



THE CITY OF SAN DIEGO  
DATE OF NOTICE: June 4, 2025

# NOTICE OF APPLICATION

## DEVELOPMENT SERVICES DEPARTMENT

As a property owner, tenant, or person who has requested notice, you should know that an application has been filed with the City of San Diego for a Process Three (Hearing Officer Decision) Conditional Use Permit for a requested Alcoholic Beverage Control (ABC) License Type 20 to allow the sale of beer and wine at a proposed grocery store within an existing commercial structure located at 3245 El Cajon Boulevard. The 1.62-acre project site is in the CUPD-CU-2-4 (Central Urbanized Planned District – Central Urbanized) Base Zone, the El Cajon Boulevard Gateway Improvement District, Maintenance Assessment District for El Cajon Boulevard, Sustainable Development Area, Complete Communities Housing Solutions, Complete Communities Mobility Choices – Mobility Zone 2, Central Urbanized Planned District, Airport Land Use Compatibility Overlay Zone for San Diego International Airport (SDIA), Airport Influence Area - Review Area 2 for SDIA, Federal Aviation Administration (FAA) Part 77 Noticing Area for SDIA, Transit Area Overlay Zone, Transit Priority Area, and Parking Standards Transit Priority Area within the Mid-City City Heights Community Plan Area, Council District 9.

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<b>PROJECT NO:</b>	<b>PRJ-1132060</b>
<b>PROJECT NAME:</b>	<b><u>3245 EL CAJON BOULEVARD</u></b>
<b>PROJECT TYPE:</b>	<b>CONDITIONAL USE PERMIT, PROCESS THREE</b>
<b>APPLICANT:</b>	<b>TERRI DICKERHOFF</b>
<b>COMMUNITY PLAN AREA:</b>	<b>CITY HEIGHTS</b>
<b>COUNCIL DISTRICT:</b>	<b>9</b>
<b>CITY PROJECT MANAGER:</b>	<b>Jose Bautista, Development Project Manager</b>
<b>PHONE NUMBER/E-MAIL:</b>	<b>(619) 557-7983 / <a href="mailto:JBautista@sanidiego.gov">JBautista@sanidiego.gov</a></b>

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The decision to approve or deny this application will be made at a public hearing. You will receive another notice informing you of the date, time, and location of the public hearing. This project is undergoing environmental review.

Please note that Community Planning Groups provide citizens with an opportunity for involvement in advising the City on land use matters. Community Planning Group considerations are a recommended, but not required, part of the project review process. Please see the Community Planning Group Contact List at [Community Planning Groups Contact List | City of San Diego Official Website](#) to inquire about City Heights Community Planning Group meeting dates, times, and location for community review of this project.

If you have any questions about the project after reviewing this information, you may contact the City Project Manager listed above. This information will be made available in alternative formats upon request.

Internal Order No.: 24010202



**Development Services Department**

Jose Bautista / Project No. PRJ-1132060

1222 First Avenue, MS 501

San Diego, CA 92101-4101

**RETURN SERVICE REQUESTED**