



THE CITY OF SAN DIEGO

Report to the Hearing Officer

DATE ISSUED: March 28, 2023 REPORT NO. HO-23-015

HEARING DATE: April 5, 2023

SUBJECT: 3070 REYNARD WAY, Process Three Decision

PROJECT NUMBER: PRJ-[1061476](#)

OWNER/APPLICANT: Westar Investment, LLC, Owner, and Cloverleaf Market Incorporated, Applicant

SUMMARY

Issue: Should the Hearing Officer approve a Conditional Use Permit (CUP) to allow the off-site sale of beer, wine, and distilled spirits in an existing 2,400-square-foot market and fuel station located at 3070 Reynard Way within the Uptown Community Plan area?

Staff Recommendation:

1. Approve Conditional Use Permit No. 3160521.

Community Planning Group Recommendation: On August 2, 2022, the Uptown Community Planning Group voted 10-0-1 to recommend approval of the proposed project without conditions.

Environmental Review: This project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA State Guidelines Section 15301 (Existing Facilities). This project is not pending an appeal of the environmental determination. The environmental determination for this project was made on February 21, 2023 and the opportunity to appeal that determination ended March 6, 2023.

BACKGROUND

The 0.23-acre site is located at 3070 Reynard Way in the CN-1-3 (Commercial Neighborhood) Base Zone in the Airport Influence Area - Review Area 2 for Naval Air Station (NAS) North Island, And Review Area 1 for San Diego International Airport (SDIA), Federal Aviation Administration (FAA) Part 77 Noticing Area for NAS North Island and SDIA, Airport Land Use Compatibility Plan (ALUCP) Noise Contours (CNEL) for SDIA (60-65 CNEL), Transit Priority Area (TPA), Parking Standards TPA, Brush Management, Very High Fire Hazard Severity Zone,

and the Airport Approach Overlay Zone for SDIA, ALUCP Overlay Zone for SDIA And NAS North Island; and within the Uptown Community Plan Area. The applicant currently possesses a Type 20 license from the Department of Alcoholic Beverage Control (ABC), which allows for the sale of beer and wine for off-premises consumption.

DISCUSSION

Project Description

The project is a request for a Conditional Use Permit (CUP) for an alcoholic beverage outlet to allow the sales of beer, wine, and distilled spirits. This would allow the applicant to obtain a Type 21 ABC license.

Grocery markets selling beer, wine, and spirits are allowed as a limited use in the CN-1-3 zone, subject to the regulations of San Diego Municipal Code (SDMC) Section 141.0502(b). Proposals that do not comply with the regulations of SDMC Section 141.0502(b) may be permitted with a Conditional Use Permit decided in accordance with a Process Three subject to the regulations in Section 141.0502(c), provided that the San Diego Police Department (SDPD) provide a recommendation on the proposed use and location.

An analysis of project compliance with SDMC 141.0502(b) requirements is follows as:

(b) Limited Use Regulations. Alcoholic beverage outlets are permitted as a limited use subject to the following regulations.

(1) Alcoholic beverage outlets are not permitted in any of the following locations:

(A) 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;

San Diego Police Department (SDPD) research indicates that the reported crime rate in the census tract for this project location is 70.1 percent of the citywide average. However, SDPD determined that the proposed alcoholic beverage outlet would not be detrimental to the public health, safety, and welfare provided several conditions are implemented, including (but not limited to) limitations on container size, sale hours, package quantities, loitering, trash, lighting, and advertising. All SDPD conditions are included in the permit.

(B) 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 Professional Code section 23958.4;

The standard set by California Business and Professional Code section 23958.4 for this census tract is four alcoholic beverage outlets. There are currently two active off-sale licenses within this census tract, and this project, if approved, would represent the third. The project meets this requirement.

(C) In an adopted Redevelopment Project Area;

The project is not within a Redevelopment Project Area.

D) Within 600 feet of a public or private accredited school, a public park, a playground or recreational area, a church, a hospital, or a San Diego County welfare district office; and

Staff research indicates no such uses within 600 feet.

(E) Within 100 feet of a residentially zoned property.

The project premises adjoins residentially zoned property; therefore, it does not meet this requirement. However, as discussed above, the crime rate for this census tract is 70.1 percent which is below the 120 percent of the city wide average, therefore SDPD determined that the proposed alcoholic beverage outlet would not be detrimental to the public health, safety, and welfare

The San Diego Police Department has reviewed the project and has determined the business will not be detrimental to the public health, safety, and welfare, if Police Department conditions limiting container size, sale hours, package quantities, video surveillance, loitering, trash, lighting, and advertising are implemented to ensure that the project will not impact the surrounding area. Police Department conditions and the operational requirements of [SDMC 141.0502\(b\)\(3\)-\(12\)](#) have been included in the permit.

Community Plan Analysis

The project site is located within the Uptown Community Plan Area. The Community Plan land use designation is Neighborhood Commercial (0-29 dwelling units per acre). The Neighborhood Commercial designation provides local convenience shopping, civic uses, and services serving an approximate three-mile radius. The grocery market with fueling station and alcohol sales is an allowable use within the land use designation of the community plan.

Conclusion

City Staff and the San Diego Police Department have reviewed the request for a Conditional Use Permit (CUP) for an alcoholic beverage outlet to allow the sales of beer, wine, and distilled spirits within an existing grocery market located at 3070 Reynard Way. The project as conditioned would conform to all applicable sections of the SDMC. Conditions have been placed in the permit to ensure public health, safety, and welfare.

ALTERNATIVES

1. Approve Conditional Use Permit No. 3160521, with modifications.
2. Deny Conditional Use Permit No. 3160521, if the findings required to approve the project cannot be affirmed.

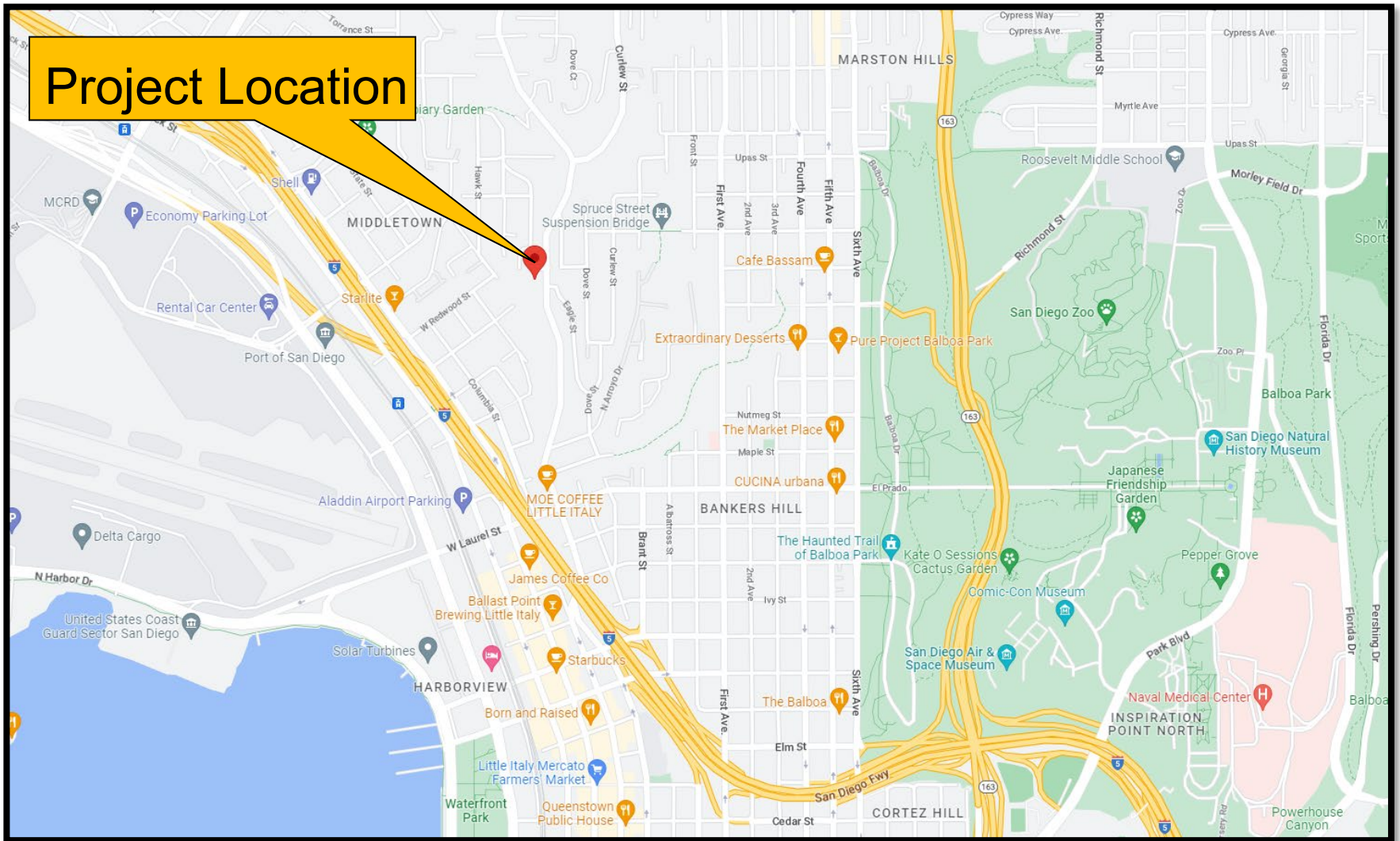
Respectfully submitted,

A handwritten signature in purple ink, consisting of several loops and a long horizontal stroke extending to the right.

May Rollin, Development Project Manager

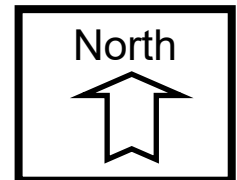
Attachments:

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

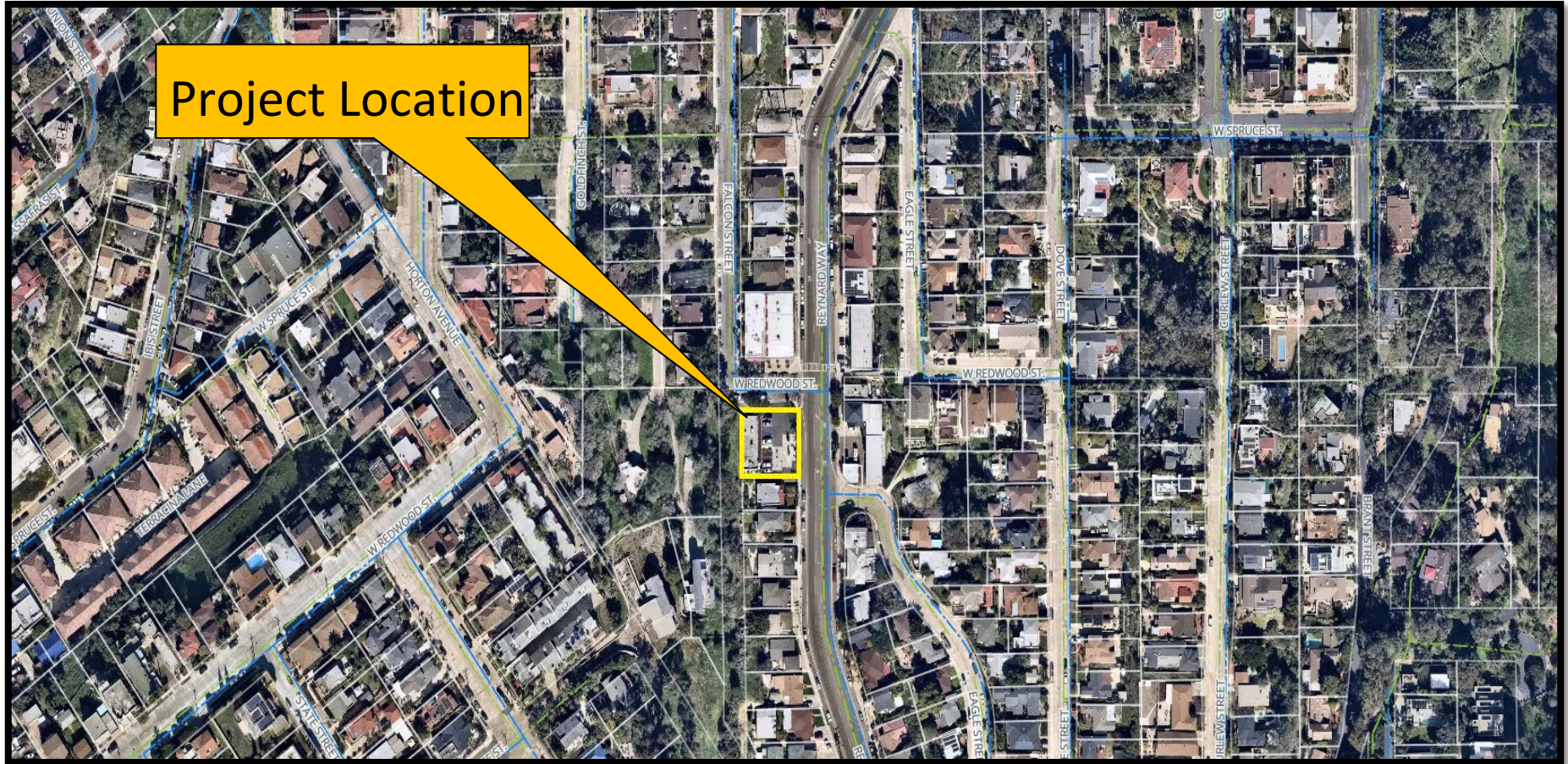


Project Location Map

Cloverleaf Market CUP
Project No. PRJ-1061476 – 3070 Reynard Way



Project Location



Aerial Photograph

Cloverleaf Market CUP
Project No. PRJ-1061476 - 3070 Reynard Way

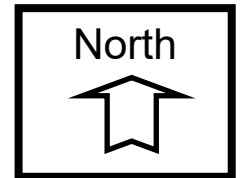
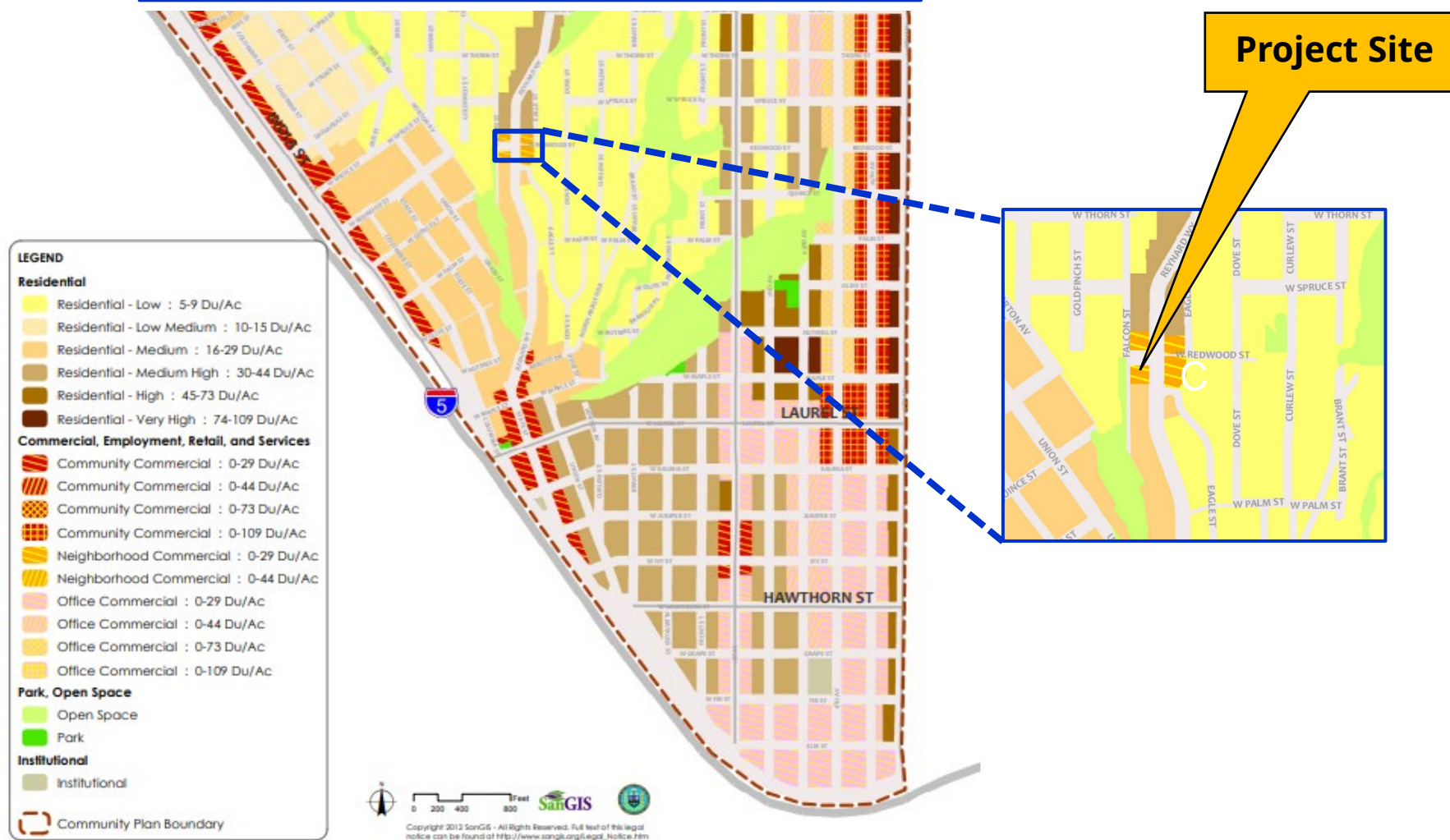
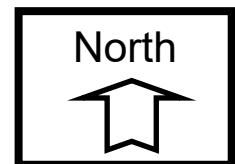


FIGURE 2-4: COMMUNITY PLAN LAND USE MAP - SOUTH



Land Use Map

Cloverleaf Market CUP
Project No. PRJ-1061476 - 3070 Reynard Way



HEARING OFFICER
RESOLUTION NO. _____
CONDITIONAL USE PERMIT NO. 3160521
3070 REYNARD WAY PROJECT NO. 1061476

WHEREAS, Westar Investments LLC, a Nevada Limited Liability Company, Owner and Cloverleaf Market Inc, a California Corporation, Permittee, filed an application with the City of San Diego for a Conditional Use Permit (CUP) for an alcoholic beverage outlet (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. 3160521);

WHEREAS, the 0.23-acre site is located at 3070 Reynard Way in the CN-1-3 zone within the Uptown Community Plan Area;

WHEREAS, the project site is legally described as Lots A and B in Block 344 of Horton's Addition, in the City of San Diego, State of California, according to the map thereof filed in the office of the San Diego County Recorder on July 21, 1871, excepting therefrom those portions of said lots lying within the 80-foot wide strip of land granted to the City of San Diego by deed recorded January 7, 1914, in book 638, page 285 of deeds. Also, the east 40 feet of Falcon Street adjoining said lots on the west, as closed December 18, 1918 by Resolution No: 15926 of the Common Council of the City of San Diego.

WHEREAS, on February 21, 2023, 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 (SDMC) Section 112.0520;

WHEREAS, on April 5, 2023, the Hearing Officer of the City of San Diego considered CUP No. 3160521 pursuant to the Land Development Code of the City of San Diego; NOW, THEREFORE,

BE IT RESOLVED by the Hearing Officer of the City of San Diego, that it adopts the following findings with respect to CUP No. 3160521:

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 3070 Reynard Way CUP (Project) proposes an expansion of the market to include a Type 21 ABC License which authorizes the sale of beer, wine, and distilled spirits for off-site consumption in an existing one-story, 2,400-square-foot market at 3070 Reynard Way in the Commercial Neighborhood (CN-1-3) Base Zone within the Uptown Community Planning Area.

The Uptown Community Plan designates the site for Neighborhood Commercial, which is intended to provide local convenience shopping, civic uses, and services serving an approximate three-mile radius. The Uptown 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 with the approval of a Conditional Use Permit. One of the guiding principles of the Uptown Community Plan is establishing and maintaining a high level of community facilities and services that not only meets the needs of the community but are equally distributed and accessible throughout the Uptown neighborhoods.

The proposed sale of beer, wine, and distilled spirits within an existing market is consistent with the underlying Neighborhood Commercial land use designation and would add to the range of goods available from the existing market serving the community. Therefore, 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 of the site is a market and gas station which is a commercial use. The operation of an alcoholic beverage outlet within the market is consistent with the Neighborhood Commercial land use designated by the Uptown Community Plan and is allowed in the (Neighborhood Commercial) CN-1-3 Base Zone with a CUP. The permittee currently possesses a Type 20 ABC Liquor License for the sale of beer and wine, scheduled to expire April 30, 2023 and is applying for a Type 21 ABC license to allow for

the sale of distilled spirits in addition to beer and wine. The CUP includes conditions that prohibit machines or video game devices on the premises, prohibit loitering, graffiti, public pay phones, and require security cameras inside and out. Additionally, all retail employees are to be trained in ABC regulations, theft deterrence and policies against the sales of alcoholic beverages to those under 21 years of age or intoxicated. The CUP also includes recommended conditions for the ABC license that limit the sale of budget alcoholic items by having restrictions on container size and packaging. Furthermore, the project is subject to all federal, state, and 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.

The CN-1-3 zone allows an alcoholic beverage outlet at this location as a limited use. To provide for the public health, safety, and welfare, SDMC Section 141.0502(b)(1) outlines locational requirements for Alcoholic Beverage Outlets. Such outlets are allowed as a Limited Use without a Conditional Use Permit provided they are not in any of the locations outlined in SDMC Section 141.0502(b)(1)(A)-(E). As such, projects may request a Conditional Use Permit pursuant to SDMC Section 141.0502(c) if they do not comply with the regulations in SDMC section 141.0502(b)(1). An analysis of this project against the requirements of SDMC section 141.0502(b)(1)(A)-(E) is as follows:

(A) 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;

San Diego Police Department (SDPD) research indicates that the reported crime rate in the census tract for this project location is 70.1 percent of the citywide average. However, SDPD determined that the proposed alcoholic beverage outlet would not be detrimental to the public health, safety, and welfare provided several conditions are implemented, including (but not limited to) limitations on container size, sale hours, package quantities, loitering, trash, lighting, and advertising. All SDPD conditions are included in the permit.

(B) 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 Professional Code section 23958.4;

The standard set by California Business and Professional Code section 23958.4 for this census tract is four alcoholic beverage outlets. There are currently two active off-sale licenses within this census tract, and this project, if approved, would represent the third. The project meets this requirement.

(C) In an adopted Redevelopment Project Area;

The project site is not within a Redevelopment Project Area.

(D) Within 600 feet of a public or private accredited school, a public park, a playground or recreational area, a church, a hospital, or a San Diego County welfare district office;

The project meets this requirement; there are no such uses within 600 feet of the project site.

(E) Within 100 feet of a residentially zoned property.

The project premises adjoins residentially zoned property; therefore, it does not meet this requirement. However, as discussed above, the crime rate for this census tract is 70.1 percent which is below the 120 percent of the city wide average, therefore SDPD determined that the proposed alcoholic beverage outlet would not be detrimental to the public health, safety, and welfare.

Pursuant to SDMC Section 141.0502(c), SDPD recommended the proposed use for approval with conditions limiting container size and quantity, which have been included in the permit. Additional conditions regulating amusement devices, video surveillance, lighting, loitering, and advertising signage are also included in the permit. These permit conditions eliminate the possibility of the convenient purchase of small quantities of alcohol for immediate consumption, encourage alcohol patrons to leave the premises, ensure high visibility of people entering and exiting the premises, allow law enforcement the ability to review surveillance recordings as needed, prohibit alcohol signage that can be seen outside the store, and ensure that any litter and graffiti are cleaned promptly.

Therefore, the proposed project to add an alcoholic beverage outlet use to an existing commercial property will not be detrimental to 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 underlying (Commercial - Neighborhood) CN-1-3 zone is intended to accommodate pedestrian-oriented; community serving commercial uses and allows Alcoholic Beverage Outlets as a Limited Use subject to regulations set forth in SDMC Section 141.0502(b). While the proposed Alcoholic Beverage Outlet does not meet the aforementioned Limited Use regulations due to its proximity to residentially zoned property and high crime rate, the outlet can be permitted at this location with a CUP pursuant to SDMC Section 141.0502(c). The CUP for the project includes various conditions and corresponding exhibits relative to lighting, loitering, litter, graffiti, and security cameras to ensure conformance with the applicable regulations. These conditions will ensure the project would not have an adverse impact on the community. The project is not requesting any variances or deviations as part of this application. Therefore, the proposed development will comply with the regulations of the Land Development Code and no deviations are proposed.

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

The permittee currently possess a Type 20 ABC Liquor License scheduled to expire April 30, 2023, and is applying for a Type 21 ABC Liquor License to allow for the sale of

distilled spirits in addition to beer and wine. The Uptown Community land use designation is intended to support development that provides local convenience shopping, civic uses, and services serving the community. The Project is for a CUP to allow the sale of beer, wine, and distilled spirits within an existing market. The use of the site as a retail establishment is consistent with the commercial neighborhood designation of the Uptown community plan. An Alcoholic Beverage Outlet is allowed at this location subject to approval of a CUP pursuant to SDMC Section 141.0502(b) and (c). The Project is conditioned so that the alcohol sales would not have a negative impact on the surrounding neighborhood. The CUP includes conditions that prohibit machines or video game devices on the premises, prohibit loitering and graffiti, prohibit public pay phones, and require security cameras inside and out. Additionally, all retail employees are to be trained in ABC regulations, theft deterrence and policies against the sales of alcoholic beverages to those under 21 years of age or intoxicated.

The proposed sale of beer, wine and distilled spirits within the existing market expands the retail merchandise offerings and is consistent with the commercial nature of the primary use. The proposed Alcoholic Beverage Outlet is also consistent with the underlying commercial designation per the Community Plan and zone. Therefore, based on the commercial retail nature of the proposed use within a market, 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 herein before adopted by the Hearing Officer, Conditional Use Permit No. 3160521 is hereby GRANTED by the Hearing Officer to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Conditional Use Permit No. 3160521, a copy of which is attached hereto and made a part hereof.

May Rollin
Development Project Manager
Development Services

Adopted on: April 5, 2023

IO#: 24009276

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: 24009276

SPACE ABOVE THIS LINE FOR RECORDER'S USE

CONDITIONAL USE PERMIT NO. 3160521

3070 REYNARD WAY
PROJECT NO. PRJ-1061476
HEARING OFFICER

This Conditional Use Permit No. 3160521 is granted by the Hearing Officer of the City of San Diego to Westar Investment, LLC a Nevada Limited Liability company, Owner, and Cloverleaf Market, Incorporated, a California Corporation, Permittee, pursuant to San Diego Municipal Code [SDMC] Section 126.0303. The 0.23-acre site is located at 3070 Reynard Way in the CN-1-3 (Commercial-Neighborhood) Base Zone in the Airport Influence Area - Review Area 2 for Naval Air Station (NAS) North Island, and Review Area 1 for San Diego International Airport (SDIA), Federal Aviation Administration (FAA) part 77, Noticing Area for NAS North Island & SDIA, Airport Land Use Compatibility Plan (ALUCP) Noise Contours (CNEL) for San Diego International Airport (SDIA) (60-65 CNEL) Transit Priority Area (TPA), Parking Standards TPA, Brush Management, Very High Fire Hazard Severity Zone, and the Airport Approach Overlay Zone for SDIA, ALUCP overlay Zone for SDIA and NAS North Island; and within the Uptown Community Plan.

The project site is legally described as Lots A and B in Block 344 of Horton's Addition, in the City of San Diego, State of California, according to map thereof filed in the office of the San Diego County recorder on July 21, 1871, excepting therefrom those portions of said lots lying within the 80-foot wide strip of land granted to the City of San Diego by deed recorded January 7, 1914, in book 638, page 285 of deeds. Also, the east 40 feet of Falcon Street adjoining said lots on the west, as closed December 18, 1918 by Resolution No: 15926 of the common council of the City of San Diego.

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 [ABC] 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 April 5, 2023, on file in the Development Services Department. The project shall include:

- a. The operation of an alcoholic beverage outlet in accordance with a Type 21 ABC Liquor License for the sale of beer, wine, and distilled spirits within an existing 2,400-square-foot market located at 3070 Reynard Way;

- 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 April 19, 2026.
2. This Conditional Use Permit [CUP] and corresponding use of this site shall expire on April 19, 2033. 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 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" conditions(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. The Owner/Permittee shall reconstruct the existing curb ramp at the northeast corner of west Redwood Street and Reynard Way with a current City Standard curb ramp to the satisfaction of the City Engineer.

14. Prior to the issuance of any building permit the Owner/Permittee shall obtain an Encroachment Maintenance Removal Agreement, from the City Engineer, for all private improvement such as curb, landscaping/irrigation and trees within the west Redwood Street Public Right-of-Way.

PLANNING/DESIGN REQUIREMENTS:

15. 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.

16. 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.

17. 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.

18. 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.

19. 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 telephone directory.

20. 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.

21. 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.

22. The sign area pertaining to or referencing alcoholic sales or beverages shall not exceed 630 square inches.

23. 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.

24. Off-street parking shall be provided in accordance with the requirements for retail sales uses in SDMC Table 142.05E.

POLICE DEPARTMENT REQUIREMENTS:

25. The sales of alcoholic beverages shall be permitted between the hours of 6:00 am and midnight in-store, and via app/online order for delivery only from 6:00 am and 2:00 am.

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

27. No distilled spirits shall be sold in containers of less than 375 milliliters.

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

29. 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.

30. 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.

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.

ATTACHMENT 5

- 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 April 5, 2023 and Resolution No. _____

DRAFT

ATTACHMENT 5

Conditional Use Permit No. 3160521
Date of Approval: April 5, 2023

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

May Rollin
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.

**Westar Investments, LLC. A Nevada
Limited Liability Company**
Owner

By _____
Steven Yaldo
Owner

**Cloverleaf Market, Inc. A California
Corporation**
Permittee

By _____
Sean Yaldo
Permittee

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

NOTICE OF EXEMPTION**ATTACHMENT 6**

(Check one or both)

TO: ☒ RECORDER/COUNTY CLERK
P.O. BOX 1750, MS A-33
1600 PACIFIC HWY, ROOM 260
SAN DIEGO, CA 92101-2422

FROM: CITY OF SAN DIEGO
DEVELOPMENT SERVICES DEPARTMENT
1222 FIRST AVENUE, MS 501
SAN DIEGO, CA 92101

☐ OFFICE OF PLANNING AND RESEARCH
1400 TENTH STREET, ROOM 121
SACRAMENTO, CA 95814

Project No.: 1061476

Project Title: 3070 Reynard Way

PROJECT LOCATION-SPECIFIC: The project is located at 3070 Reynard Way San Diego, CA 92103

PROJECT LOCATION-CITY/COUNTY: San Diego/San Diego

DESCRIPTION OF NATURE AND PURPOSE OF THE PROJECT: Conditional Use Permit (CUP) for a Type 21 Liquor License at an existing market. The 0.23-acre site is located at 3070 Reynard Way in CN-1-3 Zone, Airport Influence Area (San Diego International Airport and Naval Air Station North Island), and a Fire Brush Zone within the Uptown Community Plan area and Council District 3. No new construction work is being proposed as part of the project.

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT: Sean S Yaldo, 3484 Heatherwood Drive, San Diego CA 92019.
(619) 277-7511

EXEMPT STATUS: (CHECK ONE)

- ☐ MINISTERIAL (SEC. 21080(b)(1); 15268);
- ☐ DECLARED EMERGENCY (SEC. 21080(b)(3); 15269(a));
- ☐ EMERGENCY PROJECT (SEC. 21080(b)(4); 15269(b)(c)).
- ☒ CATEGORICAL EXEMPTION: 15301(Existing Facilities)
- ☐ STATUTORY EXEMPTION:

REASONS WHY PROJECT IS EXEMPT: The City of San Diego conducted an environmental review and determined that the project would qualify to be categorically exempt from CEQA pursuant to Section 15301 (Existing Facilities). Section 15301 allows for the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing facilities (public or private), involving negligible or no expansion of use beyond that existing at the time of the determination. Since the project would only permit a liquor license that would not expand the use of the market the exemption was deemed appropriate. The project is located on a developed site and no environmental impacts would occur and none of the exceptions described in CEQA Guidelines Section 15300.2 apply.

ATTACHMENT 6

LEAD AGENCY CONTACT PERSON: Jeffrey Szymanski

TELEPHONE: 619 446-5324

IF FILED BY APPLICANT:

1. ATTACH CERTIFIED DOCUMENT OF EXEMPTION FINDING.
2. HAS A NOTICE OF EXEMPTION BEEN FILED BY THE PUBLIC AGENCY APPROVING THE PROJECT?
() YES () NO

IT IS HEREBY CERTIFIED THAT THE CITY OF SAN DIEGO HAS DETERMINED THE ABOVE ACTIVITY TO BE EXEMPT FROM CEQA



_____/SENIOR PLANNER

SIGNATURE TITLE

FEBRUARY 16, 2023

DATE

CHECK ONE:

(X) SIGNED BY LEAD AGENCY

DATE RECEIVED FOR FILING WITH COUNTY


CLERK OR OPR:

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		Community Planning Committee Distribution Form
Project Name: Cloverleaf Market		Project Number: 1061476	
Community: Uptown			
<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: August 02, 2022
# of Members Yes 10	# of Members No 0	# of Members Abstain 1	
Conditions or Recommendations:			
<input type="checkbox"/> No Action (Please specify, e.g., Need further information, Split vote, Lack of quorum, etc.)			
NAME: Mat Wahlstrom			
TITLE: Chair, Uptown Planners		DATE: August 16, 2022	
<p align="center"><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 style="margin: 0;">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: TYPE-21 LIQUOR LICENSE CUP FOR CLOVERLEAF MARKET **Project No. For City Use Only:** 1061476

Project Address: 3070 REYNARD WAY

SAN DIEGO, CA 92103

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

☐ Corporation ☒ Limited Liability - or - ☐ General - What State? Nevada Corporate Identification No. 200303710065
☐ Partnership ☐ Individual PROPERTY OWNER

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: SEAN YALDO / STEVEN YALDO ☒ Owner ☐ Tenant/Lessee ☐ Successor Agency

Street Address: 3070 REYNARD WAY Company Name? WESTAR INVESTMENTS LLC

City: SAN DIEGO State: CA Zip: 92103

Phone No.: 619 277 7511 Fax No.: _____ Email: seanyaldo@gmail.com

Signature: [Signature] / [Signature] Date: 5-23-2022

Additional pages Attached: ☐ Yes ☒ No Both signers (members of LLC)

Applicant

Name of Individual: CLOVERLEAF MARKET INC. A California Company? ☐ Owner ☐ Tenant/Lessee ☐ Successor Agency

Street Address: 3070 REYNARD WAY

City: SAN DIEGO State: CA Zip: 92103

Phone No.: 619 277 7511 Fax No.: _____ Email: _____

Signature: [Signature] / [Signature] Date: 5-23-2022

Additional pages Attached: ☐ Yes ☒ No Is the property owner and market owner the same people?

Other Financially Interested Persons (YES SAME PEOPLE - DIFFERENT ENTITIES)

Name of Individual: _____ ☐ Owner ☐ Tenant/Lessee ☐ Successor Agency

Street Address: SEAN YALDO / President - STEVEN YALDO / SECRETARY

What are the formal legal names for the signers and their titles for Notary

City: * Public purposes? State: _____ Zip: _____

Phone No.: ALSO see ATTACHED PAGE Fax No.: _____ Email: _____

Signature: _____ Date: _____

Additional pages Attached: ☐ Yes ☐ No

JOINT ACTION OF SHAREHOLDERS AND DIRECTORS
WITHOUT FORMAL MEETING

The undersigned, being all of the shareholders, officers and directors of Westar Investments LLC., a Nevada Limited Liability Company, hereinafter referred to as the "LLC" do hereby adopt the following resolution for and on behalf of the LLC without a formal meeting, pursuant to the Nevada Business Corporation Act, which permit such corporate action to be taken when all of the shareholders and directors of the Corporation consent in writing to such action.

IT IS HEREBY RESOLVED that Sean Salim Yaldo is authorized to Sign form DS-318 City of San Diego Ownership Disclosure Form or any other form that is requested by the City of San Diego regarding the CPU application for 3070 Reynard Way Property.

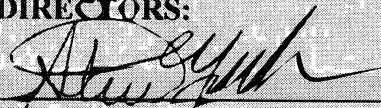
<u>NAME:</u>	<u>POSITIONS HELD:</u>	<u>PERCENTAGE OF OWNERSHIP:</u>
Steven Yaldo	OWNER	55 %
Sean Yaldo	OWNER	45 %

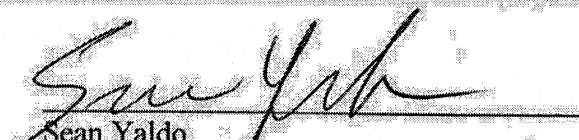
Effective as of the 15th day of June, 2022

PROPERTY OWNER
 WESTAR INVESTMENTS LLC
 SEAN YALDO - member
 STEVEN YALDO - member

operator
 cloverleaf market inc.
 SEAN YALDO - President
 Steven Yaldo - Secretary

SHAREHOLDERS, OFFICERS AND DIRECTORS:


 Steven Yaldo


 Sean Yaldo

SAN DIEGO POLICE DEPARTMENT CONDITIONAL USE PERMIT RECOMMENDATION

PREMISE ADDRESS: 3070 Reynard Way, San Diego, CA 92103

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

FEDERAL CENSUS TRACT: 61.00

NUMBER OF ALCOHOL LICENSES ALLOWED: Off-Sale: 1

NUMBER OF ALCOHOL LICENSES EXISTING: Off-Sale: 2

CRIME RATE IN THIS CENSUS TRACT: 70.1%
(Note: Considered High Crime If Exceeds 120% of City-wide Average)

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

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

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

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

HAS APPLICANT BEEN CONVICTED OF ANY FELONY ☐ YES ☒ NO

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

COMMENTS/OTHER FACTORS CONSIDERED:

The premises is located within census tract 61.00. The reported crime rate for 2021 within Census Tract 61.00 was 70.1% and the alcohol crime rate was 64.9%. 3070 Reynard Way is within 100 feet of residents, which are a mix of single detached homes and apartment complexes.

This was previously market 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 6:00am 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 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 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.

1825 MTB

SAN DIEGO POLICE DEPARTMENT RECOMMENDATION:

APPROVE ☒

DENY ☐

Benjamin McCurry
Name of SDPD Vice Sergeant (Print)

(619) 531-2977
Telephone Number

[Signature]
Signature of SDPD Vice Sergeant

7-11-22
Date of Review

3070 Raymond way CUP

FFIEC Year: 2022 Address: 3070 Reynard Way, San Diego, CA 92103

FFIEC Main | Disclaimer | Privacy Policy | Contact Us | Search | Reset | Print

Matched Address

Address	3070 REYNARD WAY, SAN DIEGO, CA, 92103
MSA/MD Code	41740
State Code	06
County Code	073
Tract Code	0061.00
MSA/MD Name	SAN DIEGO-CHULA VISTA-CARLSBAD, CA
State Name	CALIFORNIA
County Name	SAN DIEGO COUNTY

Census demographic data for the year 2022 are currently unavailable.

☐ User Select Tract

Census Demographic Data

DEPARTMENT OF ALCOHOLIC BEVERAGE CONTROL
NUMBER OF LICENSES AUTHORIZED
BY CENSUS TRACT

Attachment 9

County Name	County Population	County Ratio On Sale	County Ratio Off Sale	Census Tract #	Census Tract Population	On Sale	Off Sale
SAN DIEGO	3,315,404	739	1,600	55.00	390	0	0
SAN DIEGO	3,315,404	739	1,600	56.01	2,728	3	1
SAN DIEGO	3,315,404	739	1,600	56.02	2,365	3	1
SAN DIEGO	3,315,404	739	1,600	57.00	1,416	1	0
SAN DIEGO	3,315,404	739	1,600	58.01	1,959	2	1
SAN DIEGO	3,315,404	739	1,600	58.02	2,535	3	1
SAN DIEGO	3,315,404	739	1,600	59.00	2,959	4	1
SAN DIEGO	3,315,404	739	1,600	60.00	4,381	5	2
SAN DIEGO	3,315,404	739	1,600	61.00	2,274	3	1
SAN DIEGO	3,315,404	739	1,600	62.00	109	0	0
SAN DIEGO	3,315,404	739	1,600	63.00	2,183	2	1
SAN DIEGO	3,315,404	739	1,600	65.00	3,338	4	2
SAN DIEGO	3,315,404	739	1,600	66.00	1,845	2	1
SAN DIEGO	3,315,404	739	1,600	68.01	2,739	3	1
SAN DIEGO	3,315,404	739	1,600	68.02	5,704	7	3
SAN DIEGO	3,315,404	739	1,600	69.00	5,427	7	3
SAN DIEGO	3,315,404	739	1,600	70.02	3,155	4	1
SAN DIEGO	3,315,404	739	1,600	71.00	4,646	6	2
SAN DIEGO	3,315,404	739	1,600	72.00	5,589	7	3
SAN DIEGO	3,315,404	739	1,600	73.02	2,193	2	1
SAN DIEGO	3,315,404	739	1,600	73.03	1,744	2	1
SAN DIEGO	3,315,404	739	1,600	73.04	3,303	4	2
SAN DIEGO	3,315,404	739	1,600	74.01	3,197	4	1
SAN DIEGO	3,315,404	739	1,600	74.02	3,631	4	2
SAN DIEGO	3,315,404	739	1,600	75.01	3,993	5	2
SAN DIEGO	3,315,404	739	1,600	75.02	3,150	4	1
SAN DIEGO	3,315,404	739	1,600	76.01	2,419	3	1
SAN DIEGO	3,315,404	739	1,600	76.02	1,876	2	1
SAN DIEGO	3,315,404	739	1,600	77.01	3,682	4	2
SAN DIEGO	3,315,404	739	1,600	77.02	3,837	5	2
SAN DIEGO	3,315,404	739	1,600	78.00	5,764	7	3
SAN DIEGO	3,315,404	739	1,600	79.05	2,508	3	1
SAN DIEGO	3,315,404	739	1,600	79.07	3,039	4	1
SAN DIEGO	3,315,404	739	1,600	79.08	2,874	3	1
SAN DIEGO	3,315,404	739	1,600	79.10	2,740	3	1
SAN DIEGO	3,315,404	739	1,600	79.11	2,571	3	1
SAN DIEGO	3,315,404	739	1,600	79.12	1,932	2	1
SAN DIEGO	3,315,404	739	1,600	80.02	2,598	3	1
SAN DIEGO	3,315,404	739	1,600	80.03	3,288	4	2
SAN DIEGO	3,315,404	739	1,600	80.06	3,885	5	2
SAN DIEGO	3,315,404	739	1,600	81.01	3,859	5	2
SAN DIEGO	3,315,404	739	1,600	81.02	3,424	4	2
SAN DIEGO	3,315,404	739	1,600	82.01	1,845	2	1
SAN DIEGO	3,315,404	739	1,600	82.02	1,524	2	0
SAN DIEGO	3,315,404	739	1,600	83.01	3,371	4	2



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
88	004200	103	53.1%
89	004300	110	56.7%
90	004400	107	55.1%
91	004501	200	103.1%
92	004600	129	66.5%
93	004700	217	111.8%
94	004800	240	123.7%*
95	004900	206	106.2%
96	005000	299	154.1%*
97	005100	2,283	1,176.4%*
98	005200	1,269	653.9%*
99	005300	2,207	1,137.3%*
100	005400	1,210	623.5%*
101	005500	13	6.7%
102	005600	783	403.5%*
103	005700	183	94.3%
104	005800	554	285.5%*
105	005900	183	94.3%
106	006000	250	128.8%*
107	006100	136	70.1%
108	006200	39	20.1%
109	006300	25	12.9%
110	006500	1,781	917.8%*
111	006600	159	81.9%
112	006801	132	68.0%
113	006802	550	283.4%*
114	006900	159	81.9%
115	007002	66	34.0%
116	007100	92	47.4%

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
003800	4	18.5%
003901	26	120.5%
003902	95	440.3%
004000	31	143.7%
004100	34	157.6%
004200	1	4.6%
004300	12	55.6%
004400	7	32.4%
004501	9	41.7%
004600	16	74.2%
004700	112	519.1%
004800	66	305.9%
004900	23	106.6%
005000	36	166.9%
005100	172	797.2%
005200	105	486.6%
005300	738	3420.4%
005400	324	1501.7%
005500	1	4.6%
005600	61	282.7%
005700	19	88.1%
005800	24	111.2%
005900	6	27.8%
006000	15	69.5%
006100	14	64.9%
006200	3	13.9%
006300	1	4.6%
006500	164	760.1%
006600	13	60.3%
006801	15	69.5%
006802	25	115.9%
006900	16	74.2%
007002	5	23.2%
007100	4	18.5%
007200	57	264.2%
007301	25	115.9%
007302	3	13.9%
007400	16	74.2%
007501	121	560.8%
007502	391	1812.2%
007600	249	1154.1%



CALIFORNIA DEPARTMENT OF

Alcoholic Beverage Control

Having trouble viewing the report?

Results for: Active Off-Sale Retail License

County: SAN DIEGO County

Census Tract: 61.00

Report Date: Sunday, July 10, 2022

Search

Results will be filtered as you type

0 Results

License Number: 367291

Status:ACTIVE License Type:20 Orig. Iss. Date:07/10/2000 Expir. Date:09/30/2022 Primary Owner:

3535 INDIA ST,
SAN DIEGO, CA 92103

ATTISHA, AYAD ANDRES Premises Addr.:Census Tract: 0061.00 Business Name: INDIA CHEVRON Geo Code:3710

License Number: 508751

Status:ACTIVE License Type:20 Orig. Iss. Date:05/11/2011 Expir. Date:04/30/2023 Primary Owner:

3070 REYNARD WAY,
SAN DIEGO, CA 92103-5435

CLOVERLEAF MARKET INC Premises Addr.:Census Tract: 0061.00 Business Name: CLOVERLEAF MARKET
Geo Code:3710



Event Search Results (11 Returned) [New Event Search](#)

Show Entries

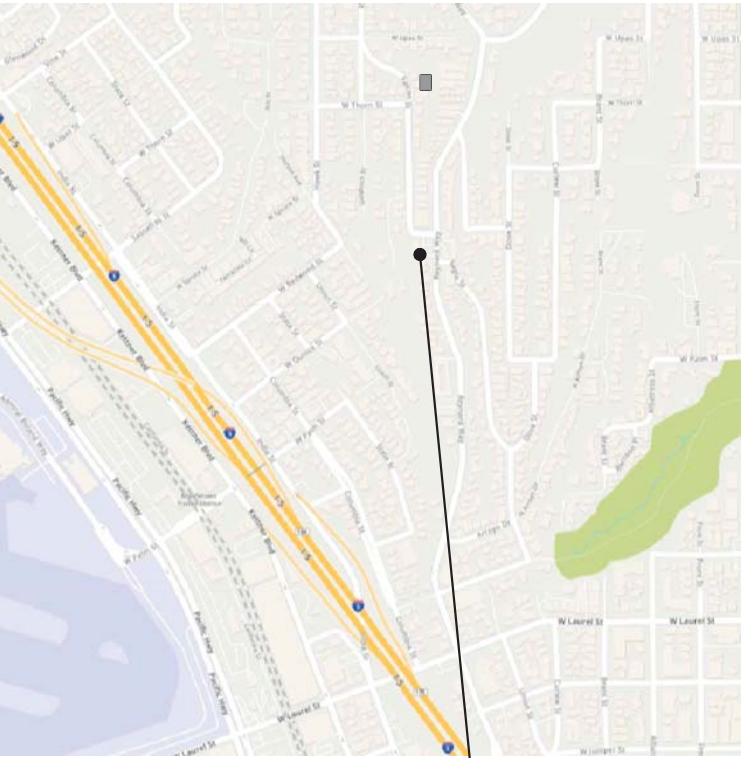
Date Range Show

Events From 07/01/21 - 07/01/22 [See search criteria](#)

Agency	DGroup	Date/Time	Event	Type	Primary Unit	Location	Status	Priority	
SDPD	P6	09/19/21 21:33:36	E21090032710	NARC		3070 REYNARD WAY SD	Closed -	2	€
SDPD	P6	09/26/21 09:04:34	E21090043764	647F		3070 REYNARD WAY SD	Closed -	2	€
SDPD	P6	10/02/21 11:35:41	E21100002483	AU2	INFO06	3070 REYNARD WAY SD	Closed - Assigned	2	€
SDPD	T9	11/16/21 11:03:26	E21110024576	10851R	TRU911	3070 REYNARD WAY SD	Closed - Assigned	2	€
SDPD	P6	12/01/21 12:06:42	E21120000747	1182	529K1	3070 REYNARD WAY SD	Closed - Assigned	2	€
SDPD	P6	12/20/21 11:19:41	E21120029324	10851R		3070 REYNARD WAY SD	Closed - Pending	2	€
SDPD	P6	02/09/22 16:44:43	E22020013880	CW		3070 REYNARD WAY SD	Closed - Pending	1	€
SDPD	P6	05/12/22 20:50:54	E22050017184	487R	625RO3	3070 REYNARD WAY SD	Closed - Assigned	3	€
SDPD	P6	05/13/22 11:33:16	E22050018048	487R	624U2	3070 REYNARD WAY SD	Closed - Assigned	3	€
SDPD	P6	05/14/22 22:56:05	E22050020176	459C	627J3	3070 REYNARD WAY SD	Closed - Assigned	2	€
SDPD	P6	06/02/22 20:55:23	E22060002643	AU2	AUP6	3070 REYNARD WAY SD	Closed - Assigned	2	€

PROPOSED CUP FOR TYPE-21 LIQUOR LICENSE

CLOVERLEAF MARKET, 3070 REYNARD WAY, SAN DIEGO, CA 92103

	PROJECT DIRECTORY	PROJECT DATA	DEVELOPMENT APPROVAL REQUEST
	<div>OWNER: WESTAR INVESTMENTS LLC P.O. BOX 262 DESCANSO, CA 91916</div> <div>TENANT: COVERLEAF MARKET 3070 REYNARD WAY SAN DIEGO, CA 92103</div> <div>ARCHITECT: MICHAEL KINOSHITA ASSOCIATES, INC. 7510 CLAIREMONT MESA BLVD., SUITE 207 SAN DIEGO, CA 92111 PH 858 268 8176 FAX 858 724 1556 CONTACT: MICHAEL KINOSHITA EMAIL: michaelk@mkainc.net</div>	<div>PROJECT ADDRESS: 3070 REYNARD WAY, SAN DIEGO, CA 92103</div> <div>LEGAL DESCRIPTION: LOTS A & B, BLOCK 344, DB0013 PG 522</div> <div>APN #: 451-580-13-00</div> <div>ZONE: CN-1-3</div> <div>COMMUNITY PLANNING GROUP: UPTOWN</div> <div>PROPERTY SETBACKS: FRONT YARD SETBACK 0'-0" SIDE YARD SETBACK 10'-0" STREET SIDE SETBACK 0'-0" REAR YARD SETBACK 0'-0" PER SDMC 131.0543(b)</div> <div>LOT SIZE: 10,089 SF OR 0.23 ACRES</div> <div>EXISTING OCCUPANCY: M</div> <div>(E) BUILDING AREA: 2,400 SF</div> <div>(E) HEIGHT: 1 STORY, 16'-8"</div> <div>TYPE OF CONSTRUCTION: VB, NON-SPRINKLERED</div> <div>GEOLOGICAL HAZARD CATEGORY: 52</div> <div>YEAR BUILT: 1970</div> <div>ALUCP AIRPORT INFLUENCE AREA(AIA): SAN DIEGO INTERNATIONAL AIRPORT - REVIEW AREA 1 NAS NORTH ISLAND - REVIEW AREA 2</div> <div>ALUCP NOISE CONTOUR (CNEL): SAN DIEGO INTERNATIONAL AIRPORT - 60-65 CNEL</div> <div>FAA PART 77 NOTICING AREA: SDIA-LINDBERGH FIELD//40-45 FEET ELEV. ABOVE SEA LEVEL/2500-3000 FEET HORIZ. DISTANCE FROM RUNWAY. NORTH ISLAND NAS//181-186 FEET ELEV. ABOVE SEA LEVEL/15500-16000 FEET HORIZ. DISTANCE FROM RUNWAY. NORTH ISLAND NAS//186-191 FEET ELEV. ABOVE SEA LEVEL/16000-16500 FEET HORIZ. DISTANCE FROM RUNWAY.</div> <div>APPLICABLE CODES: 2019 (CBC) CALIFORNIA BUILDING CODE (BASED ON 2018 IBC) 2019 (CEC) CALIFORNIA ELECTRICAL CODE (BASED ON 2017 NEC) 2019 (CMC) CALIFORNIA MECHANICAL CODE (BASED ON 2018 UMC) 2019 (CPC) CALIFORNIA PLUMBING CODE (BASED ON 2018 UPC) 2019 (CFC) CALIFORNIA FIRE CODE (BASED ON 2018 IFC) 2019 GREEN BUILDING STANDARDS 2019 CALIFORNIA ENERGY EFFICIENCY STANDARDS</div>	<div>APPLY FOR CUP FOR L-21 LIQUOR LICENSE PER SDMC, SECTION 141.0502(c).</div> <div>NO NEW CONSTRUCTION WORK PROPOSED FOR THIS CUP REQUEST.</div> <div>EXISTING USE IS A MARKET THAT CURRENTLY HAS A L-20 BEER & WINE LIQUOR LICENSE. (PTS#206195/APPROVAL #731761)</div> <div>SHEET INDEX</div> <div>T1 TITLE SHEET A0.1 SITE PLAN A1.1 FLOOR PLANS A2.1 EXTERIOR ELEVATIONS</div> <div>VICINITY MAP</div> <div><div>PROJECT SITE 3070 REYNARD WAY SAN DIEGO, CA 92103</div></div> <div><div>michael kinoshita associates, inc.</div><div>7510 CLAIREMONT MESA BLVD., SUITE 207 - SAN DIEGO - CALIFORNIA - 92111 - PHONE: 858/268-8176 - FAX: 858/724-1556</div><div>CONDITIONAL USE PERMIT</div><div>L-21 LICENSE</div><div>CLOVERLEAF MARKET</div><div>3070 REYNARD WAY</div><div>SAN DIEGO, CA 92103</div><div>ISSUE DATE</div><div>COMPLETENESS REVIEW 5-21-22</div><div>1ST RE-SUBMITTAL 10-6-22</div><div>2ND RE-SUBMITTAL 1-3-23</div><div>1</div><div>OF 4</div></div>

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CUP FOR L-21 LIQUOR LICENSE:

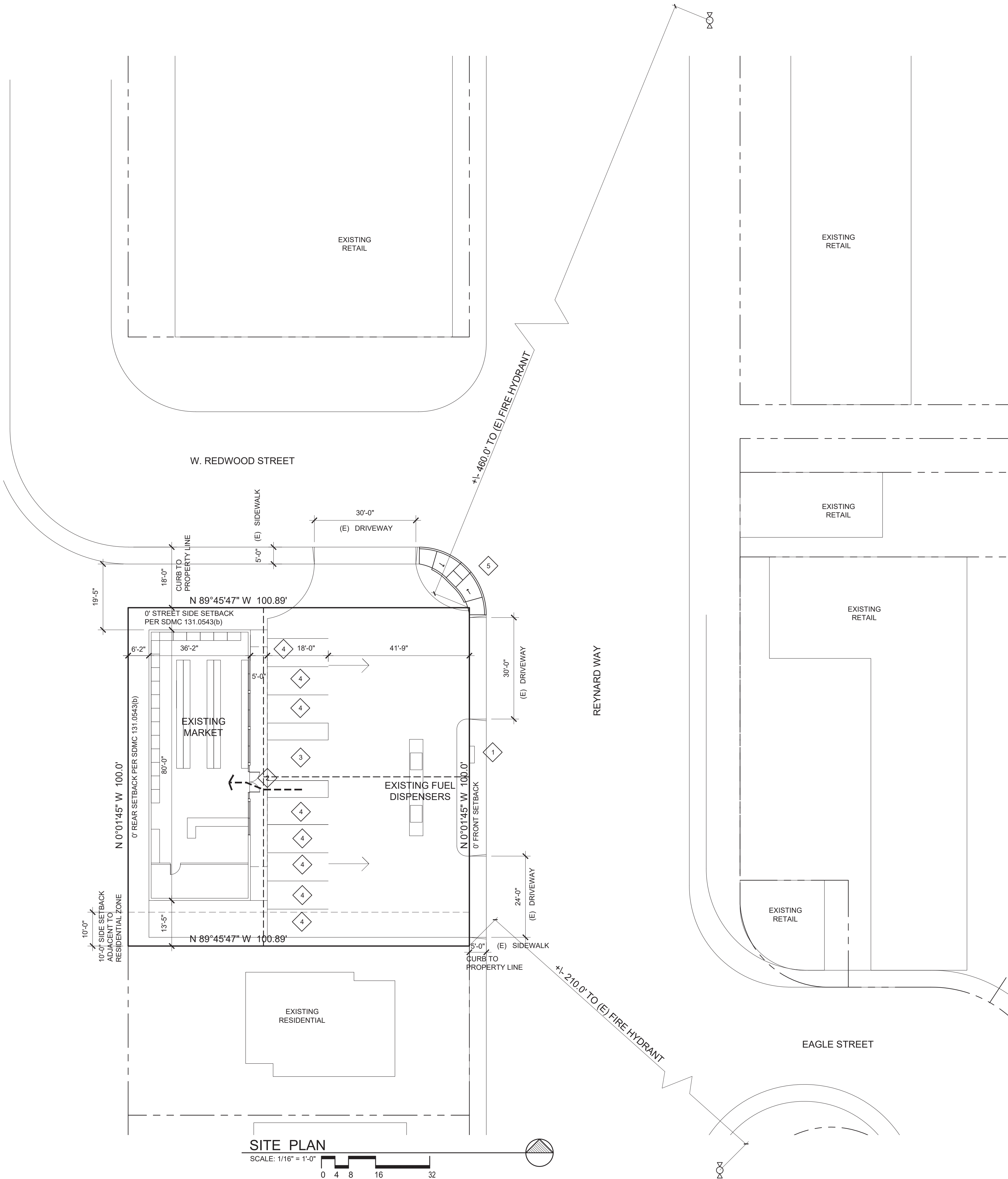
CLOVERLEAF MARKET INC.

3070 REYNARD WAY

SAN DIEGO, CA 92103

Attachment 10

STAMP	
SUBMITTAL PHASE	
DRAWING TITLE	TITLE SHEET
PLANS DATE	1/3/2023
REVISIONS	
SHEET NUMBER	T1



GENERAL NOTES

1. NO KNOWN EASEMENTS ON PROPERTY

LEGEND

- (E) DRAINAGE PATTERN
⊗ (E) FIRE HYDRANT

KEY NOTES

- 1 (E) TRANSIT STOP
2 BUILDING ADDRESS NUMBERS SHALL BE VISIBLE AND LEGIBLE FROM STREET OR ROAD FRONTING THE PROPERTY PER FHPS POLICY P-00-6 (UFC901.4.4)
3 VAN ACCESSIBLE PARKING
4 PARKING
5 (N) ACCESSIBLE CURB RAMP PER CITY OF SAN DIEGO REGIONAL STANDARD DRAWINGS.

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CONDITIONAL USE PERMIT

L-21 LICENSE
CLOVERLEAF MARKET
3070 REYNARD WAY
SAN DIEGO, CA 92103

ISSUE	DATE
COMPLETENESS REVIEW	5-21-22
1ST RE-SUBMITTAL	10-6-22
2ND RE-SUBMITTAL	1-3-23

2

OF 4

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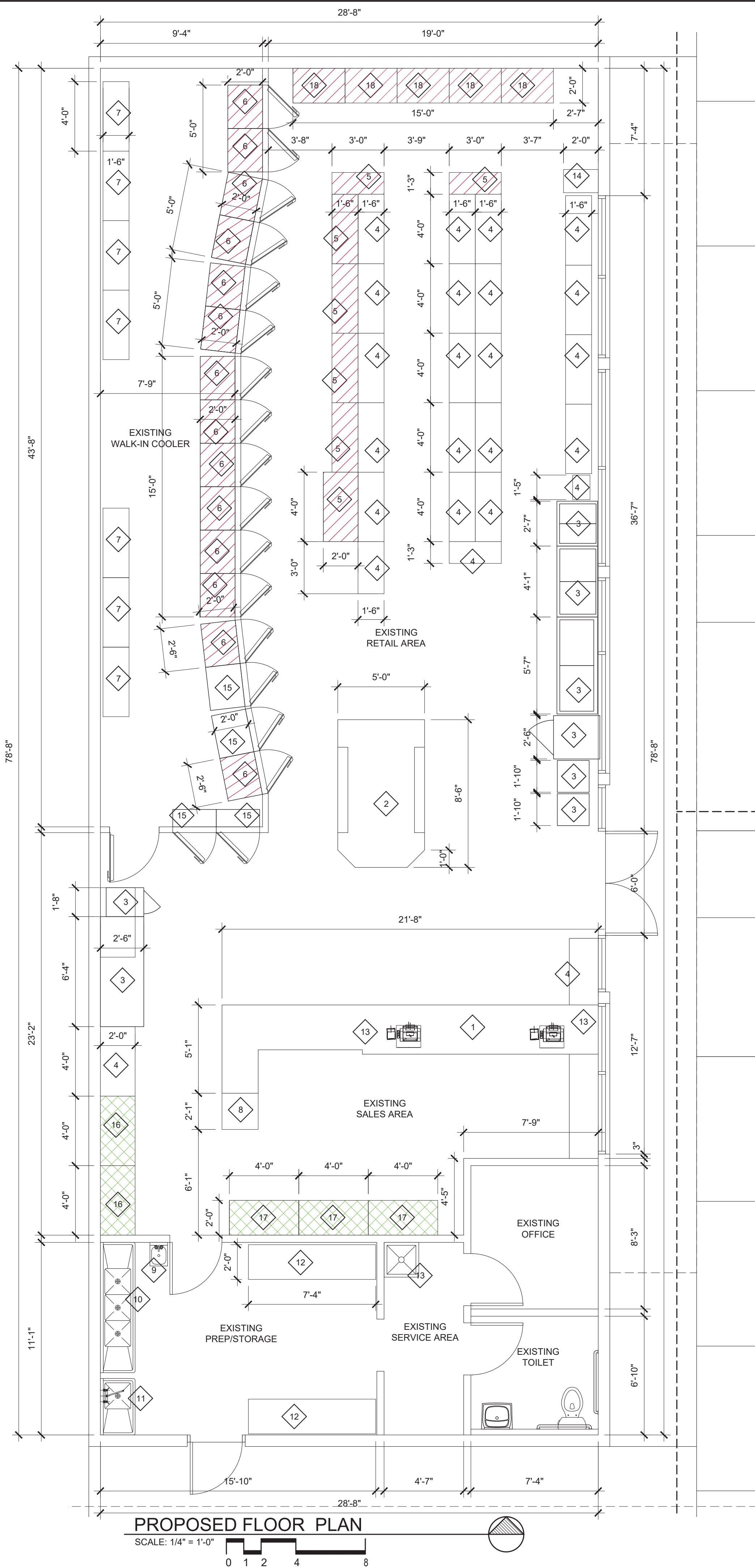
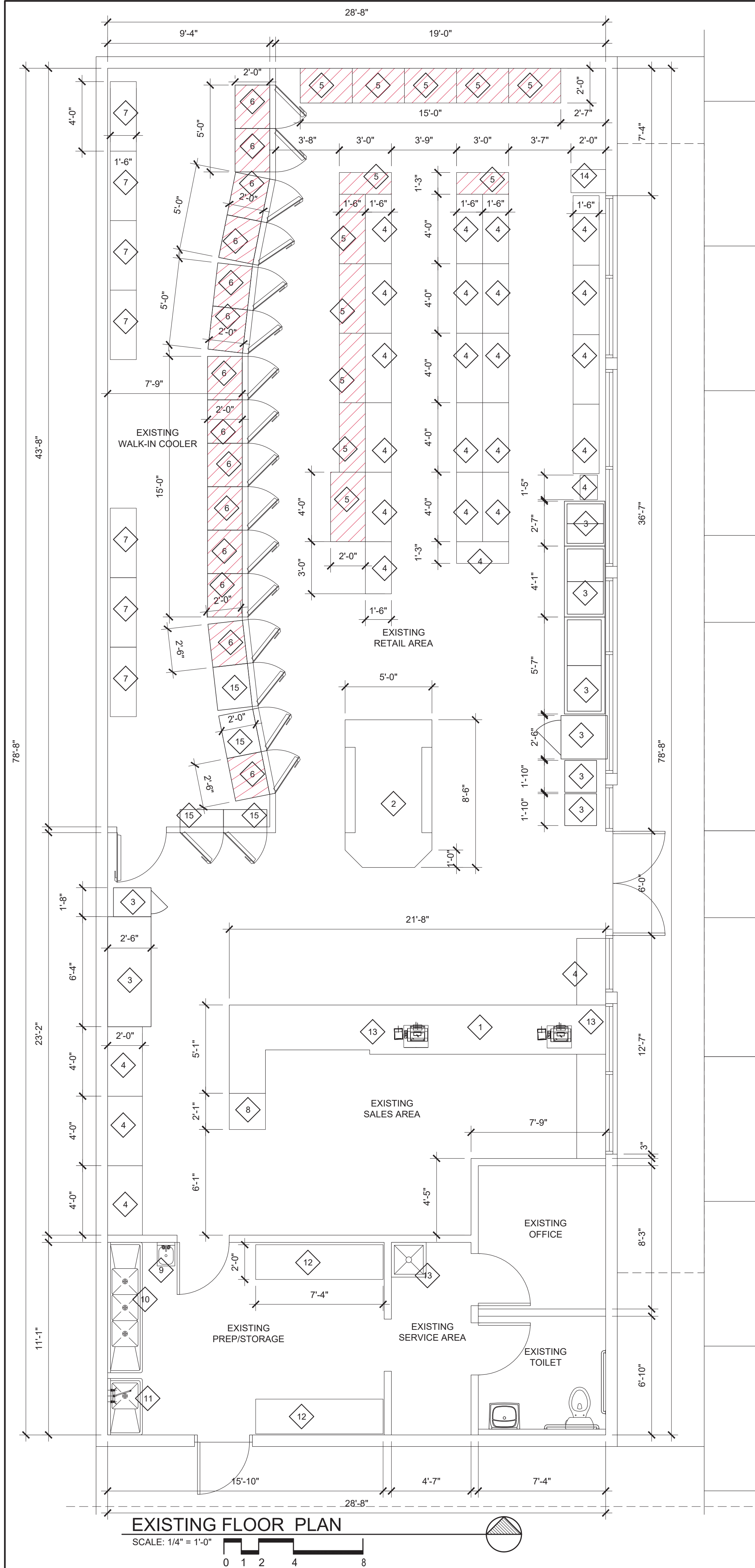
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STAMP
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DRAWING TITLE SITE PLAN
PLANS DATE 1/3/2023
REVISIONS
SHEET NUMBER A0.1



GENERAL NOTES

DISPLAY RACKS - LINEAR FEET(LF)

EXISTING:	GENERAL MERCHANDISE:	132 LF	63 %
	BEER & WINE(L-20):	76 LF	37 %
	TOTAL LINEAR FEET:	208 LF	100 %
PROPOSED:	GENERAL MERCHANDISE:	124 LF	56 %
	BEER & WINE(L-20):	76 LF	35 %
	HARD LIQUOR(L-21):	20 LF	9 %
	TOTAL LINEAR FEET:	220 LF	100 %

LEGEND

BEER & WINE(L-20 LICENSE) DISPLAY AREA

PROPOSED HARD LIQUOR(L-21 LICENSE) DISPLAY AREA

KEY NOTES

- 1 (E) SALES COUNTER
- 2 (E) SELF-COFFEE SERVICE COUNTER
- 3 (E) REFRIGERATED DISPLAY CASE
- 4 (E) DISPLAY RACK
- 5 (E) 4'-0" HIGH BEER & WINE(L-20) DISPLAY RACK
- 6 (E) 6'-6" HIGH REFRIGERATED BEER & WINE(L-20) DISPLAY RACK
- 7 (E) REFRIGERATED STORAGE RACK
- 8 (E) DISPLAY COUNTER
- 9 (E) HAND SINK
- 10 (E) 3-COMPARTMENT SINK
- 11 (E) PREP SINK
- 12 (E) DRY STORAGE RACK
- 13 (E) MOP SINK
- 14 (E) ATM MACHINE
- 15 (E) REFRIGERATED DISPLAY RACK
- 16 PROPOSED 7'-0" HIGH HARD LIQUOR(L-21) DISPLAY RACK TO REPLACE (E) DISPLAY CASE
- 17 PROPOSED 7'-0" HIGH HARD LIQUOR(L-21) DISPLAY RACK
- 18 (E) 7'-0" BEER & WINE(L-20) DISPLAY RACK

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L-21 LICENSE

CLOVERLEAF MARKET

3070 REYNARD WAY
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OF 4

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CLOVERLEAF MARKET INC.
3070 REYNARD WAY
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Attachment 10

STAMP

APPROVED ARCHITECT
MICHAEL J. KINOSHITA
STATE OF CALIFORNIA

SUBMITTAL PHASE

DRAWING TITLE
EXISTING FLOOR PLAN
PROPOSED FLOOR PLAN

PLANS DATE
1/3/2023

REVISIONS

SHEET NUMBER

A1.1



NORTH EXTERIOR ELEVATION

SCALE: 1/18" = 1'-0"



WEST EXTERIOR ELEVATION

SCALE: 1/18" = 1'-0"



SOUTH EXTERIOR ELEVATION

SCALE: 1/18" = 1'-0"



EAST EXTERIOR ELEVATION

SCALE: 1/18" = 1'-0"

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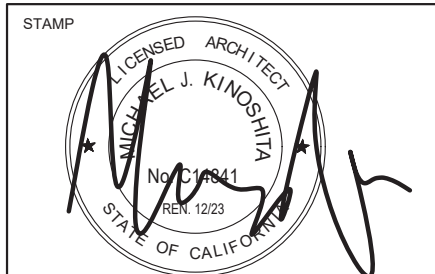
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OF 4



SUBMITTAL PHASE

DRAWING TITLE
EXTERIOR
ELEVATIONS

PLANS DATE
1/3/2023

REVISIONS

SHEET NUMBER

A2.1