



THE CITY OF SAN DIEGO

REPORT TO THE HEARING OFFICER

HEARING DATE: July 23, 2014 REPORT NO. HO-14-044

ATTENTION: Hearing Officer

SUBJECT: Del Mar Heights Rd. Shell
PROJECT NUMBER: 313163

LOCATION: 3051 Del Mar Heights Road

APPLICANT: Paris Hagman

SUMMARY

Requested Action - Should the Hearing Officer approve a Site Development Permit and Conditional Use Permit for an existing automobile service station to allow the addition of a car wash, conversion of a service garage into a convenience store and an addition to the convenience store within the Carmel Valley Community Planning area?

Staff Recommendation: **APPROVE** Conditional Use Permit No. 1095165 and Site Development Permit No. 1102351 with conditions (Attachment 7).

Community Planning Group Recommendation: On March 27, 2014, the Carmel Valley Community Planning Board voted 12-0-0 to recommend approval of the project with one condition. Reference the Background/Discussion section of the report (Attachment 8).

Environmental Review: The project is exempt from the California Environmental Quality Act (CEQA) pursuant to Article 19, section 15303, (new construction or conversion of small structure). This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on June 19, 2014.

BACKGROUND/DISCUSSION

The site is located at 3051 Del Mar Heights Road in the Employment Center (EC) zone of the Carmel Valley Planned District. The Planned District requires compliance with the city-wide CC-1-2 zone. The property is designated as Employment Center within the North City West Community Precise Plan and identified as a service station site. The service station was entitled under Conditional Use Permit/Carmel Valley Planned District Permit No. 92-0487, approved by the City Council and dated January 11, 1994 (Attachment 4). The project requires the processing

of a Site Development Permit for a Carmel Valley Planned District and a Conditional Use Permit. The original permit is being amended with this action.

Project Description:

The project proposes the addition of a car wash, expansion of the existing convenience store by converting the existing mechanic shop into the convenience store, and proposing a new addition to the convenience store. The improvements will result in a 2,504-square foot convenience store, 900 square foot car wash and existing service bays with overhead canopy.

The addition of the car wash is a permitted accessory use for automobile service stations in accordance to SDMC section 141.0801(b). The car wash structure will encompass 900 square feet of the site. The development complies with all of the regulations of the Planned District (which requires compliance with the city-wide CC-1-3 zone) and the development complies with all of the separately regulated use regulations for Automobile Service Stations which address setbacks, driveway locations, and allowable accessory uses.

Community Planning Group Recommendation

On March 27, 2014, the Carmel Valley Community Planning Board voted 12-0-0 to recommend approval of the project as proposed with a condition that a trellis is installed above the trash enclosure to reduce visual impacts for the office residents to the south. The owner agreed to this condition and this is reflected on the project plans.

CONCLUSION

Staff has determined that the project complies with the development regulations of all applicable sections of the Land Development Code. Staff has determined that the required findings can be made as the project meets the applicable San Diego Municipal Code regulations and requirements. Staff recommends approval of the project as proposed.

ALTERNATIVES

1. **Approve** Conditional Use Permit No. 1095165 and Site Development Permit No. 1102351, with modifications or;
2. **Deny** Conditional Use Permit No. 1095165 and Site Development Permit No. 1102351 if the findings required to approve the project cannot be affirmed.

Respectfully submitted,



Sandra Teasley
Development Project Manager

Attachments:

1. Aerial Photograph
2. Community Plan Land Use Map
3. Project Location Map
4. Prior Discretionary Approval: Project No. 920487
5. Project Data Sheet
6. Draft Permit with Conditions
7. Draft Resolution with Findings
8. Community Planning Group Recommendation
9. Ownership Disclosure Statement
10. Project Plans



Aerial Photograph

Del Mar Heights Rd. Shell - Project No. 313163

3015 Del Mar Heights Road



Attachment 1
Aerial Photograph of Site



NORTH CITY WEST

RESIDENTIAL

- VERY LOW DEN. 5 DU/AC.
- LOW DEN. 10 DU/AC.
- LOW MED DEN. 20DU/AC
- MEDIUM DEN. 40DU/AC.

COMMERCIAL

- ALL CATEGORIES N-
- NEIGHBORHOOD V VISITOR

PUBLIC FACILITIES

- SCHOOLS E-ELEM J-JR. S-SR.
- P-PARK N-NEIGHBORHOOD C-COMM.
- LIBRARY ▲ FIRE STATION

TRANSPORTATION

- FREEWAY
- MAJOR STREET
- COLLECTOR STREET

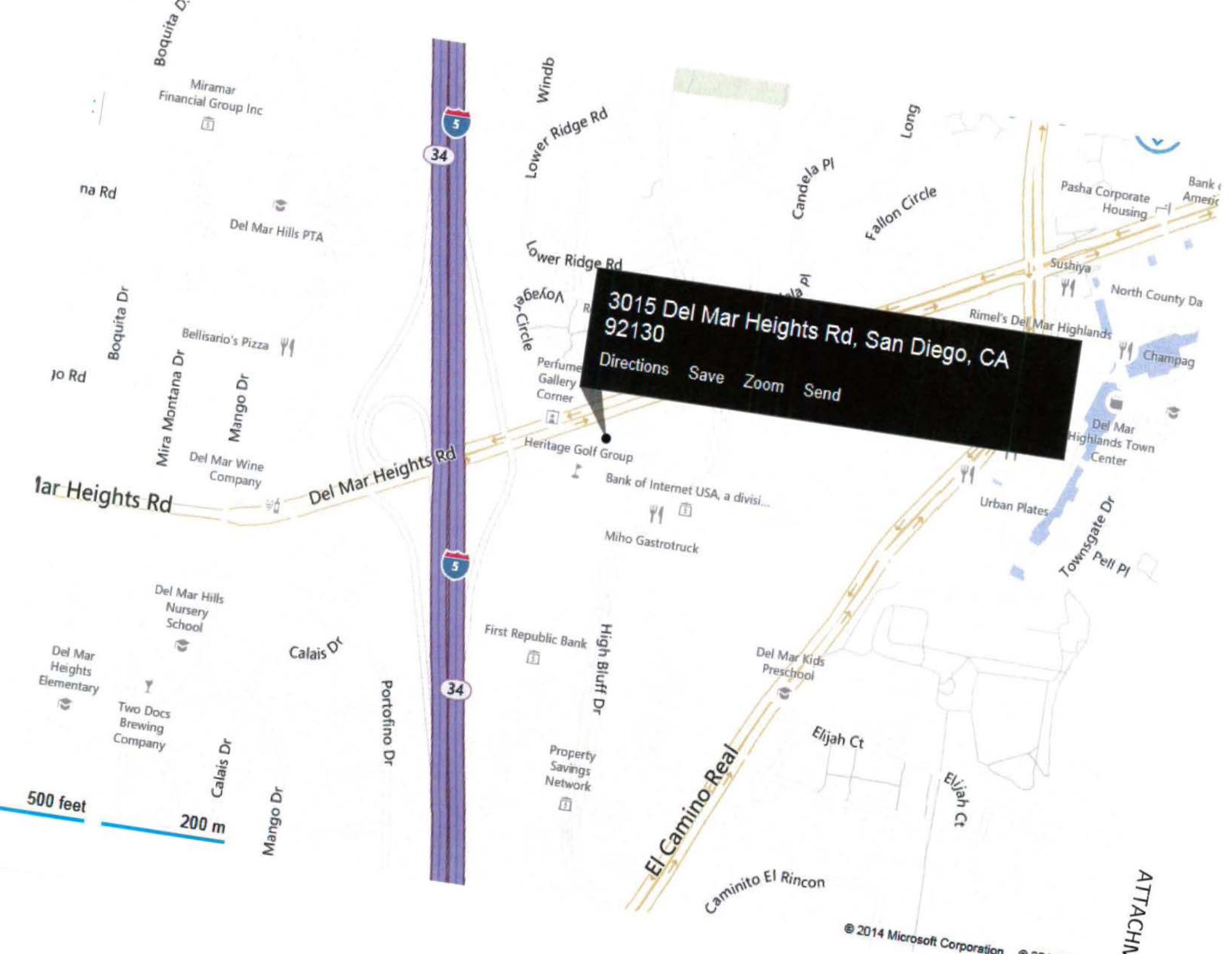
- BICYCLE PATH
- PEDESTRIAN
- TRANSPORTATION TERMINAL
- OPEN SPACE
- FLOOD PLAIN



Land Use Map

Del Mar Heights Rd. Shell
PROJECT NO. 313163





3015 Del Mar Heights Rd, San Diego, CA 92130

Directions Save Zoom Send

Return to City Clerk
 Mail Station 2A
 Attn: MARY LOU

CONDITIONAL USE/CARMEL VALLEY PLANNED DISTRICT
 DEVELOPMENT PERMIT NO. 92-0487

THE ORIGINAL OF THIS DOCUMENT
 WAS RECORDED ON 26-APR-1994,
 DOCUMENT NUMBER 1994-0277782.
 GREGORY SMITH, COUNTY RECORDER
 SAN DIEGO COUNTY RECORDER'S OFFICE

DEL MAR HILLS TEXACO

CITY COUNCIL

This Conditional Use/Planned District Development Permit is granted by the Council of The City of San Diego to TEXACO REFINING and MARKETING, INC., a Delaware corporation, Owner/Permittee, pursuant to Sections 101.0510 and 103.0612 of the Municipal Code of The City of San Diego.

1. Permission is granted to Owner/Permittee to remodel an existing gas and service station, located at 3015 Del Mar Heights Road, described as Lot 2, Tentative Map Subdivision, Map No. 6214, in the Employment Center ("EC") zone of the Carmel Valley Planned District.
2. The facility shall consist of the following:
 - a. A 2,667-square-foot service station building with three service bays and food mart;
 - b. Two above ground propane tanks (each 500-gallon size);
 - c. Off-street parking; and
 - d. Accessory uses as may be determined incidental and approved by the Planning Director.
3. No fewer than 11 off-street parking spaces shall be maintained on the property in the approximate location shown on Exhibit "A," dated January 11, 1994, on file in the office of the Planning Department. Parking spaces shall be consistent with Chapter X, Article 1, Division 8 of the Municipal Code and shall be permanently maintained and not converted for any other use. Parking spaces and aisles shall conform to Planning Department standards. Parking areas shall be marked at all times. Landscaping located in any parking area shall be permanently maintained and not converted for any other use.
4. No permit for proposed construction of any facility shall be granted nor shall any activity authorized by this permit be conducted on the premises until:
 - a. The Permittee signs and returns the permit to the Planning Department;
 - b. The Conditional Use/Carmel Valley Planned District Development Permit is recorded in the office of the County Recorder.

5. Before issuance of any building permits, complete building plans shall be submitted to the Planning Director for approval. Plans shall be in substantial conformity to Exhibit "A," dated January 11, 1994, on file in the office of the Planning Department. No change, modifications or alterations shall be made unless appropriate applications, findings of substantial conformance or amendment of this permit shall have been granted.
6. Before issuance of any grading or building permits, a complete landscape plan, including a permanent irrigation system, shall be submitted to the Planning Director for approval. The plans shall be in substantial conformity to Exhibit "A," dated January 11, 1994, on file in the office of the Planning Department. Approved planting shall be installed before issuance of any occupancy permit on any building. Such planting shall not be modified or altered unless this permit has been amended and is to be maintained in a disease-, weed- and litter-free condition at all times.
7. All outdoor lighting shall be so shaded and adjusted that the light is directed to fall only on the same premises as light sources are located.
8. This Conditional Use/Carmel Valley Planned District Development Permit must be used within 36 months after the date of City approval or the permit shall be void. An Extension of Time may be granted as set forth in Section 101.0510.k. of the Municipal Code. Any extension of time shall be subject to all standards and criteria in effect at the time the time of extension is applied for.
9. Construction and operation of the approved use shall comply at all times with the regulations of this or any other governmental agencies.
10. After establishment of the project, the property shall not be used for any other purposes unless:
 - a. Authorized by the Planning Commission; or
 - b. The proposed use meets every requirement of the zone existing for the property at the time of conversion; or
 - c. The permit has been revoked by the City.
11. This Conditional Use/Carmel Valley Planned District Development Permit may be revoked by the City if there is a material breach or default in any of the conditions of this permit.
12. This Conditional Use Permit is a covenant running with the subject property and shall be binding upon the Permittee and any successor or successors, and the interests of any

successor shall be subject to each and every condition set out in this permit and all referenced documents.

13. If any existing hardscape or landscape indicated on the approved plans is damaged or removed during demolition or construction, it shall be repaired and/or replaced in kind per the approved plans.
14. Pennants, portable signs or banners shall not be permitted on the premises.
15. Signaling devices to alert station attendants to entering vehicles shall be located and adjusted so as to cause no noise disturbances to adjoining properties.
16. The requirements of the County Health Department and the City of San Diego Fire Department for storage of all hazardous materials, including underground chemical storage, shall be met at all times.
17. All vehicles shall be repaired and serviced entirely within service bays, except gasoline or motor oil may be dispensed outdoors. No merchandise or supplies shall be stored or displayed outdoors except lubricants, supplies and accessories on suitable racks on pump islands.
18. All trash shall be stored in suitable containers and the containers shall be placed within the building or within enclosed solid walls or fences at least six feet in height. Refuse shall not be visible from outside the enclosed area.
19. A letter from the lessee stating that they have read, understand and agree to comply with the conditions imposed on the service station shall be written, signed and sent to the parent oil company and a copy sent to the City of San Diego Planning Department.
20. A copy of this Conditional Use Permit shall be posted on the premises of the service station at all times and be available for viewing by any person or persons who may desire to see the document.
21. No loitering signs shall be placed in and around the mini-market facility and no loitering enforced by the permittee, any lessee or subsequent owner.
22. Plantings, planter boxes and/or vines shall be placed around the mini-market building in a manner satisfactory to the Planning Director.
23. Performance of minor automotive maintenance and repair, including all government-mandated automobile diagnostic evaluations are permitted. Major automotive repair and engine rebuilding is specifically prohibited. Any such

repair and maintenance permitted shall be done within enclosed buildings.

24. Activities specifically prohibited on-site include:
- a. Painting, body and fender work;
 - b. Sales or rentals of any new or used vehicle, boat or trailer;
 - c. Sales or rental of power tools;
 - d. Outdoor storage and display of any product for sale other than automotive fuels, lubricants, supplies and accessories;
 - e. Stand-alone kiosks providing services and sales of products.
25. When operations are discontinued at an automobile service station for a period approaching 12 months, the permittee of the Conditional Use Permit has the following options:
- a. Apprise the City Planning Department that the Conditional Use Permit should be rescinded pursuant to Municipal Code section 101.0510.0 ("Rescission of Permit by Applicant"). In the underlying zone or planned district, including underground tanks, shall be removed.
 - b. Redevelop the property as a service station through an amended Conditional Use Permit, as set forth in Municipal Code section 101.0510.I. ("Amendment to Permit").
 - c. Resume use as a service station under the existing Conditional Use Permit.

If none of the above options is taken by the permittee, and operations remain discontinued beyond the twelfth month, the City may initiate proceedings to rescind the permit and abate the nonconforming structures, as set forth in Municipal Code section 101.0510.N. ("Failure to Conform or Comply with Conditions").

26. In the event that the gasoline sales service facility is abandoned or vacated for a continuous period of one year (12 months), the property owner shall cause to have all structures, buildings, signs, and accessory uses related to the gasoline service station and other potentially hazardous conditions removed from the premises. Underground fuel storage tanks shall also be removed from the premises. Underground fuel storage tanks shall also be removed or capped satisfactory to the Fire Department.

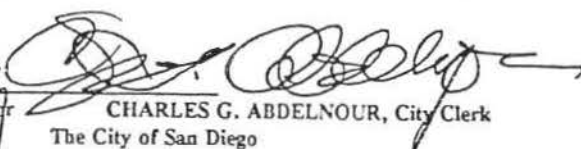
27. This project contains a street which must be vacated by City Council to accommodate this proposal. If the vacation is denied by Council, then this Conditional Use Permit shall be deemed denied.
28. Prior to the issuance of any building permits, the applicant shall obtain an Encroachment Removal Agreement, from the City Engineer, for private improvements and signage to be located within the public right-of-way. This condition does not constitute approval of the Encroachment Removal Agreement, which requires separate application.
29. Prior to the issuance of any building permits, the applicant shall assure, by permit and bond, the relocation of the existing two-inch water meter currently located within the driveway on Del Mar Hills Drive, satisfactory to the Water Utilities Director and the City Engineer.
30. Prior to the issuance of any building permits, the applicant shall:
 - a. Ensure that building address numbers are visible and legible from the street (Uniform Fire Code (UFC) section 10.208).
 - b. Show the location of all fire hydrants on the plot plan (UFC section 10.301).
31. This development may be subject to impact fees, as established by the City Council, at the time of issuance of building permits.
32. Prior to the issuance of any building permits, the applicant shall assure, by permit and bond, the installation of standard City driveways (curb-return access is not allowed), satisfactory to the City Engineer.
33. Due to the code enforcement situation of this property proper building permits must be obtained for the existing rear addition, the existing propane tank, and any non-building-permitted signage on or before the 90th day from the effective date of this permit.
34. The existing and proposed propane tanks shall comply with the County of San Diego, Department of Public Health requirements and permits.
35. Upon completion of the Food Mart, bicycle parking shall be installed to the satisfaction of the Planning Director.
36. All future signage for this site must comply with the Carmel Valley Signage Guidelines.

37. In the event that any condition of this Permit, on a legal challenge by the Owner/Permittee of this Permit, is found or held by court of competent jurisdiction to be invalid, unenforceable or unreasonable, this Permit shall be void.
38. The issuance of this permit by the City of San Diego does not authorize the applicant for said permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Federal Endangered Species Act of 1973 and any amendments thereto (16 U.S.C. Section 1531 et seq.).

Passed and adopted by the City Council on January 11, 1994 by Resolution No. R-283261.


AUTHENTICATED BY:


 SUSAN GOLDING, Mayor
 The City of San Diego


 CHARLES G. ABDELNOUR, City Clerk
 The City of San Diego

The undersigned Permittee, by execution hereof, agrees to each and every condition of this permit and promises to perform each and every obligation of Permittee hereunder.

TEXACO REFINING AND MARKETING, INC.
Owner/Permittee

By 

By _____

NOTE: Notary acknowledgments
must be attached per Civil
Code Section 1180, et seq.
Form = p.ack

State of CALIFORNIA

County of SAN DIEGO

On April 18, 1994 before me, Maydell L. Pontecorvo, Notary Public
DATE NAME, TITLE OF OFFICER - E.G., "JANE DOE, NOTARY PUBLIC"

personally appeared CHARLES G. ABDELNOUR, City Clerk
NAME(S) OF SIGNER(S)

personally known to me - OR - proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



Witness my hand and official seal.

Maydell L. Pontecorvo
SIGNATURE OF NOTARY

CAPACITY CLAIMED BY SIGNER

- INDIVIDUAL(S)
- CORPORATE OFFICER(S) _____ TITLE(S) _____
- PARTNER(S)
- ATTORNEY-IN-FACT
- TRUSTEE(S)
- SUBSCRIBING WITNESS
- GUARDIAN/CONSERVATOR
- OTHER: Municipal Govt.

SIGNER IS REPRESENTING:

NAME OF PERSON(S) OR ENTITY(IES)
City of San Diego

ATTENTION NOTARY: Although the information requested below is OPTIONAL, it could prevent fraudulent attachment of this certificate to unauthorized document.

THIS CERTIFICATE
MUST BE ATTACHED
TO THE DOCUMENT
DESCRIBED AT RIGHT:

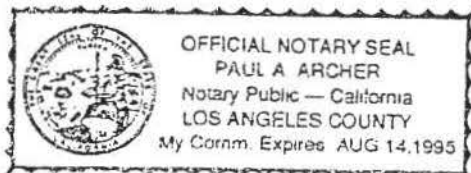
Title or Type of Document Conditional Use/Carmel Valley Planned District
Development Permit - Del Mar Hills Texaco
Number of Pages 12 Date of Document Jan. 11, 1994
Signer(s) Other Than Named Above Susan Golding, Mayor of City of San Diego

STATE OF CALIFORNIA)
) SS
 COUNTY OF LOS ANGELES)

On MARCH 3, 1994, before me,
 PAUL A. ARCHER, the undersigned Notary Public, personally

appeared D. B. HILL (Texaco Refining and Marketing, Inc.)
 personally known to me (~~or proved to me on the basis of~~ a Delaware Corp.
~~satisfactory evidence~~) to be the person whose name is
 subscribed to the within instrument and acknowledged to me
 that he/~~she~~ executed the same in his/~~her~~ authorized capacity,
 and that by his/~~her~~ signature on the instrument the person,
 or the entity upon behalf of which the person acted, executed
 the instrument.

Witness my hand and official seal.



Paul A. Archer
 Notary's Signature

CUP: 3015 DEL MAR HEIGHTS RD,
 SAN DIEGO, CA

BE IT FURTHER RESOLVED, that this Council adopts the following findings with respect to Conditional Use/Carmel Valley Planned District Development Permit No. 92-0487:

1. The proposed use will fulfill an individual and/or community need and will not adversely affect the General Plan or the Community Plan. The proposed development is to only remodel an existing service station and to bring the property into compliance with current development regulations.

2. The proposed use, because of the conditions that have been applied to it, will not be detrimental to the health, safety and general welfare of persons residing or working in the area and will not adversely affect other property in the vicinity. The existing service station is surrounded by office commercial land uses. The nearest residential land use is across Del Mar Height Road.


3. The proposed use will comply with the relevant regulations in the Municipal Code. The proposed remodel will allow the existing service station to be rehabilitated to correct Building and Municipal Code violations.

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

BE IT FURTHER RESOLVED, that, based upon the findings hereinbefore adopted by the City Council, Conditional Use/Carmel Valley Planned District Development Permit No. 93-0487 is hereby

granted to TEXACO REFINING AND MARKETING, INC., Owner/Permittee,
under the terms and conditions set forth in the permit attached
hereto and made a part hereof.

APPROVED: JOHN W. WITT, City Attorney

By 

John K. Riess
Deputy City Attorney

JKR:pev
02/02/94
Or.Dept:Clerk
R-94-1046
Form=r.permit

Passed and adopted by the Council of the City of San Diego on JAN. 11 1994 by the following vote:

YEAS: MATHIS, ROBERTS, KEHOE, WARDEN, STALLINGS, MCCARTY, MAYOR GOLDING.

NAYS: NONE.

NOT PRESENT: STEVENS, VARGAS.

AUTHENTICATED BY:

SUSAN GOLDING
Mayor of The City of San Diego, California

CHARLES G. ABDELNOUR
City Clerk of The City of San Diego, California

(SEAL)

By: MARY CEPEDA, Deputy

I HEREBY CERTIFY that the above and foregoing is a full, true and correct copy of RESOLUTION No. R- 283281, passed and adopted by the Council of The City of San Diego, California on JAN 11 1994.

CHARLES G. ABDELNOUR
City Clerk of The City of San Diego, California

(SEAL)

By: Mary Cepeda, Deputy

ATTACHMENT 4

RECORDING REQUESTED BY MARY LOU SANFORD
AND MAIL TO: City Clerk, Mail Station 2A

DOCUMENT NO. CUP/
CVPDDP-92-0487

FILED April 21, 1994

OFFICE OF THE CITY CLERK
SAN DIEGO, CALIFORNIA

PERM - Conditional Use/Carmel Valley Planned
District Development Permit 92-0487

Texaco Refining and Marketing, Inc.
Owner/Permittee

CONDITIONAL USE/CARMEL VALLEY PLANNED DISTRICT
DEVELOPMENT PERMIT

Lot 2, Tentative Map Subdivision, Map 6214
Employment Center (EC) Zone of Carmel Valley
Planned District, located at 3015 Del Mar
Heights Road, San Diego, CA

cc: Planning - 4A
Zoning - 300
Bldg. Inspection - 301

Permittee at the following address:

9966 San Diego Mission Road
San Diego, CA 92108

4/21/94 mls

PROJECT DATA SHEET

PROJECT NAME:	Del Mar Heights Rd Shell	
PROJECT DESCRIPTION:	Construction of a new car wash; addition and remodel of store and mechanic shop	
COMMUNITY PLAN AREA:	Carmel Valley	
DISCRETIONARY ACTIONS:	Site Development Permit, Conditional Use Permit, Amendment to CUP/Carmel Valley Permit 92-0487	
COMMUNITY PLAN LAND USE DESIGNATION:	Service Station	
<u>ZONING INFORMATION:</u>		
ZONE: Employment Center (EC) HEIGHT LIMIT: No maximum height limit. LOT SIZE: 40,000 square-foot minimum lot size. FLOOR AREA RATIO: 0.50 maximum. FRONT SETBACK: 0 feet. SIDE SETBACK: 10 feet minimum/0 optional. STREETSIDE SETBACK: 0 feet. REAR SETBACK: 10 feet minimum/0 optional. PARKING: 10 parking spaces required/16 provided.		
<u>ADJACENT PROPERTIES:</u>	LAND USE DESIGNATION & ZONE	EXISTING LAND USE
NORTH:	Multi-Family Residential; MFL.	Residential
SOUTH:	Employment Center; EC.	Office
EAST:	Employment Center; EC.	Office
WEST:	Employment Center; EC.	Office
DEVIATIONS OR VARIANCES REQUESTED:	N/A	
COMMUNITY PLANNING GROUP RECOMMENDATION:	Approval Recommended with condition.	

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

**WHEN RECORDED MAIL TO
PROJECT MANAGEMENT
PERMIT CLERK
MAIL STATION 501**

SPACE ABOVE THIS LINE FOR RECORDER'S USE

INTERNAL ORDER NUMBER: 24003571

**CONDITIONAL USE PERMIT NO. 1095165
SITE DEVELOPMENT PERMIT NO. 1102351
(AMENDMENT TO CONDITIONAL USE PERMIT/CARMEL VALLEY PLANNED
DISTRICT PERMIT NO. 92-0487)
DEL MAR HEIGHTS RD. SHELL – PROJECT NO. 313163
HEARING OFFICER**

This Conditional Use Permit No. 1095165 and Site Development Permit No. 1102351 (Amendment to Conditional Use Permit/Carmel Valley Planned District Permit No. 92-0487) is granted by the Hearing Officer of the City of San Diego to OLD RACER PROPERTIES, LLC, Owner, and Permittee, pursuant to San Diego Municipal Code [SDMC] section 126.0301, 153.0309 and 126.0501. The 31,252-square-foot site is located at 3015 Del Mar Heights Road in the Employment Center (EC) Zone of the Carmel Valley Planned District of the Carmel Valley Community Planning Area. The project site is legally described as Lot 2 of T.M. Subdivision, Map No. 6214.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to convert an existing mechanic shop to an extension of an existing convenience store, construct a new addition to the existing convenience store and construct a new car wash on a site developed with an existing service station and convenience store described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated July 23, 2014, on file in the Development Services Department.

The project shall include the construction of the following improvements to a site developed with an existing service station which currently includes a service station with three service bays and canopy, and a food mart permitted by Conditional Use Permit/Carmel Valley Planned District Permit No. 92-0487, approved by the City Council and dated January 11, 1994. The improvements will result in a 2,504-square foot convenience store, 900 square foot car wash and existing service bays for:

ATTACHMENT 6

- a. Construction of a 646-square-foot addition to the existing 700-square-foot convenience store;
- b. Conversion of the existing 1,158-square-foot 3-bay mechanic shop to an extension of the convenience store;
- c. Construction of a new 900-square-foot car wash;
- d. Landscaping (planting, irrigation and landscape related improvements);
- e. Off--street parking;
- f. 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 August 6, 2017,
2. 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.
3. 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.
4. 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.
5. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.

ATTACHMENT 6

6. 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.).

7. 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.

8. 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.

9. 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.

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

ENGINEERING REQUIREMENTS:

11. Prior to the issuance of any building permit, the Owner/Permittee shall close the existing driveways and construct two 30-foot wide City standard driveways, on Del Mar Height Road, satisfactory to the City Engineer.
12. Prior to the issuance of any building permit, the Owner/Permittee shall obtain an Encroachment Maintenance and Removal agreement from the City Engineer for the propane tank, air and water vault locate within the City's easements.
13. Prior to the issuance of any construction permit, the Owner/Permittee shall enter into a Maintenance Agreement for the ongoing permanent BMP maintenance, satisfactory to the City Engineer.
14. Prior to the issuance of any construction permit, the Owner/Permittee shall incorporate any construction Best Management Practices necessary to comply with Chapter 14, Article 2, Division 1 (Grading Regulations) of the Municipal Code, into the construction plans or specifications.
15. Prior to the issuance of any construction permit, the Owner/Permittee shall submit a Water Pollution Control Plan (WPCP). The WPCP shall be prepared in accordance with the guidelines in Appendix E of the City's Storm Water Standards.

LANDSCAPE REQUIREMENTS:

16. Prior to issuance of any engineering permits for right-of-way improvements, the Owner/Permittee shall submit complete landscape construction documents for right-of-way improvements to the Development Services Department for approval. Improvement plans shall show, label, and dimension a 40 sq-ft area around each tree which is unencumbered by utilities. Driveways, utilities, drains, water and sewer laterals shall be designed so as not to prohibit the placement of street trees.
17. Prior to issuance of any construction permits for structures (including shell), the Owner/Permittee shall submit complete landscape and irrigation construction documents consistent with the Landscape Standards to the Development Services Department for approval. The construction documents shall be in substantial conformance with Exhibit 'A,' Landscape Development Plan, on file in the Office of the Development Services Department. Construction plans shall provide a 40 sq-ft area around each tree that is unencumbered by hardscape and utilities unless otherwise approved per LDC 142.0403(b)5.
18. In the event that a foundation only permit is requested by the Owner/Permittee, a site plan or staking layout plan shall be submitted to the Development Services Department identifying all landscape areas consistent with Exhibit "A," Landscape Development Plan, on file in the Office of the Development Services Department. These landscape areas shall be clearly identified with a distinct symbol, noted with dimensions and labeled as "landscaping area."

19. All required landscape shall be maintained in a disease, weed and litter free condition at all times. Severe pruning or "topping" of trees is not permitted unless specifically noted in this Permit.

20. The Owner/Permittee shall be responsible for the maintenance of all landscape improvements shown on the approved plans, including in the right-of-way, consistent with the Landscape Standards unless long-term maintenance of said landscaping will be the responsibility of a Landscape Maintenance District or other approved entity.

21. If any required landscape (including existing or new plantings, hardscape, landscape features, etc.) indicated on the approved construction document plans is damaged or removed during demolition or construction, the Owner/Permittee shall repair and/or replace in kind and equivalent size per the approved documents to the satisfaction of the Development Services Department within 30 days of damage or Certificate of Occupancy.

TRANSPORTATION REQUIREMENTS:

22. No fewer than 10 off-street automobile parking spaces (with 13 off-street automobile parking spaces provided), 2 motorcycle spaces and 2 bicycle spaces shall be permanently maintained on the property within the approximate location shown on the project's Exhibit "A". Further, all on-site parking stalls and aisle widths shall be in compliance with requirements of the City's Land Development Code, and shall not be converted and/or utilized for any other purpose, unless otherwise authorized in writing by the Development Services Department Director.

PUBLIC UTILITIES DEPARTMENT REQUIREMENTS:

23. Prior to the issuance of any building permits, the Owner/Permittee shall apply for an Industrial Waste Permit Discharge in the Public Utilities Department for the proposed Car Wash.

24. Prior to the issuance of any building permits, the Owner/Permittee shall apply for a plumbing permit for the installation of appropriate private back flow prevention device(s), on each water service (domestic, fire and irrigation), in a manner satisfactory to the Director of Public Utilities and the City Engineer. BFPDs shall be located above ground on private property, in line with the service and immediately adjacent to the right-of-way. The Public Utilities Department will not permit the required BFPDs to be located below grade or within the structure.

25. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the design and construction of all public water and sewer facilities are to be in accordance with established criteria in the most current City of San Diego Water and Sewer Design Guides.

26. All proposed private water and sewer facilities located within a single lot are to be designed to meet the requirements of the California Uniform Plumbing Code and will be reviewed as part of the building permit plan check.

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

28. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, to remove (kill) at the main any existing unused water service.

- 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 Hearing Officer of the City of San Diego on July 23, 2014 and [Approved Resolution Number].

ATTACHMENT 6

Permit Type/PTS Approval No.: CUP No.
1095165/SDP No. 1102351

Date of Approval: July 23, 2014

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES
DEPARTMENT

Sandra Teasley
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.

[OLD RACERS PROPERTIES, LLC]
Owner/Permittee

By _____
Stephen Thomas
President

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

HEARING OFFICER - RESOLUTION NO. XXX
CONDITIONAL USE PERMIT NO. 1095165
SITE DEVELOPMENT PERMIT NO. 1102351
(AMENDMENT TO CONDITIONAL USE PERMIT/CARMEL VALLEY PLANNED DISTRICT
PERMIT NO. 92-0487)

DEL MAR HEIGHTS RD. SHELL - PROJECT NO. 313163

WHEREAS, OLD RACER PROPERTIES, LLC, Owner/Permittee, filed an application with the City of San Diego for a permit to convert an existing mechanic shop to an extension of an existing convenience store, construct a new addition to the existing convenience store and construct a new car wash on a site developed with an existing service station and convenience store (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit Nos. 1095165 and 1102351, on portions of a 31,252-square-foot site;

WHEREAS, the project site is located at 3051 Del Mar Heights Road in the Employment Center (EC) zone of the Carmel Valley Planned District of the Carmel Valley Community Planning area;

WHEREAS, the project site is legally described as Lot 2 of T.M. Subdivision, Map No. 6214.

WHEREAS, on July 23, 2014, the Hearing Officer of the City of San Diego considered Conditional Use Permit No. 1095165 and Site Development Permit No. 1102351 (Amendment to Conditional Use Permit/Carmel Valley Planned District Permit No. 92-0487) pursuant to the Land Development Code of the City of San Diego;

WHEREAS, on June 19, 2014, the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act (CEQA) (Public Resources Code section 21000 et. seq.) under CEQA Guideline Section (New Construction) and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520;
NOW, THEREFORE,

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

That the Hearing Officer adopts the following written Findings, dated July 23, 2014:

FINDINGS:

CONDITIONAL USE PERMIT FINDINGS – SDMC Section 126.0305

1. THE PROPOSED DEVELOPMENT WILL NOT ADVERSELY AFFECT THE APPLICABLE LAND USE PLAN.

The proposed project is the construction of improvements to an existing service station and convenience store, entitled under Conditional Use Permit/Carmel Valley Planned District Permit No. 92-0487, approved by the City Council on January 11, 1994. The site is located at 3051 Del Mar Heights Road and zoned Employment Center (EC) of the Carmel Valley Planned District. The property is located within the North City West Precise Plan and designated as Employment Center. The proposed project to construct improvements to the existing service station, will not adversely affect the land use plan.

2. THE PROPOSED DEVELOPMENT WILL NOT BE DETRIMENTAL TO THE PUBLIC HEALTH, SAFETY, AND WELFARE.

The proposed project is the construction of improvements to an existing service station and convenience store, entitled under Conditional Use Permit/Carmel Valley Planned District Permit No. 92-0487, approved by the City Council on January 11, 1994. The site is located at 3051 Del Mar Heights Road and zoned Employment Center (EC) of the Carmel Valley Planned District. The property is located within the North City West Precise Plan and designated as Employment Center. The proposed project to construct improvements to the existing service station, will not adversely affect the land use plan. Service stations are permitted in the EC zone with a Conditional Use Permit and a Site Development Permit. Due to the amount of traffic trips anticipated to be generated by the proposed project, a focused Traffic Study (*Focused Traffic Study for Del Mar Heights Road Shell*, dated March 12, 2014, prepared by The Perfect Solution) was required for the project to address access, parking and on-site pedestrian and vehicular circulation. The report concluded that the proposed site improvements would not result in traffic/circulation impacts and, no dedications or right-of-way improvements would be required other than, modifications to the existing driveway. The project was deemed to be exempt from the California Environmental Quality Act pursuant to Section No.15303 (New Construction).

The permit controlling this development contains conditions addressing compliance with the City's regulations and other regional, State and Federal regulations to prevent detrimental impacts to the health, safety, and welfare of persons residing in the area. These conditions address requirements relating to storm water runoff, runoff during construction, public improvement repairs, fire protection, and landscaping. All Uniform Building, Fire and Mechanical Codes governing the construction and continued operation of the development will apply to this site to prevent adverse affects to those persons or other properties in the vicinity. Therefore, the proposed project will not be detrimental to the public health, safety and welfare.

3. THE PROPOSED DEVELOPMENT WILL COMPLY WITH THE REGULATIONS OF THE LAND DEVELOPMENT CODE INCLUDING ANY ALLOWABLE DEVIATIONS PURSUANT TO THE LAND DEVELOPMENT CODE.

The proposed project is the construction of improvements to an existing service station and convenience store, entitled under Conditional Use Permit/Carmel Valley Planned District Permit No. 92-0487, approved by the City Council on January 11, 1994. The site is located at 3051 Del Mar Heights Road and zoned Employment Center (EC) of the Carmel Valley Planned District. The property is located within the North City West Precise Plan and designated as Employment Center. The EC zone requires compliance with the CC-1-3 city-wide zone and, architectural and design standards of the Planned District and the Precise Plan. The development complies with all of the separately regulated use regulations for Automobile Service Stations which address setbacks, driveway locations, and allowable accessory uses. The proposed development complies with all of the regulations of the Land Development Code and the Precise Plan and no deviations have been requested.

4. THE PROPOSED USE IS APPROPRIATE AT THE PROPOSED LOCATION.

The proposed project is the construction of improvements to an existing service station and convenience store, entitled under Conditional Use Permit/Carmel Valley Planned District Permit No. 92-0487, approved by the City Council on January 11, 1994. The addition of the car wash and expansion of the

convenience store are accessory uses for the existing automobile service station and are in accordance with development requirements from the Land Development Code. The site is located at 3051 Del Mar Heights Road and zoned Employment Center (EC) of the Carmel Valley Planned District. The property is located within the North City West Precise Plan and designated as Employment Center. The EC zone of the Carmel Valley Planned District allows service stations with a Conditional Use Permit and a Site Development. The facility has existed at this location since the mid 1990s. The existing use is appropriate at this location.

SITE DEVELOPMENT PERMIT FINDINGS – SDMC Section 126.0504

1. THE PROPOSED DEVELOPMENT WILL NOT ADVERSELY AFFECT THE APPLICABLE LAND USE PLAN.

The proposed project is the construction of improvements to an existing service station and convenience store, entitled under Conditional Use Permit/Carmel Valley Planned District Permit No. 92-0487, approved by the City Council and dated January 11, 1994. The site is located at 3051 Del Mar Heights Road and zoned Employment Center (EC) of the Carmel Valley Planned District. The property is located within the North City West Precise Plan and designated as Employment Center.

Where a planned district requires a discretionary planned district permit that is identified as a Process Three, Process Four, or Process Five decision, a Site Development Permit is required in accordance with Land Development Code Chapter 12, Article 6, Division 1 (General Development Permit Procedures) and Division 5 (Site Development Permit Procedures).

The proposed project to construct improvements to the existing service station, will not adversely affect the land use plan.

2. THE PROPOSED DEVELOPMENT WILL NOT BE DETRIMENTAL TO THE PUBLIC HEALTH, SAFETY, AND WELFARE.

The proposed project is the construction of improvements to an existing service station and convenience store, entitled under Conditional Use Permit/Carmel Valley Planned District Permit No. 92-0487, approved by the City Council and dated January 11, 1994. The site is located at 3051 Del Mar Heights Road and zoned Employment Center (EC) of the Carmel Valley Planned District. The property is located within the North City West Precise Plan and designated as Employment Center.

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The proposed project to construct improvements to the existing service station, will not adversely affect the land use plan. Service stations are permitted in the EC zone with a Conditional Use Permit and a Site Development Permit. Due to the amount of traffic trips anticipated to be generated by the proposed project, a focused Traffic Study (*Focused Traffic Study for Del Mar Heights Road Shell*, dated March 12, 2014, prepared by The Perfect Solution) was required for the project to address access, parking and on-site pedestrian and vehicular circulation. The report concluded that the proposed site improvements would not result in traffic/circulation impacts and, no dedications or right-of-way improvements would

be required other than, modifications to the existing driveway. The project was deemed to be exempt from the California Environmental Quality Act pursuant to Section No.15303 (New Construction).

The permit controlling this development contains conditions addressing compliance with the City's regulations and other regional, State and Federal regulations to prevent detrimental impacts to the health, safety, and welfare of persons residing in the area. These conditions address requirements relating to storm water runoff, runoff during construction, public improvement repairs, fire protection, and landscaping. All Uniform Building, Fire and Mechanical Codes governing the construction and continued operation of the development will apply to this site to prevent adverse affects to those persons or other properties in the vicinity. Therefore, the proposed project will not be detrimental to the public health, safety and welfare.

3. THE PROPOSED DEVELOPMENT WILL COMPLY WITH THE APPLICABLE REGULATIONS OF THE LAND DEVELOPMENT CODE, INCLUDING ANY ALLOWABLE DEVIATIONS PURSUANT TO THE LAND DEVELOPMENT CODE.

The proposed project is the construction of improvements to an existing service station and convenience store, entitled under Conditional Use Permit/Carmel Valley Planned District Permit No. 92-0487, approved by the City Council on January 11, 1994. The site is located at 3051 Del Mar Heights Road and zoned Employment Center (EC) of the Carmel Valley Planned District.

Where a planned district requires a discretionary planned district permit that is identified as a Process Three, Process Four, or Process Five decision, a Site Development Permit is required in accordance with Land Development Code Chapter 12, Article 6, Division 1 (General Development Permit Procedures) and Division 5 (Site Development Permit Procedures).

The property is located within the North City West Precise Plan and designated as Employment Center. The EC zone requires compliance with the CC-1-3 city-wide zone and, architectural and design standards of the Planned District and the Precise Plan. The development complies with all of the separately regulated use regulations for Automobile Service Stations which address setbacks, driveway locations, and allowable accessory uses. The proposed development complies with all of the regulations of the Land Development Code and the Precise Plan and no deviations have been requested.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Hearing Officer, Conditional Use Permit No. 1095165 and Site Development Permit No. 1102351 (Amendment to Conditional Use Permit/Carmel Valley Planned District Permit No. 92-0487) is hereby GRANTED by the Hearing Officer to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit Nos. 1095165 and 1102351, a copy of which is attached hereto and made a part hereof.

Sandra Teasley
Development Project Manager
Development Services

Adopted on: July 23, 2014

CARMEL VALLEY COMMUNITY PLANNING BOARD

Attn: Allen Kashani, CVCPB Secretary
6025 Edgewood Bend Court
San Diego, CA 92130
858-794-2571 / Fax: 858-794-2599

March 28, 2014

Steve Thomas
OLD RACER PROPERTIES
3703 Arroyo Sorrento Rd.
San Diego, CA 92130

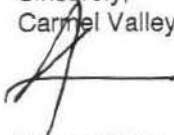
Re: Del Mar Heights Road Shell
Bay Conversion, Carwash and Store Addition

Dear Steve:

On March 27, 2014 the Carmel Valley Community Planning Board considered your request to support the application to increase the existing store by 720 SF and to add a 900 SF self serve carwash building. The Board discussed the expansion project and that you have worked with the commercial property manager to the South who was concerned with the view of the trash area from the offices. We understand that you have moved the trash receptacles to the Eastern side of your complex as shown on the drawings.

The Board voted unanimously 12-0-0 to support the application with the condition that you install a trellis structure above the trash enclosure to further reduce its visual impact for the office residents to the South.

Sincerely,
Carmel Valley Community Planning Board



Frisco White, AIA
Chair

ATTACHMENT 9

OWNERSHIP DISCLOSURE STATEMENT

DEL MAR HEIGHTS RD. SHELL

PTS 313163

OWNER: OLD RACER PROPERTIES LLC

President: Stephen Thomas

Member: James Phillion



THE CITY OF SAN DIEGO

City of San Diego
Development Services
1222 First Ave., MS-302
San Diego, CA 92101
(619) 446-5000

Ownership Disclosure Statement

Approval Type: Check appropriate box for type of approval (s) requested: Neighborhood Use Permit Coastal Development Permit
 Neighborhood Development Permit Site Development Permit Planned Development Permit Conditional Use Permit
 Variance Tentative Map Vesting Tentative Map Map Waiver Land Use Plan Amendment Other _____

Project Title

Project No. For City Use Only

DEL MAR HEIGHTS RD., SHELL ADDITION

313163

Project Address:

3015 DEL MAR HEIGHTS RD., SAN DIEGO, CA. 92130

Part I - To be completed when property is held by Individual(s)

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter, as identified above, will be filed with the City of San Diego on the subject property, with the intent to record an encumbrance against the property. Please list below the owner(s) and tenant(s) (if applicable) of the above referenced property. The list must include the names and addresses of all persons who have an interest in the property, recorded or otherwise, and state the type of property interest (e.g., tenants who will benefit from the permit, all individuals who own the property). A signature is required of at least one of the property owners. Attach additional pages if needed. A signature from the Assistant Executive Director of the San Diego Redevelopment Agency shall be required for all project parcels for which a Disposition and Development Agreement (DDA) has been approved / executed by the City Council. Note: The applicant is responsible for notifying the Project Manager of any changes in ownership during the time the application is being processed or considered. Changes in ownership are to be given to the Project Manager at least thirty days prior to any public hearing on the subject property. Failure to provide accurate and current ownership information could result in a delay in the hearing process.

Additional pages attached Yes No

Name of Individual (type or print):

OLD RAWL PROPERTIES, LLC

 Owner Tenant/Lessee Redevelopment Agency

Street Address:

3015 DEL MAR HEIGHTS RD

City/State/Zip:

SAN DIEGO CA 92130

Phone No:

858 755-2114

Fax No:

Signature :

Date:

2/14/13

Name of Individual (type or print):

 Owner Tenant/Lessee Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Signature :

Fax No:

Date:

Name of Individual (type or print):

 Owner Tenant/Lessee Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature :

Date:

Name of Individual (type or print):

 Owner Tenant/Lessee Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature :

Date:

DEL MAR HEIGHTS RD. SHELL

BAY CONVERSION, CARWASH AND STORE ADDITION

3015 DEL MAR HEIGHTS RD.
SAN DIEGO, CA. 92130



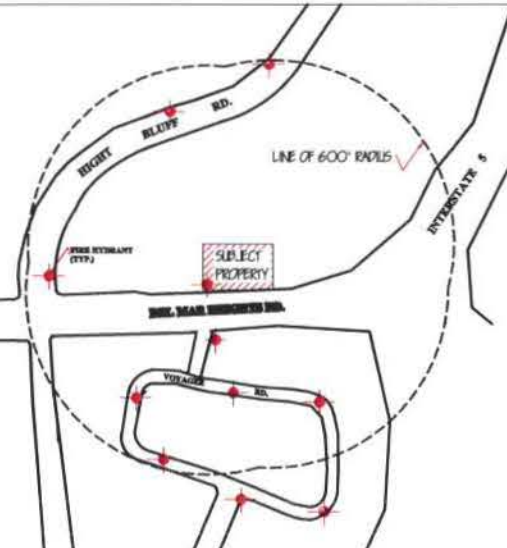



REVISIONS BY

HAGMAN & ASSOCIATES
ARCHITECTURE & PLANNING
1516 W. REDWOOD ST. # 205
SAN DIEGO, CA. 92101
(619) 298-8058
(619) 298-2394 FAX

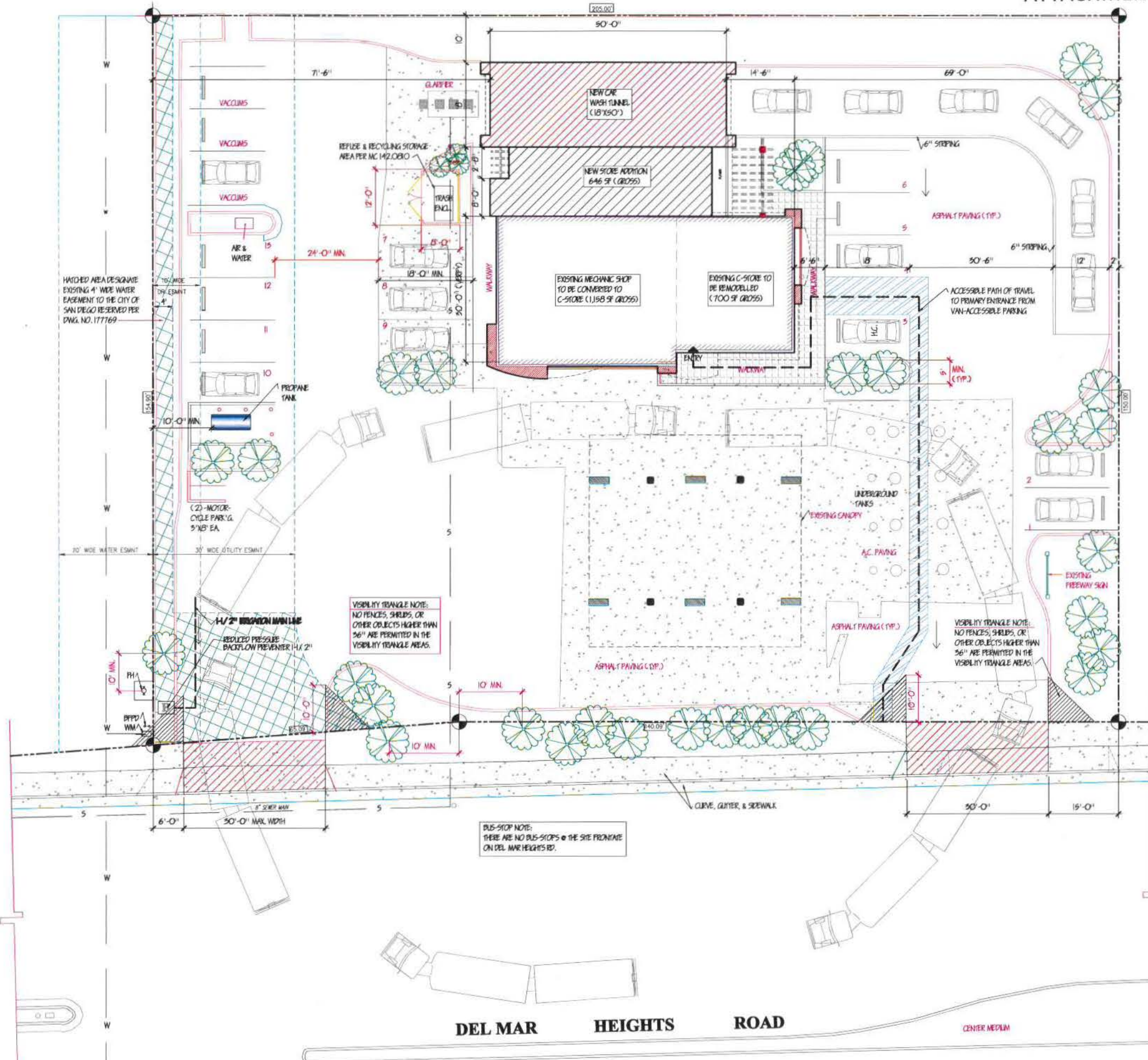


DEL MAR HEIGHTS RD. SHELL
BAY CONVERSION, STORE & CAR WASH ADDITION
3015 DEL MAR HEIGHTS ROAD, DEL MAR, CA. 92130

CONDITIONS OF APPROVAL	PROJECT DIRECTORY	VICINITY MAP	PROJECT DATA	SCOPE OF WORK																								
	<p>ARCHITECT: HAGMAN & ASSOCIATES 1516 W. REDWOOD ST. # 205 SAN DIEGO, CA. 92101 TEL: (619) 298-8058 FAX: (619) 298-2394 CONTACT: PARIS HAGMAN, ARCHITECT</p> <p>CIVIL ENGINEER: K & S ENGINEERING, INC. 7801 MISSION CENTER COURT SUITE 100 SAN DIEGO, CA. 92108 TEL: (619) 296-5565 FAX: (619) 296-6664 CONTACT: HOSSEIN ZOMRRODI, PE</p> <p>LANDSCAPE DESIGNER: DANIEL BELGAR (619) 656-0304</p>	 <p style="text-align: center;">  north NOT TO SCALE </p>	<p>REQUEST: AMENDMENT TO EXISTING CONDITIONAL PERMIT 92-0487 & A SITE PLAN REVIEW PERMIT.</p> <p>PROJECT NAME: DEL MAR HEIGHTS RD. SHELL</p> <p>PROJECT ADDRESS: 3015 DEL MAR HEIGHTS RD. DEL MAR, CA. 92130</p> <p>APN: 304-101-13</p> <p>LEGAL DESC.: LOT 2 OF T.M. SUBDIVISION IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIF. ACCORDING TO THE MAP THEREOF NO. 6214 FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, OCTOBER 18, 1968.</p> <p>OWNER: STEPHEN THOMAS CO DEL MAR HEIGHTS RD. 3015 DEL MAR HEIGHTS RD. DEL MAR, CA. 92130 (858) 945-8187</p> <p>ARCHITECT: HAGMAN & ASSOCIATES 1516 W. REDWOOD ST. SAN DIEGO, CA. 92101 (619) 298-8058 PHONE (619) 298-2394 FAX PARISHAG@PACBELL.NET</p> <p>ZONING: CC-4-3 CARMEL VALLEY PLANNED DISTRICT</p> <p>SETBACKS: FYSB 50' WEST INT. SYSB 60' RYSB 10' EAST INT. SYSB 71.5'</p> <p>YEAR BUILT: 1971</p> <p>F.A.R. (LOT COVERAGE): MAX. ALLOWED 50% PROPOSED 11%</p> <p>EXISTING USE: SHELL SERVICE STATION 3-BAY MECHANIC SHOP SMALL CONVENIENT STORE</p> <p>PROPOSED USE: SHELL SERVICE STATION, FOOD MART, & CARWASH</p> <p>USE CATEGORY: 52</p> <p>HOURS OF OPERATION: FUELLING & STORE 24HRS.</p> <p>OCCUPANCY CLASSIFICATION: STORE OCCUPANCY TYPE: M SERVICE STATION M CARWASH M</p> <p>TYPE OF CONSTRUCTION: VB</p> <p>AREAS: LOT AREA: 31,251 SF (APPROX.) FLOOR AREAS: EXISTING C-STORE 700 SF EXISTING 3-BAY MBCH. SHOP 1,158 SF TOTAL EXISTING AREA: 1,858 SF PROPOSED NEW ADDITION 646 SF TOTAL AREA OF C-STORE AFTER ADD. 2,504 SF PROPOSED NEW CAR WASH 900 SF TOTAL BUILDING FOOT PRINT 3,404 SF</p> <p>OCCUPANT LOAD: 48 (SEE TABULATION INSIDE FLOOR PLAN, SHIT. 4)</p> <p>PARKING CALCULATION: REQUIRED PARKING FOR RETAIL= 2504X3/1000=7.6 FOR SERVICE STATION =2.0 TOTAL REQUIRED SPACES 10 PARKING PROVIDED 13 (13 STANDARDS) 1 E.C. + 3 FOR VACUUMS (NOT COUNTED)</p> <p>LANDSCAPING: PER LANDSCAPE DEVELOPMENT PLANS</p>	<ol style="list-style-type: none"> CONSTRUCTION OF A NEW CAR WASH TUNNEL (900 SF) SOUTH OF THE EXISTING STRUCTURE. CONSTRUCTION OF A NEW ADDITION AS SHOWN ON PLANS. CONVERSION OF EXISTING 3-BAY MECHANIC SHOP TO AN EXTENSION OF THE EXISTING C-STORE. NEW LANDSCAPING AND PARKING ARRANGEMENTS AS SHOWN ON SITE PLAN. 																								
	<p>FIRE HYDRANTS WITHIN 600' RADIUS</p> 	<p>PARCEL MAP</p> 		<p>SHEET INDEX</p> <table border="0"> <tr><td>TS</td><td>TITLE SHEET</td></tr> <tr><td>A1</td><td>PROPOSED NEW SITE PLAN</td></tr> <tr><td>A1.1</td><td>TANKER TRUCK AND GENERAL CIRCULATION PLAN</td></tr> <tr><td>A2</td><td>EXISTING FLOOR PLAN/DEMOLITION PLAN</td></tr> <tr><td>A3</td><td>PROPOSED NEW FLOOR PLAN</td></tr> <tr><td>A4</td><td>ELEVATIONS & SITE SECTIONS</td></tr> <tr><td>A5</td><td>BUILDING SECTIONS, ROOF PLAN</td></tr> <tr><td>C1</td><td>TOPOGRAPHY SURVEY MAP</td></tr> <tr><td>C2</td><td>GRADING & SITE IMPROVEMENT PLAN</td></tr> <tr><td>C3</td><td>EROSION CONTROL PLAN</td></tr> <tr><td>C4</td><td>BMP-STORM WATER MANAGEMENT PLAN</td></tr> <tr><td>L1</td><td>LANDSCAPE DEVELOPMENT PLAN</td></tr> </table> <div style="border: 1px solid black; padding: 10px; text-align: center;"> <p>TITLE BLOCK</p> <p>REQUEST: SITE DEVELOPMENT PERMIT & CONDITIONAL USE PERMIT TO AMEND PERMIT 92-0487 FOR A SERVICE STATION, FOOD MART, & CAR WASH.</p> <p>TITLE SHEET</p> <p>ORIGINAL APPLICATION DATE: _____</p> <p>REVISION DATE: _____</p> <p>REVISION DATE: _____</p> <p>REVISION DATE: _____</p> </div>	TS	TITLE SHEET	A1	PROPOSED NEW SITE PLAN	A1.1	TANKER TRUCK AND GENERAL CIRCULATION PLAN	A2	EXISTING FLOOR PLAN/DEMOLITION PLAN	A3	PROPOSED NEW FLOOR PLAN	A4	ELEVATIONS & SITE SECTIONS	A5	BUILDING SECTIONS, ROOF PLAN	C1	TOPOGRAPHY SURVEY MAP	C2	GRADING & SITE IMPROVEMENT PLAN	C3	EROSION CONTROL PLAN	C4	BMP-STORM WATER MANAGEMENT PLAN	L1	LANDSCAPE DEVELOPMENT PLAN
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L1	LANDSCAPE DEVELOPMENT PLAN																											

Date _____
Scale _____
Drawn _____
Job _____

TS



- NOTES:**
- NO TREES MAY BE LOCATED WITHIN TEN FEET OF ANY SEWER OR WATER FACILITIES. NOR SHRUBS EXCEEDING THREE FEET IN HEIGHT AT MATURITY MAY BE LOCATED WITHIN 10 FEET OF ANY PUBLIC SEWER OR WATER MAIN.
 - CONVERT EXISTING MECHANIC SHOP TO C-STORE.
 - REMODEL EXISTING C-STORE TO C-STORE.
 - THERE ARE NO KNOWN EASEMENTS ON THIS SITE.
 - PROVIDE BUILDING ADDRESS NUMBERS, VISIBLE & LEGIBLE FROM STREET PER FHP'S POLICY P-00-6.
 - THIS PROJECT USES EXISTING WATER & SEWER LATERALS.

NOTE:
NO TREES MAY BE LOCATED WITHIN TEN FEET OF ANY SEWER OR WATER FACILITIES. NOR SHRUBS EXCEEDING THREE FEET IN HEIGHT AT MATURITY MAY BE LOCATED WITHIN 10 FEET OF ANY PUBLIC SEWER OR WATER MAIN.

SITE PLAN
1"=10'



NOTE:
ALL PERTINENT CONDITIONS OF THE PREVIOUS CONDITIONAL USE PERMIT 92-0487 SHALL REMAIN IN EFFECT.

- REQUIRED ACCESSIBILITY PER CBC 2010**
ACCESSIBILITY ARE REQUIRED FOR THE FOLLOWING:
- A PATH OF TRAVEL FROM PUBLIC WAY AND ACCESSIBLE PARKING TO PRIMARY ENTRANCE.
 - A PATH OF TRAVEL TO SANITARY FACILITIES, PUBLIC TELEPHONES, AND DRINKING FOUNTAINS.

TITLE BLOCK
REQUEST:
AMENDMENT TO EXISTING CONDITIONAL USE PERMIT 92-0487, AND SITE DEVELOPMENT PERMIT FOR A SERVICE STATION, FOOD MART, & CAR WASH.

PROPOSED NEW SITE PLAN

ORIGINAL APPLICATION DATE: _____
REVISION DATE: _____
REVISION DATE: _____
REVISION DATE: _____

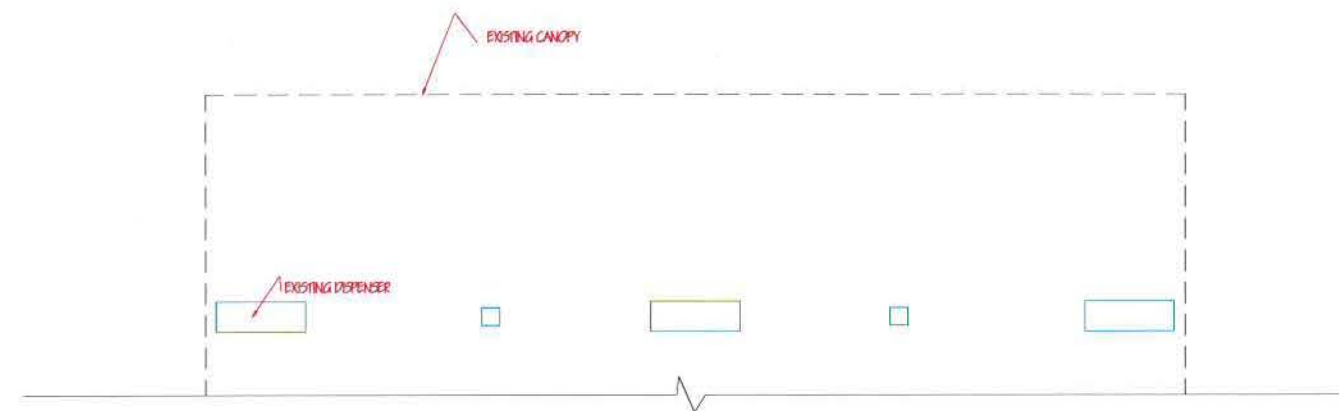
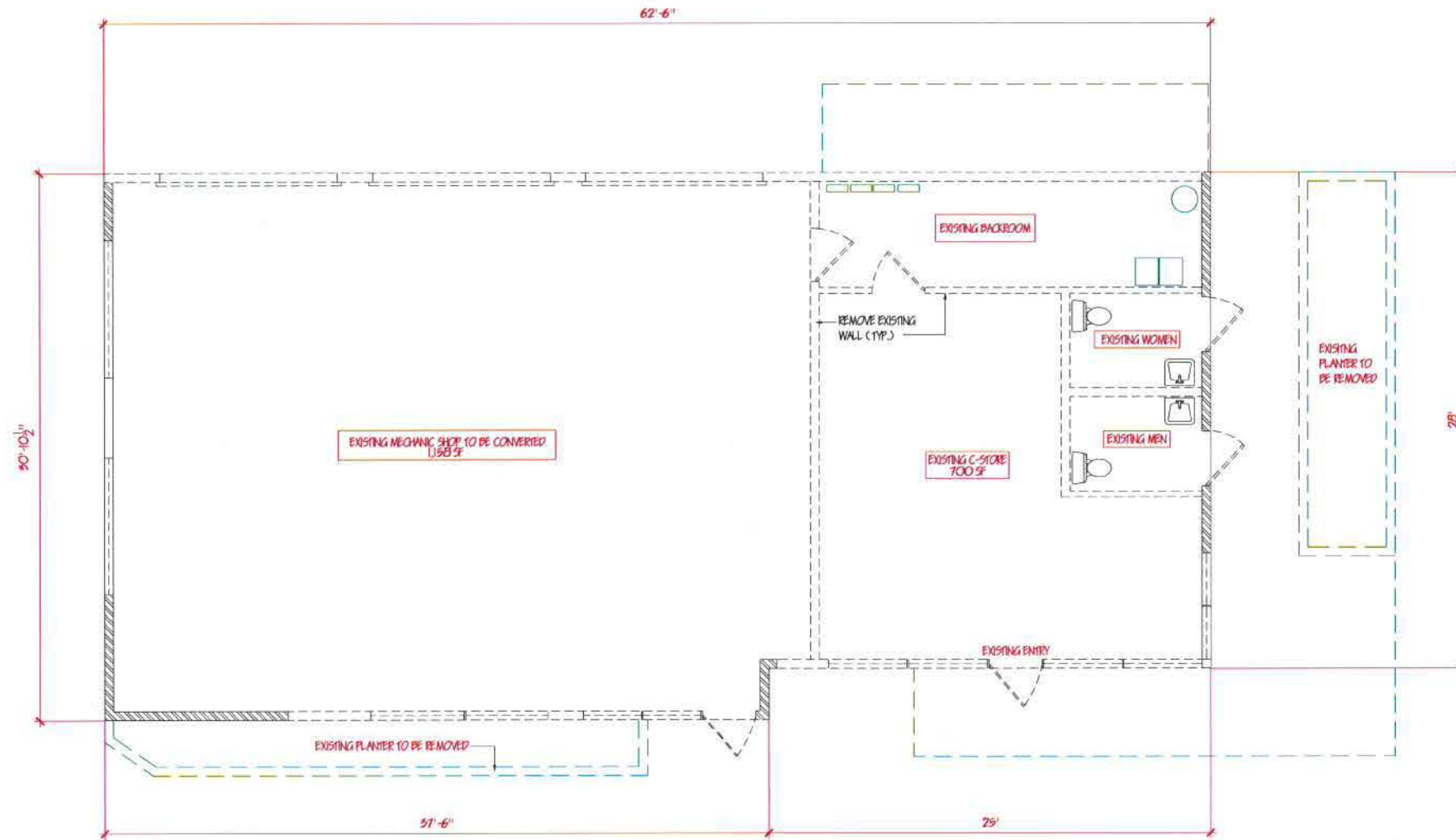
REVISIONS	BY

HAGMAN & ASSOCIATES
ARCHITECTURE & PLANNING
2015 W. Ashland St., San Diego, CA 92103
(619) 299-8040

DEL MAR HEIGHTS RD. SHELL
BAY CONVERSION, STORE & CAR WASH ADDITION
3015 DEL MAR HEIGHTS ROAD, DEL MAR, CA. 92130

Date: _____
Scale: _____
Drawn: _____
Job: _____

A1



EXISTING FLOOR PLAN

1/4"=1'-0"

WALL LEGEND	
	EXISTING STL. STUD WALL TO REMAIN
	EXISTING PARTITIONS TO BE REMOVED

north



TITLE BLOCK

REQUEST:
 SITE DEVELOPMENT PERMIT & CONDITIONAL USE PERMIT TO AMEND PERMIT 92-0487 FOR A SERVICE STATION, FOOD MART, & CAR WASH.

EXISTING FLOOR PLAN/ DEMOLITION PLAN

ORIGINAL APPLICATION DATE: _____

REVISION DATE: _____
 REVISION DATE: _____
 REVISION DATE: _____

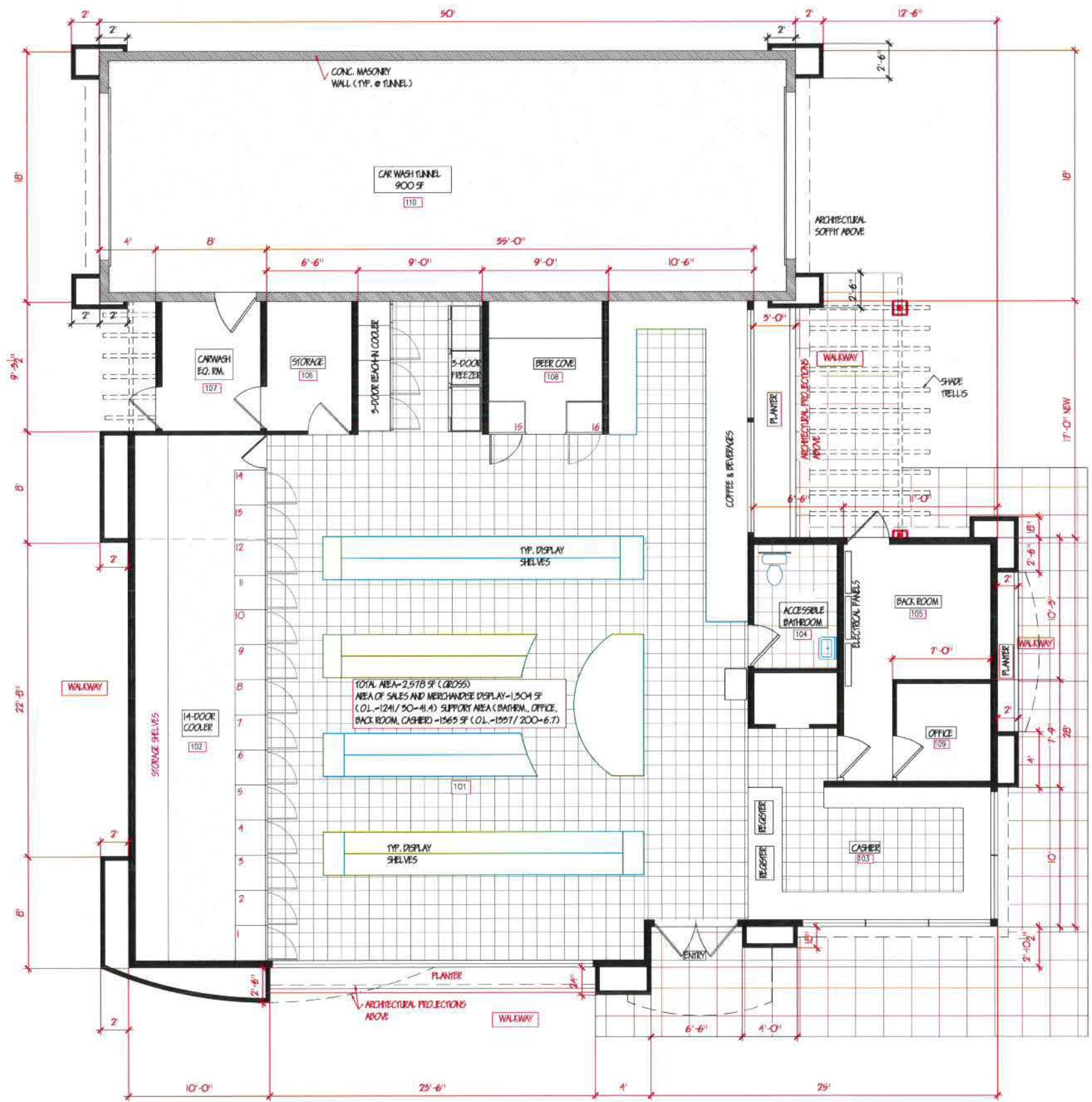
REVISIONS	BY

HAGMAN & ASSOCIATES
 ARCHITECTURE & PLANNING
 1516 W. Bascom St., San Jose, CA 95128
 (408) 255-0068



DEL MAR HEIGHTS RD. SHELL
 BAY CONVERSION, STORE & CAR WASH ADDITION
 3015 DEL MAR HEIGHTS ROAD, DEL MAR, CA. 92130

Date	
Scale	
Drawn	
Job	



WALL LEGEND:

- NEW CONC. MASONRY WALL AT TUNNEL
- NEW WALL
- EXISTING WALL
- EXISTING WALL TO BE REMOVED

PROPOSED NEW FLOOR PLAN
1/4"=1'-0"



TITLE BLOCK

REQUEST:
SITE DEVELOPMENT PERMIT & CONDITIONAL USE PERMIT TO AMEND PERMIT 92-0487 FOR A SERVICE STATION, FOOD MART, & CAR WASH.

PROPOSED NEW FLOOR PLAN

ORIGINAL APPLICATION DATE: _____

REVISION DATE: _____

REVISION DATE: _____

REVISION DATE: _____

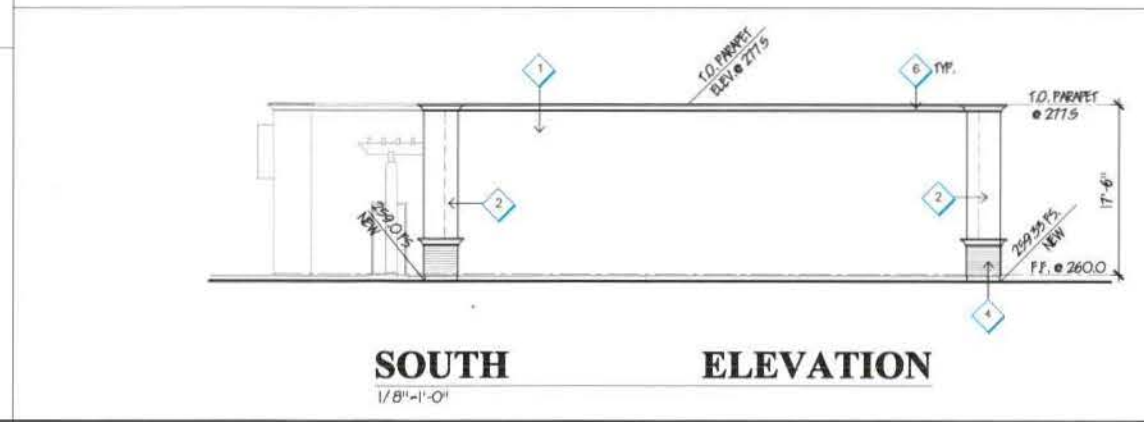
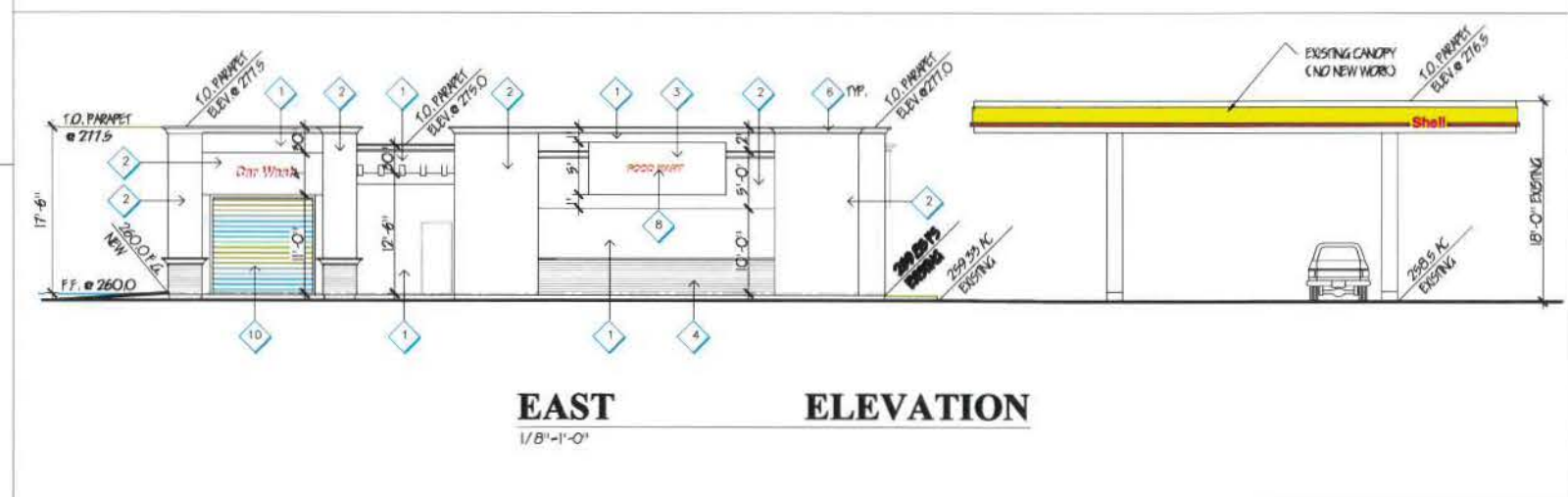
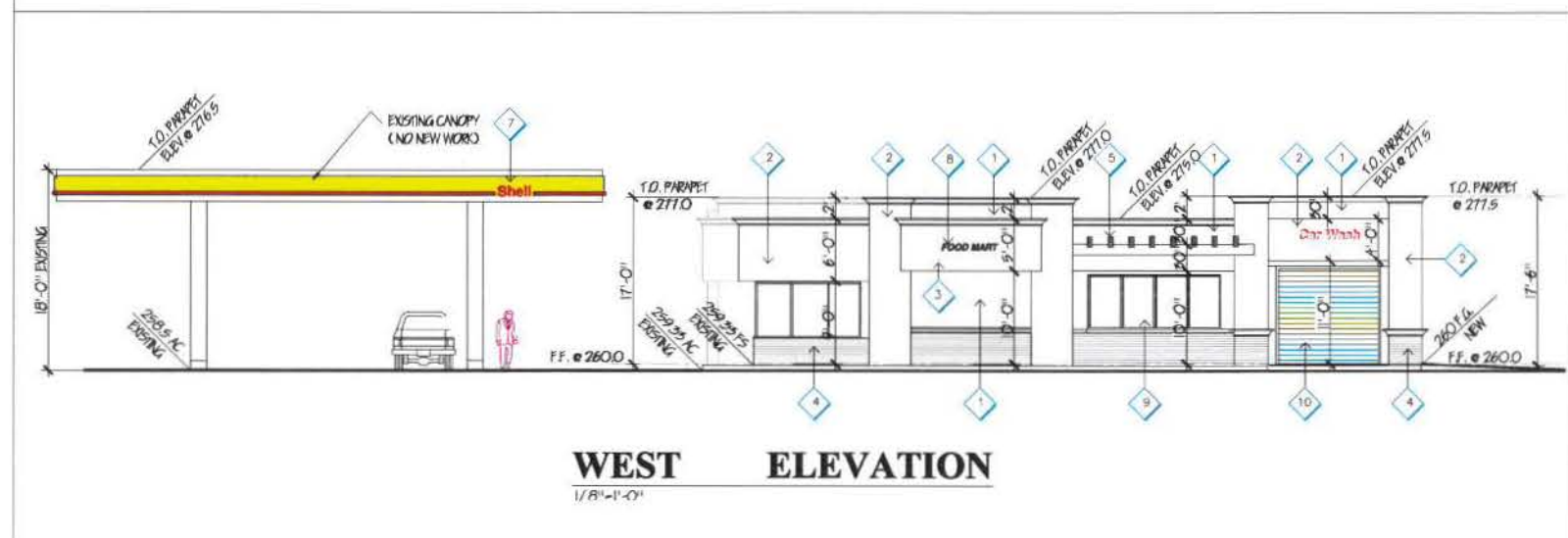
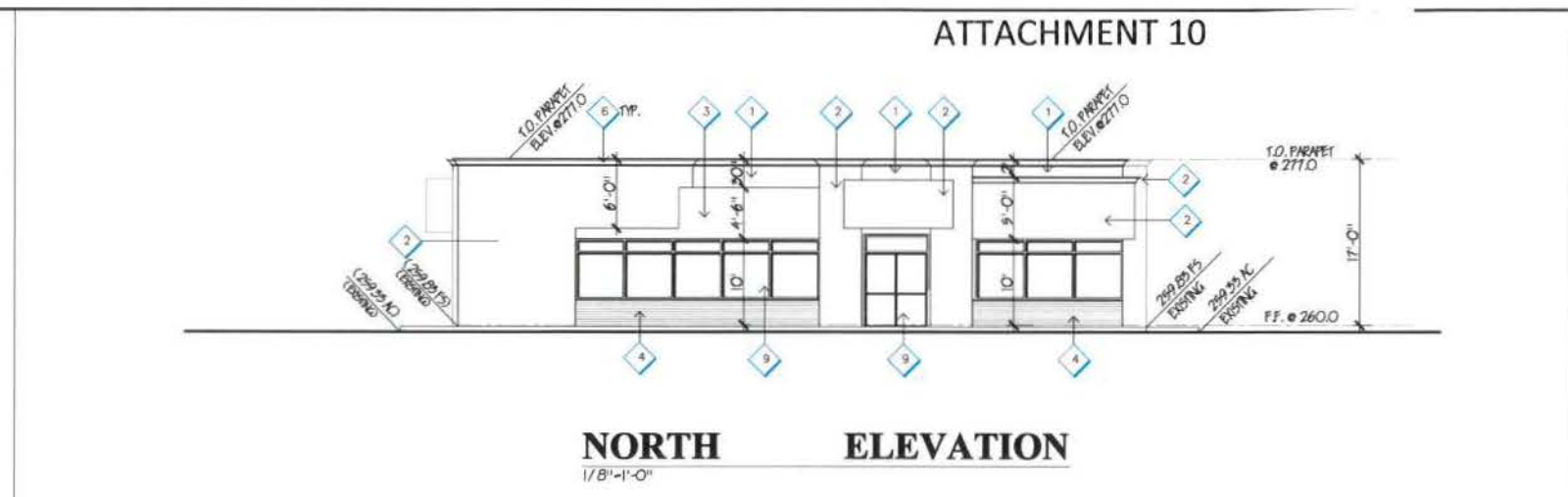
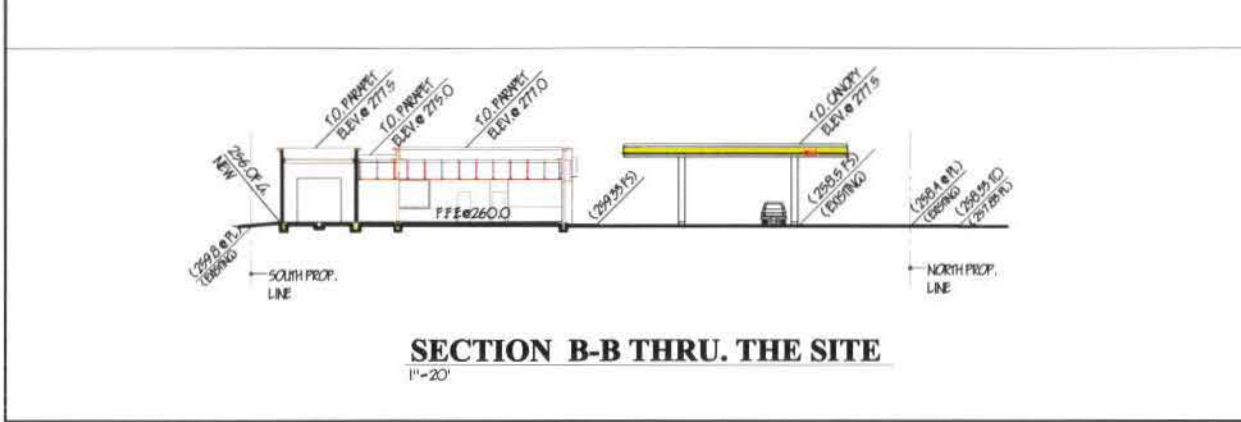
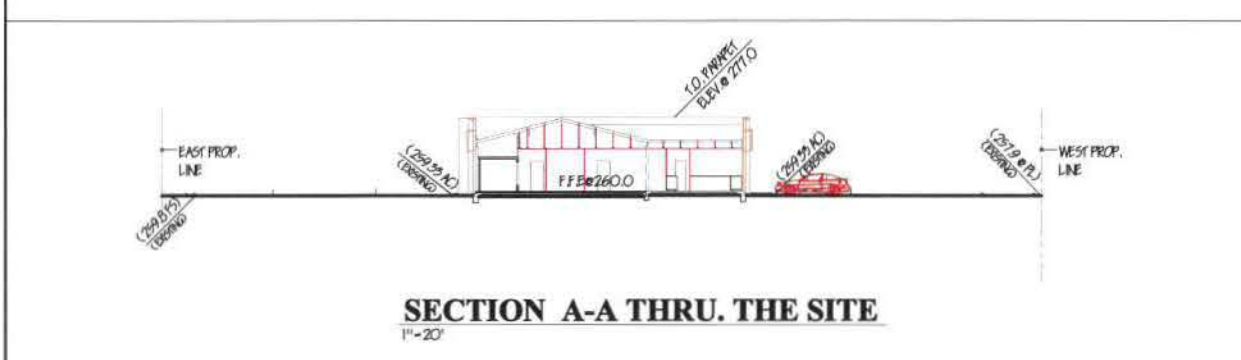
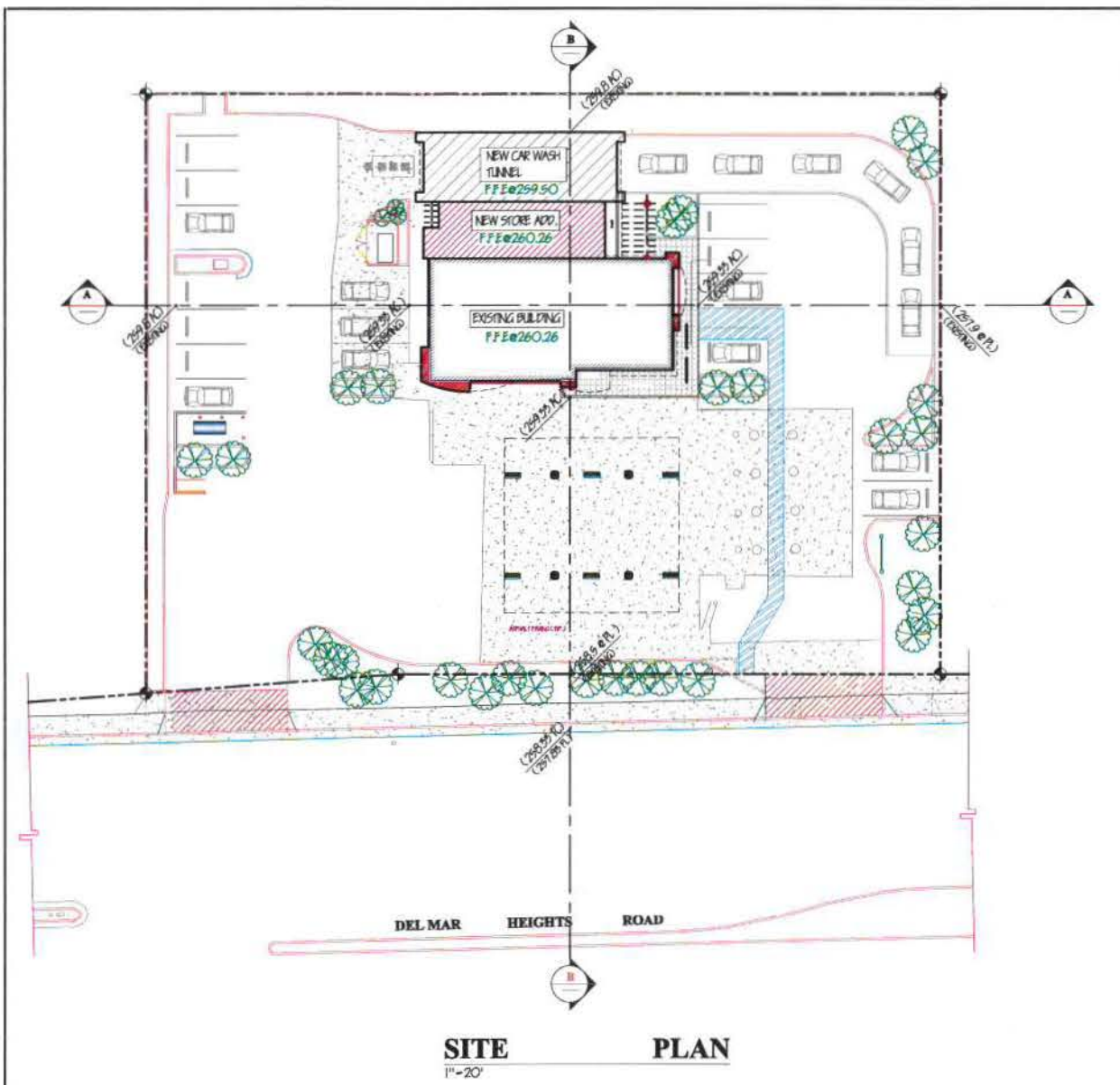
REVISIONS	BY

HAGMAN & ASSOCIATES
ARCHITECTURE & PLANNING
1166 W. Eubank St., San Diego, CA 92103
(619) 280-0060



DEL MAR HEIGHTS RD. SHELL
BAY CONVERSION, STORE & CAR WASH ADDITION
3015 DEL MAR HEIGHTS ROAD, DEL MAR, CA. 92130

Date	
Scale	
Drawn	
Job	



TITLE BLOCK

REQUEST:
SITE DEVELOPMENT PERMIT & CONDITIONAL USE PERMIT TO AMEND PERMIT 92-0487 FOR A SERVICE STATION, FOOD MART, & CAR WASH.

ELEVATIONS & SITE SECTIONS

ORIGINAL APPLICATION DATE: _____

REVISION DATE: _____

REVISION DATE: _____

REVISION DATE: _____

REVISIONS BY

HAGMAN & ASSOCIATES
ARCHITECTURE & PLANNING
195 W. TULARE ST., SAN DIMAS, CA. 92503
(909) 265-0000

DEL MAR HEIGHTS RD. SHELL
BAY CONVERSION, STORE & CAR WASH ADDITION
3015 DEL MAR HEIGHTS ROAD, DEL MAR, CA. 92130

Date: _____
Scale: _____
Drawn: _____
Job: _____

A4

REVISIONS	BY

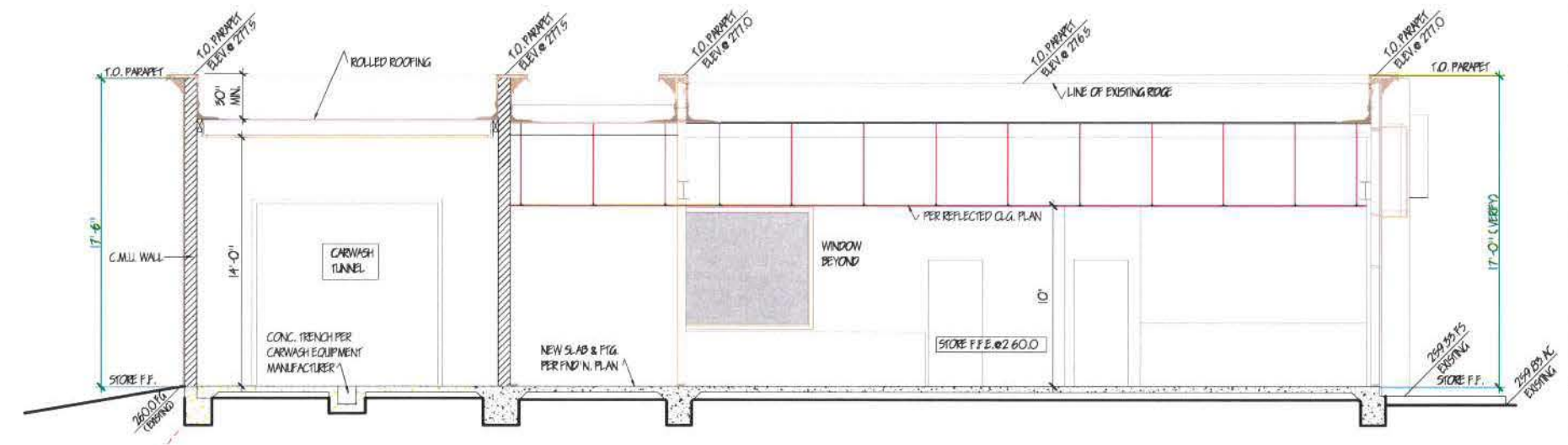
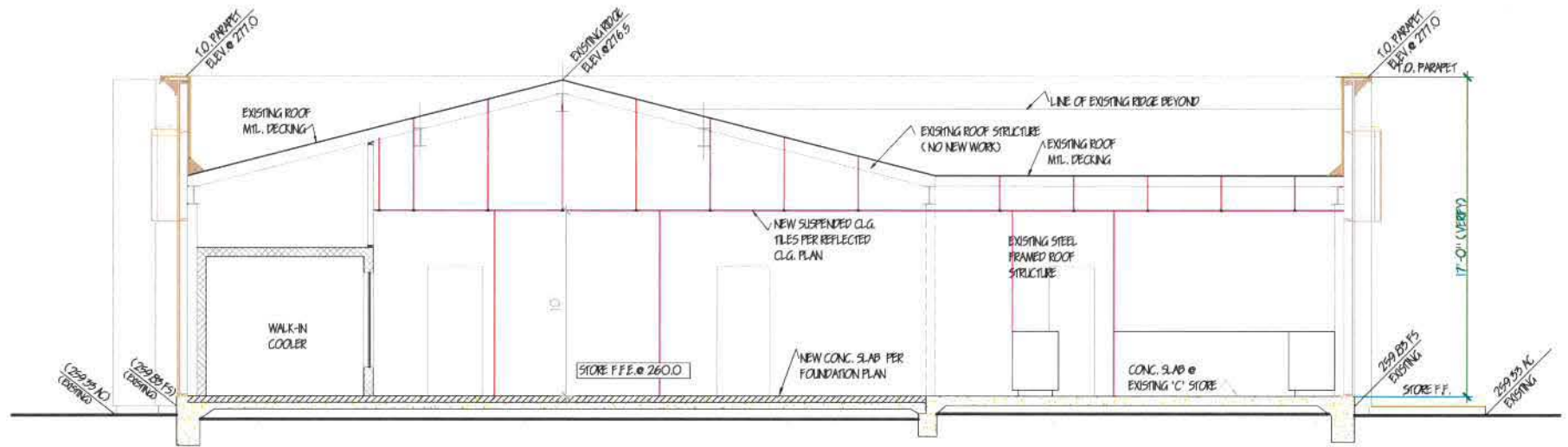
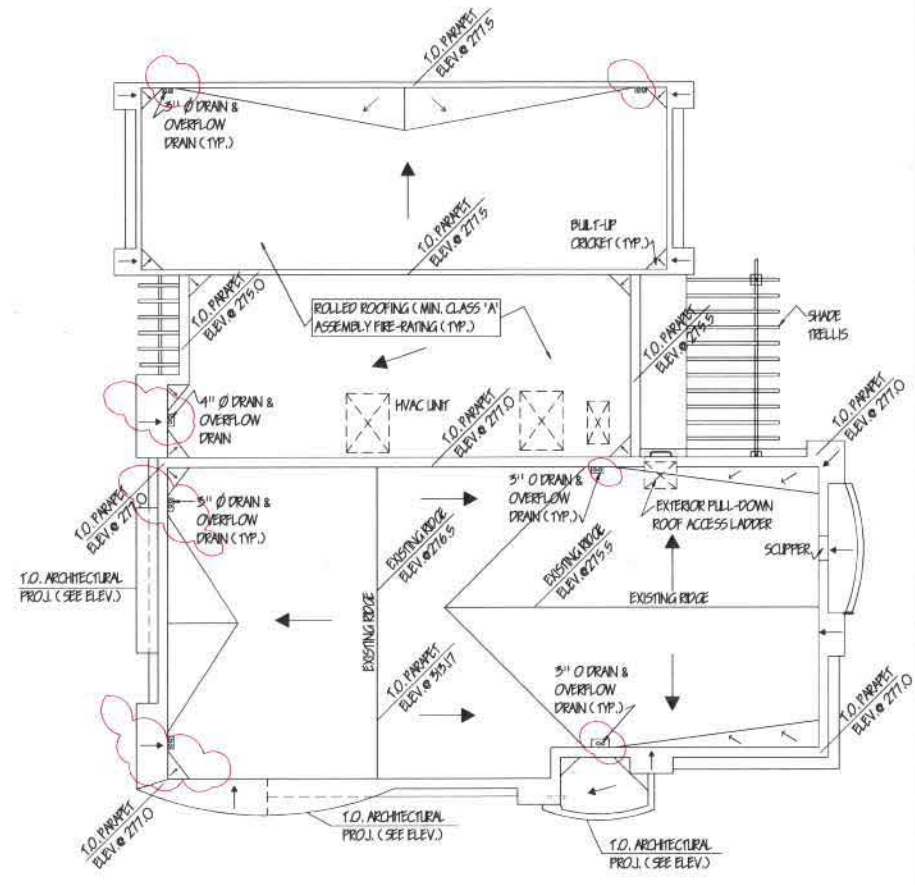
HAGMAN & ASSOCIATES
 ARCHITECTURE & PLANNING
 1500 N. Harbor Blvd., Suite 100, Long Beach, CA 90801
 (562) 596-0090



DEL MAR HEIGHTS RD. SHELL
 BAY CONVERSION, STORE & CAR WASH ADDITION
 3015 DEL MAR HEIGHTS ROAD, DEL MAR, CA. 92130

ABBREVIATION:

AC	ASPHALT CONCRETE
FS	TOP OF SURFACE
TC	TOP OF CURB
FG	FINISH GRADE
FL	FLOW LINE
FS	FINISH SURFACE



ELEVATION KEY NOTES

- 1 INTEGRAL COLORED STUCCO-EXPO STUCCO PRODUCTS - 51 PANAMA IVORY
- 2 INTEGRAL COLORED STUCCO-EXPO STUCCO PRODUCTS - 338 MOCHA
- 3 INTEGRAL COLORED STUCCO-EXPO STUCCO PRODUCTS - 125 SEDONA CLAY
- 4 'EL DORADO' STONE VENEER PER ICC# ESR-1215
- 5 NEW SHADE TRELLIS
- 6 STUCCO CORNICE TREATMENT-EXPO STUCCO PRODUCTS - 225 SORRENTO
- 7 EXISTING CANOPY (REPAINT PER SHELL SPECS.)
- 8 SIGNAGE (BY OTHERS)
- 9 ALUM. STOREFRONT, FACTORY ANODIZED
- 10 CAR WASH ROLL-UP DOOR

TITLE BLOCK
REQUEST:
 SITE DEVELOPMENT PERMIT & CONDITIONAL
 USE PERMIT TO AMEND PERMIT 92-0487 FOR A
 SERVICE STATION, FOOD MART, & CAR WASH.

**BUILDING SECTIONS
 & ROOF PLAN**

ORIGINAL APPLICATION DATE: _____
 REVISION DATE: _____
 REVISION DATE: _____
 REVISION DATE: _____

Date	
Scale	
Drawn	
Job	

SUMMARY OF LANDSCAPE CALCULATIONS

STREET YARD	
TOTAL AREA	24,512 s.f. x 50% 12,256 s.f.
PLANTING AREA REQ.	1,228 s.f. provided 5,501 s.f. Excess points provide 4,273
PLANTING AREA AS HARDSCAPE	0/0 s.f. POINTS ACHIEVED THROUGH TREES 400
REMAINING YARD	
PLANTING AREA AS HARDSCAPE	N/A s.f. POINTS ACHIEVED THROUGH TREES 160
NUMBER OF BUILDINGS	1
NUMBER OF Trees Req.	2 provided 16
VEHICULAR USE AREA	
TOTAL AREA	12,280 sq.ft. x 50% points 614
PLANT points provided	614 excess points provided 4,270
points achieved through trees	480 points

EXISTING TREES TO REMAIN ON ADJACENT PROPERTY

PLANT LEGEND

STREET TREE	COMMON NAME	SIZE	QUANT.
SUCH AS:			
PODOCARPUS GRACILIOR	FERN PINE	EVERGREEN	100% - 24" BOX 5
PLATANUS ACERIFOLIA	LONDON PLANE TREE	DEC.	
LAGERSTROEMIA INDICA	CRAPE MYRTLE	SEMI-DEC.	
PARKING LOT THEME TREE			
SUCH AS:			
TRISTANIA CONFERTA	BRISBANE BOX	EVER.	100% - 24" BOX 18
GEUERA PARVIFLORA	AUSTRALIAN WILLOW	EVER.	
LAGERSTROEMIA INDICA	CRAPE MYRTLE	SEMI-DEC.	
* CANOPY TREES TO BE USED IN EXISTING 41' WIDE FINGER ISLAND			
ENTRY ACCENT SHRUBS			
SUCH AS:			
PHOENIX ROEBELENI	PYOMY DATE PALM	50% - 15 GAL.	22
MAHONIA SPECIES	MAHONIA	50% - 5 GAL.	
PHORMIUM TENAX	NEW ZEALAND FLAX	COMMON NAME	
SMALL ACCENT SHRUBS			
SUCH AS:			
ROSE ECHEVERIA	AGAVE	SUCCULENT PLANTS	100% - 1 GAL. 3,349 GAL
AGAVE SPECIES			
FOUNTAIN GRASS			
TRACHELOSPERMUM JASMINODES	STAR JASMINE		
HEMEROCALLIS HYBRID	DAYLILY		
ACCENT SHRUBS			
SUCH AS:			
ESCALLONIA SP.	ESCALLONIA	50% - 5 GAL.	46
GREVILLEA SP.	GREVILLEA	50% - 1 GAL.	
RAPHIOLEPS SPECIES	INDIA HAWTHORN		
LIQUISTRIUM TEXANUM	WAX - LEAF PREVET		
PITTIOSPORUM SPECIES	MOCK ORANGE		
LANTANA SPECIES	LANTANA		
VINES			
SUCH AS:			
BOUGAINVILLEA SP.	BOUGAINVILLEA	5 GAL. SPREADING/COLOR/SCREEN TRASH	6
ACCENT GROUND COVER			
SUCH AS:			
TRACHELOSPERMUM JASMINODES	STAR JASMINE	100% FROM FLATS	
PELARGONIUM 'BALCON'	BALCON IVY GERANIUM		
GAZANIA SPECIES	GAZANIA		
MYOPORUM PARVIFOLIUM	TRAILING MYOPORUM	FLATS 12" D.C.	
AJUGA REPTAN	CARPET BUGLE	FLATS 8" D.C.	
3" MULCH			

EXISTING TREES TO REMAIN ON ADJACENT PROPERTY

BIO - RETENTION BASIN 24" MIN. PLANT W/ RED FESCUE @ 8 LBS. 1000 S.F.

MINIMUM DISTANCE TO STREET TREES

- TRAFFIC SIGNALS (STOP SIGN) - 20 feet
- UNDERGROUND UTILITY LINES - 5 feet
- ABOVE GROUND UTILITY STRUCTURES - 10 feet
- DRIVEWAY (ENTRIES) - 10 feet
- INTERSECTIONS (intersecting curb lines of two streets) - 25 feet
- SEWER LINE - 10 feet

REQUIRED ACCESSIBILITY PER CBC 2010
 ACCESSIBILITY ARE REQUIRED FOR THE FOLLOWINGS:

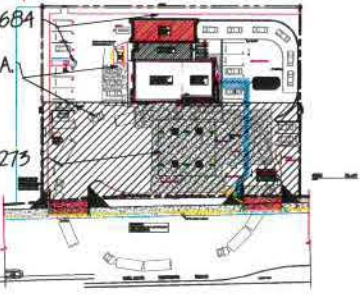
- A PATH OF TRAVEL FROM PUBLIC WAY AND ACCESSIBLE PARKING TO PRIMARY ENTRANCE.
- A PATH OF TRAVEL TO SANITARY FACILITIES, PUBLIC TELEPHONES, AND DRINKING FOUNTAINS.

TITLE BLOCK
REQUEST:
 SITE DEVELOPMENT PERMIT & CONDITIONAL USE PERMIT TO AMEND PERMIT 92-0487 FOR A SERVICE STATION, FOOD MART, & CAR WASH.

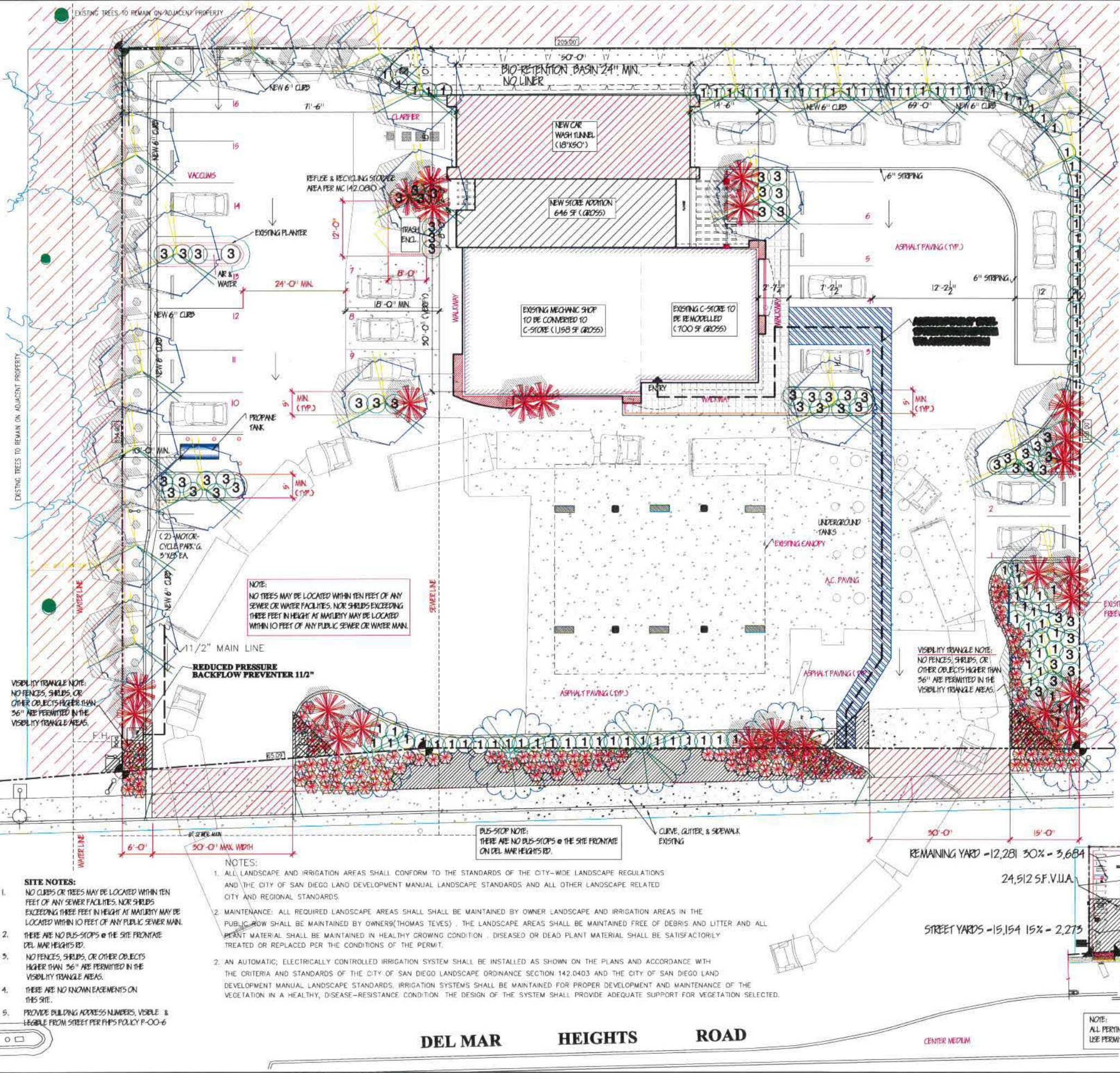
LANDSCAPE DEVELOPMENT PLAN

ORIGINAL APPLICATION DATE: _____

REVISION DATE: _____
 REVISION DATE: _____
 REVISION DATE: _____



NOTE:
 ALL PERTINENT CONDITIONS OF THE PREVIOUS CONDITIONAL USE PERMIT 92-0487 SHALL REMAIN IN EFFECT.



- SITE NOTES:**
- NO CURBS OR TREES MAY BE LOCATED WITHIN TEN FEET OF ANY SEWER FACILITIES, NOR SHRUBS EXCEEDING THREE FEET IN HEIGHT AT MATURITY MAY BE LOCATED WITHIN TEN FEET OF ANY PUBLIC SEWER MAIN.
 - THERE ARE NO BUS-STOPS @ THE SITE FRONTAGE DEL MAR HEIGHTS RD.
 - NO FENCES, SHRUBS, OR OTHER OBJECTS HIGHER THAN 36" ARE PERMITTED IN THE VISIBILITY TRIANGLE AREAS.
 - THERE ARE NO KNOWN ENCUMBRANCES ON THIS SITE.
 - PROVIDE BUILDING ADDRESS NUMBERS, VISIBLE & LEGIBLE FROM STREET PER PHS POLICY P-00-6

- NOTES:**
- ALL LANDSCAPE AND IRRIGATION AREAS SHALL CONFORM TO THE STANDARDS OF THE CITY-WIDE LANDSCAPE REGULATIONS AND THE CITY OF SAN DIEGO LAND DEVELOPMENT MANUAL LANDSCAPE STANDARDS AND ALL OTHER LANDSCAPE RELATED CITY AND REGIONAL STANDARDS.
 - MAINTENANCE: ALL REQUIRED LANDSCAPE AREAS SHALL BE MAINTAINED BY OWNER LANDSCAPE AND IRRIGATION AREAS IN THE PUBLIC ROW SHALL BE MAINTAINED BY OWNER(S) (THOMAS TEVES). THE LANDSCAPE AREAS SHALL BE MAINTAINED FREE OF DEBRIS AND LITTER AND ALL PLANT MATERIAL SHALL BE MAINTAINED IN HEALTHY GROWING CONDITION. DISEASED OR DEAD PLANT MATERIAL SHALL BE SATISFACTORILY TREATED OR REPLACED PER THE CONDITIONS OF THE PERMIT.
 - AN AUTOMATIC, ELECTRICALLY CONTROLLED IRRIGATION SYSTEM SHALL BE INSTALLED AS SHOWN ON THE PLANS AND ACCORDANCE WITH THE CRITERIA AND STANDARDS OF THE CITY OF SAN DIEGO LANDSCAPE ORDINANCE SECTION 142.0403 AND THE CITY OF SAN DIEGO LAND DEVELOPMENT MANUAL LANDSCAPE STANDARDS. IRRIGATION SYSTEMS SHALL BE MAINTAINED FOR PROPER DEVELOPMENT AND MAINTENANCE OF THE VEGETATION IN A HEALTHY, DISEASE-RESISTANCE CONDITION. THE DESIGN OF THE SYSTEM SHALL PROVIDE ADEQUATE SUPPORT FOR VEGETATION SELECTED.

DEL MAR HEIGHTS ROAD

HAGMAN & ASSOCIATES
 ARCHITECTURE & PLANNING
 1816 W. LAUREL ST., SAN DIEGO, CA 92103
 (619) 295-6095



DEL MAR HEIGHTS RD. SHELL
BAY CONVERSION, STORE & CAR WASH ADDITION
 3015 DEL MAR HEIGHTS ROAD, DEL MAR, CA. 92130

Date: SEPT. 25, 2015
 Scale: 1"=1'-0"
 Draw: DANNY P.
 Job: _____

L-1