



THE CITY OF SAN DIEGO

MEMORANDUM

DATE: November 5, 2024

TO: Hearing Officer

FROM: May Rollin, Development Project Manager, Development Services  
Department

SUBJECT: November 6, 2024 Hearing Officer, Item 1: 6426 Mount Ada Road – Project No. PRJ-  
1103984

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Please note the following changes were made to the Report to the Hearing Officer, Draft Permit, and Draft Resolution within [Report No. HO-24-043](#):

**Report to the Hearing Officer** – Added “drive-through full-service” to the Summary section on page 1.

“Should the Hearing Officer approve a Conditional Use Permit (CUP) to allow an existing alcoholic beverage outlet that currently sells beer and wine to allow the sale of distilled spirits at an existing 2,475-square-foot [drive-through full-service](#) convenience market located at 6426 Mount Ada Road within the Clairemont Mesa Community Plan Area?”

**Attachment 4 - Draft Resolution**- Added “drive-through full-service” on page 1.

“to allow for the continued operation of an alcohol beverage outlet subject to a change in the license issued by the State Department of Alcoholic Beverage Control Board (ABC) from the existing Type 20 Liquor License to a Type 21 Liquor License at an existing 2,475-square-foot [drive-through full-service](#) convenience market known as Alta Dena Market”.

**Attachment 5 - Draft Permit** - Added “drive-through” on page 1.

“a. Continued operation of an existing alcoholic beverage outlet with a change from the existing Type 20 Liquor License to a Type 21 Liquor License at an existing 2,475 square-foot [drive-through](#) full-service convenience market known as Alta Dena Market”.

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Hearing Officer  
November 5, 2024

These changes are reflected in the attached Report to the Hearing Officer, Draft Permit, and Draft Resolution within this memorandum. Should you have any questions, please contact me at (619) 446-5432 or email me at [mmrollin@sandiego.gov](mailto:mmrollin@sandiego.gov).

Respectfully,

A handwritten signature in black ink, appearing to be 'May Rollin', written over a horizontal line.

May Rollin  
Development Project Manager

Attachment:

1. Report to the Hearing Officer – Page 1
2. Attachment 4 – Draft Resolution – Page 1 of 5
3. Attachment 5 – Draft Permit – Page 1 of 8



THE CITY OF SAN DIEGO

## Report to the Hearing Officer

DATE ISSUED: October 30, 2024 REPORT NO. HO-24-043

HEARING DATE: November 6, 2024

SUBJECT: 6426 Mount Ada Road, Process Three Decision

PROJECT NUMBER: [PRJ-1103984](#)

OWNER/APPLICANT: Buckel Trust Agreement/Alta Dena Market Inc.

### SUMMARY

Should the Hearing Officer approve a Conditional Use Permit (CUP) to allow an existing alcoholic beverage outlet that currently sells beer and wine to allow the sale of distilled spirits at an existing 2,475-square-foot [drive-through full-service](#) convenience market located at 6426 Mount Ada Road within the Clairemont Mesa Community Plan Area?

Proposed Action:

1. **APPROVE** CUP No. PMT-3263882.

Fiscal Considerations: None. All costs associated with the processing of the application are recovered through a deposit account funded by the applicant.

Community Planning Group Recommendation: On March 8, 2024, the Clairemont Mesa Community Planning Group Voted 6-0-0 to recommend approval of the proposed project without conditions (Attachment 7).

Environmental Impact: This project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301 (Existing Facilities) of the State CEQA Guidelines. This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on July 23, 2024, and the opportunity to appeal that determination ended on August 6, 2024 (Attachment 6).

### BACKGROUND

The 0.22-acre site is located at 6426 Mount Ada Road in the Commercial-Community (CC-1-3), base zone, Airport Land Use Compatibility, Clairemont Mesa Height Limit, Community Plan Implementation, Transit Priority Area, Airport Land Use Compatibility Plan Airport Influence Area,

HEARING OFFICER  
RESOLUTION NO. \_\_\_\_\_  
CONDITIONAL USE PERMIT NO. PMT-3263882  
**6426 MOUNT ADA ROAD -PROJECT NO. PRJ-1103984**

WHEREAS, Buckle Trust Agreement dated January 3, 1991, Owner, and Alta Dena Market Inc., a California company Permittee, filed an application with the City of San Diego for a Conditional Use Permit (CUP) to allow for the continued operation of an alcohol beverage outlet subject to a change in the license issued by the State Department of Alcoholic Beverage Control Board (ABC) from the existing Type 20 Liquor License to a Type 21 Liquor License at an existing 2,475-square-foot [drive-through full-service](#) convenience market known as Alta Dena Market (as described in and by reference to the approved Exhibit 'A' and corresponding conditions of approval for the associated Permit No. PMT-3263882), on portions of a 0.22-acre site;

WHEREAS, the project site is located at 6426 Mount Ada Road in the Commercial-Community (CC-1-3), base zone, Airport Land Use Compatibility Overlay Zone, Clairemont Mesa Height Limit Overlay Zone, Community Plan Implementation Overlay Zone, Transit Priority Area, Airport Land Use Compatibility Plan Airport Influence Area, Federal Aviation Administration Part 77 Noticing Area, within the Clairemont Mesa Community Plan Area;

WHEREAS, the project site is legally described as a portion of Parcel "B" of Parcel Map 227, in the City of San Diego, County of San Diego, State of California, more particularly described within the Grant Deed recorded on January 3, 1991, as Document No. 1991-0011587, of Official Records of the San Diego County Recorder's Office (APN: 419-120-67-00);

WHEREAS, on July 23, 2024, the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000 et seq.) under CEQA Guidelines Section 15301(Existing Facilities); and there was no appeal of the

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

501

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

INTERNAL ORDER NUMBER: 24009712

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**CONDITIONAL USE PERMIT NO. PMT-3263882**  
**6426 MOUNT ADA ROAD -PROJECT NO. PRJ-1103984**  
HEARING OFFICER

This Conditional Use Permit No. PMT-3263882 is granted by the Hearing Officer of the City of San Diego to the Buckle Trust Agreement dated January 3, 1991, Owner, and Alta Dena Market Inc., a California company Permittee, pursuant to San Diego Municipal Code (SDMC) Section 126.0305. The 0.22-acre site is located at 6426 Mount Ada Road in the Commercial-Community (CC-1-3), base zone, Airport Land Use Compatibility Overlay Zone, Clairemont Mesa Height Limit Overlay Zone, Community Plan Implementation Overlay Zone, Transit Priority Area, Airport Land Use Compatibility Plan Airport Influence Area, Federal Aviation Administration Part 77 Noticing Area, within the Clairemont Mesa Community Plan Area. The project site is legally described as a portion of Parcel "B" of Parcel Map 227, in the City of San Diego, County of San Diego, State of California, more particularly described within the Grant Deed recorded on January 3, 1991, as Document No. 1991-0011587, of Official Records of the San Diego County Recorder's Office [APN: 419-120-67-00].

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/ Permittee to operate an alcoholic beverage outlet conditioned upon the issuance of a license from the State Department of Alcoholic Beverage Control and subject to the City's land use regulations, described and identified by size, dimension, quantity, type, and location on the approved exhibits (Exhibit "A") dated November 6, 2024, on file in the Development Services Department.

The project shall include:

- a. Continued operation of an existing alcoholic beverage outlet with a change from the existing Type 20 Liquor License to a Type 21 Liquor License at an existing 2,475 square-foot [drive-through](#) full-service convenience market known as Alta Dena Market;
- b. 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.