THE CITY OF SAN DIEGO
Development Services Department
7650 Mission Valley Road, San Diego, CA 92108

Project Address 4404 Ingraham St
San Diego, CA

Project Type Discretionary Project

Primary Contact mike bajoua
mikebajoua@sbcglobal.net
6192449082

Instructions

The following issues require corrections to the documents submitted.

Other

DSD-Engineering Review

Anwer Ibriheem
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619-533-7445

[Comment 00001 | Page | Open]

Related records (information comment): There are multiple projects associated with the same site/project address. These projects are:

- PTS-579124 Prior Discretionary approval (Closed)
- PRJ-1044849 Associated Building permit (Inspecting)
- PRJ-1150343 Associated ROW permit (Recheck Required)
- PRJ-1158050 Application for Liquor License (Recheck Required)

[Comment 00002 | Page | Open]

The Engineering Review Section has reviewed the subject development and has the following comments that need to be addressed. Upon the resubmittal, we will complete our review.

[Comment 00003 | Page | Open]

The San Diego Water Board adopted Order No. R9-2013-0001, as amended by Order No. R9-2015-001 and R9-2015-0100, NPDES No. CAS0109266, National Pollutant Discharge Elimination System (NPDES) Permit and Waste Discharge Requirements for Discharges from the Municipal Separate Storm Sewer Systems (MS4s) Draining the Watersheds within the San Diego Region. This project will be required to adhere to the City of San Diego Storm Water Standards in effect at the time of approval of ministerial permit. The current Storm Water Development Regulations were updated in 2024, this project will be subject to those regulations (information comment).

[Comment 00004 | Page | Open]

Please note that all public improvements (including curb, gutter, sidewalk, curb ramps, etc.) and dedications must be up to the current city standard prior to the issuance of any building permit, as required per SDMC 142.0610 (a) (information

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comment).

[Comment 00005 | Page | Open]

Please note all private improvements within ROW require Encroachments Maintenance and Removal Agreement (EMRA) which is subject to City Engineer approval (information comment).

[Comment 00006 | Page | Open]

(Information comment) CIP Projects: Please check the City's CIP project map viewer using the following link:

https://www.sandiego.gov/cip/projectinfo

[Comment 00007 | Page | Open]

If the project has a recorded Encroachments Maintenance and Removal Agreement (EMRA), please submit a copy for review. Please note Encroachments Maintenance and Removal Agreement (EMRA) is subject to City Engineer approval.

[Comment 00008 | Page | Open]

DS-560: Please update the submitted DS-560 (Stormwater Requirements Applicability Checklist) to include the project number on Sheet 1 under the project number field.

[Comment 00009 | Page | Open]

DS-560: Please revise the Stormwater Requirements Applicability Checklist (DS-560) as the answer to Part F question #1 is Yes.

[Comment 00010 | Page | Open]

Site Plans: The applicant submitted the same site plans for the building permit. Please submit new site plans for the Conditional Use Permit (CUP).

[Comment 00011 | Page | Open]

Site Plans: Please include the permit type (CUP) and permit number (PMT-3431974) on the site plans

[Comment 00012 | Page | Open]

Site Plans: Please remove the construction change marks (bubbles) on the submitted site plans.

[Comment 00013 | Page | Open]

Site Plans (Public Improvements): On the plan view, please show the Right-of-Way permit number for the required public improvements.

[Comment 00014 | Page | Open]

Drainage: Please show and explain in words how site drainage is conveyed to the public conveyance system.

[Comment 00015 | Page | Open]

Please note that further comments may arise once the requested documents/information are provided (information comment).

[Comment 00016 | Page | Open]

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Please provide a detailed written response to all comments, regardless of whether you agree or not, and in case of disagreement, express your reasoning.

[Comment 00017 | Page | Open]

This completes the Engineering Review of this submittal. Additional conditions may be recommended pending further review of or any redesign of the project.

DSD-Environmental

Courtney Holowach
Cholowach@sandiego.gov

[Comment 00018 | Page | Open]

GENERAL:

These comments are draft and subject to change until presented by the City's assigned Development Project Manager in conjunction with the project Assessment Letter. Staff is unable to process formal, intermediate plan changes and updates outside the full submitted cycle. A formal response to these comments must be made through the resubmittal process in response to the full Assessment Letter. Your DSD Development Project Manager can assist with further questions.

Applicant written response to all of staff's comment are required with each resubmittal.

[Comment 00019 | Page | Closed]

Healthy and Safety:

A review of the Geotracker database on Aug. 11, 2026 showed no cases that are included on any list compiled pursuant to Section 65962.5 of the Government Code. No further comment.

[Comment 00020 | Page | Open]

Land Use:

EAS defers to LDR-Planning with respect to this issue area and determining significance and conformance. Please see their comments.

[Comment 00021 | Page | Open]

Other Review Disciplines:

Please address any issues with other review disciplines. Any open comments must be addressed before EAS can make an environmental determination on the project. As such, the environmental timeline will be held in abeyance.

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[Comment 00022 | Page | Open]

Environmental Determination:

Until the requested information has been provided, staff is not able to complete the environmental review for the project and the environmental processing timeline will be held in abeyance. EAS will coordinate with the other reviewers as the review progresses regarding any additional potential environmental impacts. Please be aware that the environmental review may change in response to any project changes and/or new information. Additionally, the new information may lead to the requirement of new and/or additional technical studies.

Once issues raised, by EAS and other reviewing disciplines have been resolved, EAS will make a determination as to the appropriate environmental document based on all reviewed and submitted information.

Site Development Plans PRJ-1159613.pdf

DSD-Planning Review

Adan Pacheco Palma
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[Comment 00023 | Sheet TS1 | Closed]

Information

These comments are drafts and subject to change until presented by the City's assigned Development Project Manager in conjunction with the project Assessment Letter. Staff is unable to process formal, intermediate plan changes and updates outside the full submitted cycle. A formal response to these comments must be made through the resubmittal process in response to the full Assessment Letter. Your DSD Development Project Manager can assist with further questions. (Information Only)

[Comment 00024 | Sheet TS1 | Closed]

Site Info and Scope

The subject premises is located at 4404 Ingraham Street, San Diego, CA 92109 (APN 423-191-1800), in the Commercial - Community (CC-4-2) zone, within the Pacific Beach Community Plan Area, on a 15,625-square-foot (0.35-acre) site.

The subject property is located within the following overlay zones:

- Coastal Height Limit Overlay Zone (CHLOZ)
- Coastal Overlay Zone (COZ): Non-Appealable Zone 2 (N-APP-2)
- Transit Priority Area (TPA)

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Site information based on past projects or other relevant information:

• Previous discretionary: No previous discretionary permits for the subject property were found.
• No current code enforcement cases found.
• Relevant construction permits associated with the premises: PRJ-1044849, TI for remodel of convenience store and new carwash.
• ABC Zoning Affidavit under PRJ-1158050 review of license type 21

Scope of Work

Conditional Use Permit (CUP) for an ABC Type 21 liquor license at an existing gas station convenience store.

[Comment 00025 | Sheet TS1 | Closed]

Required Permits/ Actions

Based on the project scope identified in this review, the following discretionary permits are required and/or requested as part of this application: Conditional Use Permit (CIP) Process Three.

Per Section 141.0502(b)(1) of the San Diego Municipal Code (SDMC), the project site is located within 100 feet of residentially zoned property to the west and north, zoned RM-2-5. Therefore, a Conditional Use Permit (CUP) is required.

[Comment 00026 | Sheet TS1 | Open]

Findings for a Conditional Use Permit Approval

1. Per section 126.0305(a)-(d) of the SDMC, an application for a Conditional Use Permit may be approved or conditionally approved only if the decision maker makes the findings for this permit. In the next submittal, provide a written response demonstrating how the proposed Alcoholic Beverage Outlet satisfies the required CUP findings below:

(a) The proposed development will not adversely affect the applicable land use plan;
(b) The proposed development will not be detrimental to the public health, safety, and welfare;
(c) The proposed development will comply with the regulations of the Land Development Code including any allowable deviations pursuant to the Land Development Code; and
(d) The proposed use is appropriate at the proposed location.

[Comment 00027 | Sheet TS1 | Closed]

Pacific Beach Community Plan Analysis

The Pacific Beach Community Plan designates the area for commercial development and supports a mixture of commercial uses and services to meet the needs of existing and future residents and visitors. The proposed Type 21 alcoholic beverage sales would be conducted within an existing convenience store and would not result in a change to the existing commercial land use or require physical expansion of the site. The proposed use is consistent with the Community Plan's goals and policies to maintain and support existing commercial areas and provide a variety of commercial services within Pacific Beach. Therefore, the proposed use is consistent with the Pacific Beach Community Plan.

[Comment 00028 | Sheet TS1 | Open]

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Pacific Beach Community Planning Group

After the notice of application and first assessment letter have been distributed. The applicant may present the proposed project to the Pacific Beach Community Planning Group. Please contact Marcella Bothwell, Chair, at (858) 410-4021 or by email at bothwellm@icloud.com. Please provide the minutes and any recommendations.

[Comment 00029 | Sheet TS1 | Conditional]

Conditions of Approval

Conditional Comment: DPM, please include all standard conditions of approval for the project in your documentation.

[Comment 00030 | Sheet TS1 | Conditional]

1. Pool or billiard tables, foosball or pinball games, arcade-style video and electronic games, or coin-operated amusement devices are not permitted on the premises.

[Comment 00031 | Sheet TS1 | Conditional]

2. Exterior public pay phones that permit incoming calls are not permitted on the premises, adjacent public sidewalks, or areas under the control of the Owner/Permittee.

[Comment 00032 | Sheet TS1 | Conditional]

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

[Comment 00033 | Sheet TS1 | Conditional]

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

[Comment 00034 | Sheet TS1 | Conditional]

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

[Comment 00035 | Sheet TS1 | Conditional]

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

[Comment 00036 | Sheet TS1 | Conditional]

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

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be located outside the alcoholic beverage outlet, and at least one additional 32-gallon trash receptacle shall be located in the parking areas under the control of the owner or operator.

[Comment 00037 | Sheet TS1 | Conditional]

8. The owner or operator shall maintain the premises, adjacent public sidewalks, and areas under the control of the owner or operator, free of litter and graffiti at all times. The owner or operator shall provide for daily removal of trash, litter, and debris. The owner or operator shall eliminate graffiti within 48 hours of application.

[Comment 00038 | Sheet TS1 | Conditional]

9. The Conditional Use Permit shall include a date on which the permit will expire and become void. This date shall not be less than 10 years from the approval date of the Conditional Use Permit.