



THE CITY OF SAN DIEGO

Report to the Hearing Officer

DATE ISSUED: August 17, 2016 REPORT NO. HO-16-056
HEARING DATE: August 24, 2016
SUBJECT: 7-ELEVEN – CUP, 3911 UNIVERSITY AVENUE, Process Three Decision
PROJECT NUMBER: [442481](#)
OWNER/APPLICANT: Cypress Development, Owner and Allen Sipe, Applicant

SUMMARY:

Issue: Should the Hearing Officer approve a Conditional Use Permit to allow for the transfer of an existing Type 20 Off-Sale Beer & Wine Alcohol Beverage License for off-site consumption, to be used at a new 2,150-square-foot, 7-Eleven convenience store located at 3911 University Avenue, within the City Heights Community Plan area?

Staff Recommendation: APPROVE Conditional Use Permit No. 154744.

Community Planning Group Recommendation: On December 7, 2015, the City Heights Area Planning Committee reviewed the project and voted 8/7/0 to recommend approval (Attachment 8).

Staff has received several letters in both opposition and support from the community at large regarding the project (Attachment 10).

Environmental Review: The project was determined to be exempt pursuant to California Environmental Quality Act CEQA Guidelines Section 15301, Existing Facilities and an appeal of the CEQA determination was filed on March 11, 2016. The City Council denied the CEQA appeal on July 19, 2016. The scope of the subject hearing considers only the project and not the environmental determination.

BACKGROUND

The project proposes a Conditional Use Permit (CUP) to allow a Type 20 Off-Sale Beer & Wine Alcohol Beverage License within a 2,150-square-foot, 7-Eleven convenience store. The 0.32-acre project site is located at 3911 University Avenue in the CU-2-3 Zone of the Central Urbanized Planned District within the City Heights Community Plan area (Attachment 2).

A closed Jiffy Lube oil change center was previously operational on the project site (Attachment 3). The applicant plans to demolish the existing building and redevelop the site into a two-suite retail site, with one of the tenants being the new 7-Eleven convenience store.

The project is within a commercial zone surrounded by commercial, retail, educational institutions and residential uses and commercial uses are permitted by right in the CU-2-3 Zone. Therefore, the construction of the retail suites qualified to be processed as a ministerial building permit, which is currently under review. Construction is expected to begin in several months.

The Alcohol Beverage License to be utilized by this project would be transferred from an existing market located at 3805 University Avenue, within the City Heights Community Plan area

DISCUSSION

Development Regulations and Location Criteria

A Type 20 Off Sale Beer & Wine Alcohol Beverage License is defined as “off-sales,” which does not allow the alcohol sold at the store to be consumed on the premises. The underlying CU-2-3 Zone is intended to allow a mix of heavy commercial, limited industrial uses, and is intended to accommodate development with pedestrian orientation and medium-high density residential use. The CU-2-3 Zone also allows alcoholic beverage outlets as a conditional use subject to regulations set forth in [San Diego Municipal Code \(SDMC\) Section 141.0502\(c\)](#). An alcoholic beverage outlet that does not comply with these requirements, including certain location criteria per [SDMC Section 141.0502\(b\)\(1\)](#), may still be permitted with a Process Three CUP pursuant to [SDMC Section 141.0502\(c\)](#), and requires a recommendation from the San Diego Police Department (SDPD). The proposed transfer of an existing alcoholic beverage license to this location requires a CUP because the project site does not meet all of the locational criteria set forth in SDMC Section 141.0502(b)(1) and [155.0251\(d\)](#) 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.

The subject property is in Census Tract No. 24.01, which reported a crime rate of 131.5 percent of the city-wide average based on the statistics provided by the SDPD (Attachment 9).

The project site is located within a “high crime” Census Tract. According to SDPD data, the majority of the crime in the area consists of noise and alcohol related crimes. A Census Tract is considered to have “high crime” if the crime rate exceeds 120 percent of the city-wide average; therefore the project does not meet this locational criteria and a Conditional Use Permit is required.

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. 24.01, which based on the California Business and Professional Code Section 23958.4 permits a total of two off-sale alcoholic beverage outlets. Currently there are four existing off-sale alcoholic beverage outlets within Census Tract 24.01.

While the transferring of an existing licenses to this site project would not increase the number of licenses, the project does not meets this locational criteria as it would still exceed the total allowed off-sale alcoholic beverage outlets.

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.

No such institutions are within 600 feet of the project site; therefore the project meets this locational criteria.

4. Within 100 feet of residentially zoned property.

The project site is not within 100 feet of residentially zoned properties; therefore the project meets this locational criterion.

Community Plan Consistency

The City Heights Community Plan designates the site for Industrial Land Use ([Figure 11, Page 38](#)), and 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 Plan. The sale of alcoholic beverages is not addressed in the Community Plan, however one goal is, "...to provide a full range of commercial goods and services to the Mid-City Population." The City Heights Community Plan does not specifically address alcoholic beverage outlets; however the sale of alcohol products is defined as a commercial retail use in the Land Development Code and permitted with the approval of a CUP. The City Heights Community Plan states the site can be used for commercial development; therefore the CUP to allow the sale of alcohol would not adversely affect the City Heights Community plan.

Alcohol Sales-Project Analysis

In 2010, a Type 20 Off-Sale Beer & Wine Alcohol Beverage License was issued at the current 38th Street Market, located at 3805 University Avenue for the sale of beer and wine for off-premises consumption, with a limited number of conditions attached. The transfer of the 38th Street Market Type 20 Off-Sale Beer & Wine Alcohol Beverage License will allow more contemporary standard Alcohol Beverage Control conditions to be applied to the new CUP, as described below. The license is currently suspended due to lack of tax payments by the current owner to the State Board of Equalization. The owner has subsequently stopped all alcohol sales at the 38th Street Market in preparation for the pending sale of the license. Once transferred the 38th Street Market will not have the right to sell alcohol. The outstanding tax lien will be settled from proceeds of the transferred license.

The transferring of the current Type 20 Off-Sale Beer & Wine Alcohol Beverage License will not increase the number of licenses within the Community or within census tract 24.01. The pending transfer of the Type 20 Off-Sale Beer & Wine Alcohol Beverage License is defined as "off sales" which would require all of the alcohol sold at the store to be consumed off the premises. The proposed alcoholic beverage outlet at this location requires a CUP because the project site does not meet the locational criteria of SDMC Section 141.0502(b)(1) and due to its location within the Central Urbanized Planned District, SDMC Section 155.0251(d). Staff is recommending approval of the project as conditioned by staff and the SDPD (Attachment 6).

The CUP includes conditions that limit the hours of sales; regulate the type, volume, and alcohol content of the beverages; limit advertising, address loitering and graffiti through immediate corrective action, with the objective to reduce the potential for loitering and criminal activity on the property. Additionally, the CUP includes a 10-year expiration date. The permit could be extended through the appropriate review and decision process and may be subject to additional conditions at that time.

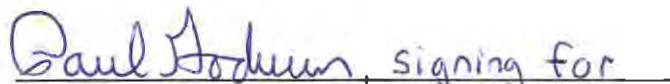
The project has been reviewed by City staff and the SDPD for conformance to the applicable development regulations and land use policies. Staff support of the proposed alcoholic beverage outlet at this location is based on the commercial nature of the site, and its location within the Central Urbanized Commercial Zone. The operation of a 7-Eleven convenience including the sale of beer and wine for off-premises consumption is consistent with the industrial land use designation of the City Heights Community Plan and is permitted by the underlying CU-2-3 Zone.

Furthermore, both staff and SDPD concluded that if the permit were appropriately conditioned, the proposed alcohol sales would not have an adverse impact on the surrounding neighborhood. SDPD has provided conditions for the permit (Attachment 6). The conditions would limit the hours of alcohol beverage sales from 10:00 a.m. to midnight.

ALTERNATIVES

1. Approve Conditional Use Permit No. 154744, with modifications.
2. Deny Conditional Use Permit No. 154744, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,


Derrick Johnson (DJ), Development Project Manager

Attachments:

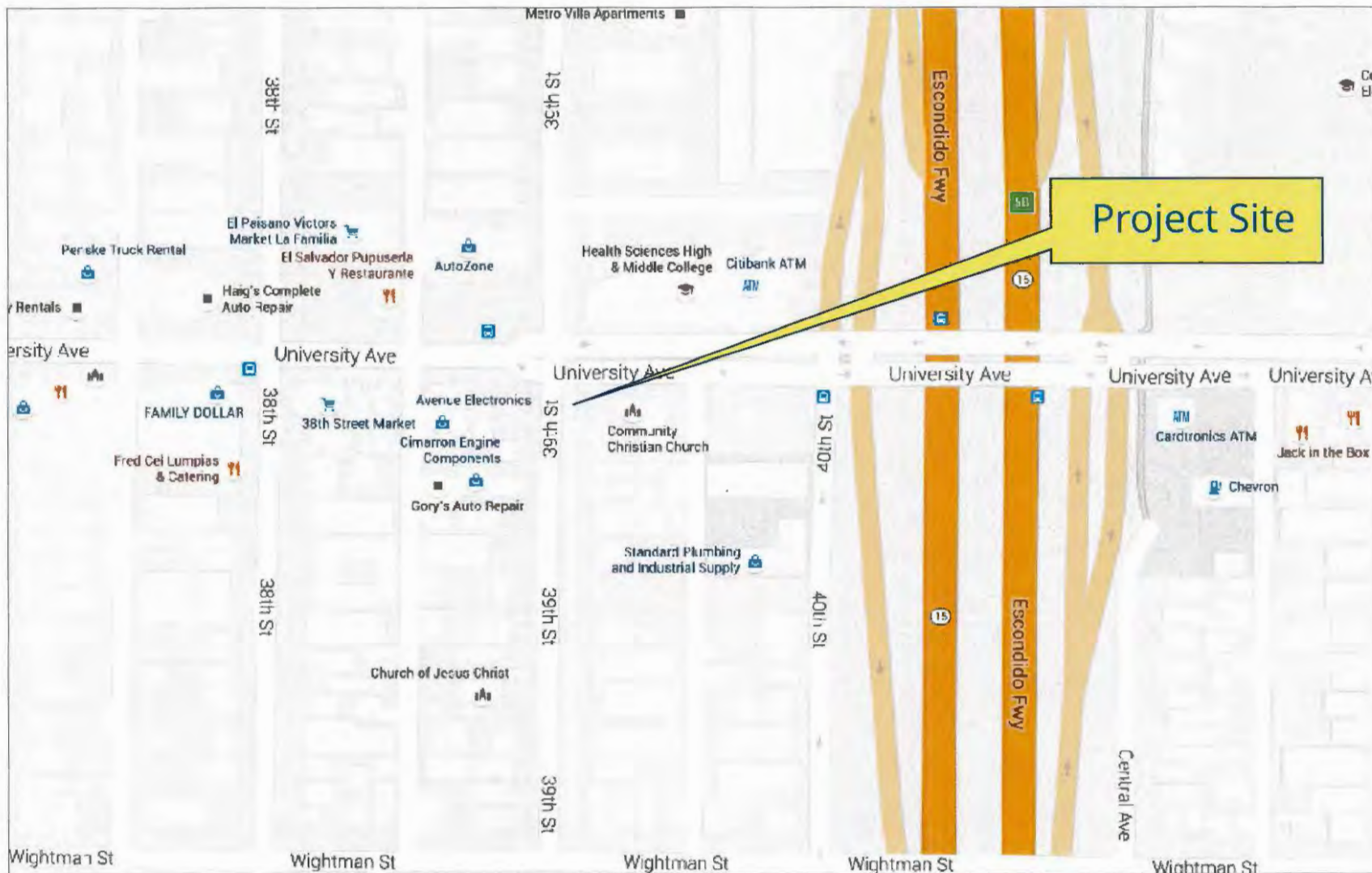
1. Aerial Photograph
2. Project Location Map
3. Community Plan Land Use Map
4. Project Data Sheet
5. Draft Resolution with Findings
6. Draft Permit with Conditions
7. Photos
8. Community Planning Group Recommendation
9. Copy of PNC from SDPD
10. Community Correspondence
11. Project Plans



Location Aerial Photo

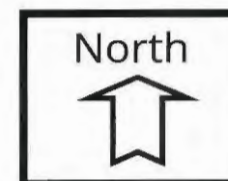
7-ELEVEN CUP - 3911 UNIVERSITY AVENUE
PROJECT NO. 442481

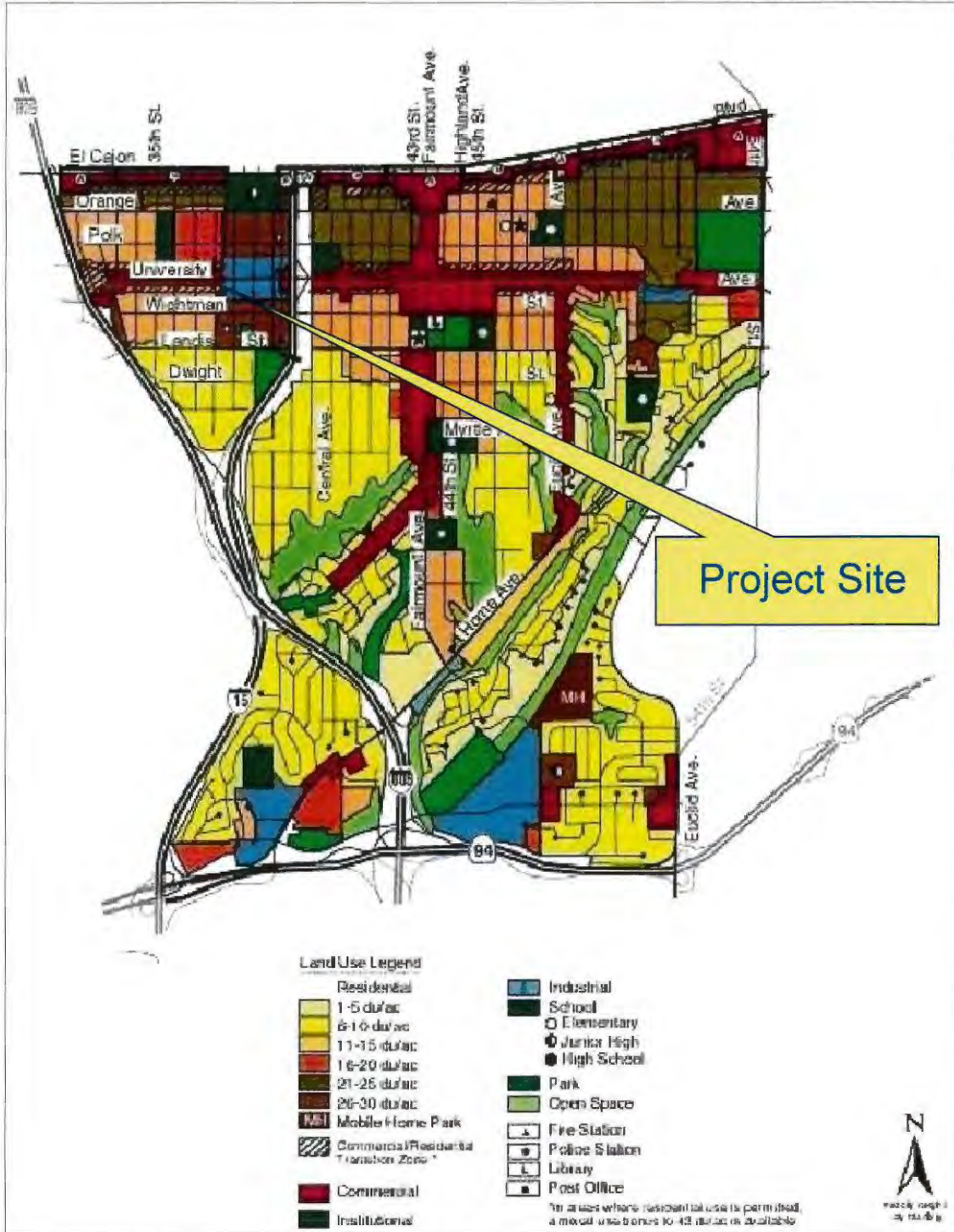




Project Location Map

7-ELEVEN CUP - 3911 UNIVERSITY AVENUE
PROJECT NO. 442481





Land Use Map

**7-ELEVEN CUP - 3911 UNIVERSITY AVENUE
PROJECT NO. 442481**



PROJECT DATA SHEET

PROJECT NAME:	7-Eleven CUP	
PROJECT DESCRIPTION:	Conditional Use Permit to transfer an existing Type 20 Off-Sale Alcohol License to a new convenience store to be constructed at 3911 University Avenue.	
COMMUNITY PLAN AREA:	City Heights	
DISCRETIONARY ACTIONS:	Conditional Use Permit	
COMMUNITY PLAN LAND USE DESIGNATION:	Industrial	
ZONING INFORMATION:		
ZONE:	CU-2-3 – Mix of heavy commercial & light industrial with pedestrian orientation and medium-high density residential use.	
HEIGHT LIMIT:	50'	
LOT SIZE:	0.32 acre	
FLOOR AREA RATIO:	max FAR of the site	
FRONT SETBACK:	0' min, 10' max	
SIDE SETBACK:	10', 0' option	
STREETSIDE SETBACK:	0' min, 10' max	
REAR SETBACK:	10', 0' option	
PARKING:	13 spaces proposed	
ADJACENT PROPERTIES:	LAND USE DESIGNATION & ZONE	EXISTING LAND USE
NORTH:	Industrial; CU-2-3	Commercial and Educational Uses
SOUTH:	Industrial; CU-2-3	Multi-Family Residential
EAST:	Industrial; CU-2-3	Commercial Uses
WEST:	Industrial; CC-5-4	Vacant
DEVIATION REQUESTED:	None.	
COMMUNITY PLANNING GROUP RECOMMENDATION:	On December 7, 2016, the City Heights Community Planning Group voted 8/7/0 to recommend approval of the project.	

HEARING OFFICER RESOLUTION NO. _____
CONDITIONAL USE PERMIT NO. 154744
7-ELEVEN – CUP, 3911 UNIVERSITY AVENUE - PROJECT NO. 442481
DRAFT

WHEREAS, Cypress Development, Owner/Permittee, filed an application with the City of San Diego to operate an alcoholic beverage outlet and conditioned upon the issuance of a license (Type 20 Beer and Wine License for the sale of alcoholic beverages for off-site consumption) from the State Department of Alcoholic Beverage Control (ABC) and subject to the City's land use regulations (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. 154744), on portions of a 0.32-acre site;

WHEREAS, the project site is located in the CU-2-3 Zone of the Central Urbanized Planned District, within the City Heights Community Plan area, and will be located at 3911 University Avenue, within a 2,150-square-foot, 7-Eleven convenience store;

WHEREAS, the project site is legally described as: Lots 1, 2, 3 and 4, Block 54 City Heights, Map No. 1007;

WHEREAS, on August 24, 2016, the Hearing Officer of the City of San Diego considered Conditional Use Permit No. 154744 pursuant to the Land Development Code of the City of San Diego;

The project was determined to be exempt pursuant to California Environmental Quality Act CEQA Guidelines Section 15301, Existing Facilities and an appeal of the CEQA determination was filed on March 11, 2016. The City Council denied the CEQA appeal on July 19, 2016;

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

That the Hearing Officer adopts the following written Findings, dated August 24, 2016.

CONDITIONAL USE PERMIT (CUP) FINDINGS - SECTION 126.0305:

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

The project proposes a CUP for the operation of an alcohol beverage outlet within a 2,150-square-foot, 7-Eleven convenience store, specifically a Type 20 license allowing for the sale of beer and wine for off-site consumption. The applicant plans to demolish the existing building and redevelop the site into a two-suite retail site, with one of the tenants being the new 7-Eleven convenience store. The City Heights Community Plan designates the site for Industrial Land Use and 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 City Heights Community Plan. The sale of alcoholic beverages is not addressed in the Community Plan, however one goal is, " ...to provide a full range of commercial goods and services to the Mid-City Population." The City Heights Community Plan does not specifically address alcoholic beverage outlets; however the sale of alcohol products is defined as a commercial retail use in the Land Development Code and permitted with the approval of a CUP.

The City Heights Community Plan states the site can be used for commercial development. Therefore, the CUP to allow the sale of alcohol would not adversely affect the applicable land use plan.

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

The project proposes a CUP for the operation of an alcohol beverage outlet within a 2,150-square-foot, 7-Eleven convenience store, specifically a Type 20 license allowing for the sale of beer and wine for off-site consumption.

Separate from the Alcoholic Beverage Control (ABC), this CUP places restrictions on the 7-Eleven convenience store which relate to the sale of alcohol. Approval of this application would condition the sale of alcohol so that the alcohol sales would not have a negative impact on the surrounding neighborhood. The applicant is purchasing the existing license from the 38th Street Market Avenue, that currently has no conditions attached, and moving that license one block east to the new location. The transfer will allow more contemporary standard Alcohol Beverage Control conditions to be applied to the new CUP. The transferring of the current Alcohol Beverage License will not increase the number of license within the Community or within census tract 24.01. The project will have to comply with all the regulations listed in SDMC [141.0502\(b\)](#) which would limit the hours of sales, regulate the square footage of area for alcohol to be sold, regulate advertising, provide for a well-lighted area, and prohibit specific on-site activities with the objective of reducing the likelihood of loitering and other criminal activity on the property. Additionally, the CUP includes conditions regulating the type, size, and quantities of the beverages. The conditions would also limit the hours of alcohol beverage sales from 10:00 a.m. to midnight. Advertising will be limited and "No Loitering" signs would be required to be prominently displayed on the premises.

The proposed 7-Eleven will be consistent with the recommended commercial land use, therefore there will be no conflict with the current development pattern in the neighborhood. The project was determined to be exempt pursuant to California Environmental Quality Act CEQA Guidelines Section 15301, Existing Facilities and an appeal of the CEQA determination was filed on March 11, 2016. The City Council denied the CEQA appeal on July 19, 2016.

Both staff and the San Diego Police Department have concluded that the CUP as conditioned would not have a negative impact on the surrounding neighborhood. Therefore, with the proposed conditions 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 CU-2-3 Zone is intended to allow a mix of heavy commercial, limited industrial and residential uses that accommodate development with a pedestrian orientation. These zones are 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.

Alcohol sales are 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 and no deviations are requested as a part of this application.

In addition, A CUP can be approved in accordance with Section 141.0502(b) even if the following locational criteria are not met: 1) Within a Federal 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; 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 Businesses and Professional Code (Section 23958.4); 3) Within a Redevelopment Area; 4) Within 600 feet of a public or private accredited school; 5) a public park, playground or recreational area, a church, hospital or a San Diego County Welfare District Office; 6) Within 100 feet of residentially zoned property.

The CU-2-3 Zone allows alcoholic beverage outlets as a Conditional Use subject to regulations set forth in [San Diego Municipal Code \(SDMC\) Section 141.0502\(c\)](#). An alcoholic beverage outlet that does not comply with these requirements, including certain location criteria per [SDMC Section 141.0502\(b\)\(1\)](#), may still be permitted with a Process Three CUP pursuant to [SDMC Section 141.0502\(c\)](#), and requires a recommendation from the San Diego Police Department (SDPD). A Conditional Use Permit is required for the subject site because the property is located within area where the general crime rate exceeds the citywide average general crime rate by more than 20 percent and the ratio of alcoholic beverage outlets exceeds the standards established by the California Businesses and Professional Code (Section 23958.4). SDPD has concluded that the CUP as conditioned would not have a negative impact on the surrounding neighborhood and the proposed development 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 a CUP for the operation of an alcohol beverage outlet within a 2,150-square-foot, 7-Eleven convenience store, specifically a Type 20 license allowing for the sale of beer and wine for off-site consumption. 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 7-Eleven convenience store which relate to 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 would limit the hours of sales, regulate the square footage of area for alcohol to be sold, regulate advertising, provide for a well-lighted, cleaner site and prohibit 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 [141.0502\(b\)](#), and the sales will be limited to the hours of 10:00 a.m. to midnight and allow a maximum of 20 percent of the floor area to be dedicated to alcohol sales.

ATTACHMENT 5

Both staff and the San Diego Police Department have concluded that the CUP as conditioned would not have a negative impact on the surrounding neighborhood. Therefore, with the proposed use is appropriate at the proposed location.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Hearing Officer, Conditional Use Permit No. 154744 is hereby GRANTED by the Hearing Officer to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit No. 154744, a copy of which is attached hereto and made a part hereof.

Derrick Johnson (DJ)
Development Project Manager
Development Services

Adopted on: August 24, 2016

IO#: 24006169

RECORDING REQUESTED BY
CITY OF SAN DIEGO
DEVELOPMENT SERVICES
PERMIT INTAKE, MAIL STATION
501

PROJECT MANAGEMENT
PERMIT CLERK
MAIL STATION 501

INTERNAL ORDER NUMBER: 24006169

CONDITIONAL USE PERMIT No. 1547444
7-ELEVEN - CUP, 3911 UNIVERSITY AVENUE - PROJECT No. 442481
HEARING OFFICER

This Conditional Use Permit No. 1547444 is granted by the Hearing Officer of the City of San Diego to Cypress Development, Owner/Permittee, pursuant to San Diego Municipal Code [SDMC] section 141.0502. The 0.32-acre project site is located at 3911 University Avenue in the CU-2-3 Zone of the Central Urbanized Planned District within the City Heights Community Plan area. The project site is legally described as: Lots 1, 2, 3 and 4, Block 54 City Heights, Map No. 1007.

Subject to the terms and conditions set forth in this Permit, permission is granted to Cypress Development, Owner/Permittee to: allow for the transfer of an existing alcoholic beverage license to allow the operation of an alcoholic beverage outlet conditioned upon the issuance of a license from the State Department of Alcoholic Beverage Control and subject to the City's land use regulations] described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated August 24, 2016, on file in the Development Services Department.

The project shall include:

- a. Operation of an alcoholic beverage outlet conditioned upon the issuance of a license (Type 20 Beer & Wine License for the sale of alcoholic beverages for off-site consumption) from the State Department of Alcoholic Beverage Control;
- b. Off-street parking;
- c. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality Act [CEQA] and the CEQA Guidelines, the City Engineer's requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the SDMC.

STANDARD REQUIREMENTS:

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36 month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by September 8, 2019.
2. 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.
3. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
 - a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and
 - b. The Permit is recorded in the Office of the San Diego County Recorder.
4. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.
5. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.
6. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
7. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).
8. The Owner/Permittee shall secure all necessary building permits. The Owner/Permittee is informed that to secure these permits, substantial building modifications and site improvements may be required to comply with applicable building, fire, mechanical, and plumbing codes, and State and Federal disability access laws.
9. Construction plans shall be in substantial conformity to Exhibit "A." Changes, modifications, or alterations to the construction plans are prohibited unless appropriate application(s) or amendment(s) to this Permit have been granted.

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

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

ENGINEERING REQUIREMENTS:

11. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, to reconstruct the non-ADA compliant east existing driveway with current City Standard concrete driveway, adjacent to the site on 39th Street.

12. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the reconstruction of the non-ADA compliant curb ramp at the southeast corner of University Avenue, and 39th Street and University Avenue with current City Standard curb ramp, per SDG-132, adjacent to the site on 39th Street.

13. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, to reconstruct the non-ADA compliant curb ramp at the alley entrance, with current City Standard curb ramp, per SDG-136, adjacent to the site.

PLANNING/DESIGN REQUIREMENTS:

14. All signs associated with this development shall be consistent with sign criteria established by the City-wide sign regulations.

15. The Conditional Use Permit (CUP) shall expire on September 8, 2026.

16. The project site shall be used as a market and the sale of alcoholic beverages shall be accessory and limited to a maximum of 20 percent of the floor area of the market.

17. 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.

18. The sales of alcoholic beverage shall only be permitted between the hours of 10:00 a.m. and midnight.

19. 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.

POLICE DEPARTMENT REQUIREMENTS:

20. Wine shall not be sold in bottles or containers smaller than 750 ml.

21. Beer, malt beverages and wine coolers in containers of 16-ounce or less cannot be sold in single containers, but must be sold in manufacturer pre-packaged multi-unit quantities.

22. Any graffiti painted or marked upon the premises or on any adjacent area under the control of the license shall be removed or painted over within 48 hours of being applied.

23. The applicant shall post and maintain a professional quality sign facing the premises parking lot that reads: NO LOITERING, NO LITTERING, NO DRINKING OF ALCOHOLIC BEVERAGES. VIOLATORS ARE SUBJECT TO ARREST. The sign shall be at least two square feet with two inch block lettering. The sign shall be in English and Spanish.

24. Exterior advertising of alcoholic beverages or interior advertising of alcoholic beverages that is visible from the exterior of the premises shall be prohibited in order to prevent under-age drinking.

POLICE DEPARTMENT RECOMMENDATIONS FOR ABC LICENSE:

- Wine shall not be sold in containers of less than 750 ml., with the exception of wine coolers sold in four-pack containers or more per sale.
- Malt beverages shall not be sold in less than six-pack containers per sale.
- Wine shall not be sold with an alcoholic content greater than 15 percent by volume.

INFORMATION ONLY:

- The issuance of this discretionary use permit alone does not allow the immediate commencement or continued operation of the proposed use on site. The operation allowed by this discretionary use 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 Development Services Department of the City of San Diego on August 24, 2016 and Reso No.

ATTACHMENT 6

CUP No. 1547444
Date of Approval: August 24, 2016

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

Derrick Johnson (DJ)
Development Project Manager

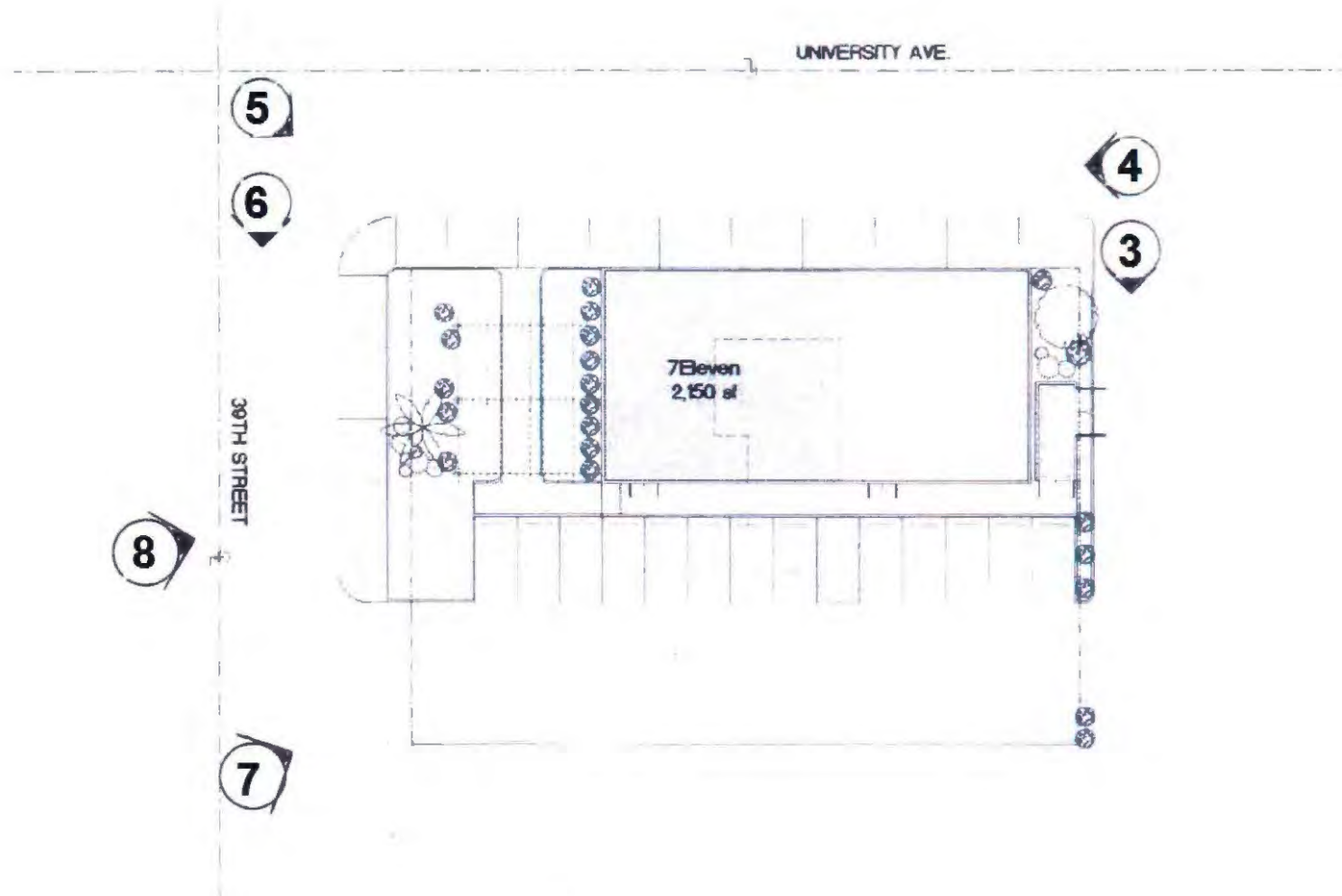
**NOTE: Notary acknowledgment
must be attached per Civil Code
section 1189 et seq.**

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.

Cypress Development
Owner/Permittee

By _____
Jack Cypress
President

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



SITE PLAN 



<p>Site No. 1037420 39th Street /University Ave San Diego, CA 92105</p>	<h2>Photo Key Plan</h2>
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ATTACHMENT 7

Photo 1



West Building Elevation
off 39th St

7Eleven 3911
Unversity Ave

New 7Eleven location to
which license will be
transferred.



Photo 2

3805 University Ave
38th St Market

License # 483260
Type 20

To be transferred to
7Eleven



Site No. 1037420

39th Street /University Ave
San Diego, CA 92105

2.6 Site Photos



ATTACHMENT 7

Photo 3

East Building Elevation
off alley

Looking south down alley
with power pole in
center of frame.

Alley width 20 ROW per
APN Map



Photo 4

East Building Elevation
from across alley at
University

Sidewalk looking down
northern building
facade



Site No. 1037420

39th Street /University Ave
San Diego, CA 92105

2.6 Site Photos



ATTACHMENT 7



Photo 5

cWC Building Elevation
off 39th Street. at
University

Street trees in
foreground.



Photo 6

Looking South across
University Ave down
39th at the intesection



Site No. 1037420
39th Street /University Ave
San Diego, CA 92105

2.6 Site Photos



ATTACHMENT 7



Photo 7

West Building Elevation
off 39th St

Driveway right. .
Adjacent residential on
south property line.



Photo 8

Ease Building Elevation
from alley

Driveway into alley
shown



Site No. 1037420	2.6 Site Photos
39 th Street /University Ave San Diego, CA 92105	



CITY HEIGHTS AREA PLANNING COMMITTEE

Postoffice Box 5859
City Heights CA 92165
(619) 284-2184

December 14, 2015

MEMORANDUM FOR: Derrick Johnson, Development Project Manager,

From: Committee Chairwoman
Patty Vaccariello _____

Subj: CUP for a Type 20 License at 7-11

At the December 7, 2015 meeting of the City Heights Area Planning Committee the Committee heard a presentation for a Conditional Use Permit (CUP) for a Type 20 beer and wine license that would be located on the South East corner of University and 39th. The owner is purchasing an existing license at 38th and University, that currently has no conditions attached, and moving that license two blocks to the new location. The owner plans to redevelop the new site into a two suite retail site where one of the tenants would be a new 7-11. Some of the concerns expressed at the meeting were increased transient activity and increased trash in a census tract that already has high crime.

After extensive comments from the board and the community a motion was made to deny the CUP. That motion failed 7/8/0 (chair not voting).

A second motion was made to approve the Conditional Use Permit for a Type 20 license with the attached conditions (below). The motion passed 8/7/0 (chair not voting).

The Committee welcomes the opportunity to put conditions on a license that currently has none, and does not consider a two block move to be any more detrimental than the current location. We believe charter schools should not count the same as existing school sites. After hearing from representatives of 7-11 the Committee is satisfied that the operator has a strict monitoring process in place to prevent violations of the conditions.

Cc: Allen Sipe
Jack Campagna
Jose Gandara

RECOMMENDED C.U.P. AND ABCD LICENSE CONDITIONS

The police department recommends certain conditions to be placed on the Conditional Use Permit that is needed before applicants can receive an ABCD Type-20 license (Beer/Wine). The Development Services Department attaches other conditions. Communities should urge the City and police department to apply the conditions below or an expanded set developed by the Community, rather than having the vice unit and the Development Services Department recommending different conditions that might conflict with one another:

- Alcoholic beverages may be sold only from 8:00AM to 10:00PM.
- Wines shall not be sold in containers or bottles of less than 750ml.
- Beer, malt beverages, wine coolers, or beer coolers may only be sold in manufacturers multi-unit packages, in quantities of six containers or more per package. No individual container or bottle in any of the packages may exceed 39-ounces in volume. No single containers of beer, malt beverages, wine coolers, or beer coolers may be sold.
- No beverage may be sold with an alcohol content greater than 15% by volume, except that "dinner wines" which have been aged more than two years may contain up to 25% by volume.
- No distilled spirits of any kind may be sold.
- No more than [insert a fixed number] square feet of the premises shall be used to display alcoholic beverages and that area shall not be increased regardless of any future expansion of the premises. The area of all chilled product display boxes containing alcoholic beverages shall be included in the [fixed] square foot maximum area.
- No loitering may be allowed on the premises or on any adjacent area under the control of the licensee. If necessary, the licensee shall hire and post security guards to enforce this condition.
- Security cameras which cover all of the premises and parking shall be installed and maintained. Recordings shall be available to any law enforcement agent or agency on request.
- The parking, the exterior of the premises, the adjacent public sidewalks, and all other adjacent areas under the licensee's control shall be illuminated to a level of 0.4 foot-candles. The illumination shall be maintained during all hours of darkness that the premises are open for business, so that persons standing on or near the premises at night are identifiable to law enforcement personnel. Illumination shall be directed and shielded so that it does not shine onto other owner's properties.

ATTACHMENT 8

- The licensee shall post and maintain a professional quality sign facing each parking lot that reads as follows: "NO LOITERING, NO LITTERING, NO OPEN CONTAINERS, NO DRINKING OF ALCOHOLIC BEVERAGES ON THE PREMISES, PARKING AREAS, OR ADJACENT SIDEWALKS. VIOLATORS ARE SUBJECT TO ARREST". The signs shall be in English and Spanish. The printing shall be two-inch or taller block lettering, and the signs shall be large enough to contain all the lettering.
- The premises shall conform to the transparency requirement for the zone in which it is located, and the licensee shall not post signage, or position displays or any other object that interferes with the transparency requirement.
- The total area of advertising signage that indicates alcoholic beverages or alcohol sales shall not exceed 630 square inches total for the premises and shall not be placed so as to interfere with transparency.
- Any graffiti applied to or any litter deposited on the premises or adjacent public sidewalks or adjacent area(s) under the licensee's control shall be removed or painted over, as appropriate, within 48 hours of its application or deposit.
- No amusement machines or video game, no pool or billiard table, no foosball or pinball machine, no arcade style video or electronic game, and no coin-operated amusement device may be allowed on the premises.
- No pay telephone shall be maintained anywhere on the premises or on any adjacent area under the licensees' control.
- The licensee shall list the business address and telephone number in the telephone directory that serves the premises.
- The licensee shall place trash receptacles convenient for use by patrons inside and outside the premises and in the parking area and near adjacent sidewalks and in any other adjacent area under the control of the licensee. At least one 13-gallon receptacle shall be located inside the premises. At least one 32-gallon receptacle shall be located outside the premises, and at least one additional 32-gallon receptacle shall be located in each parking area.
- The licensee shall conspicuously post a copy of these Conditions at the premises and maintain them visible so they may be viewed by the public or any government official.
- This Conditional Use Permit will expire and become void ten (10) years from its approval date. The Municipal Code §141.0502(c)(7) details how extensions of the expiration date may be applied for and considered.

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

PREMISE ADDRESS: 3911 University Ave, San Diego

TYPE OF BUSINESS: 7-11 Store (Type-20 Off Sales Beer and Wine License #483260)

FEDERAL CENSUS TRACT: 24.01

NUMBER OF ALCOHOL LICENSES ALLOWED: 2

NUMBER OF ALCOHOL LICENSES EXISTING: 4

CRIME RATE IN THIS CENSUS TRACT: 131.5%
(Note: Considered High Crime If Exceeds 120% of City-wide Average)

THREE OR MORE REPORTED CRIMES AT THIS PREMISE WITHIN PAST YEAR DYES [8]NO

IS THE PREMISE WITHIN 600 FEET OF INCOMPATIBLE FACILITY DYES [8]NO

IS THE PREMISE WITHIN 100 FEET OF RESIDENTIALLY ZONED PROPERTY DYES [8]NO

ABC LICENSE REVOKED AT THIS PREMISE WITHIN PAST YEAR YES NO

HAS APPLICANT BEEN CONVICTED OF ANY FELONY DYES NO

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

COMMENTS/OTHER FACTORS CONSIDERED: The crime rate for census tract 24.01 is 131.5%. A crime rate above 120% is considered high. The alcohol crime rate for census tract 24.01 is 86.1%. The concentration level for on-sale licenses are four in an census tract that allows two. This shows the area is overconcentrated with off-sale licenses. The proposed license has off-sale incorporated into it. The Police Department would have concerns with noise and alcohol related crimes in the area because the Health Sciences High School and Middle College are located across the street at 3910 University Ave.

This 7-11 is taking an old license with few conditions from 3805 University Ave and transferring it to 3911 University Ave. This will allow more contemporary standard ABC conditions to be applied. The PCN and CUP were approved by the City Heights Community Planning Board on 12/6/2015.

SUGGESTED CONDITIONS: The San Diego Police Department agrees to the issuance of this license providing the following conditions are included in the Alcoholic Beverage Control License:

1. Sales and service of alcoholic beverages shall be permitted only between the hours of 10:00 AM and 12:00 AM each day of the week.
2. Wine shall not be sold in bottles or containers smaller than 750 ml.
3. The sales of beer or malt beverages in quantities of quarts, 40 oz., or similar size containers are prohibited.

4. No wine shall be sold with an alcohol content of greater than 15% by volume except for "Dinner Wines".
5. The petitioner(s) shall post and maintain a professional quality sign facing on the front of the premises that reads as the follows: NO LOITERING, NO LITTERING, NO DRINKING OF ALCOHOLIC BEVERAGES. VIOLATORS ARE SUBJECT TO ARREST. The sign shall be at least two feet square with two inch block lettering. The sign shall be in English and Spanish.
6. No loitering shall be allowed on the premises. If it necessary, a licensed security guard shall be present to control enforcement of this provision.
7. Any graffiti painted or marked upon the premises or on any adjacent area under the control of the licensee(s) shall be removed or painted over within 48 hours of being applied.
8. Beer, malt beverages or wine cooler products, regardless of container size, must be sold in manufacturer pre-packaged multi-unit quantities.
9. There shall be no exterior advertising or sign of any kind, including advertising, directed to the exterior from within, promoting or indicating the availability of alcoholic beverages. Interior displays of alcoholic beverages which are clearly visible from the exterior shall constitute a violation of this conditions.
10. There shall be no amusement machines or video game devices on the premises at any time.

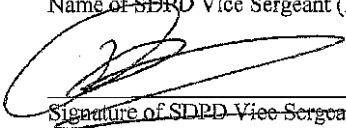
SAN DIEGO POLICE DEPARTMENT RECOMMENDATION:

APPROVE, v

DENY

ROBERT STINSON

Name of SDPD Vice Sergeant (Print)



Signature of SDPD Vice Sergeant

619-531-2282

Telephone Number

02-08-2016

Date of Review

2-2-16

To Whom It May Concern:

I am writing this letter in order that a permit is not given to the applicant of 7-11 located off Freeway 15 University Avenue and 38th street, because it will make the location more dangerous. We have many liquor stores in our community, and it is not healthy for the children or for the community.

Elsa M. (illegible)

619-289-1667

Para quien corresponda

Yo Estoy escribiendo esta carta con fin de
que no den el permiso a la lic.
para Abrir el 7 eleven en el ~~way~~ University
saliendo #38 por que va a ser mas
peligroso ya tenemos en la comunidad
muchas liquor y no es saludable
para los Niños y para la comunidad

Elsa M.
(619) 289-1667

2-2-16

To Whom it May Concern:

This letter is written in order to let you know regarding the project before you, to open and operate a 7-11 (with alcohol). Reasons for not allowing the 7-11 are: it is dangerous for the community, it could serve as a nexus for the type of people who dedicate themselves to cause harm to the community. I am roundly against the installation of the 7-11 which would truly bring chaos to the community now that we wouldn't be safe. I ask attentively that you do not approve the project located at the corner of 38th Street and University Avenue.

Veronica Dominguez

02/02/16

A quien corresponda;
 La presente va con fin de hacerles saber
 sobre el proyecto que tienen de abrir
 un Seven eleven, ya razón es que no
 es seguro hacerlo ya que puede ser
 peligroso para la comunidad, puede postarse
 como un punto de contacto a las que
 se dedican a hacer daño a la comunidad
 me niego rotundamente a que se instale
 el Seven Eleven que sera un verdadero
 caos, ya que no estaremos seguros
 les pido de manera atenta que no sea
 aceptado este lugar que esta ubicada en
 esquina 38 y University

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ATTACHMENT 10

Ana Gonzalez
4811 Castle Ave
San Diego, CA 92105

February 2, 2016

To Whom it May Concern:

I write this letter to the decision maker, because I am against the 7-11 project located at the corner of 38th street and University Avenue. It would be very risky for the community, as the location is dangerous and would create an auspicious location for drug dealers in addition to beer sales. Also, schools are in very close proximity.

Attentively yours,

Ana Gonzalez
4811 Castle Ave, San
Diego, CA 92105
Febrero 2, 2016

Ana Gonzalez
619-793-7923

A quien Corresponde:

Escribi esta carta a quien corres-
ponda, por que estoy en contra del seven
eleven, que quieren poner en la calle
38th st. y la University st., por que seria
de mucho riesgo para la comunidad; es
peligroso por la ubicacion y seria un
lugar propicio para venta de drogas;
ademas de la venta de cerveza y las
escuelas cerca.

Atentamente



Ana Gonzalez
(619) 793 7923

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les pido de manera atenta que no sea
aceptado este lugar que esta ubicada en
esquina 38 y University

Veronica Dominguez

Dawn Erickson-Kamali

From: Dawn Erickson-Kamali
Sent: Thursday, December 17, 2015 12:08 PM
To: 'DNJohnson@sandiego.gov'
Subject: FW: New Liquor Store - 39th and University 7/11 @ 3911 University Ave

From: Bob Mets <pastorbob@cityheightsassembly.com>
Date: December 11, 2015 at 1:07:59 PM PST
To: mcgrath@pd.sandiego.gov, vstinson@pd.sandiego.gov
Subject: New Liquor Store - 39th and University

Captain McGrath and Sargent Stinson,

I wanted to add my voice to the growing list of community leaders in opposition to a new liquor store in the neighborhood. We have been in the community for over 17 years fighting the impact of alcohol and drugs in our families. We here at City Heights Assembly want to protest the addition of another liquor store to the over 100 in our neighborhood.

I would love to talk with you at length in response to this request for alcohol sales permit.

Pastor Bob Mets

City Heights Assembly - 619-471-4809

ATTACHMENT 10

To: Derrick Johnson

January 26, 2016

From: Dawn Kamali

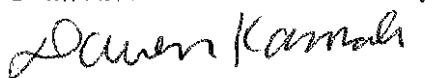
RE: 7-11 CUP

Hello Derrick,

Hope all is well. Enclosed you will find four letters from concerned school officials and Pastor Bob Mets. A petition from concerned neighbors and emails to SDPD Captain McGrath from concerned health advocates.

Sincerely,

Dawn Kamali

A handwritten signature in cursive script that reads "Dawn Kamali".

ATTACHMENT 10

PETITION TO DENY PUBLIC CONVINIENCE AND NECESSITY DETERMINATION OF THE PROPOSED
ALCOHOL LICENSE APPLICATION SUBMITTED BY 7-ELEVEN
3911 UNIVERSITY AVE, SAN DIEGO, 92105

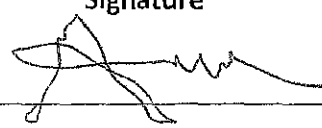

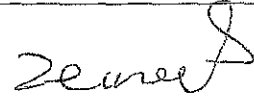
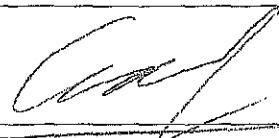
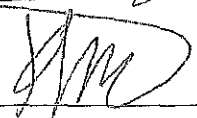
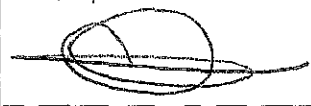


To: Captain McGrath, Mid-City Division
Vice Detective Sergeant Robert Stinson

Re: 7-Eleven - 3911 University Avenue.

According to the US Census Bureau there are 4,573 residents who live in census tract 24.01 and of those 1,554 or approximately 34% are under the age of 21. Youth access to alcohol and increased crime associated with an additional alcohol license are our primary concerns.

According to state law the California Alcohol Beverage Control allows only 2 off-sale licenses in census tract (24.01) and there are already three active licenses in that census tract.

Residents of City Heights recommend to deny the PC or N determination of the proposed alcohol license application for an off-sale license submitted by 7/Eleven on 3911 University Avenue.

Name	Address	Signature
	4051 39th St, apt. #27	
Mohamed abdulahi		
Shitomaneda	4051 39 th St #230	
Zeyad Hessa	4051 39 th St #235	
Chatter Nagosh	4051 39 th #228	
Kidist H. Welos	4051 39 th #228	
Ahmed Sheeth	4051 39 th 225	
TAN & DANG	4051 39 th #27	
Zeyad	4051 39 th 330	

Metro Villa Apartments - 4051 39th St

ATTACHMENT 10

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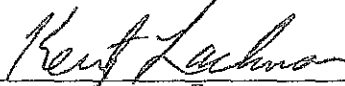

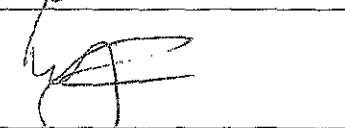



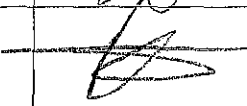
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Vice Detective Sergeant Robert Stinson

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Name	Address	Signature
Kent Lachman	Apt. 333	
Bisrat Mawesha	Apt 336	
Kayita Kaid	Apt 436	
Dheman Subl	Apt. 431	
Sahija Rielwan	427	
Toussaint	420 	
Kowsar Abdulahi	# 116	

Metro Villa Apartments - 4051 39th St



▼ Cherokee Point
Elementary School • City Heights

ATTACHMENT 10
3735 38th Street
San Diego, CA 92105
(619) 641-3400

December 8, 2015

To: Mid-City Division – San Diego Police Department

From: *Mr. Godwin Higa*
Principal Cherokee Point Elementary School, Human Relations
Commissioner/Citizen's Review Board member for San Diego appointed by the
Mayor of SD.

It was very disheartening that the neighborhood board for our Mid-City/City Heights approved the licensing for another liquor store near our schools. It was brought to my attention that my letter to the chairperson was not read at the meeting with my concerns with another licensing permit issues for a 7/11. Even with the detailed documents – City Heights Census Tracts with Alcohol Licenses, the ABC report with crime and arrest totals and the City Heights Census Tracts: off-Sale Alcohol Licenses. Please include me in any next steps actions for this wrong decision by the neighborhood board.

This is my letter that was not read at the meeting last night.

Re: Concerns about allowing liquor store near Cherokee Point Elementary School one block away from the school and across the street from Health Science High School and in our Mid-City/City Heights community.

Dear All,

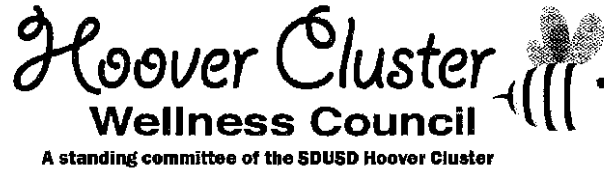
It was brought to my attention that a request was made for another liquor store near our school. The liquor store on 38th and University was not a good example of building a respectful and sustainable community for all our residence in Mid-City and City Heights.

We believe that there is a huge responsibility as an owner to ensure that our community of children is safe and removed from the influences of liquor and drugs that are illegal for children under the age of 21. I am concerned that the selling of liquor to minors continues in our neighborhood and it is totally unacceptable.

As a Human Relations Commissioner for San Diego appointed by the Mayor I feel there must be a stick process in allowing businesses to reside in our community especially without credibility, poof of community involvements and the belief system of building a healthy and drug free community for the sake of our children.

Sincerely,

Godwin Haruo Higa
Principal/ Cherokee Point Elementary School
Human Relations Commissioner/Citizen's Review Board member for San Diego
appointed by the Mayor of SD.



December 9, 2015

Mid-City Division – San Diego Police Department
San Diego, CA 92105

Captain Chris McGrath
tmcgrath@pd.sandiego.gov

Sergeant Stinson
rstinson@pd.sandiego.gov

Dear Leaders:

As President and Spokesperson of the Hoover Cluster Wellness Council, representing an active network of parents and community members within our schools organizing to optimize wellness for our children, as a parent of three young children, and as a resident of City Heights, I write to express concerns about the decision to approve another beer and wine store in our community at 3911 University Ave., 92105.

The Hoover Cluster Wellness Council believes that when we enjoy healthy habits in our daily lives, we are better prepared with the skills necessary for a happy, healthy, productive, and prosperous future. We ask all members of the City Heights community to support health, safety, and wellness in the interest of promoting student success. We guide our students and community members that saying no to alcohol and smoking/"vaping" is part of maintaining a healthy lifestyle. Selling more beer and wine in our community is counter to our guidance and encourages unhealthy behavior, making our work more difficult. This is very discouraging.

As leaders in community safety, you must know what other concerns generate around the consumption of alcohol and like us, must be concerned that your work will be made more difficult by this decision. Please help to reverse this decision.

Thank you,
Miriam Rodriguez,
President
Hoover Cluster Wellness Council
SDUSD Hoover Cluster
(619) 804-8410

ATTACHMENT 10
2021 Highland
Ave. San Diego
CA 92105

February 2, 2016

To whom it may concern,

I'm writing to oppose to the seven eleven beer and wine license due to serious safety concerns. What concerns me the most is the ~~the~~ ~~the~~ location of this seven eleven is right where we have schools and the safety for our students is really

important for me. This location is dangerous for shopper there its in a place that many people might want to use for drugs or any kind of a crime since is close to freeway it will work for a quick get away.

Please reconsider this licenses.

Sincerely
Mayer Estre

Joanne Martin
6523 Eldridge St.
SD, CA 92120

ATTACHMENT 10

212116

To Whom it may Concern:

I am writing to oppose approval of the 7-11 Beer and Wine license due to serious safety concerns. The corner of 38th and University is too near to the freeway and schools.

Sincerely,

Joanne Martin

419.2529989

Ana Cadena
3822 Chamaine Av.
San Diego CA 92105

2/2/16

TO Whom it may concern,

I'm writing to oppose to the seven eleven beer and wine license. Due to Serious Safety Concerns. I'm worried about more stores selling alcohol and tobacco due to the location the safety our community and our children.

Sincerely,

Ana Cadena

619 757 6379



**CITY HEIGHTS
BUSINESS ASSOCIATION**

1001 UNIVERSITY AVENUE, SUITE 200, CLEVELAND, OHIO 44115

March 9, 2016

RE: Liquor License at 3911 University Avenue

The City Heights Business Association would like to express its opposition to a liquor license that was granted to a new business (7 Eleven) being considered for 3911 University Avenue. The area already has too many liquor licenses and is close to several schools. The residents and students are already suffering from the negative effects of this high concentration of liquor stores. Another license will only make a bad situation worse.

We urge you to deny this request. Thank you very much for your time and consideration.

Sincerely,

A handwritten signature in black ink, appearing to read 'Edgar Quiroz', is written over a faint, illegible line of text.

Edgar Quiroz
President of the Board
City Heights Business Association

PETITION TO DENY THE CONDITIONAL USE PERMIT FOR THE PROPOSED ALCOHOL LICENSE
APPLICATION SUBMITTED BY 7-ELEVEN 3911 UNIVERSITY AVE, SAN DIEGO, 92105

To: Derrick Johnson
Development Project Manager
City of San Diego - Development Services Department
1222 First Avenue M.S. 401
San Diego, CA 92101

Re: 7-Eleven - 3911 University Avenue.

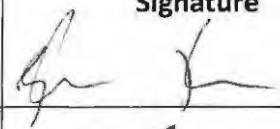
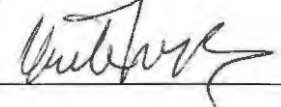

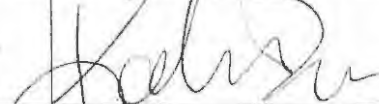
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Name	Address	Signature
Shyrland Alphonso	4070 Marlborough #8	
V. ente Lopez	3867 Marlborough Av. ^{SD} 92105	
Marta Lopez	3867 Marlborough Av. ^{SD} 92105	Marta Lopez
Maria Elena	4030 39th St 92105	Maria Elena
Alejandro Ceb	4078 40 St 92105	
Karl Dade	4143 37th St 92105	

PETITION TO DENY THE CONDITIONAL USE PERMIT FOR THE PROPOSED ALCOHOL LICENSE
 APPLICATION SUBMITTED BY 7-ELEVEN 3911 UNIVERSITY AVE, SAN DIEGO, 92105

To: Derrick Johnson
 Development Project Manager
 City of San Diego - Development Services Department
 1222 First Avenue M.S. 401
 San Diego, CA 92101

Re: 7-Eleven - 3911 University Avenue.

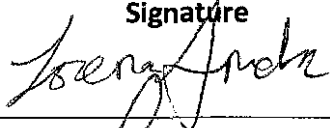
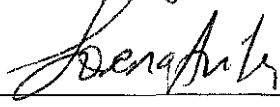
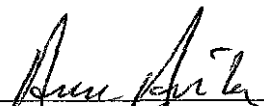

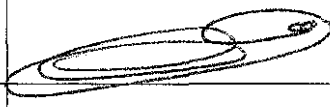
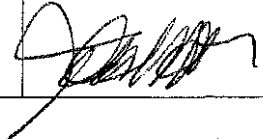
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Name	Address	Signature
Lorena Amodor	3648 Fairmount Ave.	
Lorena Avila	3648 Fairmount Ave	
Ana Avila	3822 Chamaine Av.	
Nayeli Estrada	3621 Highland Ave.	
Ana Gonzalez	4011 Castle Ave	
Joanne Martin	6523 Eldridge Street SD, CA 92120	

PETITION TO DENY THE CONDITIONAL USE PERMIT FOR THE PROPOSED ALCOHOL LICENSE
 APPLICATION SUBMITTED BY 7-ELEVEN 3911 UNIVERSITY AVE, SAN DIEGO, 92105

To: Derrick Johnson
 Development Project Manager
 City of San Diego - Development Services Department
 1222 First Avenue M.S. 401
 San Diego, CA 92101

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Name	Address	Signature
Celia B - C	3848 42 nd N D St	C. B -
Maria Cruz Hernandez	(619) 269-6212	
Guillermina Rice	4277 Marlborough Ave SD CA 92105	Guillermina Rice

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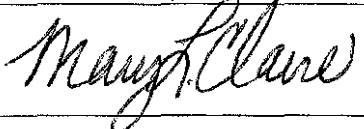
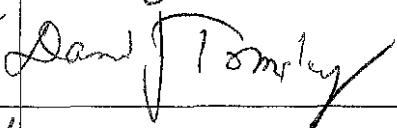
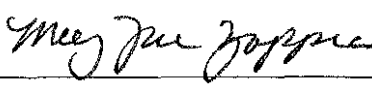
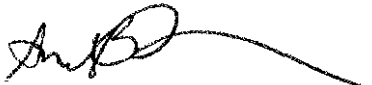
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Name	Address	Signature
Ken Brown	4094 Cherokee Ave	
Gwen Edwards	4007 Wabash Ave	
Mary Claire	3354 Lincoln	
Dan Tommsley	c/o 4001 EL CAMINO BLVD, #205 SAN DIEGO 92105	
Mary Jane Zappia	446 Wilson Middle School 3838 Orange Ave SD, CA 92105	
Amelia Barick Siman	4305 University San Diego CA 92105	

ATTACHMENT 10

**PETITION TO DENY THE CONDITIONAL USE PERMIT FOR THE PROPOSED ALCOHOL LICENSE
APPLICATION SUBMITTED BY 7-ELEVEN 3911 UNIVERSITY AVE, SAN DIEGO, 92105**

**To: Derrick Johnson
Development Project Manager
City of San Diego - Development Services Department
1222 First Avenue M.S. 401
San Diego, CA 92101**

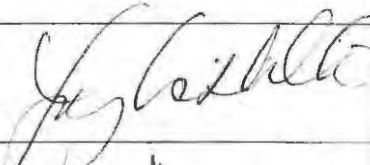
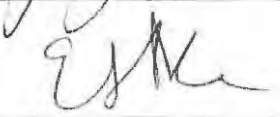
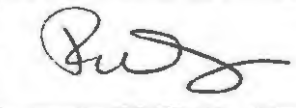

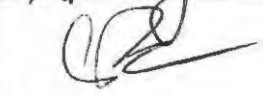
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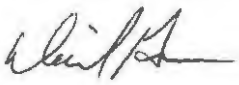
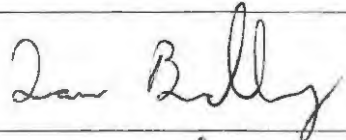
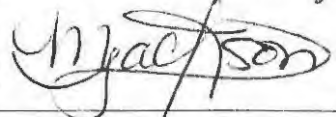

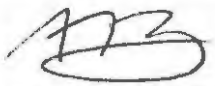
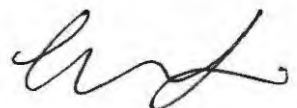

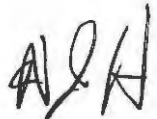
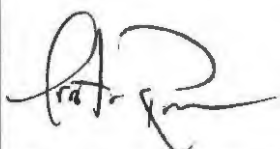
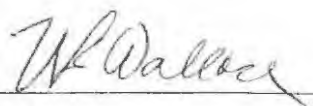

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Name	Address	Signature
Luz Castillo	3910 University Ave 7300 San Diego CA 92105	
Evelyn Ramirez	3910 University Ave SD, 92105	
Rachel Wegner	3910 University Ave. SD 92105	
Toni Pottinger	3910 University Ave San Diego, CA 92105	
Christiane Belice	3910 University Ave San Diego, CA 92105	

ATTACHMENT 10

PETITION TO DENY THE CONDITIONAL USE PERMIT FOR THE PROPOSED ALCOHOL LICENSE
 APPLICATION SUBMITTED BY 7-ELEVEN 3911 UNIVERSITY AVE, SAN DIEGO, 92105

DAVID GRAHAM	3910 UNIVERSITY AVE #400 SAN DIEGO, CA 92105	
LANCE BRANDENBERG	3910 UNIVERSITY AVE #400 SAN DIEGO, CA 92105	
MELINDA JACKSON	3910 UNIVERSITY AVE #400 SAN DIEGO, CA 92105	
Cynthia Centeno	3910 Univ Ave #400 San Diego, CA 92105	
Valley Ring	3910 Univ. Ave #400 San Diego, CA 92105	
Coral Lin	3910 University Ave #400 San Diego, CA 92105	
TARYELL SIMMONS	3910 UNIVERSITY AVE #400 SAN DIEGO CA 92105	
Nate Howard	3910 University Ave #400 San Diego CA 92105	
ERNESTO RIVERA	3910 UNIVERSITY AVE #400 SD, 92105	
Willie Wallace	3910 University	
Amanda Cheyney	3910 university	

PETITION TO DENY THE CONDITIONAL USE PERMIT FOR THE PROPOSED ALCOHOL LICENSE
APPLICATION SUBMITTED BY 7-ELEVEN 3911 UNIVERSITY AVE, SAN DIEGO, 92105

To: Derrick Johnson
Development Project Manager
City of San Diego - Development Services Department
1222 First Avenue M.S. 401
San Diego, CA 92101

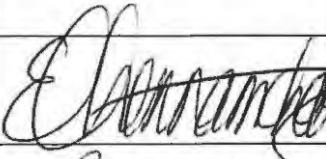
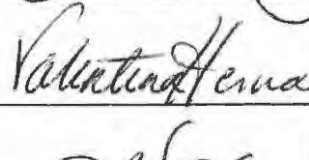
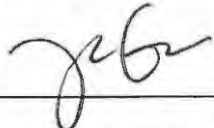
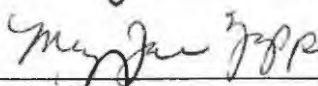

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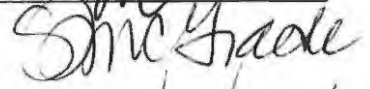
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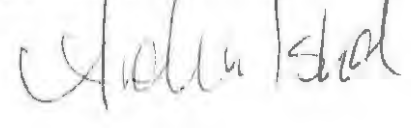
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Name	Address	Signature
Elizabeth Chennamchetty	4415 Swift Ave San Diego CA 92116	
Valentina Hernandez	4376 Redwood St San Diego CA 92105	
Joe Austin Principal, Horrocks	4474 El Cajon Blvd. SD. CA 92115	
Mary Jane Zappia Speech Therapist Wilson Middle School	4620 Huggins St San Diego, CA 92122	
Godwin Hiji	3735 38th St. SD. CA 92105	

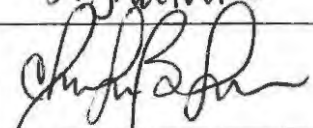
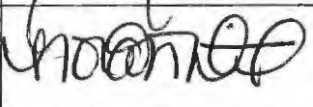
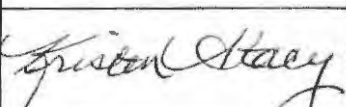
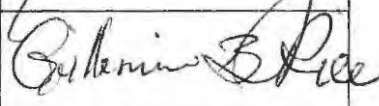


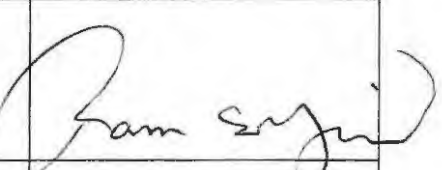
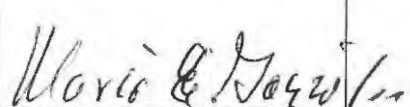
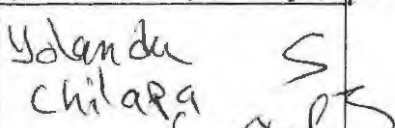
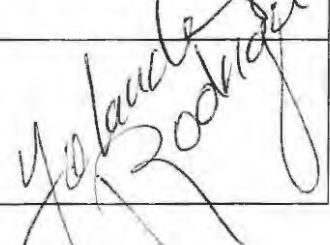
Sylvia McGrade 4672 35th St.
SD CA 92116



Ashrina Island 104514 Buckhurst Ave.
San Diego CA 92126



PETITION TO DENY THE CONDITIONAL USE PERMIT FOR THE PROPOSED ALCOHOL LICENSE
 APPLICATION SUBMITTED BY 7-ELEVEN 3911 UNIVERSITY AVE, SAN DIEGO, 92105

Name	Address	Signature
Christine Boatman	2016 Haskell St. San Diego, CA 92109	
NORA N. Vital	3806 Fairmount Ave #213 San Diego CA 92105	
KRISTEN STACY	4540 VISTA ST. SAN DIEGO CA 92116	
Guillermina Rice	4277 Marlborough Ave San Diego CA 92105	
Don Whisman	11335 Pinehurst Dr. Lakeside, CA 92040	
Lizette Wincho	4450 Marlborough Ave. San Diego, CA 92116	
Ramon Espinal	4876 49th ST, S.D., CA 92115	
Esparaco Danzola	4891 Monroe ave, San Diego CA 92115	
Esparaco Yolanda Chilapa	4095 Highland Ave. San Diego CA 92105	
Yolanda Rodriguez	3806 Fairmount av # 133	

ATTACHMENT 10

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City of San Diego - Development Services Department
1222 First Avenue M.S. 401
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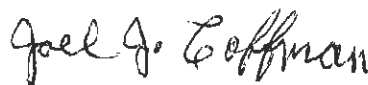


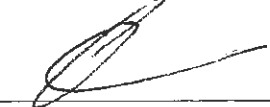
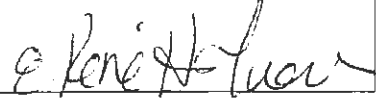
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Name	Address	Signature
JOEL COFFMAN	4152 UTAH ST. #1 SAN DIEGO, CA 92104	
Chuck Ieat	3862 36th San Diego CA 92104	
A. Astela	4033 36th St San Diego CA 92104	
Albert Castellanos	3779 Wilson Ave #17 San Diego CA 92104	
e. Renee Holverson	3670 Wightman St. San Diego, CA	

**PETITION TO DENY THE CONDITIONAL USE PERMIT FOR THE PROPOSED ALCOHOL LICENSE
APPLICATION SUBMITTED BY 7-ELEVEN 3911 UNIVERSITY AVE, SAN DIEGO, CA 92105 ATTACHMENT 10**

**To: Derrick Johnson
Development Project Manager
City of San Diego - Development Services Department
1222 First Avenue M.S. 401
San Diego, CA 92101**

Re: 7-Eleven - 3911 University Avenue.

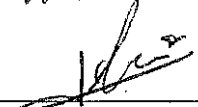

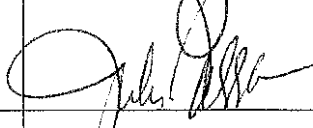

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Name	Address	Signature
Maria Consales	417	Maria Consales
Eddie Lopez	4193-41 St	
Imelda Pérez	4193-41 St	
Isabel Guerrero	4125 Central Av. #1	Maria J. Guerrero
Julia Vaini	4178 St.	
James Neal	4101 30 th SD CA 92104	

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Name	Address	Signature
Liz Duvall	4043 FBK AVE. S.D. CA 92105	

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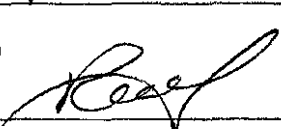
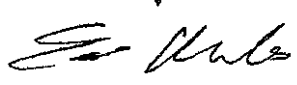
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Name	Address	Signature
Margarita Gu	Fairmont y Hamilton	Margarita Gu
Judith Ocampo	3813 4/6 st apt 4	
Maria Flores	4412 Landis St	Maria Flores
Rocio Aguirre	3651 45th St SD CA 92105	
EUNICE MORALES	4027 43rd St SD CA 92105	

ATTACHMENT 10

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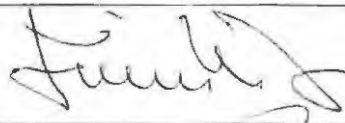




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Name	Address	Signature
Feroz	3910 University Ave	
Marwa	3910 University Ave	
Rita	3910 University Ave	
Cooky	3916 UNIVERSITY AVE	
PAUL SANTIOLA	3910 UNIVERSITY AVE	

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TONY SIMMONS	4050 38th ST SD CA 92104	Tony Simmons
TRIE LENE	4050 38th ST #2 S.D. CA 92104	Trish Lene
Zack Webb	3721 Cherokee	Emil M. Webb
THOMPSON BATH	4144 Cherokee Ave San Diego CA 92104	Thompson
Marlene Mitchell	4101 30th St S.D. CA 92104	Marlene Mitchell
Umar Carmma	4130 37th St SD CA 92105	
Eduardo Alcantar	4149 37th St SD CA 92105	
Robert Robertson	4173 1/2 Cherokee Ave 92104	Robert Robertson
WALTER SELBY	9565 Gold Coast Dr San Diego, CA 92126	
KATHY AUBRECHT	10230 Orozco Rd SD, CA 92104	
FLOYD Johnson	3075 38th St SD CA 92104	

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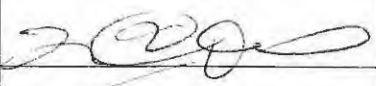

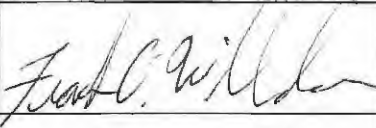
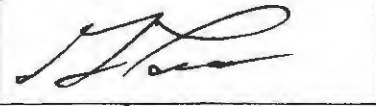


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Name	Address	Signature
Lois Flores	3421 36 th St.	
Eric Rieder	3350 Cherokee Ave ²²	
FRANK Frank Wilder	3149 35 th ST S.D. CA	
CRISTIANES	3506 DUNHAM ST	
Freddy	3656-38 ST San Diego	
James	3878 37 th St #4	

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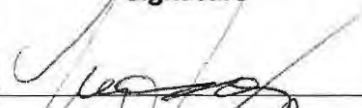
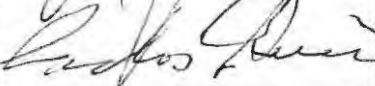
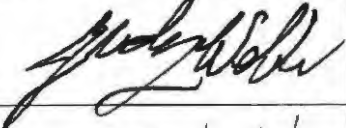
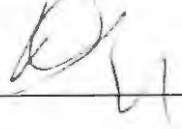
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Name	Address	Signature
MARIO GOMEZ	4393 39 th St. SD 92105	
CARLOS RIVERA	3874-35 th St	
John Roybal	3421 36th St San Diego, CA 92104	John Roybal
EDWIN RIVERS	3717 CHEROKEE AVE SAN DIEGO CA 92104	Edwin Rivers
	3727 FOLK AVE SAN DIEGO, CA 92105	JUDY WEBB
David Noble	P.O. Box 53 LEMON GROVE CA 91946	

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NILC GONZALEZ	4075 ORANGE AVE SAN DIEGO CA	
Bertha Villaseca	4061 39th #209	Bertha Villaseca
Jupe Holly	4142 1/2 34th St	
Marco Darden	4143 37th St.	
Jose A. Darden	4143 37th St	
RANDY VAN VLAK	4001 ELCAJON BLVD, SD	

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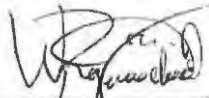
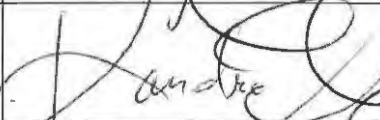
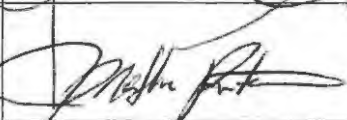

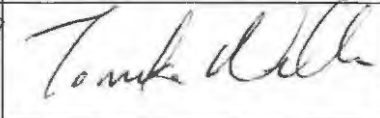
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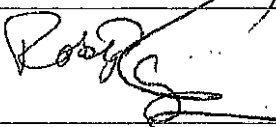
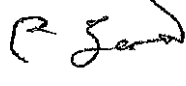
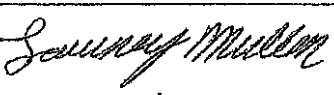

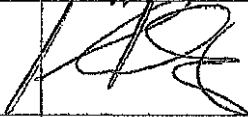
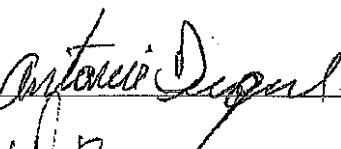


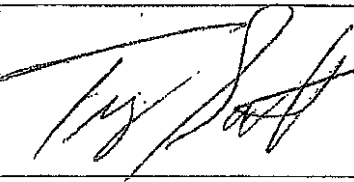
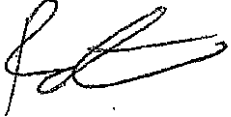
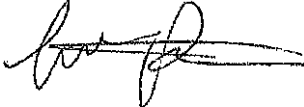
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Name	Address	Signature
Wilfredo Guardado	2424 Imperial Av. SD CA 92102	
Kassandra Ellis	5145 39TH ST # San Diego 92105	
Jonathan Renteria	3727 Z Street San Diego 92113	
Lape Kramer	4112 39th St SD CA 92105	
Tomika Williams	6665 Mission George Rd. 04, SD 92120	

BACK
ALSO →

PETITION TO DENY THE CONDITIONAL USE PERMIT FOR THE PROPOSED ALCOHOL LICENSE
 APPLICATION SUBMITTED BY 7-ELEVEN 3911 UNIVERSITY AVE, SAN DIEGO, 92105

Robyn Gelson	4169 38th ST #1 San Diego, CA 92105	
Phil LaNueva	4169 38th ST #1 San Diego, CA #1	
Launeymullen	3659 UNIVERSITY AVE #B	
Carlos Solis	4155 39 ST	
Anna Correll	1804 39th S	
Antonio Dugue	3855-38th ST	
Ulyssa Ramos	619-246-5732 From School	
Waadshao	3602 meadow AVE	
Troy Scott	4101 30th ST	
Robb Brown	3550 meadow Ave	
Fidra H Putrart	3850 ungn cnn	



Captain Chris McGrath
Mid City Police Department and Vice
San Diego, California 92105

Dear Captain McGrath,

I am the CEO for Health Sciences High School and Middle College located at 3910 University Ave. We serve about 700 students grades 6-12. I was contacted regarding another proposed convenience store proposed for the 3900 block of University Avenue. While we have no problem with a general store, we cannot support yet another store being granted a liquor, wine or beer sales. There is already a "hang out mentality" outside the current stores such that our students are subjected to street drinking and drug consumption as they walk to and from school. The migration of those people onto school grounds, especially in the evenings and on weekends leaves our campus littered with liquor bottles, cigar wrappers and paraphernalia is not conducive to the safe school environment we are committed to create. Rather, we urge supporting new businesses likely to advance the City Heights Redevelopment plan.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read 'Ian Pumpian', is written over the typed name and title.

Ian Pumpian, Ph.D.
CEO/President,
Health Sciences High & Middle College.

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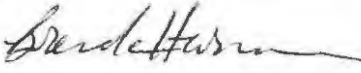


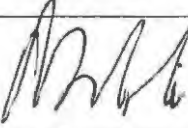
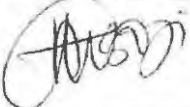
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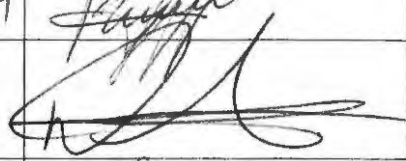
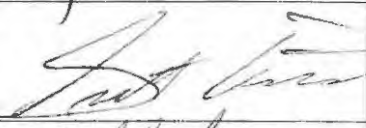
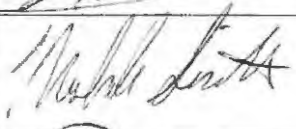
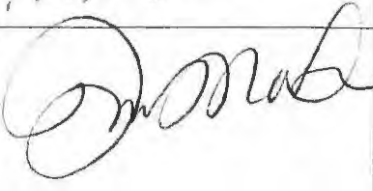
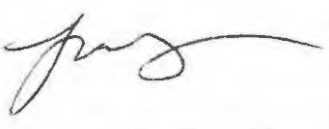

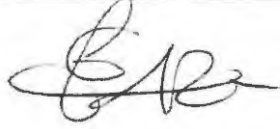
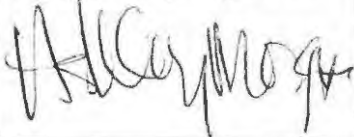
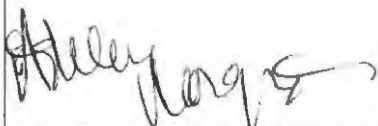
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Name	Address	Signature
Brenda Harmon	3910 University Ave	
Jawan Jalili	3910 University Ave	
David Rico	3910 University Ave	
DERRICK NWALI	3910 University Ave	
Adenike Erink	3910 University Avenue	

ATTACHMENT 10

PETITION TO DENY THE CONDITIONAL USE PERMIT FOR THE PROPOSED ALCOHOL LICENSE
 APPLICATION SUBMITTED BY 7-ELEVEN 3911 UNIVERSITY AVE, SAN DIEGO, 92105

RUTH G. MESKEL	3910 UNIVERSITY	
DWAYNE ADAMS	3910 University Ave	
Lois A. Beers	3910 University Ave.	Lois A. Beers
Scott Cricht	3910 University Ave	
Mashala Smith	3910 University Ave	
Isabel Hernandez	3910 University Ave	
Angela Yon	3910 UNIVERSITY AVE	Angley
Theresa Cunningham	3910 University Ave	
Linda Mayan	3910 University Ave	
Alto Chen	3910 University Ave	
ASHLEY MORENO 	3910 University Ave	

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To: Derrick Johnson
Development Project Manager
City of San Diego - Development Services Department
1222 First Avenue M.S. 401
San Diego, CA 92101

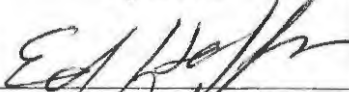


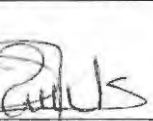
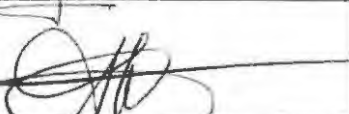
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Name	Address	Signature
Ed Hoffman	4023 37th St	
Brittany Gordon	5014 Auburn Dr	
Demetri A Wright	3910 University	
Ezequiel	3910 University	RAMOS
JETHAN K	3447 1	
Ibrahim Nodarse	4073 Cherokee Ave	

S.D. CA
92104

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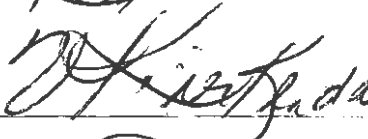


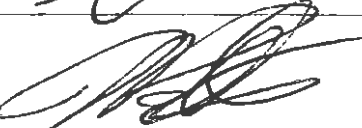

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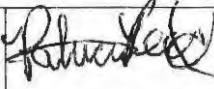
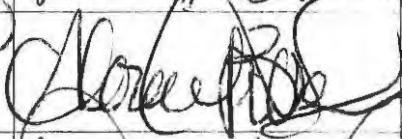
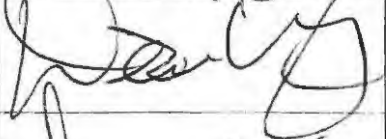

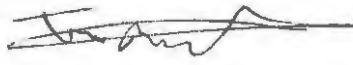
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Name	Address	Signature
Dottie Maynard	3910 University	
VANESSA KIRKWOOD	1170 48th Street	
Erol Arnatz	3910 University Ave	
Erol Arnatz	3910 University Ave	
JAY PETERSON	3910 UNIVERSITY AVE SAN DIEGO, CA 92105	
Lamont Wakefield	4133 42nd St San Diego CA 92105	

ATTACHMENT 10

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 APPLICATION SUBMITTED BY 7-ELEVEN 3911 UNIVERSITY AVE, SAN DIEGO, 92105

Patricia Lewis	P.O. Box 161082 SD. CA 92174	
Darrell Sincult	8707 TROY ST SPRING VALLEY CA 91977	Caruel Shoultz
DEWAYNE HARRIS	3511 COLLEGE AV. 92115	Dewayne Harris
Ilene Burchard	3842 UNIVERSITY SAN DIEGO CA	
Dennis Wilson Jr.	3660 T ^h St. San Diego CA	
Joseph Cormish	5321 San Ouisine Rd San Diego CA 92144	
Thaer Dawood	3850 UNIVERSITY Ave. CA 92105	
WILLIAM TAYLOR	8715 WESTMORE RD SAN DIEGO, CA 92126	William Taylor
Latoshia Haddnett	8715 Westmore RD SAN DIEGO, CA 92126	Latoshia Haddnett
Gerold Taylor	3860 35 th St. Apt #3 SAN DIEGO, CA 92114	Gerold Taylor
Lupe Kramer	#8 3854 van dyke ave 92105	Lupe

ATTACHMENT 10

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**To: Derrick Johnson
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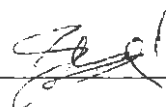




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Name	Address	Signature
Maria	4236 Marlborough #10496	Maria Carter
Suxa	4051 39th St #131	
Leif Adam	4031 39th St #101	
Adam Sheikh	4051 39th St #225	
KOUSAR Abdulah	4061 37th St #116 SD CA 92105	
Dane	4081 39th St #10496	

ATTACHMENT 10

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Name	Address	Signature
Dean M... 3 plus >	2570 Valley Parkway #123 Escondido	Dean M. [Signature]
Channa So	4144 Cherokee Ave Apt 5 San Diego	Channa So
Dawn So	4144 Cherokee Ave #5 San Diego	Dawn So
[Signature]	4144 Cherokee Ave Apt 4 San Diego CA 92104	[Signature]
Thomas D Spence - Sr	4144 Cherokee # 4 SD	Thomas D. Spence
Alyson M. Spence	4144 Cherokee # 1 SD CA 92104	Alyson M. Spence

ATTACHMENT 10

PETITION TO DENY THE CONDITIONAL USE PERMIT FOR THE PROPOSED ALCOHOL LICENSE
APPLICATION SUBMITTED BY 7-ELEVEN 3911 UNIVERSITY AVE, SAN DIEGO, 92105

MAO SO	4144 Cherokee Ave # 4 San Diego CA	Mao So
David So	4144 Cherokee Ave #1	David So
Phucam So	4144 Cherokee Ave #4 San Diego CA	Phucam So
Brenda So	4144 Cherokee Ave Apt 4 SD	Brenda So
Thompson Beth	444 Cherokee Ave Apt 4 SD CA	Thompson Beth
Dany So	4144 Cherokee Ave # 4 San Diego CA 92104	Dany So
NARITH SO	4144 Cherokee Ave SD	Narith So
Kim Boerma	1735 Mountain View Escondido	Kim Boerma
AILAN Boerma Boerma	1735 Mountain View Escondido	Ailan Boerma
Pam RAN	4144 Cherokee Ave # 5 SD CA	Pam RAN
Ekika Slaughter	3631 Lemona Ave #D San Diego, 92105	

PETITION TO DENY THE CONDITIONAL USE PERMIT FOR THE PROPOSED ALCOHOL LICENSE
APPLICATION SUBMITTED BY 7-ELEVEN 3911 UNIVERSITY AVE, SAN DIEGO, 92105

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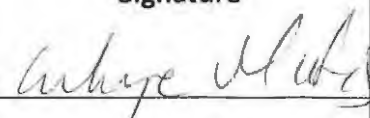
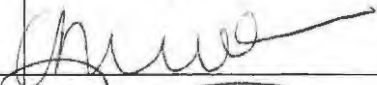

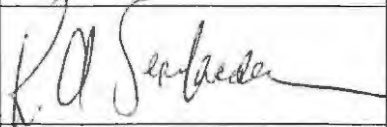

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Name	Address	Signature
Guadalupe Martinez	Pdk ave	
MARITZA MAKSIMOW	4842 AUBURN DR	
ROBERT MAKSIMOW	4842 AUBURN DR	
Kendyll Sepulveda	4001 El Cajon Blvd.	
Laura Ann Ferrera	4001 El Cajon Blvd, #205	Laura Ann Ferrera
SIDNEY MICHAEL	57001 EL CAJON BLVD #205	

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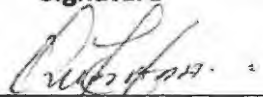

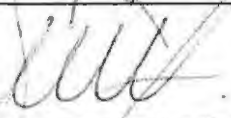


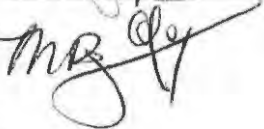
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Name	Address	Signature
Hayme Guerada	4424 44 th St. S.D. CA 92115	
Elena Gonzalez	4359 44th St S.D. CA 92115	Elena Gonzalez
Erika Pacheco	3773 Van Dyke Ave	
Frída Ramos	3773 Van Dyke Ave	
Minerua Sixa	4249 Poplar St	
Jaime Lopez	3545 43rd St S.D. CA 92105	
Minam Rodriguez	3225 39th St. 92105	

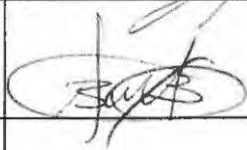
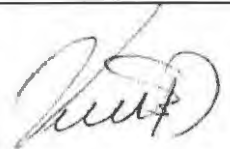
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PETITION TO DENY THE CONDITIONAL USE PERMIT FOR THE PROPOSED ALCOHOL LICENSE
APPLICATION SUBMITTED BY 7-ELEVEN 3911 UNIVERSITY AVE, SAN DIEGO, 92105

Evelina Lopez	3525 43rd St. #6	E Lopez
Zelene Pacheco	4386 Home Ave #008 SD	Z Pacheco
Cynthia Moreno	4057 96 St 4PT 4 SD	Cynthia Moreno
Amparo Reyes	4076 Myrtle ave SD	AReyes
Dora Garcia		
Robles		
JUSTREBETA	3636 45 St SD CA	Ⓞ
Karla Ines Gomez		Karla Gomez P
Lorena Ariles	3648 Fairmount Ave	Lorena Ariles
Lorena Amador	3648 fairmount Ave	Lorena Amador
Ana Gonzalez	4811 Castle Ave San Diego 92105	
Leticia De Jesus	4040 Van Dyke Ave SD. Cal. 92105	Leticia De Jesus

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Jacqueline Juarez Hernandez	4054 43rd St Apt 5 San Diego CA 92105	Jacqueline Juarez
GRACIELA PEREZ	4057 Marlborough. Ave. #10 SD. CA. 92105	Graciela Pérez
Elsa Mendoza	4126 1/2 41st. San Diego CA	Elsa
Claudia Vicente	4772 Dwight St San Diego CA 92105	
Diana Mondragon - Claudia Jimenez	3506 Fairmount Ave.	
Veronica Deminguez Cuellar	3517 Highland Ave H3 San Diego CA 92105	
Diana Mondragon	3655 Chamounie Ave San Diego CA 92105	Diana Mondragon
Petra Jimenez		Petra Jimenez
Irene Teran		Irene Teran
Norma Fierro		Norma Fierro
Azucena Nave		Azucena

Dalia Loeza

3877 Menlo



**PETITION TO DENY THE CONDITIONAL USE PERMIT FOR THE PROPOSED ALCOHOL LICENSE
APPLICATION SUBMITTED BY 7-ELEVEN 3911 UNIVERSITY AVE, SAN DIEGO, 92105**

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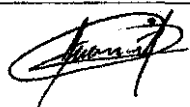
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Name	Address	Signature
Flora Rodriguez	3681 45 th ST SD Ca 92105	
MARLENE MUNIZ RIOS	3806 FAIRMOUNT AVE #106 SD CA 92105	

PETITION TO DENY THE CONDITIONAL USE PERMIT FOR THE PROPOSED ALCOHOL LICENSE
APPLICATION SUBMITTED BY 7-ELEVEN 3911 UNIVERSITY AVE, SAN DIEGO, 92105

To: Derrick Johnson
Development Project Manager
City of San Diego - Development Services Department
1222 First Avenue M.S. 401
San Diego, CA 92101

Re: 7-Eleven - 3911 University Avenue.




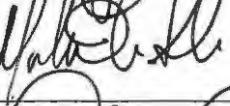

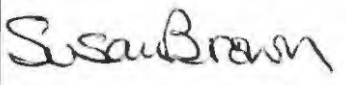
We urge the city to deny the conditional use permit for the proposed alcohol license application submitted by 7-Eleven for 3911 University Ave, San Diego, 92105. We believe the proposed license will negatively affect the young population living in the area – as well as overall quality of life for nearby residents. According to the U.S. Census Bureau there are 4,573 residents who live in census tract 24.01 and of those 1,554 or approximately 34% are under the age of 21.

Census tract 24.01 is already oversaturated with alcohol licenses. According to state law the California Alcohol Beverage Control allows only 2 off-sale licenses in census tract 24.01 and there are already three active off-sale licenses. Additionally, directly across proposed license location at 3850 University Ave is Qwik Korner liquor store.


In 2014 the crime rate reported in census tract 24.01 was 131.5% (120% is considered high crime area). Monthly CrimeMapping data for .25 mile radius of proposed 7-Eleven consistently indicates high levels of alcohol violations.

Youth access to alcohol and increased crime/neighborhood disturbances associated with an additional off-sale alcohol outlet are primary concerns. The risk factors are compounded by the fact that proposed 7-Eleven is: kitty corner to Health Sciences High & Middle charter schools (3910 University Ave), 1 block north of Cherokee Point Elementary School (3735 38th St.) and Park de la Cruz neighborhood park. Teralta Neighborhood Park that is heavily used by youth and homeless individuals is located just 2 blocks to the northeast.

We have signed this petition (between January 28 & February 8, 2016) to strongly urge the city to deny the Conditional Use Permit for the proposed alcohol license application for an off-sale license submitted by 7-Eleven at 3911 University Avenue. We are making great strides in improving City Heights and introducing a new alcohol outlet at this location will be a set back to the community's improvement efforts.

Name	Address	Signature
Juan Pablo Sanchez	3627 University Ave San Diego, CA 92104 JUANITZ@yahoo.com	
Odai Jorj zeAoun	3605 University Ave San Diego CA 92104	
ARTHUR E. GARCIA	3574 LANDIS ST S. D. 92104	
Martina Saverdra	4044 Cherokee Avenue San Diego, CA 92104	
Edwin Lohr	4115 Cherokee Ave #2 SD CA 92104	
SUSAN BROWN	4094 Cherokee SD CA 92104	

Lozem Que-Morachis 3631 Polk Ave
SD CA 92104



ATTACHMENT 10

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APPLICATION SUBMITTED BY 7-ELEVEN 3911 UNIVERSITY AVE, SAN DIEGO, 92105**

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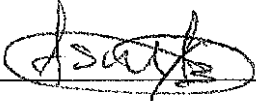

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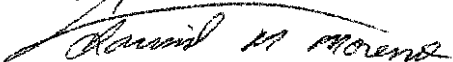
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Name	Address	Signature
Claudia Vicente	4772 Dwynt st	
Ava Rubio		Ava Rubio
Arucena TM		Arucena TM
Elen Vazquez	4159 39 Th	Elen Vazquez
GRACIECA PÉREZ	4057 Marlborough ave #10	GRACIECA PÉREZ
Leticia De Jesus		

David Moreno



PETITION TO DENY THE CONDITIONAL USE PERMIT FOR THE PROPOSED ALCOHOL LICENSE
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 Development Project Manager
 City of San Diego - Development Services Department
 1222 First Avenue M.S. 401
 San Diego, CA 92101

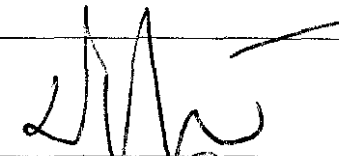




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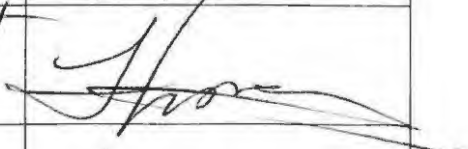
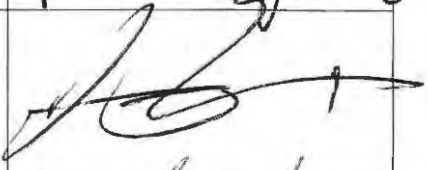
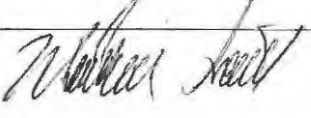

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Name	Address	Signature
Daniel Wiseman	4058 Nantuck Drive San Diego, CA 92111	
John Hawkins	2555 SUMMIT DR SD. 92105	
Oscar Conigan	PO BOX 530856 San Diego CA 92153	
Dave Whans	3910 LINDEN SAN. CA 92105	
Bill STONE	4161 30th ST SD. CA 92116	

ATTACHMENT 10

PETITION TO DENY THE CONDITIONAL USE PERMIT FOR THE PROPOSED ALCOHOL LICENSE
 APPLICATION SUBMITTED BY 7-ELEVEN 3911 UNIVERSITY AVE, SAN DIEGO, 92105

DAVID SAIMAN	3438 DANVINSKY	
MARLA SAIMAN	3438 UNIVERSITY	Signature
Thomas A. S Morken	3040 35 St	
Judy	3840 308	Judy
RICHARD WILSON	3633 MARLBOROUGH AVE SD CA, 92105	Richard L Wilson
Paulette Johnson NO-WAY	518 1/2 43RD ST APT # 3 S. D CA 92105	Paulette Johnson
JASON POWERS	11021 31st St	
MAELON SCOTT	3910 UNIVERSITY ST.	
Vivian Simmons	4016 42ND Street San Diego CA 92115	Vivian Simmons
Della Thompson	2510 UNIVERSITY AVE San Diego CA 92115	Della Thompson
Alicia To	San Diego 3d 10	

ATTACHMENT 10

PETITION TO DENY THE CONDITIONAL USE PERMIT FOR THE PROPOSED ALCOHOL LICENSE
 APPLICATION SUBMITTED BY 7-ELEVEN 3911 UNIVERSITY AVE, SAN DIEGO, 92105

Demetrius Davenport	3910 University Ave	(619) 793-8108
Robert Torres	3842 University Ave	(619) 735-0514
MONICA BIRKE	3420 39th unit F	619-441-1811 886-4153
Leticia	4035 - University Ave	822-6042 Leticia
Peter W. Sparks	4144 Cherokee Ave Apt 4 San Diego CA 92104	619 564-7203 619-344 7580 cell.
Kim + ALLEN BOETSMA	4144 Cherokee Ave Apt 5 San Diego CA 92104	760-484-9328
THOMAS DEANS-SE	4144 Cherokee Ave Apt 4 San Diego CA	619 383 . 5081
Muhammed Osman	4031 29th st apt 107 San Diego CA	619 538-8011
Sotu Anakuei	3910 University Ave SD CA 92108	619-510-1500
Monica Hoa	3910 University Ave SD . CA 92105	619-510-1500
Samantha	3850 University Ave	619-283-6811 619-283-6811

ATTACHMENT 10

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To: Derrick Johnson
Development Project Manager
City of San Diego - Development Services Department
1222 First Avenue M.S. 401
San Diego, CA 92101

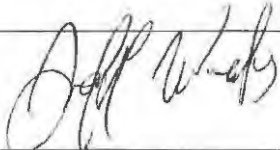

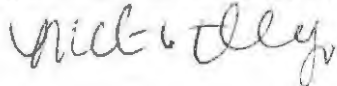


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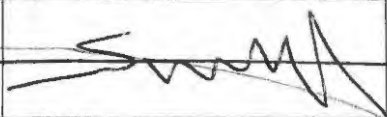
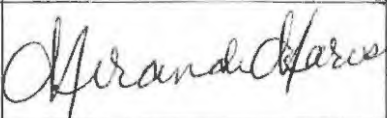
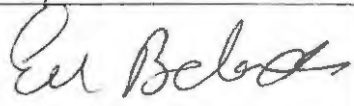

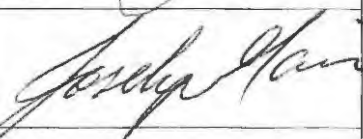
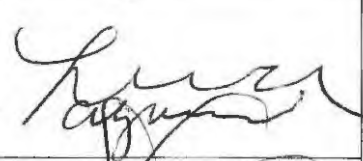


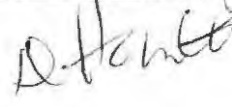
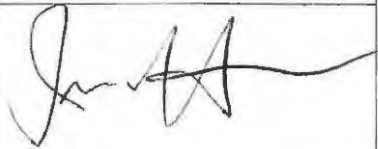
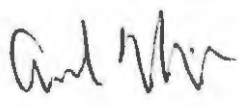

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Name	Address	Signature
Jeff Woods	3910 University Ave	
Jonathan Escobedo	3911 UNIVERSITY AVE SD CA 92105	
Martha	5078 Madison Ave. 92115	
Rushra	3910 University Ave	
Ali Ahmed	4031 39th St AP 106	

ATTACHMENT 10

PETITION TO DENY THE CONDITIONAL USE PERMIT FOR THE PROPOSED ALCOHOL LICENSE
 APPLICATION SUBMITTED BY 7-ELEVEN 3911 UNIVERSITY AVE, SAN DIEGO, 92105

NICHOLAS SWIFT	11227 Avenida de los Lobos Unit F San Diego. CA 92127	
Miranda Mariscal	3910 University Ave San Diego San Diego CA 92105	
Erica Belandris	3910 University Ave San Diego, CA 92105	
ALAN YALDA	3602 MRADE AVE SAN DIEGO CA 92116	
Joselyn Garcia	3911 University San Diego CA 92105	
Lena Aguirre	4112 39th St San Diego CA 92105	
Roberto Inchaurregui	3661 37th St. S.D CA. 92105	
Rita DeLaRosa	3661 37th St S.D CA 92105	
Dionna Hampton	515 South 47th St APT A S.D CA. 92113	
Isidro Herrera Maneja Autozon	3804 University Ave SD 92105	
Armando Vilcasoz	3680 Landis St. SD. CA 92104	
Leslie Frazier	4112 39th St. 92105	

ATTACHMENT 10

We, the undersigned, are residence and / or work in City Heights, in San Diego, California. We have been made aware that 7-Eleven and / or a representative have applied for a Type 20 (Beer and Wine License) at 3911 University Ave. We feel that the addition of an alcoholic beverage outlet at this location will be detrimental to the public, safety and welfare of our children and this community. I am over the age of 18 and I am NOT IN SUPPORT of this license application / Conditional Use Permit.


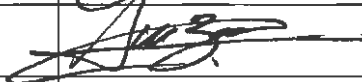
NAME	ADDRESS	TELEPHONE (OPTIONAL)	DATE
Sam Fero / Adrian	3850 UNIVERSITY Ave	619-283-6811	
Jewett Spence Jr	3542 1/2 30th St	619-698-3997	
Maria Castaneda	307 47th St SD CA	619-905-0717	
Jolanda Lozano	3752 43rd Street SD CA	(619) 607-0818	
Lfrancos Llamas	3855 3875 San Ca. 92105	(619) 7-55-06-54	
Aurelio Menoz	3878 1/2 Cherokee CA. 92104	(619) 241-3878	
ANGELICA NAVARRO	4079 45th St. #106 SD. CA 92105	(619) 2619364	
Lateefah Thomas	3714 41st San Diego	619 886 6714	
Herlinda Munoz	3844 Wilson	619 4965918	
Cesar Barragana	3331 Central Ave	619 9520375	
Silvia Ferrano	3821 Central Ave	619 7611615	
Luisa Placencia	3827 Chamouné Ave.	619 581-69-12.	

Total this page = _____

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NAME	ADDRESS	TELEPHONE (OPTIONAL)	DATE
JOHN GUERRERO	3767 CENTRAL AVE S.D. CA 92105		2/10/15
BENNY GARCIA	3880 35th SAN DIEGO 92104		2-10-15
REYNA PEREZ			2-16-16
Aldo Ramos			2/10/16
Gerardo Fierro	1502 E Campbell Dr Phx, AZ		2/10/16
ALVARO SOLIS			2 10 - 16
ALI PASTELAR	8892 ALPHECCA WAY SD. CA 92126		2/10/16
LUIS HERNANDEZ	4055 VAN DUKE WAY		2/10/16
ALEJANDRO VILLOMBUE			
Pedro E. Godinez	4078 Wightman St	(619) 569-0737	2/10/16
Matt Bate	4317 Estrella Ave		2/10/16
San Juan	3611 1st St		2/10/16
MATT MULHEIN	888 PHILLIPS ST. ART F VISTA, CA 92083		2/10/16

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NAME	ADDRESS	TELEPHONE (OPTIONAL)	DATE
Deborah Bolaños	786 S. Orange Ave Apt D El Cajon	92020	2/10/16
Mania Valez	4160 University Ave San Diego, CA	92105	2/10/16
Cristian Colin	4160 University Ave San Diego ca	92105	2/10/16
Manuel	4043 38th St San Diego CA	92105	
Jose Lopez	4046 45th St San Diego	92105	
Angel Marmán	3674 42nd St San Diego,	92105	
OSCAR NELORAL	none		
Pedro Olay	4444 Viento Ave APT 1 S.D. Cal	92115	
Juanito Flores			
John Doe			
Walter San			
Kelly Nye	4063 Polk Ave San Diego CA	92105	
John DOE			

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NAME	ADDRESS	TELEPHONE (OPTIONAL)	DATE
Eduardo Santillan	3823 36 St #4S		02-10-16
James Lankford	4141 Wabash ave		02-10-16
Daniel Mesa	3538 fairmount Ave	0 1111 M	02-10-16
Felicia Sesma	3645 41st Street SD, CA 92105		2/10/16 02-16
SABE RIOS	5287 REX AVE SD. CA 92105		02-10-16
Marta L. Gomez	Marta L. Gomez 3665 45 St. San Diego		02-10-16
Manuel Paez	3214 Waverborough SD CA 92105		02-10-16
Martha Alvarado	4150 58 St San Diego CA 92105		02-10-16
Roberfo Navone			
Henry Paul Peraffa	3415 Central Ave San Diego CA 92105		02-10-16
Guilherme Paez	4291 University Ave	02-10-15	02-10-16
Loreto Garcia	3426 41 St San Diego CA 92105		02-10-16
Stan Guerrero			

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NAME	ADDRESS	TELEPHONE (OPTIONAL)	DATE
Claudia Pizarro	1026 manchester st #3	nationalcity 619-5525980	
Tom Sherlock	4068 Oakcrest Dr. #4	SD, CA 92105	2-10-2016
Monica Ramirez	3853 Central St.	SD, CA 92105 (619) 6341612	1/2
Leslie Delgado	3880 41st.	San Diego CA 92105 (619) 832-9131	
Donna Camp			
Liliana Cearica	3850 Central St.	SD CA 92105 (619) 755-1235	
Neil Rios	727 E. San Ysidro Blvd #1060	CA. 92173	
Adan Reyes	3809 Central Avenue	- 92105 (619) 410-5245	
Estrellita Benavides	2855 Central Ave	92105	
Evelyn Lopez	3855 Central Ave	92105	
Juan Cruz	3832 Marlborough Ave.		
Jaël Cruz	4256 Cherokee Ave	(619) 648-9157	
Silvino Quirino	1406 Tienda St	Perris CA 714) 253-9514	

Total this page = _____

Page _____ of _____

7Eleven # 1037420

ALCOHOL BEVERAGE OUTLET CONDITIONAL USE PERMIT APPLICATION THERE IS NO CONSTRUCTION WITH THIS APPLICATION

3911 UNIVERSITY AVE @ 39th ST.
SAN DIEGO, CA 92105

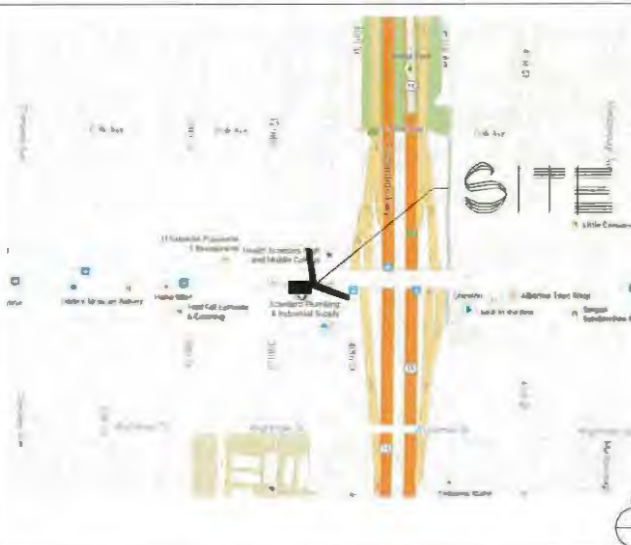


3883 RUFFIN ROAD, SUITE B
SAN DIEGO, CA 92123
(425)251-6222
(425)251-8782 FAX
CIVIL, ENGINEERING, LAND PLANNING,
SURVEYING, ENVIRONMENTAL SERVICES

CLIENT:

CUP - Alcohol Sales
7Eleven # 1037420
3911 UNIVERSITY AVE
SAN DIEGO, CA 92105

VICINITY MAP



UNIVERSITY AVE VIEW



PROJECT DATA

PROJECT ADDRESS: 3911 UNIVERSITY AVE SAN DIEGO, CA 92105
ACCESSORS PARCEL NO. 441-490-30
LEGAL DESCRIPTION LOTS 1 & LOTS 2 THRU 4, BLOCK 54
GROSS AREA OF LOT 14,000 SF 0.32 ACRES
ZONING CU-2-3 COMMERCIAL
CENTRAL URBANIZED PLAN DISTRICT CU - 2 - 3 COMMERCIAL ZONE

SHEET INDEX

CS COVER SHEET
6A-1 SITE PLAN (REFERENCE ONLY) - PER PROJ. NO. 440566
A1.0 FLOOR PLAN (REFERENCE ONLY) - PER PROJ. NO. 440566
A2.0 ELEVATIONS (REFERENCE ONLY) - PER PROJ. NO. 440566

SCOPE OF WORK NARRATIVE

NO BUILDING CONSTRUCTION IS PART OF THIS PERMIT -
BUILDING TO BE CONSTRUCTED UNDER PROJECT NO. 440566
APPLICATION FOR THE RIGHT TO SELL BEER AND WINE AT THE NEW TELEVEN PROPOSED AT THIS LOCATION
AN EXISTING CALIFORNIA ABC LICENSE WILL BE TRANSFERRED WITHIN THE GENUS TRACT - NO CHANGE IN CONCENTRATION
A PCN HAS BEEN FILED WITH THE CITY OF SAN DIEGO POLICE DEPARTMENT

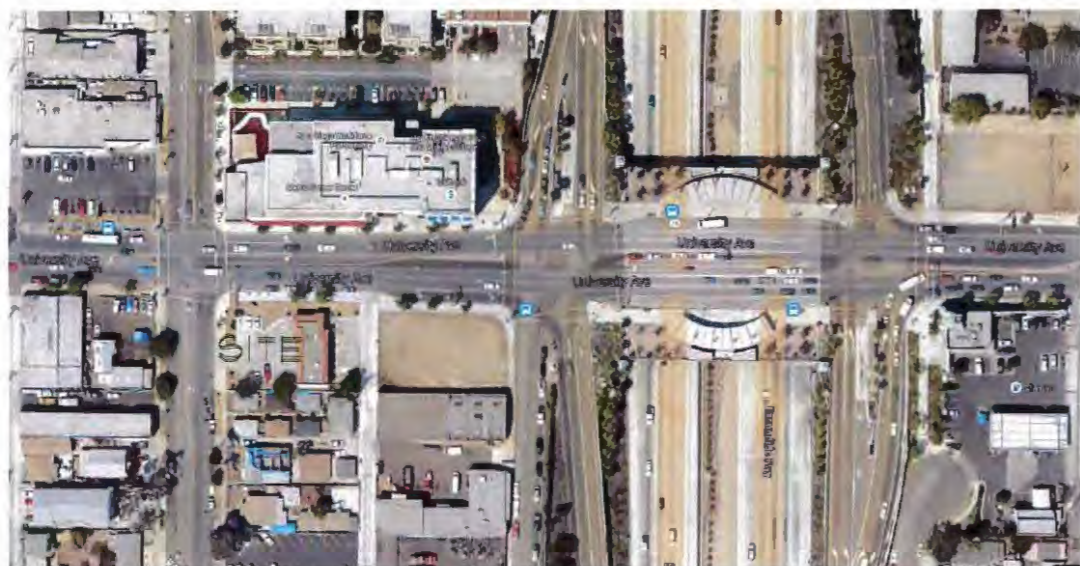
PROJECT DIRECTORY

OWNER:
R. S. BILLS, Inc.
P. O. Box 9915
RANCHO SANTA FE, CA 92067
PHONE : 760 540-4562
CONTACT: RICHARD S. BILLS

APPLICANT:
CYPRESS DEVELOPMENT- JACK CAMPAGNA
830 ORANGE AVE
CORONADO, CA 92118
PHONE : 619 726-0755
EMAIL : jackcypress@gmail.com

ARCHITECT:
BARGHAUSEN CONSULTING ENGINEERS, INC.
ARCHITECT : ALLEN SIPE
3883 RUFFIN RD SUITE B
SAN DIEGO, CA 92123
PHONE : 425 656-7440
EMAIL : asipe@barghausen.com

EXISTING AERIAL VIEW



NO.	DATE	REVISION DESCRIPTION



DEVELOPMENT INFORMATION:
CUP APPLICATION

SITE ADDRESS:
**3911 UNIVERSITY AVE
SAN DIEGO, CA 92105**

DESIGNED BY:
CHECKED BY: A. SIPE
DRAWN BY: B. DOW
VERSION: 8/11/15 PROJECT NO.: BCE #17370

DRAWING TITLE:
**COVER SHEET
CONTACTS
INDEX**

SHEET NO.:
CS

