



THE CITY OF SAN DIEGO

Report to the Planning Commission

DATE ISSUED: August 16, 2018 REPORT NO. PC-18-049

HEARING DATE: August 23, 2018

SUBJECT: Seasalt Del Mar PDP. Process Four Decision.

PROJECT NUMBER: [551145](#)

OWNER/APPLICANT: Via Cortina Properties, LLC, Owner/ Ian Harris, BHPS, Inc. Applicant

SUMMARY

Issue: Should the Planning Commission approve a deviation to allow an existing restaurant to sell distilled spirits within a commercial neighborhood zone (CN-1-2) located at 2282-2292 Carmel Valley Road within the Torrey Pines Community Plan area?

Staff Recommendation: Approve Planned Development Permit (PDP) No. 1949185.

Community Planning Group Recommendation: On October 12, 2017, the Torrey Pines Community Planning Board (TPCPB) voted 3-2-2 to recommend denial of the project, however, this vote lacked a quorum. The project was also reviewed by the TPCPB on September 14, 2017 and August 3, 2017, without quorums, resulting in no official action by the TPCPB.

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 June 15, 2018, and the opportunity to appeal that determination ended June 29, 2018.

Fiscal Impact Statement: Costs associated with the processing of this project are paid from a deposit account maintained by the applicant.

Housing Impact Statement: The continued use of the site for commercial purposes and the proposed subdivision would have no effect on the provision of housing.

BACKGROUND

The 0.46-acre project site is located at 2282-2292 Carmel Valley Road, northwest of the intersection of Carmel Valley Road and Via Cortina, north of the Los Peñasquitos Lagoon, and in the CN-1-2 Zone within the Torrey Pines Community Plan (TPCP). The site is situated along a "restaurant row" of

establishments along the 2000-2300 blocks along Carmel Valley Road. An office building is immediately adjacent to the west and a liquor store/market to the east across Via Cortina. North of these uses is a fully developed, residential neighborhood zoned RS-1-7. The site is designated for Commercial use and is adjacent to a Low Residential use designation to the north.

Additionally, the project site is located within the Coastal Zone Boundary, Sensitive Coastal Overlay Zone, Airport Land Use Compatibility Overlay Zone (MCAS Miramar), Airport Influence Area- Review Area 2, Coastal Height Limitation Overlay Zone, Coastal Overlay Zone (Non-Appealable-1), Very High Fire Hazard Severity Zone, Parking Impact Overlay Zone (Coastal and Beach), and Residential Tandem Parking Overlay Zone.

The project proposes no physical development nor intensification of use. The existing 2,931-square-foot restaurant is within a 9,881-square-foot building containing office uses. Parking on site is located at the rear of the property, adjacent to residential dwellings. The restaurant activities are located furthest from the residences and oriented to the south, towards the Los Peñasquitos Lagoon.

DISCUSSION

Project Description:

The project proposes a deviation to allow a Type 47 Alcoholic Beverage Control (ABC) license (beer, wine, and distilled spirits) within an existing restaurant that currently sells beer and wine (Type 41 beer and wine only) for on-site consumption. A Type 47 ABC license is defined as “on-sale,” which allows beer, wine, and distilled spirits to be consumed on the premises of an eating and drinking establishment. The underlying CN-1-2 zone is a neighborhood commercial zone that allows eating and drinking establishments per San Diego Municipal Code (SDMC) section 131.0522- Use Regulations Table for Commercial Zones. However, the sale of intoxicating beverages other than beer or wine is not allowed, per Footnote (4), unless approved through a deviation processed through a PDP in accordance with SDMC section 126.0602(b)(1).

Alcohol Sales-Project Analysis:

The proposed Type 47 ABC license at this location requires a PDP because the project site is within a neighborhood commercial zone. The project site is unique because it is the only commercial zone in the immediate area. The recommendations of the San Diego Police Department (SDPD) were included in the review due to the nature of their involvement in the licensing process with the ABC. If approved, the project would still require an ABC license. The recommendations of the SDPD are based on a balance of the type of use, the nature of the premise, and the impacts to policing in the area. Based on their analysis, the SDPD recommended approval of the project with hours of sales/service or consumption of alcohol limited to 11:30 pm (Attachment 7).

With the approval of this application, the sale of alcohol would be conditioned so that the alcohol sales would not have a negative impact on the adjacent neighborhood. Staff support of the proposed deviation at this location is based on the commercial nature of the site, and its location within an existing restaurant adjacent to the only neighborhood commercial core of the community. The sale of liquor at the existing restaurant is consistent with the Commercial designation by the TPCP and may be permitted by the underlying CN-1-2 zone through the Planned Development

Permit process. Furthermore, staff concluded that if the permit were appropriately conditioned, the proposed alcohol sales would not have an adverse impact on the surrounding neighborhood.

Community Plan Analysis:

The TPCP designates the site as Commercial. The community plan does not provide a more detailed description of its commercial use categories. These would be addressed by the zoning in place which is intended to implement community plan land use. The CN-1-2 zone on the site is intended to provide residential areas with access to a limited number of convenient retail and personal service uses and allows development with an auto orientation. A community plan goal relevant to decisions regarding commercial use is to "encourage commercial uses that operate without adversely impacting surrounding residential neighborhoods."

The community plan limits all commercial development in this neighborhood to Commercially designated sites along a relatively short 3-block portion of the 1 ½ mile segment of Carmel Valley Road between the I-5 freeway and the coast. There are four other establishments that sell alcohol within the Carmel Valley Road commercial area, three restaurants and one market. Two of the three restaurants sell beer and wine and one is also approved for onsite consumption of distilled spirits.

This proposal would allow the sale of distilled spirits within an existing restaurant if the upgrade to the liquor license is approved by the ABC. The proposal would ultimately allow two restaurants to sell distilled spirits within the 3-block commercial corridor. The restaurant is a compatible land use within the Commercial land use designation. The proposal would add to the range of goods available from the restaurant serving the community. As previously stated, the sale of alcohol would be conditioned by this application so that the alcohol sales would not have a negative impact on the adjacent neighborhood. This would address compatibility with the community plan goal states above. The ABC license process will also address operational effects from the sale of alcohol, including distilled spirits. The proposal is therefore compatible with community plan land use and the plan's goal for commercial use and development.

Community Planning Group Recommendation:

The TPCPG reviewed the project several times without formal votes due to lack of quorums. Staff has provided the agendas of these meetings and the email communication with the vote results from the October 12, 2017 meeting (Attachment 8). Based on communications with the Chair, the community group requested further restriction on hours of operation of the restaurant citing noise/disturbance concerns to the residential neighbors to the north.

Development on the site must comply with adopted City Council policies and the applicable regulations of the Land Development Code. The CN-1-2 Zone restricts the hours of operation for the existing restaurant use to midnight, due to its adjacency to residential uses. The hours of alcohol sales, however, are dependent on potential impacts to the adjacent neighborhood as analyzed and policed by the SDPD.

Discussions delivered to staff via correspondence suggested hours of operation of the restaurant be limited to 10:30 pm, however, the hours of operation of the restaurant are not before the Planning Commission nor does staff recommend limiting restaurant hours. Staff recommends the sales/services and consumption of alcohol be limited to no later than 11:30 pm, consistent with the recommendations of the SDPD.

Conclusion:

Staff has reviewed the deviation for the on-sale of beer, wine, and distilled spirits, and supports a determination that the project is consistent with the recommended land use and the development standards in effect for this site per the adopted TPCP and the SDMC. Furthermore, the permit has been conditioned to ensure the proposed sale of beer, wine, and distilled spirits at this location would not be detrimental to the public health, safety and welfare. Therefore, staff recommends the Planning Commission approve the PDP as presented.

ALTERNATIVES

1. Approve PDP No. 1949185, with modifications.
2. Deny PDP No. 1949185, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,



PJ Fitzgerald
Assistant Deputy Director
Development Services Department

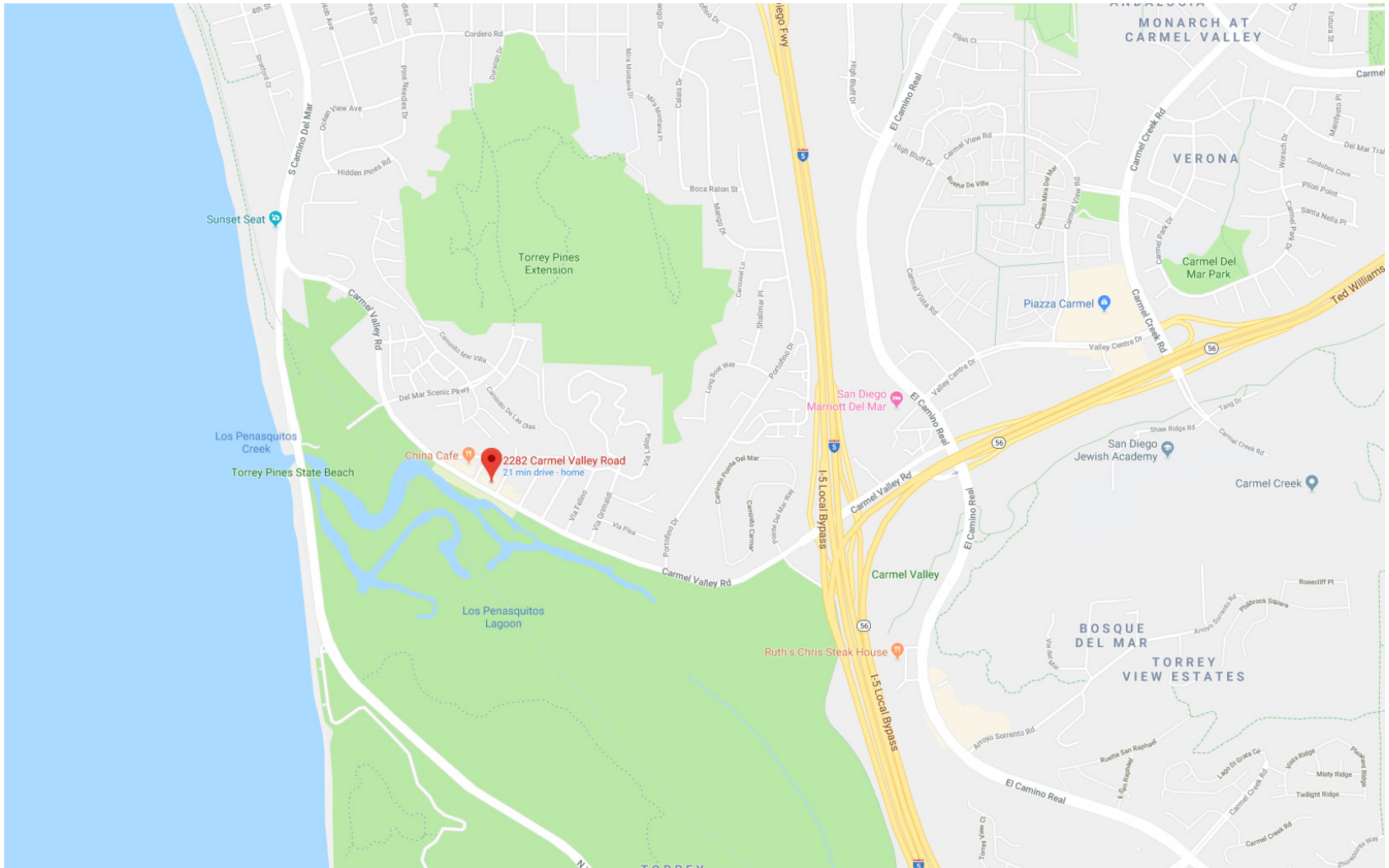


Francisco Mendoza
Development Project Manager
Development Services Department

PJF/FM

Attachments:

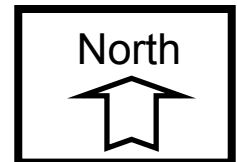
1. Project Location Map
2. Community Plan Land Use Map
3. Aerial Photographs
4. Draft Permit Resolution with Findings
5. Draft Permit with Conditions
6. Environmental Exemption
7. San Diego Police Department Recommendation
8. Torrey Pines Planning Board Agendas and Email Correspondence
9. Ownership Disclosure
10. Project Plan

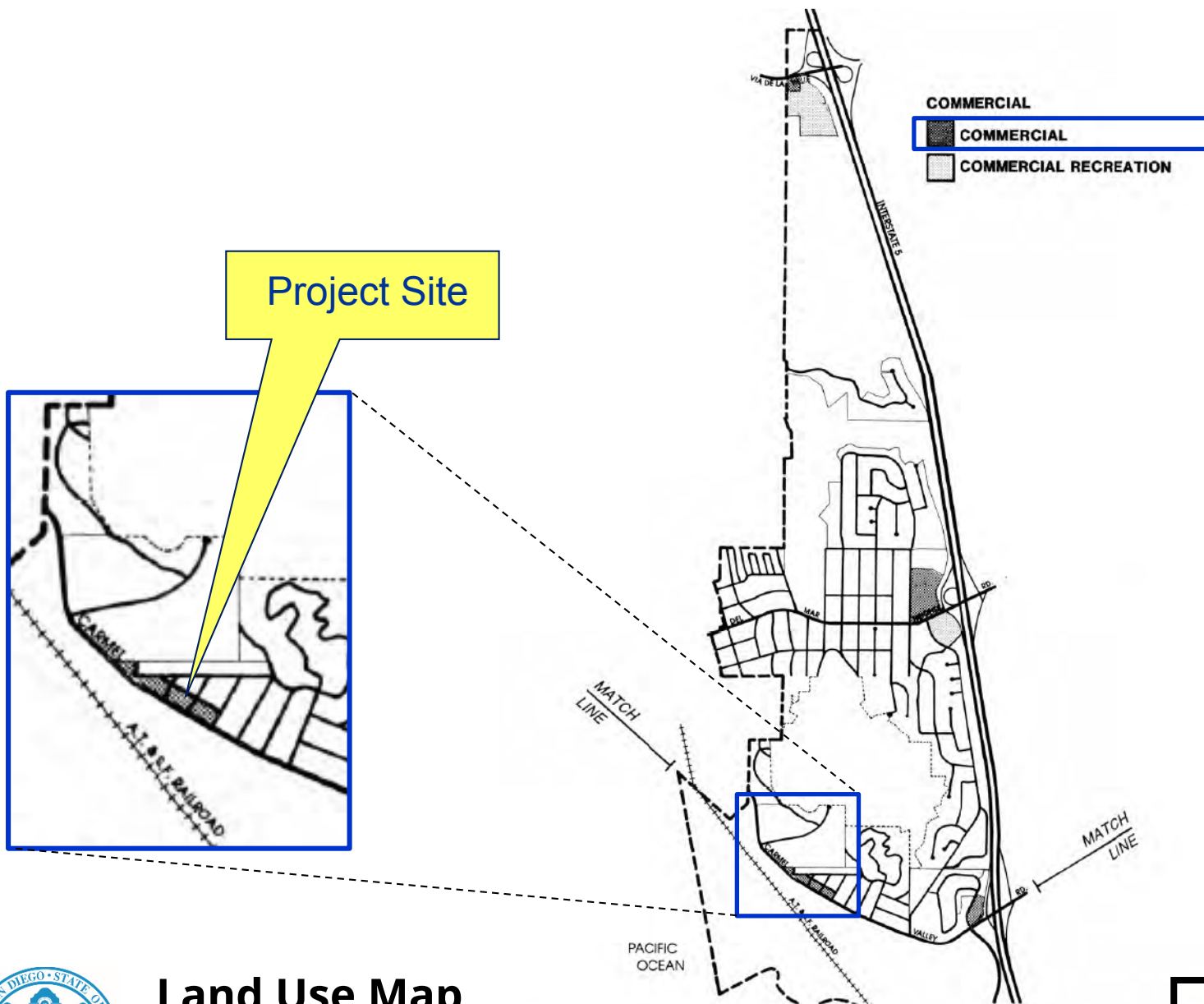


Project Location

Seasalt Del Mar PDP

Project No. 551145 – 2282-92 Carmel Valley Road

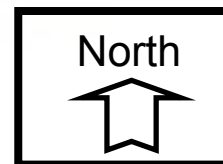




Land Use Map

Seasalt Del Mar PDP

Project No. 551145 - 2282-92 Carmel Valley Road

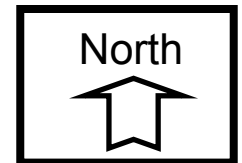




Aerial Photograph

Seasalt Del Mar PDP

Project No. 551145 – 2282-92 Carmel Valley Road



PLANNING COMMISSION RESOLUTION NO. ____-PC
PLANNED DEVELOPMENT PERMIT NO. 1949185
SEASALT DELMAR PDP - PROJECT NO. 55114

WHEREAS, VIA CORTINA PROPERTIES LLC, a California limited liability company, Owner/Permittee, filed an application with the City of San Diego for a permit to allow the sale of distilled spirits, beer, and wine within an existing restaurant (conditioned upon the issuance of a Type 47 license from the State Department of Alcoholic Beverage Control (ABC) and subject to the City's land use regulations as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. 1949185), on portions of a 0.46-acre site; and

WHEREAS, the project site is located at 2282-2292 Carmel Valley Road in the Coastal Zone Boundary, Sensitive Coastal Overlay Zone, Airport Land Use Compatibility Overlay Zone (MCAS Miramar), Airport Influence Area- Review Area 2, Coastal Height Limitation Overlay Zone, Coastal Overlay Zone (Non-Appealable-1), Very High Fire Hazard Severity Zone, Parking Impact Overlay Zone (Coastal and Beach), and Residential Tandem Parking Overlay Zone within the Torrey Pines Community Plan area; and

WHEREAS, the project site is legally described as: All Lots 5,6,7,8,14, and 15, All being within Block 4 of Del Mar Terrace, in the City of San Diego, According to Map thereof No. 1527, dated February 5, 1913; and

WHEREAS, on June 15, 2018, 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; and

WHEREAS, on August 23, 2018, the Planning Commission of the City of San Diego considered Planned Development Permit No. 1949185, pursuant to the Land Development Code of the City of San Diego; NOW, THEREFORE,

BE IT RESOLVED by the Planning Commission of the City of San Diego, that it adopts the following findings with respect to Planned Development Permit No. 1949185:

A. PLANNED DEVELOPMENT PERMIT [SDMC Section 126.0605]

1. Findings for all Planned Development Permits:

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

The proposed development is an application for a deviation to the base CN-1-2 zone regulations to allow the sale of distilled spirits within an existing restaurant that currently sells beer and wine for on-site consumption.

The Torrey Pines Community Plan (TPCP) designates the site as Commercial. Community plan land uses are more specifically addressed by the zoning applied. The CN-1-2 zone on the site is intended to provide residential areas with access to a limited number of convenient retail and personal service uses. A community plan goal relevant to decisions regarding commercial use is to "encourage commercial uses that operate without adversely impacting surrounding residential neighborhoods."

The community plan limits all commercial development in this neighborhood to Commercially designated sites along a relatively short 3-block portion of the 1 ½ mile segment of Carmel Valley Road between the I-5 freeway and the coast. There are four other establishments that sell alcohol within the Carmel Valley Road commercial area, three restaurants and one market. Two of the three restaurants sell beer and wine and the other is also approved for onsite consumption of distilled spirits.

This proposal would allow the sale of distilled spirits within an existing restaurant if the upgrade to the liquor license is approved by the ABC. The proposal would ultimately allow two restaurants to sell distilled spirits within the 3-block commercial corridor. The restaurant is a compatible land use within the Commercial land use designation. The proposal would add to the range of goods available from the restaurant serving the community. The sale of alcohol would be conditioned by this

application so that the alcohol sales would not have a negative impact on the adjacent neighborhood. The ABC license process will also address operational effects from the sale of alcohol, including distilled spirits. Therefore, based on the commercial nature of the restaurant and lack of other commercial districts in the broader area, the proposed project would not adversely affect the applicable land use plan.

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

The primary use of the site is a restaurant, which is subject to all federal, state, and other local codes related to eating and drinking establishments. Approval of this application would allow the sale of distilled spirits for on-site consumption conditioned upon the issuance of a Type 47 ABC license. The approval includes conditions that limit the hours of sales/service and consumption, which would ensure that the proposed development would not have an adverse impact on the public health, safety, and welfare.

The City of San Diego conducted an environmental review of this project in accordance with the State of California Environmental Quality Act (CEQA) guidelines, and concluded there would be no environmental impacts associated with the proposed project. Based on the above, the proposed development would not be detrimental to the public's health, safety, and welfare.

c. The proposed development will comply with the regulations of the Land Development Code including any proposed deviations pursuant to Section 126.0602(b)(1) that are appropriate for this location and will result in a more desirable project than would be achieved if designed in strict conformance with the development regulations of the applicable zone, and any allowable deviations that are otherwise authorized pursuant to the Land Development Code.

The proposed development is an application for a deviation to the base CN-1-2 zone regulations to allow the sale of distilled spirits within an existing restaurant that currently sells beer and wine for on-site consumption. No other development nor construction is proposed.

The CN-1-2 zone on the site is intended to provide residential areas with access to a limited number of convenient retail and personal service uses. A community plan goal relevant to decisions regarding commercial use is to "encourage commercial uses that operate without adversely impacting surrounding residential neighborhoods."

The community plan limits all commercial development in this neighborhood to Commercially designated sites along a relatively short 3-block portion of the 1 ½ mile segment of Carmel Valley Road between the I-5 freeway and the coast. There are

four other establishments that sell alcohol within the Carmel Valley Road commercial area, three restaurants and one market. Two of the three restaurants sell beer and wine and the other is also approved for onsite consumption of distilled spirits.

This proposal would allow the sale of distilled spirits within an existing restaurant if the upgrade to the liquor license is approved by the ABC. The proposal would ultimately allow two restaurants to sell distilled spirits within the 3-block commercial corridor. The restaurant is a compatible land use within the Commercial land use designation. The proposal would add to the range of goods available from the restaurant serving the community. The sale of alcohol would be conditioned by this application so that the alcohol sales would not have a negative impact on the adjacent neighborhood. The ABC license process will also address operational effects from the sale of alcohol, including distilled spirits.

The project site is unique in that no other commercially designated sites or commercially zoned sites are located within the immediate area. The development intends to serve the needs of the community that are conveniently located, easily accessed by, and attractive to pedestrians. No other commercial areas are located in the immediate vicinity, because the TPCP strictly forbids them. The subject site is surrounded by residential areas to the east, north, and west with the Los Peñasquitos Lagoon to the south. The deviation is appropriate at this location for these reasons. Therefore, the proposed development will comply with the regulations of the Land Development Code including any proposed deviations pursuant to Section 126.0602(b)(1) that are appropriate for this location and will result in a more desirable project than would be achieved if designed in strict conformance with the development regulations of the applicable zone, and any allowable deviations that are otherwise authorized pursuant to the Land Development Code.

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

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Planning Commission, Planned Development Permit No. 1949185 is hereby GRANTED by the Planning Commission to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit No. 1949185, a copy of which is attached hereto and made a part hereof.

Francisco Mendoza
Development Project Manager
Development Services

Adopted on: August 23, 2018

IO#:

fm 7-17-17

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: 24007298

SPACE ABOVE THIS LINE FOR RECORDER'S USE

PLANNED DEVELOPMENT PERMIT NO. 1949185
SEASALT DEL MAR PDP - PROJECT NO. 551145
PLANNING COMMISSION

This Planned Development Permit (PDP) No. 1949185 (Permit) is granted by the Planning Commission of the City of San Diego to VIA CORTINA PROPERTIES LLC, a California limited liability company, Owner/Permittee, pursuant to San Diego Municipal Code [SDMC] section 126.0506. The 0.46-acre site is located at 2282-2290 Carmel Valley Road in the Coastal Zone Boundary, Sensitive Coastal Overlay Zone, Airport Land Use Compatibility Overlay Zone (MCAS Miramar), Airport Influence Area- Review Area 2, Coastal Height Limitation Overlay Zone, Coastal Overlay Zone (Non-Appealable-1), Very High Fire Hazard Severity Zone, Parking Impact Overlay Zone (Coastal and Beach), and Residential Tandem Parking Overlay Zone within the Torrey Pines Community Plan area. The project site is legally described as: All Lots 5,6,7,8,14, and 15, All being within Block 4 of Del Mar Terrace, in the City of San Diego, According to Map thereof No. 1527, dated February 5, 1913;

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to sell distilled spirits, beer, and wine within an existing restaurant, conditioned upon the issuance of a Type 47 license from the State Department of Alcoholic Beverage Control and subject to the City's land use regulations described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated August 23, 2018, on file in the Development Services Department.

The project shall include:

- a. A deviation to the CN-1-2 Zone to allow the on-site consumption of distilled spirits, beer, and wine within an existing restaurant, conditioned upon the issuance of a license from the State Department of Alcoholic Beverage Control;
- b. Hours of sales/service and consumption of alcohol shall be limited to 9:00 am to 11:30 pm;
- c. Live Entertainment shall be prohibited;
- d. Off-street parking;

- e. 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 September 10, 2021.
2. The utilization of this PDP is contingent upon the approval of a license to sell alcohol at this location by the California Department of Alcoholic Beverage Control [ABC]. The issuance of this PDP does not guarantee that the ABC will grant an alcoholic beverage license for this location.
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.

LANDSCAPE REQUIREMENTS:

12. The Owner/Permittee shall be responsible for the maintenance of all landscape improvements shown on the approved plans, including in the right-of-way. All required landscape shall be maintained consistent with the Landscape Standards in a disease, weed, and litter free condition at all times. Severe pruning or "topping" of trees is not permitted.

13. The Owner/Permittee shall be responsible for the maintenance of all landscape improvements shown on the approved plans, including in the right-of-way. All required landscape shall be maintained consistent with the Landscape Standards in a disease, weed, and litter free condition at all times. Severe pruning or "topping" of trees is not permitted.

PLANNING/DESIGN REQUIREMENTS:

14. 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 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 authorized by the appropriate City decision maker in accordance with the SDMC.

15. 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.

POLICE DEPARTMENT REQUIREMENTS:

16. The sales/service or consumption of alcoholic beverage shall be permitted between the hours of 9:00 am – 11:30 pm.

17. Live entertainment shall be prohibited.

INFORMATION ONLY:

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

APPROVED by the Planning Commission of the City of San Diego on August 23, 2018 and
_____-PC.

ATTACHMENT 5

Planned Development Permit No. 1949185
Date of Approval: August 23, 2018

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

Francisco Mendoza
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.

**VIA CORTINA PROPERTIES LLC,
a California limited liability company**
Owner/Permittee

By _____
Jay Kopelowitz
Member

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



THE CITY OF SAN DIEGO

Date of Notice: June 15, 2018

NOTICE OF RIGHT TO APPEAL

ENVIRONMENTAL DETERMINATION

DEVELOPMENT SERVICES DEPARTMENT

SAP No. 24007298

PROJECT NAME / NUMBER: Seasalt Del Mar / 551145**COMMUNITY PLAN AREA:** Torrey Pines**COUNCIL DISTRICT:** 1**LOCATION:** 2282-2292 Carmel Valley Road, San Diego, California 92014

PROJECT DESCRIPTION: The project proposes a PLANNED DEVELOPMENT PERMIT to allow an existing restaurant to obtain a Type 47 liquor license within a commercial neighborhood zone. The .46 acre project site is located at 2282-92 Carmel Valley Road. The site is designated Commercial Employment, Retail & Services and zoned RS-1-7 and CN-1-2 within the Torrey Pines Community Plan Area. Additionally the project site is located within the Coastal Zone Boundary, Sensitive Coastal Overlay Zone, Airport Land Use Compatibility Overlay Zone (MCAS Miramar), Airport Influence Area- Review Area 2, Coastal Height Limitation Overlay Zone, Coastal Overlay Zone (Non-Appealable-1), Very High Fire Hazard Severity Zone, Parking Impact Overlay Zone (Coastal and Beach), and Residential Tandem Parking Overlay Zone. (LEGAL DESCRIPTION: All Lots 5,6,7,8,14, and 15, All being within Block 4 of Del Mar Terrace, in the City of San Diego, According to Map thereof No. 1527).

ENTITY CONSIDERING PROJECT APPROVAL: City of San Diego Planning Commission**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 Sections 15301 (Existing Facilities) which allows for the operation, repair, maintenance, permitting, leasing, licensing, or minor alterations of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination. Furthermore, the exceptions listed in 15300.2 would not apply.

DEVELOPMENT PROJECT MANAGER:

Francisco Mendoza

MAILING ADDRESS:

1222 First Avenue, MS 301, San Diego, CA 92101-4153

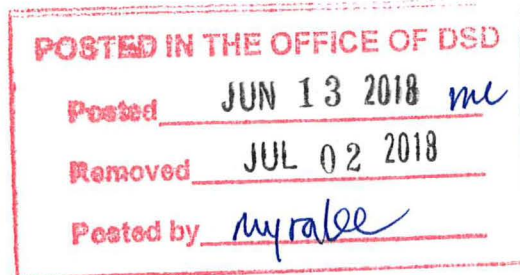
PHONE NUMBER / EMAIL:

(619) 446-5433 / fmendoza@sandiego.gov

On June 15, 2018 the City of San Diego made the above-referenced environmental determination pursuant to the California Environmental Quality Act (CEQA). This determination is appealable to the City Council. If you have any questions about this determination, contact the City Development Project Manager listed above.

Applications to appeal CEQA determination made by staff (including the City Manager) to the City Council must be filed in the office of the City Clerk within 10 business days from the date of the posting of this Notice (June 29, 2018). The appeal application can be obtained from the City Clerk, 202 'C' Street, Second Floor, San Diego, CA 92101.

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



SAN DIEGO POLICE DEPARTMENT CONDITIONAL USE PERMIT RECOMMENDATION

PREMISE ADDRESS: 2282-92 Carmel Valley Road CUP #4308784

TYPE OF BUSINESS: Sea Salt Del Mar

FEDERAL CENSUS TRACT: 83.24

NUMBER OF ALCOHOL LICENSES ALLOWED: 8

NUMBER OF ALCOHOL LICENSES EXISTING: 12

CRIME RATE IN THIS CENSUS TRACT: 87.1%
(Note: Considered High Crime If Exceeds 120% of City-wide Average)

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

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

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

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

HAS APPLICANT BEEN CONVICTED OF ANY FELONY ☐ YES ☒ NO

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

COMMENTS/OTHER FACTORS CONSIDERED: The premise is an operating restaurant, serving beer & wine, without entertainment. The applicants are requesting to upgrade the ABC license to a Type 47, to include on-sale distilled spirits service, with business hours of 9:00am - 11:30pm. The crime rate was 87.1% and alcohol-related crime was 72.2%. Anything over 120% is considered high crime. The premise is situated along a "restaurant row" of establishments along the 2000-2300 block of Carmel Valley Road in between I-5 and North Torrey Pines Road and surrounded on the west, north and east sides by a long established residential neighborhood. Across the street from the premise is the Soladad Creek Preserve. Considering the premise has been operating without issue and are not requesting to include live entertainment, the addition of service of distilled spirits within their menu is supported.

SUGGESTED CONDITIONS: Sales/service or consumption of alcoholic beverages limited to the hours of 9:00AM to 11:30pm each day of the week. Live entertainment of any kind is prohibited.

SAN DIEGO POLICE DEPARTMENT RECOMMENDATION:

APPROVE X

DENY _____

Linda Griffin
Name of SDPD Vice Sergeant (Print)

619-531-2563
Telephone Number

[Signature]
Signature of SDPD Vice Sergeant

8.8.2017
Date of Review

From: [Dennis Ridz](#)
To: [Mendoza, Francisco](#)
Cc: [Patricia Ashton](#); [dee rich](#); [Daniel Jensvold](#); [brad@sandiegojm.com](#)
Subject: Denial of project 551145 Seasalt Del Mar PDP
Date: Tuesday, October 24, 2017 11:48:19 AM

Torrey Pines Community Planning Board voted to **DENY project # 551145. On 10/12/2017**
Final vote was 3 no's 2 yes' and 2 abstains

Our Community Plan requires that an expansion to a full liquor license (type 47) requires Board approval. Noise and disturbance to residential neighborhood behind Seasalt with a midnight closing by the time trash, staff, and clients would leave is entirely unacceptable to the TPCPB. Further complications arise when we considered that 5 more restaurants near by could apply for a type 47 liquor license. The applicant did produce 65 emails in support of his request but the board was unable to determine if his clients were also Torrey Pines residents. Applicant stated that their client's can and do get mixed drinks with up to 22% alcohol.

let me know if you can accept this email in lieu of Distribution Form Part 2

Dennis Ridz, Chair Torrey Pines Community Planning Board

From: [Dennis Ridz](#)
To: [Mendoza, Francisco](#); [Susan Lyon](#); [Turgeon, Bernard](#)
Cc: [dee rich](#); [Patricia Ashton](#); [FitzGerald, PJ](#)
Subject: Re: Seasalt Del Mar 551145
Date: Thursday, February 08, 2018 3:51:31 PM

can we get an earlier restaurant closing hour? How about 10:30 PM. The 11:30 PM means customers and staff, trash and clean-up finish up at mid-night. This is on our next Thursday agenda. My guess is we will appeal to City. With 5 to 6 other restaurants in that area next to residential housing this becomes a major issue.

From: Mendoza, Francisco <FMendoza@sanidiego.gov>
Sent: Thursday, February 8, 2018 3:03 PM
To: Susan Lyon; Turgeon, Bernard
Cc: dee rich; Patricia Ashton; Dennis Ridz; FitzGerald, PJ
Subject: RE: Seasalt Del Mar 551145

Hi Susan,

I appreciate your correspondence.

Currently, staff's recommendations will mirror that of the Police Department's recommendation- with hours of liquor sales limited to 11:30 pm every day of the week. In addition, live entertainment is forbidden. These conditions will be encumbered on the property, regardless of tenant. If the tenant violates these conditions, the permit can be revoked.

Let me know if you have any other comments or concerns.

Respectfully,
Pancho

Francisco Mendoza (Pancho)
Development Project Manager
City of San Diego
Development Services

T (619) 446-5433
fmendoza@sanidiego.gov

From: Susan Lyon [mailto:susan.lyon@lyonassoc.com]
Sent: Tuesday, February 06, 2018 4:11 PM
To: Mendoza, Francisco <FMendoza@sanidiego.gov>; Turgeon, Bernard <BTurgeon@sanidiego.gov>
Cc: Blake, Martha <MBlake@sanidiego.gov>; dee rich <mrichmd1@san.rr.com>; Patricia Ashton <pashton2@roadrunner.com>; Dennis Ridz <dennisridz@hotmail.com>
Subject: Re: Seasalt Del Mar 551145

It sounded like many people would be fine with the liquor licenses (the neighborhood view is once Seasalt has it we won't be able to stop anyone from getting one, so going to the zoning being only until 10pm in exchange for full liquor permissions met the neighbors and business needs, but this may not be agreeable to the other commercial property owners.

If we have CN12 zoning for those businesses on Carmel Valley and a very big exemption to what that zoning set out to create is easily granted, it is hard to understand why we can't get a modified new zoning set up that permanently okays full liquor but also 10pm close, two hours earlier. Except for New Year's Eve none of the restaurants currently use the 10-12pm hours, and the concerns about a full liquor license are all about a shift in business strategy to a bar or more special events that make use of it, if not by Seasalt now, then later, or with a new tenant, and we won't have any way

to stop that.

We had testimony from Via Donada residents about previous problems when Iris Restaurant was more focused on the later night bar business, so most of the fears seem to have already played out with those blocks some years ago until iris switched back to being restaurant focused and closing earlier.

Thanks—

S

Susan Lyon

LYON | 858.350.4797

M: 858.735.6394

Listen. Think. Hustle. Serve.

On Feb 6, 2018, at 2:43 PM, Dennis Ridz <dennisridz@hotmail.com> wrote:

Never heard back from Ian, he never suggested a middle-ground - which would be a more reasonable closing time!

From: Mendoza, Francisco <FMendoza@san Diego.gov>

Sent: Tuesday, February 6, 2018 2:31 PM

To: Dennis Ridz; Blake, Martha; Turgeon, Bernard

Cc: dee rich; Susan Lyon; Patricia Ashton

Subject: RE: Seasalt Del Mar 551145

Good afternoon Dennis,

I wasn't sure if the group and the applicant had negotiated a compromise. If you did not, then I will present the Torrey Pines' recommendation for denial to the Planning Commission.

Since the police department has recommended approval, staff's recommendation will be to approve the project with SDPD's conditions.

Regards,
Pancho

Francisco Mendoza (Pancho)

Development Project Manager
City of San Diego
Development Services

T (619) 446-5433
fmendoza@san Diego.gov

From: Dennis Ridz [<mailto:dennisridz@hotmail.com>]

Sent: Tuesday, February 06, 2018 2:28 PM

To: Mendoza, Francisco <FMendoza@san Diego.gov>; Blake, Martha <MBlake@san Diego.gov>; Turgeon, Bernard <BTurgeon@san Diego.gov>

Cc: dee rich <mrichmd1@san.rr.com>; Susan Lyon <susan.lyon@lyonassoc.com>; Patricia Ashton <pashton2@roadrunner.com>

Subject: Seasalt Del Mar 551145

why and how is this project back before us.


Project Title: Seasalt Del Mar Restaurant	Project No. (For City Use Only) 551145
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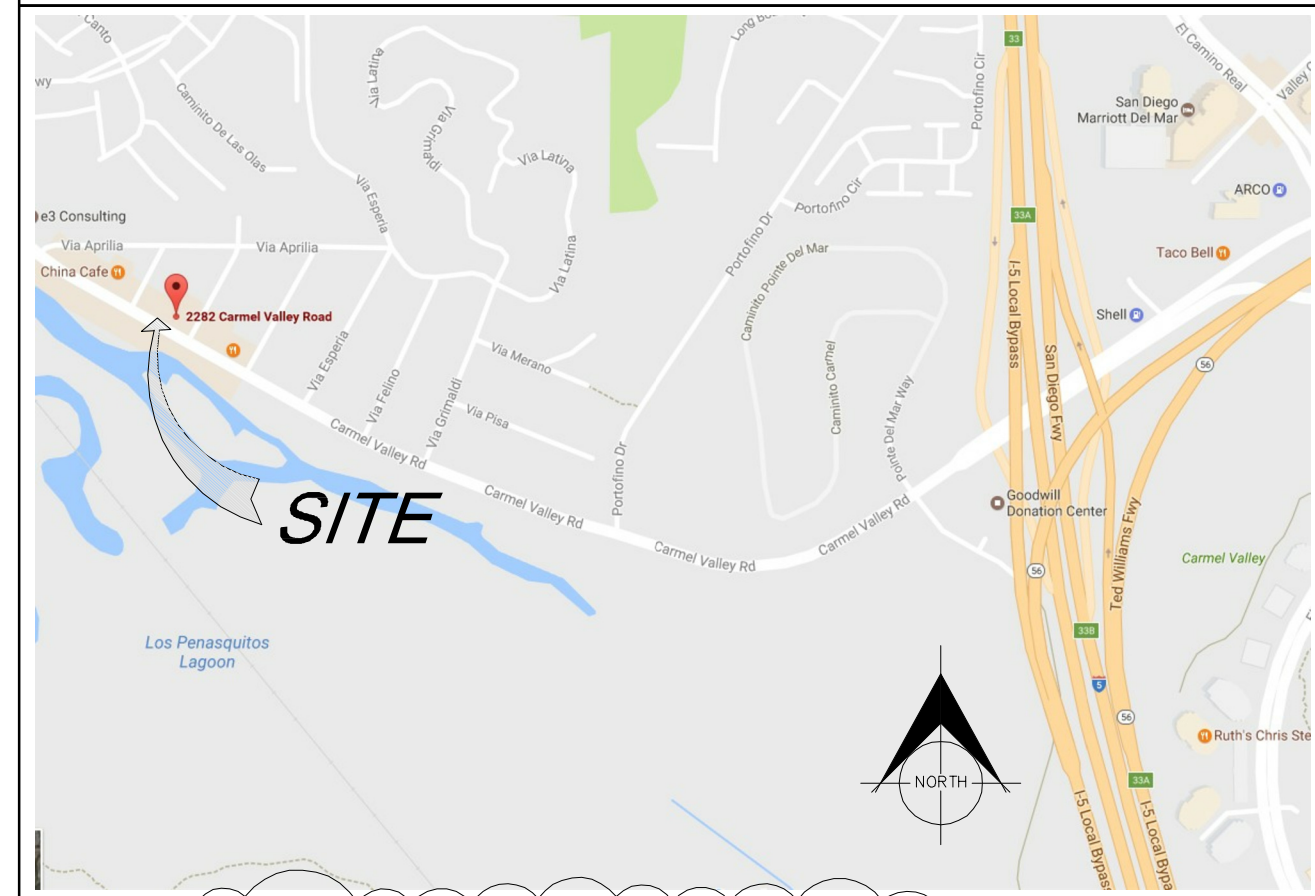
Part II - To be completed when property is held by a corporation or partnership

Legal Status (please check):

☐ Corporation
 ☒ Limited Liability -or-
 ☐ General) What State? CA
 Corporate Identification No. 200325610160
☐ Partnership

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter, as identified above, 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 names, titles and addresses of all persons who have an interest in the property, recorded or otherwise, and state the type of property interest (e.g., tenants who will benefit from the permit, all corporate officers, and all partners in a partnership who own the property). A signature is required of at least one of the corporate officers or partners who own the property. 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. **Additional pages attached** ☐ Yes ☒ No

<div style="border-bottom: 1px solid black; margin-bottom: 5px;">Corporate/Partnership Name (type or print):</div> <div style="border-bottom: 1px solid black; margin-bottom: 5px;">Via Cortina Properties, LLC</div> <div style="display: flex; justify-content: space-between;"> <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee </div> <div style="border-bottom: 1px solid black; margin-bottom: 5px;">Street Address:</div> <div style="border-bottom: 1px solid black; margin-bottom: 5px;">12702 Via Cortina, Suite 700</div> <div style="border-bottom: 1px solid black; margin-bottom: 5px;">City/State/Zip:</div> <div style="border-bottom: 1px solid black; margin-bottom: 5px;">Del Mar, CA 92014</div> <div style="display: flex; justify-content: space-between;"> <div style="border-bottom: 1px solid black; margin-bottom: 5px;">Phone No:</div> <div style="border-bottom: 1px solid black; margin-bottom: 5px;">Fax No:</div> </div> <div style="display: flex; justify-content: space-between;"> <div style="border-bottom: 1px solid black; margin-bottom: 5px;">877-755-7997</div> <div style="border-bottom: 1px solid black; margin-bottom: 5px;">877-755-7997</div> </div> <div style="border-bottom: 1px solid black; margin-bottom: 5px;">Name of Corporate Officer/Partner (type or print):</div> <div style="border-bottom: 1px solid black; margin-bottom: 5px;">Jay Kopelowitz</div> <div style="border-bottom: 1px solid black; margin-bottom: 5px;">Title (type or print):</div> <div style="border-bottom: 1px solid black; margin-bottom: 5px;">Member/Building Manager</div> <div style="display: flex; justify-content: space-between;"> <div style="border-bottom: 1px solid black; margin-bottom: 5px;">Signature :</div> <div style="border-bottom: 1px solid black; margin-bottom: 5px;">Date:</div> </div> <div style="display: flex; justify-content: space-between;"> <div style="border-bottom: 1px solid black; margin-bottom: 5px;"></div> <div style="border-bottom: 1px solid black; margin-bottom: 5px;">5-01-2017</div> </div> <div style="border-bottom: 1px solid black; margin-bottom: 5px;">Corporate/Partnership Name (type or print):</div> <div style="display: flex; justify-content: space-between;"> <input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee </div> <div style="border-bottom: 1px solid black; margin-bottom: 5px;">Street Address:</div> <div style="border-bottom: 1px solid black; margin-bottom: 5px;">City/State/Zip:</div> <div style="display: flex; justify-content: space-between;"> <div style="border-bottom: 1px solid black; margin-bottom: 5px;">Phone No:</div> <div style="border-bottom: 1px solid black; margin-bottom: 5px;">Fax No:</div> </div> <div style="border-bottom: 1px solid black; margin-bottom: 5px;">Name of Corporate Officer/Partner (type or print):</div> <div style="border-bottom: 1px solid black; margin-bottom: 5px;">Title (type or print):</div> <div style="display: flex; justify-content: space-between;"> <div style="border-bottom: 1px solid black; margin-bottom: 5px;">Signature :</div> <div style="border-bottom: 1px solid black; 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1 HOURS OF OPERATION

SALES/SERVICE AND CONSUMPTION OF ALCOHOL:
9:00 AM - 11:30 PM

SHEET INDEX

SD1	EXISTING SITE PLAN
A1	EXISTING FLOOR PLAN

CODE DATA

BUILDING CODE	2016 CBC (PLUS CITY AMENDMENTS)
FIRE CODE	2016 CFC (PLUS CITY AMENDMENTS)
MECHANICAL CODE	2016 CMC (PLUS CITY AMENDMENTS)
PLUMBING CODE	2016 CPC (PLUS CITY AMENDMENTS)
ELECTRICAL CODE	2016 CEC (PLUS CITY AMENDMENTS)
GREEN CODE	2016 CGC (PLUS CITY AMENDMENTS)
ACCESSIBILITY CODE	2016 CBC (PLUS CITY AMENDMENTS)
REFERENCED STANDARDS CODE	2016 CRSC
ADMINISTRATIVE CODE	2016 CAC (PLUS CITY AMENDMENTS)
YEAR CONSTRUCTED:	1989
SITE AREA:	0.46 ACRE
APN:	307-085-2100
EXISTING TENANT AREA:	2,931 SF
EXISTING BUILDING AREA:	9,881 SF
BUILDING TYPE:	TYPE VB
ZONE:	RS-17 AND CN-1-2
BUILDING HEIGHT:	1-STORY
OCCUPANCY TYPE:	A2 RESTAURANT
EMPLOYEES PER SHIFT:	5
EXISTING USE:	RESTAURANT
PROPOSED USE:	RESTAURANT
GEOLOGIC HAZARDS:	CODE 53

PROJECT DIRECTORY

OWNER:	VIA CORTINA PROPERTIES, LLC 12702 VIA CORTINA, SUITE 700 DEL. MAR, CA 92014 TEL: (877) 755-7997 CONTACT: JAY KOPELOWITZ
ARCHITECT:	SCHUSS CLARK BRANDON ARCHITECTS 9845 ERMA ROAD, SUITE 303 SAN DIEGO, CA 92131 TEL: (658) 578-2950 CONTACT: JEFF BRANDON
JURISDICTION:	CITY OF SAN DIEGO 1222 FIRST AVENUE, MS 101 SAN DIEGO, CA 92101 TEL: (619) 446-5000

LEGAL DESCRIPTION

ALL LOTS 5,6,7,8,14 AND 15, ALL BEING IN BLOCK 4 OF DEL MAR TERRACE, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 1527, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, FEBRUARY 5, 1913.

1 SCOPE OF WORK

PLAN DEVELOPMENT PERMIT (PDP) FOR A DEVIATION TO A COMMERCIAL NEIGHBORHOOD (CN) BASE ZONE TO PERMIT EXISTING RESTAURANT TO OBTAIN A TYPE 47 LIQUOR LICENSE TO ALLOW THE SALE OF DISTILLED SPIRITS FOR ON-SITE CONSUMPTION.
THIS PROJECT DOES NOT INVOLVE ANY INTERIOR OR EXTERIOR CHANGES AND/OR WORK.

Revisions	
1	CITY REVISIONS 04-05-18
2	
3	
4	
5	
6	

S-CLARK-BRANDON
CTS, INCORPORATED
9845 Erma Road, Suite 303
San Diego, California 92131
858-578-2950
www.schussclarkbrandon.com

SA
ARCHITECTURE • PLANNING

SEA SALT
RESTAURANT
2282-92 CARMEL VALLEY ROAD
DEL MAR, CA 92014

LAW COPYRIGHT AND OTHER INFORMATION	Sheet Content
	SITE PLAN

Document Status

plan chk		after	
bidding		permit	

Date: 05-04-17

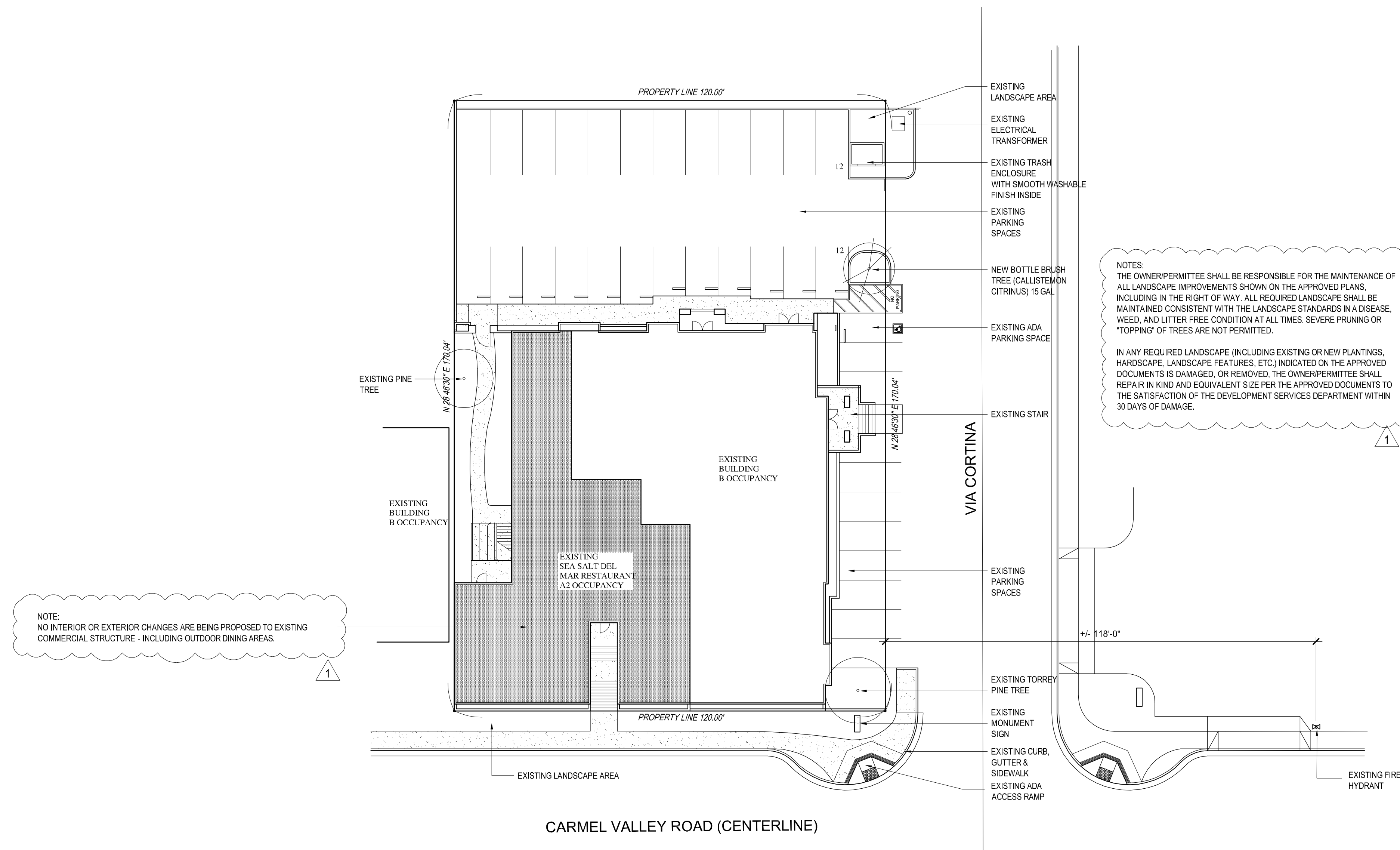
Drawn by:	SCB
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Checked by:	SCB
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CLARK BRAND	Project: 17-402.16
	Sheet Number

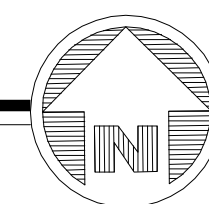
SD1

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ARCHITECTS, INCORPORATED



EXISTING SITE PLAN

SCALE: 1" = 20'

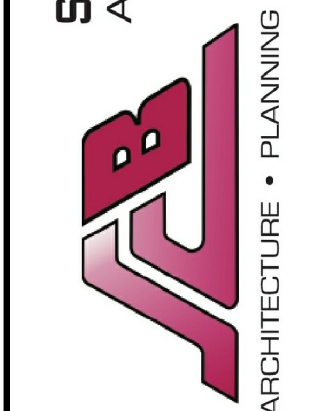


**SEA SALT
RESTAURANT**
2282-92 CARMEL VALLEY ROAD
DEL MAR, CA 92014

Revisions

1	
2	
3	
4	
5	
6	

SCHUSS-CLARK-BRANDON
ARCHITECTS, INCORPORATED
9845 Erma Road, Suite 303
San Diego, California 92131
858-578-2950
www.schussclarkbrandon.com



SEA SALT
RESTAURANT
2282-92 CARMEL VALLEY ROAD
DEL MAR, CA 92014

Sheet Content

FLOOR PLAN

Document Status

plan chk ☐ after
bidding ☐ permit

Date: 05-04-17

Drawn by: SCB

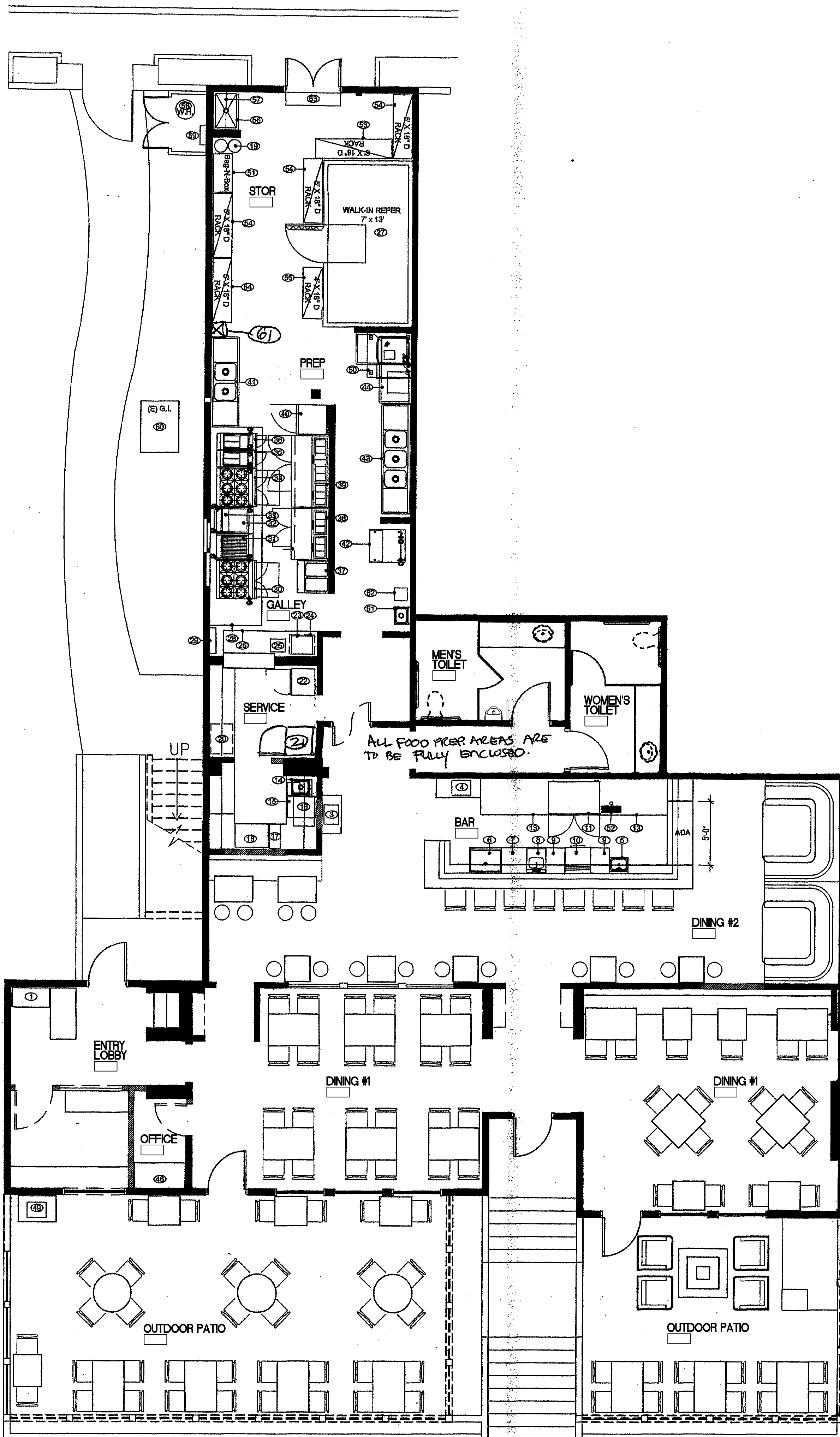
Checked by: SCB

Project: 17-402.16

Sheet Number

A1

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EXISTING EQUIPMENT FLOOR PLAN



EQUIPMENT LIST

ITEM	QTY	DESCRIPTION	MFR.-MODEL	DEF	WIRING	ELECTRICAL	PLUMBING	MECH	TYPE	REMARKS	COMMENTS	
1	1	Host Stn POS	By Owner		120V-1	VERIFY	VERIFY	C.O.			COORDINATE CAT6 AND ALL REQUIREMENTS WITH OWNER	
2	1	Wine-Room-Cooler- Make/Mod to be determined			120V-1	VERIFY	VERIFY	C.O.		VERIFY	INDIRECT	
3	1	P.O.S.	By Owner		120V-1	VERIFY	VERIFY	C.O.			COORDINATE CAT6 AND ALL REQUIREMENTS WITH OWNER	
4	1	P.O.S.	By Owner		120V-1	VERIFY	VERIFY	C.O.			COORDINATE CAT6 AND ALL REQUIREMENTS WITH OWNER	
5	1	Hand Sink with Soap & Paper Towel Disp.	Krowne #HS-22						1/2	1/2	1 1/2"	DIRECT
6	1	30" Ice Bin	By Owner								1"	INDIRECT
7	1	S.S. Glass Rack	Glastender								1"	INDIRECT
8	1	Dump Sink	Krowne #18-18ST						1/2	1/2	1 1/2"	INDIRECT
9	1	18" Drainboard	Krowne #18-GS18								1"	INDIRECT
10	1	Low Temp Glass Washer	Glastender		120V-1	15 A		VERIFY			1"	INDIRECT
11	1	48" 2 Door U/C refer	EXISTING		120V-1	VERIFY	VERIFY	C.O.				DRAIN TO (E) FLOOR SINK ON 4" COMMERCIAL CASTERS
12	1											DRAIN TO (E) FLOOR SINK
13	2	Glass Storage Cabinet	By Owner									
14	1	Hand Sink with Soap & Paper Towel Disp.	Krowne #HS-22						1/2	1/2	1 1/2"	DIRECT
15	1	Bag-In-Box	By Owner		120V-1	VERIFY	VERIFY	C.O.				
16	1	Soda Machine	By Owner		120V-1	VERIFY	VERIFY	C.O.	1/2	1"		INDIRECT
17	1	Ice Tea/Coffee Maker	By Owner		208V-1	VERIFY	VERIFY	C.O.	1/2	1"		INDIRECT
18	1	Espresso Machine - 2 Group	By Owner		208V-1	VERIFY	VERIFY	C.O.	1/2	1"	INDIRECT TO GI	DRAIN TO (E) FLOOR SINK W/ APPROVED BACKFLOW DEVICE include water filtration system
19	1	CO2 Canisters	By Owner									
20	1	2 Drawer Bread Warmer	AP Wyott #HDDI-2		120V-1	VERIFY	VERIFY	C.O.				
21	1	1 Door Refer	By Owner		120V-1	VERIFY	VERIFY	C.O.				
22	1	1 Door Freezer	EXISTING		120V-1	VERIFY	VERIFY	C.O.				
23	1	Microwave	By Owner		120V-1	VERIFY	VERIFY	C.O.				
24	1	Microwave Shelf	By Owner									
25	1	Toaster	By Owner		120V-1	VERIFY	VERIFY	C.O.				
26	1	Low Custom S.S. Table	By Owner									
27	1	Walk-In Refer 7x13'	Duracold or Equal	Verify	Verify	Verify	Direct			1"	INDIRECT	DRAIN TO (E) FLOOR SINK
28	1	Type I Exhaust Hood	EXISTING									REWORK ANSUL NOZZLES TO ALIGN W (N) EQUIP
29	1	Gas Line and Ansul Valve	EXISTING									REPLACE (E) 2" GAS LINE BEHIND COOKLINE
30	1	6 Burner Range w/ Convection Oven	By Owner		120V-1	VERIFY	VERIFY	C.O.			3/4"	W/ QUICK DISCONNECT
31	1	24" Radiant Char-Broiler	By Owner								3/4"	W/ QUICK DISCONNECT
32	1	24" Griddle	By Owner								3/4"	W/ QUICK DISCONNECT
33	1	24" Salamander	By Owner								3/4"	W/ QUICK DISCONNECT
34	1	6 Burner Range w/ Oven	By Owner		120V-1	VERIFY	VERIFY	C.O.			3/4"	W/ QUICK DISCONNECT
35	1	15" Fryer	By Owner								3/4"	W/ QUICK DISCONNECT
36	1	15" Fryer	By Owner								3/4"	W/ QUICK DISCONNECT 8" H SLASH GUARD- LEFT
37	1	2 Well Steam Table	By Owner		120V-1	VERIFY	VERIFY	C.O.			3/4"	(N) RECEPTACLE AT CEILING
38	1	4 Ft Sandwich Prep Table/Refer	EXISTING									
39	1	6 Ft Sandwich Prep Table/Refer	EXISTING									
40	1	27" Sandwich Prep Table/Refer	EXISTING									
41	1	2-Comp Sink with Dm Brds	EXISTING						1/2	1/2	1 1/2"	INDIRECT TO GI
42	1	Ice Machine	EXISTING						3/4"	1"		INDIRECT
43	1	3-Compartment Sink	EXISTING						1/2	1/2	1 1/2"	INDIRECT TO GI
44	1	Dishwasher	EXISTING AUTO-CHLOR A5						3/4	2"		INDIRECT TO GI
45	1	30 Qt Mixer	By Owner		120V-1	VERIFY	VERIFY	C.O.				
46	1	S.S. Work Table	By Owner									
47	1	Slicer	By Owner		120V-1	VERIFY	VERIFY	C.O.				
48	1	Office Desk	By Owner		120V-1							
49	1	Patio P.O.S.	By Owner		X2 QUAD 120V	VERIFY	VERIFY	C.O.				
50	1	Type II Hood for Dishwasher	EXISTING									COORDINATE CAT6 AND ALL REQUIREMENTS WITH OWNER
51	1	Coke Bag Box	By Owner									
52	1	Beer Taps	By Owner							1"	INDIRECT	DRAIN TO (E) FLOOR SINK
53	1	6' L 5-Tier Rack = 30 LF Storage ea.	By Owner									
54	4	5' L 5-Tier Rack = 25 LF Storage ea.	By Owner									
55	1	4' L 5-Tier Rack = 20 LF Storage ea.	By Owner									
56	1	24x36" Floor Mounted Mop Sink	EXISTING									
57	1	Chemical Storage Rack	EXISTING - 2 Chem #450-96									
58	1	Water Heater	EXISTING		120V/60/1	5 A	VERIFY	DIRECT			1 1/2"	3/4"
59	1	Tankless Water heater	TAKAGI T-M32		120V/60/1	1.5 A	VERIFY	DIRECT			1 1/2"	3/4"
60	1	Grease Interceptor	EXISTING								380K	
61	1	Hand Sink with Soap & Paper Towel Disp.	EXISTING						1/2	1/2	1 1/2"	DIRECT
62	1	Employee Lockers	EXISTING									
63	1	Air Curtain	EXISTING									
min. 67u-89, min 133 gph @ 60°F												
T&P (E) EXTERIOR LOC (E) WTR HTR SERVES (E) KITCHEN												
T&P (E) EXTERIOR LOC SERVES NEW BAR ONLY												

Note: Equipment to be installed on 6" sanitary legs, commercial casters, cantilevered from wall or placed on curb. to health dept. for approval prior to installation. All cove base must have a 3/8" minimum radius.

SCOPE OF WORK

PLAN DEVELOPMENT PERMIT FOR A DEVIATION TO
COMMERCIAL BASE ZONE TO PERMIT RESTAURANT
TO OBTAIN A TYPE 47 LIQUOR LICENSE.

SCALE: 3/16" = 1'-0"