



THE CITY OF SAN DIEGO

Report to the Hearing Officer

DATE ISSUED: August 14, 2024 REPORT NO. HO-24-033

HEARING DATE: August 21, 2024

SUBJECT: GRANGER OFF-SITE ALCOHOLIC BEVERAGE SALES; Process Three Decision

PROJECT NUMBER: [1102259](#)

OWNER/APPLICANT: S.Q.I. Inc. / Hillstone Properties, Inc.

SUMMARY

Issue: Should the Hearing Officer approve a Conditional Use Permit for alcoholic beverage sales for off-site consumption ("Project") within a 2,112-square-foot food and retail store, currently under construction, on the ground level of the Granger Building, located on the 12,500-square-foot site at [449 Broadway](#) at the southwest corner of Fifth Avenue and Broadway in the Gaslamp Quarter Planned District of the [Downtown Community Plan Area](#), Transit Priority Area Overlay, and Council District 3?

Proposed Actions: APPROVE Conditional Use Permit (CUP) No. 1102259

Fiscal Impact Statement: No fiscal impact. The Project is privately owned and funded.

Code Enforcement Impact: No code enforcement impact. There are no active code enforcement cases on the property.

Housing Impact Statement: No housing impact. The Project proposes to sell alcoholic beverages for off-site consumption in a ground floor commercial space that is currently under construction.

Community Planning Group Recommendation: On March 10, 2024, the Downtown Community Planning Council voted 14-0 to recommend approval of the Project (Attachment 8).

Environmental Impact: The Development Services Department completed a California Environmental Quality Act (CEQA) Guidelines section 15162 consistency review for the Project (Attachment 7). On July 1, 2024, the Environmental Analysis Section (EAS) determined that the Project is consistent with the previously certified City of San Diego Downtown Environmental Impact Report (SCH# 2003041001). Development within the Downtown Community Planning area is covered under the following documents, referred to collectively as the "Downtown FEIR": (1) Final Environmental Impact Report (FEIR) for the San Diego Downtown Community Plan (DCP), Centre City Planned District Ordinance, and 10th Amendment to the Centre City Redevelopment Plan, certified

by the former Redevelopment Agency (“Former Agency”) and the City Council on March 14, 2006 (Resolutions R-04001 and R-301265, respectively); (2) Subsequent Addenda to the FEIR certified by the Former Agency and City Council on: August 3, 2007 (Resolution R-04193 and R-302932, respectively); April 13, 2010 (Council Resolution R-305759); April 21, 2010 (Former Agency Resolutions R-04509 and R-04510); August 3, 2010 (Former Agency Resolution R-04544 and Council Resolution R-30614); February 12, 2014 (City Council Resolution R-308724); July 14, 2014 (City Council Resolution R-309115); and (3) Final Supplemental Environmental Impact Report for the Downtown San Diego Mobility Plan certified by the City Council on June 21, 2016 (Resolution R-310561).

Development within the DCP area is also covered under the following documents, referred to collectively as the “CAP FEIR”: FEIR for the City of San Diego Climate Action Plan (CAP) Project No. 416603/SCH No. 2015021053, certified by the City Council on December 15, 2015 (City Council Resolution R-310176), and the Addendum to the CAP, certified by the City Council on July 12, 2016 (City Council Resolution R-310595).

The Downtown FEIR and CAP FEIR are “Program EIRs” prepared in compliance with California Environmental Quality Act (CEQA) Guidelines Section 15168. The information contained in the Downtown FEIR and CAP FEIR reflects the independent judgment of the City of San Diego as the Lead Agency. The environmental impacts of the Project were adequately addressed in the Downtown FEIR and CAP FEIR; the Project is within the scope of the development program described in the Downtown FEIR and CAP FEIR and is adequately described within each document for the purposes of CEQA; and, none of the conditions listed in CEQA Guidelines section 15162 exist. Therefore, no further environmental documentation or review is required under CEQA. All environmental documents for the [DCP area](#) and [CAP FEIR](#), are available on the City website.

BACKGROUND

The Project is situated on the ground level of the five-story building on the 12,500-square-foot (SF) site located at 449 Broadway at the southwest corner of Fifth Avenue and Broadway within the boundaries of the Gaslamp Quarter Planned District (GQPD) and the Horton/Gaslamp neighborhood of the DCP area (Attachment 2). The site is surrounded by a mix of uses including retail, restaurants, hotels, residential, and other liquor stores.

The existing building, known as the Granger Building, is a contributing resource to the nationally-designated Gaslamp Quarter Historic District (District Contributor No. 127-067). The building was originally constructed in 1904 and is currently undergoing interior tenant improvements (PTS-707625) to convert the building for use as a hotel on the upper floors and retail and dining on the ground floor. The Project, sales of alcoholic beverage for off-site consumption as an accessory use to a food and retail store, will be located within the 2,112 SF tenant space at the corner of the ground floor of the building.

Pursuant to the Gaslamp Quarter Planned District Ordinance (GQPDO), San Diego Municipal Code (SDMC) Section [157.0305\(b\)\(2\)](#), establishments engaged in the sale of alcoholic beverages for off-site consumption shall be required to obtain a CUP and shall be an accessory use to one of the following primary uses:

- Delicatessens;
- Drug stores / convenience stores;
- Food and retail stores;
- Restaurants;
- or micro-breweries or brew pub.

In addition, the Project is subject to the following regulations:

- No wine or distilled spirits shall be sold in containers of less than seven-hundred-fifty (750) milliliters.
- No malt beverage products shall be sold in less than six-pack quantities per sale.
- No alcoholic beverages shall be sold except between the hours of 10:00 a.m. and 10:00 p.m. of each day of the week.

A decision on an application for a CUP shall be made by the City Hearing Officer in accordance with Process Three and is appealable to the Planning Commission in accordance with SDMC Section 112.0506. According to SDMC Section [126.0305](#), an application for a CUP may be approved or conditionally approved only if the decision maker makes the following findings:

1. The proposed development will not adversely affect the applicable land use plan;
2. The proposed development will not be detrimental to the public health, safety, and welfare;
3. The proposed development will comply with the regulations of the SDMC Land Development Code; and
4. The proposed development is appropriate at the proposed location.

DISCUSSION

Project Description:

The Project site is on the ground level of the Granger Building, which is currently undergoing interior tenant improvements to convert the building for use as a hotel on the upper floors and retail and dining on the ground floor. As shown on the plans (Attachment 12), the proposed location of the accessory sales of alcoholic beverage for off-site consumption will take place in the 2,112 SF tenant space at the corner of the ground floor within a proposed food and retail store, which serves as the space's primary use. Pursuant to GQPDO Section 157.0305(b)(2), the sale of alcoholic beverages for off-site consumption shall be an accessory use to a primary use with the intent that customers would purchase alcohol to accompany merchandise or food sales. SDMC Section 113.0103 defines accessory uses as "customarily incidental to, related to, and clearly subordinate to a primary use of the land or building located on the same premises;" a common threshold for which is any use that does not exceed more than half of the primary use's total floor area. The Project is an accessory to the ground floor food and retail store and is proposed to comprise of no more than 49% or approximately 1,035 SF of the overall 2,112 SF of the food and retail store. As a proposed condition of approval to ensure the proposed off-site alcoholic beverage sales use is always subordinate and accessory to the food and retail store, the floor area dedicated to the display of off-site alcoholic beverage sales will be limited to a maximum of 49% of the total food and retail store floor area. With the function, layout, and proposed conditions, the Project will remain an accessory use to the primary food and retail store use.

Surrounding Uses:

Within approximately a quarter of a mile around the Project site, there are eleven establishments that have been granted CUPs for the sale of alcoholic beverages for off-site consumption, which can be seen in the map in Attachment 4 and listed in Table 1 below:

Table 1 - Off-Site Alcoholic Beverage CUPs within One-Quarter Mile of the Project Site

Permit Number	Name	Address
2003-05	Bacchus	647 G Street
2008-06	CVS	550 C Street
2008-30A	The Bellmarker (closed)	602 Broadway
2011-58	Neighborhood	777 G Street
2012-49	Jimbo's Naturally (closed)	92 Horton Plaza
2014-65	CVS (closed)	37 Horton Plaza
2014-68	Quick Stop Market	728 Fourth Avenue
2015-30	6 th Avenue Qwik Mart	1350 Sixth Avenue
2018-47	CVS	1023 Fourth Avenue
2018-54	Bay City Brewing	627 Eighth Avenue
PTS-649856	9G / Target (canceled)	659 Ninth Avenue

Community Plan Analysis:

The Project site is located within the Horton / Gaslamp neighborhood of the DCP area, which is a National Register Historic District with nightclubs, boutiques, restaurants, residences, and offices. Today, Gaslamp has emerged as San Diego's prime entertainment and celebration destination. Downtown's continued attractiveness to visitors in part relies on sustaining the spark, intrigue, and entertainment qualities of Horton/Gaslamp. The DCP vision for this area is to maintain high activity levels, refining circulation, rejuvenating open spaces, and protecting Gaslamp's historic qualities. The following are some key DCP goals and policies applicable to the Project:

- 3.1-G-2 - Provide overall balance of uses--employment, residential, cultural, government destination with full compendium of amenities and services.
- 3.5-G-2 - Foster a rich mix of uses in all neighborhoods, while allowing differences in emphasis on uses to distinguish between them.
- 6.4-G-1 Maintain Horton/Gaslamp as an entertainment and shopping district, with broad mix of uses, high activity, and wide-ranging appeal.

A Notice of Application was posted in The Daily Transcript on August 7, 2024, and no public comments have been received. The Project was presented to the Downtown Community Planning Council on February 21, 2024 and voted 14-0 to recommend approval of the Project (Attachment 8).

The San Diego Police Department (SDPD) provided a recommendation to approve the CUP with suggested conditions (Attachment 9), which have been incorporated into the draft permit (Attachment 6). Additionally, as a condition of approval, the Applicant is required to obtain all

necessary permits and licenses from the SDPD and the California Department of Alcoholic Beverage Control.

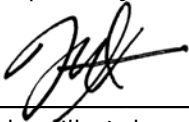
Conclusion:

Staff has reviewed the Applicant's proposal and considered the potential impacts resulting from the proposed use. Based on the draft findings (Attachment 5), Staff recommends that the City Hearing Officer approve CUP No. 3292541 to allow the sale of alcoholic beverages for off-site consumption pursuant to an ABC License (Type 21, Off-Sale General) in conjunction with the operation of a future food and retail store, subject to conditions in the draft permit (Attachment 6).

ALTERNATIVES

1. Approve CUP No. 3292541, with modifications.
2. Deny CUP No. 3292541, if the findings required to approve the project cannot be affirmed.

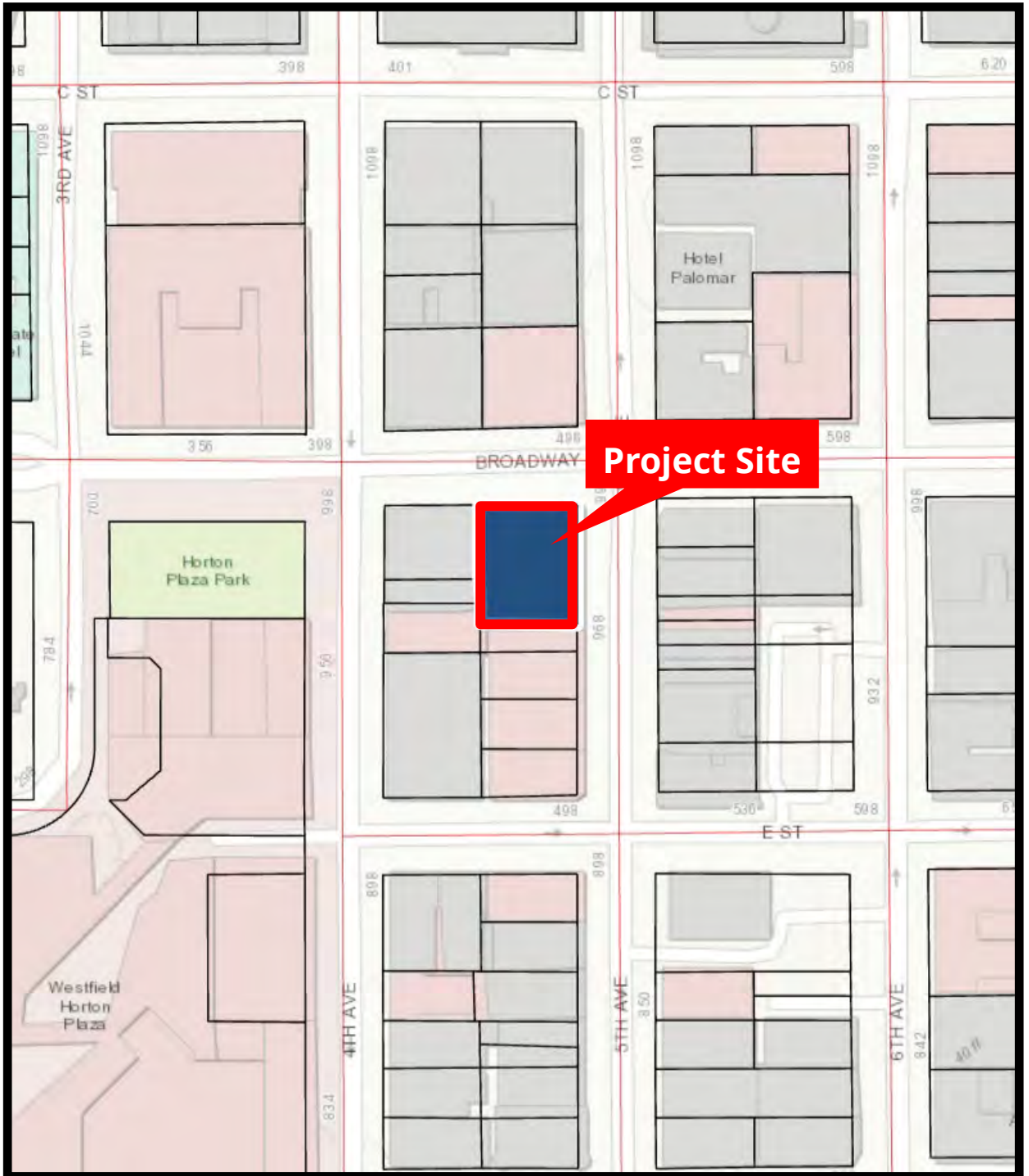
Respectfully submitted,



Johnwilly Aglupos
Development Project Manager, Urban Innovation Division
Development Services Department

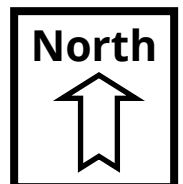
Attachments:

1. Location Map
2. Land Use Map
3. Aerial Photo
4. Off-Site Alcoholic Beverage Sales Vicinity Map
5. Draft Resolution with Findings
6. Draft Permit with Conditions
7. CEQA Guidelines Section 15162 Memo
8. Community Planning Group Recommendation
9. SDPD Recommendation
10. Ownership Disclosure
11. Applicant Letter of Request
12. Project Plans



Project Location

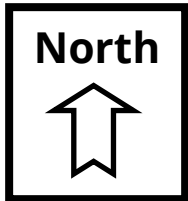
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Project No. 1102259, Granger Off-Site Alcoholic
Beverage sales

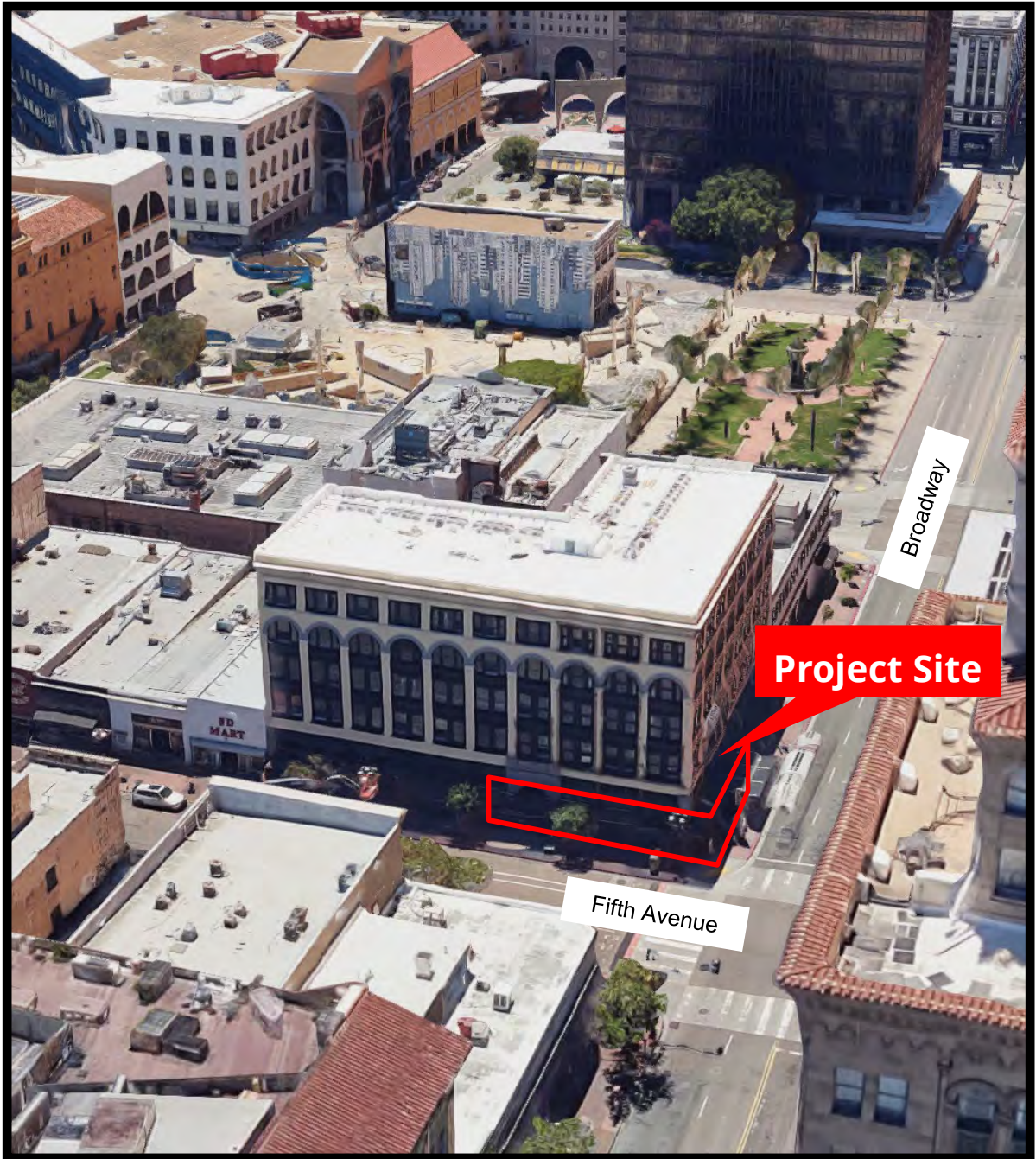




Land Use Plan

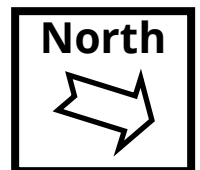
449 Broadway
Project No. 1102259, Granger Off-Site Alcoholic Beverage sales

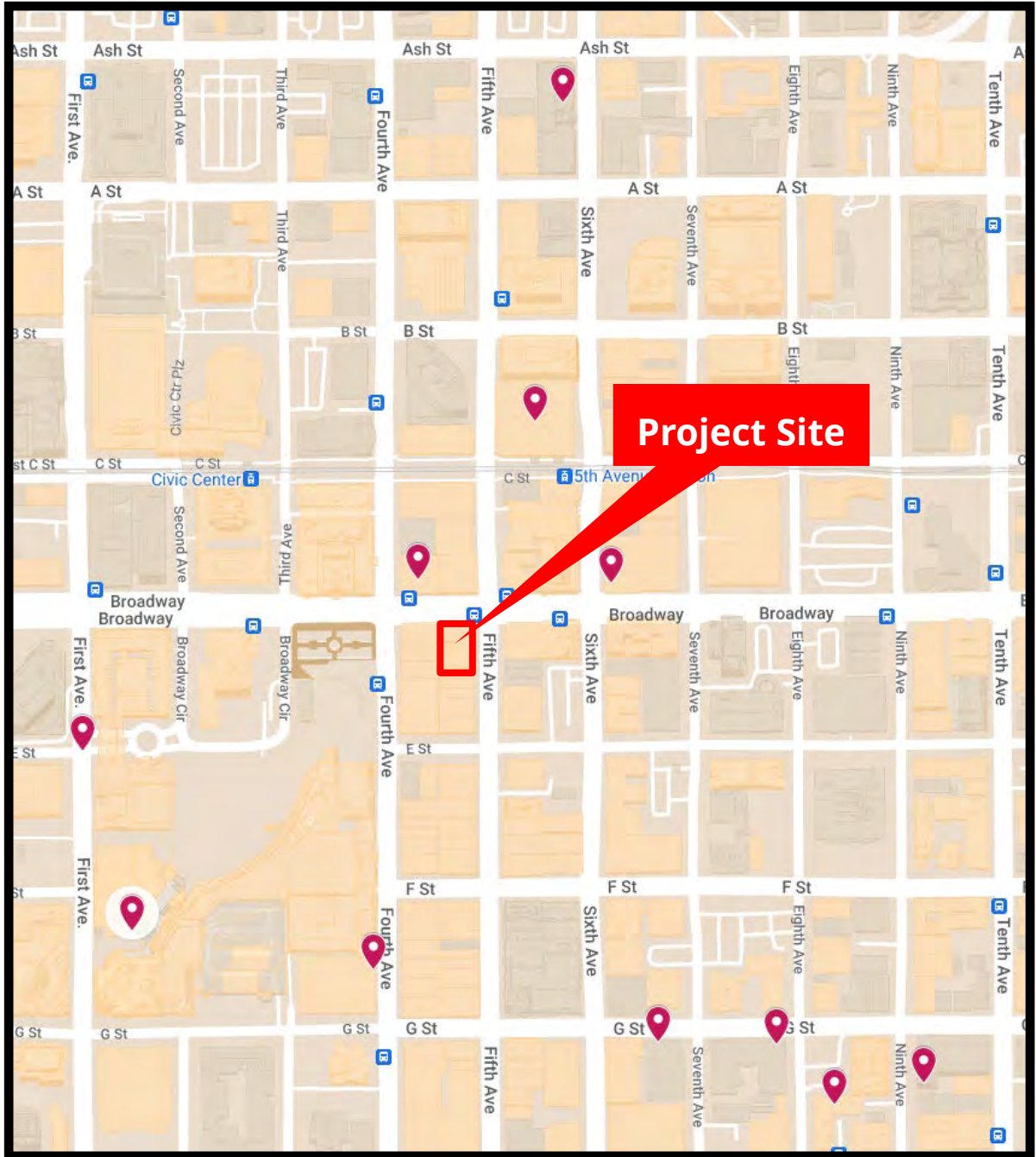




Aerial Photo

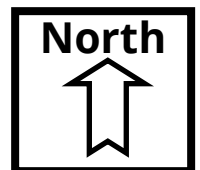
449 Broadway
Project No. 1102259, Granger Off-Site Alcoholic
Beverage sales





Off-Site Alcoholic Beverage Sales Vicinity Map

**449 Broadway
Project No. 1102259, Granger Off-Site Alcoholic
Beverage sales**



HEARING OFFICER
RESOLUTION NO. _____
CONDITIONAL USE PERMIT NO. 3292541
GRANGER OFF-SITE ALCOHOLIC BEVERAGE SALES - PROJECT NO. PRJ-1102259

WHEREAS, S.Q.I., Inc., Owner, and Hillstone Properties, Inc., Permittee, filed an application for a Conditional Use Permit (CUP) with the City of San Diego ("City") to allow alcoholic beverage sales for off-site consumption ("Project") as an accessory use to a 2,112-square-foot (SF) food and retail store on the ground level of the Granger Building, as described in and by reference to the approved Exhibit "A" and corresponding conditions of approval for the associated CUP No. 3292541;

WHEREAS, the Project site is located at 449 Broadway in the Gaslamp Quarter Planned District (GQPD) and the Horton / Gaslamp neighborhood of the Downtown Community Plan (DCP) area ("Downtown");

WHEREAS, the Project site is legally described as the North Half of Lot J and All of Lots K And L of Block 43, Horton's Addition, in the City of San Diego, County of San Diego, State of California, According to Map Thereof on File in the Office of the County Recorder of San Diego County;

WHEREAS, on July 1, 2024, pursuant to California Environmental Quality Act (CEQA) Guidelines section 15162, the City of San Diego determined that the Project is consistent with the previously certified City of San Diego Downtown Final Environmental Impact Report (Downtown FEIR) (SCH# 2003041001);

WHEREAS, development within the Downtown area is covered under the following documents, referred to collectively as the "Downtown FEIR": (1) Final Environmental Impact Report (FEIR) for the San Diego Downtown Community Plan, Centre City Planned District Ordinance, and 10th Amendment to the Centre City Redevelopment Plan, certified by the former Redevelopment Agency ("Former Agency") and the City Council on March 14, 2006 (Resolutions R-04001 and R-301265, respectively); (2) subsequent addenda to the FEIR certified by the Former Agency and City

ATTACHMENT 5

Council on: August 3, 2007 (Resolution R-04193 and R-302932, respectively); April 13, 2010 (Council Resolution R-305759); April 21, 2010 (Former Agency Resolutions R-04509 and R-04510); August 3, 2010 (Former Agency Resolution R-04544 and Council Resolutions R-30614), February 12, 2014 (City Council Resolution R-308724); July 14, 2014 (City Council Resolution R-309115); and (3) Final Supplemental Environmental Impact Report for the Downtown San Diego Mobility Plan certified by the City Council on June 21, 2016 (Resolution R-310561);

WHEREAS, development within the DCP area is also covered under the following documents, referred to collectively as the "CAP FEIR": FEIR for the City's Climate Action Plan (CAP), certified by the City Council on December 15, 2015 (City Council Resolution R-310176), and the Addendum to the CAP, certified by the City Council on July 12, 2016 (City Council Resolution R- 310595);

WHEREAS, the Downtown FEIR and CAP FEIR are "Program EIRs" prepared in compliance with California Environmental Quality Act (CEQA) Guidelines Section 15168; the information contained in the Downtown FEIR and CAP FEIR reflects the independent judgment of the City as the Lead Agency; the environmental impacts of the Project were adequately addressed in the Downtown FEIR and CAP FEIR; the Project is within the scope of the development program described in the Downtown FEIR and CAP FEIR and is adequately described within each document for the purposes of CEQA; and none of the conditions listed in CEQA Guidelines Section 15162 exist;

WHEREAS, based on the foregoing, no further environmental documentation or review is required under CEQA.

WHEREAS, on August 21, 2024, the Hearing Officer of the City of San Diego considered CUP No. 3269869 pursuant to the City Land Development Code; NOW THEREFORE,

BE IT RESOLVED by the Hearing Officer of the City of San Diego, that it adopts the following findings with respect to CUP No. 3292541:

A. CONDITIONAL USE PERMIT [SDMC Section 126.0305]

1. **Findings for all Conditional Use Permits:**

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

The proposed use, off-site alcoholic beverage sales as an accessory use to a 2,112 SF food and retail store on the ground level of the Granger Building located at 449 Broadway, is within the GQPD. Pursuant to San Diego Municipal Code (SDMC) Section 157.0305(b), this district allows the sale of alcoholic beverages for off-site consumption as an accessory use to a food and retail store with approval of a CUP in accordance with Process 3, thus the proposed use will not adversely affect the applicant land use plan.

The Project site is located within the Horton / Gaslamp neighborhood of the DCP area. Per the DCP, the neighborhood offers a variety of entertainment, shopping, arts, cultural, and dining experiences. The Gaslamp Quarter is known as San Diego's prime entertainment and celebration destination with a mixture of restaurants, cafes, nightclubs, and bars that draw visitors and residents alike. As shown on the plans (Exhibit A), the Project is accessory to the ground floor food and retail store space and is proposed to comprise of no more than 49% or approximately 1,035 SF of the overall 2,112 SF of the food and retail store. As a proposed condition of approval to ensure the proposed off-site alcoholic beverage sales use is always subordinate and accessory to the food and retail store, the floor area dedicated to the display of off-site alcoholic beverage sales will be limited to a maximum of 49% of the total food and retail store's floor area. As an additional offering and amenity in the neighborhood for residents, employees, and visitors, off-site alcoholic beverage sales will contribute to an overall balance of uses (DCP Goal 3.1-G-2) and foster a rich mix of uses within the neighborhood while allowing differences in emphasis on uses within the retail and hotel (DCP Goal 3.5-G-2).

Because the sale of alcoholic beverages for off-site consumption is permitted as an accessory use to a food and retail store with the approval of a CUP in the GQPD and the Project advances the goals and policies of the Horton/Gaslamp neighborhood as described above, the proposed use will not adversely affect the applicable land use plan.

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

The proposed use, off-site alcoholic beverage sales as an accessory use to a 2,112 SF food and retail store on the ground level of the Granger Building located at 449 Broadway, will not be detrimental to the public health, safety and welfare of the community because the sales will be accessory to the primary food and retail store land use and the conditions of approval will address impacts that have the potential to adversely impact public health, safety, and welfare. For example, to ensure the proposed off-site alcoholic beverage sales use is always subordinate and accessory to the food and retail store, the floor area dedicated to the display of off-site

alcoholic beverage sales will be limited to a maximum of 49% of the total food and retail store floor area, which is the primary use of the tenant space. Additionally, to prevent public nuisances and unwanted behavior, conditions of approval require the owner/operator to maintain the premises and adjacent sidewalks free of litter and graffiti and post signage that prohibits loitering and open containers in and around the premises. The conditions of approval also create a process for violations of the CUP to be reported and reviewed. If any nuisances are reported to the Permittee by a member of the community, a condition of approval requires the Permittee to respond to complaints within 24 hours of receiving the complaint. If complaints persist and it is determined that the conditions of the CUP have been violated, then the CUP may be revoked at a public hearing. Further, after review by the San Diego Police Department (SDPD), added conditions of approval require video surveillance to be available to law enforcement upon request and all retail employees has to be trained in ABC regulations (LEAD), theft deterrence and policies against the sales of alcoholic beverages to those under 21 years of age, and/or intoxicated. These conditions of approval serve as safeguards to ensure that the alcohol sales uses are closely controlled and do not create a public nuisance. Therefore, the proposed use will not be detrimental to the public health, safety, and welfare for the residents, employees, and visitors of the neighborhood.

c. 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 use, off-site alcoholic beverage sales as an accessory use to a 2,112 SF food and retail store on the ground level of the Granger Building located at 449 Broadway, complies with the regulations of the Land Development Code and specifically to the Gaslamp Quarter Planned District Ordinance (GQPDO) Section 157.0305(b)(2), which requires that the sale of alcoholic beverages for off-site consumption be accessory to a primary use. As shown on the plans, the Project is accessory to the ground floor food and retail space and is proposed to comprise of no more than 49% or approximately 1,035 SF of the overall 2,112 SF of the food and retail store. As a proposed condition of approval to ensure the proposed off-site alcoholic beverage sales use is always subordinate and accessory to the food and retail, the floor area dedicated to the display of off-site alcoholic beverage sales will be limited to a maximum of 49% of the total food and retail floor area.

In addition, pursuant to SDMC Section 157.0305(b), the Project has been conditioned so that no wine or distilled spirits shall be sold in containers of less than seven-hundred-fifty (750) milliliters, no malt beverage products shall be sold in less than six-pack quantities per sale, and no alcoholic beverages shall be sold except between the hours of 10:00 a.m. and 10:00 p.m. of each day of the week. No deviations from the requirements of SDMC Section 157.0305(b) are proposed as part of the Project. Moreover, when operated in compliance with the SDPD conditions of approval, which include alcoholic beverages must be sold in manufacturer pre-packaged multi-unit quantities (no singles), the use will be consistent with all recommendations of the SDPD. The proposed use will also be required to obtain any other applicable

government approvals and comply with the applicable requirements of the State Department of Alcoholic Beverage Control and the SDPD. By obtaining a CUP and complying with the conditions of approval, the proposed use will comply with the regulations of the Land Development Code.

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

The Project site is located within the Horton / Gaslamp neighborhood of the DCP area. Per the DCP, the neighborhood offers a variety of entertainment, shopping, arts, cultural, and dining experiences. The Gaslamp Quarter is known as San Diego’s prime entertainment and celebration destination with a mixture of restaurants, cafes, nightclubs, and bars that draw visitors and residents alike. As shown on the plans, the Project is accessory to the ground floor food and retail space and is proposed to comprise of no more than 49% or approximately 1,035 SF of the overall 2,112 SF of the food and retail store. As a proposed condition of approval to ensure the proposed off-site alcoholic beverage sales use is always subordinate and accessory to the food and retail store, the floor area dedicated to the display of off-site alcoholic beverage sales will be limited to a maximum of 49% of the total food and retail store floor area. As an additional offering and amenity in the neighborhood for residents, employees, and visitors, off-site alcoholic beverage sale will contribute to an overall balance of uses (DCP Goal 3.1-G-2) and fosters a rich mix of uses within the neighborhood while allowing differences in emphasis on uses within the retail and hotel (DCP Goal 3.5-G-2).

Within a quarter-mile radius of the Project site, there are eleven establishments that have also been granted CUPs for the sale of alcoholic beverages for off-site consumption, as listed in Table 1 below:

Table 1 - Off-Site Alcoholic Beverage CUPs within One-Quarter Mile of the Project Site

Permit Number	Name	Address
2003-05	Bacchus	647 G Street
2008-06	CVS	550 C Street
2008-30A	The Bellmarker (closed)	602 Broadway
2011-58	Neighborhood	777 G Street
2012-49	Jimbo’s Naturally (closed)	92 Horton Plaza
2014-65	CVS (closed)	37 Horton Plaza
2014-68	Quick Stop Market	728 Fourth Avenue
2015-30	6 th Avenue Qwik Mart	1350 Sixth Avenue
2018-47	CVS	1023 Fourth Avenue
2018-54	Bay City Brewing	627 Eighth Avenue
PTS-649856	9G / Target (canceled)	659 Ninth Avenue

In addition, the Project site is within the GQPD, which allows the sale of alcoholic beverages for off-site consumption as an accessory use to a food and retail store with the approval of a CUP in accordance with Process 3. The proposed use is

ATTACHMENT 5

comparable to surrounding uses in the neighborhood and advances the goals and policies of the DCP to create a vibrant, mixed-use, entertainment district; therefore, the proposed use is appropriate at the proposed location.

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

BE IT FURTHER RESOLVED that, based on these findings adopted by the Hearing Officer, CUP No. 3292541 is hereby GRANTED by the Hearing Officer to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in CUP No. 3292541, a copy of which is attached hereto and made a part hereof.

Johnwilly Aglupos
Development Project Manager, Urban Innovation Division
Development Services Department

Adopted on: August 21, 2024

IO#: 24009786

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

PROJECT MANAGEMENT
PERMIT CLERK
MAIL STATION 501

INTERNAL ORDER NUMBER: 24009786

SPACE ABOVE THIS LINE FOR RECORDER'S USE

CONDITIONAL USE PERMIT NO. 3292541

GRANGER OFF-SITE ALCOHOLIC BEVERAGE SALES - PROJECT NO. PRJ-1102259
HEARING OFFICER

This Conditional Use Permit (CUP) No. 3292541 is granted by the Hearing Officer of the City of San Diego ("City") to S.Q.I., Inc., Owner, and Hillstone Properties, Permittee, pursuant to San Diego Municipal Code (SDMC) Section 126.0301 to allow alcoholic beverage sales for off-site consumption ("Project") as an accessory use to a 2,112-square-foot (SF) food and retail store on the ground level of the Granger Building, located on the 12,500 SF site at 449 Broadway at the southwest corner of Fifth Avenue and Broadway in the Gaslamp Quarter Planned District and Horton/Gaslamp neighborhood of the Downtown Community Plan area. The Project site is legally described as the North Half of Lot J and All of Lots K And L of Block 43, Horton's Addition, in the City of San Diego, County of San Diego, State of California, According to Map Thereof on File in the Office of the County Recorder of San Diego County.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to allow off-site alcoholic beverage sales, 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 21, 2024, on file in the Development Services Department (DSD).

The Project shall include:

- a.** Alcoholic beverage sales for off-site consumption as an accessory use to a food and retail store on the ground level of the Granger Building located at 449 Broadway;
- b.** Public and private accessory improvements determined by DSD 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 5, 2027**.
2. This Conditional Use Permit [CUP] and corresponding use of this site shall expire on September 5, 2034. The Owner/Permittee may request that the expiration date be extended in accordance with SDMC section 141.0502(c) (7).
3. The utilization of this CUP is contingent upon the approval of a license to sell alcohol at this location by the California Department of Alcoholic Beverage Control [ABC]. The issuance of this CUP does not guarantee that the ABC will grant an alcoholic beverage license for this location.
4. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
 - a. The Owner/Permittee signs and returns the Permit to DSD; and
 - b. The Permit is recorded in the Office of the San Diego County Recorder.
5. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.
6. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.
7. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
8. Issuance of this Permit by the City does not authorize the Owner/Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).
9. The Owner/Permittee shall secure all necessary building permits. The Owner/Permittee is informed that to secure these permits, substantial building modifications and site improvements may be required to comply with applicable building, fire, mechanical, and plumbing codes, and State and Federal disability access laws.

10. Construction plans shall be in substantial conformity to Exhibit "A." Changes, modifications, or alterations to the construction plans are prohibited unless appropriate application(s) or amendment(s) to this Permit have been granted.
11. All of the conditions contained in this Permit have been considered and were determined necessary to make the findings required for approval of this Permit. The Permit holder is required to comply with each and every condition in order to maintain the entitlements that are granted by this Permit.

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

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

PLANNING/DESIGN REQUIREMENTS:

13. The primary use of the establishment shall be a 2,112 SF food and retail store. The off-site alcoholic beverage sales shall be accessory to the primary use. The intended uses must be in conformance with permitted uses outlined in the Gaslamp Quarter Planned District Ordinance (GQPDO) and all other relevant regulations in the SDMC. Any proposed change in use shall be reviewed and approved by the City.

ATTACHMENT 6

14. No more than 49% of the food and retail store, approximately 2,112 SF floor area, shall be devoted to the display of alcoholic beverages for off-site consumption.
15. The business shall maintain a valid State Department of Alcohol Beverage Control liquor license. The business shall be in compliance with all conditions of said license at all times.
16. No wine or distilled spirits shall be sold in containers of less than seven-hundred-fifty (750) milliliters.
17. No malt beverage products shall be sold in less than six-pack quantities per sale.
18. Quarterly gross sales of off-site alcoholic beverages shall not exceed 25 percent of the quarterly gross sales of the primary use. Should the SDMC be amended in the future to remove this code provision, the Project will not be subject to this condition.
19. No alcoholic beverages shall be sold except between the hours of 10:00 a.m. and 10:00 p.m. each day of the week.
20. Window signs that advertise alcoholic beverage products are not allowed.
21. Interior blinds, drapes, shelving for product displays that are visible from the public right-of-way, and signs or advertising of any sort may obscure a maximum of 30% of the transparent area of each storefront or structural bay to ensure that law enforcement personnel have a clear and unobstructed view of the interior of the establishment.
22. The owner and operator shall post a prominent, permanent sign stating, "NO LOITERING, CONSUMPTION OF ALCOHOLIC BEVERAGES, OR OPEN ALCOHOLIC CONTAINERS ARE ALLOWED INSIDE THE PREMISES, ON THE PUBLIC SIDEWALKS ADJACENT TO THE PREMISES."
23. The Owner/Permittee shall maintain the premises, adjacent public sidewalks, and areas under the control of the Owner/Permittee, free of litter and graffiti at all times. The Owner/Permittee shall provide for daily removal of trash, litter, and debris. The Owner/Permittee shall eliminate graffiti within 48 hours of application.
24. The Permittee shall respond to complaints pertaining to this Permit by members of the community within 24 hours of receiving the complaint. A current point of contact shall be maintained with the City for the premises to ensure full compliance with this condition.
25. This Permit may be revoked by the City if there is a material breach or default in any of the conditions of this permit. If the business creates a nuisance to the surrounding neighborhood, based on a determination of the City, this permit may be revoked after the holding of a public hearing.

ADDITIONAL POLICE DEPARTMENT REQUIREMENTS:

26. Beer, malt beverage products or wine cooler products, regardless of container size, must be sold in manufacturer pre-packaged multi-unit quantities. No singles.
27. The sale of beer or malt beverages in kegs is prohibited.
28. Video surveillance shall be recording and available to law enforcement upon request covering the interior and public access points of the premises. Upon request of law enforcement, video surveillance shall not be deleted, voided, or destroyed. Recordings shall be maintained for a minimum of 30 days absent a request of law enforcement.
29. Employees responsible for alcohol sales are trained in California Department of Alcoholic Beverage Control (ABC) regulations (LEAD/RBS), theft deterrence, and policies against the sales of alcoholic beverages to those under 21 years of age and/or intoxicated.

INFORMATION ONLY:

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

APPROVED by the Hearing Officer of the City of San Diego on August 21, 2024, and Resolution No. HO-###.

Permit Type/Approval No.: CUP No. 3292541
Date of Approval: August 21, 2024

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

Johnwilly Aglupos
Development Project Manager, Urban Innovation Division
Development Services Department

**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.

S.Q.I., INC.
Owner

By _____
(Signature)

PRINT NAME:
TITLE:

HILLSTONE PROPERTIES, INC.
Permittee

By _____
(Signature)

PRINT NAME:
TITLE:

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



THE CITY OF SAN DIEGO

M E M O R A N D U M

DATE: July 1, 2024

TO: Environmental/Project File
Development Services Department

FROM: Anne Jarque, Senior Planner, Development Services Department

SUBJECT: Granger Off-Site Alcohol Sales (Project No. PRJ-1102259)
California Environmental Quality Act – Section 15162 Evaluation

The Development Services Department (DSD) has completed a California Environmental Quality Act (CEQA) Section 15162 – Subsequent Environmental Impact Reports and Negative Declarations consistency evaluation for the proposed Granger Off-Site Alcohol Sales (project). See 14 C.C.R. §15162.

This evaluation was performed to determine if conditions specified in CEQA Guidelines Section 15162 would require preparation of additional CEQA review for the proposed Granger Off-Site Alcohol Sales (PRJ-1102259). As outlined in the evaluation, DSD has determined that the proposed Project is consistent with the original Final Environmental Impact Report (FEIR) for the Downtown Community Plan, Centre City Planned District Ordinance (CCPDO), 10th Amendment to the Centre City Redevelopment Plan (State Clearinghouse (SCH) No. 2003041001) and subsequent addenda to the FEIR, and the Final Supplemental Environmental Impact Report (SEIR) for the Downtown San Diego Mobility Plan; and would not result in new impacts.

BACKGROUND

The Final Environmental Impact Report (FEIR) for the Downtown Community Plan, Centre City Planned District Ordinance (CCPDO), and 10th Amendment to the Centre City Redevelopment Plan (State Clearinghouse (SCH) No. 2003041001) was certified by the former Redevelopment Agency (Former Agency) and the Council of the City of San Diego (City Council) on March 14, 2006 (Resolutions R-04001 and R-301265, respectively); and subsequent addenda to the FEIR certified by the Former Agency on August 3, 2007 (Former Agency Resolution R- 04193), April 21, 2010 (Former Agency Resolutions R-04508 and R-04510), August 3, 2010 (Former Agency Resolution R-04544) and certified by City Council on February 12, 2014 (Resolution R-308724) and July 14, 2014 (Resolution R309115), and November 17, 2020 (Resolution R-313302); and the Final Supplemental Environmental Impact Report (SEIR) for the Downtown San Diego Mobility Plan (SCH No.

2014121002) certified by the City Council on July 6, 2016 (Resolution R-310561). The Downtown FEIR is a Program EIRs prepared in compliance with the California Environmental Quality Act ("CEQA") Guidelines Section 15168.

PROJECT DESCRIPTION

The project proposes a Conditional Use Permit (CUP) for a Type-21 License to allow for the alcoholic sale of beer, wine, and distilled spirits for off-site consumption as an accessory use to a food and retail store within a 2,112 square-foot tenant space at the Granger Hotel. The 12,500-square-foot site project site is located at 449 Broadway within the Downtown community planning area. The site is zoned the Gaslamp Quarter (GQPD-GASLAMP-QTR) and designated as Gaslamp Planned District Ordinance (PDO) in the Downtown Community Plan.

Existing Conditions

The 12,500-square-foot project site, located at 449 Broadway (APN 533-573-0900), is situated South of Broadway and West of Fifth Avenue, North of E Street, and East of Fourth Avenue in the Downtown community planning area. The project site is currently developed with an existing hotel, The Granger Hotel, that was built in 1904. The surrounding land uses comprise of a mix of park/open space, residential mixed-use, office and employment centers.

CEQA 15162 CONSISTENCY EVALUATION

DSD reviewed the proposed Granger Off-Site Alcohol Sales (PRJ-1102259) and conducted a 15162 consistency evaluation with the previously certified original FEIR for the Downtown Community Plan, CCPDO, 10th Amendment to the Centre City Redevelopment Plan, subsequent addenda to the FEIR, and the Final SEIR for the Downtown San Diego Mobility Plan. The proposed project would not result in new impacts. The project is proposing sales of alcoholic beverages for off-site consumption as an accessory use to a food and retail store within a 2,112 square-foot tenant space. The CUP would allow a Type-21 License for the alcoholic sale of beer, wine, and distilled spirits for off-site consumption. There is no exterior modifications proposed with this project, and therefore, there would be no physical impacts on the environment. The project would result in no change in environmental impacts relative to those assessed in the FEIR and subsequent addenda. In addition, the project does not constitute a change in circumstances that would result in changes in environmental impacts as the CUP to allow for off-site alcohol sales would not result in new significant environmental effects or a substantial increase in the severity of previously identified significant effects. In addition, there is no new information of substantial importance that was not known at the time of the EIR approval. As previously noted, there is no change in impact or impact severity relative to that identified in the EIR and subsequent addenda, and no new or different mitigation that would substantially reduce one or more significant effects that the applicant has declined to adopt.

CONCLUSION

Overall, implementation of the proposed would not result in any significant direct, indirect or cumulative impacts over and above those disclosed in the previously certified FEIR.

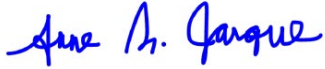
Section 15162 of the CEQA Guidelines states:

When an EIR has been certified or a negative declaration adopted for a project, no subsequent EIR shall be prepared for that project unless the lead agency determines, on the basis of substantial evidence in the light of the whole record, one or more of the following:

- (1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
- (2) Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or
- (3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any of the following:
 - (A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration;
 - (B) Significant effects previously examined will be substantially more severe than shown in the previous EIR;
 - (C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or
 - (D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

Based upon a review of the current project, none of the situations described in Sections 15162 of the State CEQA Guidelines apply. No changes in circumstances have occurred, and no new information of substantial importance has manifested, which would result in new significant or substantially increased adverse impacts because of the project. This evaluation, therefore, supports

the use of the previously certified EIR and subsequent addenda, under CEQA Guidelines Section 15162, in that both environmental documents adequately covers the proposed project.

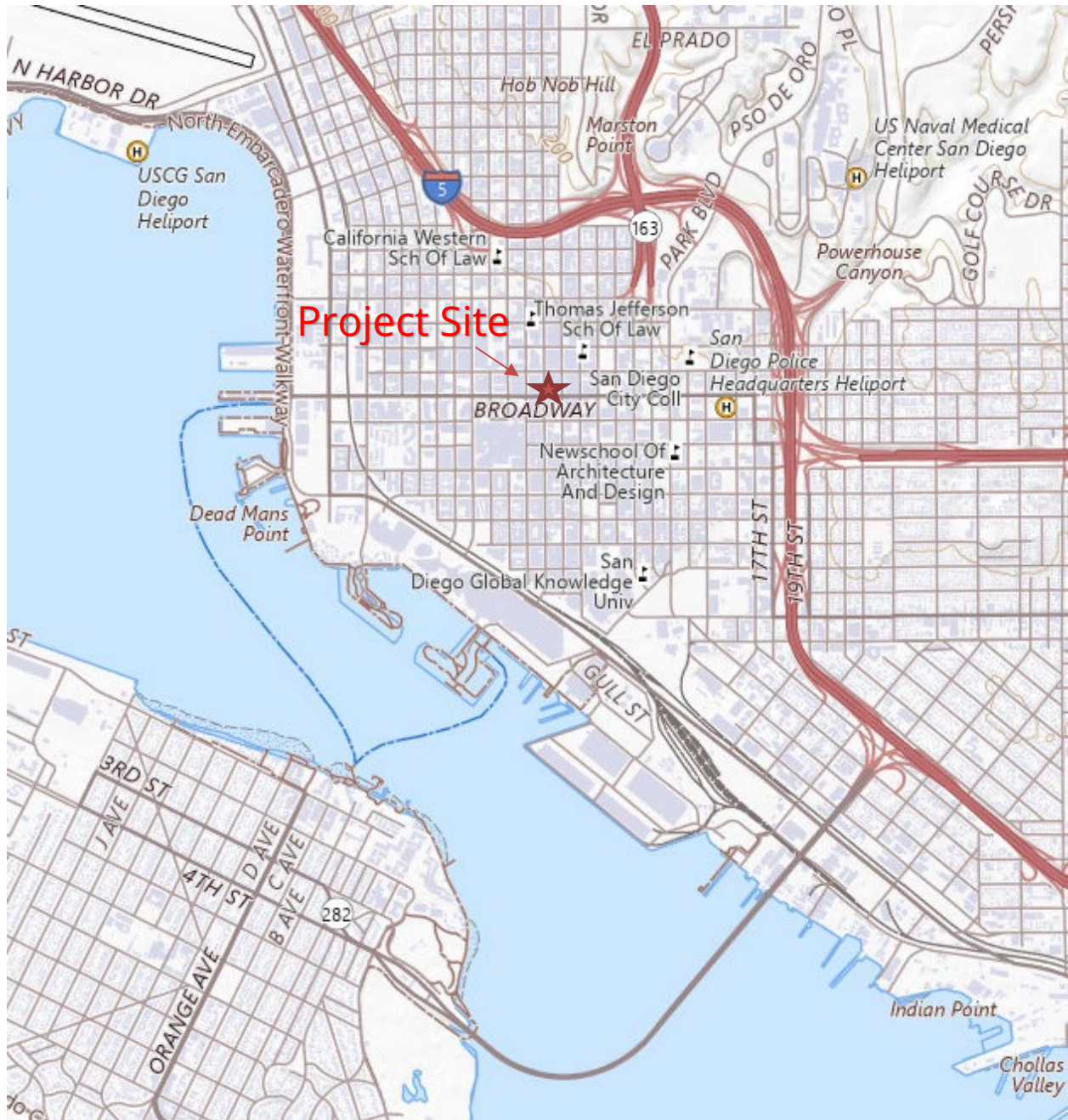


Anne B. Jarque
Senior Planner

kb/abj

cc: Johnwilly Aglupos, Development Project Manager, Development Services Department
Kristy Blodgett, Junior Planner, Development Services Department

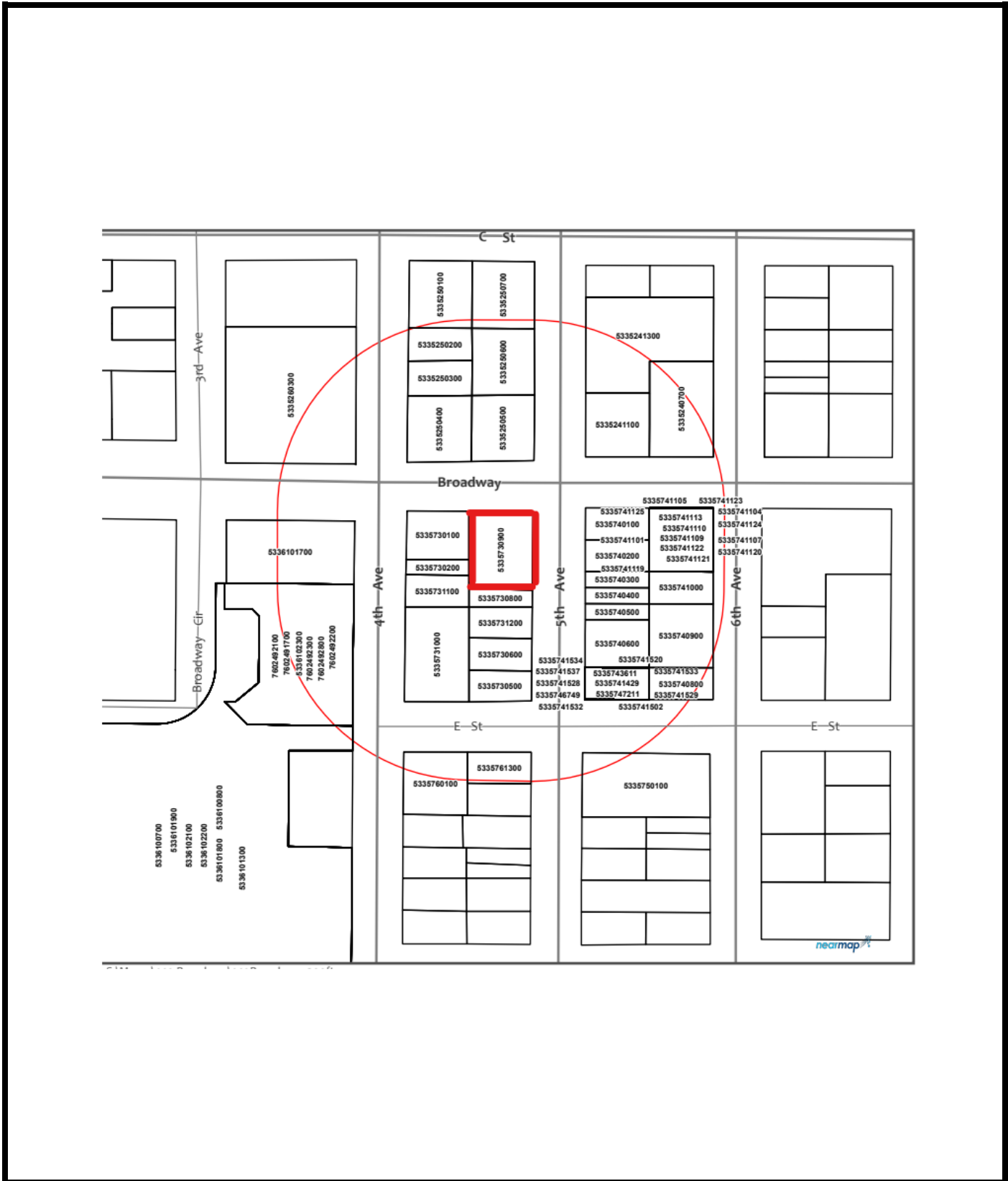
Attachment(s): Figure 1 – Vicinity Map
Figure 2 – Project Location



Vicinity Map

Granger Off-Site Alcohol Sales / PRJ-1102259
Development Services Department

FIGURE
No. 1



Project Location
Granger Off-Site Alcohol Sales / PRJ-1102259
 Development Services Department

**FIGURE
 No. 2**

Page 3		City of San Diego · Information Bulletin 620		August 2018	
		City of San Diego Development Services 1222 First Ave., MS-302 San Diego, CA 92101		<h1 style="text-align: right;">Community Planning Committee Distribution Form</h1>	
Project Name: Granger CUP			Project Number: PRJ-1102259		
Community: Downtown					
For project scope and contact information (project manager and applicant), log into OpenDSD at https://aca.accela.com/SANDIEGO . Select "Search for Project Status" and input the Project Number to access project information.					
<input checked="" type="radio"/> Vote to Approve <input type="checkbox"/> Vote to Approve with Conditions Listed Below <input type="checkbox"/> Vote to Approve with Non-Binding Recommendations Listed Below <input type="checkbox"/> Vote to Deny				Date of Vote: February 21, 2024	
# of Members Yes 14		# of Members No 0		# of Members Abstain 0	
Conditions or Recommendations: N/A					
<input type="checkbox"/> No Action (Please specify, e.g., Need further information, Split vote, Lack of quorum, etc.)					
NAME: Manny Rodriguez					
TITLE: Chair, Downtown Community Planning Council				DATE: March 10, 2024	

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

PREMISE ADDRESS: 449 Broadway, San Diego, CA 92101

TYPE OF BUSINESS: Liquor Store

FEDERAL CENSUS TRACT: 53.00/53.01

NUMBER OF ALCOHOL LICENSES ALLOWED: 1

NUMBER OF ALCOHOL LICENSES EXISTING: 8 (over-concentrated)

CRIME RATE IN THIS CENSUS TRACT: 1,504.4% - High Crime
(Note: Considered High Crime If Exceeds 120% of City-wide Average)

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

IS THE PREMISE WITHIN 600 FEET OF INCOMPATIBLE FACILITY YES NO

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

ABC LICENSE REVOKED AT THIS PREMISE WITHIN PAST YEAR YES NO

HAS APPLICANT BEEN CONVICTED OF ANY FELONY YES NO

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

COMMENTS/OTHER FACTORS CONSIDERED:

The premises is located within census tract 53.00 for crime stats and 53.01 for concentration. The reported crime rate for 2022 within Census Tract 53.00 was 1,504.4% and the alcohol crime rate was 4,493.2%.

This is an approximatly 2000 square foot liquor store on the first floor of a hotel.

Horton Plaza Park (Incompatible Facility) is located at 397 Broadway and is by Google Earth measurement 300 feet from 449 Broadway. This is a community park with grass, fountains, and walking paths.

There are loft apartments on the 2nd through the 7th floors of neighboring buildings to the north and northeast of 449 Broadway.

The San Diego Police Department agrees with the issuance of a CUP for the Off-Sale of alcohol, Type 21 alcohol license, at this location. The San Diego Police Department is aware of SDMC 156.0315 (b)(1) relating to the Off-Sale of alcohol in the Center City District and is agreeable to the below listed conditions if the Planning Commissioner deems is appropriate and acceptable. This is due to the location, size, and character of the retail space.

SUGGESTED CONDITIONS:

Handwritten: BZM 3-4-21

Due to the extremely high crime rate and alcohol rate coupled with the overconcentration of Off-Sale alcohol licenses the San Diego Police Department agrees with the issuance of a Conditional Use Permit so long as the following conditions are incorporated:

1. Sales of alcoholic beverages shall be permitted only between the hours of 7AM to 10 PM each day of the week.
2. No wine or distilled spirits shall be sold in containers or manufacturer pre-packaged multi-unit quantities of less than 375 milliliters.
3. Beer, malt beverage products or wine cooler products, regardless of container size, must be sold in manufacturer pre-packaged multi-unit quantities. No singles.
4. The sale of beer or malt beverages in kegs is prohibited.
4. Video surveillance shall be recording and available to law enforcement upon request covering the interior and public access points of the premises. Upon request of law enforcement video surveillance shall not be deleted, voided or destroyed. Recordings shall be maintained for a minimum of 30 days absent a request of law enforcement.
5. Litter and any unauthorized graffiti will be removed promptly.
6. All retail employees are trained in ABC regulations (LEAD), theft deterrence and policies against the sales of alcoholic beverages to those under 21 years of age, and/or intoxicated.

SAN DIEGO POLICE DEPARTMENT RECOMMENDATION:

APPROVE _____

DENY _____

Benjamin McCurry
Name of SDPD Vice Sergeant (Print)

619-531-2973
Telephone Number

Benjamin McCurry
Signature of SDPD Vice Sergeant

3-4-24
Date of Review

**CITY OF SAN DIEGO
M E M O R A N D U M**

DATE: 08/16/2023
TO: Sgt. McCurry, Vice Unit
FROM: Bailey Fice, Crime Analysis
SUBJECT: Hillstone Properties, Inc.

Search Criteria:

449 Broadway, San Diego, CA 92101
Jan. 1, 2022 to Dec. 31, 2022

Request Summary:

The owners at Hillstone Properties, Inc. are requesting a type 21 (Off-Sale General) ABC license. Supply ABC Board required statistics and any relevant supplemental information to assist in the evaluation of this application.

Results Summary:

Calls for Service - There was 1 service call to the address for January 1, 2022 to December 31, 2022.

Arrests - There were 0 arrests at the location and 1,007 arrests within a 0.2-mile radius from the location from Jan. 1, 2022 to Dec. 31, 2022.

Crime Cases - There was 1 crime case at the location and 2,556 crime cases within a 0.2-mile radius from the location from Jan. 1, 2022 to Dec. 31, 2022.

ABC Report - The requested address is located in federal census tract 53.00 based on 2010 geographical coding. I reviewed the static ABC report for 2022. The report shows that census tract 53.00 has a percent total crime rate of 1,504.4%. Please note that anything 120% or above is considered a high crime area. I also pulled the alcohol related arrests and citations for census tracts within the city and found that census tract 53.00 had 750 in 2022.

Supplement Documents:

1. Census Tract 005300 ABC Report
2. ABC Alcohol Violations Report
3. Calls for Service
4. .2 Mile Radius Map

If you have any questions regarding this report, call me at 619-531-2417.

Bailey Fice
Crime Analyst



ABC Report

Required Parameters

Reporting Period: 01/2022 to 12/2022

Agency: SAN DIEGO

Optional Parameters

Geographical Area:

Group by: Census Tract 005300

Prior Report Number: B98S328R

CRIME TYPES	CRIME TOTALS
CRIMINAL HOMICIDE	0
FORCIBLE RAPE	19
ROBBERY	62
AGGRAVATED ASSAULT	223
BURGLARY	69
LARCENY	553
MOTOR VEHICLE THEFT	78
Total Part I Crime:	1,004

ARREST TYPES	ARREST TOTALS
SIMPLE ASSAULT	123
OTHER PART II CRIMES	1,126
CHILD AND FAMILY	9
DEADLY WEAPONS	32
EMBEZZLEMENT	1
FRAUD	8
GAMBLING	1
MALICIOUS MISCHIEF	44
NARCOTICS	192
SEX CRIMES	36
FORGERY	1
OTHER NON-CRIMINAL	136
Total Part II Arrest:	1,709

Census Tract Total = Part I Crime + Part II Arrest: 2,713

Census TractAve. (Agency / Census Tract): 180.3

Agency Wide Total = Part 1 Crime + Part II Arrest: 54,461

Census Tract Total as % of Census Tract Average: : 1,504.4%

(120% is considered high crime area)

San Diego Police Department
Alcohol Arrests & Cites - By Census Tract
(Excluding Unknown Tracts)
January to December 2022

2010 Census Tract	Alcohol Violations	Tract Total as % of Average Tract
003800	6	35.9%
003901	7	41.9%
003902	43	257.6%
004000	22	131.8%
004100	30	179.7%
004200	3	18.0%
004300	7	41.9%
004400	12	71.9%
004501	9	53.9%
004600	8	47.9%
004700	58	347.5%
004800	40	239.6%
004900	10	59.9%
005000	34	203.7%
005100	119	712.9%
005200	81	485.3%
005300	750	4493.2%
005400	335	2006.9%
005500	0	0.0%
005600	49	293.6%
005700	14	83.9%
005800	26	155.8%
005900	9	53.9%
006000	8	47.9%
006100	3	18.0%
006200	0	0.0%
006300	0	0.0%
006500	110	659.0%
006600	9	53.9%
006801	7	41.9%
006802	24	143.8%
006900	13	77.9%
007002	9	53.9%
007100	10	59.9%
007200	25	149.8%
007301	16	95.9%
007302	1	6.0%
007400	16	95.9%
007501	88	527.2%
007502	242	1449.8%
007600	179	1072.4%

CALLS FOR SERVICE

Address: 449 -449 BROADWAY

Beat: NO BEAT INFORMATION SPECIFIED.

Date Range: 1/1/2022 - 12/31/2022 , 00:00 - 23:59 Hours, Day of Week Sunday - Saturday

Crime Type/Disposition: NO CRIME TYPE, DISPOSITION OR PRIORITY SPECIFIED.

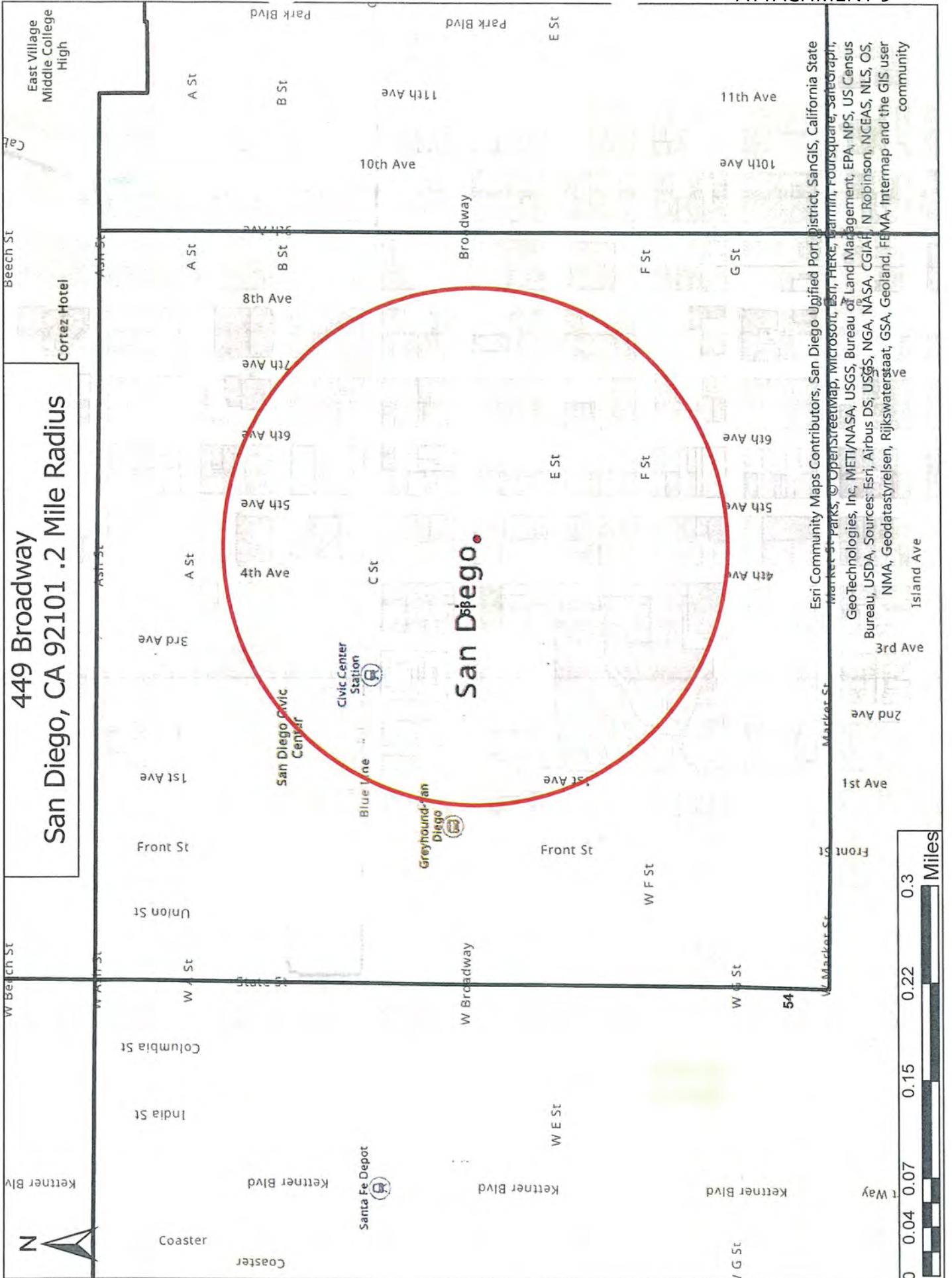
Sorted By: No Sort Order Selected

Incident #	Date Time	Location	Type	Disp	Beat	Reporting Party	Phone	OST
E22060024725	6/17/2022 17:47	449 BROADWAY	242	R	523			0.00
Total # of Calls = 1					Total OST =			0.00

Note:

Legacy CAD incidents (incident numbers beginning with the letter P) display total *unit* out of service time in hours.
Intergraph CAD events (incident numbers beginning with the letter E) show total *officer* out of service time in hours.

449 Broadway
San Diego, CA 92101 .2 Mile Radius



Esri Community Maps Contributors, San Diego Unified Port District, SanGIS, California State
 Market St Parks, © OpenStreetMap, Microsoft, Esri, HERE, Garmin, FourSquare, SateGraphi,
 GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, US Census
 Bureau, USDA, Sources: Esri, Airbus DS, USGS, NGA, NASA, CIA, N Robinson, NCEAS, NLS, OS,
 NMA, Geodatasyreisen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user
 community



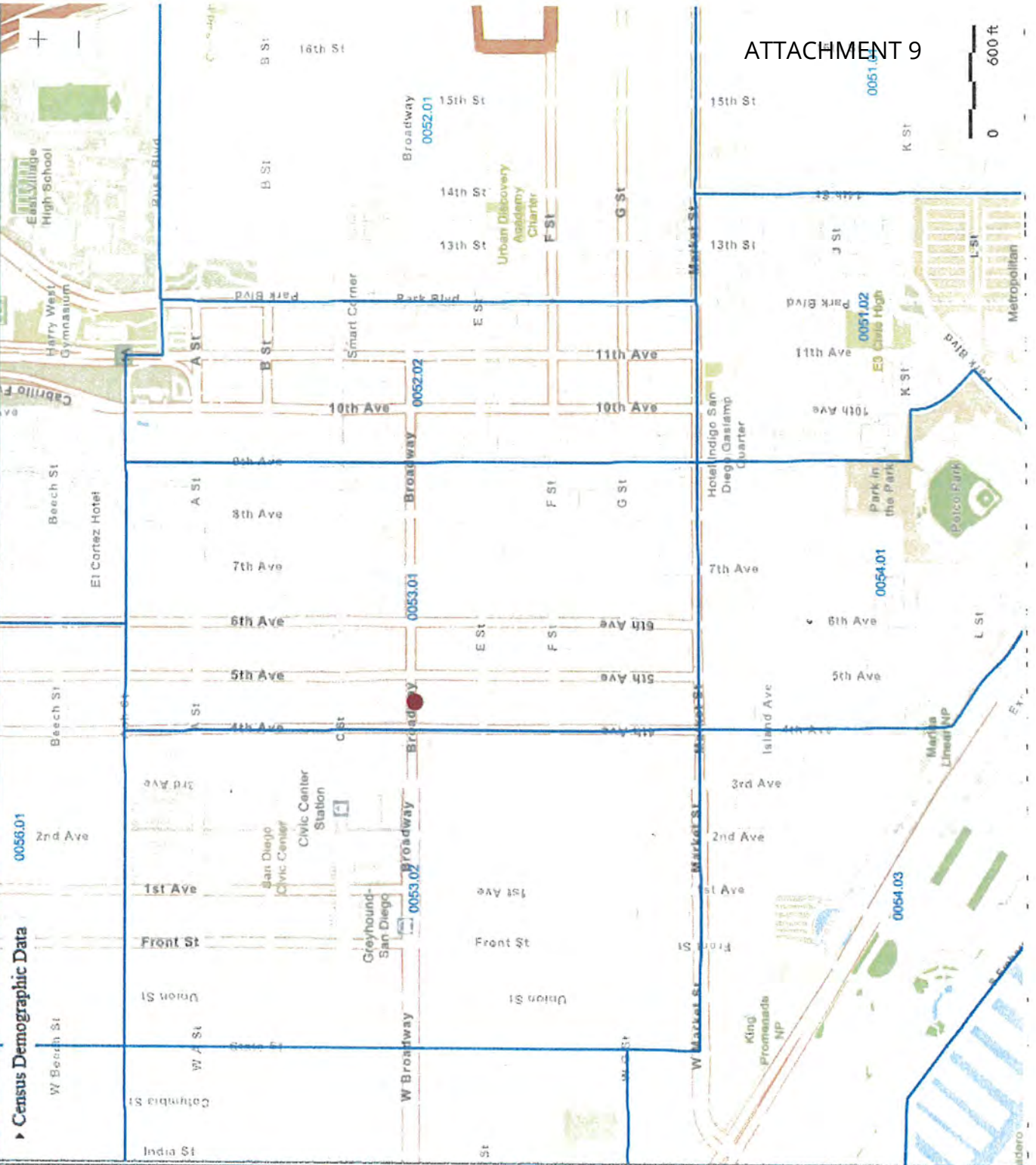
FFIEC Year: 2023 Address: 449 Broadway, San Diego, CA, 92101, USA

Matched Address

Address	449 Broadway, San Diego, California, 92101
MSA/MD Code	41740
State Code	06
County Code	073
Tract Code	0053 01
MSA/MD Name	SAN DIEGO-CHULA VISTA-CARLSBAD, CA
State Name	CALIFORNIA
County Name	SAN DIEGO COUNTY

Census Demographic Data

User Select Tract



NUMBER OF LICENSES AUTHORIZED

BY CENSUS TRACT

County Name	County Population	County Ratio On Sale	County Ratio Off Sale	Census Tract #	Census Tract Population	On Sale	Off Sale
SAN DIEGO	3,315,404	739	1,600	32.04	3,725	5	2
SAN DIEGO	3,315,404	739	1,600	32.07	6,024	8	3
SAN DIEGO	3,315,404	739	1,600	32.08	6,944	9	4
SAN DIEGO	3,315,404	739	1,600	32.09	5,397	7	3
SAN DIEGO	3,315,404	739	1,600	32.11	3,144	4	1
SAN DIEGO	3,315,404	739	1,600	32.12	4,231	5	2
SAN DIEGO	3,315,404	739	1,600	32.13	3,965	5	2
SAN DIEGO	3,315,404	739	1,600	32.14	4,764	6	2
SAN DIEGO	3,315,404	739	1,600	33.01	3,394	4	2
SAN DIEGO	3,315,404	739	1,600	33.03	4,330	5	2
SAN DIEGO	3,315,404	739	1,600	33.04	3,601	4	2
SAN DIEGO	3,315,404	739	1,600	33.05	5,823	7	3
SAN DIEGO	3,315,404	739	1,600	34.01	6,259	8	3
SAN DIEGO	3,315,404	739	1,600	34.03	4,054	5	2
SAN DIEGO	3,315,404	739	1,600	34.04	4,481	6	2
SAN DIEGO	3,315,404	739	1,600	35.01	3,994	5	2
SAN DIEGO	3,315,404	739	1,600	35.02	4,599	6	2
SAN DIEGO	3,315,404	739	1,600	36.01	2,951	3	1
SAN DIEGO	3,315,404	739	1,600	36.02	3,056	4	1
SAN DIEGO	3,315,404	739	1,600	36.03	4,092	5	2
SAN DIEGO	3,315,404	739	1,600	38.00	7,014	9	4
SAN DIEGO	3,315,404	739	1,600	39.01	3,892	5	2
SAN DIEGO	3,315,404	739	1,600	39.02	4,673	6	2
SAN DIEGO	3,315,404	739	1,600	40.00	4,521	6	2
SAN DIEGO	3,315,404	739	1,600	41.01	3,986	5	2
SAN DIEGO	3,315,404	739	1,600	41.02	1,899	2	1
SAN DIEGO	3,315,404	739	1,600	42.00	5,818	7	3
SAN DIEGO	3,315,404	739	1,600	43.00	3,660	4	2
SAN DIEGO	3,315,404	739	1,600	44.00	3,750	5	2
SAN DIEGO	3,315,404	739	1,600	45.01	2,612	3	1
SAN DIEGO	3,315,404	739	1,600	46.00	1,912	2	1
SAN DIEGO	3,315,404	739	1,600	47.00	1,493	2	0
SAN DIEGO	3,315,404	739	1,600	48.00	3,384	4	2
SAN DIEGO	3,315,404	739	1,600	49.00	4,978	6	3
SAN DIEGO	3,315,404	739	1,600	50.00	2,312	3	1
SAN DIEGO	3,315,404	739	1,600	51.01	3,199	4	1
SAN DIEGO	3,315,404	739	1,600	51.02	4,428	5	2
SAN DIEGO	3,315,404	739	1,600	51.03	4,242	5	2
SAN DIEGO	3,315,404	739	1,600	52.01	3,562	4	2
SAN DIEGO	3,315,404	739	1,600	52.02	4,270	5	2
SAN DIEGO	3,315,404	739	1,600	53.01	2,975	4	1
SAN DIEGO	3,315,404	739	1,600	53.02	4,328	5	2
SAN DIEGO	3,315,404	739	1,600	54.01	1,723	2	1
SAN DIEGO	3,315,404	739	1,600	54.02	4,126	5	2
SAN DIEGO	3,315,404	739	1,600	54.03	3,705	5	2



Horton Plaza Pk



Horton Plaza Park

3.0 ★★☆☆ (1)

Park

- Overview
- Reviews
- About
- Directions
- Save
- Nearby
- Share
- Send to phone

397 Broadway, San Diego, CA 92101

Open 24 hours

PR80+5C San Diego, California

Send to your phone

Claim this business

Suggest an edit

Add missing information

Add place's phone number



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CALIFORNIA DEPARTMENT OF

Alcoholic Beverage Control

Having trouble viewing the report?

Results for: Active Off-Sale Retail License

County: SAN DIEGO County

Census Tract: 53.01

Report Date: Monday, October 16, 2023

Search

Results will be filtered as you type

0 Results

License Number: 408048

Status: ACTIVE **License Type:** 21 **Orig. Iss. Date:** 03/10/2004 **Expir. Date:** 08/31/2024 **Primary Owner:**

748 6TH AVE,
SAN DIEGO, CA 92101

KASSAB, NAZAR THOMAS **Premises Addr.:** Census Tract: 0053.01 **Business Name:** HUB MARKET THE **Geo Code:**
3710

License Number: 603969

Status: ACTIVE **License Type:** 20 **Orig. Iss. Date:** 05/28/2019 **Expir. Date:** 06/30/2024 **Primary Owner:**

555 W C ST, # 100,
SAN DIEGO, CA 92101

7 ELEVEN INC **Premises Addr.:** Census Tract: 0053.01 **Business Name:** 7 ELEVEN STORE 33569B **Geo Code:** 3710

License Number: 550074

Status: ACTIVE **License Type:** 21 **Orig. Iss. Date:** 08/23/2016 **Expir. Date:** 07/31/2024 **Primary Owner:**

1350 6TH AVE, STE 130,
SAN DIEGO, CA 92101

6TH AVENUE QWIK MART INC **Premises Addr.:** Census Tract: 0053.01 **Business Name:** PARTY TIME LIQUOR 3

License Number: 641803

Status:ACTIVE License Type:85 Orig. Iss. Date:02/24/2023 Expir. Date:01/31/2024 Primary Owner:

624 BROADWAY, STE 405,
SAN DIEGO, CA 92101-5421

CHATEAU FIBONACCI LLC Premises Addr.:Census Tract: 0053.01 Business Name: CHATEAU FIBONACCI

Geo Code:3710

License Number: 277280

Status:ACTIVE License Type:21 Orig. Iss. Date:10/30/1992 Expir. Date:10/31/2024 Primary Owner:

1036 7TH AVE,
SAN DIEGO, CA 92101

SUPER JR INC Premises Addr.:Census Tract: 0053.01 Business Name: KRISP BEVERAGES + NATURAL FOODS

Geo Code:3710

License Number: 383108

Status:SUREND License Type:21 Orig. Iss. Date:04/02/2002 Expir. Date:06/30/2024 Primary Owner:

427 C ST, STE 100,
SAN DIEGO, CA 92101

THRIFTY PAYLESS, INC. Premises Addr.:Census Tract: 0053.01 Business Name: RITE AID 5643 Geo Code:3710

License Number: 597501

Status:ACTIVE License Type:21 Orig. Iss. Date:03/04/2019 Expir. Date:05/31/2024 Primary Owner:

1023 4TH AVE,
SAN DIEGO, CA 92101-4815

LONGS DRUG STORES CALIFORNIA LLC Premises Addr.:Census Tract: 0053.01 Business Name:

CVS PHARMACY #11018 Geo Code:3710

License Number: 479731

Status:ACTIVE License Type:21 Orig. Iss. Date:09/14/2009 Expir. Date:08/31/2024 Primary Owner:

510 C ST,
SAN DIEGO, CA 92101-5208

GARFIELD BEACH CVS LLC Premises Addr.:Census Tract: 0053.01 Business Name: CVS PHARMACY 4768

License Number: 618942

Status:ACTIVE **License Type:**20 **Orig. Iss. Date:**08/27/2020 **Expir. Date:**06/30/2024 **Primary Owner:**

525 C ST,
SAN DIEGO, CA 92101-5210

7 ELEVEN INC **Premises Addr.:**Census Tract: 0053.01 **Business Name:** 7 ELEVEN 32940 **Geo Code:**3710

https://www.google.com/maps/dir/449+Broadway,+San+Diego,+CA/CVS,+1023+Fourth+Ave,+San+Diego,+C...

Restaurants Coffee & Drinking more Groceries Things to do

Best 5 min 2 min 2 min

449 Broadway, San Diego, CA 92101

CVS, 1023 Fourth Ave, San Diego, CA 92

Add destination

Options

Send directions to your phone

via Broadway and Fourth Ave 2 min 312 ft

Details

Mostly flat

By: D/Sgt McCurry on 10-18-23 at 1:00 pm

CVS Pharmacy
1023 4th Avenue
San Diego, CA 92101
Type 21
ABC # 597501
CT: 53,01

House of Blues Restaurant & Bar
Kimpton Alma 4.3 (1340) 4-star hotel
Crab Hut Seafood • \$\$
Club Wyndham Harbour Lights 4.4 (593) 3-star hotel
Rei Do Gado Brazilian Steakhouse
The Granger Building
Horton Plaza
Balboa Theatre live concerts & plays
Drain & Plumbing Diego
Onyx Room
PaliHotel San Diego 4.1 (35) 3-star hotel
American Comedy Co. San Diego

Map data ©2023 Google United States Terms Privacy Send Product Feedback



<https://www.google.com/maps/dir/449+Broadway,+San+Diego,+CA/Krisp+Beverages+%2B+Natural+Foods,+...>

Best 3 min
 449 Broadway, San Diego, CA 92101
 Krisp Beverages + Natural Foods, 1036

Add destination

Options

Send directions to your phone

via Broadway
 Details

via Broadway and Sixth Ave
 Details

All routes are mostly flat

4 min
 0.2 mile

6 min
 0.2 mile

By: D/Sgt McCurry on 10-18-23
 at 1:10 pm

Krisp Beverages + Natural Foods
 1036 7th Avenue
 San Diego, CA 92101
 Type 21
 ABC # 277280
 CT: 53.01

Restaurants Coffee Groceries Things to do More

THE DO GRANT, A...
Restaurant & Bar

Luxury Collection...
4.6 ★ (2425)
5-star hotel

Courtyard by Marriott
San Diego Downtown
4.4 ★ (1452)
3-star hotel

Best 2 min
449 Broadway, San Diego, CA 92101

Hub Market Deli and Liquor, 748 Sixth A.

Add destination

Options

Send directions to your phone

5 min
0.2 mile

via Broadway and Sixth Ave

Details

5 min
0.2 mile

via Fifth Ave

All routes are mostly flat

By: D/Sg + M'Curry on 10-18-23
at 1:26 pm
The Hub Market
748 6th Avenue
San Diego, CA 92101
Type 21
ABC # 408048
CT: 53.01

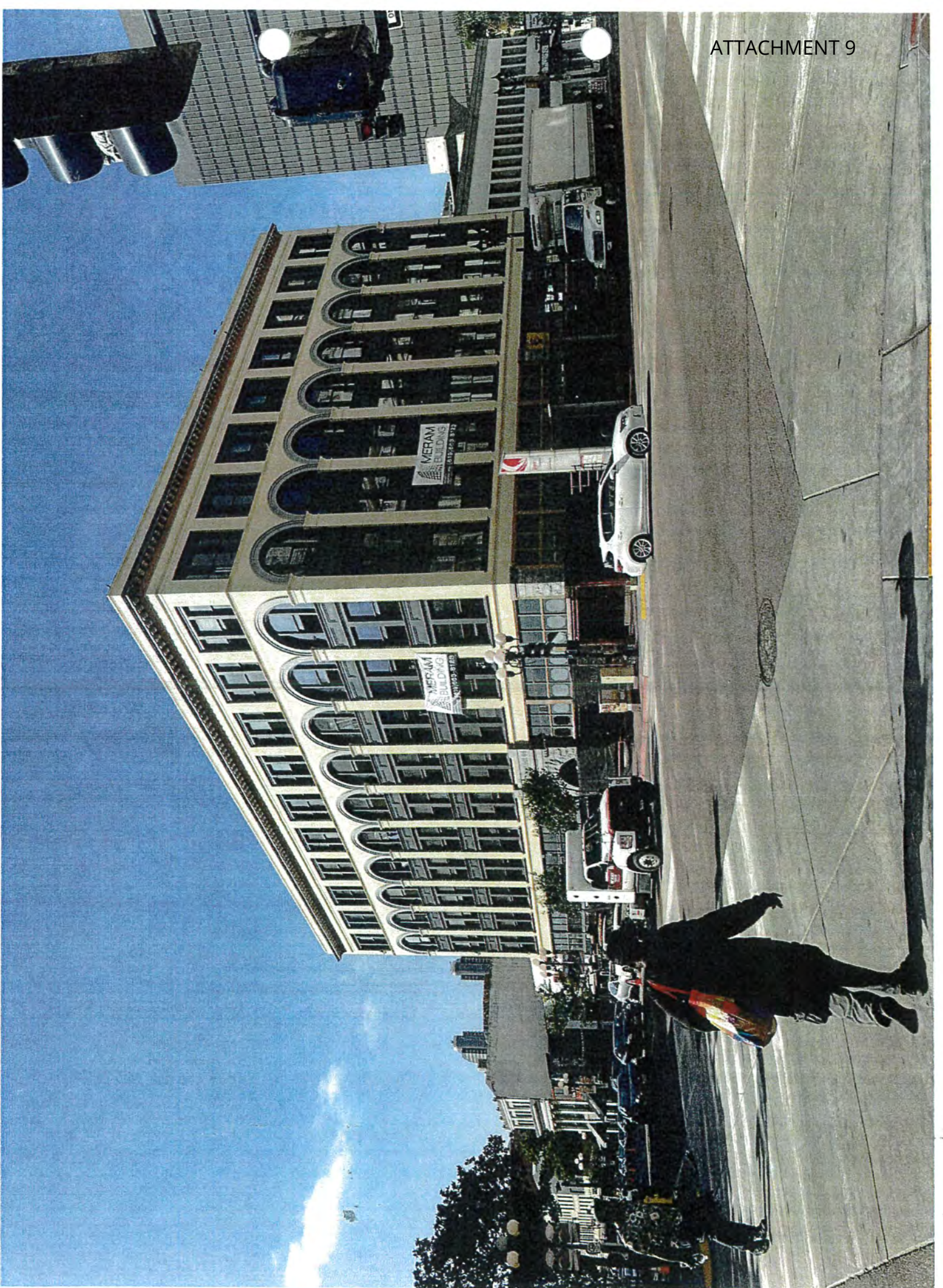


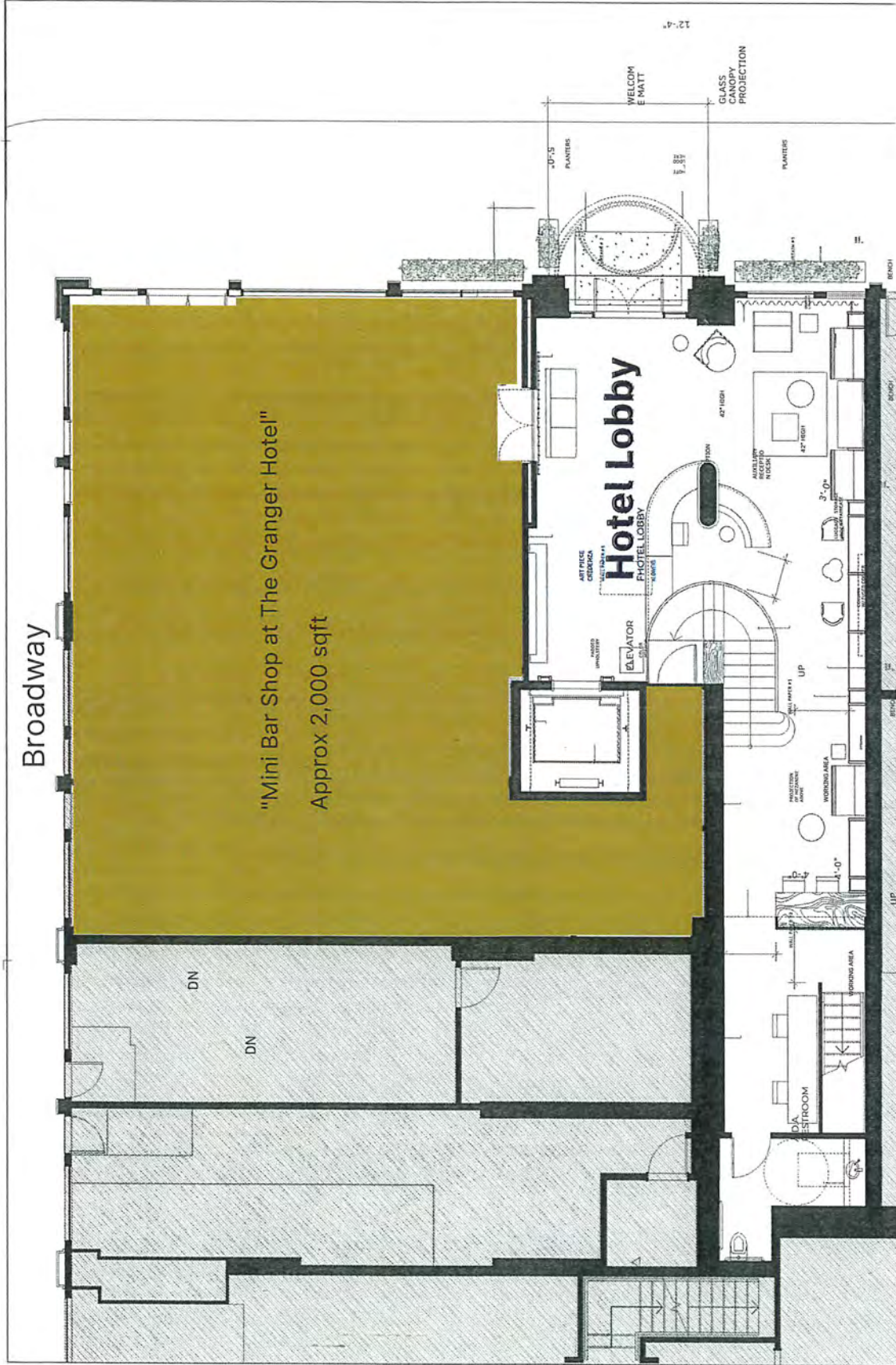
Fifth Av

Gaslamp Quarter - The Historic Heart Of...



3rd Ave







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

Ownership Disclosure Statement

FORM DS-318

October 2017

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

Project Title: ALCOHOL SALES Project No. For City Use Only:
Project Address: 449 BROADWAY, SAN DIEGO, CA 92101

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

[x] Corporation [] Limited Liability -or- [] General - What State? CA Corporate Identification No. 3644246
[] Partnership [] Individual

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter will be filed with the City of San Diego on the subject property with the intent to record an encumbrance against the property. Please list below the owner(s), applicant(s), and other financially interested persons of the above referenced property. A financially interested party includes any individual, firm, co-partnership, joint venture, association, social club, fraternal organization, corporation, estate, trust, receiver or syndicate with a financial interest in the application. If the applicant includes a corporation or partnership, include the names, titles, addresses of all individuals owning more than 10% of the shares. If a publicly-owned corporation, include the names, titles, and addresses of the corporate officers. (A separate page may be attached if necessary.) If any person is a nonprofit organization or a trust, list the names and addresses of ANY person serving as an officer or director of the nonprofit organization or as trustee or beneficiary of the nonprofit organization. A signature is required of at least one of the property owners. Attach additional pages if needed. Note: The applicant is responsible for notifying the Project Manager of any changes in ownership during the time the application is being processed or considered. Changes in ownership are to be given to the Project Manager at least thirty days prior to any public hearing on the subject property. Failure to provide accurate and current ownership information could result in a delay in the hearing process.

Property Owner

Name of Individual: S.Q.I., INC. [x] Owner [] Tenant/Lessee [] Successor Agency
Street Address: 6625 NORMAN LANE
City: SAN DIEGO State: CA Zip: 92120
Phone No.: 619-861-3426 Fax No.: Email: kevin@oramholdings.com
Signature: Date: 7/27/2023
Additional pages Attached: [] Yes [] No

Applicant

Name of Individual: HILLSTONE PROPERTIES, INC. [] Owner [x] Tenant/Lessee [] Successor Agency
Street Address: 449 BROADWAY
City: SAN DIEGO State: CA Zip: 92101
Phone No.: 858-373-3184 Fax No.: Email: alvin@oramholdings.com
Signature: Date: 7/27/2023
Additional pages Attached: [] Yes [] No

Other Financially Interested Persons

Name of Individual: [] Owner [] Tenant/Lessee [] Successor Agency
Street Address:
City: State: Zip:
Phone No.: Fax No.: Email:
Signature: Date:
Additional pages Attached: [] Yes [] No



March 29, 2024

Willy Aglupos
Development Project Management 2, Urban Division
Development Services Department
1222 First Avenue
San Diego, CA 92101

RE: LETTER OF REQUEST - PRJ-1102259 / 449 BROADWAY, SAN DIEGO, CA 92101;

Mr. Aglupos -

The applicant, Hillstone Properties, Inc. (Doing Business As - The Granger Hotel) is requesting a Conditional Use Permit (CUP) for a California Department of Alcoholic Beverage Control (ABC) Type-21 license for a food and retail establishment.

The applicant is proposing to open a luxury spirits bottle shop inside the Granger Hotel with access from the hotel Lobby. Their store will offer an exceptional shopping experience for spirits enthusiasts, with a focus on high-end food and charcuterie products as well as clothing and other retail products and services.

As part of the hotel, the elegantly designed store will be conveniently located in the lobby, showcasing a carefully curated collection of spirits from around the world. The applicant's knowledgeable and passionate staff will be on hand to guide hotel guests and visitors alike and provide expert recommendations to help them find the perfect bottle.

The applicant believes that their shop will be a valuable addition to the Granger Hotel and to the local economy. They are committed to promoting responsible drinking by providing education and guidance to our customers and adhering to local alcohol regulations and laws.

The applicant wants to highlight that their team has decades of experience with operating alcohol licenses and running luxury hotels, and plan to leverage this expertise to ensure the success of our luxury spirits bottle shop.

Their experience in alcohol licensing and regulations means that they are well-versed in local and state laws and have a deep understanding of responsible alcohol service. Additionally, their experience in operating luxury hotels means that we have a strong understanding of the needs and preferences of our guests.

They believe that their team's experience in these areas positions them to offer a unique and valuable amenity to guests of the Granger Hotel and the surrounding community. They are committed to upholding Oram Holding's reputation for excellence and to creating a unique and exceptional shopping experience for their customers.

The Granger Hotel once open, will serve as the catalyst for positive business redevelopment in close proximity to the hotel. The retail convenience store at the Granger Hotel will provide a unique amenity to hotel guests, tourists, local guests, and will no doubt contribute to the city's vibrant culture and economy.

The Granger Hotel has a contracted a security expert to provide a security plan that calls for protocols for how alcohol is stored and how employees responsibly handle alcohol and sell to adult patrons.

The Granger Hotel will be investing in closed circuit televisions / security cameras that cover the entire interior and exterior of the hotel as well as making a substantial investment in lighting in the interior and exterior of the perimeter.

The percentage of retail and alcohol sales will be 49% of the retail sales as it pertains to the CUP. The Granger Hotel is willing to put business sale restrictions on the property that would revert the CUP back if there were any sale of the business outside of the family.

Also, all patrons will be required to enter through the primary entrance of the hotel in order to enter and exit the retail convenience store. Lastly, the Centre City Planned District Ordinance calls for many limitations that the applicant will adhere to, such as limited hours of sales of alcohol from 10:00am to 10:00pm daily, limited advertisement of alcohol sales.

The applicant believes that their business model complimented with appropriate ABC conditions on the license will ensure that this business will not be detrimental to the general public.

Thank you for your consideration. Please feel free to contact me directly if I can be of further assistance at 619-852-4690.

Kind regards,

Marco Polo Cortés

Marco Polo Cortés
President

ATTACHMENT 12



ARCHITECTURE ENGINEERING INTERIORS
LANDSCAPE ARCHITECTURE PLANNING
678-795-2555 Office
678-795-2552 Fax
LPA@DesignStudios.com
1500 National Avenue
San Diego, California 92113



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CONDITIONAL USE PERMIT FOR A CALIFORNIA DEPARTMENT OF ALCOHOLIC BEVERAGE CONTROL (ABC) TYPE-21 LICENSE

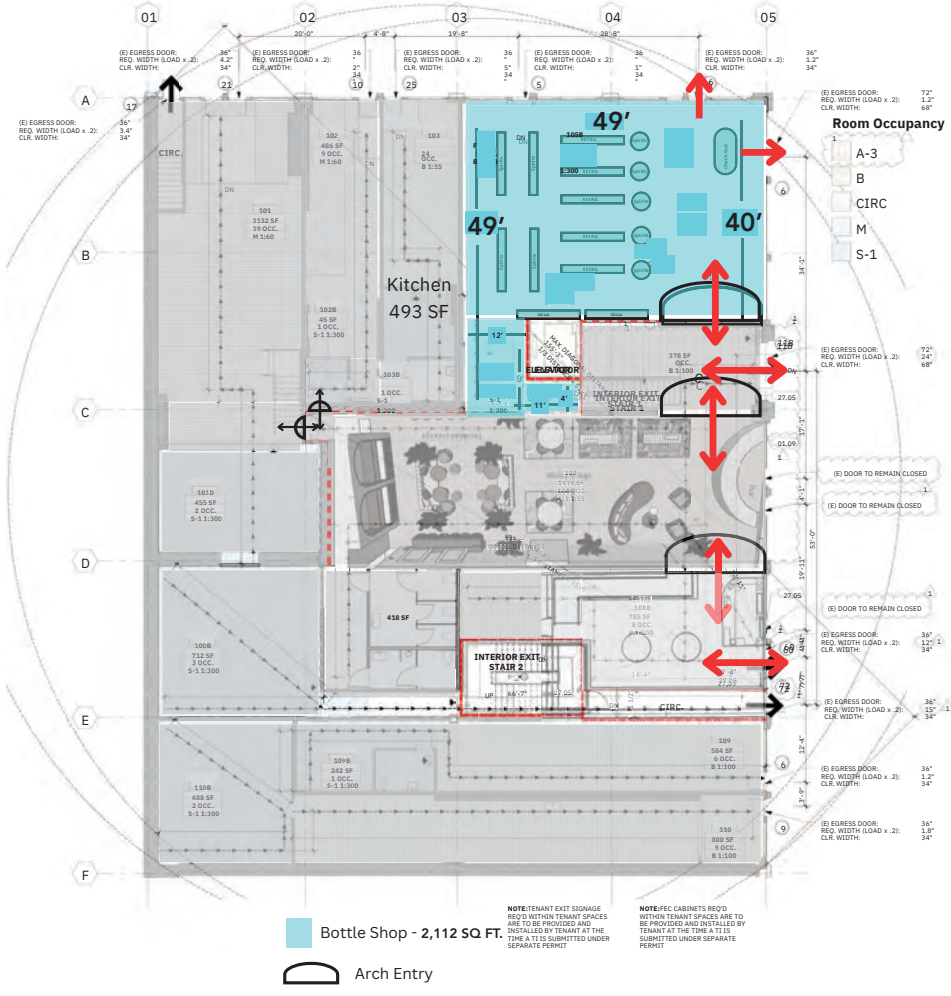
GRANGER BUILDING
449 Broadway
SAN DIEGO, CA 92101
Hillstone Properties, Inc

Revision	Date
ASD 0100 RESUBMITTAL 10.03.2020	10/3/2020
CD0 0100 RESUBMITTAL 09.29.2020	9/29/2020
CD0 0100 RESUBMITTAL 09.11.2020	9/11/2020
CD0 0100 RESUBMITTAL 08.11.2020	8/11/2020

Revision	Date
SD 0100 SUBMITTAL 07	12.15.2021
SD 0100 SUBMITTAL 08	04.13.2022
SD 0100 SUBMITTAL 09	06.02.2022
SD 0100 SUBMITTAL 10	07.05.2022
SD 0100 SUBMITTAL 11	08.15.2022

Job Number: 1925510
Date Published: 12.07.2023
Checked By: MWR/AR
Scale: As Indicated

EGRESS PLAN - BASEMENT & LEVEL 1



LEVEL 1 - EGRESS PLAN | 1/8" = 1'-0" | 02

EXITING SUMMARY							
FLOOR	TOTAL OCC. LOAD	TOTAL EXITS	DOOR WIDTH (REQ'D)	FLOOR WIDTH PROVIDED	STAIR WIDTH (REQ'D)	STAIR WIDTH PROVIDED	MAX. TRAVEL DISTANCE (SEE 901)
BASEMENT	54	1	SEE PLAN	5'1"	5'9"	10	99'-6"
LEVEL 1	22	2	SEE PLAN	7'8"	4'8"	0'	89'-4"
LEVEL 2	9	2	5'2" / 5'	SEE PLAN	N/A	10	49'-0"
LEVEL 3	28	2	5'2" / 5'	PLAN	7'8"	4'4"	49'-0"
LEVEL 4	28	2	5'2" / 5'	36" / 36"	7'5"	4'4"	49'-0"
LEVEL 5	28	2	5'2" / 5'	36" / 36"	7'8"	4'4"	55'-10"

OCCUPANCY SUMMARY			
FLOOR	OCCUPANCY TYPE	TOTAL GROSS FLOOR AREA (SF)	TOTAL OCCUPANTS
BASEMENT	S-1	9,771 SF	1/300
	CIRC	2,047 SF	1/200
TOTAL BASEMENT FLOOR			4
			0
LEVEL 1	B	350 SF	1/3
	B	1,554 SF	5
	CIR	702 SF	1/1
	C M	1,458 SF	00
	S-1	2,437 SF	0
	A-3	1,919 SF	1/6
TOTAL GROUND FLOOR			22
			9

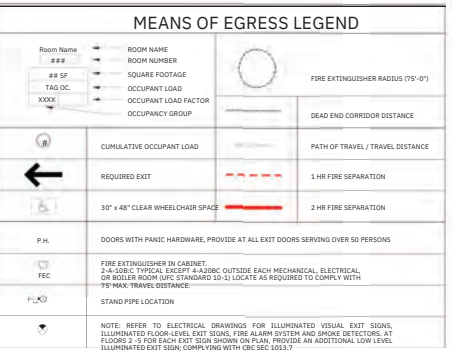
KEYNOTES

150 MAX OCCUPANT LOAD SIGN TO BE POSTED NEXT TO ENTRY PER CBC 1004.9

FLOOR IDENTIFICATION SIGN AT EACH FLOOR OR LANDING OF INTERIOR EXIT STAIR. SIGN SHOULD BE LOCATED 5 FT ABOVE THE LANDING FLOOR, COMPLY WITH REQUIREMENTS OF CBC 1013.8 (E). (E) FLOOR IDENTIFICATION SIGN SHALL REMAIN

PROVIDE TACTILE EXIT SIGN ROUTE SIGNAGE AS REQ'D; CONFORM WITH ARCHITECT ALL FINISHES; GC MAY REUSE (E) SIGNAGE AS REQ'D; SEE DETAIL 02/01.6

FLOOR LEVEL EXIT SIGN IN THE INTERIOR RATED CORRIDOR COMPLYING WITH [CBC 1013.7]; SEE DETAIL 03/AR/03



GENERAL NOTES

- THE MEANS OF EGRESS WILL BE ILLUMINATED TO A LEVEL OF NOT LESS THAN ONE FOOT-CANDLES AT THE WALKING SURFACE AT ALL TIMES THE BUILDING SPACE SERVED BY THE MEANS OF EGRESS IS OCCUPIED.
- EGRESS DOORS SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A SPECIAL KNOWLEDGE OR EFFORT (CBC 1010.1.6).
- EXIT SIGNS SHALL BE INTERNALLY OR EXTERNALLY ILLUMINATED AT ALL TIMES. EXTERNALLY ILLUMINATED EXIT SIGNS SHALL BE CONNECTED TO AN EMERGENCY POWER SYSTEM (BATTERIES, UNIT EQUIPMENT OR AN ON-SITE GENERATOR) THAT WILL AUTOMATICALLY ILLUMINATE THE EXIT SIGNS FOR A DURATION OF NOT LESS THAN 90 MINUTES IN CASE OF PRIMARY POWER LOSS.

NOTES:

- UNDERGROUND FLOOR SPACE PROTRUDING LESS THAN 2'-4" ABOVE GRADE IS EXEMPTED FROM GROSS FLOOR AREA CALCULATION.
- MECHANICAL PENETRATION IS NOT MORE THAN 12" ABOVE ROOF LEVEL AND IS THEREFORE EXEMPTED.
- STAIR SHAFT AT ROOF IS NOT MORE THAN 9" ABOVE ROOF LEVEL AND IS THEREFORE EXEMPTED.