



THE CITY OF SAN DIEGO

Report to the Planning Commission

DATE ISSUED: September 28, 2023 REPORT NO. PC-23-041

HEARING DATE: October 12, 2023

SUBJECT: Lomita Arco Amendment

PROJECT NUMBER: [PRJ-1055622](#)

REFERENCE: Project No. [PTS-0559510](#) for Conditional Use Permit No.1982789, Neighborhood Use Permit No. 1982703, and Planned Development Permit 2209780.

OWNER/APPLICANT: M6 Jamacha, LLC - Owner/Applicant

SUMMARY

Issue: Should the Planning Commission approve amendments to Planned Development Permit (PDP) No. 2209780, Conditional Use Permit (CUP) No. 1982789, and Neighborhood Development Permit (NDP) No. 1982703 including a change in ownership, lot size, floor area of construction, number of fuel pumps and amount of parking?

Proposed Actions:

1. Approve Conditional Use Permit (CUP) PMT-3154771, Amendment to CUP No. 2209780
2. Approve Neighborhood Use Permit (NUP) PMT-315772, Amendment to NUP No. 1982789
3. Approve Planned Development Permit (PDP) PMT-3154773, Amendment to PDP No. 1982703

Fiscal Considerations: No fiscal impact. All costs associated with the processing of the application are recovered through a fee paid for by the applicant.

Community Planning Group Recommendation: On October 11, 2022, the Paradise Hills Community Planning Group voted 7-3-0 to recommend approval of the project with no conditions (Attachment 10).

Environmental Impact: The City of San Diego conducted an environmental review that determined

the project would not have the potential to cause a significant effect on the environment. The project meets the criteria set forth in CEQA Section 15332 (In-Fill Development Projects). The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with the applicable zoning designation and regulations. The proposed development occurs within city limits on a project site of no more than five acres and is substantially surrounded by urban uses. The project site has no value as habitat for endangered, rare or threatened species. The project would not result in any significant effects related to air quality, noise, traffic or water quality. The site can be adequately serviced by all required utilities and public services. In addition, the exceptions listed in CEQA Section 15300.2 would not apply.

This project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15332, In-Fill Development Projects. This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on August 9, 2023, and the opportunity to appeal that determination ended on August 23, 2023.

Code Enforcement Impact: None

Housing Impact Statement: The vacant site is designated Community Commercial within the Skyline and Lomita Neighborhoods of the Skyline-Paradise Hills Community Plan and is subject to development regulations of the CC-2-3 zone. The project proposes to construct an automobile service station with a convenience store, and therefore there are no housing impacts associated with the project.

BACKGROUND

The 0.68-acre vacant site is located on the south side of Jamacha Road, east of Cardiff Street and west of Carlsbad Street, in the CC-2-3 zone within the Skyline-Paradise Hills Community Plan (Attachment 1). The community plan designates the site as Community Commercial (Attachment 2). The site is flat with elevations ranging from 435 to 436 feet. Surrounding the site are commercial retail developments to the south, west, and north of the site; to the east are residential developments. The site is not located within the 100-year floodplain or any Special Flood Hazard area. The project site is not located within or adjacent to the Multiple Habitat Planning Area and does not contain Environmentally Sensitive Lands as defined in San Diego Municipal Code (SDMC) Section 113.0103.

A Planned Development Permit (PDP) No. 2209780, a Conditional Use Permit (CUP) No. 1982789, and a Neighborhood Development Permit (NDP) No. 1982703 for an automobile service station with a convenience store located on Jamacha Road, east of Cardiff Street, west of Carlsbad Street, and south of Carlisle Drive, within the Skyline-Paradise Hills Community Plan area were approved on December 6, 2018, by the Planning Commission. The project proposed the construction and operation of an Automobile Service Station, consisting of six fuel pumps with a 4,004 square foot canopy, and a 4,076 square foot Convenience Store, including a Type 20 license allowing for the sale of beer and wine for off-site consumption, associated signage, and a deviation to allow the operation of the automobile service station and associated signage, located on property abutting residentially

zoned property, to operate 24-hours a day, 365 days of the year. The project also proposes to construct associated improvements including curbs, gutters, sidewalks, and landscaping.

Previously Approved Permits:

1. Planned Development Permit (PDP) to allow a deviation for the 24-hour operation of the automobile service station adjacent to the residentially zoned property and a church in accordance with San Diego Municipal Code (SDMC) section 126.0602
2. Conditional Use Permit (CUP) for the sales of beer and wine in accordance with SDMC Section 126.0303
3. Neighborhood Use Permit (NUP) for the development of an automobile service station in accordance with SDMC Section 126.0203.

DISCUSSION:

The amendments to the previously approved permits include the following changes to the project scope:

- The property has changed ownership from Megdal Jamacha, LLC/7-11, Inc to M6 Jamacha, LLC.
- The lot size was updated from 0.57 acres to 0.68 acres (after a lot line adjustment).
- The proposed convenience store floor area was increased from 3,040 square feet to 4,076 square feet.
- The proposed number of fuel pumps has increased from 4 pumps (8 dispensers) to 6 pumps (12 dispensers).
- The number of proposed parking spots has increased from 13 to 14.

Permits Required:

1. Conditional Use Permit (CUP) PMT-3154771, Amendment to CUP No. 2209780 for the sales of beer and wine in accordance with SDMC Section 126.0303; and
2. Neighborhood Use Permit (NUP) PMT-315772, Amendment to NUP No. 1982789 for the development of an automobile service station in accordance with SDMC Section 126.0203; and
3. Planned Development Permit (PDP) PMT-3154773, Amendment to PDP No. 1982703 to allow a deviation for the 24-hour operation of the automobile service station adjacent to the residentially zoned property and a church in accordance with San Diego Municipal Code (SDMC) section 126.0602.

Alcohol Sales:

This project proposes a Conditional Use Permit for a Type 20 (beer and wine) alcohol license in Census Tract No. 31.07 to allow beer and wine to be sold from the convenience store. A

Type 20 license is an “off-sales” license, which prohibits the alcohol sold at the store from being consumed on the premises. The CC-2-3 zone accommodates community-serving commercial services, retail uses, and limited industrial uses of moderate intensity and small to medium scale. The San Diego Municipal Code (SDMC) defines Type 20 licenses as “alcoholic beverage outlets”, which are allowed in the CC-2-3 Zone as a Limited Use subject to the requirements of SDMC 141.0502(b). An alcoholic beverage outlet that does not comply with these requirements, including the location criteria per SDMC 141.0502(b)(1), may still be permitted with a Process Three, CUP pursuant to SDMC 141.0502(c), and requires a recommendation from the San Diego Police Department (SDPD). The proposed alcoholic beverage outlet at this location requires a CUP because the project site does not meet location criteria set forth in SDMC 141.0502(b)(1), due to the proximity to residential zoning and church, as explained below:

1. Within a census tract, or within 600 feet of a census tract where the general crime rate exceeds the citywide average general crime rate by more than 20 percent.

A Census Tract is considered to have “high crime” if the crime rate exceeds 120 percent of the city-wide average. The subject property is in Census Tract No. 31.07. This Census Tract reported a crime rate of 52.9 percent of the city-wide average based on statistics provided by the SDPD. The project site is located within 600 feet of two other census tracts, Census Tract 31.05 and 141.02. Census Tract 141.02 has a crime rate of 49.4 percent and Census Tract 31.05 has a crime rate of 62.6 percent. Because all three Census Tracts are below 120 percent of the city average, the project site is not located within a “high crime” Census Tract and a CUP is not required for this reason.

2. Within a Census Tract, or within 600 feet of a Census Tract, where the ratio of alcoholic beverage outlets exceeds the standards established by the California Business and Professional Code Section 23958.4.

The subject property is in Census Tract No. 31.07 which permits a total of three off-sale alcoholic beverage outlets based on California Business and Professional Code Section 23958.4. There are currently two existing off-sale alcoholic beverage outlets within Census Tract 35.07. This project would increase the number of licenses to three, but the established standard for this Census Tract still would not be exceeded. Adjacent census tracts within 600 feet of the site include Census Tracts 31.05 and 141.02. Census Tract 31.05 has two off-sales licenses in an area where the Alcohol Beverage Control (ABC) recommends two. Census Tract 141.02 has one off-sales license in an area where the ABC recommends two. Because all three Census Tracts do not exceed the ratio of alcoholic beverage outlets allowed in accordance with the California Business and Professional Code Section 23958.4, a CUP is not required for this reason.

3. Within 600 feet of a public or private accredited school, a public park, playground or recreational area, church, hospital, or a San Diego County Welfare District Office.

Currently existing across Jamacha Road and within 600 feet of the site, is the Lighthouse Baptist Church. Because the project site is located within 600 feet of a public or private accredited school, a public park, playground or recreational area, church, hospital, or a San Diego County Welfare District Office, a CUP is required per SDMC 141.0502(b).

4. Within 100 feet of residentially Zoned property. Currently, next door and within 100 feet of the site are existing residential dwelling units within the RS-1-7 residential zone.

Because the project site is located within 100 feet of residentially zoned property, a CUP is required per SDMC 141.0502(b). The proposed alcoholic beverage outlet at this location requires a CUP because the project site does not meet certain location criteria of SDMC Section 141.0502(b)(1). With the approval of this application, the sale of alcohol, limited to beer and wine, would be conditioned so that the alcohol sales would not have a negative impact on the surrounding neighborhood. The project has been reviewed by City staff, for conformance to the applicable development regulations and land use policies. City staff support of the proposed alcoholic beverage outlet at this location is based on the commercial nature of the site and its location within a new commercial building within a neighborhood commercial area. The operation of an alcoholic beverage outlet within the new convenience store to provide the sale of beer and wine for consumption off-premises is consistent with the Community Commercial use designated by the Community Plan and permitted by the CC-2-3 Zone. City staff, including the SDPD, have concluded that if the development permit and ABC license are appropriately conditioned, the proposed alcohol sales would not have an adverse impact on the surrounding neighborhood. SDPD has provided conditions for the permit (Attachment 8). City staff is recommending approval of the project as conditioned. The CUP includes conditions that limit the hours of sales, limited advertising, limited beverage volume to be sold, and required to maintain the premises, adjacent public sidewalks, and areas under the control of the owner or operator, free of litter and graffiti at all times.

Community Plan Analysis:

The Skyline-Paradise Hills Community Plan designates the site for Community Commercial Use. The proposed commercial land use is consistent with the permitted uses allowed in the underlying CU-2-3 zone and does not conflict with applicable policies in the Skyline-Paradise Hills Community Plan. The sale of alcoholic beverages is not specifically addressed in the Community Plan; however, the proposed project will support the community plan goal "to provide a full range of commercial goods and services to the Skyline Paradise Hills." The sale of alcohol products is defined as commercial retail use in the Land Development Code and can be permitted with the approval of a CUP. The Skyline-Paradise Hills Community Plan recommends the site be used for commercial development; therefore, the CUP to allow the sale of alcohol and the Neighborhood Use Permit to allow a service station would not adversely affect the applicable land use plan.

Project-Related Issues:

24-hour service

The proposed development is requesting a Planned Development Permit (PDP) for a deviation to Separately Regulated Use Regulations Section 141.0801(g), which limits the operation of automobile service stations and associated signage at locations abutting residentially zoned property to between the hours of 6:00 a.m. and 12:00 midnight. The site is located on a vacant parcel on the southeast corner of the intersection of Jamacha Road and Cardiff Street. Jamacha Road is designated as a two-lane Collector Road, projected to carry 10,000 Average Daily Trips (ADT). Cardiff Street is designated as a four-lane Collector Road, with 12,000 ADT. The proposed primary use of the property, a convenience store, is permitted by right within the CC-2-3 zone. The site plan design for the project would place the convenience store building between the fueling area and the two residential parcels, providing a buffer for any noise and light created by the fueling operations and customers entering the convenience store. The fueling area will not include any pneumatically operated bells, any other notification devices, or any amplified sound that would disturb any residences. Additionally, the Jamacha Road 7-Eleven and Gas Station Noise Assessment Study (Helix Environmental Consulting, June 2018) concluded operational noise sources from the project's parking areas and air compressor would not exceed the allowable limits specified by the City's noise ordinance for operational sources at the nearest property lines.

Staff analyzed the requested deviation to determine consistency with the goals and recommendations of the Skyline-Paradise Hills Community Plan, and the purpose and intent of the CC-2-3 zone. The proposed project faces other commercial developments to the north and west of the site including another automobile service station across Cardiff Street. Based on the lighting requirements located in this permit, the noise study, the design of the project facing other commercial services, and that the residential dwelling units are located in the rear of the site divided by a wood fence, the proposed deviation will not adversely affect the community plan and is appropriate for the site. The deviation is allowed by a Planned Development Permit for deviations that are appropriate for this location pursuant to section 1260602(b)(1).

Conclusion:

Staff has reviewed the proposed project and all issues identified through the review process have been resolved in conformance with the adopted City Council policies and regulations of the Land Development Code. Staff has provided a draft resolution and conditions of approval and recommends that the Planning Commission approve the project.

ALTERNATIVES

1. Approve Conditional Use Permit (CUP) PMT-3154771, Amendment to CUP No. 2209780, Neighborhood Use Permit (NUP) PMT-315772, Amendment to NUP No. 198278, and Planned Development Permit (PDP) PMT-3154773, Amendment to PDP No. 1982703 with modifications.

2. Deny Conditional Use Permit (CUP) PMT-3154771, Amendment to CUP No. 2209780, Neighborhood Use Permit (NUP) PMT-315772, Amendment to NUP No. 198278, and Planned Development Permit (PDP) PMT-3154773, Amendment to PDP No. 1982703, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,



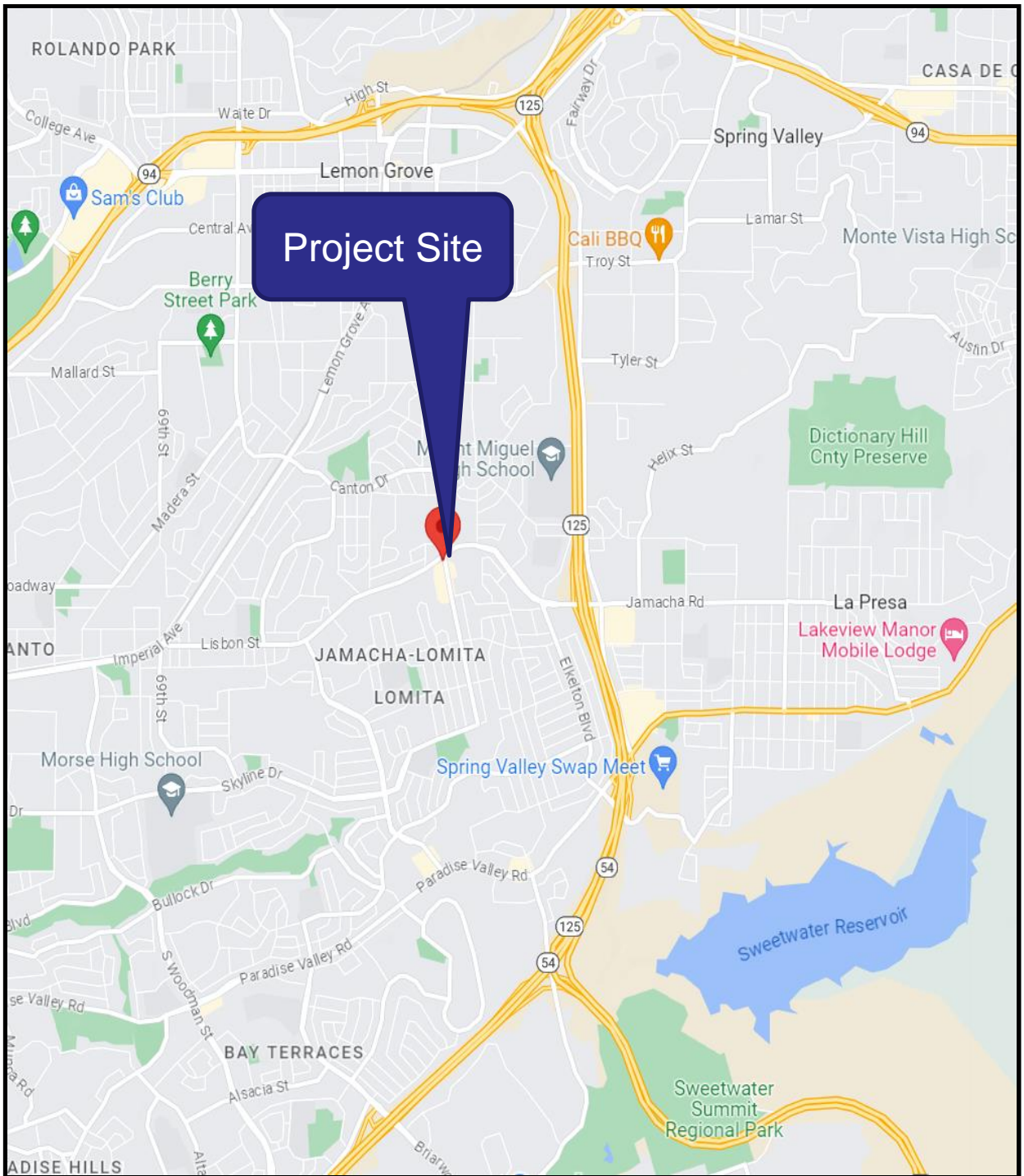
Renee Mezo
Assistant Deputy Director
Development Services Department



Andrew Murillo
Development Project Manager
Development Services Department

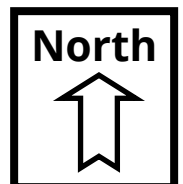
Attachments:

1. Project Location Map
2. Aerial Photograph
3. Community Plan Land Use Map
4. Draft Permit Resolution with Findings
5. Draft Permit with Conditions
6. Ownership Disclosure Statement
7. SDPD Conditional Use Permit Recommendations
8. Community Planning Group Recommendation
9. Notice of Exemption
10. Project Plans



Project Location

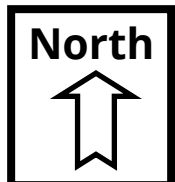
1095 Cardiff Street
Project No. PRJ-1055622

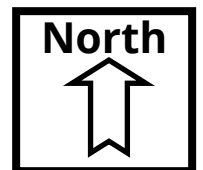
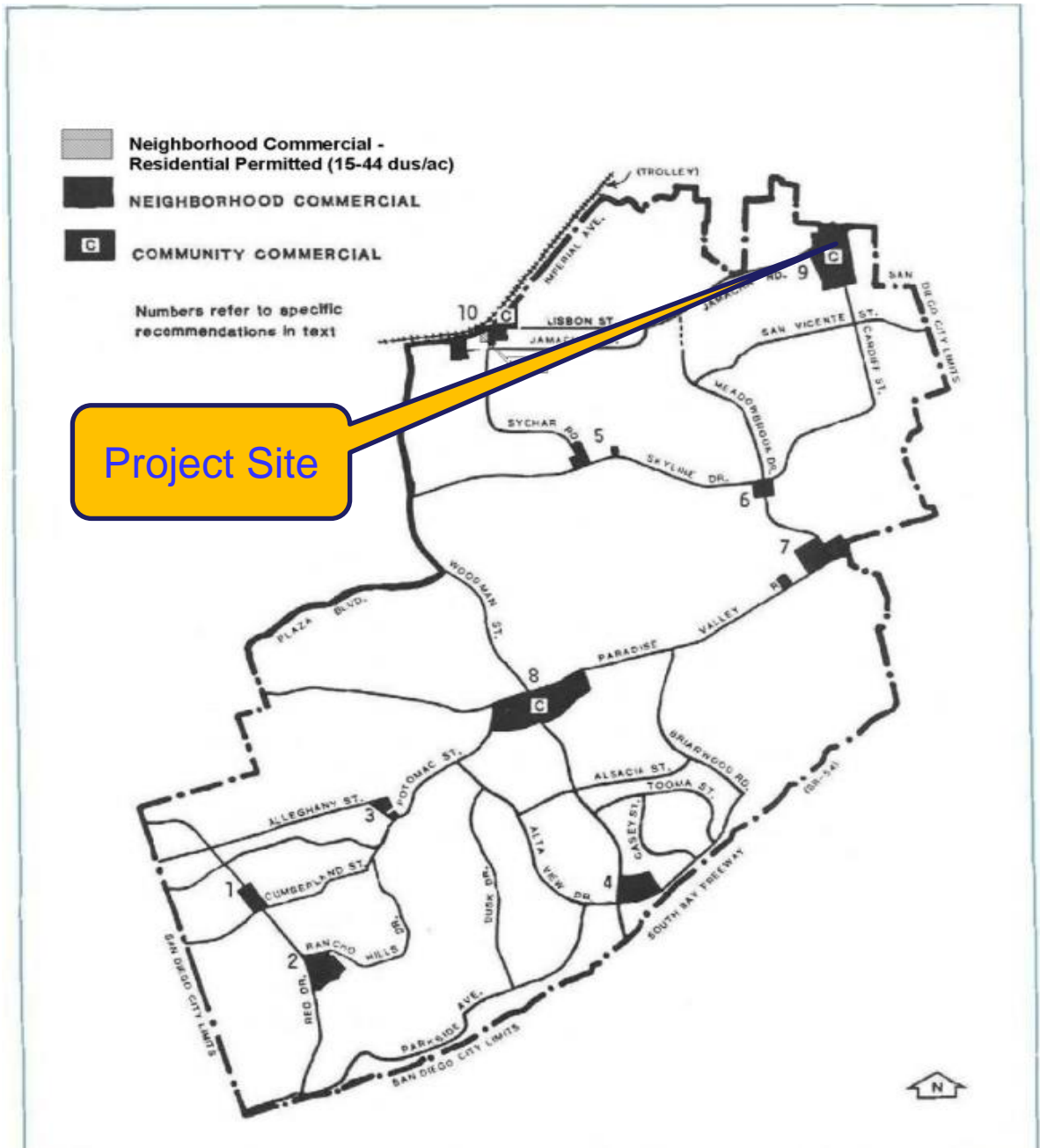




Aerial Photograph

1095 Cardiff Street
Project No. PRJ-1055622





PLANNING COMMISSION RESOLUTION NO. _____

CONDITIONAL USE PERMIT NO. PMT-3154771

NEIGHBORHOOD USE PERMIT NO. PMT-3154772

PLANNED DEVELOPMENT PERMIT NO. PMT-3154773

LOMITA ARCO PROJECT NO. PRJ-1055622

AMENDMENTS TO PLANNED DEVELOPMENT PERMIT NO. 2209780, CONDITIONAL USE PERMIT NO. 1982789, AND NEIGHBORHOOD USE PERMIT NO. 1982703
PLANNING COMMISSION

WHEREAS, M6 JAMACHA, LLC, a California Limited Liability Corporation, Owner/Permittee, filed an application with the City of San Diego for a permit for the construction and operation of a 4,076-square-foot Automobile Service Station/Convenience Store, including a Type 20 license allowing for the sale of beer and wine for off-site consumption, and a six fuel pump (with a total of 12 fueling stations) gasoline station with a 4,004-square-foot canopy (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Conditional Use Permit (CUP) No. PMT-3154771, Neighborhood Use Permit (NUP) No. PMT-3154772, and Planned Development Permit (PDP) No. PMT-3154773, amendments to PDP No. 2209780, CUP No. 1982789, and NUP No. 1982703, on portions of a 0.68-acre site; and

WHEREAS, the project site is located at the southeast corner of the intersection of Jamacha Road and Cardiff Street in the CC-2-3 zone of the Skyline-Paradise Hills Community Plan area;

WHEREAS, the project site is legally described as Lot B of Lomita Village Unit No. 5 in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 2998, filed in the Office of the County Recorder of San Diego County, June 4, 1954; and

WHEREAS, on August 9, 2023, the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000 et seq.) under CEQA Guideline Section 15332 (In-Fill Development Projects) 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 October 12, 2023, the Planning Commission of the City of San Diego considered Conditional Use Permit No. PMT-3154771, Neighborhood Use Permit No. PMT-3154772, and Planned Development Permit No. PMT-3154773 (amendments to PDP No. 2209780, CUP No. 1982789, and NDP No. 1982703) 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 Conditional Use Permit No. PMT-3154771, Neighborhood Use Permit No. PMT-3154772, and Planned Development Permit No. PMT-3154773 amendments to PDP No. 2209780, CUP No. 1982789, and NDP No. 1982703:

A. CONDITIONAL USE PERMIT (CUP) FINDINGS - SECTION 126.0305:

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

The project proposes the construction and operation of an Automobile Service Station, consisting of six fuel pumps with a 4,004 square foot canopy, and a 4,076 square foot Convenience Store, including a Type 20 license allowing for the sale of beer and wine for off-site consumption, associated signage, and a deviation to allow the operation of the automobile service station and associated signage, located on property abutting residentially zoned property, to operate 24-hours a day, 365 days of the year. The Conditional Use Permit is required for the sale of alcohol. The Skyline-Paradise Hills Community Plan (Community Plan) designates the site for Community Commercial Use and zoned CC-2-3. The proposed commercial land use is consistent with the permitted uses allowed in the zone and does not conflict with applicable policies in the Community Plan. A goal within the Community Plan is " to provide a full range of commercial goods and services to the Skyline-Paradise Hills." The sale of alcohol products is defined as a commercial retail use in the Land Development Code Section [141.0502](#) and permitted with the approval of a Conditional Use Permit. The Community Plan recommends the site be used for commercial development; therefore, the CUP to allow the sale of alcohol within the service station would not adversely affect the applicable land use plan.

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

The project proposes an Automobile Service Station and Convenience Store including a Type 20 license allowing for the sale of beer and wine for off-site consumption. Separate from the Alcoholic Beverage Control (ABC), the CUP places restrictions on the convenience store that relates to the sale of alcohol. Approval of this application would condition the sale of alcohol so that the sales would not have a negative impact on the surrounding neighborhood. The project will comply with all the regulations listed in SDMC 141.0502(b) related to alcohol sales, and the CUP contains conditions that address hours of alcohol sales (6:00 a.m. and 12:00 midnight), size of containers (no larger than 375 ml), video surveillance, the square footage of area dedicated for alcohol sales, type and placement of advertising, the need to provide adequate lighting, and the prohibition of specific on-site activities with the objective of reducing the likelihood of loitering and other criminal activity on the property. Advertising will be limited and "No Loitering" signs would be required to be prominently displayed on the premises.

The proposed Automobile Service Station and Convenience Store will be consistent with the recommended commercial land use, therefore there will be no conflict with the current development pattern in the neighborhood.

Ministerial building permits will require compliance with the California Building Code, Plumbing Code, Mechanical Code, Electrical Code, Fire Code, seismic requirements, and all adopted referenced standards, which also establish standards to safeguard public health, safety, and welfare.

Therefore, with the proposed conditions, including those regulating the sale of alcoholic beverages, the proposed development will not be detrimental to the public's health, safety or 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 project is located in the CC-2-3 zone which is intended to accommodate commercial development with pedestrian orientation and medium-high-density residential use. This zone is applied to accommodate existing development patterns or encourage patterns that are deemed to be appropriate for the community. The focus is on pedestrian-oriented establishments where the primary commercial function is geared to a single-stop activity. The project is an Automobile Service Station and Convenience Store where alcohol sales is an allowed use with a Conditional Use Permit pursuant to San Diego Municipal Code Section 141.0502 and the project complies with the applicable regulations of the Land Development Code including parking and floor area ratio. As allowed through a Planned Development Permit, the proposed development is requesting a deviation to SDMC Section 141.0801 (g), to allow the operation of the automobile service station and associated signage located abutting residentially zoned property and to operate 24-hours a day, 365 days of the year. The hours of alcohol sales are limited to between 6:00 a.m. and 12:00 midnight. The project, as conditioned, will comply with the regulations of the Land Development Code including any allowable deviations pursuant to the Land Development Code.

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

The project proposes the operation of an Automobile Service Station, consisting of six fuel pumps with a 4,004 square foot canopy, and a 4,076 square foot Convenience Store, including a Type 20 license allowing for the sale of beer and wine for off-site consumption, and a deviation to allow the operation of the automobile service station and associated signage, to operate 24-hours a day, 365 days of the year on a site abutting residentially zoned property. The project is within a commercial zone surrounded by commercial, retail services, educational institutions and residential uses. Separate from the Alcoholic Beverage Control (ABC), this CUP places restrictions on the convenience store which relate to the potential land use impacts from the sale of alcohol. Approval of the CUP as conditioned would not have a negative impact on the surrounding neighborhood. The CUP includes a number of conditions that address hours of alcohol sales, (6:00 a.m. and 12:00 midnight), size of containers (no larger than 375 ml), video surveillance, type and placement of advertising, the need to provide adequate lighting, and the prohibition of specific on-site activities with the objective of reducing the likelihood of loitering and other criminal activity on the property. The project will have to comply with all the regulations listed in SDMC and is limited to a maximum of 15 percent of the floor area for alcohol sales. The CUP as conditioned will not have a negative impact on the surrounding neighborhood, and the proposed use is appropriate at the proposed location.

B. PLANNED DEVELOPMENT PERMIT (PDP) FINDINGS SECTION 126.0605:**1. The proposed development will not adversely affect the applicable land use plan.**

The project proposes the operation of an Automobile Service Station, consisting of six fuel pumps with a 4,044 square foot canopy, and a 4,076 square foot Convenience Store, including a Type 20 license allowing for the sale of beer and wine for off-site consumption. The Planned Development Permit is required to allow a deviation to SDMC Section 141.0801 (g) and allow the operation of the automobile service station and associated signage and to operate 24-hours a day, 365 days of the year on a site abutting residentially zoned property. As explained in detail in Finding A(1) above, the proposed commercial development will not adversely affect the Skyline-Paradise Hills Community Plan which designates the site for Community Commercial Use.

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

The project proposes an Automobile Service Station and Convenience Store, including a Type 20 license allowing for the sale of beer and wine for off-site consumption, and a deviation to allow the operation of the automobile service station and associated signage, located on property abutting residentially zoned property, to operate 24-hours a day, 365 days of the year. As explained in detail in Finding A(2) above, the proposed development as designed and conditioned in the Permit, including conditions regulating the sale of alcoholic beverages, will not be detrimental to the public's health, safety or welfare.

3. 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 project proposes an Automobile Service Station and Convenience Store, including a Type 20 license allowing for the sale of beer and wine for off-site consumption, and a deviation to allow the operation of the automobile service station and associated signage, to operate 24-hours a day, 365 days of the year on a site abutting residentially zoned property.

The project site is located on a vacant parcel, on the southeast corner of the intersection of Jamacha Road and Cardiff Street, in the CC-2-3 Zone. The purpose of the CC zone is to accommodate community-serving commercial services, retail uses, and limited industrial uses of moderate intensity and small to medium scale, and the CC zones are intended to provide for a range of development patterns from pedestrian-friendly commercial streets to shopping centers and auto-oriented strip commercial streets. The CC-2-3 is more specifically intended to accommodate development with an auto orientation.

The Skyline-Paradise Hills Community Plan designates the project site for Community Commercial Use; the site is surrounded by commercial use on three of four sides and residential use to the east of the project site. The proposed primary use of the property will be a convenience store, which is a use permitted by right in the CC-2-3 zone and allowed to operate 24 hours a day.

Alcohol sales associated with a convenience store is an allowed use with a CUP pursuant to SDMC Section 141.0502 and the alcohol sales are limited by the CUP to the hours between 6 am and 12 am.

As allowed through a Planned Development Permit (PDP), the project is requesting a deviation to SDMC Section 141 .0801 (g) which limits the operation of automobile service stations and associated signage at locations abutting residentially zoned property to between the hours of 6:00 a.m. and 12:00 midnight. The proposed deviation would lift the operational time constraints for the automobile service station use and associated signage, allowing it to operate 24 hours a day.

The project site has frontage on two collector streets, Jamacha Road (designated as a 2-Lane collector road projected to carry 10,000 ADT) and Cardiff Street (designated as a 4-Lane collector road projected to carry 12,000 ADT). Jamacha Road and Cardiff Street function as primary circulation routes within the community, feeding into Interstate 125 located approximately 1.5 miles east of the project site. The site plan design for the project would place the convenience store building between the fueling area and two abutting residential parcels, providing a physical buffer between the fueling operations and the abutting residential property. Further, the fueling area will not include any pneumatically operated

bells or other audible notification devices, or any amplified sound that would disturb any residences.

The operation of a service station 24 hours a day providing a fueling service at this location will be beneficial to the neighborhood and residents of the Skyline-Paradise Hills community who work late evening and early morning shifts and need automobile fueling services and will support the community plan goal " ... to provide a full range of commercial goods and services to the Skyline-Paradise Hills." The 24-hour operation of the fueling station meets the purpose and intent of the CC-2-3 zone because the proposed project will accommodate community-serving commercial services and will accommodate development with an auto orientation.

The proposed project complies with all the applicable development regulations of the CC-2-3 zone, except for the one proposed deviation to allow operation of a service station 24 hours a day, which is allowed through the PDP process. The proposed development is appropriate for this location and will result in a more desirable project than would be achieved if designed in strict conformance with the development regulation of the applicable zone, and any allowable deviations that are otherwise authorized pursuant to the Land Development Code.

C. NEIGHBORHOOD USE PERMIT (NUP) FINDINGS SECTION 126.0205:

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

The project proposes to construct an Automobile Service Station, consisting of six fuel pumps with a 4,004 square foot canopy, and a 4,076 square foot Convenience Store. The project will include a Type 20 license, allowing for the sale of beer and wine for off-site consumption, and a deviation to allow the operation of the automobile service station and associated signage, to operate 24-hours a day, 365 days of the year on a site abutting residentially zoned property. As explained in detail in Finding A(1) above, the proposed commercial development will not adversely affect the Skyline-Paradise Hills Community Plan which designates the site for Community Commercial Use.

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

The project proposes the operation of an Automobile Service Station, consisting of six fuel pumps with a 4,004 square foot canopy, and a 4,076 square foot Convenience Store, including a Type 20 license allowing for the sale of beer and wine for off-site consumption, and a deviation to allow the operation of the automobile service station and associated signage, to operate 24-hours a day, 365 days of the year on a site abutting residentially zoned property. As explained in detail in Finding A(2) above, the proposed development as designed and conditioned in the permit, including conditions regulating the sale of alcoholic beverages, will not be detrimental to the public's health, safety or 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.

As explained in detail in Finding A(3) above, the proposed commercial development will comply with the regulations of the Land Development Code including any allowable deviations 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.

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

BE IT FURTHER RESOLVED that based on the findings herein before adopted by the Planning Commission, Conditional Use Permit No. PMT-3154771, Neighborhood Use Permit No. PMT-3154772, and Planned Development Permit No. PMT-3154773 (are hereby GRANTED by the Planning Commission to the referenced Owner/Permittee, in the form, exhibits, terms, and conditions as set forth in Permit Nos. PMT-3154771, PMT-3154772, and PMT-3154773, amendments to PDP No. 2209780, CUP No. 1982789, and NUP No. 1982703, a copy of which is attached hereto and made a part hereof.

Andrew Murillo
Development Project Manager
Development Services

Adopted on: October 12, 2023

IO#: 24009209

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: 24009209

SPACE ABOVE THIS LINE FOR RECORDER'S USE

CONDITIONAL USE PERMIT NO. PMT-3154771
NEIGHBORHOOD USE PERMIT NO. PMT-3154772
PLANNED DEVELOPMENT PERMIT NO. PMT-3154773

LOMITA ARCO PROJECT NO. PRJ-1055622

AMENDMENTS TO PLANNED DEVELOPMENT PERMIT NO. 2209780, CONDITIONAL USE PERMIT NO. 1982789, AND NEIGHBORHOOD DEVELOPMENT PERMIT NO. 1982703
PLANNING COMMISSION

This Conditional Use Permit No. PMT-3154771, Neighborhood Use Permit No. PMT-3154772, and Planned Development Permit No. PMT-3154773, amendments to Planned Development Permit (PDP) No. 2209780, Conditional Use Permit (CUP) No. 1982789, and Neighborhood Development Permit (NDP) No. 1982703 are granted by the Planning Commission of the City of San Diego to M6 Jamacha, LLC, Owner/Applicant pursuant to San Diego Municipal Code [SDMC] sections 126.0602, 126.0303, and 126.0203. The 0.68-acre site is located at the southeast corner of the intersection of Jamacha Road and Cardiff Street in the CC-2-3 zone(s) of the Skyline-Paradise Hills Community Plan area. The project site is legally described as: Lot B of Lomita Village Unit No. 5 in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 2998, filed in the Office of the County Recorder of San Diego County, June 4, 1954.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to construct an automobile service station/convenience store facility 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 October 12, 2023, on file in the Development Services Department.

The project shall include:

- a. The construction and operation of a 4,076-square-foot Automobile Service Station/Convenience Store, including a Type 20 license allowing for the sale of beer and wine for off-site consumption, and a 6 fuel pumps (with a total of 12 fueling stations) gasoline station with a 4,004 square-foot canopy;
- b. Deviation to SDMC Section 141.0801(g), to allow the Automobile Service Station and associated lighted signage to operate 24 hours a day, 365 days a year;

- c. Landscaping (planting, irrigation, and landscape-related improvements);
- d. Off-street parking; and
- 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 October 26, 2026.
2. This Conditional Use Permit [CUP] and corresponding use of this site shall expire on October 26, 2033. The Owner/Permittee may request that the expiration date be extended in accordance with SDMC section 141.0502(c) (7).
3. The utilization of this CUP is contingent upon the approval of a license to sell alcohol at this location by the California Department of Alcoholic Beverage Control [ABC]. The issuance of this CUP does not guarantee that the ABC will grant an alcoholic beverage license for this location.
4. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
 - a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and
 - b. The Permit is recorded in the Office of the San Diego County Recorder.
5. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision-maker.
6. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.
7. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.

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

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

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

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

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

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

CLIMATE ACTION PLAN REQUIREMENTS:

13. 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:

14. Prior to the issuance of any building permit the Owner/Permittee shall provide additional right of way to achieve a 14-foot curb-to-property-line distance along both frontages on Jamacha Road and Cardiff Street satisfactory to the City Engineer.

15. Prior to the issuance of any building permit the Owner/Permittee shall widen the road per current City Standard SDG-113 along Jamacha Road and Cardiff Street as shown on the exhibit, satisfactory to the City Engineer.

16. Prior to the issuance of any building permit, the Owner/Permittee shall assure by permit and bond to construct new curb/gutter per current City Standard along both frontages on Jamacha Road and Cardiff Street to the satisfaction of the City Engineer.

17. Prior to the issuance of any building permit, the Owner/Permittee shall assure by permit and bond, the construction of one new driveway on Jamacha Road and one on Cardiff Street per current City Standards satisfactory to City Engineer.

18. Prior to the issuance of any building permit the Owner/Permittee shall assure by permit and bond to construct new dual curb ramps per current City Standards on the corner of Jamacha Road & Cardiff Street satisfactory to the City Engineer.

19. Prior to the issuance of any building permit, the Owner/Permittee shall obtain an Encroachment Maintenance Removal Agreement, from the City Engineer, for curb outlet, street trees/landscaping/irrigation within the Public Right-of-Way.

20. Prior to the issuance of any building permit, the Owner/Permittee shall obtain a bonded grading permit for the grading proposed for this project. All grading shall conform to the requirements of the City of San Diego Municipal Code in a manner satisfactory to the City Engineer.

21. The drainage system proposed for this development, as shown on the site plan, is subject to approval by the City Engineer.

22. Prior to the issuance of any construction permit, the Owner/Permittee shall enter into a Maintenance Agreement for the ongoing permanent BMP maintenance, satisfactory to the City Engineer.

23. Prior to the issuance of any construction permit, the applicant shall submit a Technical Report that will be subject to final review and approval by the City Engineer, based on the Storm Water Standards in effect at the time of the construction permit issuance.
24. 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.

LANDSCAPE REQUIREMENTS:

25. Prior to the issuance of any grading permit, the Owner/Permittee shall submit complete construction documents for the revegetation and hydro-seeding of all disturbed land in accordance with the City of San Diego Landscape Standards, Storm Water Design Manual, and to the satisfaction of the Development Services Department. All plans shall be in substantial conformance to this permit and Exhibit "A," on file in the Development Services Department.
26. Prior to the issuance of any public improvement permit, the Owner/Permittee shall submit complete landscape construction documents for right-of-way improvements to the Development Services Department for approval. Improvement plans shall show, label, and dimension a 40-square-foot area around each tree which is unencumbered by utilities. Driveways, utilities, drains, water, and sewer laterals shall be designed so as not to prohibit the placement of street trees.
27. Prior to issuance of any building permit (including shell), the Owner/Permittee shall submit complete landscape and irrigation construction documents, which are consistent with the Landscape Standards, to the Development Services Department for approval. The construction documents shall be in substantial conformance with Exhibit "A," Landscape Development Plan, on file in the Development Services Department. Construction plans shall provide a 40-square-foot area around each tree that is unencumbered by hardscape and utilities unless otherwise approved per §142.0403(b)6.
28. The Owner/Permittee shall be responsible for the maintenance of all landscape improvements shown on the approved plans, including in the right-of-way unless long-term maintenance of said landscaping will be the responsibility of another entity approved by the Development Services Department. All required landscapes 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.
29. If any required landscape (including existing or new plantings, hardscape, landscape features, etc.) indicated on the approved construction documents is damaged or removed, the Owner/Permittee shall repair and/or replace in kind and equivalent size per the approved documents to the satisfaction of the Development Services Department within 30 days of damage.

PLANNING/DESIGN REQUIREMENTS:

30. 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.

31. Merchandise, material, and products for sale shall be stored and displayed only within an enclosed building, except that motor oil, tires, batteries, and other automotive supplies may be displayed at pump islands or adjacent to a building if the display or storage racks and containers are designed to appear as an integral part of the pump island or building exterior.

32. When the service station is abandoned or the use changed, the property owner shall remove the underground tanks in accordance with the procedures of the City of San Diego Fire Department and the County of San Diego Health Services Department.

33. The sale of alcoholic beverages shall be accessory and limited to a maximum of 15 percent of the floor area of the market as shown in Exhibit "A".

34. Pool or billiard tables, foosball or pinball games, arcade-style video, and electronic games, or coin-operated amusement devices are not permitted on the premises with an alcoholic beverage outlet.

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

36. A maximum of 33 percent of the square footage of the windows and doors of the premises may bear advertising or signs of any sort, and all advertising and signs shall be placed and maintained in a manner that ensures that law enforcement personnel have a clear and unobstructed view of the interior of the outlet.

37. The owner or operator of the alcoholic beverage outlet shall post a prominent, permanent sign or signs stating, "No loitering, consumption of alcoholic beverages, or open alcoholic beverage containers are allowed inside the premises, in the parking area, or on the public sidewalks adjacent to the premises".

38. The owner or operator shall list a business address and telephone number in the Pacific Bell/San Diego telephone directory or other similarly distributed directory.

39. The owner or operator shall provide trash receptacles, conveniently located for use by patrons, inside and outside the alcoholic beverage outlet, including adjacent public sidewalks and areas under the control of the owner or operator. At least one 13-gallon trash receptacle shall be located inside the premises. At least one 32-gallon trash receptacle shall be located outside the alcoholic beverage outlet, and at least one additional 32-gallon trash receptacle shall be located in the parking areas under the control of the owner or operator. The owner or operator shall maintain

the premises, adjacent public sidewalks, and areas under the control of the owner or operator, free of litter and graffiti at all times.

40. The owner or operator shall provide for daily removal of trash, litter, and debris. The owner or operator shall eliminate graffiti within 48 hours of application.

41. The owner or operator shall post a copy of the Conditional Use Permit conditions in the licensed premises in a place where they may be readily viewed by any member of the general public or any member of a government agency.

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

43. The owner or operator shall provide illumination, at a minimum level of 0.4-foot candles per square foot, on the exterior of the alcoholic beverage outlet, including adjacent public sidewalks and areas under the control of the owner or operator. The illumination shall be in operation during all hours of darkness while the outlet is open for business so that persons standing on or near the premises at night are identifiable by law enforcement personnel. The required illumination shall be shielded and directed so that it does not shine on adjacent properties.

44. All signs associated with this development shall be consistent with sign criteria established by either the approved Exhibit "A" or City-wide sign regulations.

45. 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.

TRANSPORTATION REQUIREMENTS

46. All 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.

47. Prior to the issuance of the first construction permit, the Owner/Permittee shall assure by permit and bond construction of all required signal modifications at the intersection of Cardiff Street and Jamacha Road, to the satisfaction of the City Engineer. Owner/Permittee shall also restripe the intersection based on the required signal modifications. These improvements shall be completed and accepted by the City Engineer prior to first occupancy.

GEOLOGY REQUIREMENTS

48. Prior to the issuance of any construction permits (either grading or building), the Owner/Permittee shall submit a geotechnical investigation report or update letter prepared in accordance with the City's "Guidelines for Geotechnical Reports" that specifically addresses the

proposed construction plans. The geotechnical investigation report or update letter shall be reviewed for adequacy by the Geology Section of the Development Services Department prior to the issuance of any construction permits.

PUBLIC UTILITIES DEPARTMENT REQUIREMENTS:

49. All proposed private water and sewer facilities located within a single lot are to be designed to meet the requirements of the California Plumbing Code and will be reviewed as part of the building permit plan check.
50. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the design and construction of new water and sewer service(s) outside of any driveway or drive aisle and the abandonment of any existing unused water and sewer services within the public right-of-way adjacent to the project site, in a manner satisfactory to the Public Utilities Department and the City Engineer.
51. Prior to the issuance of any building permits, the Owner/Permittee shall apply for a plumbing permit for the installation of appropriate private Backflow Prevention Device(s) [BFPDs], on each water service (domestic, fire and irrigation), in a manner satisfactory to the Public Utilities Department and the City Engineer.
52. Prior to the issuance of any construction permit, the Owner/Permittee shall assure, by permit and bond the design and construction of an 8" public sewer main within Cardiff Street right-of-way as shown on the approved Exhibit "A", in a manner satisfactory to the Public Utilities Department and the City Engineer.
53. Prior to the issuance of any building permits, the Owner/Permittee shall obtain written approval from the California Department of Health Services, Drinking Water Field Operations Branch for the design and construction of an 8" public sewer main within Cardiff Street right-of-way as shown on the approved Exhibit "A".
54. The Owner/Permittee shall be responsible for any damage caused to the City of San Diego water and sewer facilities within the vicinity of the project site, due to the construction activities associated with this project, in accordance with Municipal Code section 142.0607. If any such facility loses integrity, then the Owner/Permittee shall repair or reconstruct any damaged public water and sewer facility in a manner satisfactory to the Public Utilities Department and the City Engineer.
55. Prior to the issuance of any building permits, the Owner/Permittee shall obtain an Encroachment Maintenance Removal Agreement, from the City Engineer, for the private sewer facilities encroaching into the Public Right-of-Way.
56. Prior to final inspection, all public water and sewer facilities shall be complete and operational in a manner satisfactory to the Public Utilities Department and the City Engineer.

57. The Owner/Permittee shall design and construct all proposed public water and sewer facilities, in accordance with established criteria in the current edition of the City of San Diego Water and Sewer Facility Design Guidelines and City regulations, standards and practices.

58. No trees or shrubs exceeding three feet in height at maturity shall be installed within ten feet of any sewer facilities and five feet of any water facilities.

POLICE DEPARTMENT REQUIREMENTS:

59. The sale of alcoholic beverages shall be permitted between the hours of 6:00 a.m. and 12:00 a.m.

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

61. Wine or distilled spirits shall not be sold in containers of less than 375 milliliters.

62. Beer or malt beverages shall not be sold in kegs.

63. The petitioner(s) shall post and maintain professional quality signs that read as follows: NO LOITERING, NO LITTERING, NO DRINKING OF ALCOHOLIC BEVERAGES. VIOLATORS ARE SUBJECT TO CRIMINAL PROSECUTION AND/OR ARREST. The sign shall be at least two feet square with two-inch block lettering.

64. Video surveillance shall be recorded and available to law enforcement upon request covering both the interior and exterior of the premises. Upon request of law enforcement video surveillance shall not be deleted, voided, or destroyed. Recordings shall be maintained for a minimum of 30 days absent a request of law enforcement.

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

INFORMATION ONLY:

- The issuance of this discretionary permit alone does not allow the immediate commencement or continued operation of the proposed use on site. Any operation allowed by this discretionary permit may only begin or recommence after all conditions listed on this permit are fully completed and all required ministerial permits have been issued and received final inspection.
- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of this Permit, may protest the imposition within ninety days of the approval of this development permit by filing a written protest with the City Clerk pursuant to California Government Code-section 66020.
- 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 October 12, 2023 and [Approved Resolution Number].

DRAFT

ATTACHMENT 5

Conditional Use Permit No. PMT-3154771
Neighborhood Use Permit No. PMT-3154772
Planned Development Permit No. PMT-3154773
Date of Approval: October 12, 2023

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

Andrew Murillo
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.

M6 Jamacha, LLC
Owner/Permittee

By _____
NAME
TITLE

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

	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** Amendment to Project No. 559510 CUP/NUP/PDP

Project Title: Lomita Arco **Project No. For City Use Only:** _____

Project Address: 1095 Cardiff Street, San Diego, CA 921114

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

Corporation Limited Liability -or- General – What State? California Corporate Identification No. 202115510741
 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: M6 Jamacha, LLC Owner Tenant/Lessee Successor Agency

Street Address: 450 El Norte Pkwy

City: Escondido State: CA Zip: 92026

Phone No.: 760-433-6699 Fax No.: _____ Email: mark@thenamougroup.com

Signature:  Date: 3-17-22

Additional pages Attached: Yes No

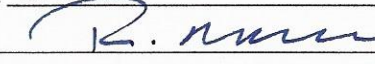
Applicant

Name of Individual: M6 Jamacha, LLC Owner Tenant/Lessee Successor Agency

Street Address: 450 El Norte Pkwy

City: Escondido State: CA Zip: 92026

Phone No.: 760-433-6699 Fax No.: _____ Email: mark@thenamougroup.com

Signature:  Date: 3-17-22

Additional pages Attached: Yes No

Other Financially Interested Persons

Name of Individual: _____ Owner Tenant/Lessee Successor Agency

Street Address: _____

City: _____ State: _____ Zip: _____

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

Signature: _____ Date: _____

Additional pages Attached: Yes No

SAN DIEGO POLICE DEPARTMENT CONDITIONAL USE PERMIT RECOMMENDATION

PREMISE ADDRESS: 1095 Cardiff Street, San Diego, CA 92114

TYPE OF BUSINESS: Gas Station and Convenience Market

FEDERAL CENSUS TRACT: 31.07

NUMBER OF ALCOHOL LICENSES ALLOWED: 3

NUMBER OF ALCOHOL LICENSES EXISTING: 2

CRIME RATE IN THIS CENSUS TRACT: 61.3%
(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: Conditional Use Permit

This premise falls within Census Tract 31.07 and is within the Southeastern Division's patrolling responsibility. The reported crime rate for 2021 within CT 31.07 was 61.3% and alcohol crime rate of 23.2%. Anything over 120% is considered High Crime. The census tract has 2 active Off-Sale licenses where the ABC authorizes 3 based on residential population ratio.

Lighthouse Baptist Church, 1345 Skyline Drive, Lemon Grove, CA 91945, is located 310 feet from 1095 Cardiff Street, San Diego, per Google Earth.

Thrive Youth Ministries, 7830 Carlisle Drive, Lemon Grove, CA 91945, is located 594 feet from 1095 Cardiff Street, San Diego, per Google Earth.

There are single detached homes within 100 feet to the east of 1095 Cardiff Street. The surrounding area is mostly residential with some shopping centers spread throughout.

The premise currently is a dirt lot.

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

1025
BIM 570

1. The hours for in-store operations shall be from 8:00am to Midnight as it relates to the sale of alcoholic beverages. The sale of alcoholic products via app/online platform for delivery only shall be 6:00am to 2:00am.
2. No wine or distilled spirits shall be sold in containers of less than 375 milliliters.
3. The sale of beer or malt beverages in kegs is prohibited.
4. The petitioner(s) shall post and maintain professional quality signs that read as follows: NO LOITERING, NO LITTERING, NO DRINKING OF ALCOHOLIC BEVERAGES. VIOLATORS ARE SUBJECT TO CRIMINAL PROSECUTION AND/OR ARREST. The sign shall be at least two feet square with two inch block lettering.
5. Video surveillance shall be recording and available to law enforcement upon request covering both interior and exterior of the premises. Upon request of law enforcement video surveillance shall not be deleted, voided or destroyed. Recordings shall be maintained for a minimum of 30 days absent a request of law enforcement.
6. All retail employees are trained in ABC regulations (LEAD), theft deterrence and policies against the sales of alcoholic beverages to those under 21 years of age, and/or intoxicated.

SAN DIEGO POLICE DEPARTMENT RECOMMENDATION:

APPROVE

DENY

Benjamin McCurry
Name of SDPD Vice Sergeant (Print)

(619) 531-2977
Telephone Number

Ben McCurry
Signature of SDPD Vice Sergeant

7-17-22
Date of Review

1095 Cardiff St.



ABC Report SDPD Census Tract Summary - 2021

Required Parameters

Reporting Period: 01/2021 to 12/2021

Agency: SAN DIEGO

Optional Parameters

Geographical Area:

Group by: Census Tract

Prior Report Number: B98S328R

Total Part 1 Crime and Part 2 Arrest for Agency: 58,606

Total Census Tract: 302

Average Total per Census Tract: 194.1

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

	Census Tract	Totals	% Average by Census Tract
30	002501	174	89.7%
31	002502	276	142.2%*
32	002601	246	126.8%*
33	002602	105	54.1%
34	002702	256	131.9%*
35	002703	445	229.3%*
36	002705	120	61.8%
37	002707	242	124.7%*
38	002708	300	154.6%*
39	002709	121	62.4%
40	002710	206	106.2%
41	002711	92	47.4%
42	002712	178	91.7%
43	002801	90	46.4%
44	002803	271	139.6%*
45	002804	193	99.5%
46	002902	295	152.0%*
47	002903	157	80.9%
48	002904	352	181.4%*
49	002905	277	142.7%*
50	003001	140	72.1%
51	003003	102	52.6%
52	003004	145	75.2%
53	003101	109	56.2%
54	003103	143	73.7%
55	003105	69	35.6%
56	003107	119	61.3%
57	003109	30	15.5%
58	00311 1	237	122.1%*

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

2010 Census Tract	Alcohol Violations	Tract Total as % of Average Tract
002712	11	51.0%
002801	14	64.9%
002803	11	51.0%
002804	32	148.3%
002902	22	102.0%
002903	7	32.4%
002904	25	115.9%
002905	17	78.8%
003001	13	60.3%
003003	3	13.9%
003004	13	60.3%
003101	5	23.2%
003103	20	92.7%
003105	4	18.5%
003107	5	23.2%
003109	0	0.0%
003111	28	129.8%
003112	9	41.7%
003113	4	18.5%
003114	0	0.0%
003115	11	51.0%
003201	4	18.5%
003202	0	0.0%
003208	3	13.9%
003209	2	9.3%
003211	2	9.3%
003212	1	4.6%
003213	2	9.3%
003214	1	4.6%
003301	5	23.2%
003303	9	41.7%
003304	46	213.2%
003305	21	97.3%
003401	30	139.0%
003403	8	37.1%
003404	20	92.7%
003501	18	83.4%
003502	13	60.3%
003601	12	55.6%
003602	2	9.3%
003603	5	23.2%

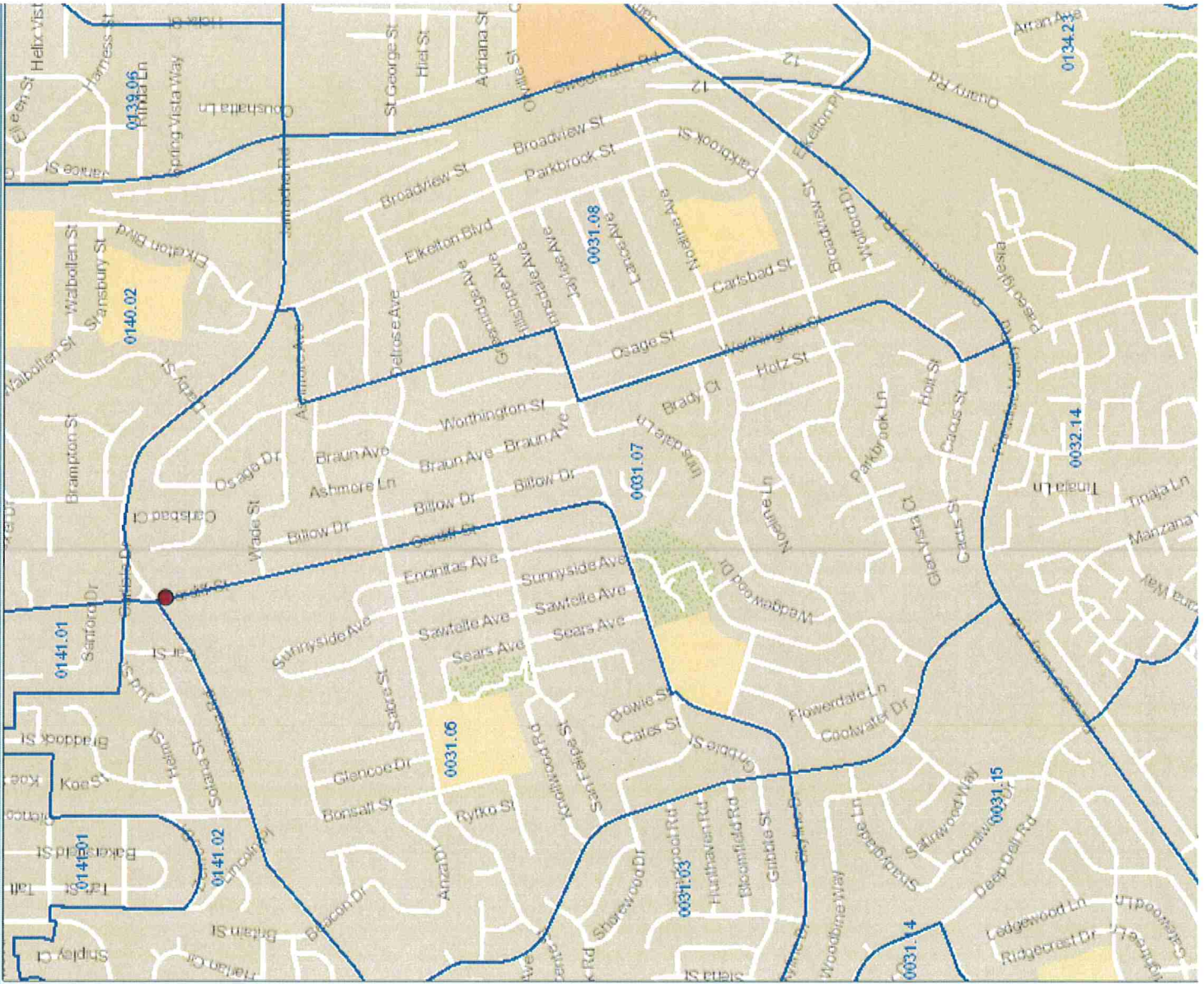
Year: 2022 Address: 1095 Cardiff Street, San Diego, CA 92114

Matched Address	●
Address	1095 CARDIFF ST, SAN DIEGO, CA, 92114
MSA/MD Code	41740
State Code	06
County Code	073
Tract Code	0031.07
MSA/MD Name	SAN DIEGO-CHULA VISTA-CARLSBAD, CA
State Name	CALIFORNIA
County Name	SAN DIEGO COUNTY

Census demographic data for the year 2022 are currently unavailable.

Census Demographic Data

User Select Tract



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

County Name	County Population	County Ratio On Sale	County Ratio Off Sale	Census Tract #	Census Tract Population	On Sale	Off Sale
SAN DIEGO	3,315,404	739	1,600	20.01	3,459	4	2
SAN DIEGO	3,315,404	739	1,600	20.02	2,671	3	1
SAN DIEGO	3,315,404	739	1,600	21.00	5,235	7	3
SAN DIEGO	3,315,404	739	1,600	22.01	3,593	4	2
SAN DIEGO	3,315,404	739	1,600	22.02	4,928	6	3
SAN DIEGO	3,315,404	739	1,600	23.01	2,976	4	1
SAN DIEGO	3,315,404	739	1,600	23.02	6,215	8	3
SAN DIEGO	3,315,404	739	1,600	24.01	4,061	5	2
SAN DIEGO	3,315,404	739	1,600	24.02	4,735	6	2
SAN DIEGO	3,315,404	739	1,600	25.01	5,172	6	3
SAN DIEGO	3,315,404	739	1,600	25.02	5,929	8	3
SAN DIEGO	3,315,404	739	1,600	26.01	5,326	7	3
SAN DIEGO	3,315,404	739	1,600	26.02	4,117	5	2
SAN DIEGO	3,315,404	739	1,600	27.02	5,695	7	3
SAN DIEGO	3,315,404	739	1,600	27.03	7,181	9	4
SAN DIEGO	3,315,404	739	1,600	27.05	4,373	5	2
SAN DIEGO	3,315,404	739	1,600	27.07	4,687	6	2
SAN DIEGO	3,315,404	739	1,600	27.08	5,570	7	3
SAN DIEGO	3,315,404	739	1,600	27.09	3,487	4	2
SAN DIEGO	3,315,404	739	1,600	27.10	3,943	5	2
SAN DIEGO	3,315,404	739	1,600	27.11	3,170	4	1
SAN DIEGO	3,315,404	739	1,600	27.12	4,952	6	3
SAN DIEGO	3,315,404	739	1,600	28.01	5,347	7	3
SAN DIEGO	3,315,404	739	1,600	28.03	5,495	7	3
SAN DIEGO	3,315,404	739	1,600	28.04	4,864	6	3
SAN DIEGO	3,315,404	739	1,600	29.02	6,540	8	4
SAN DIEGO	3,315,404	739	1,600	29.03	3,826	5	2
SAN DIEGO	3,315,404	739	1,600	29.04	8,957	12	5
SAN DIEGO	3,315,404	739	1,600	29.05	4,335	5	2
SAN DIEGO	3,315,404	739	1,600	30.01	4,567	6	2
SAN DIEGO	3,315,404	739	1,600	30.03	5,233	7	3
SAN DIEGO	3,315,404	739	1,600	30.04	4,974	6	3
SAN DIEGO	3,315,404	739	1,600	31.01	3,919	5	2
SAN DIEGO	3,315,404	739	1,600	31.03	6,242	8	3
SAN DIEGO	3,315,404	739	1,600	31.05	4,261	5	2
SAN DIEGO	3,315,404	739	1,600	31.07	5,870	7	3
SAN DIEGO	3,315,404	739	1,600	31.08	3,454	4	2
SAN DIEGO	3,315,404	739	1,600	31.09	3,037	4	1
SAN DIEGO	3,315,404	739	1,600	31.11	6,139	8	3
SAN DIEGO	3,315,404	739	1,600	31.12	4,754	6	2
SAN DIEGO	3,315,404	739	1,600	31.13	5,045	6	3
SAN DIEGO	3,315,404	739	1,600	31.14	3,133	4	1
SAN DIEGO	3,315,404	739	1,600	31.15	6,554	8	4
SAN DIEGO	3,315,404	739	1,600	32.01	5,077	6	3
SAN DIEGO	3,315,404	739	1,600	32.02	4,755	6	2



CALIFORNIA DEPARTMENT OF

Alcoholic Beverage Control

Having trouble viewing the report?

Results for: Active Off-Sale Retail License

County: SAN DIEGO County

Census Tract: 31.07

Report Date: Tuesday, July 12, 2022

Search

Results will be filtered as you type

0 Results

License Number: 187884

Status:ACTIVE **License Type:**20 **Orig. Iss. Date:**07/16/1986 **Expir. Date:**04/30/2023 **Primary Owner:**

495 S MEADOWBROOK DR,
SAN DIEGO, CA 92114

GORMAN, GARY W Premises Addr.:Census Tract: 0031.07 **Business Name:** GAS DEPOT THE **Geo Code:**3710

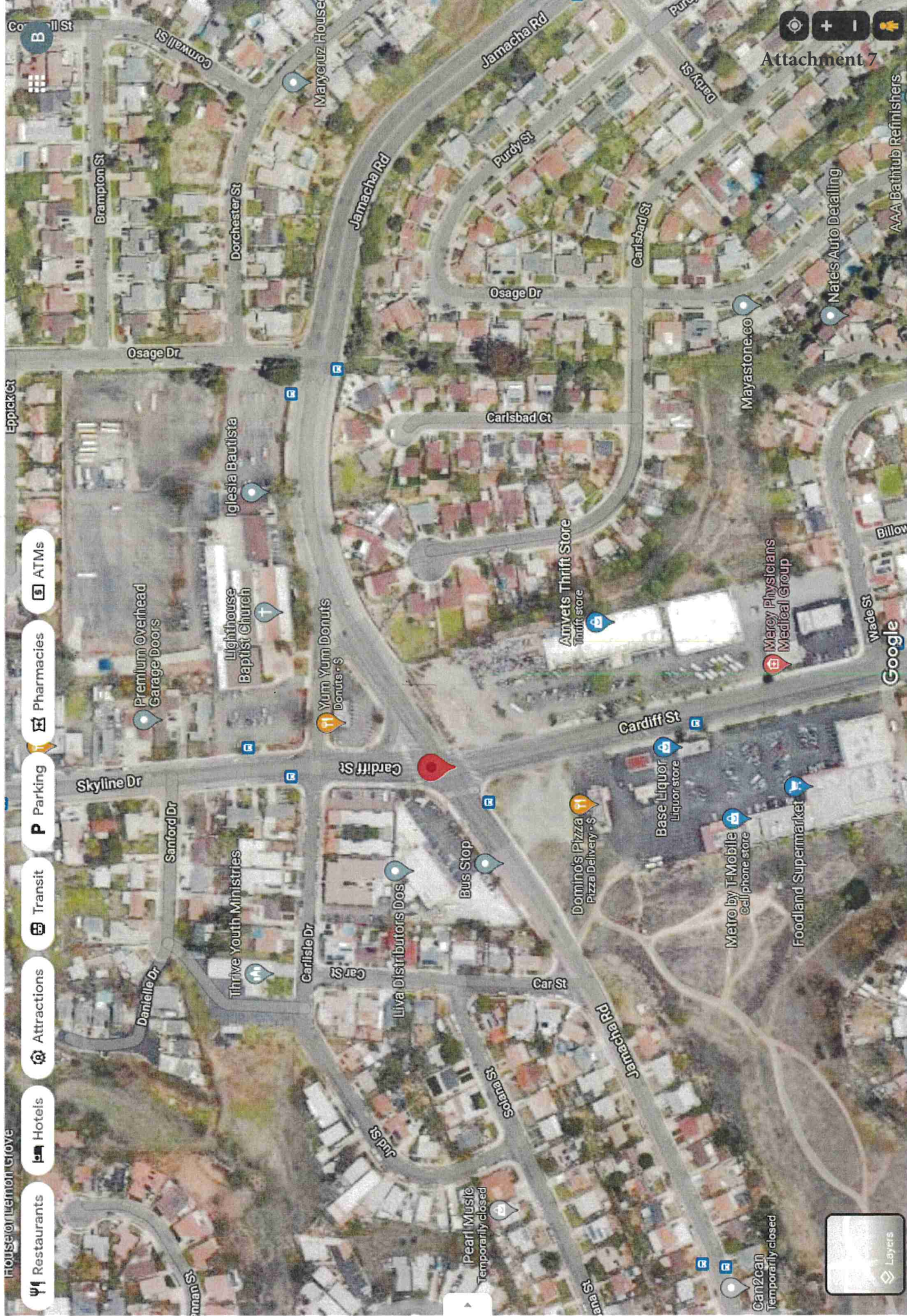
License Number: 465950

Status:ACTIVE **License Type:**21 **Orig. Iss. Date:**06/09/2008 **Expir. Date:**05/31/2023 **Primary Owner:**DABOOL INC

101 S MEADOWBROOK DR,
SAN DIEGO, CA 92114-7311

Premises Addr.:Census Tract: 0031.07 **Business Name:** **Geo Code:**3710





- Restaurants
- Hotels
- Attractions
- Transit
- Parking
- Pharmacies
- ATMs

Layers

You are currently running an experimental version of Earth.

Learn more Send feedback



Distance 310 ft

Start new

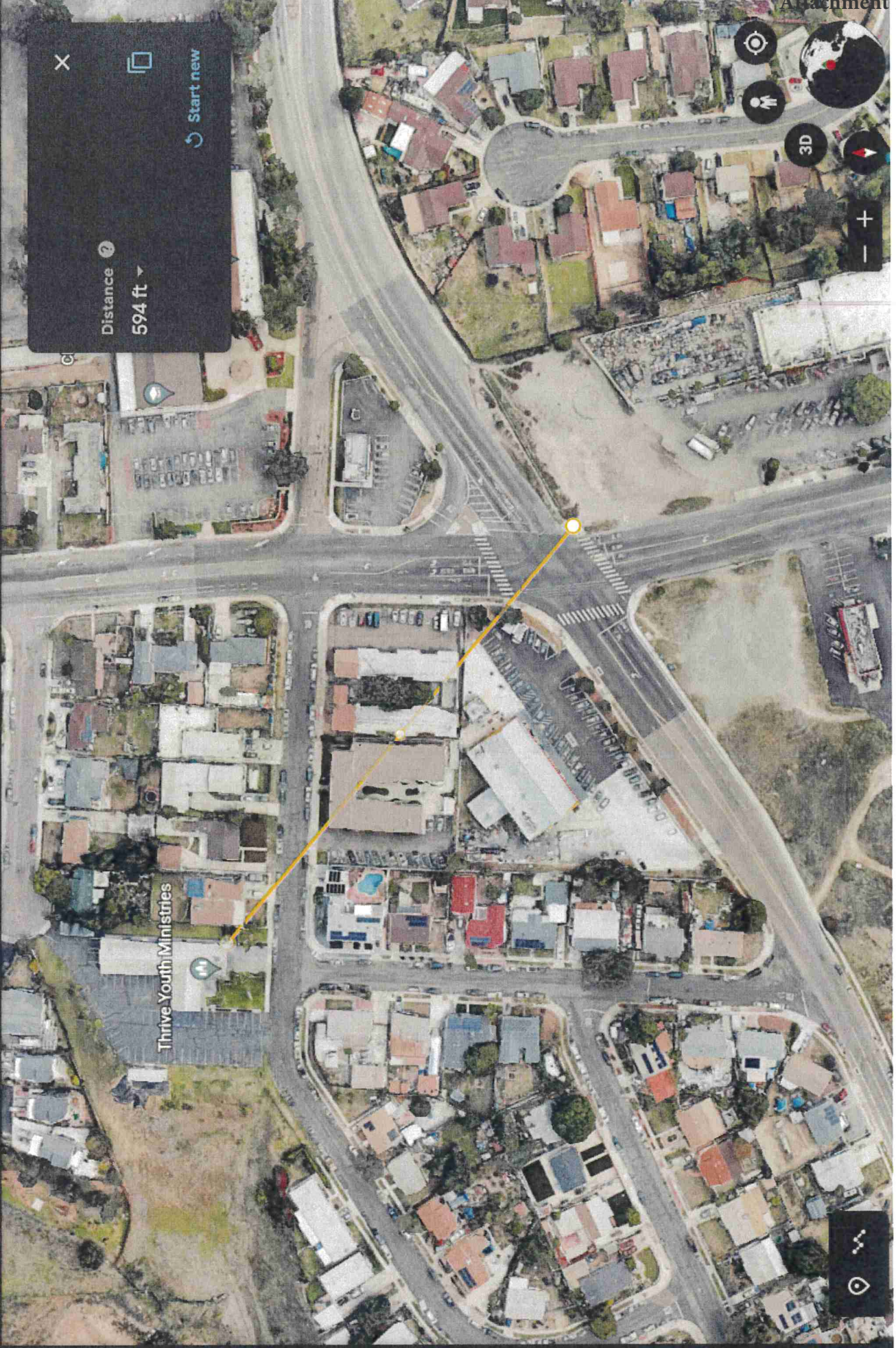
Thrive Youth Ministries

Lighthouse Christian Academy

Lighthouse Baptist Church

You are currently running an experimental version of Earth.

Learn more Send feedback



Distance ?

594 ft ▾

Start new

Thrive Youth Ministries

3D

Thrive Youth Ministries



Thrive Youth Ministries

Place of worship



Directions



Save



Nearby



Send to phone



Share

📍 7830 Carlisle Dr, Lemon Grove, CA 91945

🕒 **Closed** · Opens 7PM

☎️ (619) 462-8000

📍 PX9F+H3 Lemon Grove, California

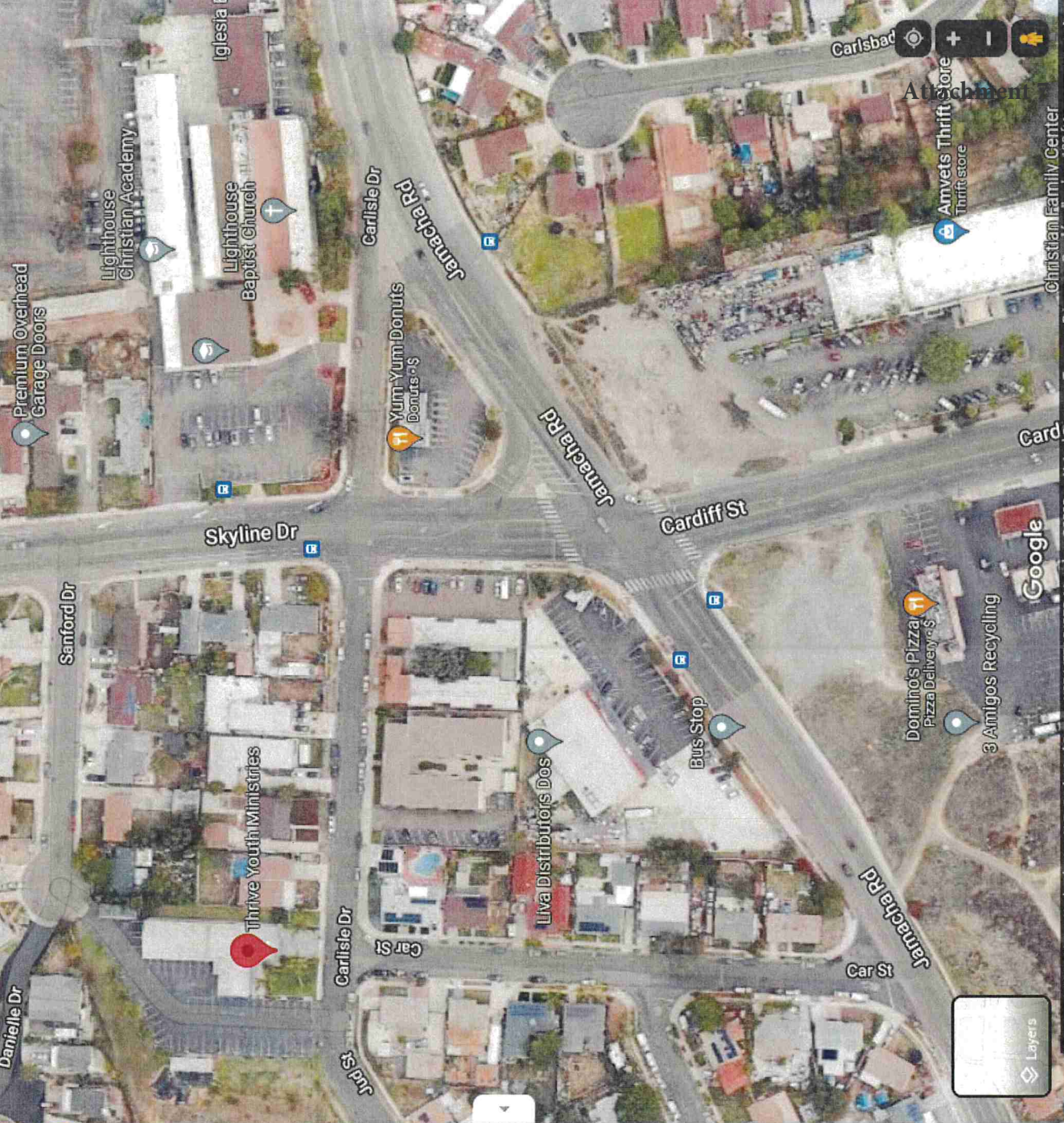
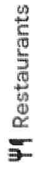
🛡️ Claim this business

🏠 Add a label

[✍️ Suggest an edit](#)

🔍 Add missing information

🌐 Add website





Minutes of October 11, 2022

sph.cpc@gmail.com

Attendees

Samantha Jenkins
John Mooney
Soriano Kalaney
William Glover
Carol Ann Flanagan

Guy Preuss
Wayne English
Harry Bennett
Liz Enloe
Garry Rollins

Absent

Ranielle Cunanan
Cynthia Romero
Carol Ann Flanagan

6:30 p.m. Call to order.

6:32 p.m. Announcements & Non-agenda Public Comment.

6:36 p.m. Motion to approve agenda by W. Glover, 2nd - W. English, 10-0.

6:38 p.m. Motion to approve July 9, 2022 minutes by G. Pruess, 2nd - S. Kalaney; approved, 10-0.

6:39 p.m. Treasurer's Report. \$236.00 on account.

6:40 p.m. Reports

- a. Eric Henson for City Councilmember Monica Montgomery - current issues.

<https://www.sandiego.gov/citycouncil/cd4>

7:00 p.m. Information items

1. Special Election: Donald Franc, Gerry Ramsey - motion by G. Pruess, 2nd - L. Enloe; approved 10-0.
2. PRJ-1061391 Existing Storm Drain Easement Vacation (19-16) - tabled.
3. Support for the addition of a walking trail in the west half of Paradise Hills Park. - tabled.
4. PRJ-1055622 CUP/NUP to construct an automobile service station, including six (6) fuel pumps, a 4,004-square-foot canopy, trash enclosure, a 4,076-square-foot convenience store for the sale of beer and wine, and deviation to allow 24-hours of operation at the southeast corner of the intersection of Jamacha Road and Cardiff Street. Motion to recommend approval by W. Glover, 2nd - G. Pruess. Carries 7 Yes, 3 No.

8:01 p.m. Meeting adjourned.

Minutes submitted by John Mooney.

NOTICE OF EXEMPTION

(Check one or both)

TO: Recorder/County Clerk
 P.O. Box 1750, MS A-33
 1600 Pacific Hwy, Room 260
 San Diego, CA 92101-2400

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 Name/Number: Lomito Arco Amendment / PRJ-1055622

SCH No.: N/A

Project Location-Specific: Southeast corner of the intersection of Jamacha Road and Cardiff Street San Diego CA, 92114

Project Location-City/County: San Diego/San Diego

Description of nature and purpose of the Project an Amendment to Planned Development Permit (2209780), Conditional Use Permit (1982789) and Neighborhood Use Permit (1982703) to construct an automobile service station, including 6 fuel pumps (with a total of 12 fueling stations), 4,004-square-foot canopy, trash enclosure, 4,076-square-foot convenience store for the sale of beer and wine, and deviation to allow 24-hours of operation at the southeast corner of the intersection of Jamacha Road and Cardiff Street. The 0.68-acre site is located in CC-2-3 zone of the Skyline-Paradise Hills Community Plan area. LEGAL DESCRIPTION: Lot B of Lomita Village Unit No. 2998.

Name of Public Agency Approving Project: City of San Diego

Name of Person or Agency Carrying Out Project: M6 Jamacha, LLC, 450 W El Norte Parkway, Escondido, CA 92026 (760) 443-6699

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 State Guidelines, Section 15332 (In-Fill Development Projects)
 Statutory Exemptions:
 Other:

Reasons why project is exempt: The City of San Diego conducted an environmental review that determined the project would not have the potential to cause a significant effect on the environment. The project meets the criteria set forth in CEQA Section 15332. The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with the applicable zoning designation and regulations. The proposed development occurs within city limits on a project site of no more than 5 acres and is substantially surrounded by urban uses. The project site has no value as habitat for endangered, rare or threatened species. The project would not result in any significant effects related to air quality, noise, traffic or water quality. The site can be adequately serviced by all required utilities and public services. In addition, the exceptions listed in CEQA Section 15300.2 would not apply.

Lead Agency Contact Person: Marlene Watanabe

Telephone: 619-446-5129

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

Jeff Szymanski Senior Planner
Signature/Title

8/29/23
Date

Check One:

- Signed By Lead Agency
- Signed by Applicant

Date Received for Filing with County Clerk or OPR:

CONDITIONAL USE PERMIT: PMT - 3154771
 NEIGHBORHOOD USE PERMIT: PMT - 3154772
 PLANNED DEVELOPMENT PERMIT: PMT - 3154773

EASEMENTS NOTES:

ALL EXISTING EASEMENTS OF RECORD ARE TO REMAIN IN EFFECT.

- ① PUBLIC UTILITIES, INGRESS AND EGRESS EASEMENT GRANTED TO THE PACIFIC TELEPHONE AND TELEGRAPH COMPANY, RECORDED SEPTEMBER 7, 1953, IN BOOK 5010, PAGE 161, O.R.
- Ⓐ PORTION OF LOT "B" OF MAP 2998, DESIGNATED AS "RESERVED FOR FUTURE STREET" DEDICATED BY RESOLUTION NO. R113590, RECORDED ON DECEMBER 22, 2016, AS DOCUMENT NO. 2016-0704149. RESOLUTION IS NOT LISTED IN THE ABOVE REFERENCED PRELIMINARY REPORT.
- Ⓑ IRREVOCABLE OFFER OF DEDICATION FOR STREET PURPOSES RECORDED DECEMBER 22, 2016 AS DOCUMENT NO. 2016-0704150. DEDICATION IS NOT LISTED IN THE ABOVE MENTIONED PRELIMINARY REPORT.

VERTICAL BENCHMARK:

DESCRIPTION: BRASS PLUG IN TOP OF CURB
 LOCATION: NORTHEAST CORNER AT INTERSECTION OF JAMACHA ROAD AND CARDIFF STREET
 ELEVATION: 435.411' (MSL/NGVD29)
 SOURCE: CITY OF SAN DIEGO VERTICAL CONTROL BENCHMARK

WPCP NOTE:

PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT THE OWNER/PERMITEE SHALL SUBMIT A WATER POLLUTION CONTROL PLAN (WPCP). THE WPCP SHALL BE PREPARED IN ACCORDANCE WITH THE GUIDELINES IN PART 2 CONSTRUCTION BMP STANDARDS CHAPTER 4 OF THE CITY'S STORM WATER STANDARDS.

VISIBILITY TRIANGLE NOTE:

NO OBSTRUCTION INCLUDING SOLID WALLS IN THE VISIBILITY AREA SHALL EXCEED 3 FEET IN HEIGHT. PLANT MATERIAL, OTHER THAN TREES, WITHIN THE PUBLIC RIGHT-OF-WAY THAT IS LOCATED WITHIN VISIBILITY AREAS SHALL NOT EXCEED 24 INCHES IN HEIGHT, MEASURED FROM THE TOP OF THE ADJACENT CURB.

BMP MAINTENANCE AGREEMENT

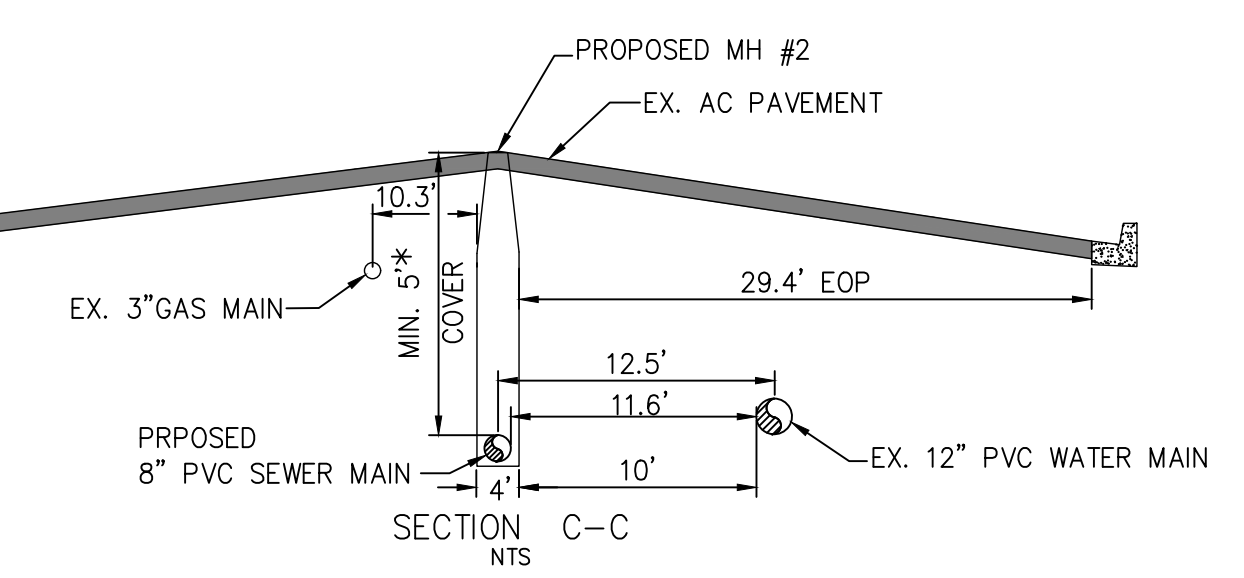
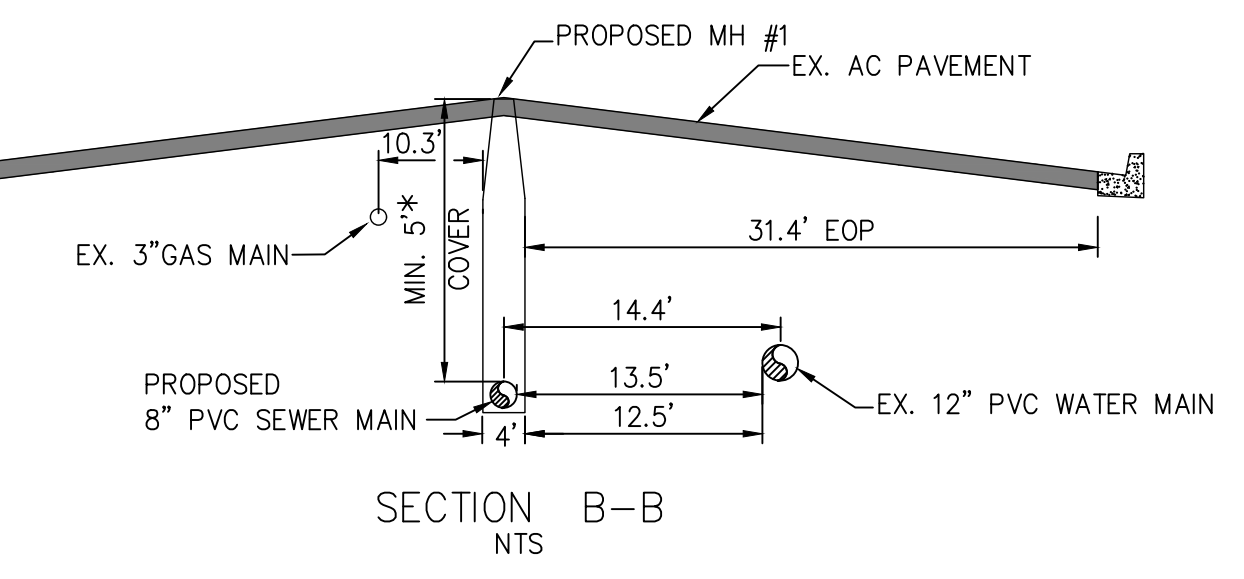
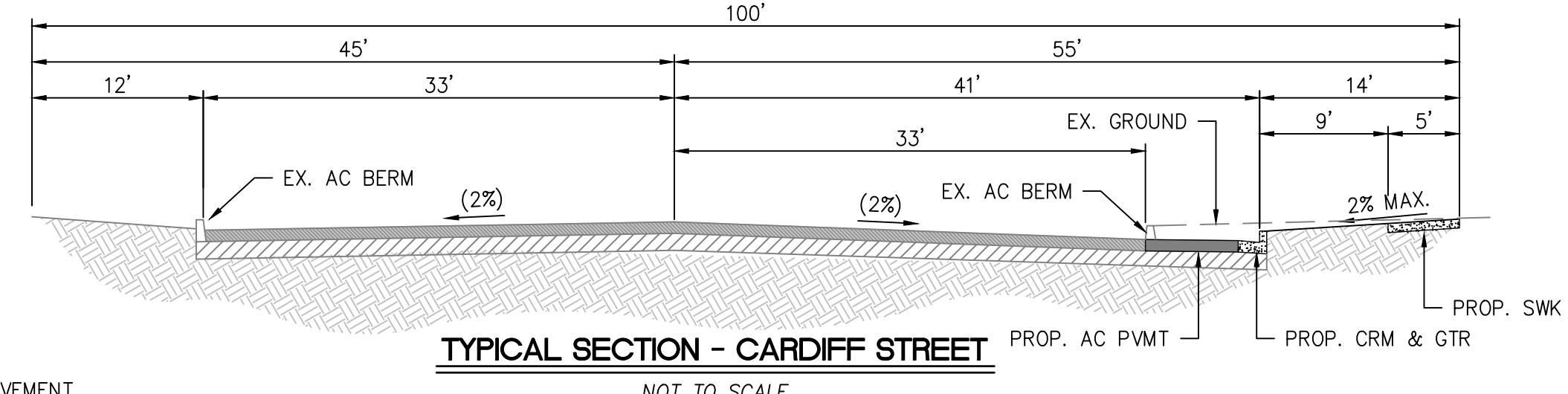
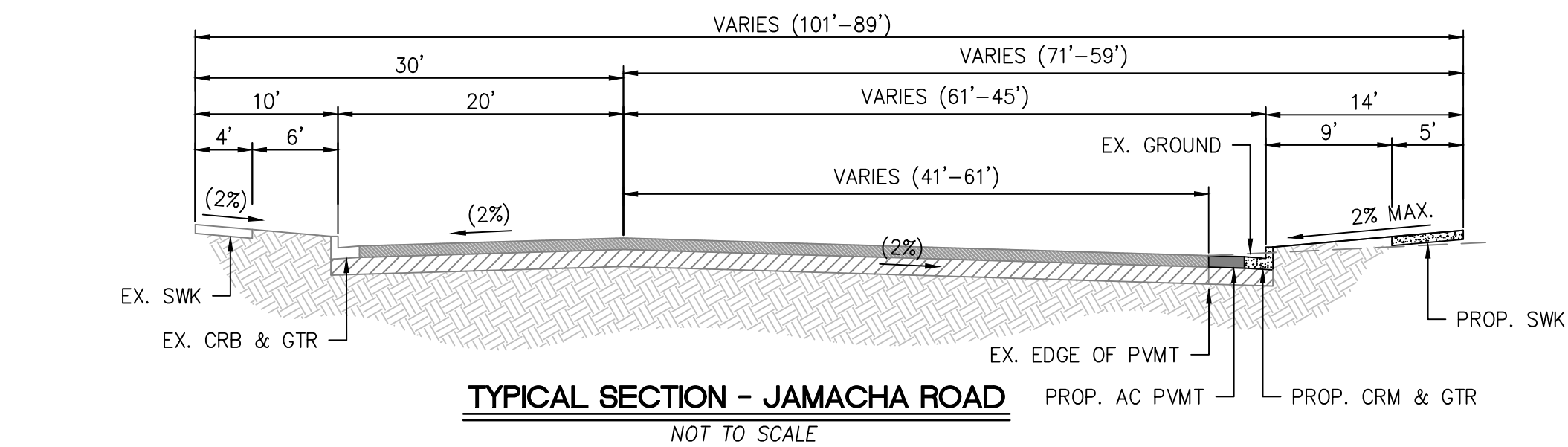
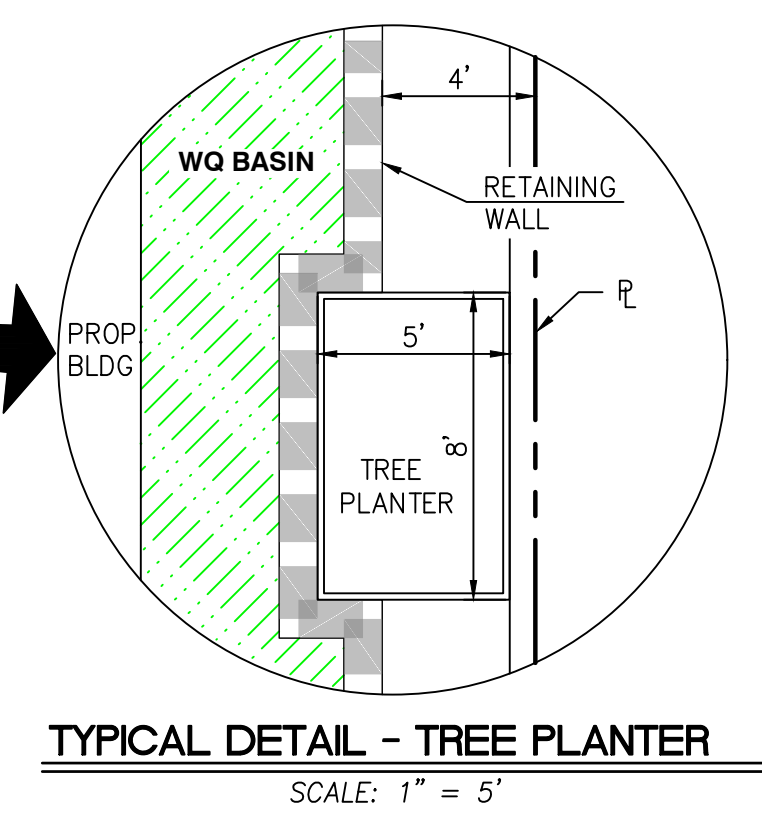
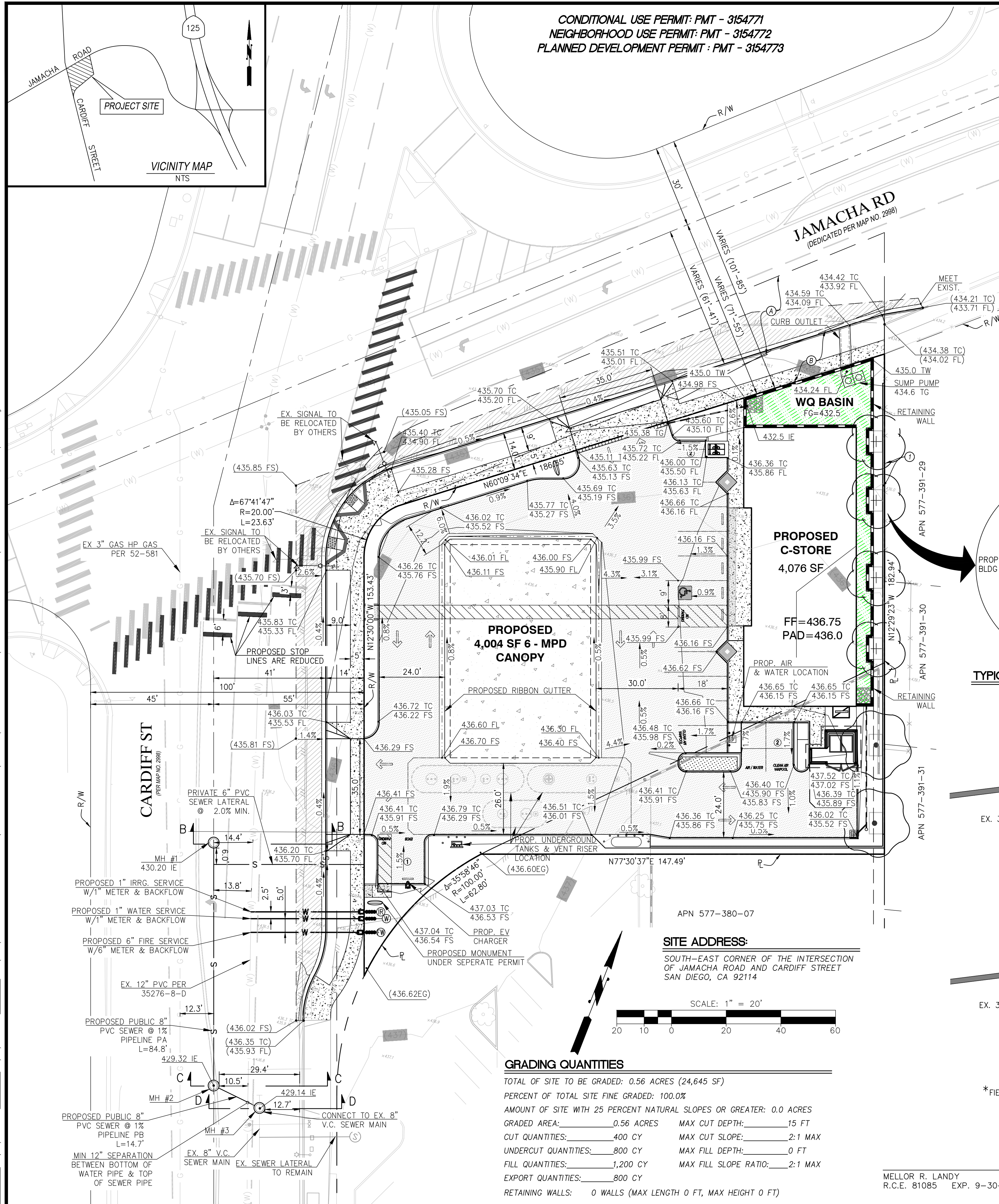
PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/PERMITEE SHALL ENTER INTO A MAINTENANCE, SATISFACTORY TO THE CITY ENGINEER.

BMP NOTE:

PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/PERMITEE SHALL INCORPORATE ANY CONSTRUCTION BEST PRACTICES NECESSARY TO COMPLY WITH CHAPTER 14, ARTICLE 2, DIVISION 1 (GRADING REGULATIONS) OF THE SAN DIEGO MUNICIPAL CODE, INTO THE CONSTRUCTION PLANS OR SPECIFICATIONS.

LEGEND

PROPERTY BOUNDARY	---
CENTERLINE	---
PROPOSED CONTOUR LINE	---(40)---
EXISTING CONTOUR LINE	---(41)---
EXISTING OVERHEAD ELECTRIC	---
EXISTING WATER MAIN	---
EXISTING SEWER MAIN	---
EXISTING SEWER MANHOLE	---
EXISTING FENCE	---
EXISTING PUBLIC FIRE HYDRANT	---
EXISTING STREET LIGHT	---
EXISTING UTILITIES VAULT	---
EXISTING TREES	---
PROPOSED SPOT ELEVATION	52.62 FS
PROPOSED RETAINING WALL	---
PROPOSED STORM DRAIN	---
PROPOSED 3" WIDE RIBBON GUTTER	---
PROPOSED 12" WIDE TRENCH DRAIN	---
PROPOSED SEWER LATERAL	---
PROPOSED RIP RAP	---
PROPOSED 24"x24" CATCH BASIN	---
PROPOSED STORM DRAIN CLEANOUT	---
PROPOSED 36" X 36" BROOKS BOX	---
PROPOSED DRIVABLE PCC PAVEMENT	---
PROPOSED CONC. WALKWAY	---
PROPOSED LANDSCAPE	---
PROPOSED BIO-BASIN	---
PROPOSED PVMT PER SCH. J. . SDG-113	---



SITE ADDRESS:
 SOUTH-EAST CORNER OF THE INTERSECTION OF JAMACHA ROAD AND CARDIFF STREET SAN DIEGO, CA 92114

SCALE: 1" = 20'

GRADING QUANTITIES

TOTAL OF SITE TO BE GRADED: 0.56 ACRES (24,645 SF)
 PERCENT OF TOTAL SITE FINE GRADED: 100.0%
 AMOUNT OF SITE WITH 25 PERCENT NATURAL SLOPES OR GREATER: 0.0 ACRES

GRADED AREA: 0.56 ACRES	MAX CUT DEPTH: 15 FT
CUT QUANTITIES: 400 CY	MAX CUT SLOPE: 2:1 MAX
UNDERCUT QUANTITIES: 800 CY	MAX FILL DEPTH: 0 FT
FILL QUANTITIES: 1,200 CY	MAX FILL SLOPE RATIO: 2:1 MAX
EXPORT QUANTITIES: 800 CY	

RETAINING WALLS: 0 WALLS (MAX LENGTH 0 FT, MAX HEIGHT 0 FT)

CONCEPTUAL GRADING PLAN FOR:
LOMITA ARCO
 LOT B OF LOMITA VILLAGE UNIT NO. 5, MAP NO. 2998

DEVELOPMENT SERVICES DEPARTMENT
 SHEET 1 OF 3 SHEETS

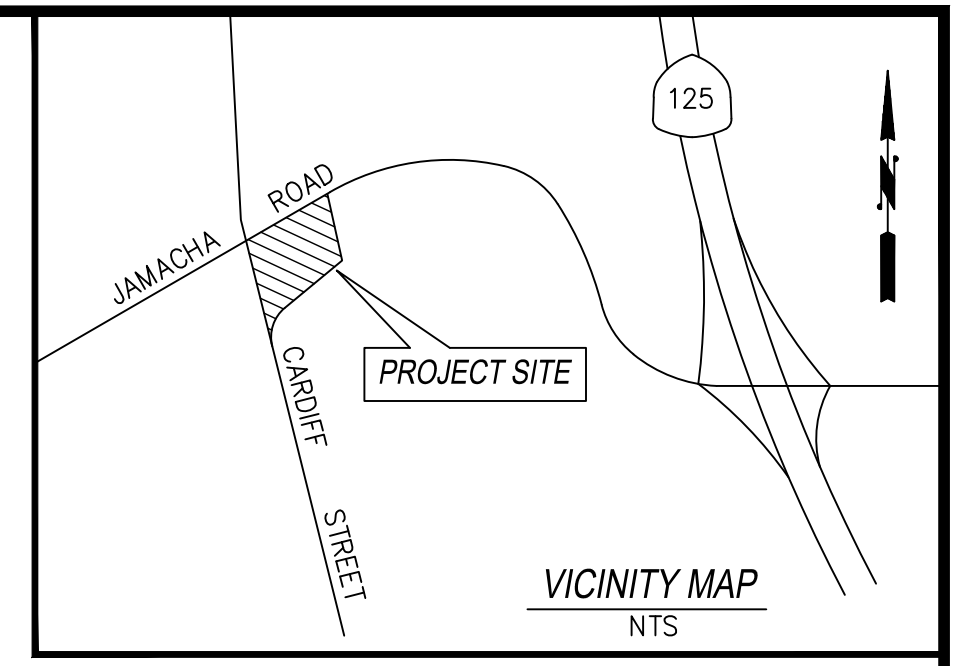
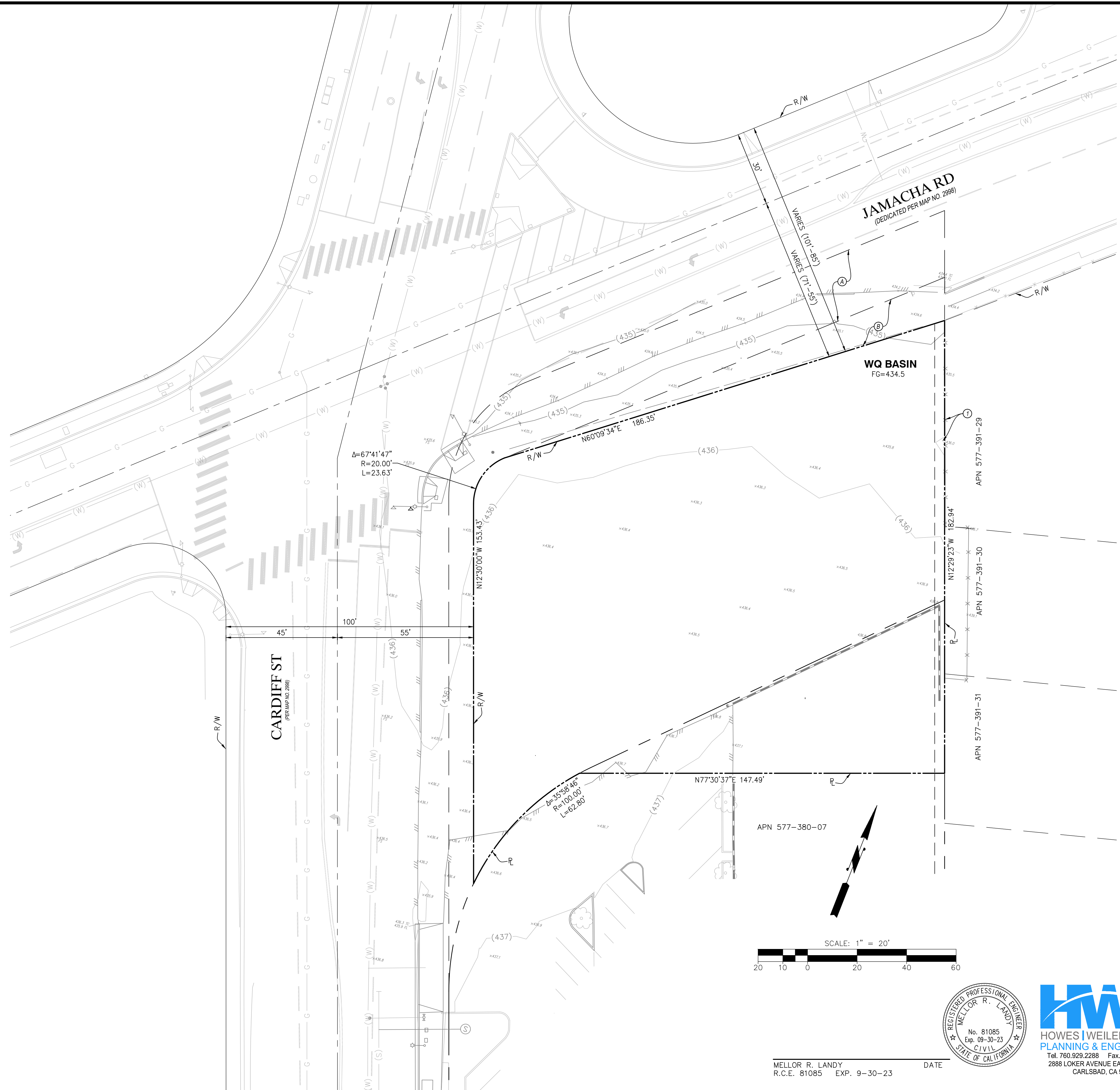
APPROVED:	FOR CITY ENGINEER	DATE	PMT NO.
DESCRIPTION	BY	APPROVED	DATE
ORIGINAL	ML		
			1838-6328 NAD83 COORDINATES
			200-1761 LAMBERT COORDINATES
AS BUILTS			DRAWING NO.
CONTRACTOR		DATE STARTED	C-1
INSPECTOR		DATE COMPLETED	

REGISTERED PROFESSIONAL LAND ENGINEER
 MELLOR R. LANDY
 No. 81085
 Exp. 09-30-23
 CIVIL
 STATE OF CALIFORNIA

HWL
HOWES | WEILER | LANDY
 PLANNING & ENGINEERING
 Tel. 760.929.2288 Fax. 760.929.2281
 2888 LOKER AVENUE EAST SUITE 217
 CARLSBAD, CA 92010

SAVE DATE: 8/14/2023 ~ PLOT DATE: 8/16/2023 ~ FILE NAME: P:\VIA\198.07 Namou - Lomita Arco\DISCRETIONARY PLANS\PRELIMINARY GRADING PLAN\198.04 - Lomita Arco PGP-Option 2.dwg

SAVE DATE: 7/25/2023 ~ PLOT DATE: 7/27/2023 ~ FILE NAME: P:\HWL\198.07_Nomou - Lomita Arco\DRAWING\DISCRETIONARY PLANS\PRELIMINARY GRADING PLAN\198.04 - Lomita Arco EGP-Option 2.dwg



SITE ADDRESS:
VACANT LOT ON THE SOUTH-EAST CORNER OF THE INTERSECTION OF JAMACHA ROAD AND CARDIFF STREET
SAN DIEGO, CA 92114

ASSESSOR'S PARCEL NUMBER:
577-370-20-00

LEGAL DESCRIPTION:
LOT B OF LOMITA VILLAGE UNIT NO. 5, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 2998, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JUNE 4, 1953.

SOURCE OF TOPOGRAPHY:
FIELD SURVEY PERFORMED BY HWL ON AUGUST 27, 2021.

AREA SUMMARY:
GROSS AREA:
NET AREA:

VERTICAL BENCHMARK:
DESCRIPTION: BRASS PLUG IN TOP OF CURB
LOCATION: NORTHEAST CORNER AT INTERSECTION OF JAMACHA ROAD AND CARDIFF STREET
ELEVATION: 435.411' (MSL/NGVD29)
SOURCE: CITY OF SAN DIEGO VERTICAL CONTROL BENCHBOOK

LEGEND

PROPERTY BOUNDARY	---
EXISTING EASEMENT LINE	---
SETBACK LINE	---
STREET CENTERLINE	---
EXISTING SPOT ELEVATIONS	x 385.0
EXISTING CONTOUR LINE	41
EXISTING WATER MAIN	(W)
EXISTING SEWER MAIN	(S)
EXISTING FIRE HYDRANT	---
EXISTING STORMDRAIN	---
EXISTING STORMDRAIN INLET	---
EXISTING CURB AND GUTTER	---
EXISTING DRAINAGE PATTERN	---
EXISTING UTILITY BOX LABELED PER PLAN	---
EXISTING CONCRETE	---

- EASEMENTS NOTES:**
- ALL EXISTING EASEMENTS OF RECORD ARE TO REMAIN IN EFFECT.
- ① PUBLIC UTILITIES, INGRESS AND EGRESS EASEMENT GRANTED TO THE PACIFIC TELEPHONE AND TELEGRAPH COMPANY, RECORDED SEPTEMBER 7, 1953, IN BOOK 5010, PAGE 161, O.R.
 - Ⓐ PORTION OF LOT "B" OF MAP 2998, DESIGNATED AS "RESERVED FOR FUTURE STREET" DEDICATED BY RESOLUTION NO. R113590, RECORDED ON DECEMBER 22, 2016, AS DOCUMENT NO. 2016-0704149. RESOLUTION IS NOT LISTED IN THE ABOVE REFERENCED PRELIMINARY REPORT.
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WARNING

0 1/2 1

IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO SCALE.

CONSTRAINTS MAP FOR:
LOMITA ARCO
LOT B OF LOMITA VILLAGE UNIT NO. 5, MAP NO. 2998

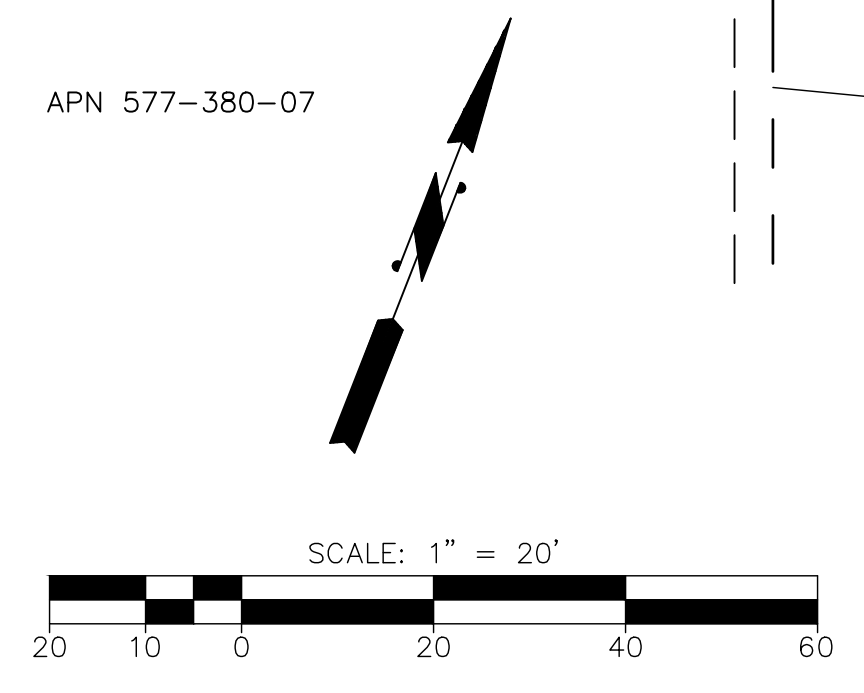
DEVELOPMENT SERVICES DEPARTMENT
SHEET 2 OF 3 SHEETS

APPROVED:	DATE	PMT NO.
FOR CITY ENGINEER	DATE	PRJ NO.
DESCRIPTION	BY	APPROVED
ORIGINAL	ML	
AS BUILTS		
CONTRACTOR	DATE STARTED	
INSPECTOR	DATE COMPLETED	

1838-6328
NAD83 COORDINATES

200-1761
LAMBERT COORDINATES

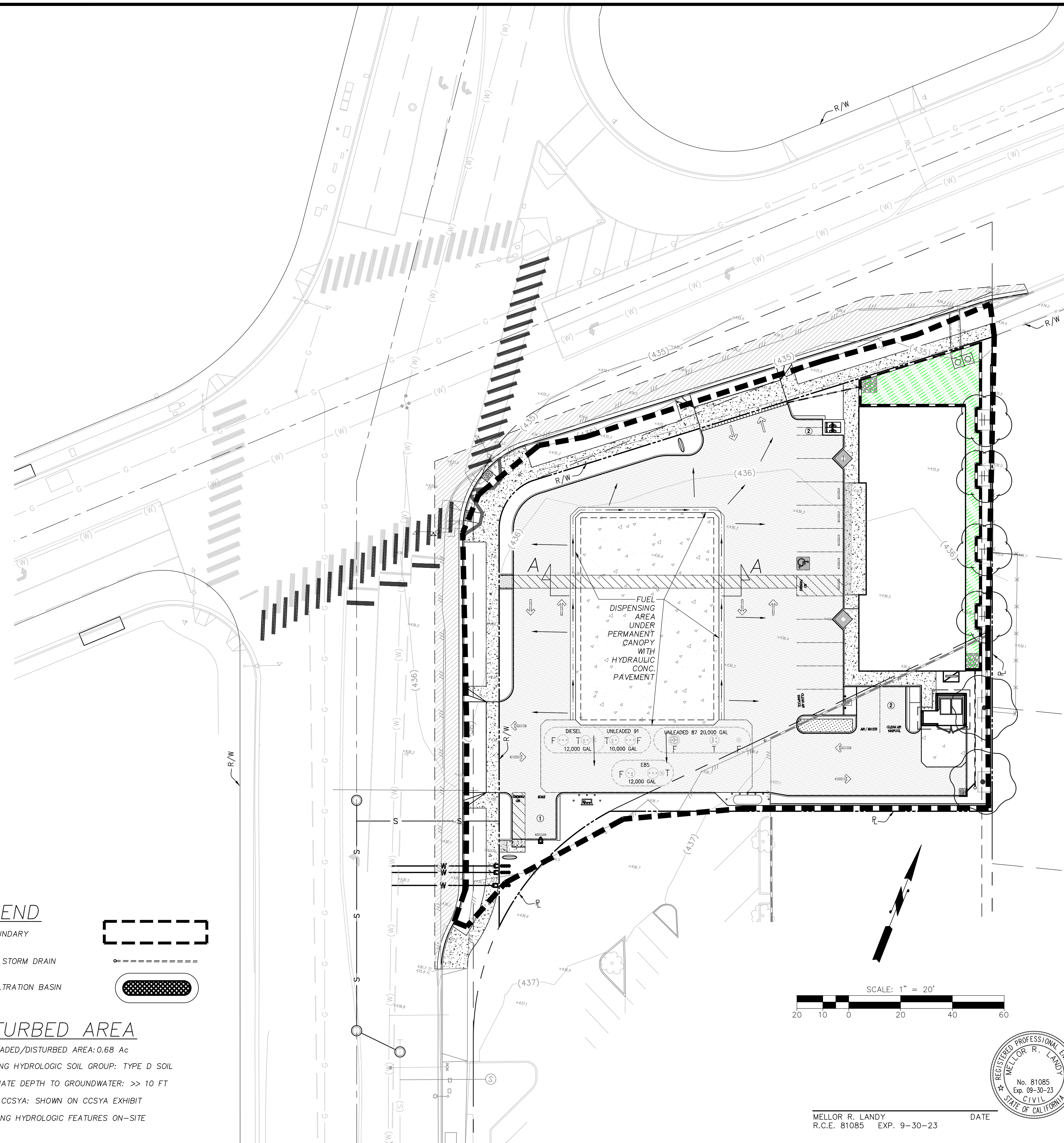
DRAWING NO. **C-2**



MELLOR R. LANDY
R.C.E. 81085 EXP. 9-30-23 DATE



SAVE DATE: 7/25/2023 ~ PLOT DATE: 7/27/2023 ~ FILE NAME: P:\HW\198.07\Nomou - Lomita Arco\03 - ENGINEERING\DRAWING\DISCRETIONARY PLANS\PRELIMINARY GRADING PLAN\198.04 - Lomita Arco_PCP-Option 2.dwg

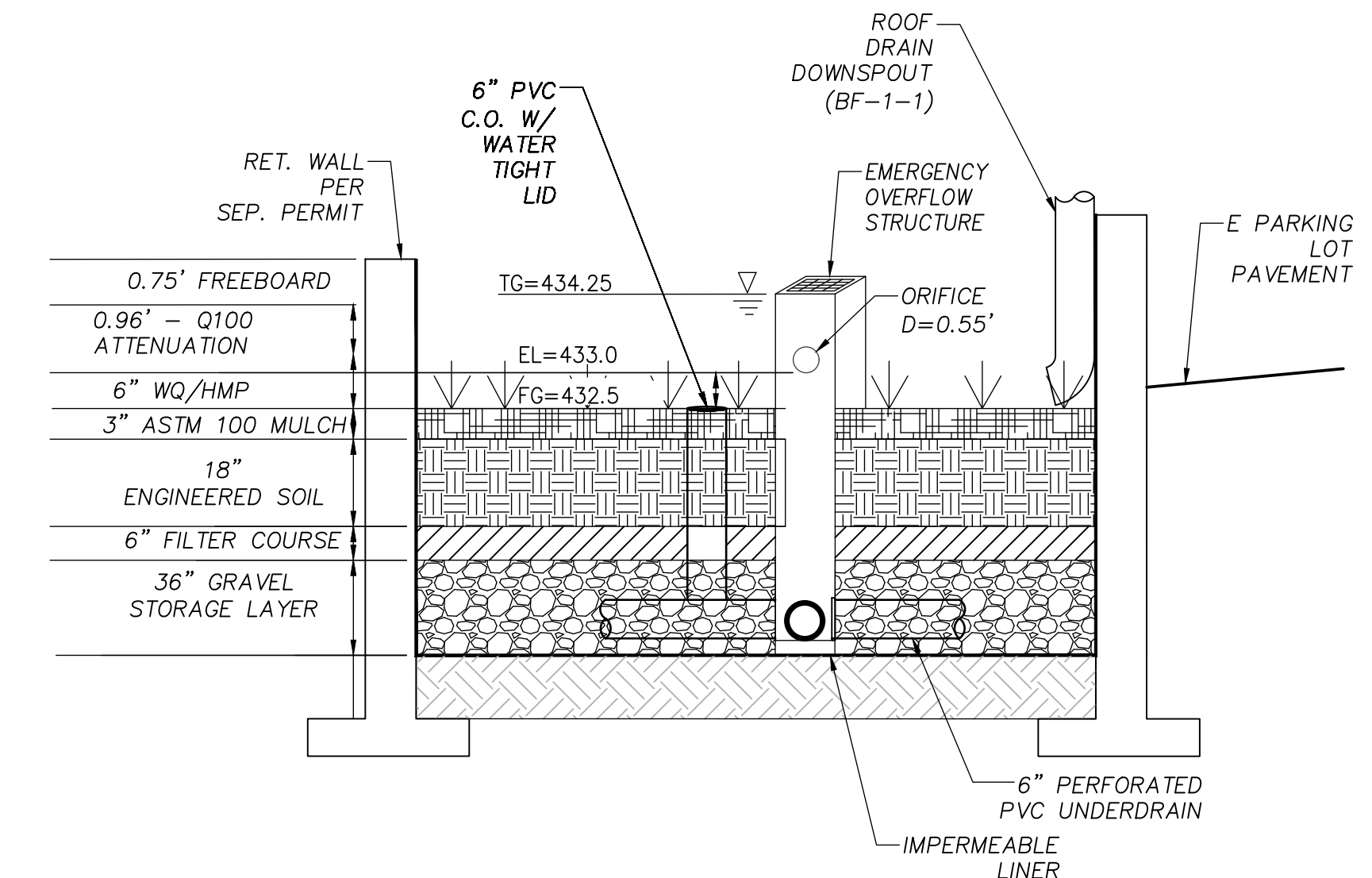
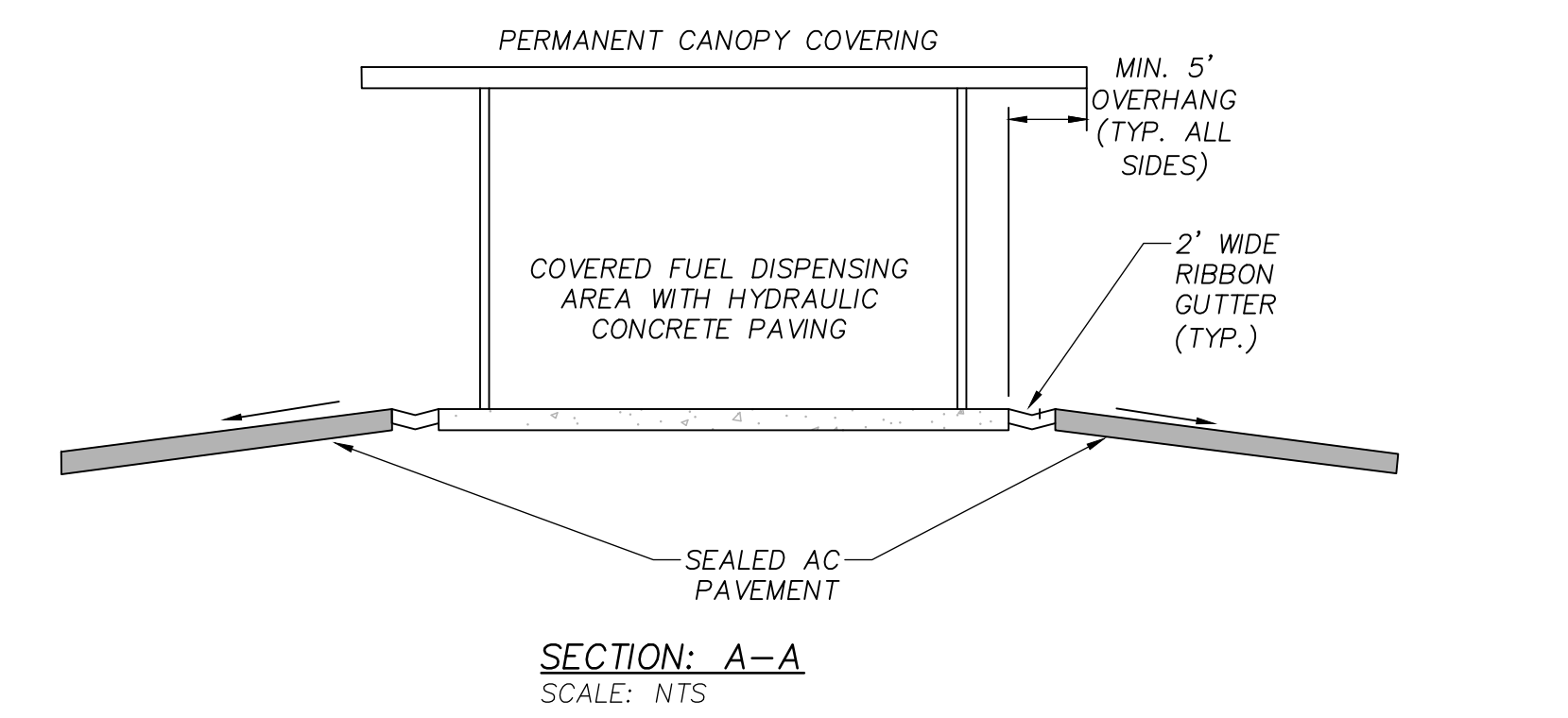


LEGEND

- DMA BOUNDARY
- ON-SITE STORM DRAIN
- BIO-INFILTRATION BASIN

DISTURBED AREA

TOTAL GRADED/DISTURBED AREA: 0.68 Ac
 UNDERLYING HYDROLOGIC SOIL GROUP: TYPE D SOIL
 APPROXIMATE DEPTH TO GROUNDWATER: >> 10 FT
 NEAREST CCSYA: SHOWN ON CCSYA EXHIBIT
 NO EXISTING HYDROLOGIC FEATURES ON-SITE



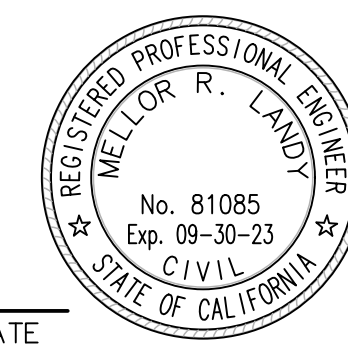
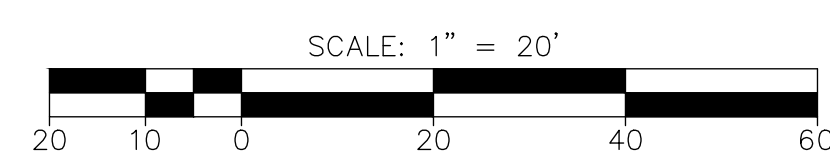
MEDIA SPECIFICATION:
 18" ENGINEERED SOIL MEDIA CONSISTS OF 80% SAND, 8% SILT, 3% CLAY AND 9% COMPOST BY WEIGHT.
 6" FILTER COURSE CONSISTS OF 3" CLEAN AND WASHED ASTM 33 FINE AGGREGATE SAND OVER 3" OF ASTM NO. 8 STONE.
 15" GRAVEL STORAGE LAYER CONSISTS OF CLEAN 3/4" GRAVEL.

SECTION: BIOFILTRATION PLANTER (BF-1-1)
 SCALE: NTS

BMP DESIGN MANUAL E-5 COMPLIANCE NOTE

- ENTIRE FUEL DISPENSING AREA TO BE UNDER PERMANENT CANOPY WITH MIN. 5' OF OVERHANG ON ALL SIDES.
- COVERED FUEL DISPENSING AREA DRAINS PROPOSED BMP BF-1-1 AND IS HYDRAULICALLY ISOLATED FROM SURROUNDING AC DRIVEWAYS.
- CONCRETE PAVEMENT OVER FUEL DISPENSING AREA SHALL USE HYDRAULIC CONCRETE. SURROUNDING DRIVEWAY TO BE PAVED WITH SEALED AC.
- ENTIRE PROJECT SITE DISCHARGES TO PROPOSED BMP BF-1-1, NOT TO SEWER SYSTEM.
- NO EQUIPMENT AND VEHICLE WASHING IS PROPOSED, NO OIL CONTROLS REQUIRED.
- OWNER WILL TRAIN EMPLOYEES TO ENSURE PROPERTY IS PROPERLY MAINTAINED AND KEPT CLEAN AND ANY PROCEDURES REQUIRED TO PROPERLY ADDRESS SPILLAGE IN THE FUELING AREA.

WARNING 0 1/2 1 IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO SCALE.		DMA & BMP EXHIBIT FOR: LOMITA ARCO LOT B OF LOMITA VILLAGE UNIT NO. 5, MAP NO. 2998	
DEVELOPMENT SERVICES DEPARTMENT SHEET 3 OF 3 SHEETS		PMT NO. _____ PRJ NO. _____	
APPROVED: _____ FOR CITY ENGINEER		DATE _____	
DESCRIPTION ORIGINAL	BY ML	APPROVED	DATE
AS BUILTS		1838-6328 NAD83 COORDINATES	
CONTRACTOR _____ INSPECTOR _____		200-1761 LAMBERT COORDINATES	
DATE STARTED _____ DATE COMPLETED _____		DRAWING NO. _____ C-3	



MELLOR R. LANDY
 R.C.E. 81085 EXP. 9-30-23 DATE _____