

The proposed 7-Eleven is located on Washington Street, on the east side of the alley between 1st and 3rd Avenues, in a small strip mall with three spaces for business and a parking lot behind the building (Attachment 3). The strip mall includes a Daphne's Greek Café, a Supercuts Salon and one vacant space. The proposed 7-Eleven space previously contained a Blockbuster store, but is currently vacant. The proposed 7-Eleven business is allowed by right; the Conditional Use Permit request is only to include alcohol sales.

The applicant is requesting a Conditional Use Permit in order to obtain a Type 20 Beer and Wine License to sell beer and wine within the existing building located at 126 Washington Street. Although the proposed use is generally permitted within the underlying CN-2A Zone of the Mid-City Communities Planned District, a Conditional Use Permit is also required because Land Development Code (LDC) Section 151.0103 (General Provisions for Planned Districts) specifies that the "*alcoholic beverage outlets regulations contained in Land Development Code Section 141.0502*" apply in all Planned Districts. In addition, LDC Section 141.0502 (Alcoholic Beverage Outlets) specifies these regulations would apply to all establishments seeking a Type 20 Beer and Wine License or a Type 21 General Liquor License. Therefore, a Conditional Use Permit is required for alcohol sales. The general subcategories within the 141.0502 that address limited use regulations are not relevant to this requirement, because a Conditional Use Permit is required regardless of location (proximity to school, park, etc.) due to the above requirements.

It should be noted the project was initially distributed with a request for a Planned Development Permit (PDP) for a 24-hour operation as well as the Conditional Use Permit, however, it was determined during the course of the first review that a PDP was not required for this proposed activity because the hours of operation are not restricted in the CN-2A Zone of the Mid-City Communities Planned District. Therefore that portion of the request is no longer included, and only a Process Three CUP is required for the proposal.

DISCUSSION

Uptown Community Plan:

According to the community plan, the Mixed-Use land use designation is characterized by residential development at very high density 73-110 dwelling units per acre or office above street level commercial located within commercial nodes. Based on the current land use designation the project site would have the ability to include 28 to 42 dwelling units on site.

The Uptown Community Plan recognizes that mixed-use development would be encouraged as redevelopment of properties occur, however given that the proposed project consists of tenant improvements to an existing commercial retail space with multiple existing tenants and that the underlying zoning does allow stand-alone commercial uses, mixed use development is not required as part of the this development proposal.

The project includes a proposal for the sale of beer and wine. Although the Uptown Community Plan does not specifically address the sale of alcohol with respect to zoning requirements, it is

highly encouraged that uses such as those that sell alcohol incorporate measures to reduce and limit negative impacts such as loitering, excessive noise, and littering, so that they do not become a nuisance to adjacent residences and businesses or exacerbate any negative conditions within the area.

San Diego Police Department:

The San Diego Police Department approved the applicant’s application for Public Convenience or Necessity (PCN) on August 1, 2012, although the form indicated the number of existing licenses (5) exceeds that allowed (2) for Census Tract 04.00 (Attachment 4). However, despite this PCN initially supporting the project, the Police Department provided a later recommendation dated September 5, 2012, and is currently unable to provide support for the proposed alcohol sales based on numerous community complaints and police concerns (Attachment 5). Based on this current recommendation, City staff is unable to recommend approval of the project.

It should be noted that although the Police Department’s recommendation dated September 5, 2012, indicates 3 licenses are allowed, that is a typographical error, and the correct number is 2. The excerpt below from the ABC website (obtained March 6, 2013) illustrates this requirement:

Census Tract 0004.00

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

of off-site sales licenses allowed (2)

COUNTY	CENSUS TRACT	POPULATION	ON SALE	OFF SALE
SAN DIEGO	0001.00	3,029	3	1
SAN DIEGO	0002.01	1,801	2	1
SAN DIEGO	0002.02	4,208	4	2
SAN DIEGO	0003.00	4,732	5	3
SAN DIEGO	0004.00	3,669	4	2
SAN DIEGO	0005.00	2,722	3	1
SAN DIEGO	0006.00	3,108	3	2
SAN DIEGO	0007.00	3,754	4	2
SAN DIEGO	0008.00	4,280	4	2
SAN DIEGO	0009.00	5,178	5	3
SAN DIEGO	0010.00	4,733	5	3
SAN DIEGO	0011.00	3,098	3	2
SAN DIEGO	0012.00	5,660	6	3
SAN DIEGO	0013.00	6,197	7	4
SAN DIEGO	0014.00	3,084	3	1
SAN DIEGO	0015.00	3,934	4	2

Updated: May 2012

Staff informed the applicant that the Police Department could not support the request after the first review cycle. The applicant acknowledged this fact and elected to move forward with the permit application process.

Community Concerns:

Staff has received several emails and phone calls in opposition to the proposed project since the Notice of Application was published. In general, these calls identified concerns regarding an over-concentration of beer, wine and alcohol uses in the vicinity, litter, inadequate parking, an over-concentration of 24-hour operations in the vicinity, and impacts relating to public safety due to existing transients.

The Uptown Planners reviewed the proposed 7-Eleven project at their meeting of October 2, 2012, and the motion to oppose the application for a CUP for Type 20 off-site alcohol sales was approved by a 9-4-1 vote. Their resulting recommendation of denial is reflected in Attachment 9, which summarizes this action based on a series of emails from the Chair of Uptown Planners. This summary has been reviewed and accepted by the Chair as accurately reflecting the Uptown Planners action, and is provided with this report because the actual minutes were not completed in time to include with the report.

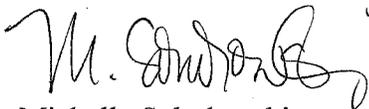
Conclusion:

Staff has determined the required findings would not support a decision to approve the proposed project's Conditional Use Permit, in that Findings 2 and 4 cannot be made in the affirmative. Therefore staff recommends denial of the proposed Conditional Use Permit.

ALTERNATIVES

1. Approve Conditional Use Permit No. 1005315.
2. Approve Conditional Use Permit No. 1005315, with conditions.

Respectfully submitted,



Michelle Sokolowski
Development Project Manager
Development Services Department

Attachments:

1. Aerial Photograph
2. Community Plan Land Use Map
3. Project Location Map
4. PCN from SDPD, dated 8-1-12
5. Recommendation of Denial from SDPD, dated 9-5-12
6. Draft Resolution of Denial with Findings

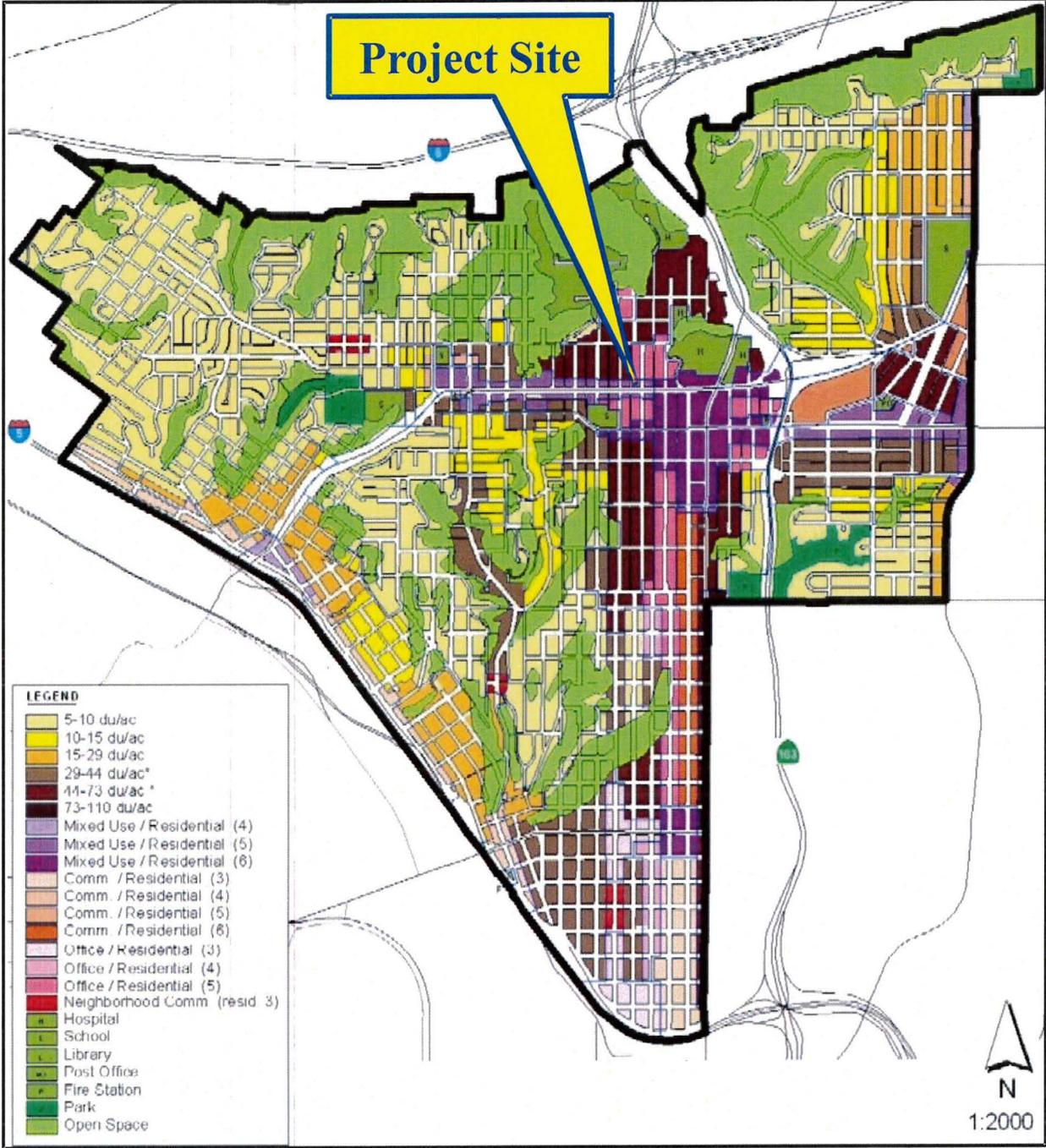
7. Environmental Exemption
8. Project Site Plan (Hearing Officer only)
9. Community Planning Group Recommendation
10. Ownership Disclosure Statement
11. Census Tract 04.00 Map with Distribution of Liquor Licenses from ABC



Aerial Photo

7-Eleven – 126 Washington Street
PROJECT NO. 286427

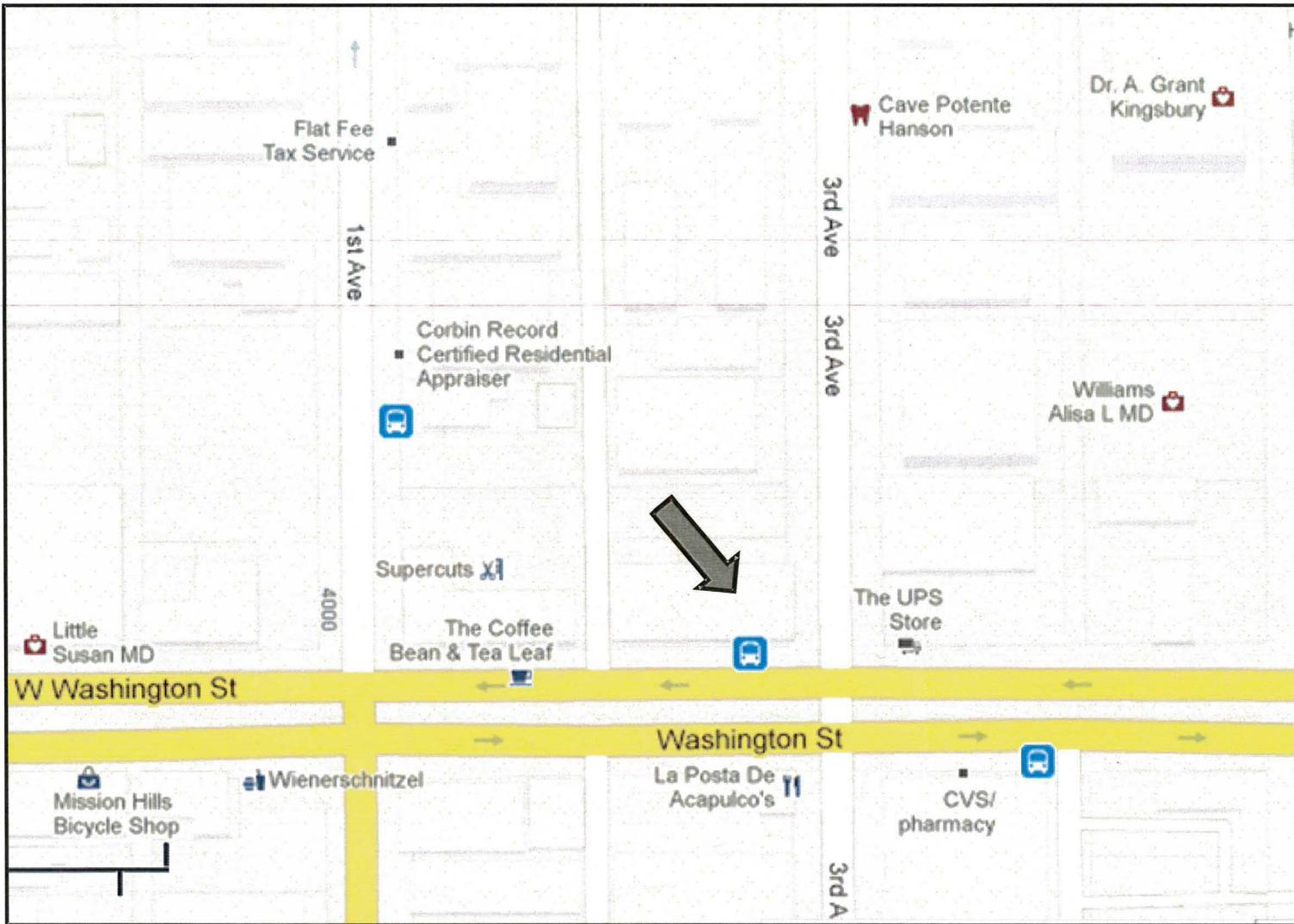




Land Use Map

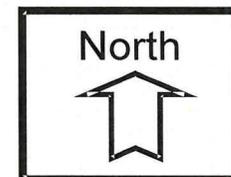
7-Eleven – 126 Washington Street
PROJECT NO. 286427 – Uptown Community Plan





Project Location Map

7-Eleven – 126 Washington Street
PROJECT NO. 286427





THE CITY OF SAN DIEGO

August 1, 2012

IN REPLYING PLEASE
GIVE OUR REF.NO.
1914141113

Tom Bergerson
8911 Research Drive, 1st Floor
Irvine, CA 92618
Reference: PCN Application

THIS LETTER IS TIME SENSITIVE

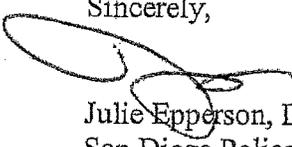
Dear Mr. Bergerson:

On June 15, 2012, you requested a Public Convenience or Necessity evaluation of the premises located at 126 Washington Street, San Diego, CA 92103, in consideration of a Type 20 Off Sale Beer & Wine (Package Store) License.

In accordance with Business and Professions Code, section 23958.4 your application is required to meet standards for public convenience and necessity. Further, it is your responsibility to ensure whether a Conditional Use Permit (CUP) is needed from the city. You may contact David Vega from the City of San Diego Department of Development Services at (619) 446-5433 for more information regarding the CUP process.

Your application for Public Convenience or Necessity has been **approved**. However, please note that conditions for size and type of alcohol, floor space, and hours of operation will be placed on your Type 20 license. Additionally, you will be required to install a facial recognition security camera to be positioned near the front entrance.

Sincerely,



Julie Epperson, Detective
San Diego Police Department
Vice Admin Unit

CITY OF SAN DIEGO POLICE DEPARTMENT
VICE OPERATIONS
1401 BROADWAY, SAN DIEGO, CA 92101-5729
PHONE: (619) 531-2452 FAX: (619) 531-2449



FORM PER SECTION 23958.4 B&P

CITY OF SAN DIEGO
For Off-Sale, On-Sale Beer, and Public Premises Licenses

2012 JUN 20 PM 9:08

VICE ADMIN. S.D.P.D.

- 1. PREMISE ADDRESS: 126 Washington St. San Diego, CA 92103
 - 2. LICENSE TYPE: Type 20
 - 3. TYPE OF BUSINESS: 7-Eleven Convenience Store
- CRIME REPORTING DISTRICT 0004.00

NUMBER OF LICENSES ALLOWED 2 NUMBER EXISTING 5

DISTRICT AVERAGE 244.7 X 120% = 293.64 = HIGH CRIME (20% average)

CRIMES IN THIS REPORTING DISTRICT 533 BEAT MAP NO. 217.8 %

If the above premises are located in an area which has an over-concentration of alcoholic beverage licenses and/or a higher than average crime rate as defined in Section 23958.4 of the Business and Professions Code:

4. WILL PUBLIC CONVENIENCE OR NECESSITY BE SERVED BY
ISSUANCE OF THIS ALCOHOLIC BEVERAGE LICENSE?
(This section to be completed by SDPD Vice Section)

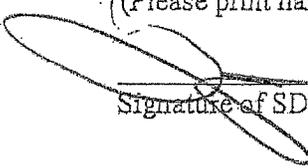
YES NO

JULIE EPPERSON DETECTIVE

019-531-2274

Name of SDPD Vice Officer
(Please print name and title)

Phone Number



8-1-12

Signature of SDPD Vice Officer

Date

Under the penalty of perjury, I declare the information in this affidavit is true to the best of my knowledge. I acknowledge that any false or misleading information will constitute grounds for denial of the application for the license or if the license is issued in reliance on information in this affidavit which is false or misleading, then such information will constitute grounds for revocation of the license issued.

\$228.00 APPLICATION FEE AT TIME OF SUBMISSION

APPLICANT'S SIGNATURE: Tom Bergerson DATE: 6/15/12

(Please Print)
APPLICANT'S NAME: Tom Bergerson

MAILING ADDRESS: DMB Architects, 8911 Research Drive, 1st Floor, Irvine, CA 92618

TELEPHONE NUMBER: 949-272-0202

CALL ~~949-272-0202~~ 619-299-8463

ROY SALAMEH
KADJIB WHIN SEWANT OUT

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

PREMISE ADDRESS: 126 Washington, San Diego, CA

TYPE OF BUSINESS: 7-Eleven Convenience Store

FEDERAL CENSUS TRACT: 04.00

NUMBER OF ALCOHOL LICENSES ALLOWED: 3

NUMBER OF ALCOHOL LICENSES EXISTING: 5

CRIME RATE IN THIS CENSUS TRACT: 217.8%
(Note: Considered High Crime If Exceeds 120% of City-wide Average)

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

IS THE PREMISE WITHIN 600 FEET OF INCOMPATIBLE FACILITY YES NO

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

ABC LICENSE REVOKED AT THIS PREMISE WITHIN PAST YEAR YES NO

HAS APPLICANT BEEN CONVICTED OF ANY FELONY YES NO

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

COMMENTS/OTHER FACTORS CONSIDERED: The applicant is applying for a CUP for a 7-Eleven Convenience Store with a Type 20 Beer & Wine License. 126 W. Washington is a strip mall with four spaces for businesses and an attached parking lot. It includes a Super Cuts Salon, a Daphne Greek Café and two vacant spaces. Currently, the proposed space for the 7-Eleven is vacant.

7-Eleven has an established and recognized business plan and the sale of alcohol is an accessory and not the primary commodity.

Although the convenience store would be good for the community in a general sense, there are law enforcement concerns that the issuance of an additional liquor license would aggravate an existing police problem in the community. Due to its location in a high crime area and transient population, numerous citizen and business complaints from the community have been vetted by Western Division command staff, who is responsible for policing this census tract. Due to the numerous community complaints, The Department is unable to approve recommendations for a CUP.

SUGGESTED CONDITIONS: .

SAN DIEGO POLICE DEPARTMENT RECOMMENDATION:

APPROVE _____

DENY X

Tom Underwood
Name of SDPD Vice Sergeant (Print)

619-531-2349
Telephone Number

[Signature]
Signature of SDPD Vice Sergeant

9/5/12
Date of Review

HEARING OFFICER
RESOLUTION NO. HO-_____
DENYING CONDITIONAL USE PERMIT NO. 1005315
7- ELEVEN – WASHINGTON ST.
PROJECT NO. 286427

DRAFT

WHEREAS, GASLAMP INVESTMENTS, LLC, Owner, and 7-ELEVEN, INC., Permittee, filed an application with the City of San Diego for a Conditional Use Permit for an alcohol beverage outlet in an existing building (as described in and by reference to Exhibit "A"), on portions of a 0.38-acre site;

WHEREAS, the project site is located at 126 Washington Street in the CN-2A Zone of the Mid-City Communities Planned District, the FAA Part 77 Notification Area, the Residential Tandem Parking Overlay Zone, and the Transit Area Overlay Zone, within the Uptown Community Plan Area;

WHEREAS, the project site is legally described as Lots 17, 18, and 19, Block 5, Hillcrest, Map No. 1024;

WHEREAS, on March 20, 2013, the Hearing Officer of the City of San Diego considered Conditional Use Permit No. 1005315 pursuant to the Land Development Code of the City of San Diego and denied the Conditional Use Permit No. 1005315;

WHEREAS, on February 14, 2013, the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act (CEQA) (Public Resources Code section 21000 et. seq.) under CEQA Guidelines Section 15301 (Existing Facilities), and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520; NOW, THEREFORE,

BE IT RESOLVED by the Hearing Officer of the City of San Diego as follows:

That the Hearing Officer denies Conditional Use Permit No. 1005315 and adopts the following written Findings, dated March 20, 2013.

CONDITIONAL USE PERMIT FINDINGS – Section §126.0305

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

The 7-Eleven – Washington Street project is a request for a Conditional Use Permit to allow alcohol sales (Type 20 - beer/wine) at a proposed 24-hour convenience store to be located in an existing building. The Uptown Community Plan designates the project site for Mixed-Use. According to the community plan, this land use designation is characterized by residential development at very high density 73-110 dwelling units per acre or office above street level commercial located within commercial nodes. Based on the current land use designation the project site would have the ability to include 28 to 42 dwelling units on site.

The community plan recognizes that mixed-use development would be encouraged as redevelopment of properties occur, however given that the proposed project consists of tenant improvements to an existing commercial retail space with multiple existing tenants and that the underlying zoning does allow stand-alone commercial uses, mixed use development would not be required as part of the this development proposal.

The project includes a proposal for the sale of beer and wine. Although the Uptown Community Plan does not specifically address the sale of alcohol with respect to zoning requirements, it is highly encouraged that uses such as those that sell alcohol incorporate measures to reduce and limit negative impacts such as loitering, excessive noise, and littering, so that they do not become a nuisance to adjacent residences and businesses or exacerbate any negative conditions within the area.

Applicants are encouraged to establish such measures such as a litter control program and provide on-site security around the premises especially along the sidewalks surrounding the project site as well as the parking lot in the rear to meet objectives in the Commercial Element of the community plan for improving pedestrian safety, access, and circulation within commercial areas and improve the appearance of commercial activity in areas accessible to neighborhood residents.

Therefore, the proposed alcohol sales would not adversely affect the Uptown Community Plan and the General Plan.

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

The 7-Eleven – Washington Street project is a request for a Conditional Use Permit to allow alcohol sales (Type 20 - beer/wine) at a proposed 24-hour convenience store to be located in an existing building. The San Diego Police Department has reviewed the proposal and is unable to support the proposed project. They indicated that although 7-Eleven has an established and recognized business plan and the proposed sale of alcohol is an accessory use and not the primary commodity and the convenience store (not including the alcohol sales) would be good for the community in a general sense, there are law enforcement and public safety concerns that the issuance of an additional liquor license would aggravate an existing police problem in the community. The site is located in a high crime area with a large transient population, and numerous citizen and business complaints from the community have been vetted by the Western Division command staff, which is responsible for policing this census tract. Due to the numerous community complaints regarding public safety and the over-concentration of alcohol sales establishments in the area, the San Diego Police Department is unable to support the proposed Conditional Use Permit for alcohol sales due to the potential detrimental impacts to the public's health, safety and welfare.

Based on this information, the proposed development will be detrimental to the public health, safety and welfare.

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

The 7-Eleven – Washington Street project is a request for a Conditional Use Permit to allow alcohol sales (Type 20 - beer/wine) at a proposed 24-hour convenience store to be located in an

existing building. The project proposes a Conditional Use Permit for an alcohol beverage outlet in an existing building. The San Diego Municipal Code regulations of the CN-2A Zone of the Mid-City Communities Planned District, Section 1512.0305, indicate both Liquor Stores and Food Stores are permitted uses in the CN-2A Zone. There are no deviations proposed with this request.

However, one of the requirements of the Land Development Code is to obtain a Conditional Use Permit for proposed alcohol sales at this location because the property is located within the Mid-City Communities Planned District. Because required Findings 1, 2, and 4 (as specified within this resolution) cannot be made in the positive, the proposed development will not comply with the regulations of the Land Development Code, although it should be noted there are no deviations requested pursuant to the Land Development Code.

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

The 7-Eleven – Washington Street project is a request for a Conditional Use Permit to allow alcohol sales (Type 20 - beer/wine) at a proposed 24-hour convenience store to be located in an existing building. The project site is located at 126 Washington Street in the CN-2A Zone of the Mid-City Communities Planned District, within the Uptown Community Plan area. The San Diego Police Department has reviewed the proposal and is unable to support the proposed project. They indicated that although 7-Eleven has an established and recognized business plan and the proposed sale of alcohol is an accessory use and not the primary commodity and the convenience store would be good for the community in a general sense, there are law enforcement and public safety concerns that the issuance of an additional liquor license would aggravate an existing police problem in the community. The site is located in a high crime area with a large transient population, and numerous citizen and business complaints from the community have been vetted by the Western Division command staff, which is responsible for policing this census tract. Due to the numerous community complaints regarding public safety and the over-concentration of alcohol sales establishments in the area, the San Diego Police Department is unable to support the proposed Conditional Use Permit for alcohol sales. Based on this information, the proposed development would not be appropriate at this location.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Hearing Officer, Conditional Use Permit No. 1005315 is hereby DENIED by the Hearing Officer to the referenced Owner/Permittee because the Hearing Officer is unable to make the findings required by the Land Development Code.

Michelle Sokolowski
Development Project Manager
Development Services

Adopted on: March 20, 2013

Internal Order No. 24002910

NOTICE OF EXEMPTION

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

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

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

PROJECT NO.: 286427

PROJECT TITLE: 7 Eleven-Washington Street

PROJECT LOCATION-SPECIFIC: 126 Washington Street, San Diego, California 92103

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

DESCRIPTION OF NATURE AND PURPOSE OF THE PROJECT: The project proposes a Conditional Use Permit (CUP) to allow for a Type 20 alcohol sales (beer/wine) at a proposed 24 hour convenience store within 7,708 square-foot existing building. The convenience store would be approximately 2,999 square-feet.

NAME OF PUBLIC AGENCY APPROVING PROJECT: City of San Diego

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT: Tom Bergerson (Applicant)
 DMB Architects (Firm)
 8911 Research Drive, 1st Floor
 Irvine, CA 92618
 (949) 272-0202

EXEMPT STATUS: (CHECK ONE)

- MINISTERIAL (SEC. 21080(b)(1); 15268);
 DECLARED EMERGENCY (SEC. 21080(b)(3); 15269(a));
 EMERGENCY PROJECT (SEC. 21080(b)(4); 15269 (b)(c))
 CATEGORICAL EXEMPTION: CEQA EXEMPTION 15301 (EXISTING FACILITIES)
 STATUTORY EXEMPTIONS:

REASONS WHY PROJECT IS EXEMPT: The City of San Diego conducted an environmental review that determined the project would not have the potential for causing a significant effect on the environment. The project meets the criteria set forth in CEQA Section 15301 which allows for the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing facilities (public or private) involving negligible or no expansion of use beyond that existing at the time of the determination. A CUP to allow for Type 20 alcohol sales at a proposed convenience store in an existing building is a negligible expansion of use. In addition; the exceptions listed in CEQA Section 15300.2 would not apply.

LEAD AGENCY CONTACT PERSON: Rhonda Benally

TELEPHONE: (619) 446-5468

IF FILED BY APPLICANT:

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

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

 Annah. Morgan Arch/Senior Planner
 SIGNATURE/TITLE

 February 14, 2013
 DATE

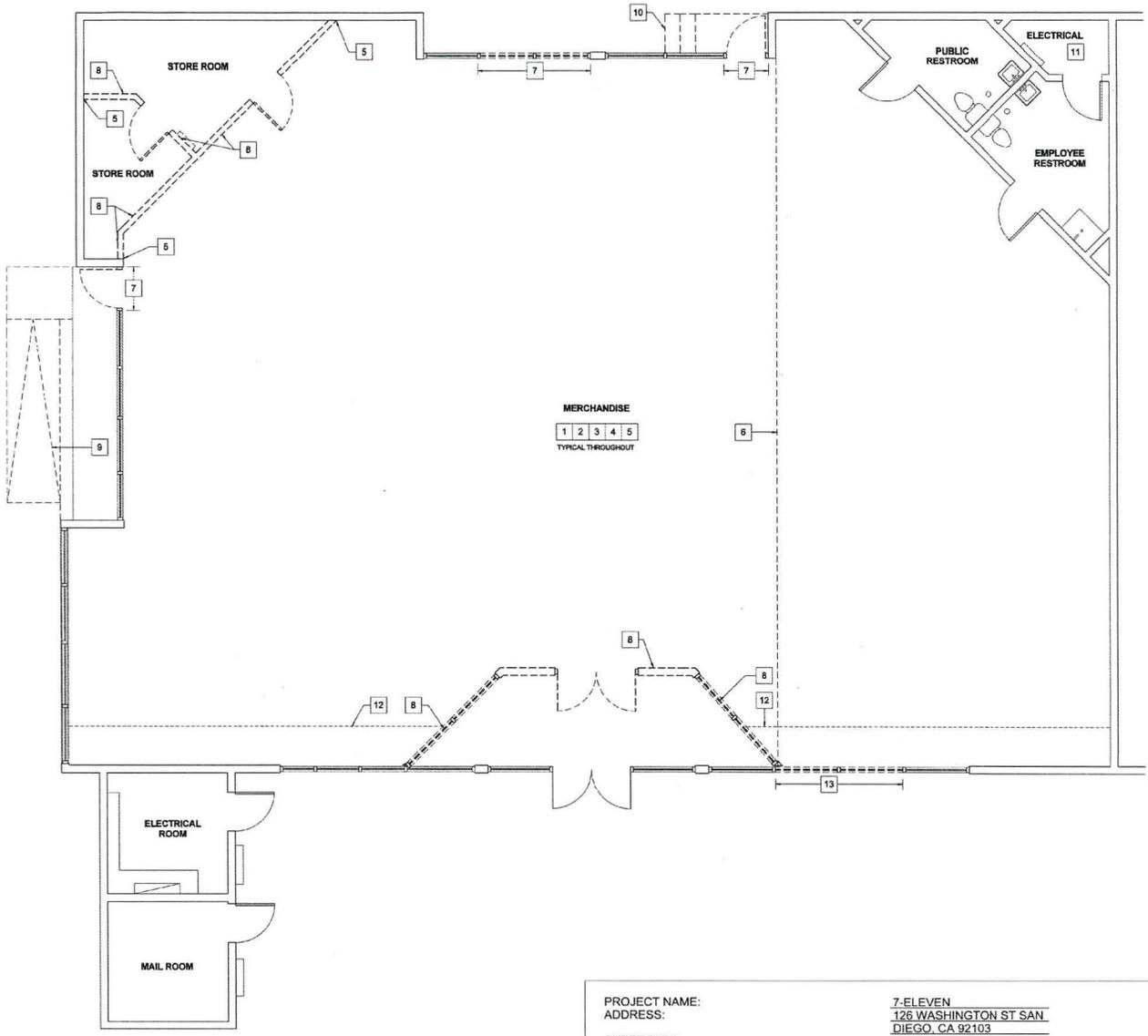
CHECK ONE:

- SIGNED BY LEAD AGENCY
 SIGNED BY APPLICANT

DATE RECEIVED FOR FILING WITH COUNTY CLERK OR OPR:

- GENERAL DEMOLITION NOTES**
- GENERAL CONTRACTOR TO INSPECT PREMISES PRIOR TO DEMOLITION TO DETERMINE EXTENT OF WORK INVOLVED AND TO MAINTAIN STRUCTURAL INTEGRITY. ELECTRICAL CONTRACTOR TO DISCONNECT ALL ELECTRICAL ITEMS AND REMOVE WIRING AT AREAS OF DEMO SHOWN DASHED. REFER TO NEW PLAN AND INSPECT PREMISES TO DETERMINE EXTENT OF WORK. CAP ELECTRICAL LINES WHERE REMOVED. PLUMBING CONTRACTOR TO DISCONNECT, CAP AND REMOVE PLUMBING FIXTURES, WATER, SEWER AND GAS PIPING AS REQUIRED PER NEW PLUMBING PLANS. INSPECT PREMISES TO DETERMINE EXTENT OF WORK. VERIFY QUANTITY AND LOCATIONS.
 - PROTECT EXISTING CONDITIONS TO REMAIN WITH TEMPORARY COVERS, SHORING, BRACING AND SUPPORTS AS REQUIRED.
 - ITEMS WHICH ARE TO REMAIN AND ARE DAMAGED DURING PERFORMANCE OF WORK SHALL BE REPAIRED TO THE ORIGINAL CONDITION OR REPLACED WITH NEW.
 - DO NOT OVERLOAD STRUCTURAL ELEMENTS. PROVIDE NEW SUPPORTS AND REINFORCEMENT FOR EXISTING CONSTRUCTION HEAVENED BY DEMOLITION.
 - TERMINATE ELECTRICAL AND MECHANICAL SERVICES TO BE REMOVED IN A MANNER CONFORMING TO THE NATIONALLY RECOGNIZED CODE COVERING THE SPECIFIC UTILITY AND SATISFACTORY TO THE OWNER AND BUILDING OFFICIALS.
 - PROTECT ALL ELECTRICAL AND MECHANICAL WHICH ARE TO REMAIN.
 - ON THE COMPLETION OF EACH DAY'S WORK, DEMOLITION DEBRIS AND RUBBISH SHALL BE REMOVED TO THE SATISFACTION OF THE OWNER'S REP.
 - AFTER DEMOLITION, THE CONTRACTOR SHALL VERIFY AND INSURE FULL OPERATION OF EXISTING ELECTRICAL DEVICES TO REMAIN.
 - PROVIDE DUST BARRIERS AT LOCATIONS PER DIRECTION OF OWNER'S REP.
 - ANY CHANGES TO THE DRAWINGS OR CONTRACT DOCUMENTS SHALL BE APPROVED IN WRITING BY 7-ELEVEN CONSTRUCTION MANAGER PRIOR TO START OF WORK.
 - GENERAL CONTRACTOR TO COORDINATE WITH ALL TRADES DURING DEMOLITION.
 - GENERAL CONTRACTOR SHALL BROOM SWEEP CLEAN AT END OF EACH DAY. UNDER NO CIRCUMSTANCES SHALL DEBRIS BE LEFT TO ACCUMULATE.
 - GENERAL CONTRACTOR SHALL IMMEDIATELY NOTIFY OWNER OF ITEMS IN QUESTION AND/OR CONFLICTS PRIOR TO CONTINUING DEMO.
 - ALL SURFACES TO RECEIVE NEW FINISHES SHALL BE PRIMED & PREPARED PER MANUFACTURER'S REQUIREMENTS.
 - ALL ITEMS TO BE REMOVED ARE TO BE DISPOSED OF BY GENERAL CONTRACTOR (LUNJ).
 - IF SUSPECT ASBESTOS CONTAINING MATERIALS ARE ENCOUNTERED DURING DEMOLITION WORK, CONTACT THE 7-ELEVEN CONSTRUCTION MANAGER FOR TESTING AND ANALYSIS OF SAMPLES PRIOR TO DISTURBANCE.

- KEY NOTES - DEMOLITION PLAN**
- REMOVE ANY REMAINING CABINETS, COUNTERTOPS AND EQUIPMENT. CAP OFF OR RELOCATE PLUMBING AND ELECTRICAL AS NEEDED FOR NEW LAYOUT AND PER ALL APPLICABLE CODE REQUIREMENTS.
 - REMOVE EXISTING FLOOR FINISH AND BASE. PREP SUBFLOOR FOR NEW FLOOR FINISH.
 - REMOVE EXISTING WALL FINISH AND PROMD SIGNAGE THROUGHOUT. PATCH BACK SURFACE TO REMAIN AS REQUIRED FOR NEW FINISHES.
 - REMOVE EXISTING CEILING, GRID, TILES, LIGHTS AND HVAC GRILLES/SOFFITS, SECURITY CAMERAS, SPEAKERS, EXIT SIGNS AND ASSOCIATED WIRING.
 - REPAIR WALL OVER THE WALL/COUNTER WAS REMOVED. PATCH BACK SURFACE TO REMAIN AS REQUIRED FOR NEW FINISHES.
 - DASHED LINE INDICATES LOCATION OF FUTURE DEMISING WALL AND THE LIMITS OF THIS DEMOLITION.
 - REMOVE PORTION OF EXISTING STOREFRONT. PROVIDE NEW STOREFRONT AS PER NEW LAYOUT ON SHEET AS-6.
 - REMOVE INTERIOR PARTITIONS AND ALL ASSOCIATED DOORS, WINDOWS AND FRAMES. REMOVE RELOCATE INCIDENTAL MECHANICAL, ELECTRICAL AND PLUMBING AS NEEDED FOR NEW LAYOUT AND PER ALL APPLICABLE CODE REQUIREMENTS.
 - REMOVE EXISTING CONCRETE FLOOR, LANDINGS AND HANGERS. PATCH AND REPAIR CONCRETE SIDEWALK TO MATCH EXISTING.
 - REMOVE EXISTING CONCRETE STAIRS, LANDINGS, AND HANDRAILS. PATCH SIDEWALK AND WALLS OF BUILDING TO MATCH EXISTING.
 - EXISTING ELECTRICAL TO REMAIN. REFERENCE ELECTRICAL DRAWINGS FOR FULL SCOPE OF WORK.
 - REMOVE EXISTING BULKHEAD / SOFFIT.
 - LANDLORD SHALL REMOVE PORTION OF EXISTING STOREFRONT AND PROVIDE NEW STOREFRONT AS PER NEW LAYOUT ON SHEET AS-2.



1 1/4" = 1'-0" DEMOLITION PLAN

PROJECT NAME: 7-ELEVEN
 ADDRESS: 126 WASHINGTON ST SAN DIEGO, CA 92103
 SHEET TITLE: DEMOLITION PLAN
 SHEET NUMBER: 3 OF 3
 ORIGINAL DRAWING PREPARATION DATE: 07/03/12
 REVISION DATE: 07/09/12

HFA ARCHITECTS ENGINEERS INTERIORS
 HARRISON FRENCH ARCHITECTS, INC.
 809 S.W. A Street, Suite 201
 Hawthorne, Arkansas 72112
 1 479 273 7748
 1 479 273 3666
 www.hfa.com

7-ELEVEN
 126 WASHINGTON ST
 SAN DIEGO, CA 92103

7-ELEVEN
 126 WASHINGTON ST
 SAN DIEGO, CA 92103
 JOB NUMBER: 12-12-12-0001

ISSUE BLOCK

STORE NO: 1029213
 DOCUMENT DATE: 04/17/12
 CHECKED BY: CS
 DRAWN BY: LS

DEMOLITION PLAN

SHEET A103

UPTOWN PLANNERS
Recommendation

PTS 286427
7-Eleven – Washington Street

The information below is based on emails received from Beth Jaworski, Chair of Uptown Planners, which confirms the Uptown Planner's recommendation regarding the above project:

PROJECT SCOPE: 126 WASHINGTON STREET ("7 Eleven CUP/PDP") – Process Four -- Mission Hills -- Conditional Use Permit/Planned Development Permit to allow Type 20 (beer/wine) alcohol sales at a proposed convenience store and to allow 24-hour operation at 126 Washington Street, in the CN-2A Zone of the Mid-Communities Planned District; FAA Part 77.

(NOTE: Although the project was initially distributed as a PDP, it was determined during the course of the first review that a PDP was not required for the proposed use (24-hour operation, which is not restricted in the CN-2A Zone), therefore that portion of the request is no longer included, and a Process Three CUP was only required for the proposal.)

RECOMMENDATION: At their meeting of October 2, 2012, the Uptown Planners reviewed the proposed 7-Eleven project. Motion by Mellos, seconded by Butler, to oppose the application for a CUP for Type 20 off-site alcohol sales; approved by a 9-4-1 vote. In favor: Fox, Bonn, Bonner, Butler, Ward, Tablang, Ferrier, Mellos, Naskar. Opposing the motion: Winter, Pesqueira, Winney, Grinchuk. Non-voting chair Jaworski abstained.

Project No. 286427
7-Eleven – 126 Washington Street

Property Owner:

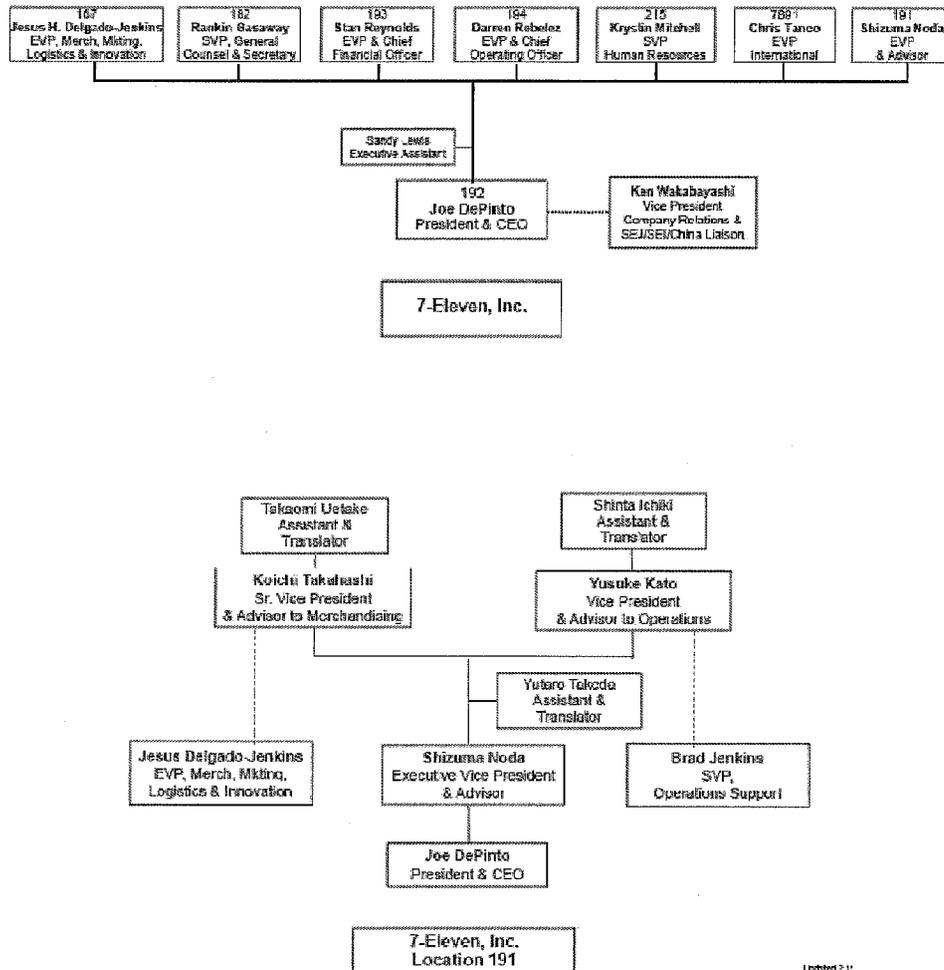
Gaslamp Investments, LLC,
a California Limited Liability Company

Members: George Salameh
Roy Salameh
Larry Murnane

Project No. 286427
7-Eleven – 126 Washington Street

Permittee (Lessee) – 7-Eleven

Corporate flowchart 7-11 List of Officers dated 2-19-13



Permittee (Lessee) – 7-Eleven

7-Eleven – List of Officers - California

7 ELEVEN INC
<i>Company Information</i>
Officer: DEPINTO, JOSEPH (CHIEF EXECUTIVE OFFICER)
Officer: DEPINTO, JOSEPH (CHIEF EXECUTIVE OFFICER)
Officer: DEPINTO, JOSEPH (PRESIDENT)
Officer: DEPINTO, JOSEPH (PRESIDENT)
Officer: AUSTIN, MICHAEL DON (SECRETARY/ASST SEC)
Officer: BONNVILLE, STEVEN R (SECRETARY/ASST SEC)
Officer: EDWARDS, SEAN MCKINNON (SECRETARY/ASST SEC)
Officer: FENTON, DAVID (SECRETARY/ASST SEC)
Officer: GRIFFITH, GARY (SECRETARY/ASST SEC)
Officer: HALVERSON, WILLIAM (SECRETARY/ASST SEC)
Officer: HUGHES, LAWRENCE G (SECRETARY/ASST SEC)
Officer: PICHININO, CRAIG (SECRETARY/ASST SEC)
Officer: SHEARER, SHAWN E (SECRETARY/ASST SEC)
Officer: VARELA, ANTONIO ENRIQUE (SECRETARY/ASST SEC)
Officer: WILLIAMS, GREGORY (SECRETARY/ASST SEC)
Officer: YOW, SHAWNTEL (SECRETARY/ASST SEC)
Officer: ABE, SHINJI (VICE PRESIDENT)
Officer: ABE, SHINJI (VICE PRESIDENT)
Officer: COZENS, ROBERT J (VICE PRESIDENT)
Officer: DONEGAN, W TIMOTHY (VICE PRESIDENT)
Officer: ELLIOTT, KEVIN E (VICE PRESIDENT)
Officer: GAMBINA, FRANK S (VICE PRESIDENT)
Officer: HARGROVE, WESLEY M (VICE PRESIDENT)
Officer: HEDRICK, JOHN (VICE PRESIDENT)
Officer: JENKINS, C BRAD (VICE PRESIDENT)
Officer: KAPOOR, RAJNEESH (VICE PRESIDENT)
Officer: KOSCHEL, ENA WILLIAMS (VICE PRESIDENT)
Officer: MITCHELL, KRYSTIN E (VICE PRESIDENT)
Officer: OZEKI, SHIRO (VICE PRESIDENT)
Officer: PACK, ALLEN P (VICE PRESIDENT)
Officer: REBELEZ, DARREN M (VICE PRESIDENT)
Officer: SAKAI, RYOJI (VICE PRESIDENT)
Officer: SCHENCK, JEFF (VICE PRESIDENT)
Officer: SELTZER, DAVID (VICE PRESIDENT)
Officer: SMITH, NANCY A (VICE PRESIDENT)
Officer: STRONG, JOSEPH M (VICE PRESIDENT)
Officer: THOMAS, DONALD E (VICE PRESIDENT)
Officer: REYNOLDS, STANLEY W (VICE PRESIDENT/TREASURER)

Information from the
California Department of Alcoholic Beverage Control

Distribution of Existing Licenses located in Census Tract 04.00

For the proposed 7-Eleven project located at 126 Washington Street, San Diego, CA
Project No. 286427

