

CALIFORNIA COASTAL COMMISSION

SAN DIEGO DISTRICT OFFICE
7575 METROPOLITAN DRIVE, SUITE 103
SAN DIEGO, CA 92108-4402
VOICE (619) 767-2370
FAX (619) 767-2384



Th6c

6-21-0518 (DISCOUNT TIRE CO. INC.)

February 10, 2022

EXHIBITS

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Project Location

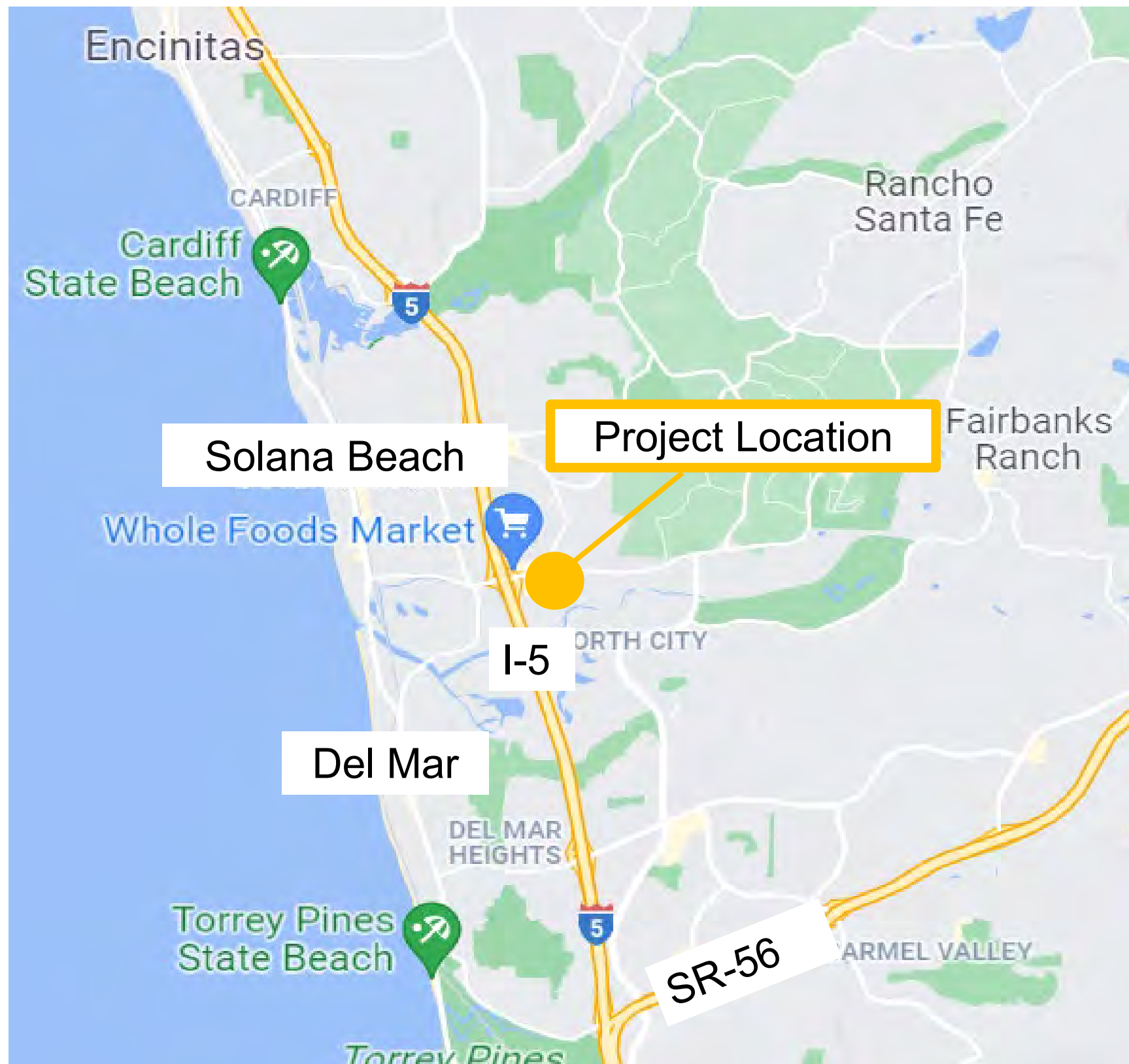


EXHIBIT NO. 1
APPLICATION NO. 6-21-0518
Project Location
 California Coastal Commission

Subject Site



EXHIBIT NO. 2

APPLICATION NO.

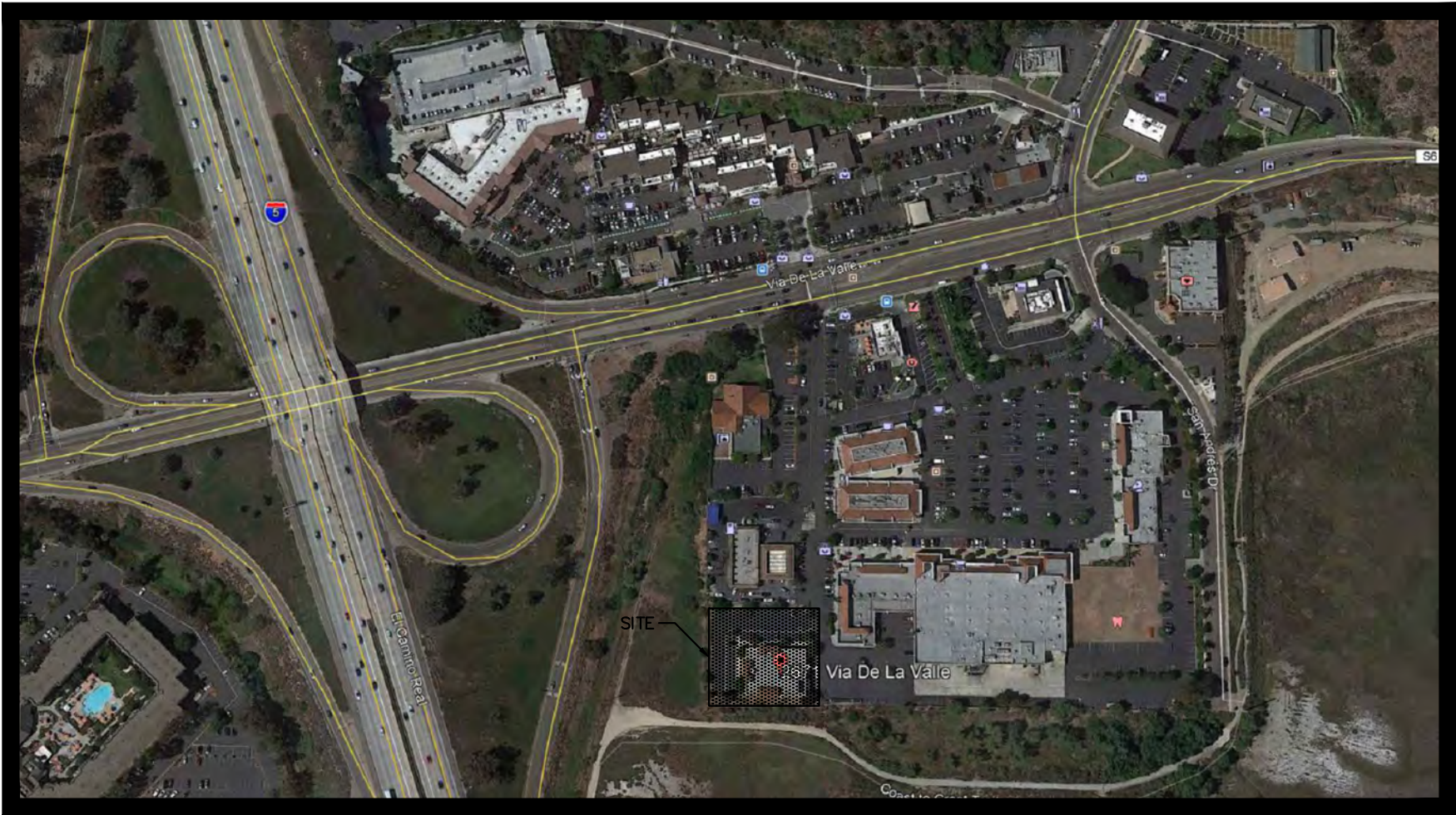
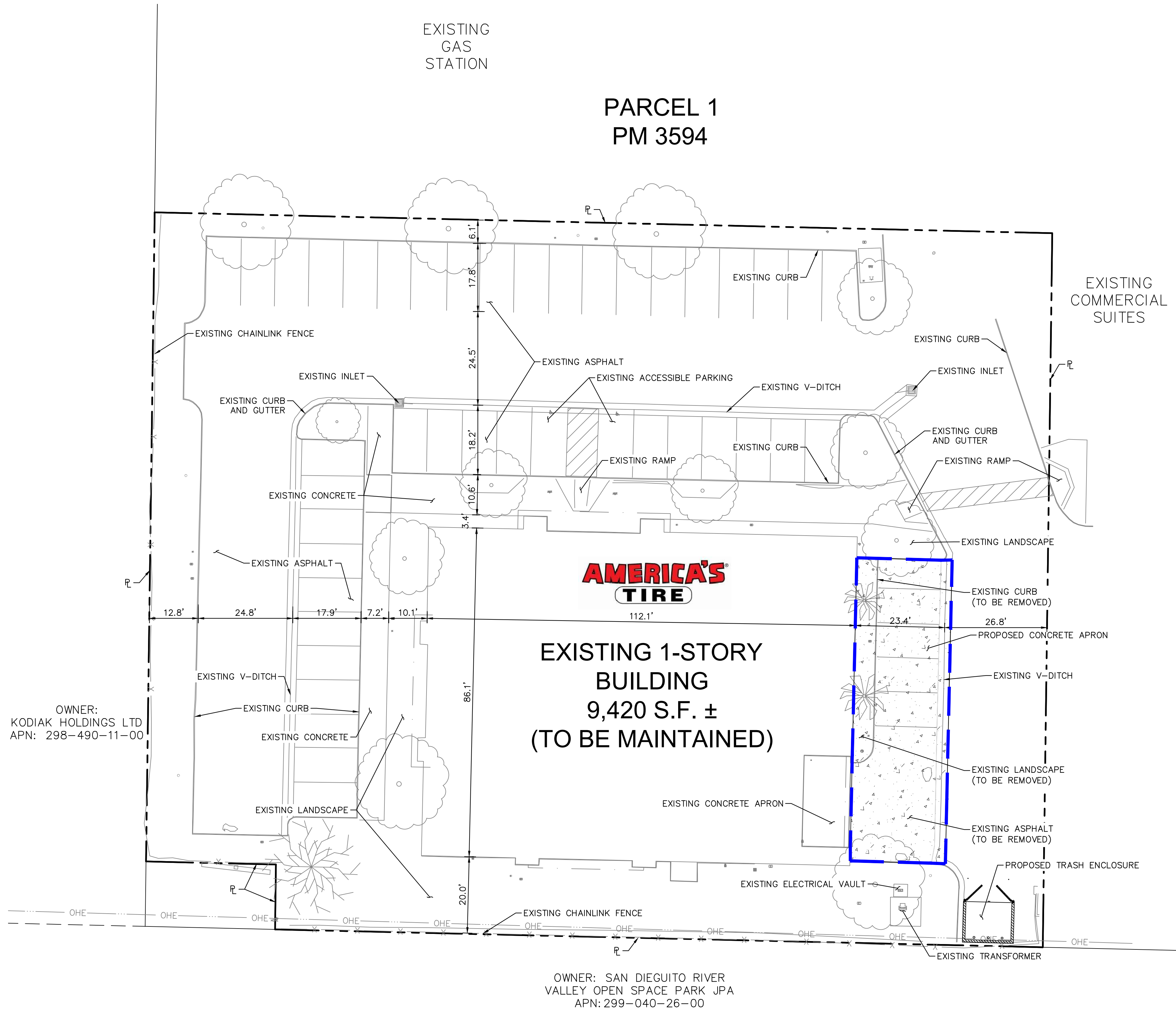
6-21-0518

Subject Site



California Coastal Commission

Plotted By: Ortega, Xochitl Sheet Set: Kha Layout: Sheet June 03, 2021 10:55:02am K:\RV\DEV\Americas Tires\091789065_CAS 12104 Del Mar\CAD\Exhibits\Entitlements\12104 Del Mar Prelim SP.dwg
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VICINITY MAP
NTS

PROJECT TEAM

OWNER/DEVELOPER
DISCOUNT TIRE CO. INC.
20225 N. SCOTTSDALE RD
SCOTTSDALE, AZ 85255
FAX: (480) 606-6000
CONTACT: ROB KOCH

CIVIL ENGINEER
SHEA-MICHAEL ANTI, PE, LSIT, QSP/QSD
KIMLEY-HORN AND ASSOCIATES, INC.
3880 LEMON STREET, SUITE 420
RIVERSIDE, CA 92501
(951) 335-8272
SHEA.ANTI@KIMLEY-HORN.COM

PROJECT INFORMATION

PROPOSED USE: CC 1-3
EXISTING ZONING: CC 1-3
ADJACENT ZONING: CC 1-3
JURISDICTION: CITY OF SAN DIEGO
ADDRESS: 2671 VIA DE LA VALLE, DEL MAR, CA 92014

SITE CALCULATIONS

BUILDING HEIGHT: EXISTING CAN'T BE MODIFIED
BUILDING AREA: ± 9,420 SF

PROPOSED LOT AREA: ± 43,560 SF (1 ACRE)

PARCEL NUMBER: 298-490-33

PROJECT NARRATIVE

THE SCOPE OF THIS PROJECT CONSISTS OF TENANT IMPROVEMENT OF THE EXISTING BUILDING AT THE SUBJECT PROPERTY. INCLUDED IN THE PROPOSED SCOPE OF WORK WILL BE THE REWORKING OF THE EAST SIDE OF THE FACILITY TO INSTALL A NEW CONCRETE APRON AND BUILDING SPECIFIC TRASH ENCLOSURE. ADDITIONAL SITE IMPROVEMENTS ARE PENDING CONFIRMATION FOR ACCESSIBILITY UPGRADES. PROJECT SPECIFIC UPGRADES HAVE BEEN IDENTIFIED.

THE PROPOSED ESTABLISHMENT IS A DISCOUNT TIRE STORE FOR THE RETAIL SALES AND INSTALLATION OF TIRES AND WHEELS. THE CURRENT ZONING FOR THE PROPOSED SITE IS COMMERCIAL COMMUNITY 1-3. THE ADJACENT ZONING IS COMMERCIAL COMMUNITY 1-3, AS WELL.

LEGEND:

- CENTER LINE
- - - (xx) - - - EXISTING CONTOUR
- - - XX - - - PROPOSED CONTOUR
- — — LIMITS OF CIVIL WORK
- [Pattern] NEW HARDSCAPE AREA

NOTES

UNLESS OTHERWISE INDICATED, ALL EXISTING SITE FEATURES INCLUDING THE EXISTING BUILDING ARE TO BE MAINTAINED FOR THE PROPOSED DEVELOPMENT.

NO.	REVISIONS	DATE	BY

Kimley»Horn

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3880 LEMON STREET, SUITE 420, RIVERSIDE, CA 92501
PHONE: 951-543-9868
WWW.KIMLEY-HORN.COM

PROFESSIONAL ENGINEER
SHEA-MICHAEL ANTI
REG. NO. 7874
CIVIL
STATE OF CALIFORNIA

LICENSED PROFESSIONAL
KHA PROJECT 091789065
DATE 6/3/2021
SCALE AS SHOWN
DESIGNED BY XO
DRAWN BY XO
CHECKED BY SA
DATE: 6/3/2021

**PRELIMINARY
SITE PLAN**

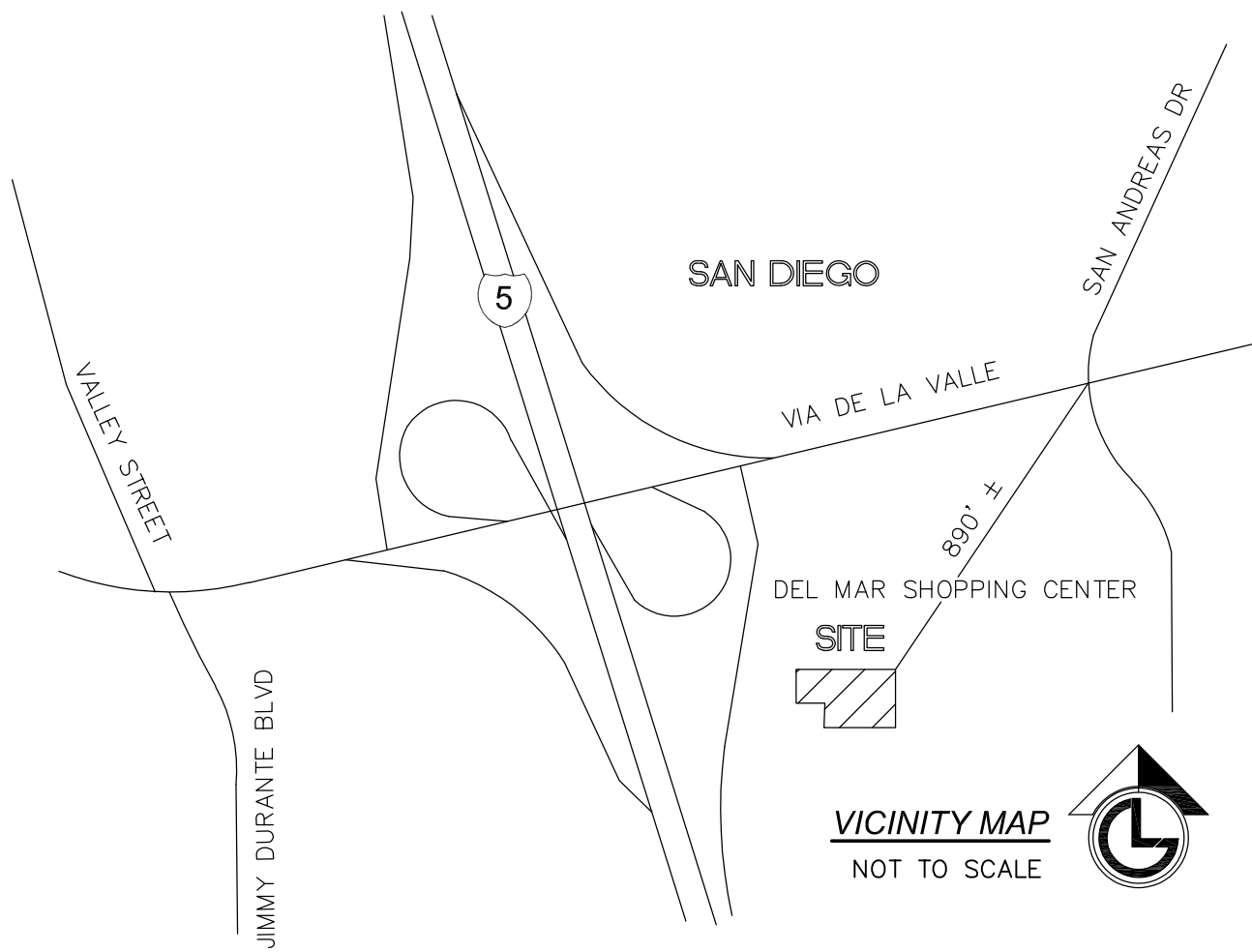
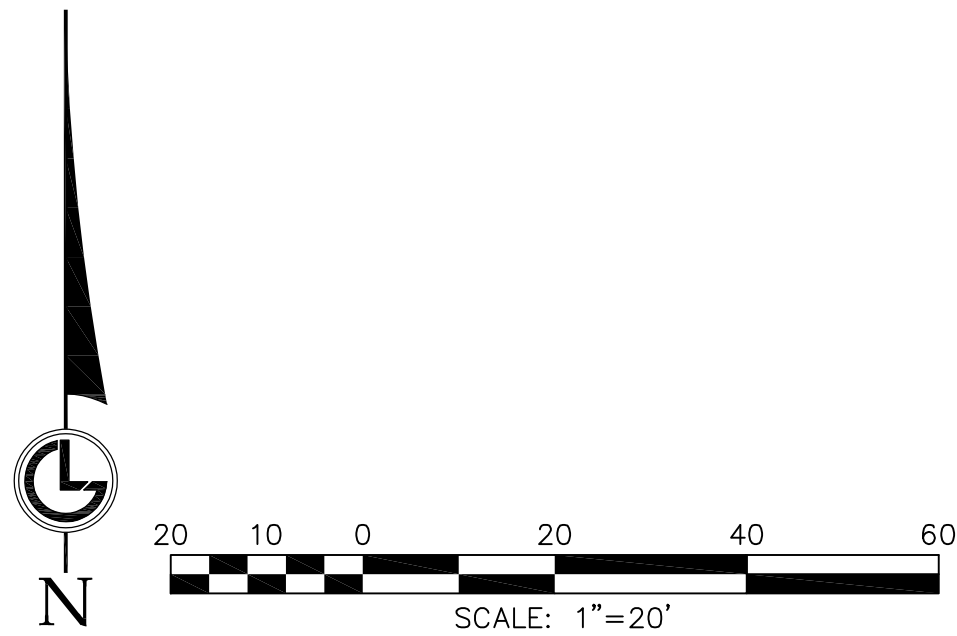
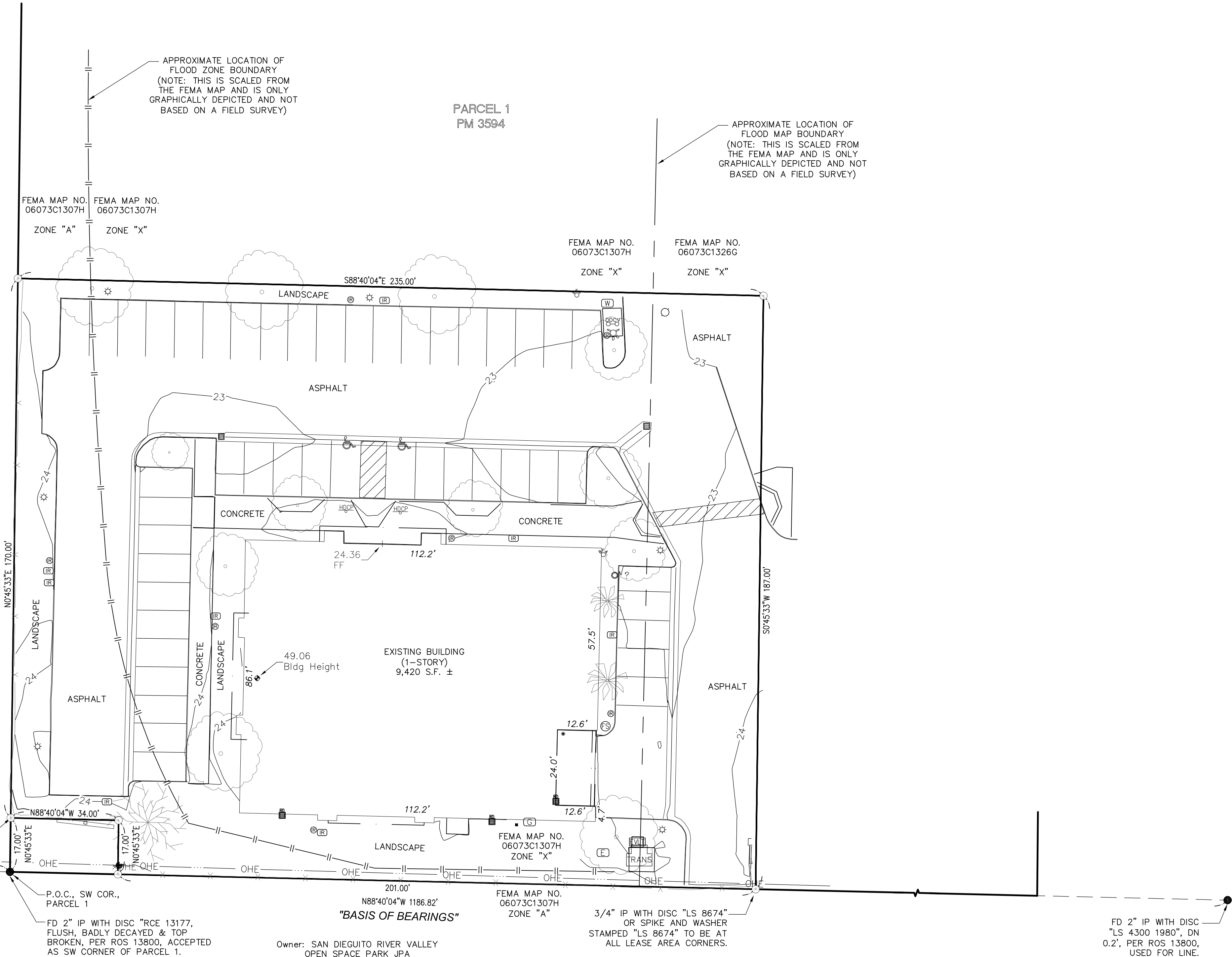
DISCOUNT TIRE CO. INC.
DEL MAR, CA

EXHIBIT NO. 3
APPLICATION NO.
6-21-0518
Plans
Page 1 of 3
California Coastal Commission

WHEN PRINTED AT FULL SIZE (24"x36")
SHEET NUMBER
1 OF 1

LEGEND: Building Height, Double Detector Check Valve, Electric Meter, Electric Transformer, Electric Vault, Fire Dept Connection, Fire Hydrant, Fire Service Riser, Gas Meter, Irrigation Box, Irrigation Valve, Light Pole, Power Pole, Roof Drain, Sign HDCP, Sewer Cleanout, Storm Catch Basin, Tree-Deciduous, Tree-Misc, Tree-palm, Water Meter, Water Valve

Chain Link Fence, Overhead Electric



CERTIFICATION: THE REINALT-THOMAS CORPORATION, A MICHIGAN CORPORATION, HALLE PROPERTIES, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY... PRELIMINARY: JOHN P. GERVAIS, PLS 8674

- SURVEYOR'S NOTES: THIS SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION. INFORMATION SHOWN HEREON IS BASED ON FIRST AMERICAN TITLE INSURANCE COMPANY ORDER# NOS-1034970-PHX1 DATED AS OF 11/13/2020... TABLE "A" ITEMS: 2. PROPERTY ADDRESS: 2671 VIA DE LA VALLE, DEL MAR, CA (OBSERVED IN FIELD) 3. A PORTION OF THE SUBJECT PROPERTY IS IN ZONE X: AREA OF MINIMAL FLOOD HAZARD AND ZONE A: SPECIAL FLOOD HAZARD AREA (SFHA) WITHOUT BASE FLOOD ELEVATION (BFE) PER FEMA MAP 06073C1307H, EFFECTIVE ON 12/20/2019 AND A PORTION OF THE SUBJECT PROPERTY IS IN ZONE X: AREA OF MINIMAL FLOOD HAZARD PER FEMA MAP 06073C1326G, EFFECTIVE ON 05/16/2012. 4. GROSS AREA = 43,365 S.F. - 1.00 ACRES ±. 5. VERTICAL RELIEF SHOWN HEREON. 6(a)(b). ZONING: TBD (NOT PROVIDED) 7(a)(b)&(c) EXTERIOR DIMENSIONS OF ALL BUILDINGS, SQUARE FOOTAGE OF EXTERIOR BUILDING AT GROUND LEVEL & BUILDING HEIGHT SHOWN HEREON. 8. SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING THE SURVEY ARE SHOWN HEREON. 9. 45 REGULAR STALLS AND 2 ACCESSIBLE. 47 TOTAL STALLS 10. N/A 11. LOCATION OF UTILITIES EXISTING ON OR SERVING THE SURVEYED PROPERTY AS DETERMINED BY OBSERVED EVIDENCE ONLY. 13. ADJACENT OWNERS SHOWN HEREON. 14. DISTANCE TO NEAREST INTERSECTION SHOWN HEREON. (SEE VICINITY MAP). 16. THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS. 17. SURVEYOR IS NOT AWARE OF ANY PROPOSED CHANGES IN STREET RIGHT OF WAY LINES. THERE IS NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

LEGAL DESCRIPTION: The Land referred to herein below is situated in the City of San Diego, County of San Diego, State of California, and is described as follows: THAT PORTION OF PARCEL 1 OF PARCEL MAP NO. 3594, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF FILED IN THE OFFICE OF THE COUNTY RECORDER FEBRUARY 28, 1975 AS FILE NO. 75-047260 OF OFFICIAL RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID PARCEL 1; THENCE ALONG THE WESTERLY LINE OF SAID PARCEL 1, NORTH 00°45'33" EAST 17.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID WESTERLY LINE, NORTH 00°45'33" EAST 170.00 FEET; THENCE LEAVING SAID WESTERLY LINE, SOUTH 88°40'04" EAST 235.00 FEET; THENCE SOUTH 00°45'33" WEST 187.00 FEET TO THE SOUTHERLY LINE OF SAID PARCEL 1; THENCE ALONG SAID SOUTHERLY LINE, NORTH 88°40'04" WEST 201.00 FEET; THENCE LEAVING SAID SOUTHERLY LINE, NORTH 00°45'33" EAST 17.00 FEET; THENCE NORTH 88°40'04" EAST 34.00 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 43,365 S.F. OR 1.00 ACRES ± APN: 298-490-33 THIS LEGAL DESCRIPTION IS NOT TO BE USED FOR TRANSFER OF FEE TITLE OWNERSHIP AND IS FOR LEASE AREA PURPOSES ONLY.

TITLE EXCEPTIONS/EXCLUSIONS: TBD

Table with 4 columns: No., Description, By, Date. Includes a Revisions section.

BASIS OF BEARINGS: THE BASIS OF BEARINGS FOR THIS SURVEY IS THE SOUTHERLY LINE OF PARCEL 1, PM 3594, I.E. N88°40'04"W. BASIS OF ELEVATIONS: THE BASIS OF ELEVATIONS FOR THIS SURVEY IS 2.5" CITY OF DEL MAR BRASS DISC STAMPED "TURF 1990 PLS4965" IN TOP OF N'LY COR. OF LARGE CONC VAULT LOCATED IN CENTER OF ASPHALT TRAFFIC ISLAND IN SE COR OF INT VIA DE LA VALLE & JIMMY DURANTE BLVD NEAR NE COR OF CITY OF DEL MAR. EL = 17.65, NAVD88 (CONVERTED FROM NGVD 29)

ALTA/NSPS LAND TITLE SURVEY PORTION OF PARCEL 1 PARCEL MAP 3594 SAN DIEGO, CA Drawn By: JPG Project No. 20-225 Date: 11/20/2020 Sheet 1 of 1

PROJECT NAME: AMERICA'S TIRE - CAS 12104 - DEL MAR

LG LAND SURVEYING, INC. "Quality Service You Can Count On" 30355 CALLEJO FELIZ TER VALLEY CENTER, CA 92082 P: 619-533-1172 F: 619-618-1972 www.lglsinc.com

OWNER:
KODIAK HOLDINGS LTD
APN: 298-490-11-00

OWNER: SAN DIEGUITO RIVER
VALLEY OPEN SPACE PARK JPA
APN: 299-040-26-00

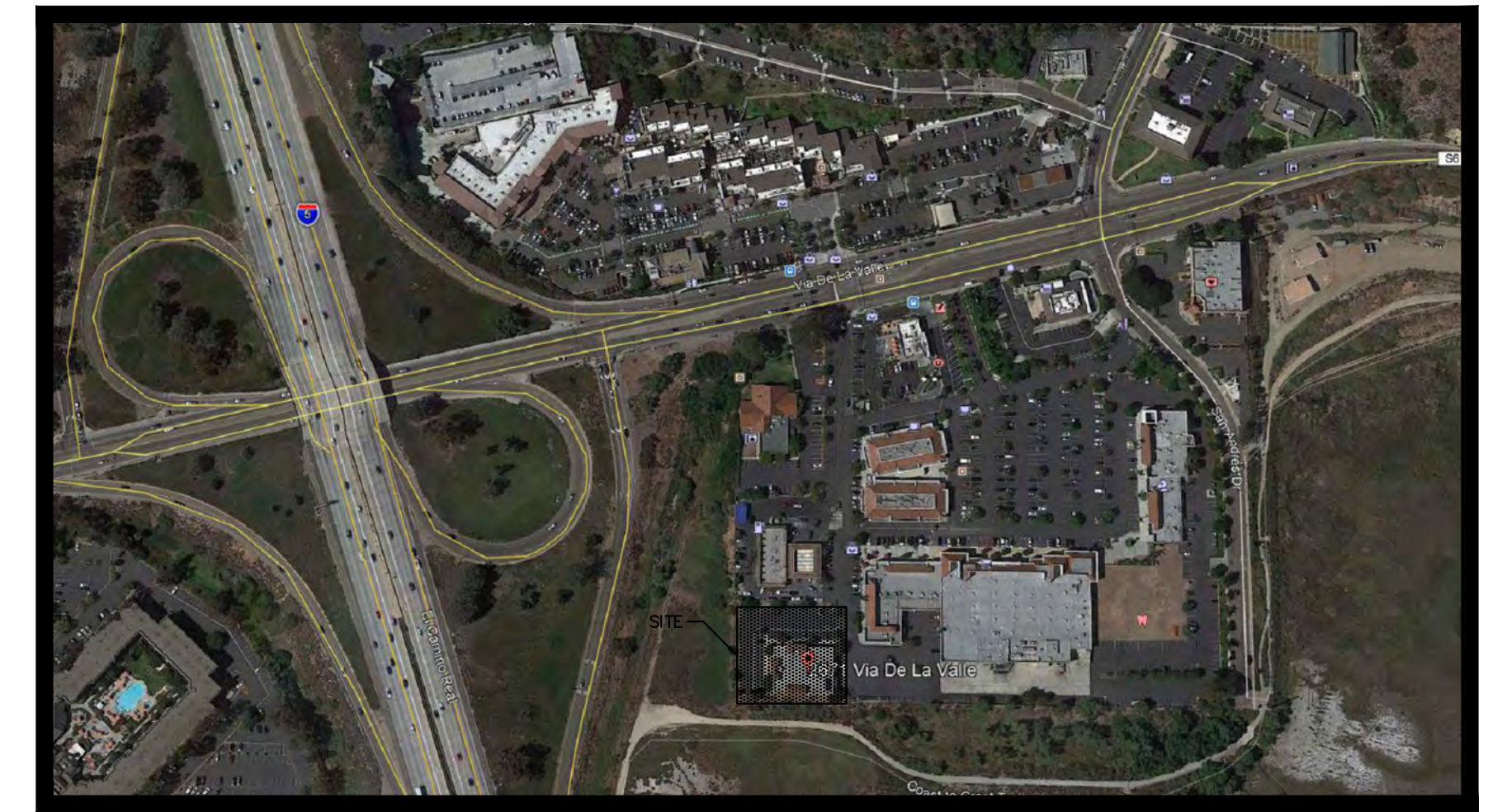
EXISTING
GAS
STATION

PARCEL 1
PM 3594

AMERICA'S[®]
TIRE

EXISTING 1-STORY
BUILDING
9,420 S.F. ±
(TO BE MAINTAINED)

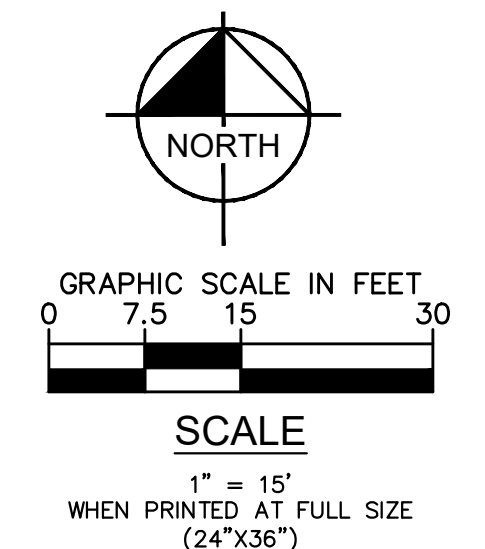
EXISTING
COMMERCIAL
SUITES



NTS

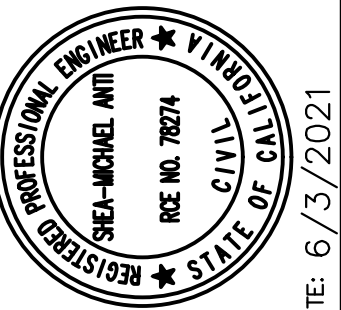
Figure 1: Proposed site plan for the new hardscaped area. The plan shows a rectangular area with a dashed line indicating the 'EXISTING CONTOUR' and a solid line indicating the 'PROPOSED CONTOUR'. The 'LIMITS OF CIVIL WORK' are marked by thick blue lines. A 'CENTER LINE' is shown at the top. A 'NEW HARDSCAPE AREA' is indicated by a dashed line. A 'FLOW DIRECTION' arrow points towards the bottom right. The 'PROPOSED ELEVATION' is marked as 1249.50, and the 'EXISTING ELEVATION' is marked as 1249.50. A '2.00%' slope is indicated.

EX	EXISTING
FS	FINISHED SURFACE
NG	NATURAL GROUND
PROP	PROPOSED



AMERICA'S TIRE
DEL MAR, CA
PREPARED FOR
DISCOUNT TIRE CO. INC.
DEL MAR

PRELIMINARY GRADING PLAN



091789065
DATE
6/3/2021
SCALE AS SHOWN
DESIGNED BY XO
DRAWN BY XO
CHECKED BY SA

Kimley»Horn
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REVISIONS

No.

BY