.1%
147	008324	152	78.3%
148	008327	66	34.0%
149	008328	54	27.8%
150	008329	247	127.3%*
151	008330	59	30.4%
152	008331	17	8.8%
153	008333	166	85.5%
154	008335	88	45.3%
155	008336	14	7.2%
156	008337	27	13.9%
157	008339	149	76.8%
158	008340	442	227.8%*
159	008341	252	129.9%*
160	008343	107	55.1%
161	008344	64	33.0%
162	008345	102	52.6%
163	008346	168	86.6%
164	008347	41	21.1%
165	008348	34	17.5%
166	008349	93	47.9%
167	008350	522	269.0%*
168	008351	103	53.1%
169	008352	39	20.1%
170	008353	59	30.4%
171	008354	199	102.5%
172	008355	97	50.0%
173	008356	43	22.2%
174	008357	94	48.4%

San Diego Police Department
Alcohol Arrests & Cites - By Census Tract
(Excluding Unknown Tracts)
January to December 2021

2010 Census Tract	Alcohol Violations	Tract Total as % of Average Tract
007701	13	60.3%
007702	9	41.7%
007800	110	509.8%
007903	34	157.6%
007905	495	2294.2%
007907	40	185.4%
007908	15	69.5%
007910	495	2294.2%
008002	6	27.8%
008003	15	69.5%
008006	9	41.7%
008101	18	83.4%
008102	6	27.8%
008200	32	148.3%
008301	2	9.3%
008303	3	13.9%
008305	16	74.2%
008306	2	9.3%
008307	1	4.6%
008310	4	18.5%
008311	0	0.0%
008312	10	46.3%
008313	4	18.5%
008324	18	83.4%
008327	6	27.8%
008328	2	9.3%
008329	9	41.7%
008330	0	0.0%
008331	0	0.0%
008333	7	32.4%
008335	3	13.9%
008336	0	0.0%
008337	3	13.9%
008339	13	60.3%
008340	14	64.9%
008341	9	41.7%
008343	4	18.5%
008344	5	23.2%
008345	3	13.9%
008346	12	55.6%
008347	3	13.9%

are currently running an experimental version of Earth.

Learn more Send feedback



Distance ?
30 ft ▾

✕

📄

↻ Start new



3D

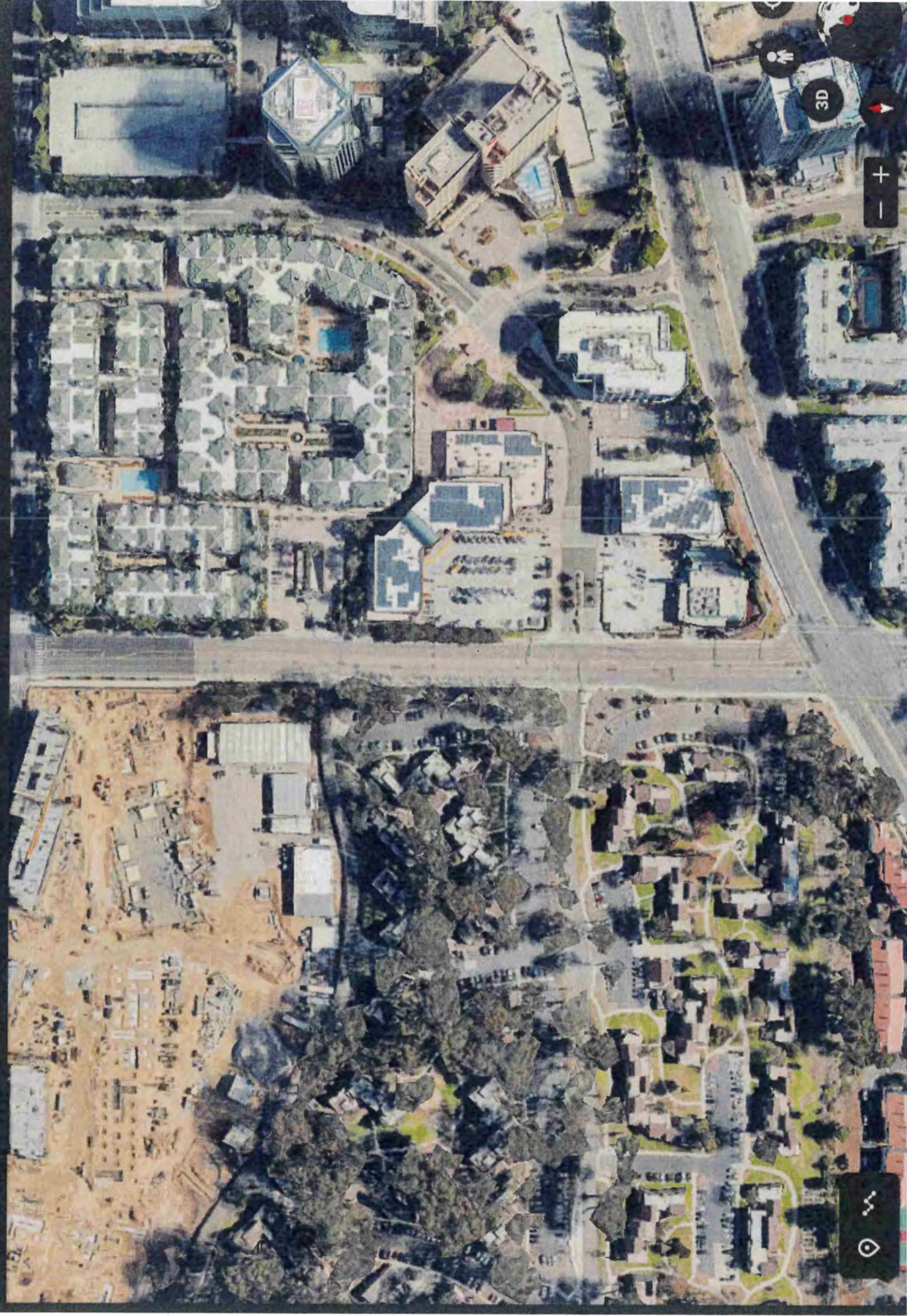




<https://earth.google.com/web/search/4150+Regents+Park+Row,+La+Jolla,+San+Diego,+CA/@32.87321875,-117.21829403>

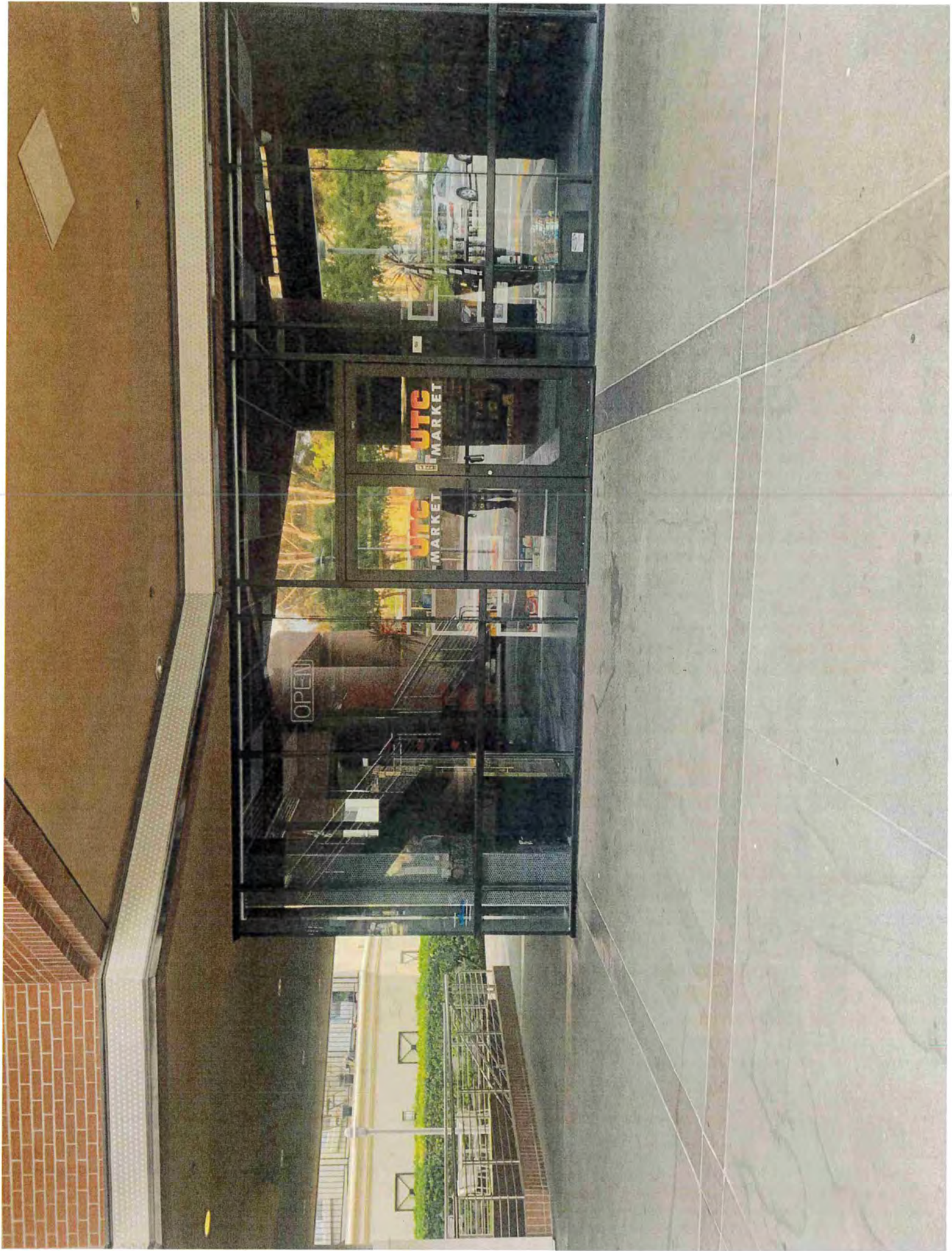
are currently running an experimental version of Earth.

[Learn more](#) [Send feedback](#)

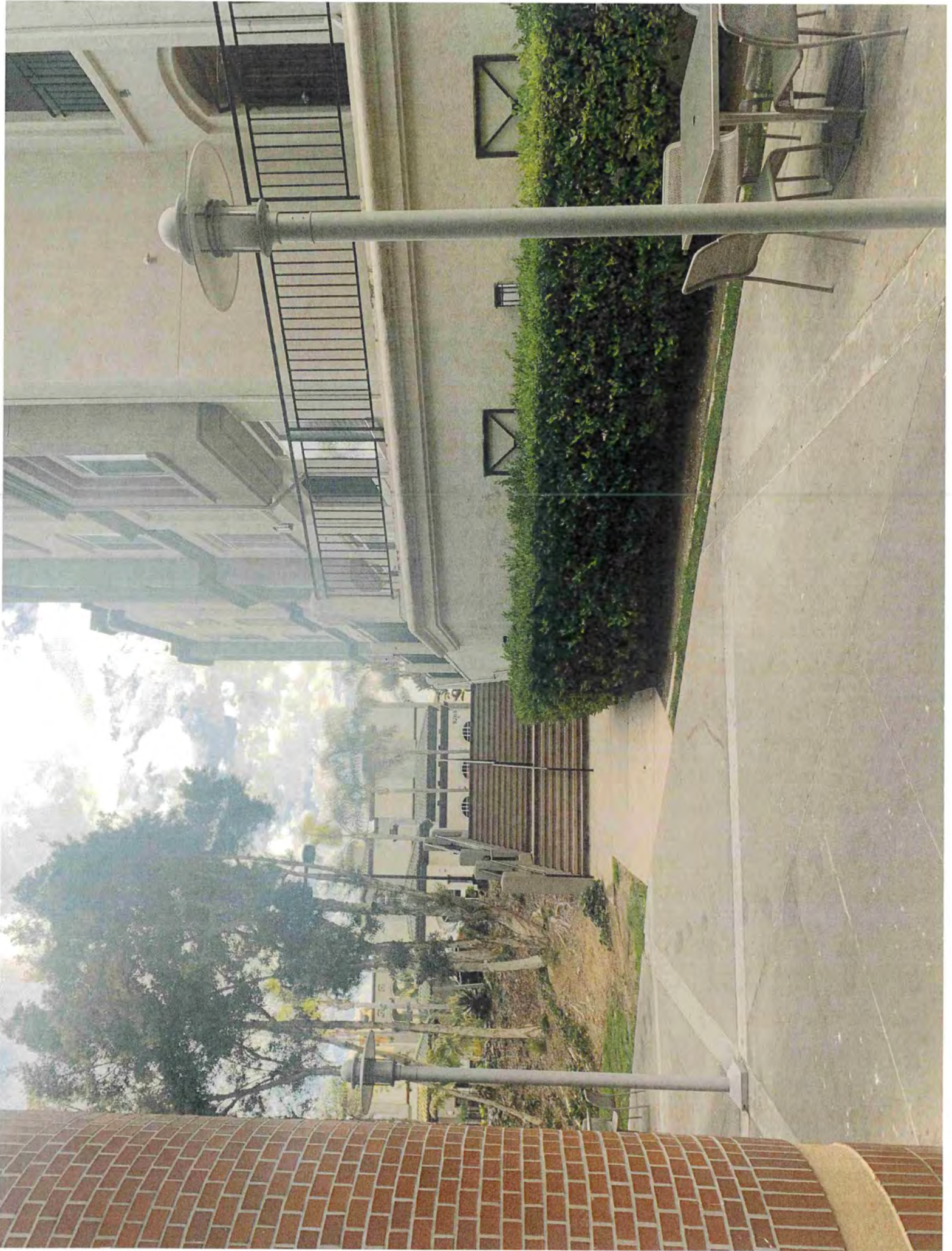


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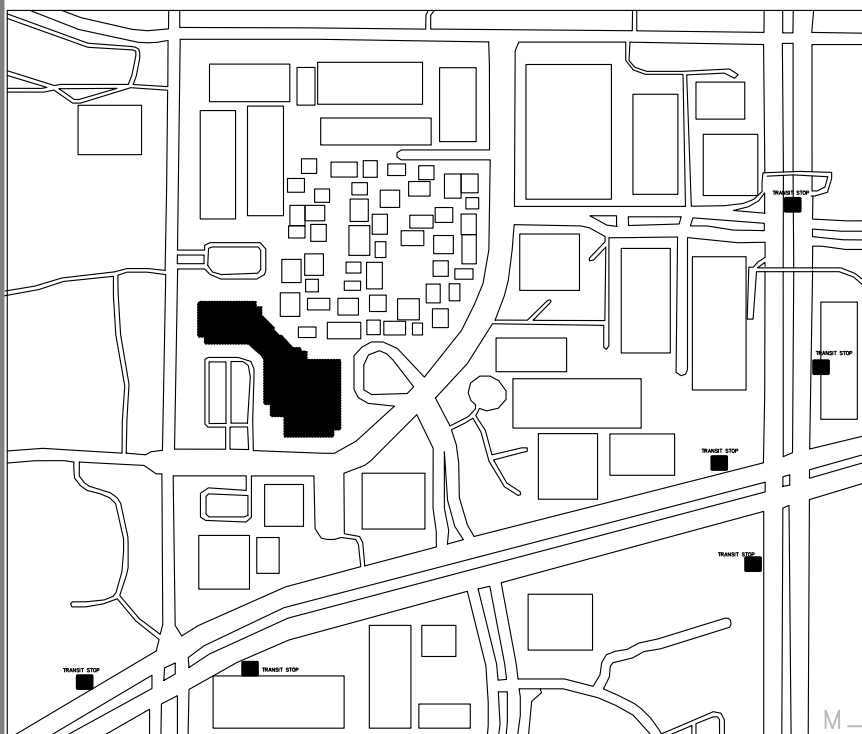




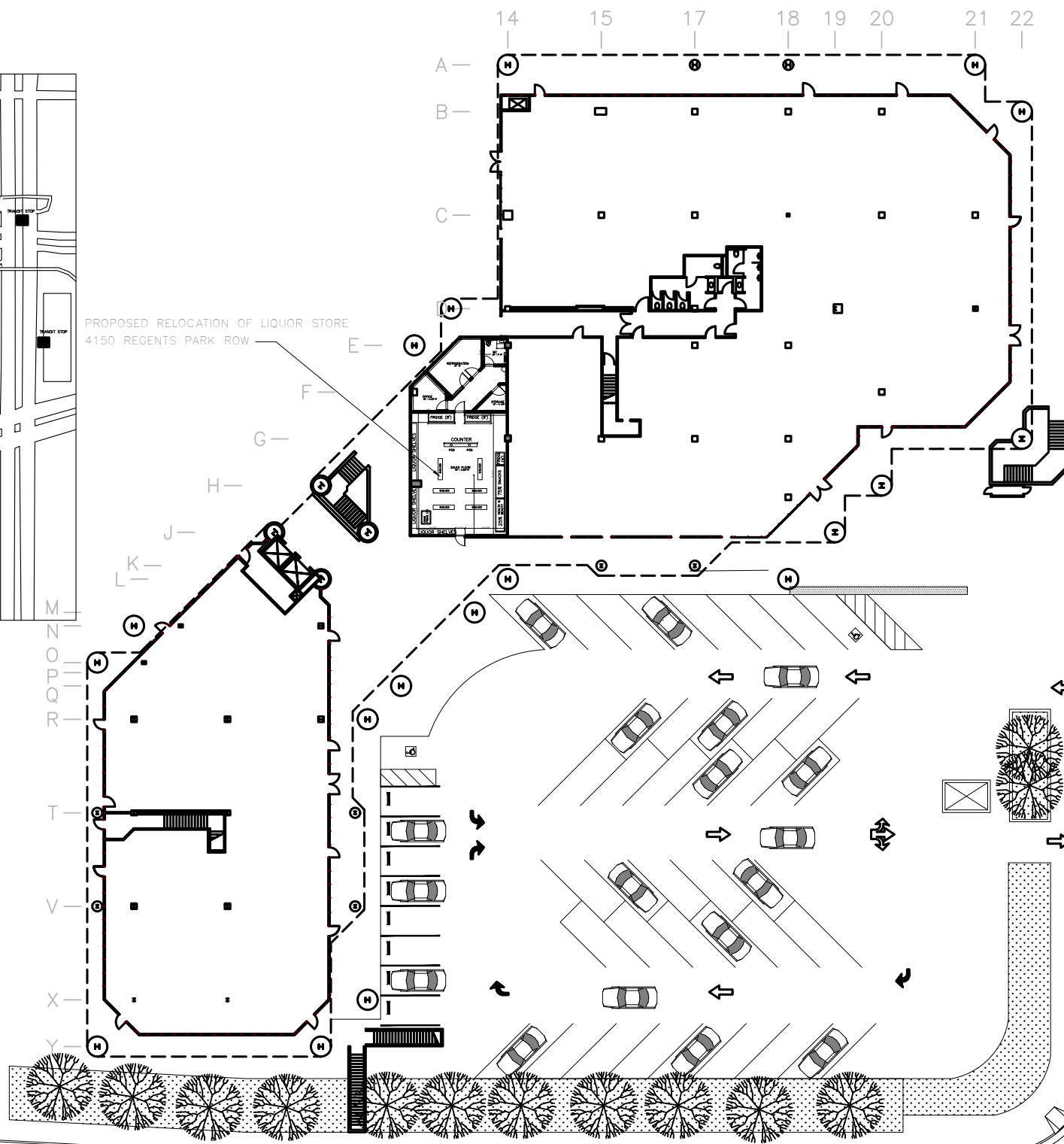




TRANSIT STOP



PROPOSED RELOCATION OF LIQUOR STORE
4150 REGENTS PARK ROW



REGENTS RD.

SITE PLAN

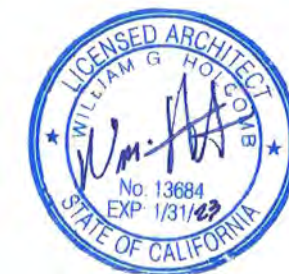
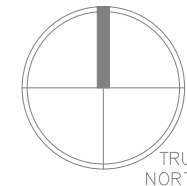
SCALE: 1" = 1' - 0"

GENERAL REQUIREMENTS

1. Buildings undergoing construction, alteration, or demolition shall conform to CFC Chapter 33. Welding, cutting and other hot work shall be in conformance with CFC Chapter 35.
2. During construction, at least one extinguisher shall be provided on each floor level at each stairway, in all storage and construction sheds, in locations where flammable or combustible liquids are stored or used, and where other special hazards are present per CFC Section 3315.1.
3. Open flames, fire, and burning on all premises is prohibited except as specifically permitted by the City of San Diego and CFC 308.
4. New and existing buildings shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall be minimum of 4" inches high with a minimum stroke of .5 inches. Where access is by means of a private road and the building cannot be viewed from the public way, a monument, pole or other sign or means shall be used to identify the structure.
5. Building insulation shall be certified by the manufacturer to meet the California quality standards for insulating materials.
6. All new glazing will be installed w/ certifying label attached showing the "U" value.
7. The contractor shall provide a separation or barrier between all dissimilar metals.
8. All exterior metal, including but not limited to weld plates, flashing, etc., shall be primed and painted per the specification (copper shall be left unpainted, unless otherwise noted).

GENERAL NOTES

1. The means of egress will be illuminated to a level not less than one foot-candle at the walking surface at all times the building space served by the means of egress is occupied.
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9. The egress path shall remain free and clear of all obstructions at all times. No storage is permitted in any egress paths.



SITE NUMBER:
4150 REGENTS PARK ROW, LA JOLLA, CA 92037

SITE INFO:
REGENTS PARK, BETWEEN REGENTS RD. AND THE REGENTS PARK RD 92037

SYMBOLS	ABBREVIATIONS
	A.D = AREA DRAIN
	BLDG = BUILDING
	T.O.B. = TOP OF BEAM
	OPNG = OPENING
	RM = ROOM
	LVL = LEVEL
	COL = COLUMN
	DET = DETAIL
	MM = MILLIMETERS
	CLG = CEILING

OBSERVATIONS	
DESCRIPTION	DATE

CLIENT:
LTCONSULTING

PROJ ARCHITECT:
MATERIA DESARROLLOS

PROJ. ENGINEER:

CHECKED BY:

PROJECT NAME:
LA JOLLA LIQUOR STORE

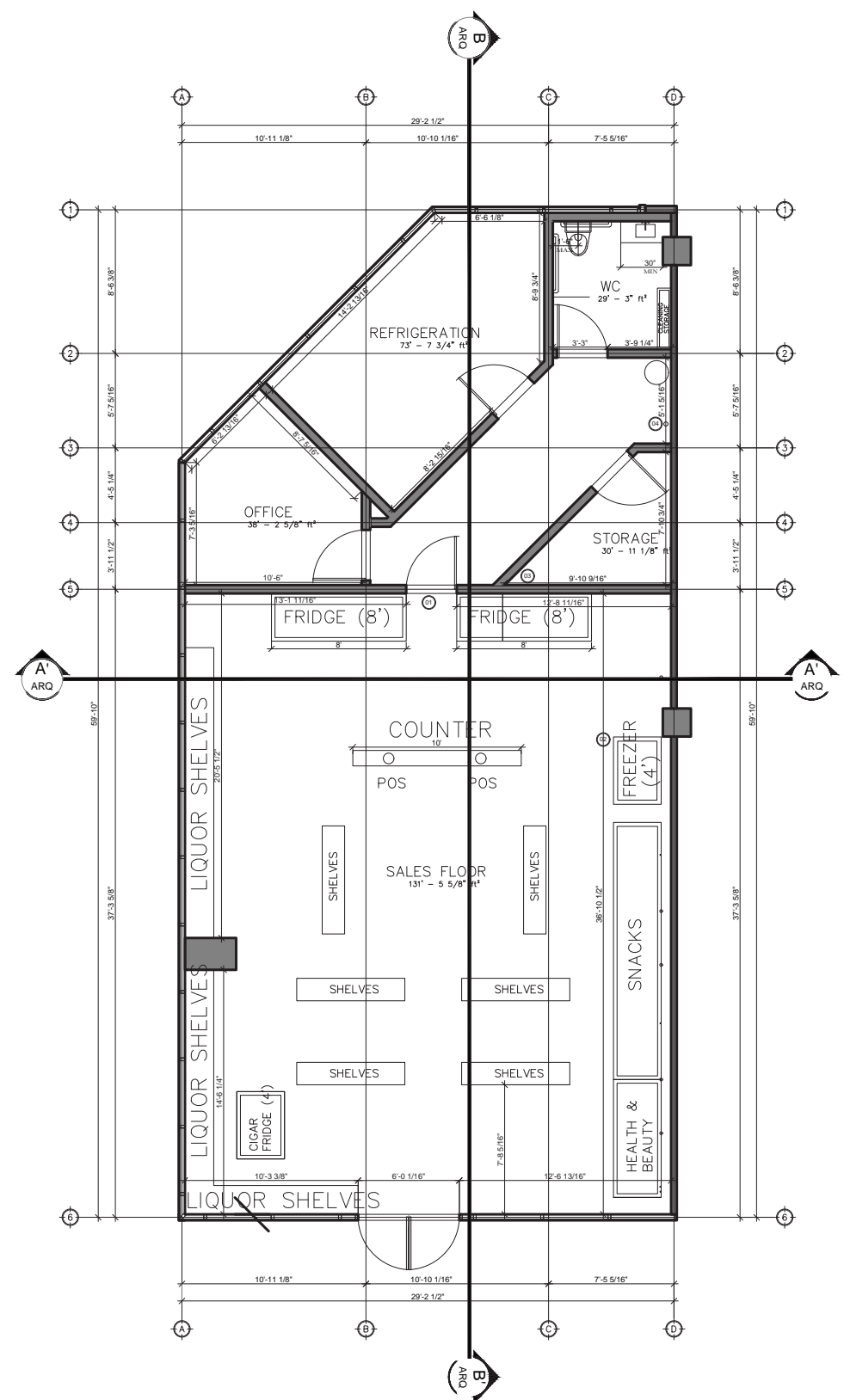
LOCATION:
SAN DIEGO, CA

TYPE OF PROJECT:
TENANT IMPROVEMENTS

SHEET TITLE:
SITE PLAN

SCALE: PROJECT FILE: DATE: DRAWN
3/4" = 1'-0" INCHES SPCA-01 SEP 2021 BY AMO

A100
SITE PLAN



FLOOR PLAN
SCALE: 3/4" = 1' - 0"

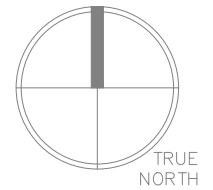
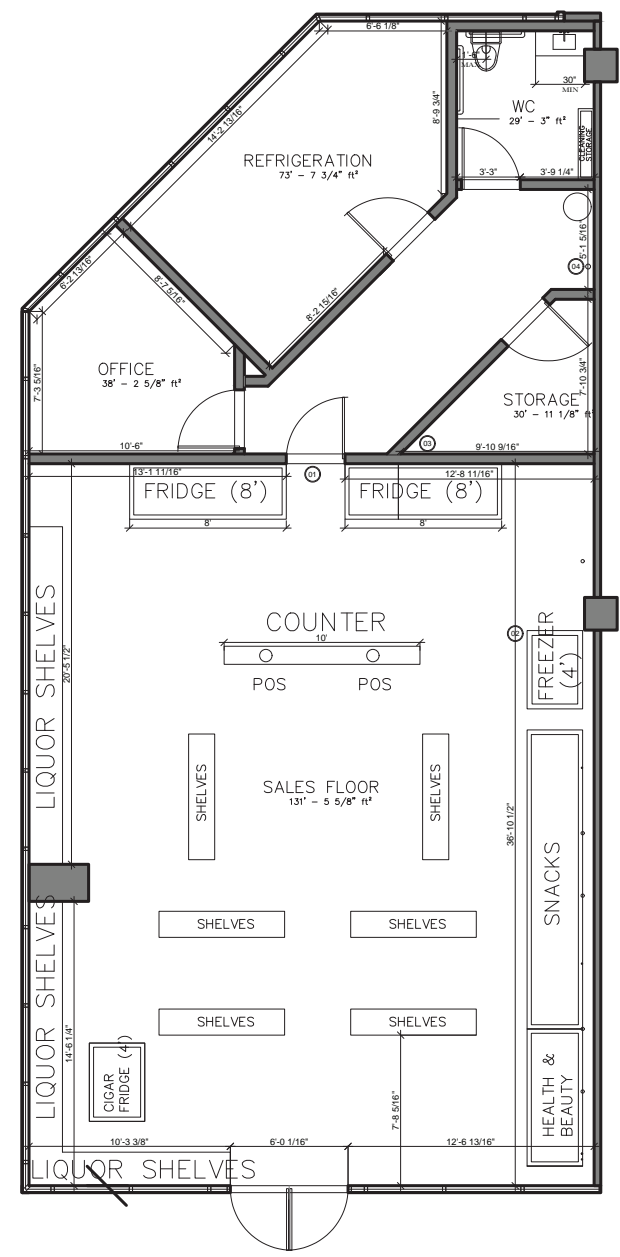
- KEY NOTES**
- All doors considered, are the ones that are already on site
 - Check product specification sheets for all the refrigerators proposed
 - Patch existing wall at existing element stated for demolition, typical
 - Existing floor drain

GENERAL REQUIREMENTS

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LTCONSULTING

PROJ ARCHITECT:
MATERIA DESARROLLOS

PROJ. ENGINEER:

CHECKED BY:

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LOCATION:
SAN DIEGO, CA

TYPE OF PROJECT:
TENANT IMPROVEMENTS

SHEET TITLE:
FLOOR PLAN

SCALE: 3/4" = 1'-0"

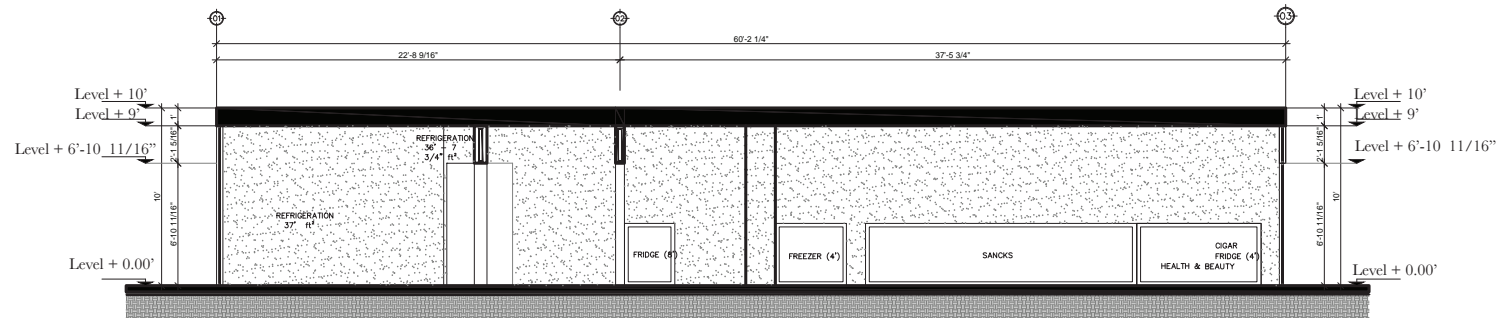
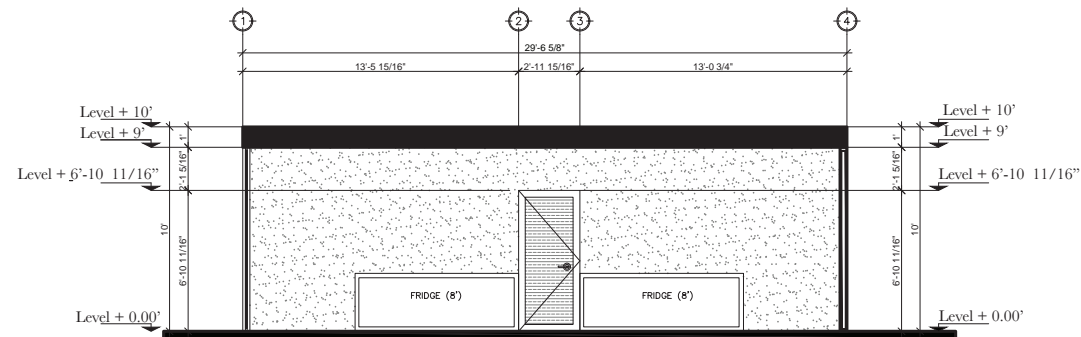
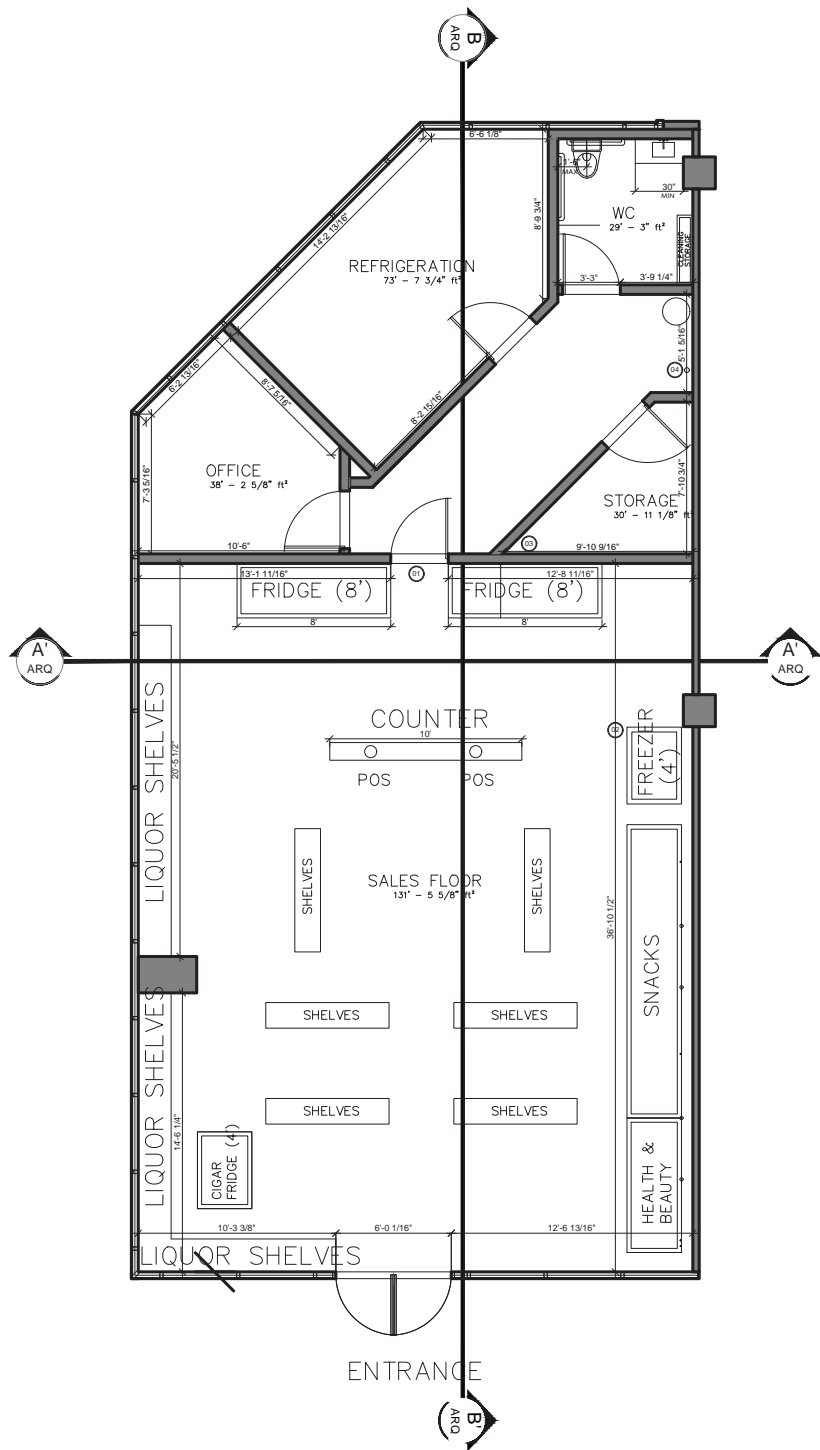
PROJECT: INCHES

FILE: CA-02

DATE: SEP 2021

DRAWN: B/AMO

A101
FLOOR PLAN



KEY NOTES

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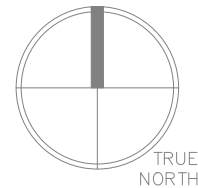
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8. Open flames, fire, and burning on all premises is prohibited except as specifically permitted by the City of San Diego and CFC 308.
9. The egress path shall remain free and clear of all obstructions at all times. No storage is permitted in any egress paths



SITE NUMBER:
4150 REGENTS PARK ROW, LA JOLLA, CA 92037

SITE INFO:
REGENTS PARK, BETWEEN REGENTS RD. AND THE REGENTS PARK RD 92037

SYMBOLS	ABBREVIATIONS
	A.D = AREA DRAIN
	BLDG = BUILDING
	T.O.B. = TOP OF BEAM
	OPNG= OPENING
	RM= ROOM
	LVL= LEVEL
	COL= COLUMN
	DET= DETAIL
	MM= MILLIMETERS
	CLG= CEILING

OBSERVATIONS	
DESCRIPTION	DATE

CLIENT:
LTCONSULTING

PROJ ARCHITECT:
MATERIA DESARROLLOS

PROJ. ENGINEER:

CHECKED BY:

PROJECT NAME:
LA JOLLA LIQUOR STORE

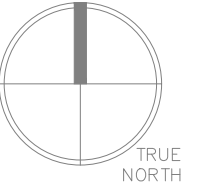
LOCATION:
SAN DIEGO, CA

TYPE OF PROJECT:
TENANT IMPROVEMENTS

SHEET TITLE:
SITE SECTION LINES

SCALE: PROJECT FILE: DATE: DRAWN BY:
3/4" = 1'-0" INCHES SEP 2021 B11MO

A102
FLOOR PLAN



SITE NUMBER:
4150 REGENTS PARK ROW, LA JOLLA, CA 92037

SITE INFO:
REGENTS PARK, BETWEEN REGENTS RD. AND THE REGENTS PARK RD. 92037

SYMBOLS	ABBREVIATIONS
	A.D. = AREA DRAIN
	BLDG = BUILDING
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	MM = MILLIMETERS
	CLG = CEILING

OBSERVATIONS	
DESCRIPTION	DATE

CLIENT:
LTCONSULTING

PROJ ARCHITECT:

PROJ. ENGINEER:

CHECKED BY:

PROJECT NAME:
LA JOLLA LIQUOR STORE

LOCATION:
SAN DIEGO, CA

TYPE OF PROJECT:
TENANT IMPROVEMENTS

SHEET TITLE:
ELEVATIONS

SCALE: 3/4" = 1'-0"

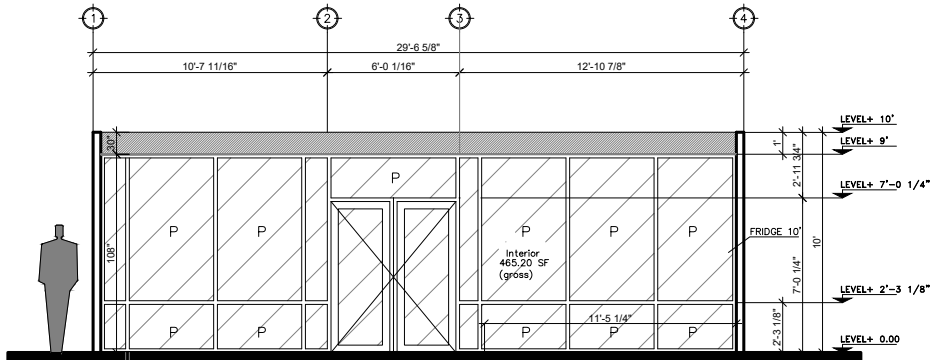
PROJECT: INCHES

FILE:

DATE: SEP 2021

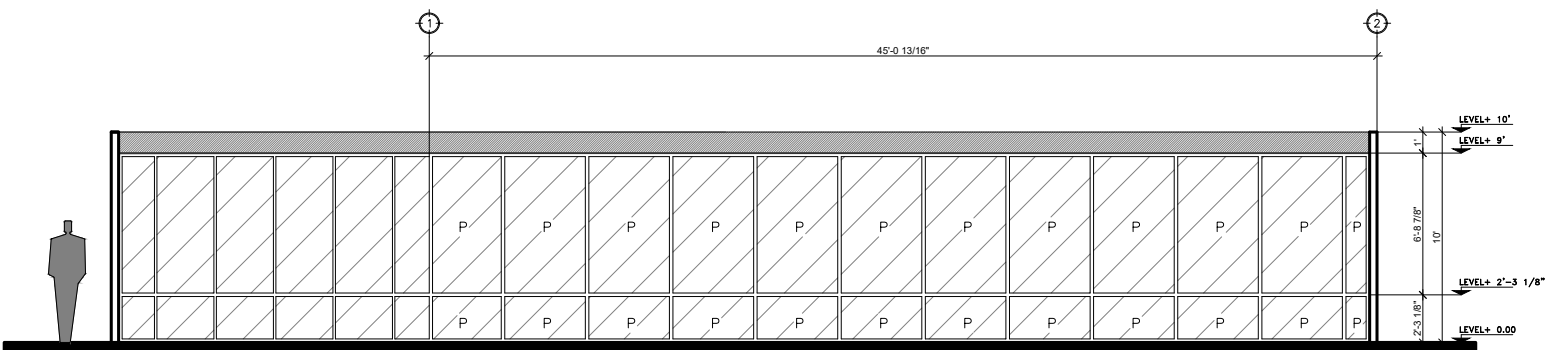
DRAWN: BY AMO

A103
ELEVATIONS



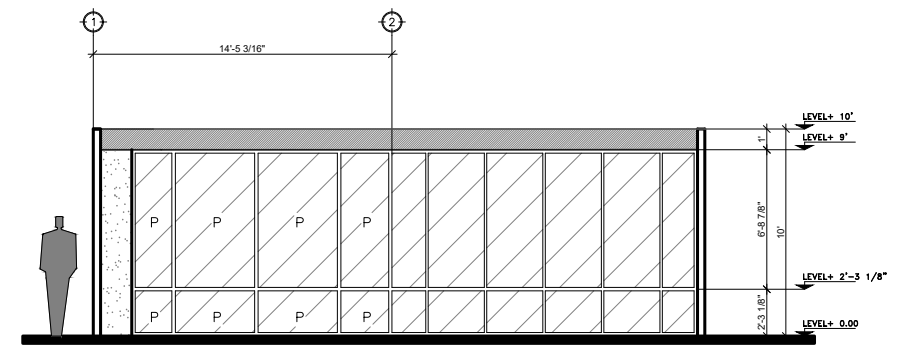
EXTERIOR ELEVATION 1

SCALE: 3/4" = 1' - 0"



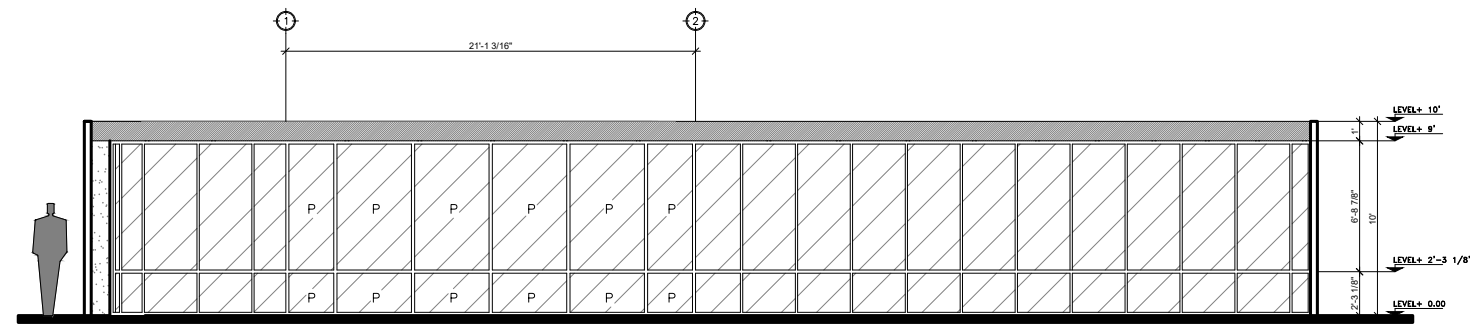
EXTERIOR ELEVATION 2

SCALE: 3/4" = 1' - 0"



EXTERIOR ELEVATION 3

SCALE: 3/4" = 1' - 0"



EXTERIOR ELEVATION 4

SCALE: 3/4" = 1' - 0"

KEY NOTES

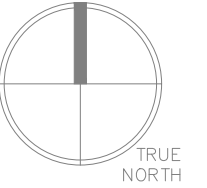
- All doors considered, are the ones that are already on site
- Check product specification sheets for all the refrigerators proposed
- Patch existing wall at existing element stated for demolition, typical
- Existing floor drain

GENERAL REQUIREMENTS

- Buildings undergoing construction, alteration, or demolition shall conform to CFC Chapter 33. Welding, cutting and other hot work shall be in conformance with CFC Chapter 35.
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- Building insulation shall be certified by the manufacturer to meet the California quality standards for insulating materials.
- All new glazing will be installed w/ certifying label attached showing the "U" value.
- The contractor shall provide a separation or barrier between all dissimilar metals.
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GENERAL NOTES

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SITE NUMBER:
4150 REGENTS PARK ROW, LA JOLLA, CA 92037

SITE INFO:
REGENTS PARK, BETWEEN REGENTS RD. AND THE REGENTS PARK RD 92037

SYMBOLS	ABBREVIATIONS
	A.D = AREA DRAIN
	BLDG = BUILDING
	T.O.B. = TOP OF BEAM
	RMNG= OPENING
	RM= ROOM
	LVL= LEVEL
	COL= COLUMN
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	MM= MILLIMETERS
	CLG= CEILING

OBSERVATIONS	
DESCRIPTION	DATE

CLIENT:
LTCONSULTING

PROJ ARCHITECT:
MATERIA DESARROLLOS

PROJ. ENGINEER:

CHECKED BY:

PROJECT NAME:
LA JOLLA LIQUOR STORE

LOCATION:
SAN DIEGO, CA

TYPE OF PROJECT:
TENANT IMPROVEMENTS

SHEET TITLE:
WINDOWS AND DOORS

SCALE: 3/4" = 1'-0"

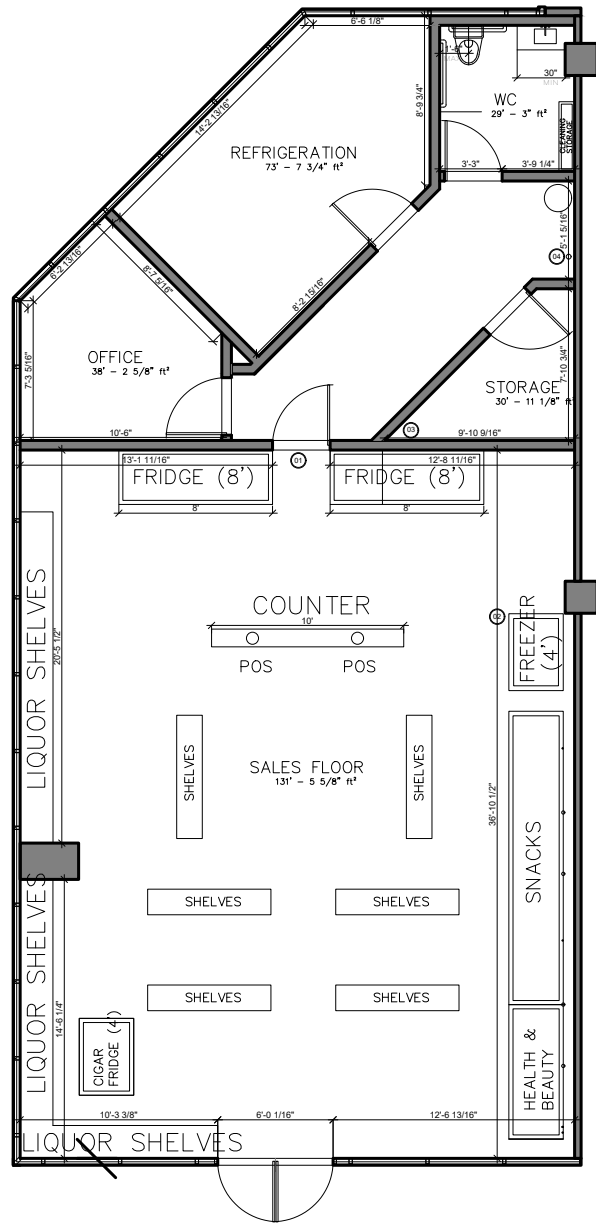
PROJECT: INCHES

FILE:

DATE: SEP 2021

DRAWN: RYMO

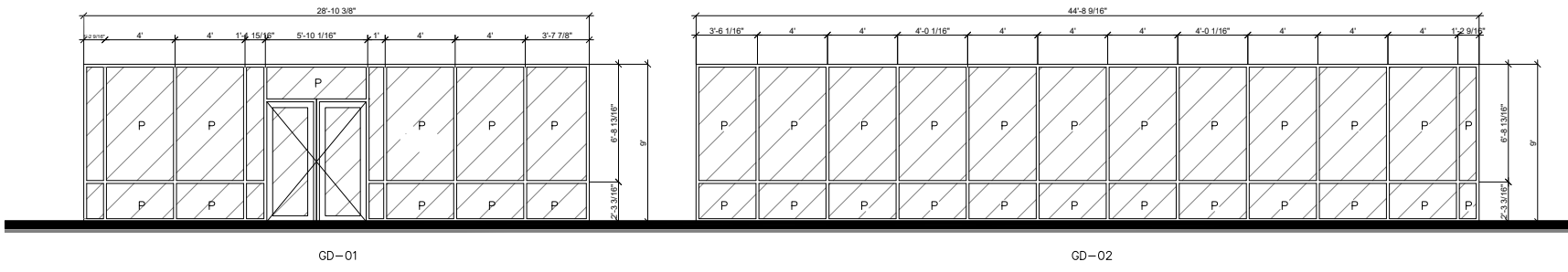
A104
WINDOWS AND DOORS



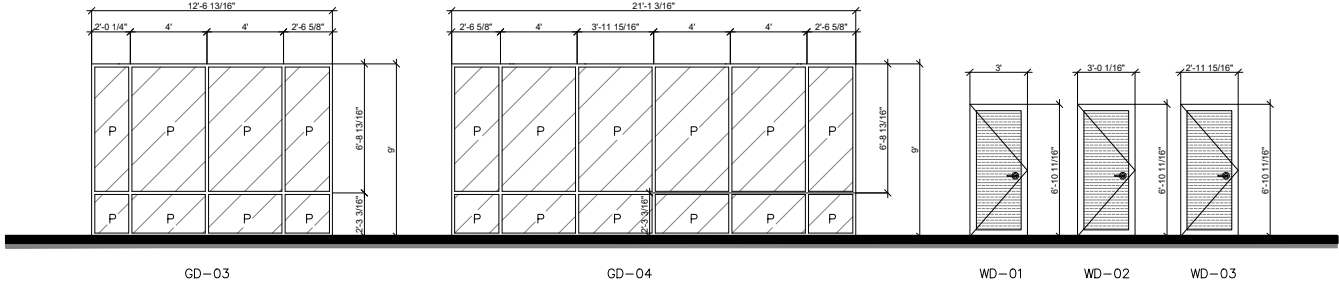
SCALE: 3/4" = 1' - 0"

KEY NOTES

- All doors considered, are the ones that are already on site
- Check product specification sheets for all the refrigerators proposed
- Patch existing wall at existing element stated for demolition, typical
- Existing floor drain



SCALE: 3/4" = 1' - 0"



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GENERAL REQUIREMENTS

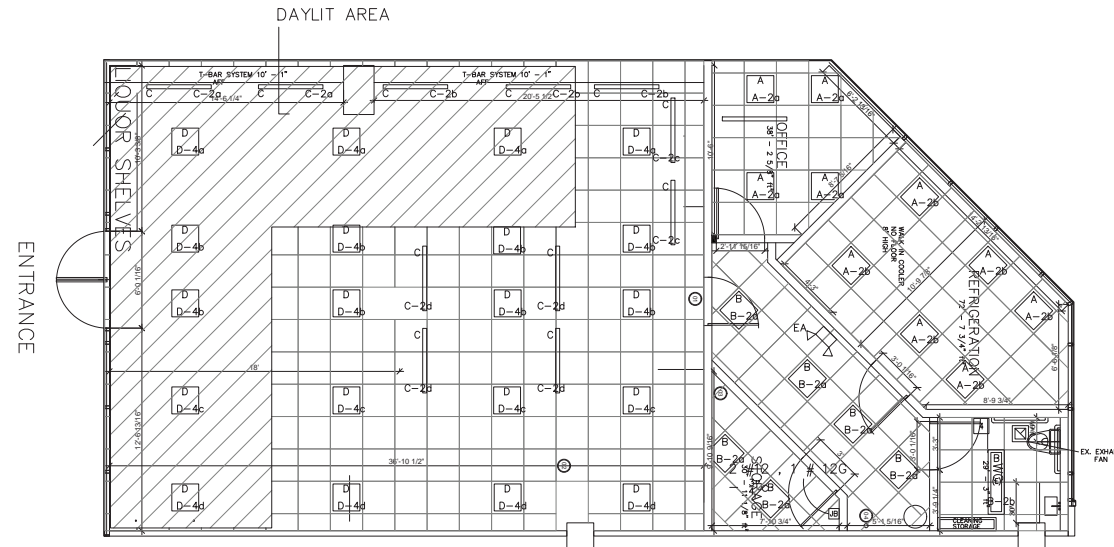
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- The contractor shall provide a separation or barrier between all dissimilar metals.
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GENERAL NOTES

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KEY NOTES

- 1 MINIMUM CONDUIT SIZE SHALL BE 3/4" AND MINIMUM WIRE SIZE SHALL BE #12 AWG U.O.N.
- 2 WIRE AND CONDUIT SIZES SHOWN AT THE HOMERUN APPLY TO THE ENTIRE LENGTH OF THE CIRCUIT(S) U.O.N. CONCEAL CONDUITS IN WALL AND CEILING SPACE WHERE POSSIBLE.
- 3 0-2 HOUR MANUAL TIMED SWITCH TO OVERRIDE AUTOMATIC LIGHTING SHUTOFF IN THE SAME SUITE. REFER TO LIGHTING CONTROL DIAGRAM ON E-2 FOR MORE INFORMATION.
- 4 RETAIN LIGHT SWITCH AND RE-WIRE AS SHOWN.
- 5 REMOVE EXISTING LIGHTS AND ASSOCIATED SWITCHES AND WIRING U.O.N. RETAIN EXISTING LIGHTING FIXTURES AS SHOWN ON LIGHTING PLAN AND REWIRE AS SHOWN.



LIGHTNING PLAN

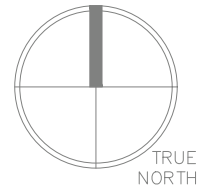
Scale: 5/8" = 1'0"

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SITE NUMBER:
4150 REGENTS PARK ROW, LA JOLLA, CA 92037

SITE INFO:
REGENTS PARK, BETWEEN REGENTS RD. AND THE REGENTS PARK RD 92037

SYMBOLS	ABBREVIATIONS
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	T.O.B. = TOP OF BEAM
	OPNG= OPENING
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	MM= MILLIMETERS
	CLG= CEILING

OBSERVATIONS	
DESCRIPTION	DATE

CLIENT:
LTCONSULTING

PROJ ARCHITECT:
MATERIA DESARROLLOS

PROJ. ENGINEER:

CHECKED BY:

PROJECT NAME:
LA JOLLA LIQUOR STORE

LOCATION:
SAN DIEGO, CA

TYPE OF PROJECT:
TENANT IMPROVEMENTS

SHEET TITLE:
LIGHTNING PLAN

SCALE: 3/4" = 1'-0"

PROJECT: RICHES\$PCA-02

FILE: SEP 2021

DATE: 8/10/21

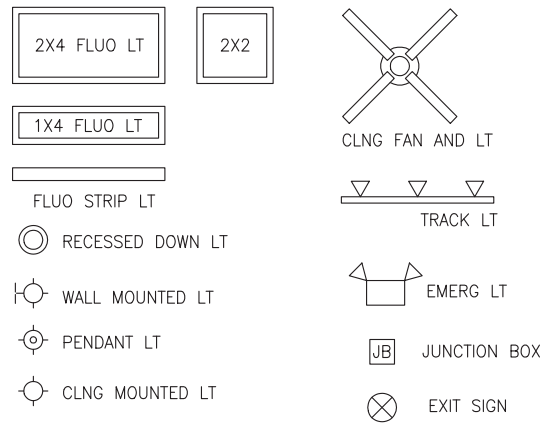
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E101
LIGHTNING PLAN

CEILING PLAN LEGEND

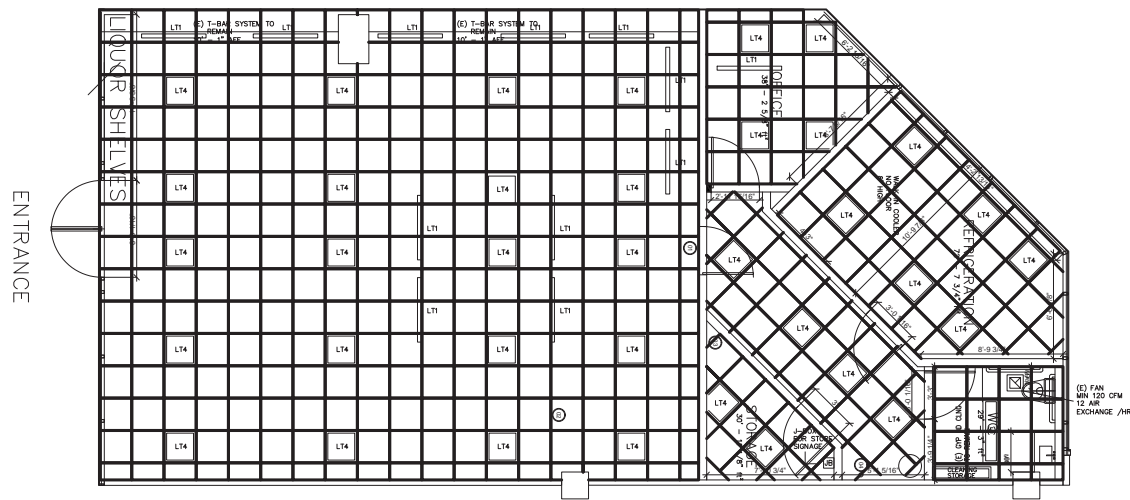
NOTE: SYMBOLS INDICATED ON THIS SHEET IS LIMITED TO ARCHITECTURAL ELEMENTS ONLY. REFER TO ELEC AND MECH DWG FOR OTHER DETAILED INFORMATION

- (E) = EXISTING, NO CHANGE
- (ER) = EXISTING, RELOCATED
- (EM) = MATCH ADJACENT EXISTING FIXT
- (E) ELEMENT TO REMOVE
- (E) FIXT TO BE REMOVED
- (E) FIXT TO BE RELOCATED



CEILING PLAN KEY NOTES

C1 CONSULT OWNER FOR SECURITY GRATE INSTALLATION - REVIEW OWNER PROVIDED PRODUCT SPEC AND ADJUST FOR PROPER FIT



CEILING PLAN

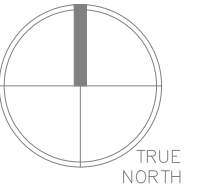
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SITE NUMBER: 4150 REGENTS PARK ROW, LA JOLLA, CA 92037
 SITE INFO: REGENTS PARK, BETWEEN REGENTS RD. AND THE REGENTS PARK RD 92037

SYMBOLS	ABBREVIATIONS
PROPOSED LEVEL IN PLAN	A.D = AREA DRAIN
LEVEL CHANGE	BLDG = BUILDING
GENERAL BUILDING SECTION	T.O.B. = TOP OF BEAM
WALL SECTION	OPNG= OPENING
PLAN NO.	RM= ROOM
DETAIL AREA	LVL= LEVEL
DOOR NUMBER	COL= COLUMN
GLASS TYPE	DET= DETAIL
	MM= MILIMETERS
	CLG= CEILING

OBSERVATIONS	
DESCRIPTION	DATE

CLIENT: LTCONSULTING
 PROJ ARCHITECT: MATERIA DESARROLLOS
 PROJ. ENGINEER:
 CHECKED BY:

PROJECT NAME: LA JOLLA LIQUOR STORE

LOCATION: SAN DIEGO, CA
 SHEET TITLE: CEILING PLAN

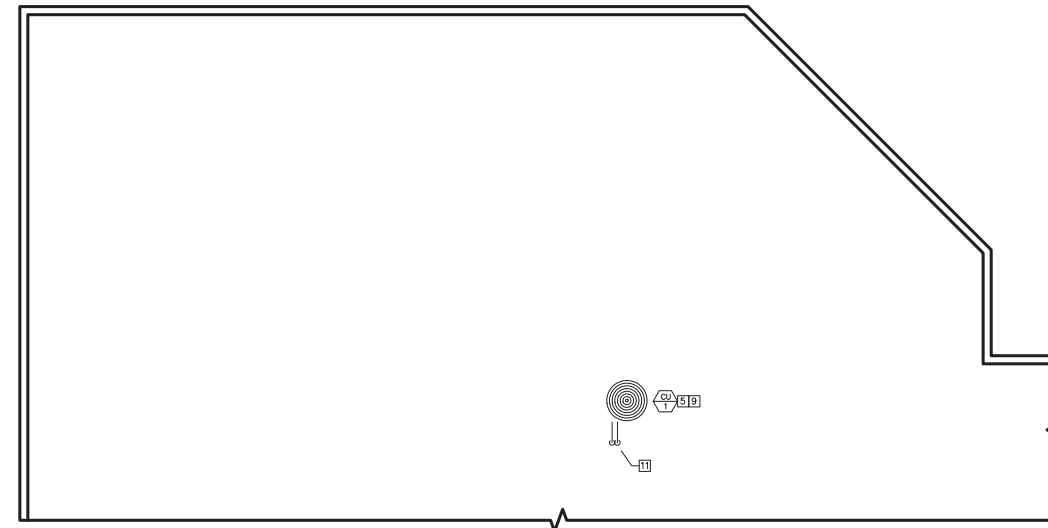
SCALE: 3/4" = 1'-0"
 PROJECT: RICHESPPCA-02
 FILE: SEP 2021
 DATE:
 DRAWN BY: BMMO

C101
 CEILING PLAN

TYPE OF PROJECT: TENANT IMPROVEMENTS

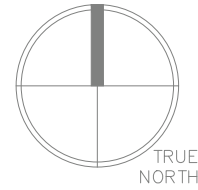
MECHANICAL PLAN NOTES:

- 1 MOUNT THERMOSTAT AT 48" ABOVE FLOOR PER 2013 CALIFORNIA BUILDING CODE FOR ADA COMPLIANCE. SEE DETAIL 2/M11.
- 2 AIR BALANCE REPORT IS REQUIRED FOR ALL AIR DISTRIBUTION EQUIPMENTS SHOWN INCLUDING BUT NOT LIMITED TO SUPPLY AND RETURN AIR REGISTERS, AND MECHANICAL UNIT. SEE "MECHANICAL GENERAL NOTES" ON SHEET M11.
- 3 FOR REFRIGERANT PIPING DETAIL BETWEEN FAN COIL UNIT AND CONDENSING UNIT, SEE DETAIL 1/M11.
- 4 FOR FAN COIL UNIT DETAIL, SEE 1/M11.
- 5 FOR CONDENSING UNIT DETAIL, SEE 1/M11.
- 6 ROUTE 3/4" COPPER CONDENSATE PIPING FROM FAN COIL UNIT DOWN IN-WALL, THEN CONNECT TO TAIL PIECE OF SINK, SEE DETAIL 1/M11.
- 7 FOR DIFFUSER DETAIL, SEE 3/M11.
- 8 CONNECT NEW OUTSIDE AIR DUCT TO EXISTING BUILDING 'S MAIN OUTSIDE DUCT. CONTRACTOR SHALL FIELD VERIFY EXACT LOCATION OF EXISTING BUILDING OUTSIDE AIR DUCT AND COORDINATE WITH LANDLORD FOR CONNECTION.
- 9 CONDENSING UNIT IS REMOTELY LOCATED ON ROOF, CONTRACTOR SHALL COORDINATE WITH LANDLORD FOR MOST SUITABLE LOCATION TO PLACE THE CONDENSING UNIT.
- 10 REFRIGERANT PIPE UP THRU ROOF, CONNECTING TO CONDENSING UNIT ON ROOF. CONTRACTOR SHALL COORDINATE WITH LANDLORD FOR REFRIGERANT ROUTING PATH FROM THE SUITE THRU FLOORS ABOVE TO REACH THE CONDENSING UNIT ON ROOF.
- 11 REFRIGERANT PIPE DOWN THRU ROOF CONNECTING TO FAN COIL UNIT. CONTRACTOR SHALL COORDINATE WITH LANDLORD FOR REFRIGERANT ROUTING PATH FROM THE SUITE THRU FLOORS ABOVE TO REACH THE CONDENSING UNIT ON ROOF.
- 12 EXISTING EXHAUST FAN (MINIMUM CAPACITY: 120 CFM OR 12 AIR CHANGE PER HOUR) DUCTED TO OUTSIDE OF BUILDING.



MECHANICAL FLOOR PLAN

Scale: 5/8" = 1'0"



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SITE INFO:
REGENTS PARK, BETWEEN REGENTS RD. AND THE REGENTS PARK RD 92037

SYMBOLS	ABBREVIATIONS
⊕	PROPOSED LEVEL IN PLAN
⊖	LEVEL CHANGE
⊙	GENERAL BUILDING SECTION
⊗	WALL SECTION
⊘	PLAN DETAIL
⊙	DETAIL AREA
[P-01]	DOOR NUMBER
[V-01]	GLASS TYPE
A.D.	AREA DRAIN
BLDG	BUILDING
T.O.B.	TOP OF BEAM
OPNG	OPENING
RM	ROOM
LVL	LEVEL
COL	COLUMN
DET	DETAIL
MM	MILIMETERS
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OBSERVATIONS	
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PROJ ARCHITECT:
MATERIA DESARROLLOS
PROJ. ENGINEER:
CHECKED BY:

PROJECT NAME:
LA JOLLA LIQUOR STORE

LOCATION:
SAN DIEGO, CA
TYPE OF PROJECT:
TENANT IMPROVEMENTS

SHEET TITLE:
MECHANICAL PLAN

SCALE: PROJECT FILE: DATE: DRAWN
3/4" = 1'-0" RICHESPPCA-02 SEP 2021 B11MO

M101
MECHANICAL PLAN