



THE CITY OF SAN DIEGO

Report to the Hearing Officer

DATE ISSUED: February 1, 2023 REPORT NO. 23-005

HEARING DATE: February 8, 2023

SUBJECT: 3757 MISSION BLVD, PROCESS THREE DECISION

PROJECT NUMBER: [PRJ-1059496](#)

OWNER/APPLICANT: AHR PROPERTIES LLC / DANIEL LINN

SUMMARY

Should the Hearing Officer approve the demolition, reconstruction, second-story addition and remodel of an existing commercial retail store at 3757 Mission Boulevard and 810 Queenstown Court within the Mission Beach Community Planning area?

Staff Recommendation:

1. Approve Coastal Development Permit No. 3153358.
2. Approve Neighborhood Development Permit No. 3169901.

Community Planning Group Recommendation: On October 18, 2022, the Mission Beach Community Planning Group voted 7-0-0 to continue the review of the project until the November 15, 2022 meeting. On November 15, 2022, the Mission Beach Community Planning Group voted 7-0-1 to recommend denial of the proposed project with recommendations (Attachment 7).

Environmental Review: This project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA section 15301 (Existing Facilities). This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on November 14, 2022, and the opportunity to appeal that determination ended November 29, 2022 (Attachment 6).

BACKGROUND

The 0.09-acre project site is located at 3757 Mission Boulevard and 810 Queenstown Court, within the, Mission Beach Planned District of the Mission Beach Community Planning Area

(Attachment 2). The site is designated for mixed use, high density residential at a rate of 29 dwelling units per acre.

The project site is in the MBPD-NC-N zone of the Coastal Overlay (Appealable) Zone and Coastal Height Limit and Parking Impact (Beach and Coastal) Zones. The site is designated Neighborhood Commercial and is immediately surrounded by other neighborhood commercial and multi-family dwelling units of varying sizes and architectural styles. The site is located between the Pacific Ocean to the west and Mission Bay to the east (Attachment 1).

There are two lots (P & Q) with existing structures on each. The front structure on lot Q is used as a convenience / liquor store and the rear structure on Lot P used as storage and restrooms for the convenience store. Previously, the rear structure was a residential unit and a connection was made combining the two structures some time ago.

The owner of the property has demolished most of the rear portion of the existing structure located at 810 Queenstown Court under building permit (PTS Project No. 692411). Demolition work was halted when it was determined by the City staff that a Coastal Development Permit was required because more than 50% of the structure was demolished. In addition, a Neighborhood Development Permit is required to maintain the existing zero-foot set back per SDMC Section 127.0106(b) Expansion or Enlargement of Previously Conforming Structures "Maintenance, repair, alteration, or replacement of a structure with a previously conforming structural envelope for proposed development that requires a Coastal Development Permit pursuant to Section 126.0704(b) requires a Neighborhood Development Permit decided in accordance with Process Two."

DISCUSSION

The project proposes demolition and reconstruction of the rear structure with a new second floor at 810 Queenstown Court. The project also proposes a remodel of the existing front structures at 3757 Mission Boulevard. The rear structure was demolished except for the southern wall along Queenstown Court. The project proposes to retain the wall along Queenstown Court and include that wall as part of the new reconstructed structure. Retention of this wall provides previously conforming premises for continuation of the existing zero-foot setback. The project proposes to maintain the existing previously conforming side yard setbacks for the first floor of the structures.

The scope of work includes the demolition of the remainder of the rear structure consisting of 979 square-feet. This demolished footprint will be reconstructed and provide an additional 270 square-feet as a second-floor addition. The 1,710 square-foot front structure at 3757 Mission Boulevard will be remodeled. The combined reconstruction, addition and remodel will total 2,959 square-feet and encompass both the 3757 Mission Boulevard structure and 810 Queenstown Court structure (Attachment 10).

The existing use is a convenience store that has been in operation for decades. The existing structure is over 45 years old and was reviewed by City Staff to determine eligibility for historic designation per SMDC Section 143.0212. Staff determined the site was not eligible.

The Mission Beach Community Precise Plan Local Coastal Program Addendum (Community Plan) designates this site as Neighborhood Commercial (Attachment 2) within the Mission Beach Planned District – Neighborhood Commercial- North (MBPD-NC-N) zone) which is consistent with the existing and proposed retail use.

The project requires a Coastal Development Permit (CDP) in accordance with San Diego Municipal Code (SDMC) Section 126.0702 for the proposed construction on property with the Coastal Overlay Zone. A Neighborhood Development Permit (NDP) is required per SDMC Section 126.0402 for development on sites with previously conforming structures (Attachment 4 and 5).

COMMUNITY PLANNING GROUP

On November 15, 2022, the Mission Beach Precise Planning Board voted 7-0-1 to recommend denial of the project based on the following;

1. On 810 Queenstown Court (south end of the rear structure) SDMC Section 127.0102 (a) General Rules for Previously Conforming Premises and Uses should not be considered due to a connecting portion of the structure was never permitted.
2. The existing structure within the zero foot setback along Queenstown Court will be connected to the Hub Liquor building by exceeding the height of the existing structure within the setback.
3. The project does not meet the findings for a NDP.

The proposed issues were reviewed by City Staff and the Project was determined to be in compliance with the San Diego Municipal Code (SDMC), Mission Beach Planned District Ordinance, and the Community Plan and all the necessary findings can be made.

CONCLUSION

Staff has reviewed the project plans and documents, and all the necessary findings can be made to approve the Project as discussed in depth above and demonstrated in the resolution of approval (Attachment 4 and 5). Staff recommends that the Hearing Officer approve Coastal Development Permit No. 3153358 and Neighborhood Development Permit No. 3169901.

ALTERNATIVES

1. Approve Coastal Development Permit No. 3153358 and Neighborhood Development Permit No. 3169901, with modifications.
2. Deny Coastal Development Permit No. 3153358 and Neighborhood Development Permit 3169901, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,

Will Rogers

Will Rogers, Development Project Manager

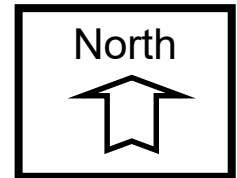
Attachments:

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. Project Plans

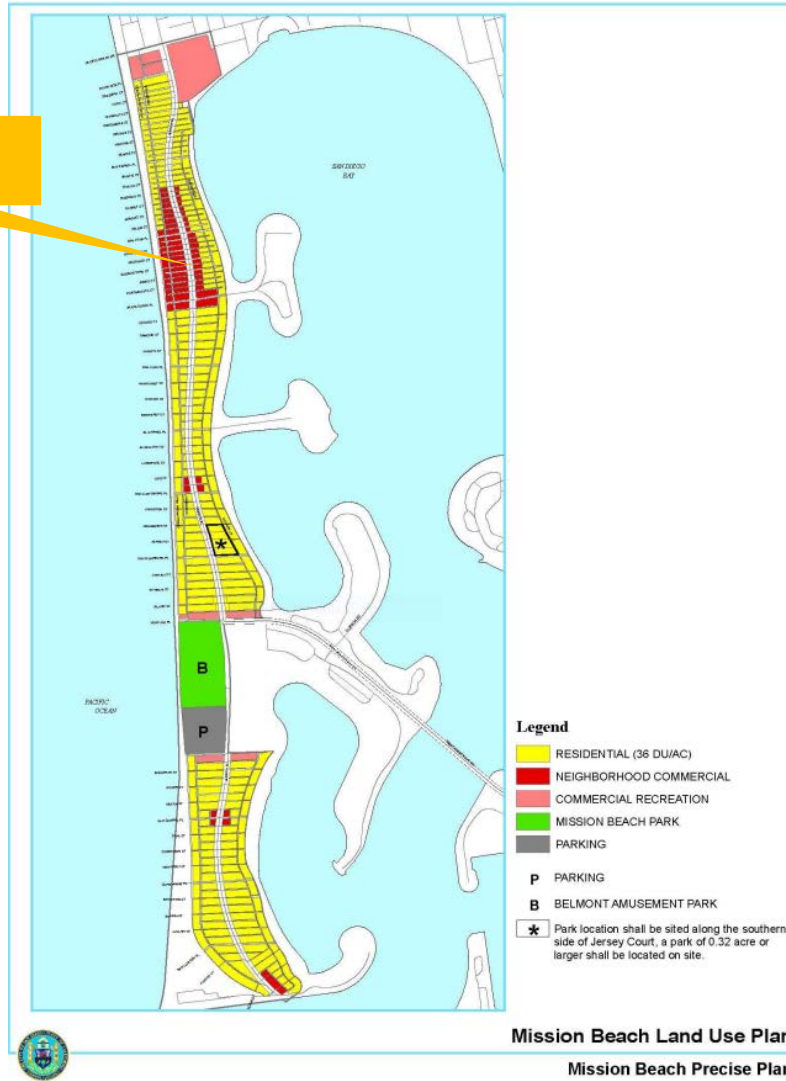


Aerial Photograph

HUB LIQUOR / NDP, CDP
Project No.1059496, 3757 MISSION BLVD

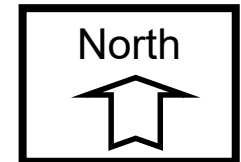


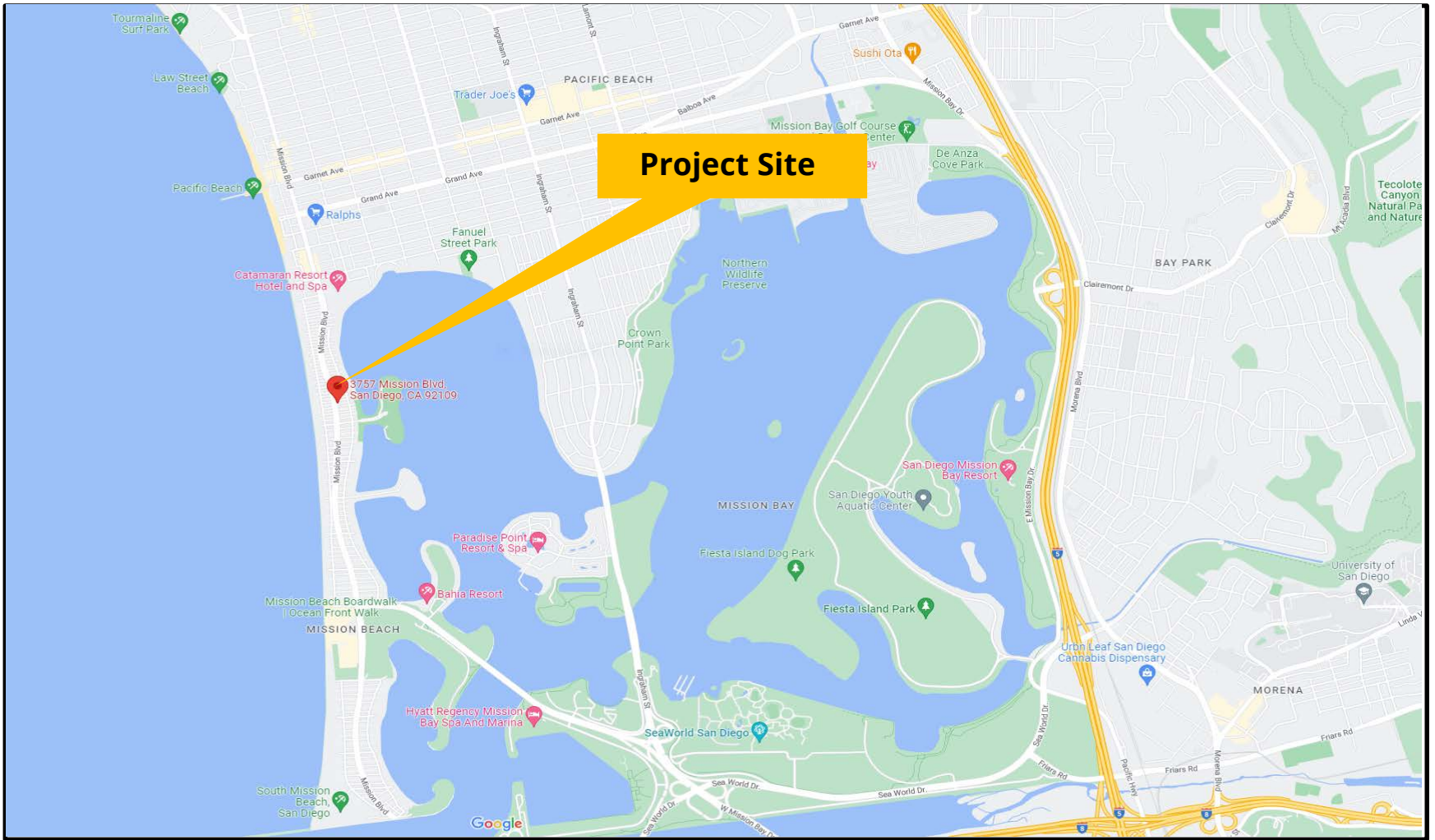
Project Site



Land Use Map

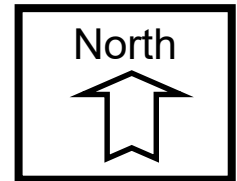
HUB LIQUOR / NDP, CDP
Project No.1059496, 3757 MISSION BLVD





Project Location Map

HUB LIQUOR / NDP, CDP
Project No.1059496, 3757 MISSION BLVD



**HEARING OFFICER, RESOLUTION NO. _____
COASTAL DEVELOPMENT PERMIT 3153358 AND
NEIGHBORHOOD DEVELOPMENT PERMIT 3169901**

3757 MISSION BLVD - PROJECT NO. PRJ-1059496

WHEREAS, A.H.R. PROPERTIES LLC, Owner, and RANDY IBRAHIM (MANAGING MEMBER), Owner/Permittee, filed an application with the City of San Diego for a permit to partially demolish an existing structure to allow a 1,249-square-foot remodel to the existing adjacent 1,710-square-foot retail building, (as described in and by reference to the approved Exhibit "A" and corresponding conditions of approval for the associated Permit Nos. 3153358 and 3169901), on portions of a 0.09-acre site;

WHEREAS, the project site is located at 3757 Mission Boulevard and 810 Queenstown Court: in the MBPD-NC-N zone of the Mission Beach Community Precise Plan Local Coastal Program Addendum (MBCP) within the Coastal Overlay (Appealable) Zone and Coastal Height Limit and Parking Impact (Beach and Coastal) Zones within Council District 2;

WHEREAS, the project site is legally described as PARCEL 1: LOT "Q" AND "R" IN BLOCK 187 OF MISSION BEACH, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 1651, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, DECEMBER 14, 1914; and PARCEL 2: LOT P IN BLOCK 187 OF MISSION BEACH, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 1651, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, DECEMBER 14, 1914;

WHEREAS, on November 14, 2022, the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act (CEQA) (Public Resources Code

Section 21000 et seq.) under CEQA Guidelines Section 15301 (Existing Facilities) which allows for additions to existing structures that will not result in the addition of greater than 10,000 square feet; and where the exceptions listed in Section 15300.2 would not apply; 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 February 8, 2023, the HEARING OFFICER of the City of San Diego considered COASTAL DEVELOPMENT PERMIT No. 3153358 and NEIGHBORHOOD DEVELOPMENT PERMIT No. 3169901 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 Coastal Development Permit No. 3153358 and Neighborhood Development Permit No. 3169901:

A. COASTAL DEVELOPMENT PERMIT [SDMC Section 126.0708(a)]

1. Findings for all Coastal Development Permits:

- a. The proposed coastal development will not encroach upon any existing physical accessway that is legally used by the public or any proposed public accessway identified in a Local Coastal Program land use plan; and the proposed coastal development will enhance and protect public views to and along the ocean and other scenic coastal areas as specified in the Local Coastal Program land use plan.**

The proposed development would not encroach upon any existing or proposed physical accessway as identified in the Mission Beach Planned District (MBPD), Mission Beach Community Precise Plan and Local Coastal Program Addendum (MBCP) (LCP)

The site ranges from approximately 5.58 feet above mean sea level (AMSL) at the highest elevation of the property to 5.42 feet AMSL at the lowest elevation of the property. The topography of the site is generally flat and drains to the west. The proposed structures and any projections will not exceed the 30-foot maximum height limit allowed by the Coastal Height Limit Overlay Zone (CHLOZ). The project's location relative to coastal resources and the building heights proposed would not obscure public views to and along the ocean, and other scenic coastal areas as specified in the MBPD, MBCP and LCP land use plan.

The project proposes zero-foot setbacks that comply with Previously Conforming premises or use (SDMC §127.0106(b) (Expansion or Enlargement of Previously Conforming Structures). Proposed expansion or enlargement of a *previously* conforming structural envelope within a setback, or of a structure on a premises with previously conforming density that does not meet the criteria for expansion or enlargement in accordance with Section 127.0106(a), requires a Neighborhood Development Permit decided in accordance with Process Two, which shall only be granted if the proposed expansion or enlargement meets certain criteria including “conforms to the setback observed by the existing structure.

“Therefore, the proposed development would not encroach upon any existing or proposed physical access ways that are legally used by the public identified by the Mission Beach Planned District, Mission Beach Precise Plan and Local Coastal Program Land Use Plan; and the proposed coastal development will not impact public views to and along the ocean and other scenic coastal areas as specified in the Mission Beach Community Plan and Local Coastal Program Land Use Plan.

b. The proposed coastal development will not adversely affect environmentally sensitive lands.

The proposed development would not adversely affect any environmentally sensitive lands as none are present on the site.

The project is in a mixed-use urbanized area of the Mission Beach Community, with surrounding development consisting of small retail shops, restaurants, and multi-residential housing. While the site is located 365 feet from Mission Bay and 415 feet from the Pacific Ocean, there are no environmentally sensitive lands on or adjacent to the site. The project has been conditioned to comply with Storm Water Regulations that will lessen runoff impacts to Mission Bay and the Pacific Ocean.

In addition, City Staff has determined that the project qualifies as categorically exempt from CEQA pursuant to CEQA Guidelines Section 15301 (Existing Facilities). The project site contains no environmentally sensitive lands and therefore no environmentally sensitive lands would be adversely affected by the proposed project.

c. The proposed coastal development is in conformity with the certified Local Coastal Program land use plan and complies with all regulations of the certified Implementation Program.

The proposed development is in conformity with the certified Local Coastal Program (LCP) Land use plan and complies with all regulations and goals identified in the Mission Beach Planned District and Mission Beach Community Precise Plan Local Coastal Program Addendum (MBCP) The site is consistent with the Local Coastal Land Use Plan by continuing to supply access to Mission Bay and the Pacific Ocean. The project proposes zero-foot setbacks that comply with Previously Conforming premises or use (SDMC §127.0106(b) (Expansion or Enlargement of Previously Conforming Structures).

The project complies with the Mission Beach Planned District- Neighborhood Commercial – North zone (MBPD-NC-N) and the (MBCP) by providing commercial facilities necessary for the convenience of the residents of the area and tourists attracted to the area (MBCP p. 36). By the continued operation of an existing convenience store in the Santa Clara District of the Mission Beach Planning area, the proposed project is consistent with the commercial Santa Clara District within the MBCP and the LCP.

- d. For every Coastal Development Permit issued for any coastal development between the nearest public road and the sea or the shoreline of any body of water located within the Coastal Overlay Zone the coastal development is in conformity with the public access and public recreation policies of Chapter 3 of the California Coastal Act.**

The proposed development is in conformance with the public access and public recreation policies as identified in the MBCP or the Local Coastal Program (LCP) Land Use Plan.

The site is located between the Pacific Ocean to the west and Mission Bay to the east. The proposed project is within the first public roadway between the sea or shoreline of any body of water located in the Coastal Overlay Zone. Public access to the Pacific Ocean is through Queenstown Court walkway and access to Mission Bay is along an alley south of Queenstown Court which also includes access to Santa Clara public recreation facilities. The proposed expansion of the existing commercial use does not impede public access and therefore, the proposed project conforms with the public access and public recreation policies of Chapter 3 of the California Coastal Act.

B. NEIGHBORHOOD DEVELOPMENT PERMIT [SDMC Section 126.0404(a)]

1. Findings for all Neighborhood Development Permits:

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

The proposed project would not adversely affect the Neighborhood Commercial – North zone (MBPD-NC-N) and the Mission Beach Precise Plan.

The project is within a mixed-use urbanized area within Mission Beach Planned District- Neighborhood Commercial – North zone (MBPD-NC-N) and the MBCP. The site is surrounded by development consisting of small retail shops, restaurants, and multi-residential housing.

Additionally, the project site is designated "Neighborhood Commercial" and is within the height limit of 30 feet of the Coastal Height Limit Overlay Zone (CHLOZ) and the proposed zero-foot setbacks comply with Previously Conforming premises or use

(SDMC §127.0106(b) (Expansion or Enlargement of Previously Conforming Structures). The walls connecting the two structures will meet the current setbacks in this area as described in MBPD Ordinance (SDMC Section 1513.0307 (b)(4)). The retail project is consistent with the underlying MBPD-NC-N zone and the goals of MBCP related to the neighborhood commercial use. Therefore, the project will not adversely affect the land use plan.

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

The project must satisfy conditions of approval to achieve compliance with the regulations of the SDMC. Such conditions have been determined necessary to avoid adverse impacts upon the health, safety and general welfare of persons residing or working in the surrounding area. Prior to issuance of any building permit, grading permit, and public improvement permit for the proposed project, the plans shall be reviewed by City Staff to ensure compliance with all building, electrical, mechanical, plumbing and fire code requirements, and the Owner/Permittee shall be required to obtain building, grading and public improvement permits. Compliance with these regulations during and after construction would be enforced through building inspections completed by the City's building inspectors. Therefore, the proposed development will not be detrimental to the public health, safety, and welfare.

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

The proposed project was reviewed by City Staff and determined to be in compliance with the MBPD Ordinance (SDMC Section 1513.0307 and SDMC §127.0106(b) (Expansion or Enlargement of Previously Conforming Structures) regulations of the Land Development Code.

The project proposes zero-foot setbacks that comply with Previously Conforming premises or use (SDMC §127.0106(b) (Expansion or Enlargement of Previously Conforming Structures). Proposed expansion or enlargement of a *previously* conforming structural envelope within a setback, or of a structure on a premises with previously conforming density that does not meet the criteria for expansion or enlargement in accordance with Section 127.0106(a), requires a Neighborhood Development Permit decided in accordance with Process Two, which shall only be granted if the proposed expansion or enlargement meets certain criteria including "conforms to the setback observed by the existing structure." The proposed expansion conforms to the setback observed by the existing structure and the existing zero-foot setback will remain at 810 Queenstown Court. The addition of a second floor will require a 10-foot setback consistent with the current setback regulations. Therefore, the project will comply the applicable regulations of the Land Development.

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

BE IT FURTHER RESOLVED that, based on these findings adopted by the HEARING OFFICER, COASTAL DEVELOPMENT PERMIT NO. 3153358 and NEIGHBORHOOD DEVELOPMENT PERMIT NO. 3169901 are hereby GRANTED by the HEARING OFFICER to the referenced Owner/Permittee, in the form, exhibits, terms, and conditions as set forth in Permit No. 3153358 and 3169901, a copy of which is attached hereto and made a part hereof.

Will Rogers
Development Project Manager
Development Services

Adopted on: February 8, 2023

IO#: 24009228

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: 24009228

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**COASTAL DEVELOPMENT PERMIT 3153358 AND
NEIGHBORHOOD DEVELOPMENT PERMIT 3169901
3757 MISSION BLVD - PROJECT NO. PRJ-1059496
HEARING OFFICER**

This COASTAL DEVELOPMENT PERMIT No. 3153358 and NEIGHBORHOOD DEVELOPMENT PERMIT No. 3169901 is granted by the Hearing Officer of the City of San Diego to A.H.R. PROPERTIES LLC, Owner, and RANDY IBRAHIM (MANAGING MEMBER), Permittee, pursuant to San Diego Municipal Code (SDMC) section 126.0702 and section 126.0203. The 0.09-acre site is located at 3757 Mission Boulevard and 810 Queenstown Court in the MBPD-NC-N zone of the Coastal Overlay (Appealable) Zone and Coastal Height Limit and Parking Impact (Beach and Coastal) Zones within the Mission Beach Community Precise Plan Local Coastal Program Addendum (MBCP) and Council District 2. The project site is legally described as: PARCEL 1: LOT "Q" AND "R" IN BLOCK 187 OF MISSION BEACH, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 1651, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, DECEMBER 14, 1914; and PARCEL 2: LOT P IN BLOCK 187 OF MISSION BEACH, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 1651, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, DECEMBER 14, 1914.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee, to demolish an existing structure to allow 1,249-square-foot remodel expansion of adjacent 1,710 square-foot retail space as described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated February 8, 2023, on file in the Development Services Department.

The project shall include:

- a. Partial demolition of an existing structure located at 810 Queenstown Court to allow expansion of adjacent retail space while maintaining an existing wall and setbacks.
- b. Reconstruction of 979 square feet of the existing, partially demolished building located at 810 Queenstown Court with construction of a new 270 square foot, second- floor addition for storage totaling 1,249 square feet.
- c. An remodel of an existing 1,710square foot retail building located at 3757 Mission Boulevard. The new combined total of the retail buildings is 2,959 square feet;

- b. Per SDMC Section §127.0106(b) (Expansion or Enlargement of Previously Conforming Structures) to keep a portion of the existing wall located at 810 Queenstown Court to allow for existing setbacks on 810 Queenstown Court;
- c. Off-street parking; four compact spaces and one van-accessible space; and
- d. 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 February 23, 2026.
2. This Coastal Development Permit shall become effective on the eleventh working day following receipt by the California Coastal Commission of the Notice of Final Action or following all appeals.
3. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
 - a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and
 - b. The Permit is recorded in the Office of the San Diego County Recorder.
4. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision-maker.
5. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.
6. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.

7. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this Permit to violate any Federal, State, or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).

8. The Owner/Permittee shall secure all necessary building permits. The Owner/Permittee is informed that to secure these permits, substantial building modifications and site improvements may be required to comply with applicable building, fire, mechanical, and plumbing codes, and State and Federal disability access laws.

9. 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.

10. 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.

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

CLIMATE ACTION PLAN REQUIREMENTS:

12. Owner/Permittee shall comply with the Climate Action Plan (CAP) Consistency Checklist stamped as Exhibit "A." Prior to issuance of any construction permit, all CAP strategies shall be noted within the first three (3) sheets of the construction plans under the heading "Climate Action Plan Requirements" and shall be enforced and implemented to the satisfaction of the Development Services Department.

ENGINEERING REQUIREMENTS:

13. Prior to the issuance of any building permit the Owner/Permittee shall assure, by permit and bond to reconstruct the existing alley curb ramp with the current City Standard curb ramp adjacent to the site on Mission Boulevard, satisfactory to the City Engineer.

14. Prior to the issuance of any construction permit, the Owner/Permittee shall submit a Water Pollution Control Plan WPCP. The WPCP shall be prepared in accordance with the guidelines in Part 2 of Construction BMP Standards Chapter 4 of the City's Storm Water Standards.

PLANNING/DESIGN REQUIREMENTS:

15. The automobile, motorcycle, and bicycle parking spaces must be constructed in accordance with the requirements of the SDMC. All on-site parking stalls and aisle widths shall be in compliance with the requirements of the City's Land Development Code and shall not be converted and/or utilized for any other purpose unless otherwise authorized in writing by the appropriate City decision-maker in accordance with the SDMC.

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

17. All signs associated with this development shall be consistent with sign criteria established by the approved Exhibit "A", Mission Beach Planned District sign regulations, or City-wide sign regulations.

18. All private outdoor lighting shall be shaded and adjusted to fall on the same premises where such lights are located and in accordance with the applicable regulations in the SDMC.

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 a final inspection.

ATTACHMENT 5

- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of this Permit, may protest the imposition within ninety days of the approval of this development permit by filing a written protest with the City Clerk pursuant to California Government Code-section 66020.
- This development may be subject to impact fees at the time of construction permit issuance.

APPROVED by the Hearing Officer of the City of San Diego on February 8, 2023 and Resolution Number _____.

DRAFT

COASTAL DEVELOPMENT PERMIT 3153358
NEIGHBORHOOD DEVELOPMENT PERMIT 3169901
DATE OF APPROVAL: FEBRUARY 8, 2023

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.

A.H.R. PROPERTIES LLC

By _____
RANDY IBRAHIM
(MANAGING MEMBER)

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



THE CITY OF SAN DIEGO

Date of Notice: November 14, 2022

NOTICE OF RIGHT TO APPEAL ENVIRONMENTAL DETERMINATION DEVELOPMENT SERVICES DEPARTMENT

IO: 24009228

PROJECT NAME / NUMBER: 3757 Mission Blvd / PRJ-1059496

COMMUNITY PLAN AREA: Mission Beach Community Plan

COUNCIL DISTRICT: 2

LOCATION: 3757 Mission Blvd, San Diego, CA 92109

PROJECT DESCRIPTION: Coastal Development Permit for the demolition of an existing structure to allow expansion of adjacent retail space. Work to include the addition of 1,219 square feet to existing 1,710 square-foot retail building for total of 2,989-square-feet. The property is located at 3757 Mission Boulevard. The 0.09-acre site is in the MBPD-NC-N and Coastal Overlay (Appealable) Zone and Coastal Height Limitation and Parking Impact (Coastal) Zones within the Mission Beach Community Plan area and Council District 2.

ENTITY CONSIDERING PROJECT APPROVAL: City of San Diego Hearing Officer

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

ENTITY MAKING ENVIRONMENTAL DETERMINATION: City of San Diego

STATEMENT SUPPORTING REASON FOR ENVIRONMENTAL DETERMINATION: The City of San Diego determined that the project would qualify to be categorically exempt from CEQA pursuant to Section 15301 (Existing Facilities) which allows for additions to existing structures that will not result in addition of greater than 10,000 square feet; and where the exceptions listed in 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 / rogersw@sandiego.gov

On November 14, 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.

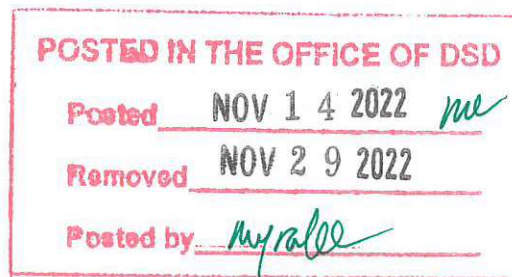
Applications to appeal CEQA determination made by staff (including the City Manager) to the City Council must be filed in the office of the City Clerk within 5 business days from the date of the posting of this Notice (November 29, 2022). During the Statewide "Safer-at-Home" directive to reduce the spread 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 appeal application can be obtained in the Lobby of the City Administration Building located at 202 'C' Street, San Diego, CA 92101. The completed appeal package must be submitted by 5:00pm on the last day of the appeal period and include the required appeal fee in the form of a check payable to the City Treasurer to: City Clerk/Appeal, MS 2A, 202 C Street, San Diego, CA 92101.

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



**MISSION BEACH PRECISE PLANNING BOARD (“MBPPB”)
Tuesday, October 18, 2022 @ 6:30 PM Meeting via Zoom (Video)
AGENDA**

NOTE ON PUBLIC ATTENDANCE: Any member of the public wanting to attend this Zoom conference must email a request to the *Meeting Coordinator* at mbppb.zoom.2022@gmail.com no later than 1 hour prior to the meeting and provide your name and email address to get login information (or, if requested, the telephone dial in number).

***NOTE ON NON-AGENDA PUBLIC COMMENT:** Members of the public who wish to comment on a topic **NOT** on the Agenda within the Board’s purview are asked to contact the Chair at dkwatkns@aol.com prior to the meeting. Comments are subject to time and technological constraints.

OPENING FUNCTIONS

Call to Order, Quorum Count

ADMINISTRATIVE ITEMS

Revisions to October 2022 Agenda

September 20, 2022 Meeting via ZOOM Minutes – Modifications and Approval

Chair’s Report

REPORTS FROM GOVERNMENT OFFICIALS

BUILDING PLAN REVIEW

Action Items:

- **Pan Residence; Project No. 698872; Coastal Development Permit for the demolition of an existing 2-level residence and construction of new 1,469 SF 3-level single family residence with an attached garage located at 3812 Bayside Lane. The 0.03-acre site is located in the MBPD-R-N and the Coastal (appealable) Overlay Zone within the Mission Beach Community Plan and Council District 2. Presentation by Tim Golba, Architect at Golba Architecture, Inc.**
- **3757 Mission Boulevard; PRJ-1059496; (Process 3) Coastal Development Permit for the demolition or removal of 50 percent or more of the exterior walls of the existing structure (810 Queenstown Court) to allow expansion of adjacent retail space. Work to include the addition of 1,219 square feet to existing 1,710 square-foot retail building for total of 1,989 square feet. The property is located at 3757 Mission Boulevard. The 0.09-acre site is in the MBPD-NC-N and Coastal Overlay (Appealable) Zone and Coastal Height Limitation and Parking Impact (Coastal) Zones within the Mission Beach Community Plan area and Council District 2.**

In addition, consideration at Applicant’s request for a Neighborhood Development Permit (Process 2) to keep previously conforming rights of existing setbacks per SDMC Section 127.0106(b) for the expansion of the structure per SDMC Sections 127.0104(a & b).

Presentation by Daniel Linn Architect

***NON-AGENDA PUBLIC COMMENT** - One minute per speaker for issues **NOT** on the Agenda and within the purview of the MBPPB. Comments are subject to time and technological constraints. [See: *NOTE above.]

BOARD COMMUNICATIONS

- Liaison Update (ANAC)

ADJOURNMENT

Our next meeting will be held on Tuesday, November 15, 2022 at 6:30 PM via Zoom Conference. Submit Agenda Items 10 days PRIOR to the scheduled Board meeting to dkwatkns@aol.com for consideration.

**MISSION BEACH PRECISE PLANNING BOARD (“MBPPB”)
Tuesday, October 18, 2022, 2022 @ 6:30 PM
Meeting via Zoom (Video) Conference
Minutes of Meeting - EXCERPT**

Board Members Present:

Rebecca Abbott	Rob Brown	Josh Geller	Gloria Henson
Cindi Stratton	Gernot Trolf	Debbie Watkins	Jenine Whittecar

Absent: Michelle Baron; Dennis Lynch; Bob Semenson; Brian McCarthy

OPENING FUNCTIONS

Meeting was called to order by Chair Debbie Watkins at approximately 6:37 PM, and a quorum was confirmed.

Administrative Items

Revisions to Agenda

Copies of the Agenda for the October 18, 2022 Meeting via Zoom Conference were distributed and reviewed. No changes or additions.

BUILDING PLAN REVIEWS

Action Item:

- **3757 Mission Boulevard; PRJ-1059496;** (Process 3) Coastal Development Permit for the demolition or removal of 50 percent or more of the exterior walls of the existing structure (810 Queenstown Court) to allow expansion of adjacent retail space. Work to include the addition of 1,219 square feet to existing 1,710 square-foot retail building for total of 1,989 square feet. The property is located at 3757 Mission Boulevard. The 0.09-acre site is in the MBPD-NC-N and Coastal Overlay (Appealable) Zone and Coastal Height Limitation and Parking Impact (Coastal) Zones within the Mission Beach Community Plan area and Council District 2.

In addition, consideration at Applicant’s request for a Neighborhood Development Permit (Process 2) to keep previously conforming rights of existing setbacks per SDMC Section 127.0106(b) for the expansion of the structure per SDMC Sections 127.0104(a & b). Presentation by Daniel Linn Architect

The property owner was present.

Architect Linn (the Applicant) presented a PowerPoint showing a portion of the architectural drawings combining the Hub Liquor store on Mission Boulevard with a residential property located at 810 Queenstown Court (Lot P). The Queenstown Court property was a single-story beach cottage with a sloped roof that was torn down except the front door entrance wall set along a 0’ front-yard setback. Mr. Linn informed the group that the City initially gave him a permit for a remodel but later came back and required a Coastal Development Permit (Process 3) for the demolition of 50% or more of the exterior walls of the existing structure along Queenstown Court,

First Review: PRJ-1059496
3757 Mission Boulevard (and 810 Queenstown Court)

which would require that any new structure would have to meet the current regulations and setbacks of the PDO. Later, the Applicant asked the City to consider a Neighborhood Development Permit (“NDP”) (Process 2) so the previously conforming 0’ setback can be kept for the new building construction on Queenstown Court.

Mr. Linn provided a colorful rendering of the proposed Hub Liquor store frontage along Mission Boulevard. However, there were no renderings presented of the back of the building along Queenstown Court where the commercial building will extend its footprint into the residential area as a two-story cement building with a windowless façade and flat roof. This is the area where the Applicant is requesting consideration of a NDP to be able to keep the previously conforming structure’s 0’ setback along the southwest side along Queenstown Court. According to the City, the structure that was demolished in the rear would have to maintain at least a 10-ft setback from the wall to the property line along Queenstown Court.

Mr. Linn’s digital plans were difficult to decipher the heights of the new flat roof along this southwest corner and at the second floor. His answers were even more confusing. That is why the Board asked for a rendering of the proposed new structure along Queenstown Court.

The MBPPB’s Project Reviewer showed several pictures related to the 10’ setback required along Queenstown per the Mission Beach PDO requirements and questioned the 0’ setback at the front of the structure along Queenstown Court where the remaining pieces of wood would be connected to the Hub Liquor building and roof line.

The next door neighbor stated that a standing water problem existed between the properties and was concerned the new building would worsen the problem by building a solid cement building with a flat roof that would drain off rain with no place to go. Architect Linn stated a permeable ground cover will be added along the property line. The neighbor also asked what that south side of Hub Liquor would look like as one enters Queenstown Court.

In considering the NDP, Chair pointed out that a NDP cannot subvert or override the Land Development code, which includes our PDO regulations. Chair pointed out the *Findings for a NDP Approval under SDMC Section 126.0404(a) (1), (2) & 3* must be met, which this proposed project fails to meet as follows:

- (1) Proposed *development* will not adversely affect the applicable *land use plan*.
 - "Land Use Plan" means the **General Plan and adopted community plans, specific plans, precise plans, and sub-area plans** (SDMC Section 113.0103). What this means is that the project needs to follow our PDO regulations as consistently applied since its inception in 1979 and not wander off into other provisions of the Land Development Code and attempt to override our PDO.
- (2) The proposed *development* will not be detrimental to the public health, safety, and welfare.
 - Air, space, light = PDO objective principals are lacking. Coastal Commission "View Corridor" further obstruction with 0’ setback.
- (3) The proposed development will comply with the applicable regulations of the land development code including any allowable deviations pursuant to the Land Development Code.

First Review: PRJ-1059496
3757 Mission Boulevard (and 810 Queenstown Court)

- Applicable development must comply with the applicable regulations of the LDC - per our PDO - always demolition of over 50% of existing walls of structure requires new construction building back to the PDO regulations as a new structure. No non-conforming encroachments allowed. Our PDO trumps any and all exceptions -- All setbacks must be adhered to unless a variance is obtained.

Chair thanked all who submitted letters expressing support of the Hub Liquor project and Mr. Ibrahim's generous and kind service to community members. Chair noted that the Board's responsibility is to enforce the Mission Beach PDO regulations so developers and the community can rely on it now and into the future. By subverting the legal requirements of the PDO and Coastal Development Permit process for a NDP that violates required setbacks sets a precedent for other to do the same, which the PDO was established to prevent. Chair expressed hope that the Architect will be amenable to making changes to this project that meets the PDO requirements for the benefit of the community.

At this point, Robin Madaffer the attorney for the owner, and the owner asked to continue the Board's review of this project to the November 15, 2022 meeting so they can answer some of the questions raised at this meeting. Chair agreed to schedule a second review at the Board November 15, 2022 Meeting via Zoom.

ADJOURNMENT

**Motion #2 was made by Gernot Trolf and seconded by Rebecca Abbott
TO ADJOURN the meeting at 8:12 PM.**

**VOTE: For: 7 Against: 0 Abstain: 0
Motion Passed.**

Prepared by Debbie Watkins, Secretary

**MISSION BEACH PRECISE PLANNING BOARD (“MBPPB”)
Tuesday, November 15, 2022 @ 6:30 PM Meeting via Zoom (Video)
AGENDA**

NOTE ON PUBLIC ATTENDANCE: Any member of the public wanting to attend this Zoom conference must email a request to the *Meeting Coordinator* at mbppb.zoom.2022@gmail.com no later than 1 hour prior to the meeting and provide your name and email address to get login information (or, if requested, the telephone dial in number).

***NOTE ON NON-AGENDA PUBLIC COMMENT:** Members of the public who wish to comment on a topic **NOT** on the Agenda within the Board’s purview are asked to contact the Chair at dkwatks@aol.com prior to the meeting. Comments are subject to time and technological constraints.

OPENING FUNCTIONS

Call to Order, Quorum Count

ADMINISTRATIVE ITEMS

Revisions to November 2022 Agenda
October 18, 2022 Meeting via ZOOM Minutes – Modifications and Approval
Chair’s Report

REPORTS FROM GOVERNMENT OFFICIALS

BUILDING PLAN REVIEW

Action Item:

- **Second Review at Applicant’s Request: 3757 Mission Boulevard; PRJ-1059496; (Process 3) Coastal Development Permit for the demolition or removal of 50 percent or more of the exterior walls of the existing structure (810 Queenstown Court) to allow expansion of adjacent retail space. Work to include the addition of 1,219 square feet to existing 1,710 square-foot retail building for total of 2,929 square feet. The property is located at 3757 Mission Boulevard. The 0.09-acre site is in the MBPD-NC-N and Coastal Overlay (Appealable) Zone and Coastal Height Limitation and Parking Impact (Coastal) Zones within the Mission Beach Community Plan area and Council District 2.**

In addition, consideration at Applicant’s request for a Neighborhood Development Permit (Process 2) to keep previously conforming rights of existing setbacks per SDMC Section 127.0106(b) for the expansion of the structure per SDMC Sections 127.0104 (a & b). Presentation by Daniel Linn Architect

***NON-AGENDA PUBLIC COMMENT** - One minute per speaker for issues **NOT** on the Agenda and within the purview of the MBPPB. Comments are subject to time and technological constraints. [See: *NOTE above.]

BOARD COMMUNICATIONS

- Liaison Update (ANAC)

ADJOURNMENT

Our next meeting will be held on Tuesday, January 17, 2023 at 6:30 PM via Zoom Conference. The Board is dark in December. Submit Agenda Items 10 days PRIOR to the scheduled Board meeting to dkwatks@aol.com for consideration.

ATTACHMENT TO COMMUNITY PLANNING COMMITTEE DISTRIBUTION FORM

PROJECT SCOPE:

- **Second Review** at Applicant’s Request: 3757 Mission Boulevard; PRJ-1059496; (Process 3) Coastal Development Permit for the demolition or removal of 50 percent or more of the exterior walls of the existing structure (810 Queenstown Court) to allow expansion of adjacent retail space. Work to include the addition of 1,219 square feet to existing 1,710 square-foot retail building for total of 2,929 square feet. The property is located at 3757 Mission Boulevard. The 0.09-acre site is in the MBPD-NC-N and Coastal Overlay (Appealable) Zone and Coastal Height Limitation and Parking Impact (Coastal) Zones within the Mission Beach Community Plan area and Council District 2.

In addition, consideration at Applicant’s request for a Neighborhood Development Permit (Process 2) to keep previously conforming rights of existing setbacks per SDMC Section 127.0106(b) for the expansion of the structure per SDMC Sections 127.0104 (a & b).

Problems for the MBPPB to consider a Neighborhood Development Permit (“NDP”) (Process) 2 for this project at 810 Queenstown Court:

Chapter 12: Land Development Reviews in the SDMC Section 127.0102 (a) General Rules for Previously Conforming Premises and Uses eliminates this project from NDP consideration as follows:

- (a) “Previously conforming premises or uses must have been established in compliance with all permit requirements and must have been lawful until a change in the applicable zoning regulation made the premises or uses previously conforming.” [Emphasis added.]

According to the City’s Senior Planner on this project, the applicant originally submitted plans for a remodel/small expansion for both of the structures on site at 3757 Mission Boulevard and a single-family residence at 810 Queenstown Court. On their plans, it had appeared that it was one structure, so it was signed off as below 50% exterior wall demolition. Later, it was determined that the space in between the two buildings was **never permitted** and it should have been treated as two separate structures. Since the structure in the rear of the property (810 Queenstown Court) had already been demolished more than 50% of the exterior walls, the Coastal Development Permit (Process 3) was required for that. The applicant wanted to keep the 0’ setback along Queenstown Court so NDP (Process 2) was added to the permit.

Also, according to the same Senior Planner, the project is limited to addition at the first story level that does not exceed the height of the existing structure within the setback.

The existing structure within the 0’ setback along Queenstown Court will be connected to the Hub Liquor building by exceeding the height of the existing structure within the setback. The south elevation shows a new and raised roof area at the southwest corner to make that roof area match the area behind, which is clearly taller. We believe the area used to be a sloped roof and is now proposed to be a new flat roof that matches the existing taller roof section at the Hub Liquor building.

Even if we consider the Findings for NDP Approval SDMC Section 126.0404(a) (1), (2) & 3, we cannot consider granting a NDP because the project does not meet all of the findings.

(1) Proposed *development* will not adversely affect the applicable *land use plan*.

- "Land Use Plan" means the General Plan and adopted community plans, specific plans, precise plans, and sub-area plans. SDMC §113.0103.

What this means is that the project needs to follow the Mission Beach Planned District Ordinance (“PDO”) regulations as consistently applied since its inception in 1979, and not wander off into other provisions of the Land Development Code and attempt to override our PDO.

“Where there is a conflict between the Land Development Code and the Mission Beach Planned District Ordinance, the Planned District Ordinance applies.”
SDMC §1513.0104

(2) The proposed *development* will not be detrimental to the public health, safety and welfare.

- Air, space, light = PDO objective principals. Coastal Commission “View Corridor” further obstruction caused by the 0’ setback along Queenstown Court. Large 2-story commercial building being added with windowless façade along residential court.

(3) The proposed *development* will comply with the applicable regulations of the Land Development Code including any allowable deviations pursuant to the Land Development Code.

- Applicable development must comply with the applicable regulations of the Land Development Code - per our PDO - always demolition of over 50% of existing walls of structure requires new construction building back to the PDO regulations as a new structure. No non-conforming encroachments allowed. Our PDO trumps any and all exceptions -- All setbacks must be adhered to unless a VARIANCE is obtained. “

Having said this, any vote by our Board to allow a previously conforming structure with a 0’ setback would set a precedent and slippery slope for other previously conforming structures to violate the intent of the PDO regulations, which the PDO was established to prevent, and the Coastal Development Permit that requires new construction building back to the PDO regulations as a new structure when demolition or removal of 50 percent or more of the exterior walls of an existing structure occurs to allow expansion of adjacent retail space, as in this case, or any structures with

non-conforming encroachments. The PDO details building regulations/requirements for both commercial properties and residential property in Mission Beach.

Motion: Mission Beach Precise Planning Board takes NO ACTION on this NDP application as this board has not been presented with enough data to properly evaluate the NDP in regards to the previously “conforming” construction that is being retained, expanded and enhanced. Given that the NDP is based on prior construction that does not observe the front yard setback we cannot make the findings to allow an expansion and enhancement of a significantly non-conforming structure. And, to avoid setting a precedent to allow this type of retention, expansion and enhancement of non-conforming setbacks, this board takes no action on this NDP application.” **Motion passed. 6-0-2**

Coastal Development Permit (“CDP”) (Process 3)

Motion: The Mission Beach Precise Planning voted TO DENY the CDP because the Applicant has failed to meet the setback requirements. Demolition of over 50% of existing walls requires new construction building back to the PDO regulations as a new structure with no non-conforming encroachments allowed. **Motion passed. 7-0-1**



City of San Diego
Development Services
1222 First Ave., MS-302
San Diego, CA 92101

Community Planning Committee Distribution Form

Project Name: 3757 Mission Boulevard; 810 Queenstown Court
Project Number: PRJ-1059496

Community: Mission Beach

For project scope **SEE ATTACHMENT FOR INFORMATION**

- Vote to Approve
 Vote to Approve with Co **SEE ATTACHMENT FOR INFORMATION**
 Vote to Approve with Non-Binding Recommendations Listed Below
 Vote to Deny

Date of Vote:

11/15/22

of Members Yes

of Members No

of Members Abstain

Conditions or Recommendations:

- No Action
 (Please specify, e.g., Need further information, Split vote, Lack of quorum, etc.)

SEE ATTACHMENT FOR INFORMATION

NAME: Debbie Watkins

TITLE: Chair


DATE: November 17, 2022

Attach additional pages if necessary (maximum 3 attachments).

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: HUB LIQUOR **Project No. For City Use Only:** _____

Project Address: 3757 MISSION BLVD SAN DIEGO 92109

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

Corporation Limited Liability -or- General - What State? CA 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: AHR PROPERTIES c/o RANDY IBRAHIM (MANAGING MEMBER) Owner Tenant/Lessee Successor Agency

Street Address: 2022 COLINA GRANDE

City: EL CAJON State: CA Zip: 92019

Phone No.: 6194382781 Fax No.: _____ Email: _____

Signature:  Date: 4/25/22

Additional pages Attached: Yes No

Applicant

Name of Individual: DAN LINN (AGENT) Owner Tenant/Lessee Successor Agency

Street Address: 5732 BELLEVUE AVE

City: LA JOLLA State: CA Zip: 92037

Phone No.: 8584598108 Fax No.: _____ Email: linnarch@gmail.com

Signature: _____ Date: 4/25/22

Additional pages Attached: Yes No

Other Financially Interested Persons

Name of Individual: n/a Owner Tenant/Lessee Successor Agency

Street Address: _____

City: _____ State: _____ Zip: _____

Phone No.: _____ Fax No.: _____ Email: _____

Signature: _____ Date: _____

Additional pages Attached: Yes No



City of San Diego
Development Services
Attn: Deposit Accounts
(619) 446-5000

Deposit Account/Financially Responsible Party

FORM
DS-3242
February 2020

Project Address/Location: 3757 MISSI9ON BLVD SAN DEGO 92109
Project No.: *FOR CITY USE ONLY* Internal Order No.: *FOR CITY USE ONLY*

Approval Type: Check appropriate box for type of approval requested:

- Grading
 Public Right-of-Way
 Subdivision
 Neighborhood Use
 Coastal
 Neighborhood Development
 Site Development
 Planned Development
 Conditional Use
 Variance
 Vesting Tentative Map
 Tentative Map
 Map Waiver
 Other: _____

Is the project subject to a Reimbursement Agreement? No Yes

If yes, provide Reimbursement Agreement Application Project Number or Resolution/Ordinance No.: _____

Deposit Trust Fund Account Information: A deposit into a Trust Fund account with an initial deposit to pay for the review, inspection and/or project management services is required. The initial deposit is drawn against to pay for these services. The Financially Responsible Party will receive a monthly statement reflecting the charges made against the account, and an invoice when additional deposits are necessary to maintain a minimum balance. The payment of the invoice will be required in order to continue processing your project. At the end of the project, any remaining funds will be returned to the Financially Responsible Party.

FINANCIALLY RESPONSIBLE PARTY

Name/Firm Name: AHR PROPERTIES, LLC Address: 2022 COLINA GRANDE E-mail:

City: EL CAJON State: CA Zip Code: 92019 Telephone: (619) 438-2781 Fax No.:

Financially Responsible Party Declaration: I understand that City expenses may exceed the estimated advance deposit and, when requested by the City of San Diego, will provide additional funds to maintain a positive balance. Further, the sale or other disposition of the property does not relieve the individual or Company/Corporation of their obligation to maintain a positive balance in the trust account, unless the City of San Diego approves a Change of Responsible Party and transfer of funds. Should the account go into deficit, all City work may stop until the requested advance deposit is received.

This is a continuation of existing Project No.: _____ Internal Order No.: _____

NOTE: Using an existing opened account may be allowed when:

1. Same location for both projects;
2. Same Financially Responsible Party;
3. Same decision process (Ministerial and discretionary projects may **not** be combined);
4. Same project manager is managing both projects; and
5. Preliminary Review results in a project application.

Please be advised: Billing statements cannot distinguish charges between two different projects.

Please Print Legibly.

Print Name: RANDY IBRAHIM Title: MANAGING MEMBER

Signature*:  Date: 04/25/2022

***The name of the individual and the person who signs this declaration must be the same. If a corporation is listed, a corporate officer must sign the declaration (President, Vice-President, Chairman, Secretary or Treasurer).**

FOR CITY USE ONLY

Project Title: _____ Date Requested: _____ Engineering Inspections (*Public Works*)
 Discretionary Project (*DSD*)
 Other
 Keep existing Project No.: _____ as lead or Use new Project No.: _____ as lead MRB: \$ _____

ACCOUNT CLOSURE AUTHORIZATION

Date Requested: _____ Completed Inactive Withdrawn Collections

Print Name: _____ Signature: _____

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

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

GRADING NOTES

Table with 2 columns: Description and Value. Includes Total amount of site to be graded (160 s.f.), Percent of total site graded (4%), Area of 25% or greater slope (0), etc.

PLANNING NOTES

- 1. Trash/recycle cans to be kept in area next to alley. 2. There are no easements on the property. 3. Plans have been designed to comply with disabled access requirements.

ENGINEERING NOTES

- 1. IF EXISTING IMPROVEMENTS IN THE PUBLIC RIGHT-OF-WAY ARE DAMAGED DURING CONSTRUCTION, THE REQUIRED PERMITS FOR THE REPLACEMENT OR REPAIR OF THE DAMAGE SHALL BE OBTAINED. 2. ANY EXCAVATED MATERIAL THAT IS EXPORTED SHALL BE TO A LEGAL DISPOSAL SITE IN ACCORDANCE WITH STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (GREEN BOOK), 2015 EDITION AND REGIONAL SUPPLEMENT AMENDMENTS ADOPTED BY REGIONAL STANDARDS COMMITTEE.

NOTE

THE PROPOSED PROJECT WILL COMPLY WITH ALL THE REQUIREMENTS OF THE CURRENT CITY OF SAN DIEGO STORM WATER STANDARDS MANUAL BEFORE A GRADING OR BUILDING PERMIT IS ISSUED.

IMPERVIOUS AREAS on PROJECT

Table with 2 columns: Description and Value. Existing impervious areas (3988 s.f.), Proposed impervious areas (3850 s.f.), etc.

TOTAL DISTURBED AREA of LOT (proposed)

Lot area = 3988 s.f. Disturbed area = 1250 s.f. = 31% of property (the 1250 s.f. is under the area of the existing building that is being replaced)

SETBACK REQUIREMENTS (MB PDO NC-N)

- A FRONT YARD (MISSION BLVD): '0' B ALLEY '0' C QUEENSTOWN CT '10' (at new 2nd floor) D INTERIOR YARD '3' (TO 20' ABOVE GRADE THEN UNDER A LINE 45deg. UP AND AWAY FROM THE PL)

NOTES

- 1. During construction a least one extinguisher shall be provided on each floor level at each stairway. 2. Buildings undergoing construction, alteration, or demolition shall conform to CFC Chapter 33.

NOTE

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.

SIGN AREA CALCULATION:

- 1. WALL SIGN ON THE WEST FRONTAGE (FACING MISSION BLVD) 2. MISSION BLVD. ROW WIDTH = 80' 3. WEST WALL AREA = 775 SF. 4. PROPOSED SIGN AREA = 40 SF. (SEE SHEET A3) 5. MAXIMUM WALL SIGN ALLOWED PER MC 142.1225 = 100 SF.

ADA NOTES

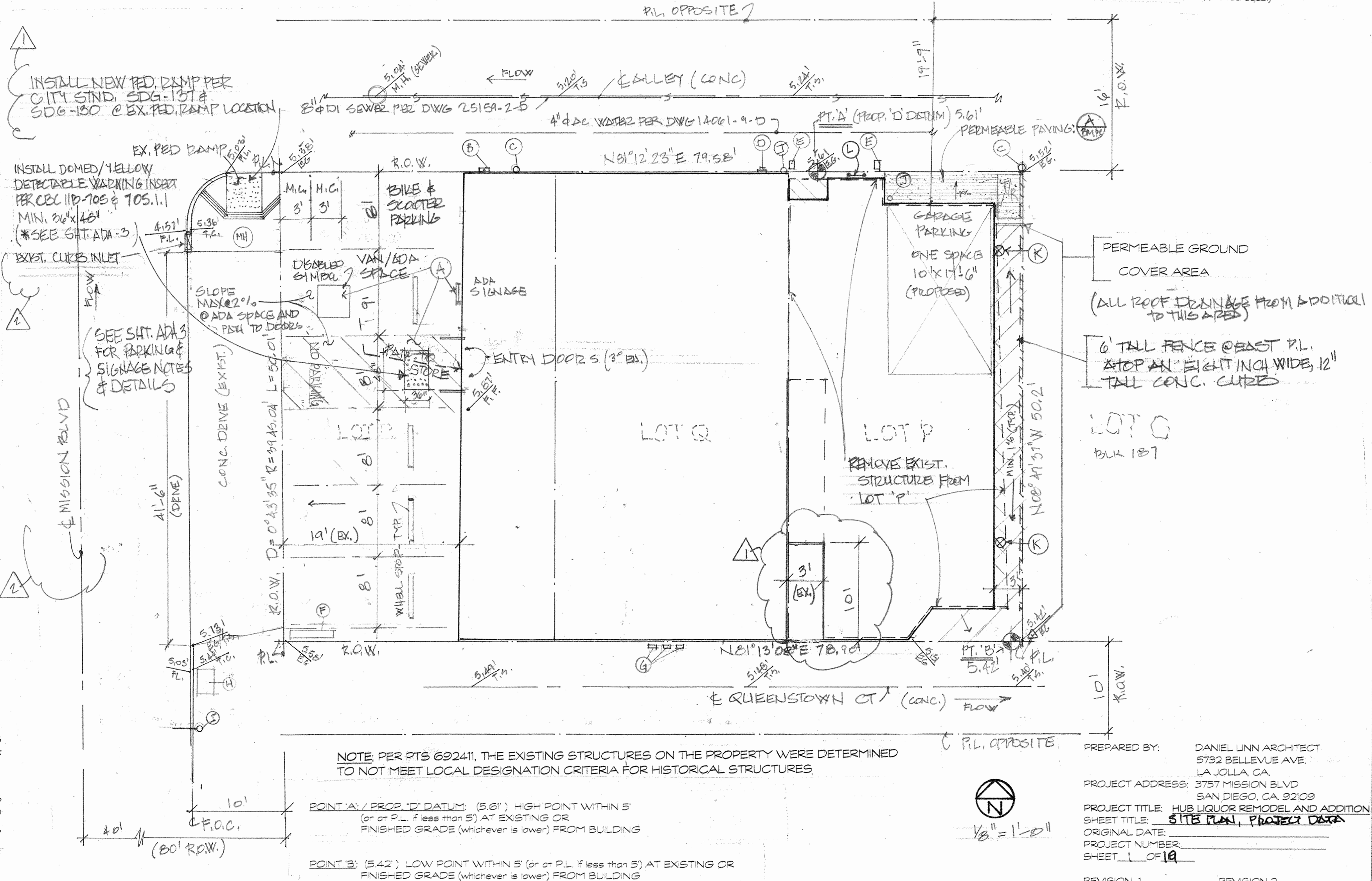
- 1. FOR ALL ADA RELATED SITE AND BUILDING NOTES AND DETAILS, SEE SHEETS ADA 1-3 2. ALL ADA REQUIREMENTS SHALL COMPLY WITH CHAPTER 11B OF THE 2019 CBC (AND AS SPECIFICALLY NOTED ON ADA 1-3)

FIRE NOTES

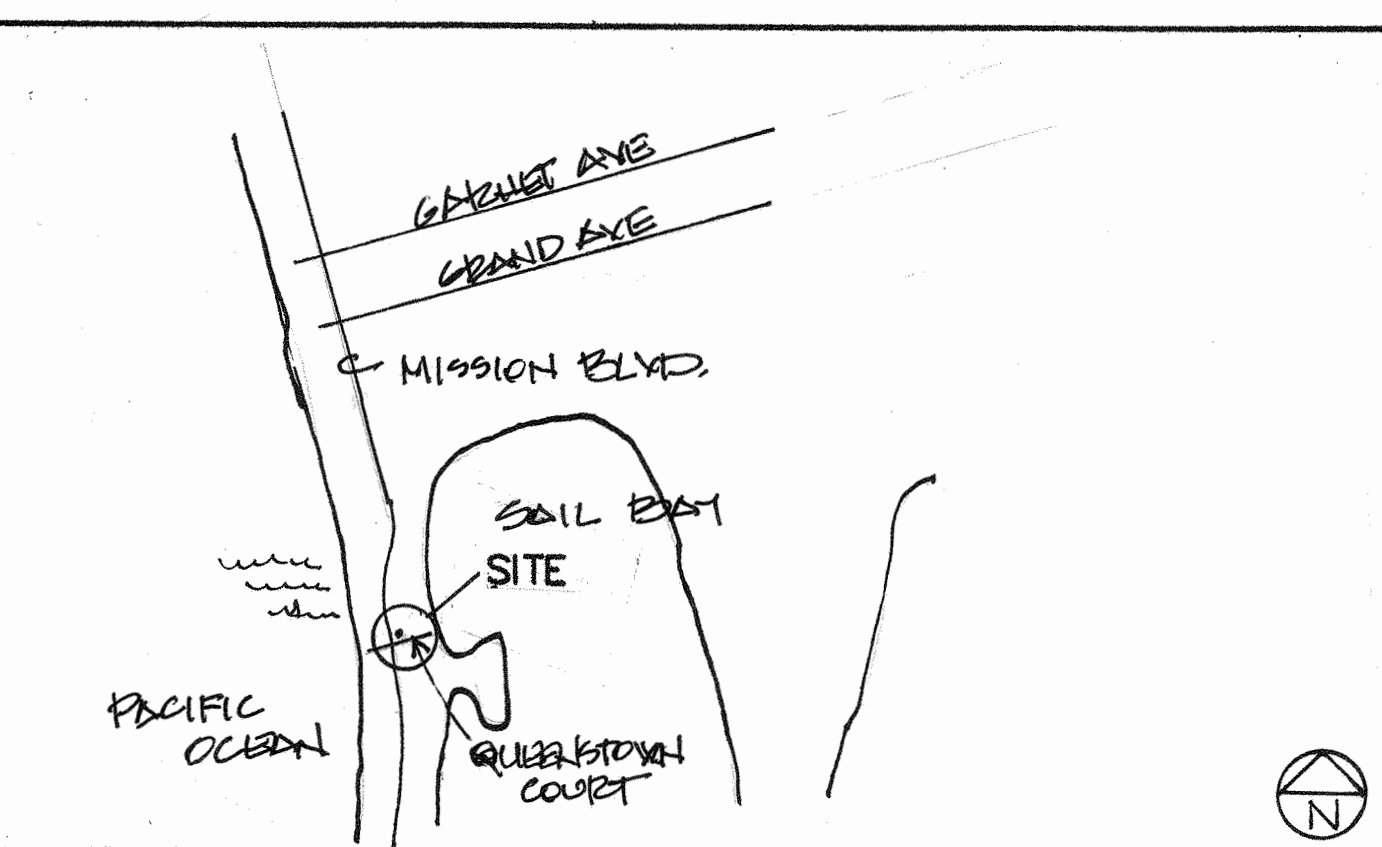
- 1. Locations and classifications of extinguishers shall be in accordance with CFC 906 and California Code of Regulations (CCR), Title 19. 2. Wall, floor and ceiling finishes and materials shall not exceed the interior finish classifications in CBC Table B03.11.

SITE PLAN KEY (ALL ITEMS EXISTING UNO)

- (A) DISABLED PARKING SIGNAGE PER CBC CH 11B (SEE SH. ADA 1-3) (B) ELECTRIC SERVICE RISER (UG SERVICE) (C) POWER POLE (D) ELECTRIC METER (E) WATER METER (F) BUSINESS SIGNAGE (G) GAS METER (H) CABLE VAULT (I) STREET LIGHT POLE (J) EXISTING DOWNSPOUT (K) PROPOSED DOWNSPOUT INTO PERMEABLE AREA (L) BACKFLOW PROTECTION



VICINITY MAP



PROJECT DATA

Table with 2 columns: Description and Value. Includes Scope of Work, APN, Legal, Zone, Building Areas, FAR, Coverage, Zoning, Codes, Construction Type, Occupancy Class, Occupant Load, and Allowable Area Analysis.

DRAWING INDEX

Table with 2 columns: SHEET and CONTENT. Lists sheets T, A1, A2, A3, A4, A5 and their corresponding content.

SHEET CONTENT

Table with 2 columns: SHEET and CONTENT. Lists sheets BMP 1 and BMP 2 with their content.

OWNER

AHR PROPERTIES, LLC c/o RANDY IBRAHIM 3757 MISSION BLVD SAN DIEGO, CA 92103 619/438-2781

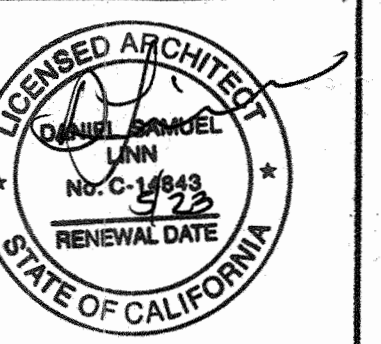
CERTIFICATION

I HEREBY ACKNOWLEDGE AND CERTIFY THAT: 1. I am accountable for knowing and complying with the governing policies, regulations and... 4/20/22

Daniel Linn architect 5732 Bellevue Avenue 858.459.8108 lajolla ca 92037 linnarch@gmail.com

HUB LIQUOR REMODEL AND ADDITION 3757 MISSION BOULEVARD SAN DIEGO CALIFORNIA 92109

Table with 2 columns: DATE and REVISIONS. Shows revision history from 10/2/21 to 10/20/22.



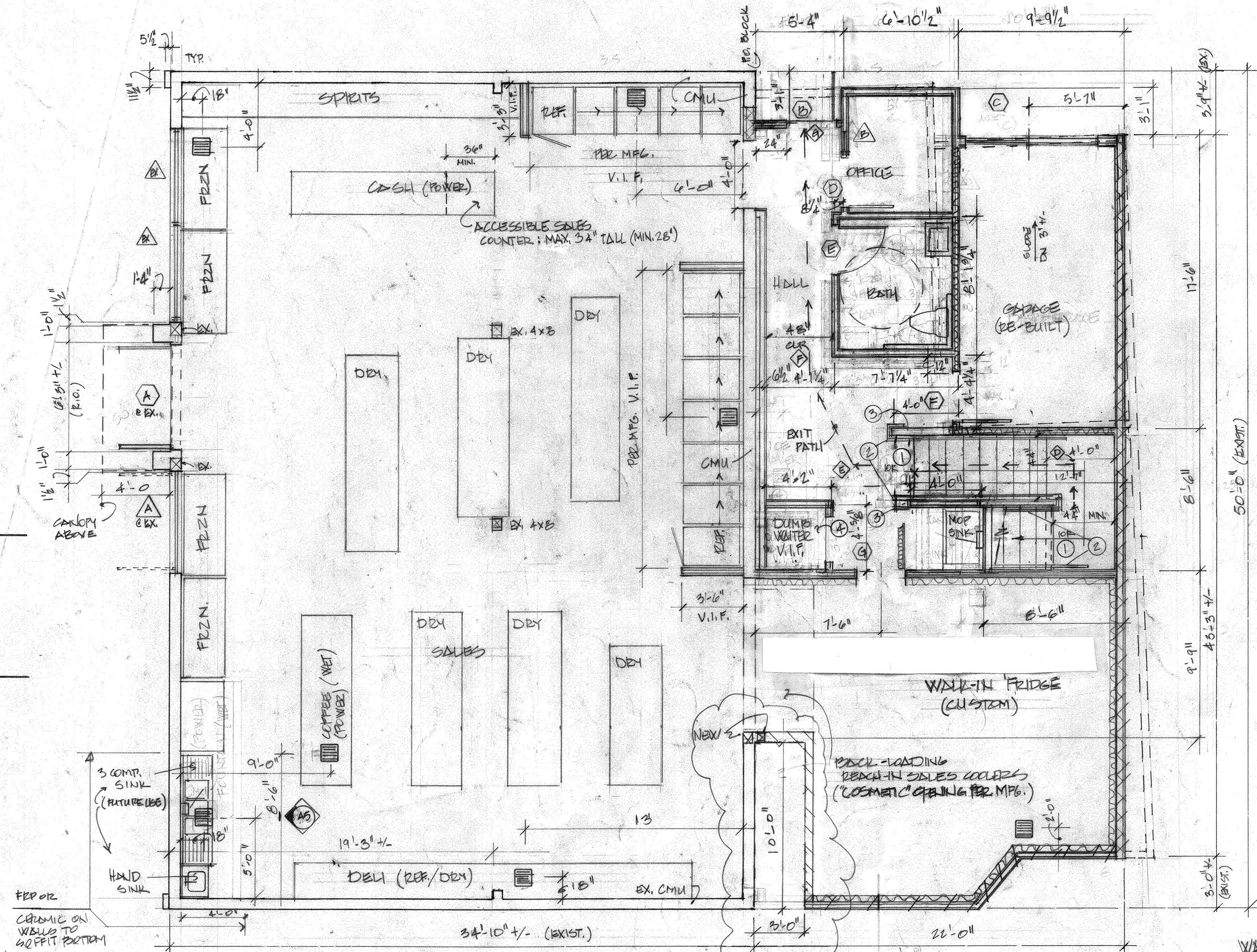
Signature and Date: 4/20/22

Environmental Health Notes

1. A concrete slab is provided for trash, garbage, and grease container. If walls enclose area, the interior wall surfaces will be smooth, sealed and washable (e.g., plastered smooth and painted, etc.).
2. All food-related and utensil-related equipment shall meet or be equivalent to sanitation standards established by an American National Standards Institute (ANSI) accredited program.
3. All floor mounted equipment will be installed on minimum 6" sanitary legs, castors, or completely sealed in position on a 4" high curb with continuously covered base. Countertop equipment will be on 4-inch sanitary legs or sealed to the counter unless readily movable.
4. If soft drink, ice or other dispensers are self-service, or if wells are provided they must be push button types, or lever types where the lever contacts the container at least one inch below the rim.
5. Any openable windows vent openings or other similar openings must be provided with tight fitting screens of minimum 16-mesh to the inch. Windows to be fixed at food prep, utensil-washing, open food and utensil storage areas.
6. All exterior doors open outward and are self-closing and tight fitting.
7. Bi-fold, French, accordion style and roll-up doors cannot open into the food prep, utensil washing or unpackaged food service areas.
8. Toilet room and dressing room doors must be self-closing, tight fitting.
9. Delivery doors to have air curtain fans that span the width over the door. The fan must activate via a microswitch providing a minimum velocity of 1600 fpm measured 3 feet above the ground.
10. A minimum of 10 foot-candles of light measured 30" off floor is provided in walk-in refrigerated storage and dry storage rooms and at least 20-foot candles is provided where food is provided for consumer self-service, where fresh produce or prepackaged foods are sold or offered for consumption; inside equipment such as reach-in and under-counter refrigerators, in areas used for handwashing, warewashing, equipment and utensil storage, and in toilet rooms.
11. A minimum of 50 foot-candles of light measured 30" off floor is provided when working with food or working with utensils or equipment such as knives, slicers, grinders, or saws where employee safety is a factor and in all areas during periods of cleaning.
12. Shattershields for all lights above food preparation, work, and storage areas will be provided.
13. All warewashing sinks to have 3 compartments that are a minimum size of at least 18"x18"x12" deep (or 16"x20"x12" deep) with a minimum 18" drainboard at each end. If against a wall, it must have an 8" integral backplash. However, it must be capable of accommodating the largest utensil to be washed. A warewashing machine does not substitute for the sink requirement.
14. Sinks to have spout(s) capable of reaching each compartment.
15. Food prep sink compartment(s) to be at least 18"x18"x12" deep (or 16"x20"x12" deep) with a minimum 18" drainboard. Separate food prep sinks to be provided for meats and produce.
16. The 3 or 4 compartment bar sink to be at least 12"x12"x10" deep (or 10"x14"x10" deep) with a minimum 18" drainboard at each end.
17. A separate wet waste dump fixture shall be provided for disposal of drink or waste ice or coffee waste.
18. Each handwashing sink must have permanently mounted single-service soap and paper towel dispensers.
19. The hot water heater will be a commercial type capable of constantly supplying hot water at a temperature of 120°F to all sinks. In sizing the water heater, the peak hourly demand for all sinks, etc., are added together to determine the minimum required recovery rate.
20. All lavatories or hand sinks will have a combination faucet or premixing faucet capable of supplying water tempered to 100°F. Self-closing or metered faucet to provide at least 15 seconds of water without reactivation.
21. All plumbing, electrical and gas lines shall be concealed within the building structure to as great an extent as possible. All exposed conduits, plumbing, etc. shall be installed at least 6" off floor and 3/4" from walls using standoff brackets.
22. Conduits, plumbing or piping cannot be installed across any aisle way, traffic area or door opening.
23. Multiple runs or clusters of conduit or pipelines shall be furred in or encased in an approved sealed enclosure.
24. All liquid waste shall be drained by means of indirect waste pipes into a floor sink. Floor sinks are to be installed flush with the finished floor surface and have suitable easily removable safety cover grates.
25. Floor sink to be 50% exposed when no access is provided for cleaning or be in line with the front face of elevated freestanding equipment.
26. Approved backflow prevention devices shall be properly installed upstream of any potential hazard between the potable water supply and a source of contamination. Hoses shall not be attached to a faucet or hose bibb unless an approved backflow preventer is provided.
27. Water supply to carbonators shall be protected by an approved reduced pressure principle backflow preventer. The relief valve shall drain indirectly to sewer with a legal air gap.
28. For cleaning floor mats, the janitorial sink to be a minimum 24" by 36" floor-mounted type. Mats shall be placed in a position that allows them to air-dry without soiling walls, equipment, or supplies.
29. The janitorial sink faucet will have a threaded outer lip for hose attachment and an approved backflow prevention device. No chemical dispensing systems or shutoff valves to be attached to mop sink faucet outlet (unless a "safety" plumbing device is installed).
30. No condensate or wastewater including HVAC will drain into the janitorial sink.
31. Grease trap to be located outside the food service activity area, flush with the finished floor when indoors. Local wastewater district or building department to be contacted for grease removal requirements.
32. Floor drains shall be installed in floors that are water-flushed for cleaning and in areas where pressure spray methods for cleaning equipment are used, in restrooms, janitorial rooms, sculleries, and at bars with warewashing. Floor surfaces in areas pursuant to this shall be sloped 1:50 to the floor drains.
33. Adequate ventilation is to be provided to all toilet rooms, janitor closets with mop sinks, and indoor trash rooms and in dressing/change room(s).
34. The floor finish will have a smooth surface under all equipment and walkways will have a light texture only.
35. The paint used on walls and ceilings of all kitchen, food preparation, work, and storage areas will be a gloss or semi-gloss enamel. Finish material shall be a light color in food prep areas for easy cleaning.
36. Prior to installation, samples of finishes to be submitted to Environmental Health for approval as needed.
37. Cold storage rooms shall be provided with a section of shelving installed to hold shallow cool down pans—not to exceed 4" in height. Space between shelving to be at least 8" high.
38. Backup dry storage shelving shall be a minimum of 96 linear feet (measured with tiers) or 25% of kitchen, food prep, and work areas, whichever is greater. Shelving shall be at least 18 inches deep and start a minimum six inches off the floor surface.
39. Shelving over wet areas (sinks, mop sinks, etc.) and food prep surfaces will be metal.
40. All seams, gaps, openings to be properly sealed.

PLAN NOTES (TYP)

- 1 STAIRS: 22 RISERS @ 7" EA. TREADS @ 11" + 1 1/4" NOSE (max. rise = 7.00", min. run = 11.0")
- 2 HANDRAIL: 36" ABOVE TREAD NOSE, 1 1/2" DIA GRIP, 1 1/2" CLEAR TO WALL, RETURN RAIL TO WALL, SELF OR POST AT ALL ENDS
- 3 GUARDRAIL: MIN. 42" ABOVE WALK SURFACE, MAX BALUSTER SPACE OF 3 15/16" (RAILINGS ATOP 24" WALL)
- 4 DUMBWAITER: POWERLIFT 200'; 2 STOP, 200 LB CAPACITY, MIN. 30" X 30" X 30" CAB (OR EQ.) UL LISTED ELEVATOR/DUMBWAITER CONTROLLER (UL#233908) MEETS ASME 17.1.



EXIT PATH LENGTH CALC. (SEE ALSO A2)

A → B	14'
B → C	14' (DIME. OF STAIR) INCL.
C → D	4'
D → E	14' (DIME. OF STAIR) INCL.
E → F	6'
F → G	15'
EXIT	
67.1' < 75' ∴ OK	

FIRST FLOOR PLAN

PREPARED BY: DANIEL LINN ARCHITECT
 5732 BELLEVUE AVE.
 LA JOLLA CA
 PROJECT ADDRESS: 3757 MISSION BLVD
 SAN DIEGO, CA 92103
 PROJECT TITLE: HUB LIQUOR REMODEL AND ADDITION
 SHEET TITLE: 1ST FLOOR PLAN
 ORIGINAL DATE: _____
 PROJECT NUMBER: _____
 SHEET 4 OF 90

REVISION 1 _____ REVISION 2 _____
 REVISION 3 _____ REVISION 4 _____

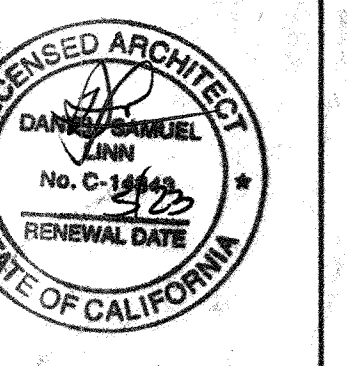
WALL LEGEND (TYP)

	EXISTING WALL TO REMAIN
	NEW: 2X4 16' o.c.
	NEW: 2X6 16' o.c. 2 HOUR RATED
	NEW: 2X4 16' o.c. ONE HOUR RATED
	NEW: 2X6 16' o.c. ONE HOUR RATED
	EX. EXT. WALL TO REMAIN W/ NEW INT. WALL

Daniel Linn architect
 5732 bellevue avenue 858...459... 8108
 la jolla ca 92037 linnarch@gmail.com
 © copyright 2021 all rights reserved. until the cows come home

HUB LIQUOR
 REMODEL AND ADDITION
 3757 MISSION BOULEVARD
 SAN DIEGO CALIFORNIA 92103

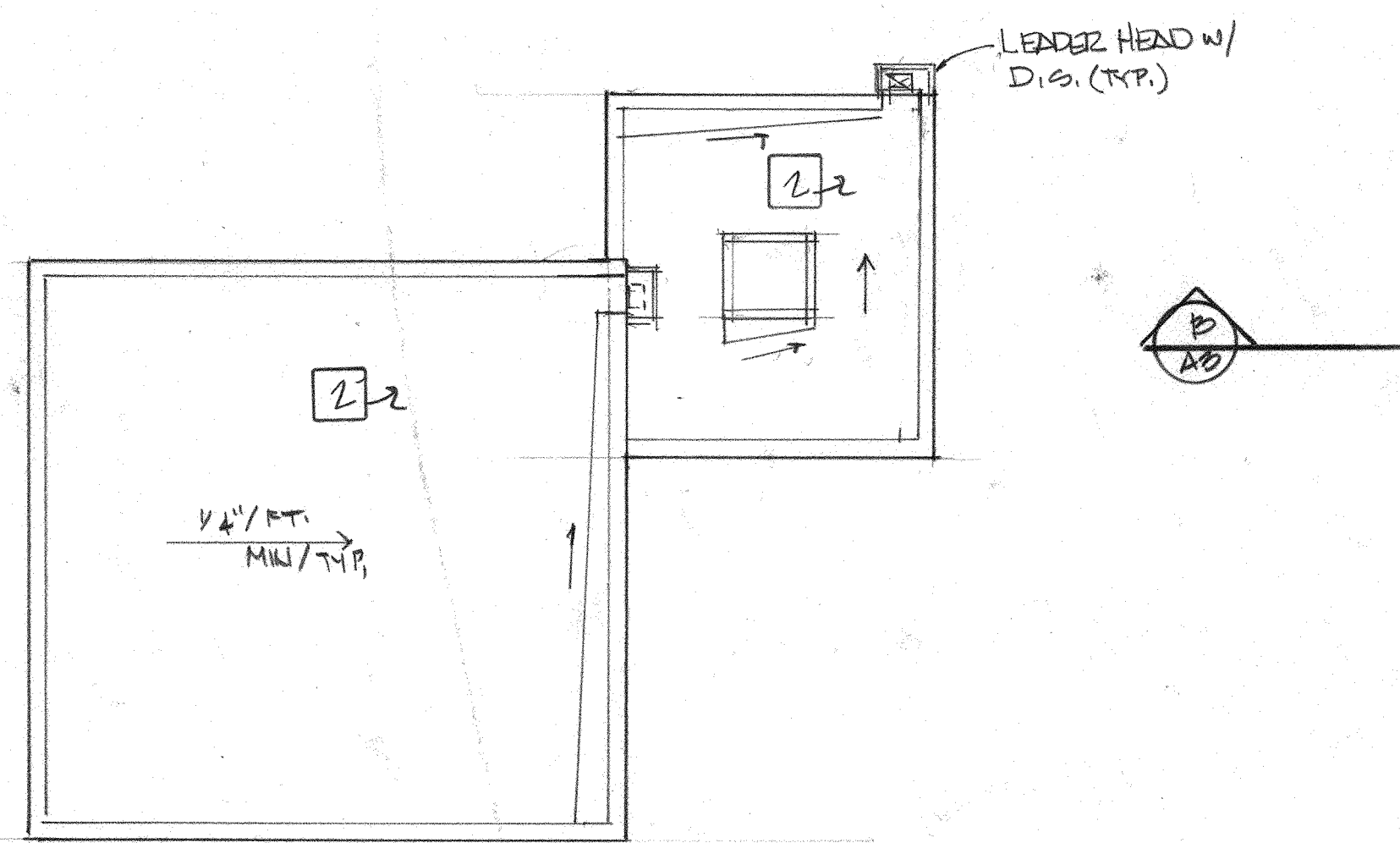
6/8/21
 8/1/22 PLAN CHECK/CFP
 10/20/22



AI

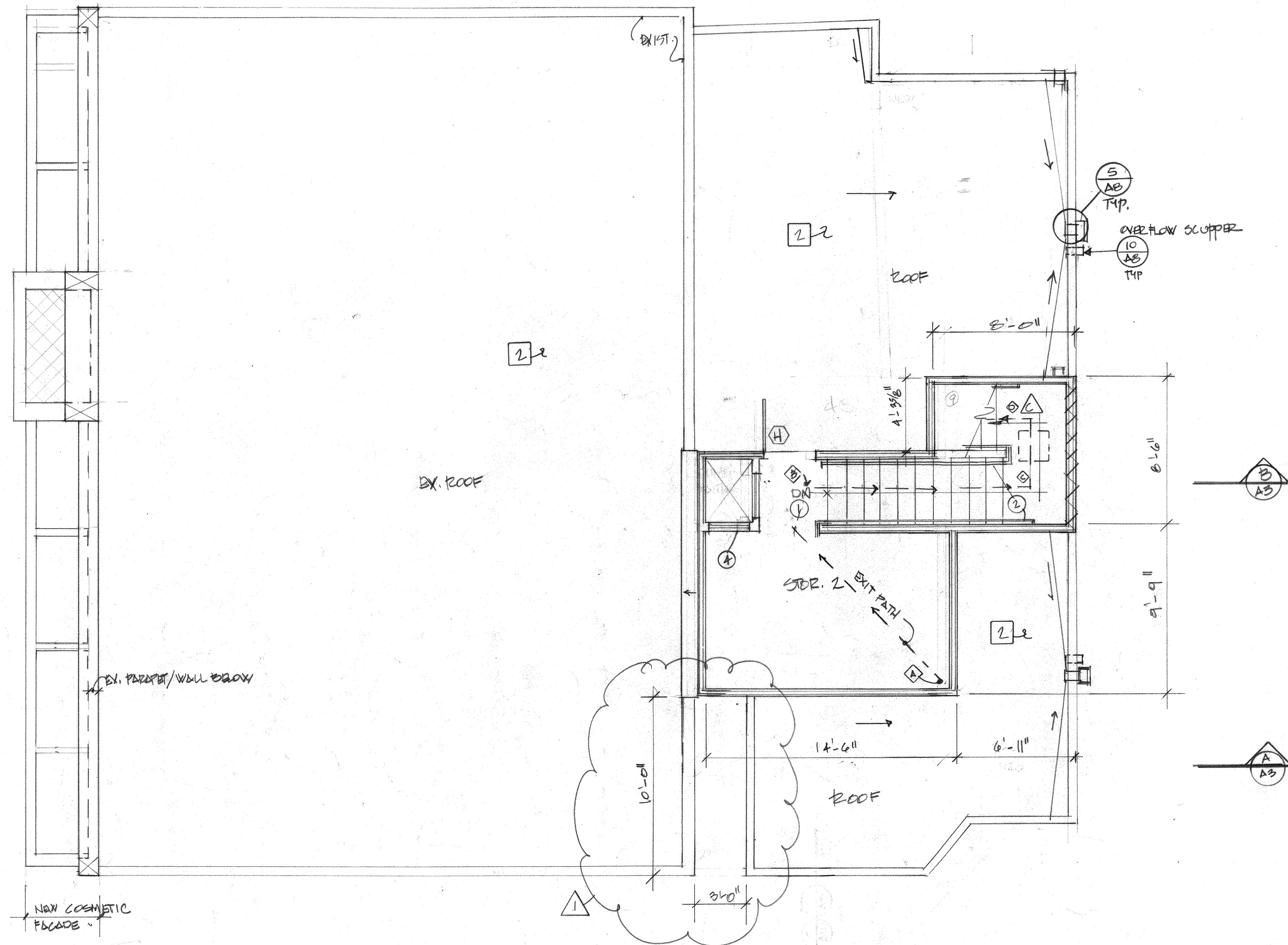
ROOF NOTES

- 1 "FLAT" ROOFS TO SLOPE MIN. 1/4" PER FT.
- 2 "FLAT" ROOFS: 3-PLY BUILT-UP ROOFING, MIN. PITCH 1/4" / FT. CLASS 'A' RATED ASSEMBLY OR SINGLE PLY TORCH-DOWN BY CERTAINTEED CORP., ICC/ ESR-1388 (OR EQUAL) CLASS 'A' RATED ASSEMBLY
- 3 ALL PENETRATIONS TO BE TOWARD REAR OF BUILDING
- 4 ALL PENETRATIONS TO BE FULLY FLASHED/COUNTER FLASHED WITH 16 OZ. COPPER OR MATERIAL COMPATIBLE WITH THE ROOFING
- 5 ALL VALLEYS TO BE FLASHED W/ 16 OZ. COPPER OR AS COMPATIBLE WITH THE ROOFING MATERIAL
- 6 PROVIDE ROOF DRAINS TO EXTERNAL DOWNSPOUTS AND OVERFLOWS TO DAYLIGHT AT "FLAT" AREAS PER PLAN. DAYLIGHT DRAINS INTO LANDSCAPE AREAS



UPPER ROOF PLAN

(TORCH-DOWN ROOFING - TYP.)



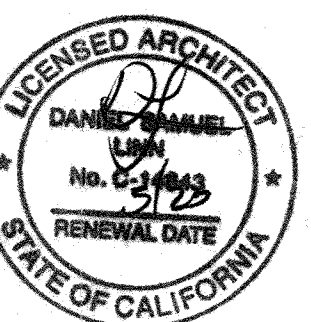
SECOND FLOOR PLAN

214
223
277
3049
42

Daniel Linn architect
5732 Bellevue Avenue
La Jolla, CA 92037
linnarch@gmail.com
858.459.8108
linnarch@gmail.com
© copyright 2021 all rights reserved...until the cows come home

HUB LIQUOR
REMODEL AND ADDITION
3757 MISSION BOULEVARD
SAN DIEGO CALIFORNIA 92109

6/3/21
1 2/19/22
RC/CDP 10/22



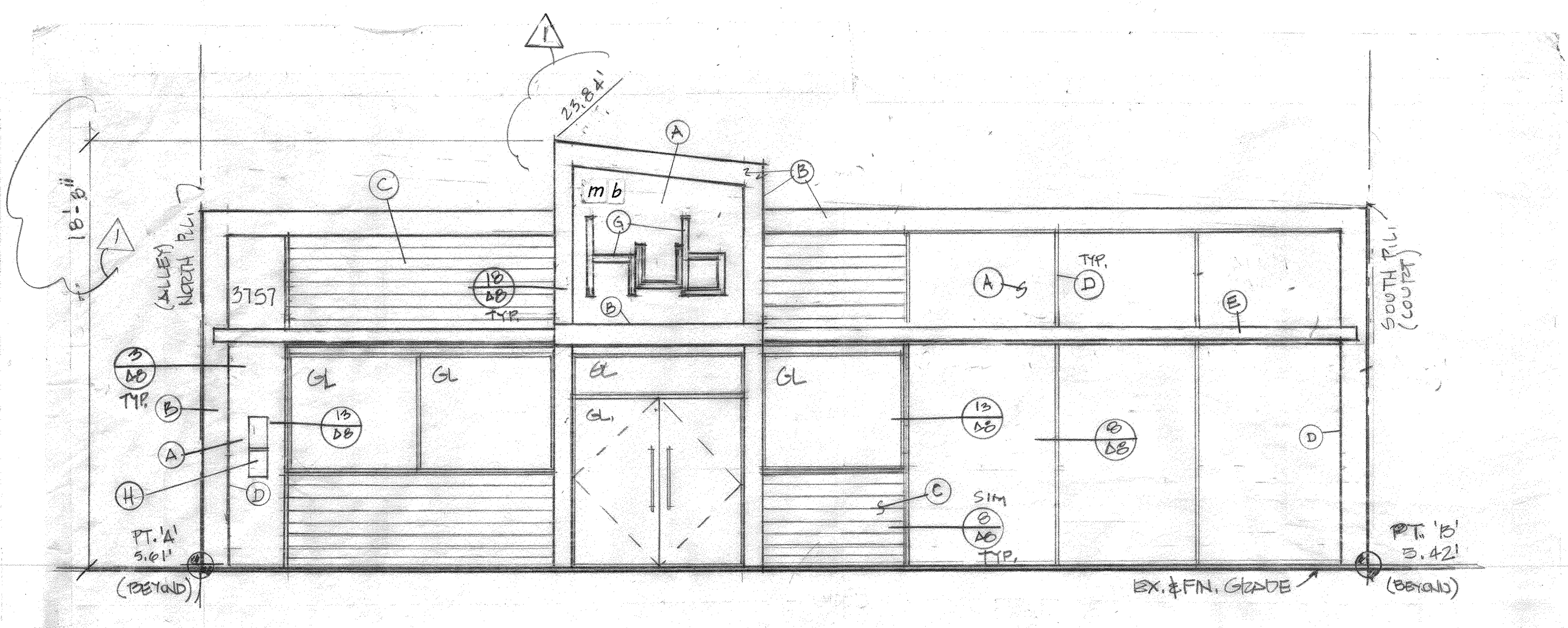
A2

PREPARED BY: DANIEL LINN ARCHITECT
5732 BELLEVUE AVE.
LA JOLLA, CA
PROJECT ADDRESS: 3757 MISSION BLVD
SAN DIEGO, CA 92109
PROJECT TITLE: HUB LIQUOR REMODEL AND ADDITION
SHEET TITLE: **SECOND FLOOR & ROOF PLANS**
ORIGINAL DATE: _____
PROJECT NUMBER: _____
SHEET 3 OF 10
REVISION 1 _____ REVISION 2 _____
REVISION 3 _____ REVISION 4 _____

ZONE LIMIT

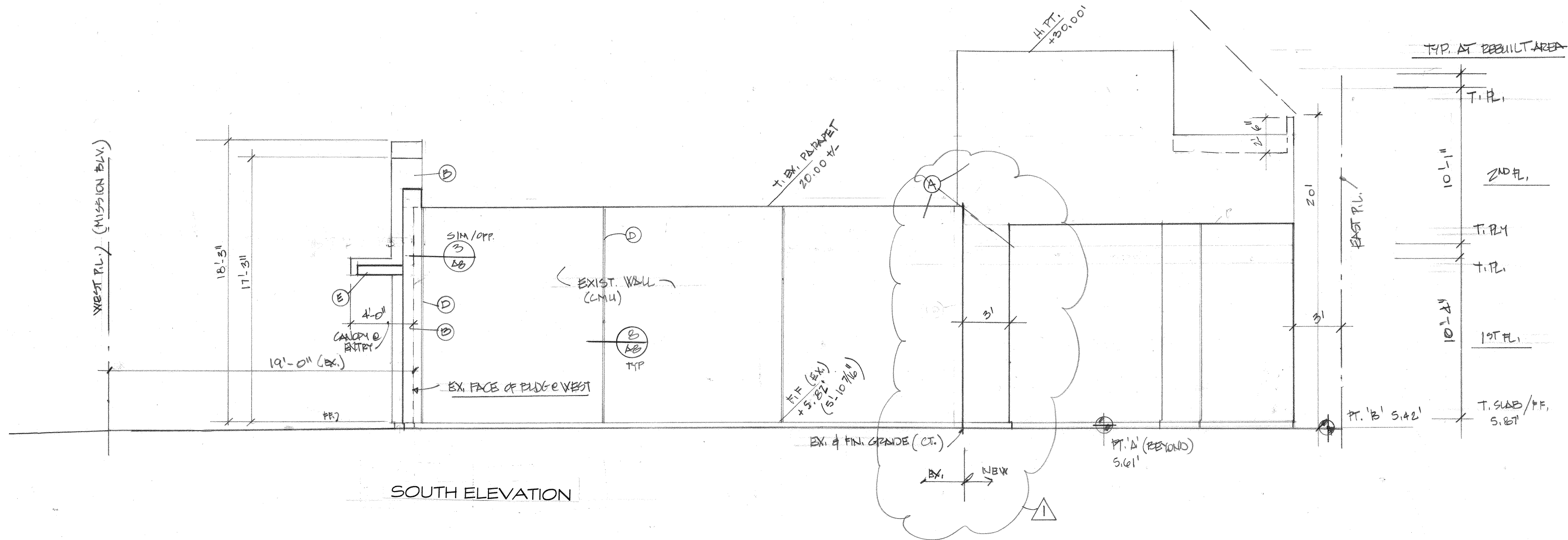
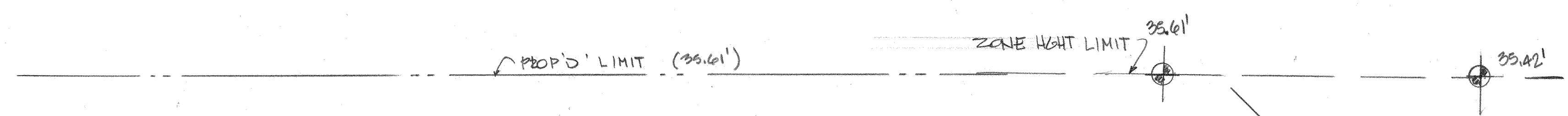
ELEVATION LEGEND (typ.)

- (A) SIDING: Acrylic stucco with "medium" sand finished, color per owner, min 7/8" thick
- (B) Aluminum break metal wrap "Kynar", color by owner typ.
- (C) SIDING: 1 x 6 wood siding, "nickel gap" blind-nail installation, install over building paper per mfg. Color/finish per owner
- (D) STUCCO JOINT: Aluminum reglet per detail
- (E) CANOPY: Galv. Steel per details
- (F) ENTRY CANOPY: Aluminum break metal wrap, color per owner
- (G) SIGNAGE: Backlit (LED) aluminum letters (SEP. SIGN PERMIT)
- (H) DISABLED PARKING SIGNAGE: Reinstall signage on refinished wall



WEST ELEVATION

- SEE SHIT. '1' FOR SIGN NOTES

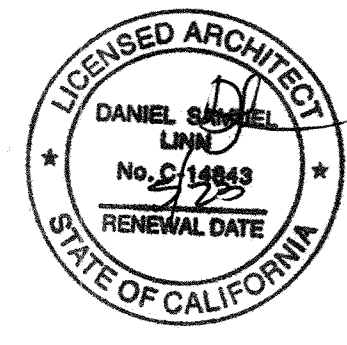


SOUTH ELEVATION

Daniel Linn architect
 5732 Bellevue Avenue #108
 La Jolla, CA 92037
 linnarch@gmail.com
 © copyright 2021 all rights reserved...until the cows come home

HUB LIQUOR
 REMODEL AND ADDITION
 3757 MISSION BOULEVARD
 SAN DIEGO CALIFORNIA 92109

6/3/21
 10/9/22



PREPARED BY: DANIEL LINN ARCHITECT
 5732 BELLEVUE AVE.
 LA JOLLA, CA
 PROJECT ADDRESS: 3757 MISSION BLVD
 SAN DIEGO, CA 92109
 PROJECT TITLE: HUB LIQUOR REMODEL AND ADDITION
 SHEET TITLE: EXTERIOR ELEVATIONS
 ORIGINAL DATE: _____
 PROJECT NUMBER: _____
 SHEET 6 OF 10
 REVISION 1 _____ REVISION 2 _____
 REVISION 3 _____ REVISION 4 _____

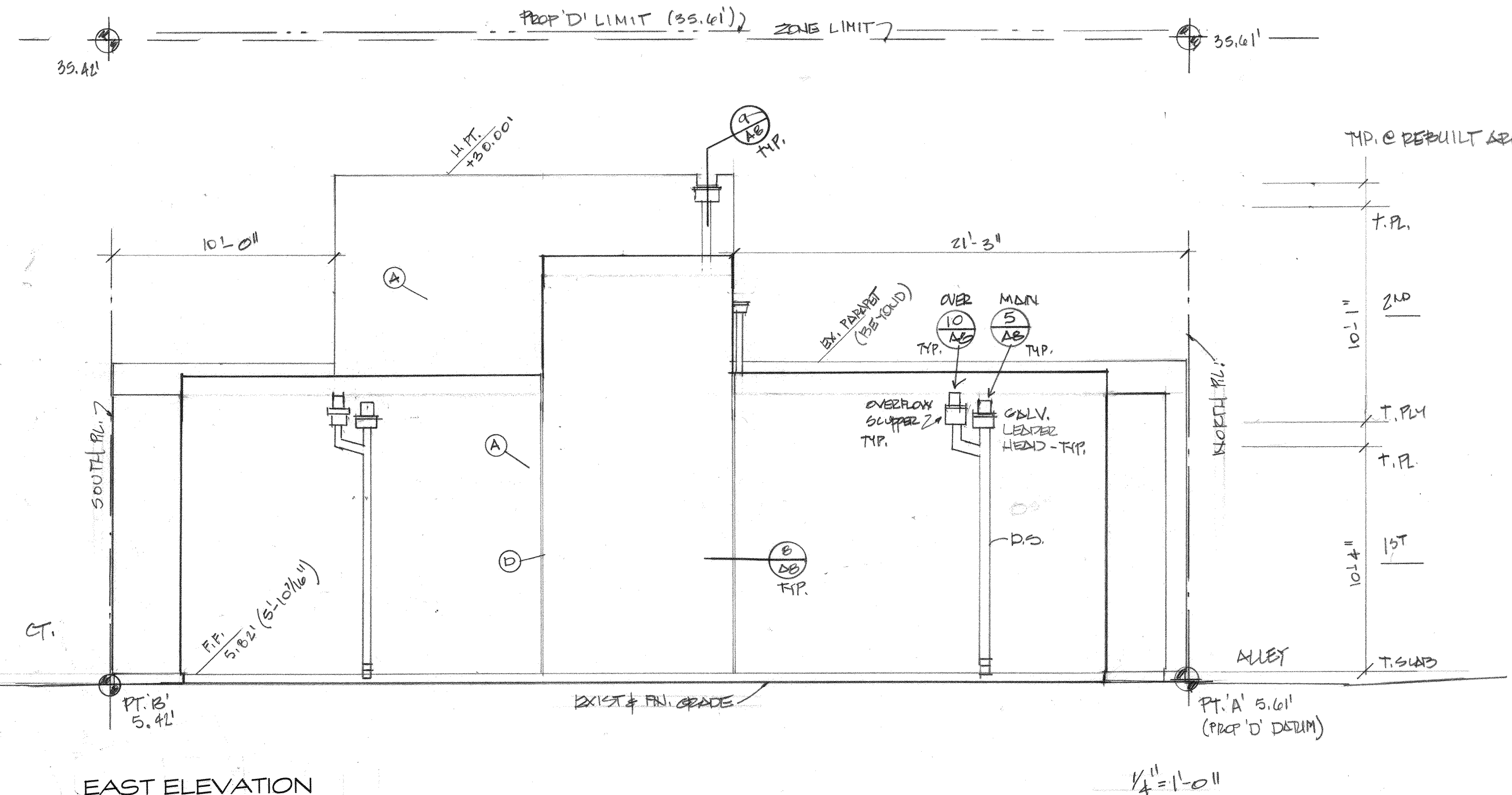
A3

STORM WATER QUALITY NOTES - CONSTRUCTION BMPs

This project shall comply with all current requirements of the State Permit; California Regional Water Quality Control Board (SDRWQCB), San Diego Municipal Storm Water Permit, The City of San Diego Land Development Code, and the Storm Water Standards Manual.

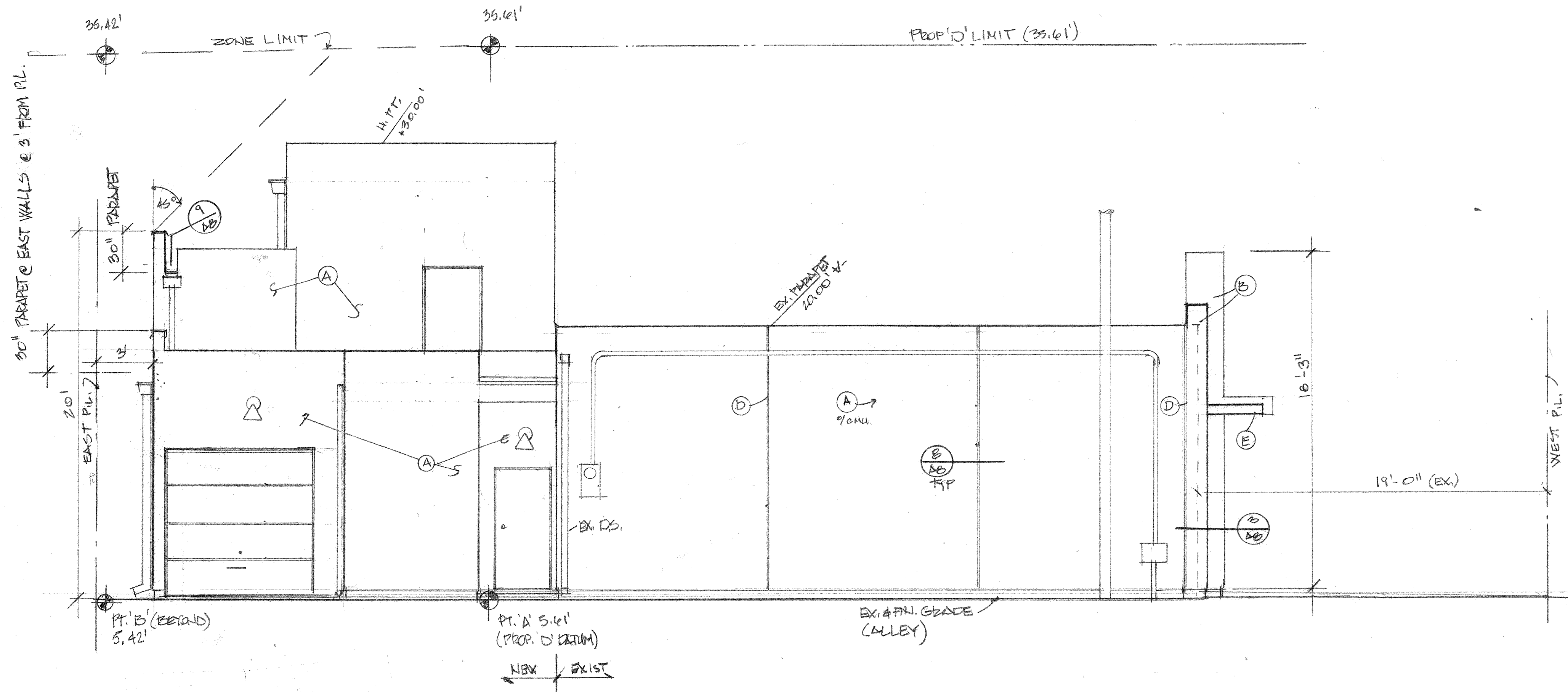
PRIOR TO ANY SOIL DISTURBANCE, TEMPORARY SEDIMENT CONTROLS SHALL BE INSTALLED BY THE CONTRACTOR OR QUALIFIED PERSON(S) AS INDICATED BELOW:

1. ALL REQUIREMENTS OF THE CITY OF SAN DIEGO "STORM WATER STANDARDS MANUAL" MUST BE INCORPORATED INTO THE DESIGN AND CONSTRUCTION OF THE PROPOSED GRADING/IMPROVEMENTS CONSISTENT WITH THE APPROVED STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND/OR WATER POLLUTION CONTROL PLAN (WPCP) FOR CONSTRUCTION LEVEL BMPs AND, IF APPLICABLE, THE STORM WATER QUALITY MANAGEMENT PLAN (SWQMP) FOR POST-CONSTRUCTION BMPs.
2. THE CONTRACTOR SHALL INSTALL AND MAINTAIN ALL STORM DRAIN INLET PROTECTION. INLET PROTECTION IN THE PUBLIC RIGHT-OF-WAY MUST BE TEMPORARILY REMOVED PRIOR TO A RAIN EVENT TO ENSURE NO FLOODING OCCURS AND REINSTALLED AFTER RAIN IS OVER.
3. ALL CONSTRUCTION BMPs SHALL BE INSTALLED AND PROPERLY MAINTAINED THROUGHOUT THE DURATION OF CONSTRUCTION.
4. THE CONTRACTOR SHALL ONLY GRADE, INCLUDING CLEARING AND GRUBBING, AREAS FOR WHICH THE CONTRACTOR OR QUALIFIED CONTACT PERSON CAN PROVIDE EROSION AND SEDIMENT CONTROL MEASURES.
5. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL SUB-CONTRACTORS AND SUPPLIERS ARE AWARE OF ALL STORM WATER BMPs AND IMPLEMENT SUCH MEASURES. FAILURE TO COMPLY WITH THE APPROVED SWPPP/WPCP WILL RESULT IN THE ISSUANCE OF CORRECTION NOTICES, CITATIONS, CIVIL PENALTIES, AND/OR STOP WORK NOTICES.
6. THE CONTRACTOR OR QUALIFIED CONTACT PERSON SHALL BE RESPONSIBLE FOR CLEANUP OF ALL SILT, DEBRIS, AND MUD ON AFFECTED AND ADJACENT STREETS AND WITHIN STORM DRAIN SYSTEM DUE TO CONSTRUCTION VEHICLES/EQUIPMENT AND CONSTRUCTION ACTIVITY AT THE END OF EACH WORK DAY.
7. THE CONTRACTOR SHALL PROTECT NEW AND EXISTING STORM WATER CONVEYANCE SYSTEMS FROM SEDIMENTATION, CONCRETE RINSE, OR OTHER CONSTRUCTION-RELATED DEBRIS AND DISCHARGES WITH THE APPROPRIATE BMPs THAT ARE ACCEPTABLE TO THE CITY RESIDENT ENGINEER AND AS INDICATED IN THE SWPPP/WPCP.
8. THE CONTRACTOR OR QUALIFIED CONTACT PERSON SHALL CLEAR DEBRIS, SILT, AND MUD FROM ALL DITCHES AND SWALES PRIOR TO AND WITHIN 3 BUSINESS DAYS AFTER EACH RAIN EVENT OR PRIOR TO THE NEXT RAIN EVENT, WHICHEVER IS SOONER.
9. IF A NON-STORM WATER DISCHARGE LEAVES THE SITE, THE CONTRACTOR SHALL IMMEDIATELY STOP THE ACTIVITY AND REPAIR THE DAMAGES. THE CONTRACTOR SHALL NOTIFY THE CITY RESIDENT ENGINEER OF THE DISCHARGE. PRIOR TO RESUMING CONSTRUCTION ACTIVITY, ANY AND ALL WASTE MATERIAL, SEDIMENT, AND DEBRIS FROM EACH NON-STORM WATER DISCHARGE SHALL BE REMOVED FROM THE STORM DRAIN CONVEYANCE SYSTEM AND PROPERLY DISPOSED OF BY THE CONTRACTOR.
10. EQUIPMENT AND WORKERS FOR EMERGENCY WORK SHALL BE MADE AVAILABLE AT ALL TIMES. ALL NECESSARY MATERIALS SHALL BE STOCKPILED ON-SITE AT CONVENIENT LOCATIONS TO FACILITATE RAPID DEPLOYMENT OF CONSTRUCTION BMPs WHEN RAIN IS IMMINENT.
11. THE CONTRACTOR SHALL RESTORE AND MAINTAIN ALL EROSION AND SEDIMENT CONTROL BMPs TO WORKING ORDER YEAR-ROUND.
12. THE CONTRACTOR SHALL INSTALL ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES DUE TO UNFORESEEN CIRCUMSTANCES TO PREVENT NON-STORM WATER AND SEDIMENT-LADEN DISCHARGES.
13. THE CONTRACTOR SHALL BE RESPONSIBLE AND SHALL TAKE NECESSARY PRECAUTIONS TO PREVENT PUBLIC TRESPASS ONTO AREAS WHERE IMPOUNDED WATERS CREATE A HAZARDOUS CONDITION.
14. ALL EROSION AND SEDIMENT CONTROL MEASURES PROVIDED PER THE APPROVED SWPPP/WPCP SHALL BE INSTALLED AND MAINTAINED. ALL EROSION AND SEDIMENT CONTROLS FOR INTERIM CONDITIONS SHALL BE PROPERLY DOCUMENTED AND INSTALLED TO THE SATISFACTION OF THE CITY RESIDENT ENGINEER.
15. AS NECESSARY, THE CITY RESIDENT ENGINEER SHALL SCHEDULE MEETINGS FOR THE PROJECT TEAM (GENERAL CONTRACTOR, QUALIFIED CONTACT PERSON, EROSION CONTROL SUBCONTRACTOR IF ANY, ENGINEER OF WORK, OWNER/DEVELOPER, AND THE CITY RESIDENT ENGINEER) TO EVALUATE THE ADEQUACY OF THE EROSION AND SEDIMENT CONTROL MEASURES AND OTHER BMPs RELATIVE TO ANTICIPATED CONSTRUCTION ACTIVITIES.
16. THE CONTRACTOR OR QUALIFIED CONTACT PERSON SHALL CONDUCT VISUAL INSPECTIONS AND MAINTAIN ALL BMPs DAILY AND AS NEEDED. VISUAL INSPECTIONS AND MAINTENANCE OF ALL BMPs SHALL BE CONDUCTED BEFORE, DURING, AND AFTER EVERY RAIN EVENT AND EVERY 24 HOURS DURING ANY PROLONGED RAIN EVENT. THE CONTRACTOR SHALL MAINTAIN AND REPAIR ALL BMPs AS SOON AS POSSIBLE AS SAFETY ALLOWS.
17. CONSTRUCTION ENTRANCE AND EXIT AREA. TEMPORARY CONSTRUCTION ENTRANCE AND EXITS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CASQA FACT SHEET FC-10R CALTRANS FACT SHEET TC-01 TO PREVENT TRACKING OF SEDIMENT AND OTHER POTENTIAL POLLUTANTS ONTO PAVED SURFACES AND TRAVELED WAYS. WIDTH SHALL BE 10' OR THE MINIMUM NECESSARY TO ACCOMMODATE VEHICLES AND EQUIPMENT WITHOUT BY-PASSING THE ENTRANCE. (a) NON-STORM WATER DISCHARGES SHALL BE EFFECTIVELY MANAGED PER THE SAN DIEGO MUNICIPAL CODE CHAPTER 4, ARTICLE 3, DIVISION 3 "STORM WATER MANAGEMENT AND DISCHARGE CONTROL".



EAST ELEVATION

SEE A3 FOR ELEVATION LEVELS



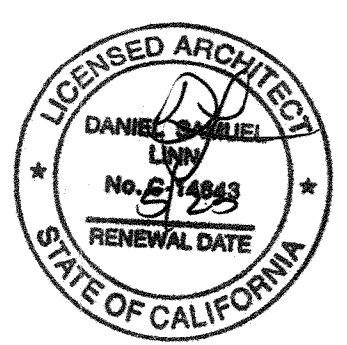
NORTH ELEVATION

PREPARED BY: DANIEL LINN ARCHITECT
 5732 BELLEVUE AVE.
 LA JOLLA, CA
 PROJECT ADDRESS: 3757 MISSION BLVD
 SAN DIEGO, CA 92109
 PROJECT TITLE: HUB LIQUOR REMODEL AND ADDITION
 SHEET TITLE: EX. ELEVATIONS
 ORIGINAL DATE: _____
 PROJECT NUMBER: _____
 SHEET 7 OF 10
 REVISION 1 _____ REVISION 2 _____
 REVISION 3 _____ REVISION 4 _____

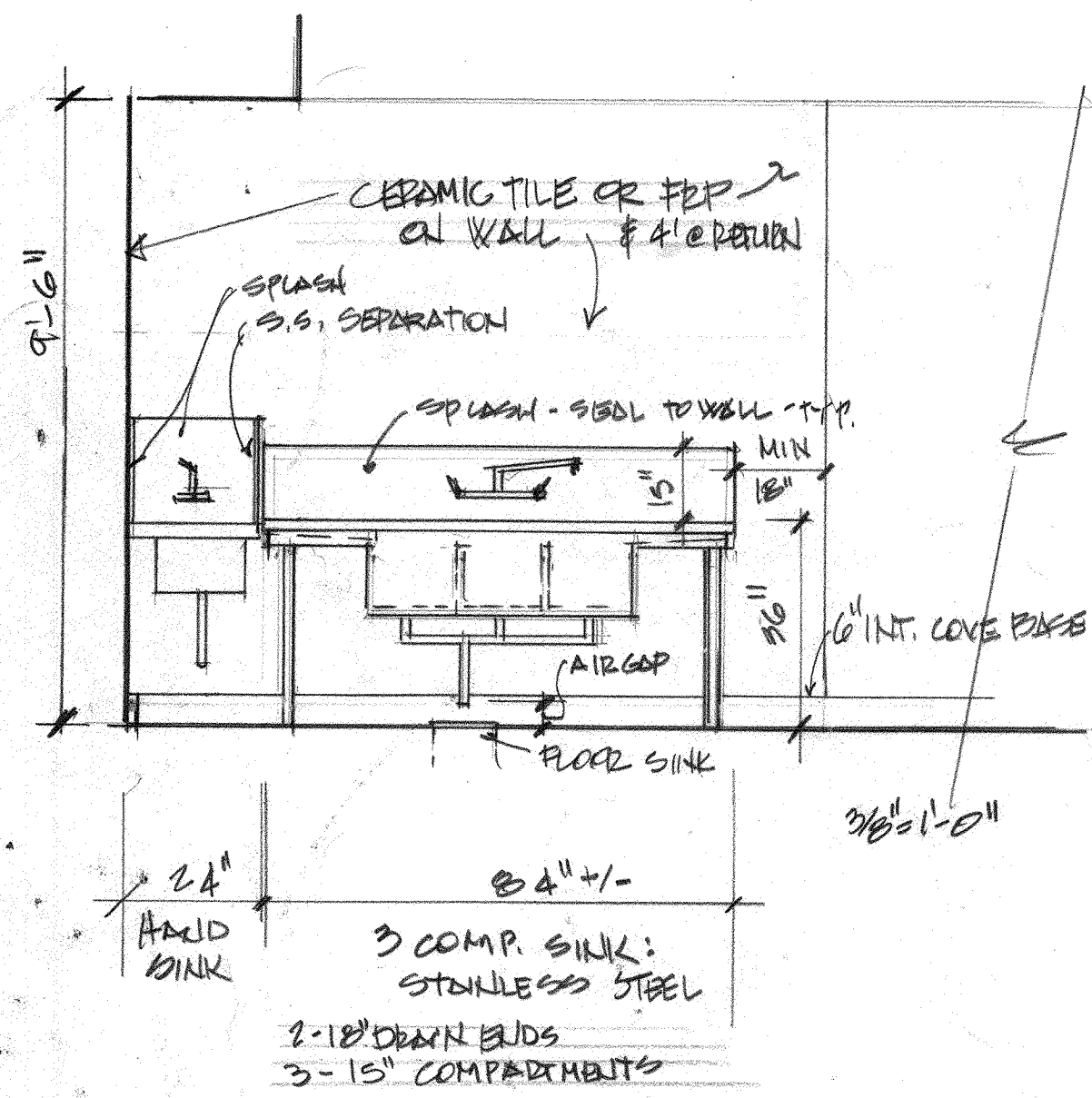
Daniel Linn architect
 5732 Bellevue Avenue 858.459... 8108
 la jolla ca 92037 linnarch@gmail.com
 © copyright 2021 all rights reserved...until the cows come home

HUB LIQUOR
 REMODEL AND ADDITION
 3757 MISSION BOULEVARD
 SAN DIEGO CALIFORNIA 92109

6/3/21

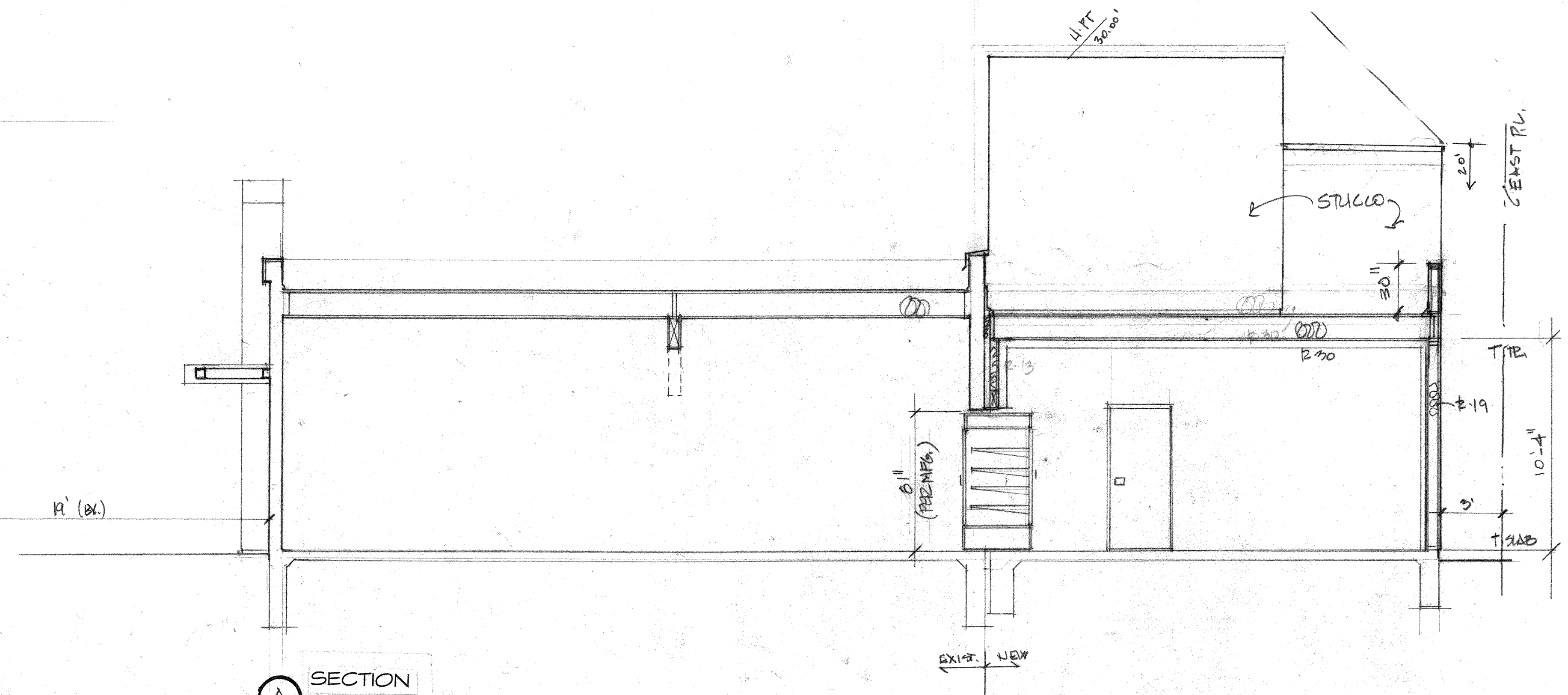


A4

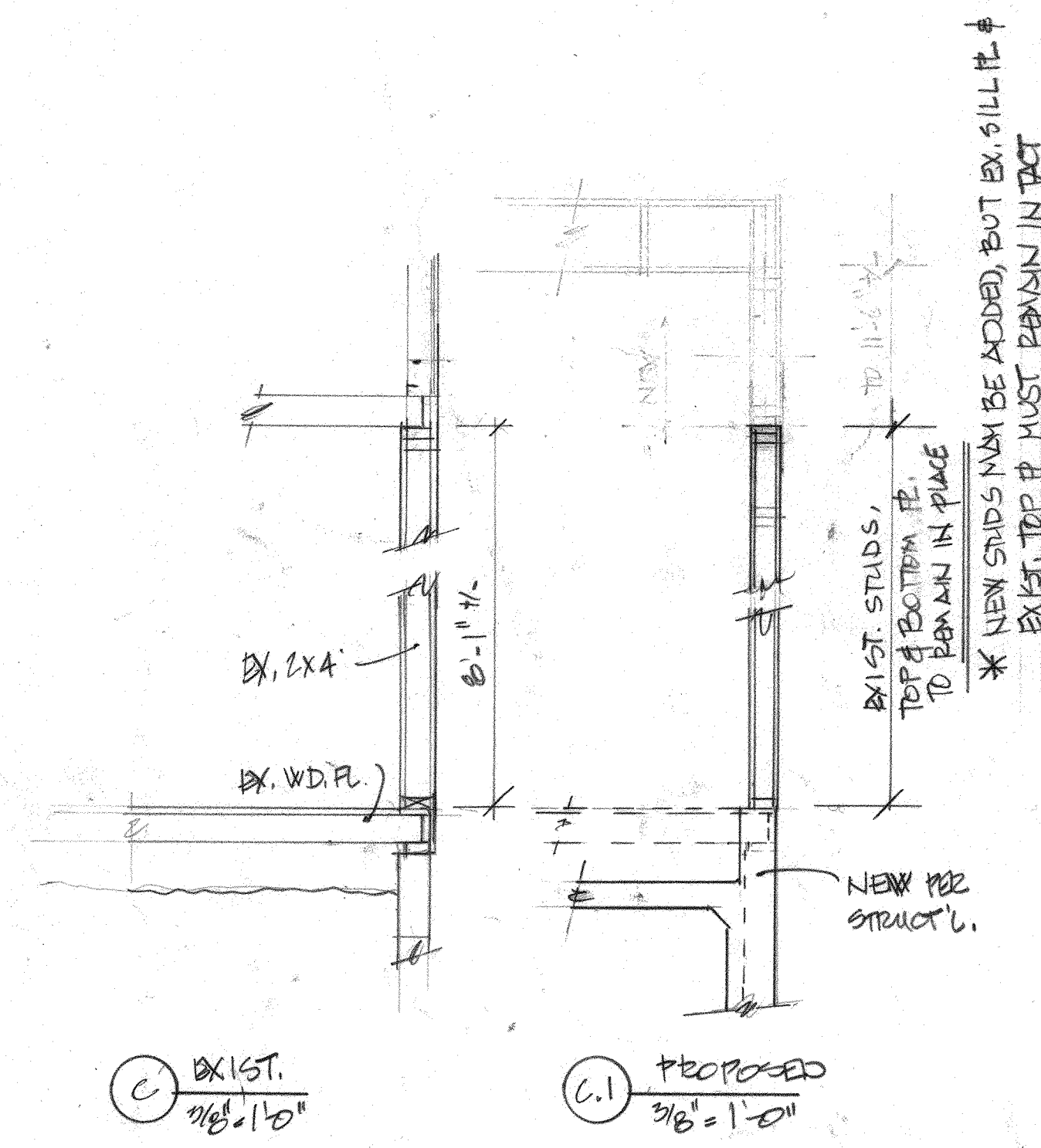


① (FOR FUTURE USE)

WEST R.L.

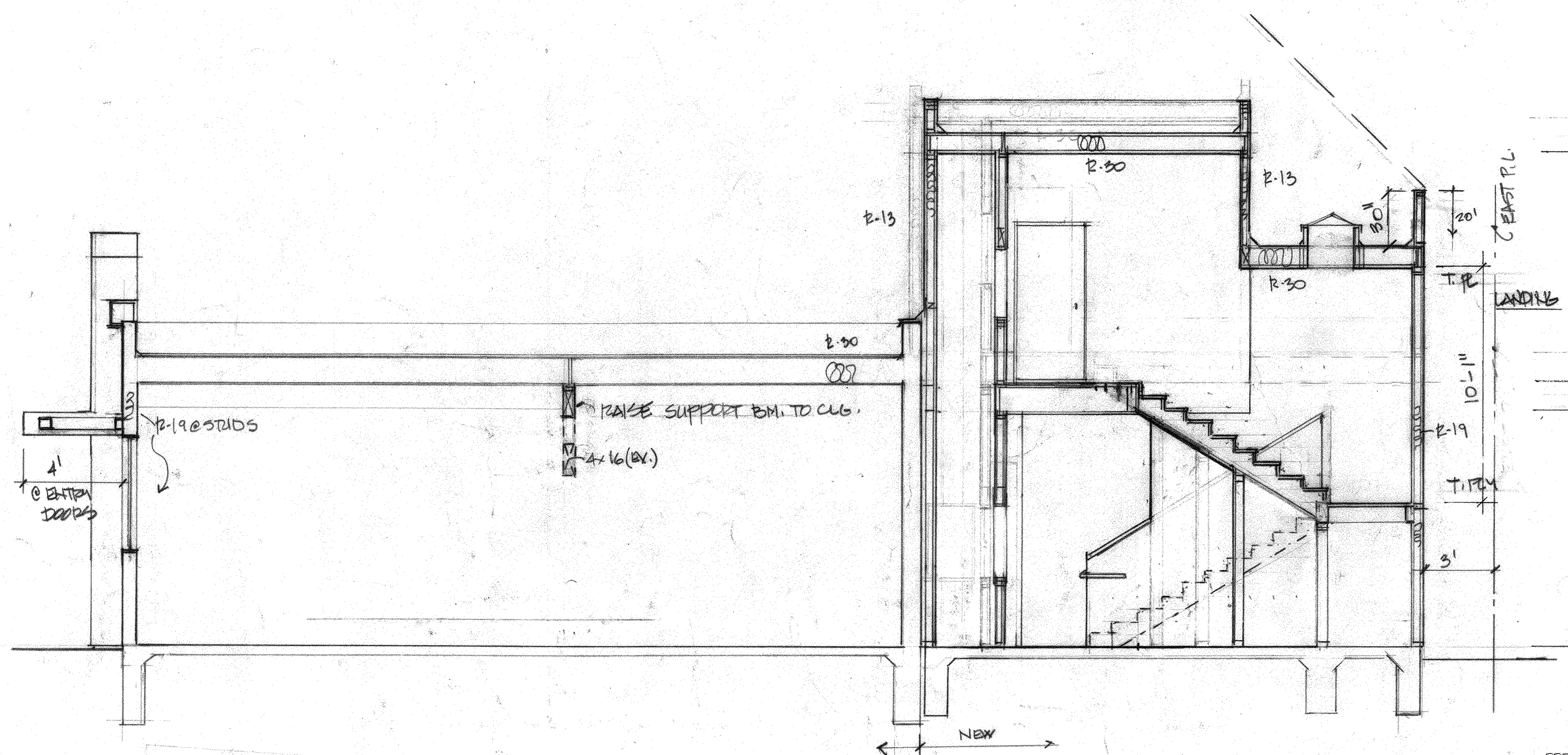


SECTION A
1/4" = 1'-0"

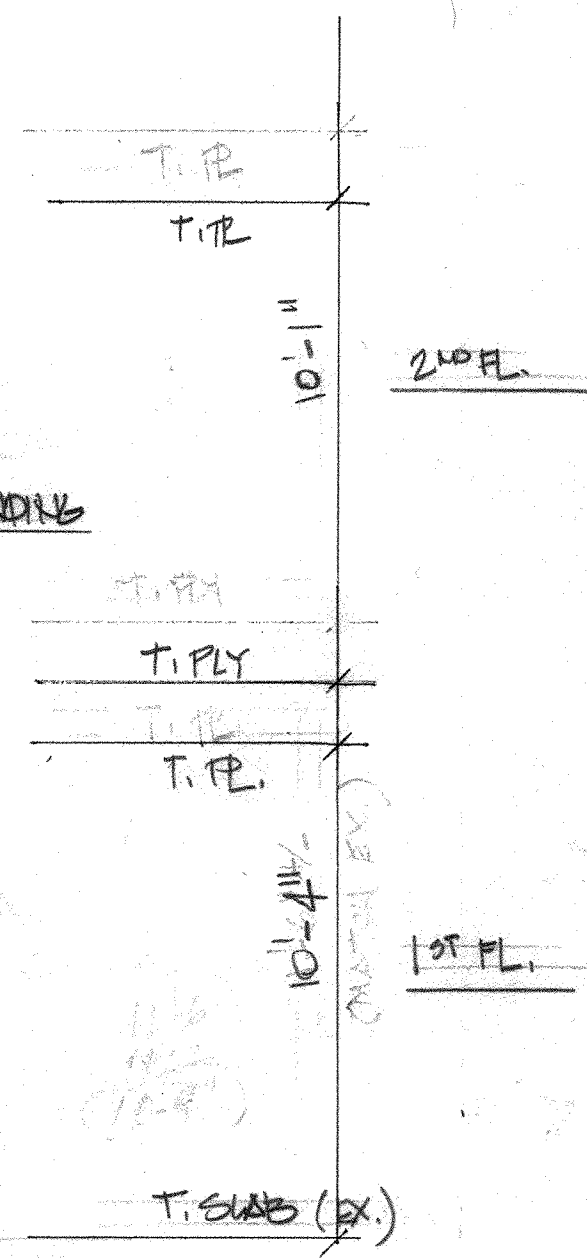


③ EXIST.
3/16" = 1'-0"

③.1 PROPOSED
3/16" = 1'-0"



SECTION B
1/4" = 1'-0"

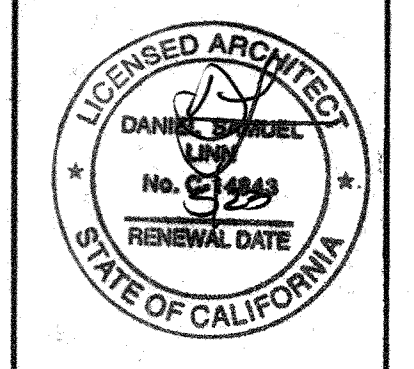


PREPARED BY: DANIEL LINN ARCHITECT
5732 BELLEVUE AVE.
LA JOLLA CA
PROJECT ADDRESS: 3757 MISSION BLVD
SAN DIEGO, CA 92109
PROJECT TITLE: HUB LIQUOR REMODEL AND ADDITION
SHEET TITLE: BUILDING SECTIONS
ORIGINAL DATE: _____
PROJECT NUMBER: _____
SHEET 8 OF 10
REVISION 1 _____ REVISION 2 _____
REVISION 3 _____ REVISION 4 _____

Daniel Linn architect
5732 Bellevue Avenue 858...459... 8108
La Jolla CA 92037 linnarch@gmail.com
© copyright 2021 all rights reserved...until the cows come home

HUB LIQUOR
REMODEL AND ADDITION
3757 MISSION BOULEVARD
SAN DIEGO CALIFORNIA 92109

6/3/21



A5

FORM DS-560 September 2021 Stormwater Requirements Applicability Checklist

Project Address: 3757 MISSION BLVD. S.D. 92109 Project Number: 0692411

SECTION 1: Construction Stormwater Best Management Practices (BMP) Requirements

All construction sites are required to implement construction BMPs per the performance standards in the Stormwater Standards Manual.

For all projects, complete Part A - If the project is required to submit a Stormwater Pollution Prevention Plan (SWPPP) or Water Pollution Control Plan (WPCP), continue to Part B.

PART A - Determine Construction Phase Stormwater Requirements

- 1. Is the project subject to California's statewide General National Pollutant Discharge Elimination System (NPDES) permit for Stormwater Discharges Associated with Construction Activities...
2. Does the project propose construction or demolition activity...
3. Does the project propose routine maintenance to maintain the original line and grade...
4. Does the project only include the following Permit types listed below?

Check one of the boxes below and continue to Part B

- 1. If you checked "Yes" for question 1, an SWPPP IS REQUIRED - continue to Part B
2. If you checked "No" for question 1 and checked "Yes" for question 2 or 3, a WPCP IS REQUIRED...
3. If you check "No" for all questions 1-3 and checked "Yes" for question 4, Part B does not apply...

PART B - Determine Construction Site Priority

This prioritization must be completed within this form, noted on the plans, and included in the SWPPP or WPCP. The city reserves the right to adjust the priority of projects both before and after construction.

Complete Part B and continue to Section 2

- 1. ASBS
A. Projects located in the ASBS watershed.
2. High Priority
A. Projects that qualify as Risk Level 2 or Risk Level 3 per the Construction General Permit (CGP) and are not located in the ASBS watershed.
3. Medium Priority
A. Projects that are not located in an ASBS watershed or designated as a High priority site.
4. Low Priority
A. Projects not subject to a Medium or High site priority designation and are not located in an ASBS watershed.

Section 2: Construction Stormwater BMP Requirements

Additional information for determining the requirements is found in the Stormwater Standards Manual.

PART C - Determine if Not Subject to Permanent Stormwater Requirements

Projects that are considered maintenance or otherwise not categorized as "new development projects" or "redevelopment projects" according to the Stormwater Standards Manual are not subject to Permanent Stormwater BMPs.

- 1. Does the project only include interior remodels and/or is the project entirely within an existing enclosed structure and does not have the potential to contact stormwater?
2. Does the project only include the construction of overhead or underground utilities without creating new impervious surfaces?
3. Does the project fall under routine maintenance? Examples include but are not limited to roof or exterior structure surface replacement, resurfacing or reconfiguring surface parking lots or existing roadways without expanding the impervious footprint...

PART D - PDP Exempt Requirements

PDP Exempt projects are required to implement site design and source control BMPs.

- 1. Does the project ONLY include new or retrofit sidewalks, bicycle lanes, or trails that:
2. Does the project ONLY include retrofitting or redeveloping existing paved alleys, streets or roads designed and constructed in accordance with the Green Streets guidance in the City's Stormwater Standards Manual?

PART E - Determine if Project is a Priority Development Project (PDP)

Projects that match one of the definitions below are subject to additional requirements, including preparation of a Stormwater Quality Management Plan (SQMP).

- 1. New development that creates 10,000 square feet or more of impervious surfaces collectively over the project site.
2. Redevelopment project that creates and/or replaces 5,000 square feet or more of impervious surfaces on an existing site of 10,000 square feet or more of impervious surfaces.
3. New development or redevelopment of a restaurant.
4. New development or redevelopment on a hillside.
5. New development or redevelopment of a parking lot that creates and/or replaces 5,000 square feet or more of impervious surface.
6. New development or redevelopment of streets, roads, highways, freeways, and driveways.

- 7. New development or redevelopment discharging directly to an environmentally sensitive area.
8. New development or redevelopment projects of retail gasoline outlet (RGO) that create and/or replaces 5,000 square feet of impervious surface.
9. New development or redevelopment projects of an automotive repair shop that creates and/or replaces 5,000 square feet or more of impervious surfaces.
10. Other Pollutant Generating Project. These projects are not covered in any of the categories above but involve the disturbance of one or more acres of land and are expected to generate post-construction phase pollutants...

PART F - Select the appropriate category based on the outcomes of Part C through Part E

- 1. The project is NOT SUBJECT TO PERMANENT STORMWATER REQUIREMENTS
2. The project is a STANDARD DEVELOPMENT PROJECT. Site design and source control BMP requirements apply.
3. The project is PDP EXEMPT. Site design and source control BMP requirements apply.
4. The project is a PRIORITY DEVELOPMENT PROJECT. Site design, source control and structural pollutant control BMP requirements apply.

DANIEL LININ Agent ARCHITECT
Name of Owner or Agent Title
Signature Date 10/1/21

Source Control BMP Checklist Form I-4A
All development projects must implement source control BMPs. Refer to Chapter 4 and Appendix E of the BMP Design Manual for information to implement BMPs shown in this checklist.
Source Control Requirement Applied?
4.2.1 Prevention of Illicit Discharges into the MS4
4.2.2 Storm Drain Stenciling or Signage
4.2.3 Protect Outdoor Materials Storage Areas from Rainfall, Run-On, Runoff, and Wind Dispersal
4.2.4 Protect Materials Stored in Outdoor Work Areas from Rainfall, Run-On, Runoff, and Wind Dispersal
4.2.5 Protect Trash Storage Areas from Rainfall, Run-On, Runoff, and Wind Dispersal
4.2.6 BMPs based on Potential Sources of Runoff Pollutants
On-site storm drain inlets
Interior floor drains and elevator shaft sump pumps
Interior parking garages
Need for future indoor & structural pest control
Landscape/Outdoor Pesticide Use
Pools, spas, ponds, decorative fountains, and other water features
Food service
Refuse areas
Industrial processes
Outdoor storage of equipment or materials
Vehicle/Equipment Repair and Maintenance
Fuel Dispensing Areas
Loading Docks
Fire Sprinkler Test Water
Miscellaneous Drain or Wash Water
Plazas, sidewalks, and parking lots
SC-6A: Large Trash Generating Facilities
SC-6B: Animal Facilities
SC-6C: Plant Nurseries and Garden Centers
SC-6D: Automotive Facilities
Discussion / justification for all "No" answers shown above: N/A



Site Design BMP Checklist Form I-5A
All development projects must implement site design BMPs. Refer to Chapter 4 and Appendix E of the BMP Design Manual for information to implement BMPs shown in this checklist.
Site Design Requirement Applied?
4.3.1 Maintain Natural Drainage Pathways and Hydrologic Features
4.3.2 Conserve Natural Areas, Soils, and Vegetation
4.3.3 Minimize Impervious Area
4.3.4 Minimize Soil Compaction
4.3.5 Impervious Area Dispersion
4.3.6 Runoff Collection
4.3.7 Landscaping with Native or Drought Tolerant Species
4.3.8 Harvest and Use Precipitation
Discussion / justification for all "No" answers shown above: N/A

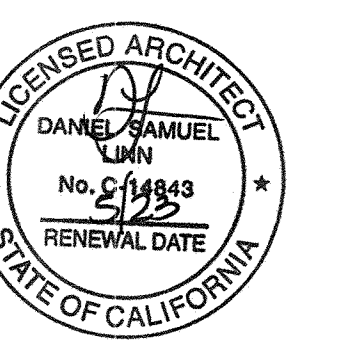
Daniel Linn architect
5732 Bellevue Avenue
La Jolla, CA 92037
linnarch@gmail.com

HUB LIQUOR
REMODEL AND ADDITION
3757 MISSION BOULEVARD
SAN DIEGO CALIFORNIA 92109

DATE

REVISIONS

- Revision list with triangles and lines for notes.



PREPARED BY: DANIEL LINN ARCHITECT
5732 BELLEVUE AVE.
LA JOLLA, CA
PROJECT ADDRESS: 3757 MISSION BLVD
SAN DIEGO, CA 92109
PROJECT TITLE: HUB LIQUOR REMODEL AND ADDITION
SHEET TITLE: DS-560 I-45A
ORIGINAL DATE:
PROJECT NUMBER:
SHEET 9 OF 10
REVISION 1 REVISION 2
REVISION 3 REVISION 4

BMP I