



THE CITY OF SAN DIEGO

## Report to the Hearing Officer

DATE ISSUED: June 21, 2017 REPORT NO. HO-17-045  
HEARING DATE: June 28, 2017  
SUBJECT: SDMM CUP. Process Three Decision  
PROJECT NUMBER: [523179](#)  
OWNER/APPLICANT: Mission Valley South, LTD, Owner / Sean St. Peter, Applicant (Attachment 12)

### SUMMARY

Issue: Should the Hearing Officer approve a Conditional Use Permit to allow a Marijuana Outlet to operate within a 5,074-square-foot tenant space in an existing 71,130-square-foot building on a 6.65 -acre site within the Mission Valley Community Plan area?

Staff Recommendation: APPROVE Conditional Use Permit No. 1846240 and Site Development Permit No. 1952275.

Community Planning Group Recommendation: On March 1, 2017, the Mission Valley Planning Group voted 10-7-1 to recommend approval of the proposed project conditioned upon all City review cycle comments being addressed (Attachment 11).

Environmental Review: The project was determined to be exempt pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15303, New Construction or Conversion of Small Structures. This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on April 21, 2017 and the opportunity to appeal that determination ended May 5, 2017 (Attachment 10).

### BACKGROUND

In 1996, the people of the State of California passed Proposition 215, the Compassionate Use Act, which allows the use of marijuana for medical purposes when recommended by a physician and excludes the patient and the primary caregiver from criminal prosecution. In 2004, Senate Bill 420, the Medical Marijuana Program Act (MMP) became law. The MMP requires the California Department of Public Health (DPH) to establish and maintain a program for the voluntary registration of qualified medical marijuana patients and their primary caregivers through a statewide identification card system, sets possession guidelines for cardholders, and recognizes a

qualified right to collective and cooperative cultivation of medical marijuana. In 2008, the California Attorney General established guidelines for Medical Marijuana Collective Operations and allowed cities to adopt and enforce laws consistent with the MMP.

On March 25, 2014, the City of San Diego adopted Ordinance No. O-20356 to implement zoning regulations for Medical Marijuana Consumer Cooperatives (MMCC), which allowed MMCCs with a Process Three, Conditional Use Permit (CUP), and limited them to four per Council District for a total of 36 MMCCs City-wide. A total of 15 MMCCs have been approved to date, 10 of which are currently operating.

Since then, the Adult Use of Marijuana Act (AUMA) was introduced and took effect on November 9, 2016, requiring a state license to engage in commercial non-medical marijuana activities. The State Departments of Food and Agriculture (cultivation), Consumer Affairs (retail sales, transportation, and storage and distribution), and Public Health (Manufacturing and testing) will each be responsible for developing regulations and licensing requirements by January 2018. A local jurisdiction may adopt and enforce local ordinances that regulate local zoning and land use requirements, business license requirements, and other requirements it deems necessary to reduce potential impacts associated with retail marijuana use.

On February 22, 2017, San Diego City Council adopted Ordinance No. O-20793 approving amendments to the Land Development Code and the Local Coastal Program, replacing the MMCC use with a new retail sales use, Marijuana Outlet (Outlet). The Ordinance became effective on April 12, 2017 in areas of the City of San Diego outside of the Coastal Overlay Zone. It will become effective within the Coastal Overlay Zone upon California Coastal Commission certification. An Outlet may be approved with a Process Three, CUP, and limited to no more than four per Council District, and 36 City-wide. An Outlet would be allowed to sell both medicinal and recreational marijuana. However, retail sales would be prohibited until such time the State has begun issuing licenses for commercial marijuana activities, as defined in California Business and Professional Code section 26001. The 15 currently approved MMCCs would become Outlets at that time, and would be allowed retail sale of marijuana as well.

This project was deemed complete on December 6, 2016, prior to the effective date of the Outlet regulations. However, the applicant has elected to process this application under the current regulations and is requesting a CUP for an Outlet. The 6.65-acre project site is improved with two buildings; a two-story building located at 1233 Camino Del Rio South, and a three-story building located at 1333 Camino Del Rio South. The project proposes to operate an Outlet in a 5,074-square-foot tenant space located on the second floor of the 71,130-square-foot, two-story commercial office building located at 1233 Camino Del Rio South, east of Mission Center Road and south of Interstate 8 (Attachment 1). The project site is in the MV-CO-CV Zone of the Mission Valley Planned District (MVPD) within the Mission Valley Community Plan (MVCP), and the Airport Land Use Compatibility (Montgomery Field), Airport Influence Area (Montgomery Field Review Area 2 and SDIA-Lindbergh Field Review Area 2), the Federal Aviation Authority (FAA) Part 77 (Montgomery Field and SDIA-Lindbergh Field) Overlay Zones, and within City Council Districts 3 and 7. The majority of the site, including the buildings, are located within Council District 7. The site is designated for Office or Commercial Recreation use in the MVCP (Attachment 2).

The existing two-story office building was constructed in 1971, and includes a fitness club, and several professional office, commercial service, and retail suites. Adjacent uses include a multi-story commercial office building and the Sheraton San Diego Hotel to the east, a multi-story commercial office building and fast food restaurant to the west, open space/hillside to the south, and Camino Del Rio South and Interstate-8 to the north. The project site abuts the Uptown Community Plan area to the south.

## DISCUSSION

The proposed Outlet, classified as retail sales, is allowed in the MV-CO-CV Zone of the MVPD with a CUP pursuant to San Diego Municipal Code (SDMC) [Section 141.0504](#) and [SDMC Section 1514.0305\(b\)](#). Prior use of the tenant space was a bar (Club Fuego). The project has been determined to be a change of use from a bar to a Marijuana Outlet, and therefore is subject to the MVPD Ordinance. The MVPD Ordinance limits development intensity to levels allowed under the adopted Mission Valley Community Plan, and includes three traffic areas (Area 1, Area 2, and Area 3) and thirteen Development Intensity Districts (DID), A through M, with two thresholds within each DID. The proposed project is located in Area 2 - DID J. The expected trip generation for the proposed 5,074-square-foot Outlet is approximately 203 average daily trips (ADT), at 40 trips per 1,000 square feet. The combined trip value calculated for the existing uses and proposed use is 588 trips per acre (AC); above Threshold 1 (200 trips/AC) and below Threshold 2 (671 trips/AC). Pursuant to [SDMC 1514.0201\(d\)](#), a Site Development Permit (SDP) is required for any new project which would cause the entire site to generate traffic in excess of that provided by Threshold 1, but not exceeding the limits established by Threshold 2.

The proposed Outlet is exempt from the Airport Land Use Compatibility Overlay Zone regulations set forth in Chapter 13, Article 2, and Division 15 of the SDMC pursuant to [Section 132.1505\(c\)\(1\) and \(2\)](#) as; 1) the project is limited to interior modifications and will not increase the density, floor area ratio or height of the existing structure, and 2) the proposed change in non-residential occupancy would not require an increase in the number of parking spaces pursuant to Chapter 14, Article 2, and Division 5.

### Project Description:

The project proposes the operation of an Outlet within an existing 5,074-square-foot tenant space located on the second floor of a 71,130 -square-foot building. The Outlet has been designed to include an entry, five office suites, display area, sales counter, storage room, vault, and restrooms.

Access to the Outlet will be provided via three existing curb cuts on Camino Del Rio South, which have been conditioned to be reconstructed to 25-foot wide, City standard driveways (Attachment 5, Condition No. 29). The project will also construct a 4-foot wide ADA accessible path of travel from Camino Del Rio South public right of way to the building entrance. Access to the Outlet will be provided via the existing interior stairwell and elevator, and an exterior stairwell located on the south side of the building.

The project proposes to restripe the parking area to comply with the minimum drive aisle widths. The project complies with the 274 required off-street parking for all uses on the premises, including 13 spaces for the proposed 5,074-square-foot Outlet, and 261 spaces for the remaining 99,836

square feet of combined commercial services and office uses within both buildings on the project site.

Community Plan Consistency:

The project site is designated for Commercial Office/Recreation use in the MVCP (Attachment 2). This land use designation is intended to support multi-tenant office buildings, single purpose office-administrative facilities, professional-medical buildings, and financial institutions, as well as lodging, entertainment and recreational facilities. The MVCP further encourages a range of retail uses and multi-use development in which commercial uses are combined or integrated with other uses. The proposed Outlet, classified as a retail sales use category, is consistent with the community plan land use designation and objective of encouraging a range of retail uses integrated with other uses, and with a Conditional Use Permit, is a compatible use with the surrounding commercial establishments.

Separation Criteria:

The SDMC allows the operation of Outlets in limited areas of the City and provides criteria in the form of minimum separation requirements between an Outlet and specified uses in order to minimize potential adverse impacts on the community. [SDMC Section 141.0504\(a\)](#) requires a 1,000-foot separation from resource and population-based parks, other marijuana outlets, churches, child care centers, playgrounds, libraries owned and operated by the City of San Diego, minor oriented facilities, residential care facilities, and schools including private or public institutions of learning providing instruction in kindergarten and grades 1 to 12. There is also a minimum distance requirement of 100 feet from a residential zone.

City staff has reviewed the 1,000-foot radius map (Attachment 6) and 1,000-foot spreadsheet exhibit (Attachment 7) provided by the applicant identifying all the existing uses. City staff has determined that the project complies with the separation requirements as explained below.

The project site is not located within 100 feet of residentially-zone properties. The project site abuts the OR-1-1 (Open Space-Residential) Zone to the south, which is an open space base zone. Per SDMC Section 131.0204(a), "the purpose of the OR zone is to preserve privately owned property that is designated as open space in a land use plan for such purposes as preservation of public health and safety, visual quality, sensitive biological resources, steep hillsides, and control of urban form, while retaining private development potential."

The project site is within 1,000 feet of City-owned land dedicated as park within University Heights Open Space located south of the project site within the Uptown Community Plan (UCP) area. The UCP Community Plan identifies two future pocket parks within the University Heights Open Space area: Golden Gate Pocket Park and Mission Valley Overlook (Attachment 8). These areas are dedicated as a park and identified as proposed population-based parks in the UCP Recreation Element (pages 129, 130). The parks are located on top of a hillside with a slope gradient greater than 50% and an elevation difference of approximately 220 feet (Attachment 9). Although there is City owned land dedicated for population-based parks within the UCP, there are no resource or population-based parks currently existing within 1,000 feet of the proposed Outlet. Therefore, the proposed Outlet is in compliance with the separation requirements.

Operational and Security Requirements:

The proposed Outlet is subject to specific operational requirements and restrictions as set forth in SDMC Section 141.0504 (b) – (m), which have also been incorporated as conditions in the CUP (Attachment 5). These include prohibition of consultation by medical professionals on-site; prohibition of the use of specified vending machines except by a responsible person (as defined by the SDMC); provision of interior and exterior lighting, operable cameras, alarms, and a security guard; restriction of hours of operation to between 7:00 am and 9:00 pm daily; maintenance of area and adjacent public sidewalks free of litter and graffiti, and removal of graffiti within 24 hours; and restriction of signage to business name, two-colors signs, and alphabetic characters. Outlets must also comply with Chapter 4, Article 2, Division 15 which provides guidelines for lawful operation.

The applicant has also voluntarily agreed to the following additional security conditions in order to improve the safety of the building and surrounding neighborhood and prevent potential adverse impacts on the community:

- The provision of operable surveillance cameras and a metal detector;
- Use of cameras with a recording device that maintains records for a minimum of 30 days;
- Two armed security guards to the extent the possession of a firearm is not in conflict with 18 U.S.C. § 922(g) and 27 C.F.R § 478.11., 4) with one security guard present on the premises 24 hours a day, seven days a week;
- Installation of bullet resistant glass, plastic, or laminate shield at the reception area to protect employees; and
- Installation of bullet resistant armor panels or solid grouted masonry block walls, designed by a licensed professional, in common areas with other tenants, reception area, and vault room.

Community Planning Group Recommendation:

The Mission Valley Planning Group voted 10-7-1 to recommend approval of the proposed project with cycle comments being addressed (Attachment 11). City staff has completed the review of the project and all previously identified review comments have been adequately addressed.

CONCLUSION

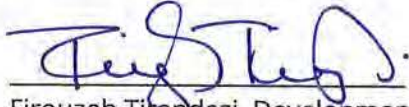
City staff has reviewed the application for the CUP and SDP for an Outlet at this location and has determined that the project is consistent with the recommended land use and development standards in effect for this site per the MVCP and the SDMC, including the minimum separation requirements. The project is not requesting, nor does it require any deviation or variance from the applicable regulations and policy documents. The permit has been conditioned to ensure the proposed Outlet would not be detrimental to the public, health, safety and welfare. Staff has prepared draft findings (Attachment 4) for consideration and is recommending approval of the project as proposed.

ALTERNATIVES

1. Approve Conditional Use Permit No. 1846240 and Site Development Permit No. 1952275, with modifications.

2. Deny Conditional Use Permit No. 1846240 and Site Development Permit No. 1952275, if the findings required to approve the project cannot be affirmed.

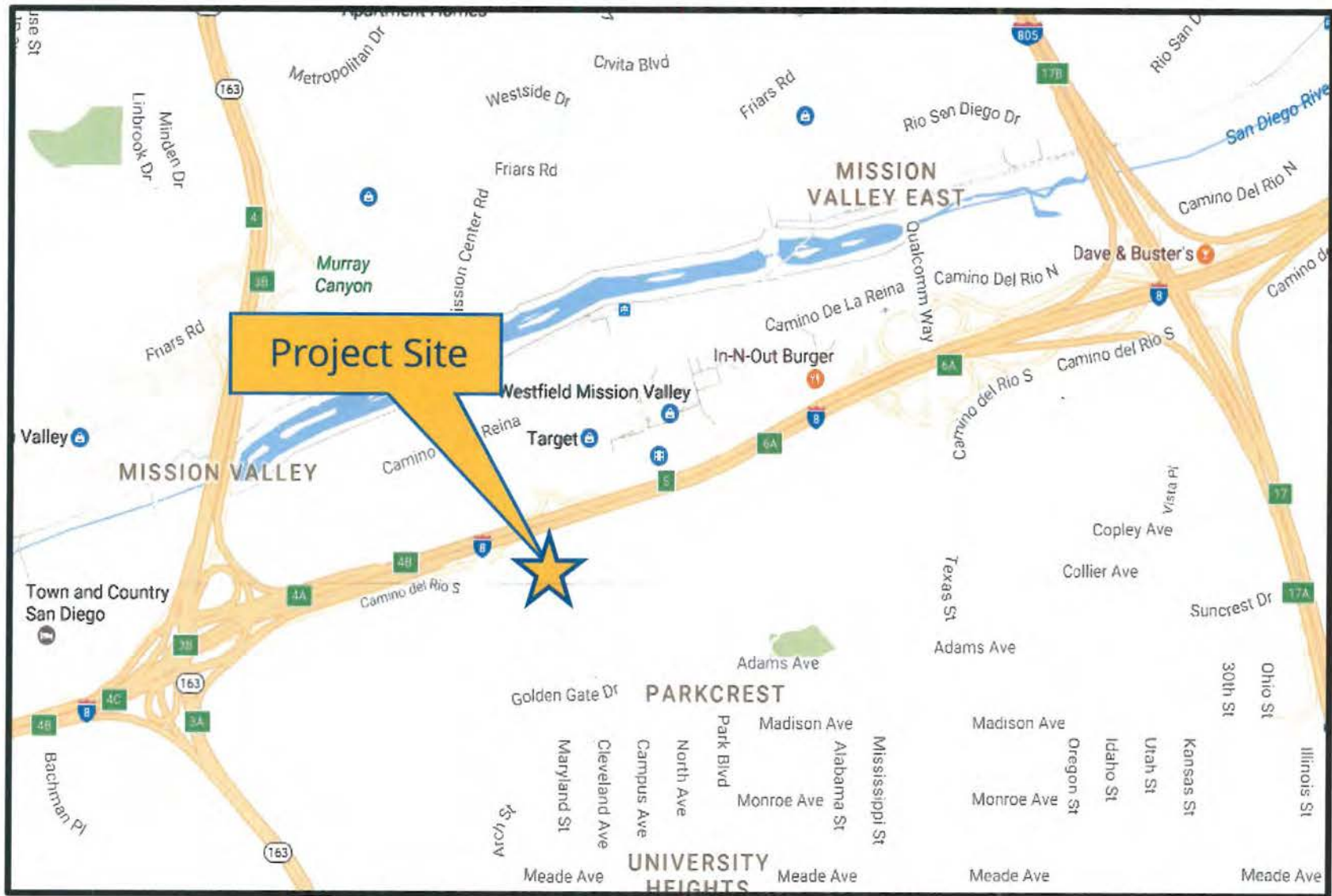
Respectfully submitted,



Firouzeh Tirandazi, Development Project Manager

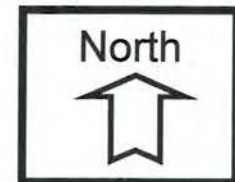
Attachments:

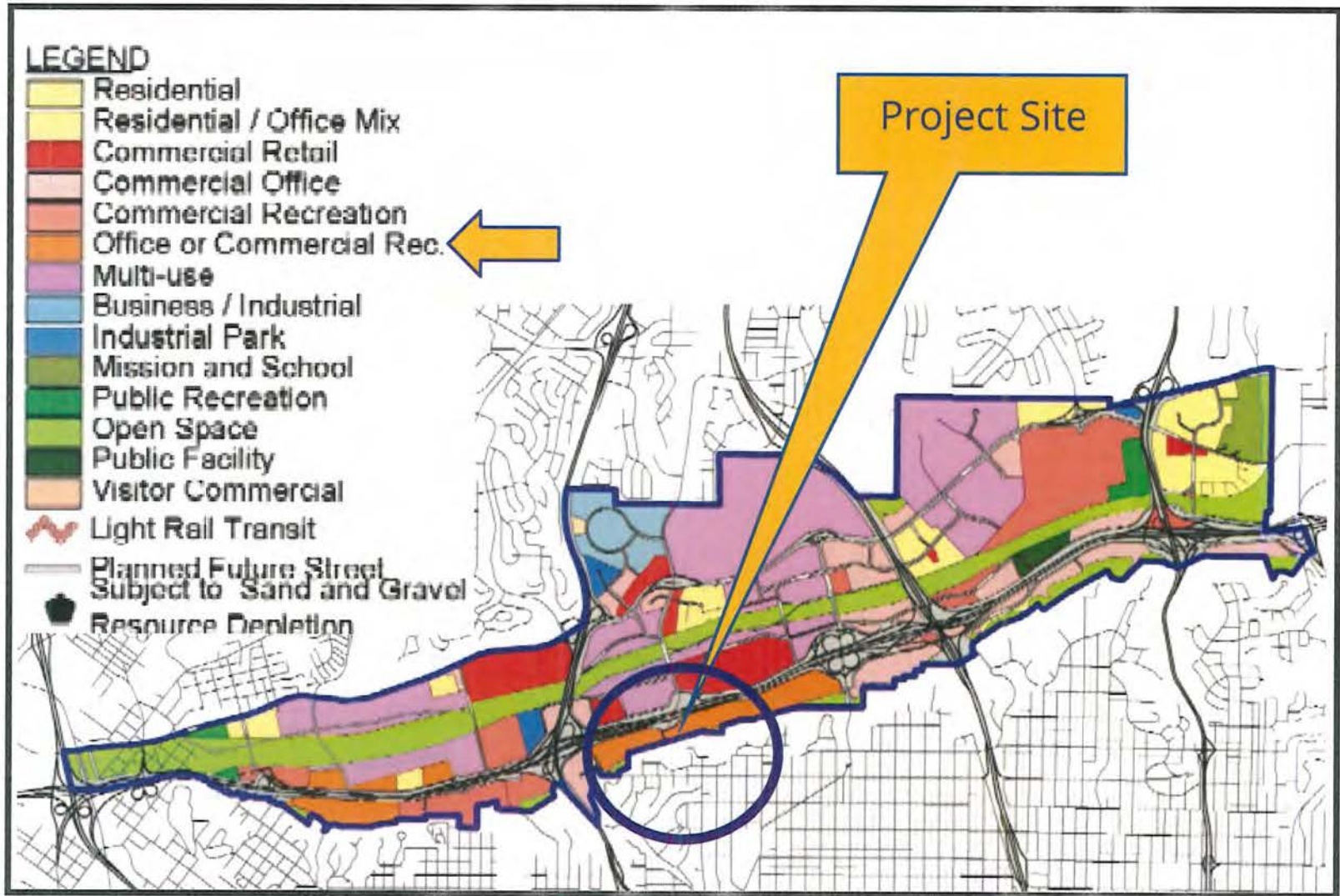
1. Project Location Map
2. Community Plan Land Use Map
3. Aerial Photograph
4. Draft Resolution with Findings
5. Draft Permit with Conditions
6. 1000-Foot Radius Map
7. 1000-Foot Radius Map Spreadsheet
8. Uptown Community Plan, Figure 7-1: Parks, Recreation Facilities and Open Space
9. Slope Exhibit
10. Environmental Exemption
11. Community Planning Group Recommendation
12. Ownership Disclosure Statement
13. Project Plans



## Project Location Map

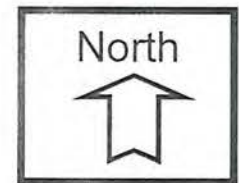
SDMM CUP / 1233 Camino Del Rio South  
PROJECT NO. 523179





## Mission Valley Community Land Use Map

SDMM CUP / 1233 Camino Del Rio South  
PROJECT NO. 523179







## Aerial Photograph

SDMM CUP / 1233 Camino Del Rio South  
PROJECT NO. 523179



HEARING OFFICER RESOLUTION NO. \_\_\_\_\_  
 CONDITIONAL USE PERMIT NO. 1846240  
 AND SITE DEVELOPMENT PERMIT NO. 1952275  
**SDMM CUP - PROJECT NO. 523179**

WHEREAS, MISSION VALLEY SOUTH, LTD, Owner, and SEAN ST. PETER, Permittee, filed an application with the City of San Diego for a permit to operate a Marijuana Outlet in a 5,074-square-foot tenant space located on the second floor of an existing 71,130-square-foot, two-story commercial office building (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit Nos.1846240 and 1952275, on portions of a 6.65-acre site;

WHEREAS, the project site is located at 1233 Camino Del Rio South, in the MV-CO-CV Zone of the Mission Valley Planned District (MVPD), and the Airport Land Use Compatibility (Montgomery Field), Airport Influence Area (Montgomery Field Review Area 2 and SDIA-Lindbergh Field Review Area 2), and the Federal Aviation Authority (FAA) Part 77 (Montgomery Field and SDIA-Lindbergh Field) Overlay Zones within the Mission Valley Community Plan Area;

WHEREAS, the project site is legally described as Lot 1 of Mission Valley South, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 5984, filed in the Office of the County Recorder of San Diego County, October 31, 1967;

WHEREAS, on June 28, 2017, the Hearing Officer of the City of San Diego considered Conditional Use Permit No. 1846240 and Site Development Permit No. 1952275 pursuant to the Land Development Code of the City of San Diego;

WHEREAS, on April 21, 2017, 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 Guideline Section 15303 (New Construction or Conversion of Small Structures), and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520; NOW THEREFORE,

BE IT RESOLVED by the Hearing Officer of the City of San Diego as follows:

That the Hearing Officer adopts the following written Findings, dated June 28, 2017.

FINDINGS:

Conditional Use Permit Approval – SDMC Section 126.0305

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

The project is an application for a Conditional Use Permit (CUP) and Site Development Permit (SDP) to allow the operation of a Marijuana Outlet (Outlet) in a 5,074-square-foot tenant space on the second floor of an existing 71,130-square-foot, two-story commercial

office building. The 6.65-acre project site is located at 1233 Camino Del Rio South within the Mission Valley Community Plan (MVCP) area.

The project site is designated for Commercial Office/Recreation use in the MVCP. This land use designation is intended to support multi-tenant office buildings, single purpose office-administrative facilities, professional-medical buildings, and financial institutions, as well as lodging, entertainment and recreational facilities. The MVCP further encourages a range of retail uses and multi-use development in which commercial uses are combined or integrated with other uses. The proposed Outlet, classified as a retail sales use category, is consistent with the community plan objective of encouraging a range of retail uses integrated with other uses, and is a compatible use with the surrounding commercial establishments at this location with a CUP and SDP, is consistent with the community plan, and therefore, the proposed Outlet 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 Outlet will not be detrimental to the public's health, safety and welfare because the discretionary permit controlling the development and continued use of this site contains specific regulatory conditions of approval to assure the project's compliance with applicable local, regional, state and federal codes and rules. These regulations, which are implemented and enforced through the permit, are specifically intended to reduce, mitigate and/or prevent all adverse impacts to the public and community at large.

Approval of this application would allow the sale of marijuana to be conditioned in order to prevent potential adverse impacts on the community. The proposed Outlet is subject to specific operational requirements as set forth in SDMC Section 141.0504 (b) – (m), which have also been incorporated as conditions in the CUP/SDP including prohibition of consultation by medical professionals on-site; prohibition of the use of specified vending machines except by a responsible person (as defined by the SDMC); provision of interior and exterior lighting, operable cameras, alarms, and a security guard; restriction of hours of operation to between 7:00 am and 9:00 pm; maintenance of area and adjacent public sidewalks free of litter and graffiti, and removal of graffiti within 24 hours; and restriction of signage to business name, two colors, and alphabetic characters.

In addition to the above, the CUP/SDP includes additional security conditions including the provision of operable surveillance cameras and a metal detector, use of cameras with a recording device that maintains records for a minimum of 30 days, two armed security guards to the extent the possession of a firearm is not in conflict with 18 U.S.C. § 922(g) and 27 C.F.R § 478.11., 4) with one security guard present on the premises 24 hours a day, seven days a week, installation of bullet resistant glass, plastic, or laminate shield at the reception area to protect employees, and installation of bullet resistant armor panels or solid grouted masonry block walls, designed by a licensed professional, in common areas with other tenants, reception area, and vault room. The Outlet must also comply with Chapter 4, Article 2, and Division 15 which provides guidelines for lawful operation. The CUP/SDP is valid for five years, however, may be revoked if the use violates the terms, conditions, lawful requirements, or provision of the permit.

Furthermore, any project construction related activities authorized through this permit will be subject to all adopted building, electrical, mechanical, fire and plumbing codes, which will be enforced through plan review and building inspections completed by the City's building inspectors.

The City of San Diego conducted an environmental review of this project in accordance with the State of California Environmental Quality Act (CEQA) guidelines, and concluded there would be no environmental impacts associated with the proposed project. Based on the above analysis, the proposed development would not be detrimental to the public's 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.**

The project proposes the operation of an Outlet within an existing 5,074-square-foot tenant space on the second floor of an existing 71,130-square-foot, two-story commercial office building. The proposed Outlet, classified as retail sales, is allowed in the MV-CO-CV Zone of the MVPD with a CUP pursuant to SDMC Sections 141.0504 and 1514.0305(b). The proposed project is considered a change in use from a bar (Club Fuego) to a Marijuana Outlet and subject to the MVPD Ordinance, including DID requirements. The project requires a SDP pursuant to SDMC 1514.0201(d) due to the estimated traffic resulting in a value in excess of the allowed Threshold 1 and less than Threshold 2 for the designated DID.

The proposed Outlet is exempt from the Airport Land Use Compatibility Overlay Zone regulations set forth in Chapter 13, Article 2, and Division 15 of the SDMC pursuant to [Section 132.1505\(c\)\(1\) and \(2\)](#) as 1) the project is limited to interior modifications and will not increase the density, floor area ratio or height of the existing structure, and 2) the proposed change in non-residential occupancy would not require an increase in the number of parking spaces pursuant to Chapter 14, Article 2, Division 5.

Pursuant to SDMC Section 141.0504(a), Outlets are subject to separation requirements including a 1,000-foot separation from resource and population-based parks, other Outlets, churches, child care centers, playgrounds, libraries owned and operated by the City of San Diego, minor oriented facilities, residential care facilities, and schools including private or public institutions of learning providing instruction in kindergarten grades 1 to 12. There is also a minimum distance requirement of 100 feet from a residential zone. The proposed Outlet is in compliance with the required separation requirements.

The project is proposed within an existing structure constructed in 1971 in accordance with all applicable development regulations. The project is in compliance with the required 274 off-street parking spaces, 13 spaces for the proposed 5,074-square-foot Outlet and 261 spaces for the remaining 99,836 square feet of combined commercial services and office uses within both buildings on the project site.

The CUP and SDP for the project includes various conditions and corresponding exhibits of approval relevant to achieving compliance with the SDMC relative to parking, signage,

lighting, security measures, hours of operation, and site maintenance. No variance or deviations are requested as part of this application. Therefore, the proposed development will comply with the regulations of the Land Development Code.

**(d) The proposed use is appropriate at the proposed location.**

The proposed project is a request for a CUP to operate an Outlet in an existing 5,074-square-foot tenant space on the second floor of an existing 71,130-square-foot, two-story commercial office building. The existing two-story office building was constructed in 1971, and includes a fitness club, and several professional office, commercial service, and retail suites. The project site is surrounded by a multi-story commercial office building and the Sheraton San Diego to the east, a multi-story commercial office building and fast food restaurant to the west, open space/hillside to the south, and Camino Del Rio South and Interstate 8 to the north.

The project site and surrounding parcels to the east, west, and north are designated for Commercial Office/Recreation use in the MVCP. This land use designation is intended to support multi-tenant office buildings, single purpose office-administrative facilities, professional-medical buildings, and financial institutions, as well as lodging, entertainment and recreational facilities. The MVCP further encourages a range of retail uses and multi-use development in which commercial uses are combined or integrated with other uses. The proposed Outlet, classified as a retail sales use category, is consistent with the community plan objective of encouraging a range of retail uses integrated with other uses, and is a compatible use with the surrounding commercial establishments.

The project site abuts the OR-1-1 (Open Space-Residential) Zone to the south, and designated for Open Space use in the Uptown Community Plan. The OR-1-1 Zone is an open space base zone intended to preserve privately owned property that is designated as open space in a land use plan. The existing hillside has a slope gradient greater than 50% and an elevation difference of approximately 220 feet, with City-owned designated park sites and residential development located on top of the hillside.

The proposed Outlet is allowed in the MV-CO-CV Zone of the MVPD with a CUP and SDP and is subject to separation requirements set forth in SDMC Section 141.0504(a) including a 1,000-foot separation from resource and population-based parks, other Outlets, churches, child care centers, playgrounds, libraries owned and operated by the City of San Diego, minor oriented facilities, residential care facilities, and schools including private or public institutions of learning providing instruction in kindergarten grades 1 to 12. There is also a minimum distance requirement of 100 feet from a residential zone. The project site is not located within 100 feet of a residential zone, or within 1,000 feet of the aforementioned uses, and therefore, is in compliance with the minimum separation requirements.

Outlets are also subject to specific operational requirements set forth in SDMC Section 141.0504 (b) – (m), which have also been incorporated as conditions in the CUP including prohibition of consultation by medical professionals on-site; prohibition of the use of specified vending machines except by a responsible person (as defined by the SDMC); provision of interior and exterior lighting, operable cameras, alarms, and a security guard;

restriction of hours of operation to between 7:00 am and 9:00 pm; maintenance of area and adjacent public sidewalks free of litter and graffiti, and removal of graffiti within 24 hours; and restriction of signage to business name, two colors, and alphabetic characters. The Outlet must also comply with Chapter 4, Article 2, Division 15 which provides guidelines for lawful operation.

The SDMC limits Outlets to commercial and industrial zones and the quantity of Outlets to only four per each City Council District (36 city-wide) in order to minimize the impact on the City and residential neighborhoods. The proposed Outlet is a compatible use with the surrounding commercial establishments. Based on the commercial nature of the use, compliance with the separation requirements, and conditions of approval, the proposed development is appropriate at the proposed location.

Site Development Permit Approval – Part 1 SDMC Section 126.0504

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

The 6.65-acre project site is located at 1233 Camino Del Rio South within the MVCP area, and designated for Commercial Office/Recreation use in the MVCP. This land use designation is intended to support multi-tenant office buildings, single purpose office-administrative facilities, professional-medical buildings, and financial institutions, as well as lodging, entertainment and recreational facilities. The MVCP further encourages a range of retail uses and multi-use development in which commercial uses are combined or integrated with other uses. The proposed Outlet, classified as a retail sales use category, is consistent with the community plan objective of encouraging a range of retail uses integrated with other uses, and is a compatible use with the surrounding commercial establishments at this location with a CUP and SDP, is consistent with the community plan, and therefore, the proposed Outlet 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 Outlet will not be detrimental to the public's health, safety and welfare because the discretionary permit controlling the development and continued use of this site contains specific regulatory conditions of approval to assure the project's compliance with applicable local, regional, state and federal codes and rules. These regulations, which are implemented and enforced through the permit, are specifically intended to reduce, mitigate and/or prevent all adverse impacts to the public and community at large.

Approval of this application would allow the sale of marijuana to be conditioned in order to prevent potential adverse impacts on the community. The proposed Outlet is subject to specific operational requirements as set forth in SDMC Section 141.0504 (b) – (m), which have also been incorporated as conditions in the CUP/SDP including prohibition of consultation by medical professionals on-site; prohibition of the use of specified vending machines except by a responsible person (as defined by the SDMC); provision of interior and exterior lighting, operable cameras, alarms, and a security guard; restriction of hours of operation to between 7:00 am and 9:00 pm; maintenance of area and adjacent public

sidewalks free of litter and graffiti, and removal of graffiti within 24 hours; and restriction of signage to business name, two colors, and alphabetic characters.

In addition to the above, the CUP/SDP includes additional security conditions including the provision of operable surveillance cameras and a metal detector, use of cameras with a recording device that maintains records for a minimum of 30 days, two armed security guards to the extent the possession of a firearm is not in conflict with 18 U.S.C. § 922(g) and 27 C.F.R § 478.11., 4) with one security guard present on the premises 24 hours a day, seven days a week, installation of bullet resistant glass, plastic, or laminate shield at the reception area to protect employees, and installation of bullet resistant armor panels or solid grouted masonry block walls, designed by a licensed professional, in common areas with other tenants, reception area, and vault room. The Outlet must also comply with Chapter 4, Article 2, and Division 15 which provides guidelines for lawful operation. The CUP/SDP is valid for five years, however, may be revoked if the use violates the terms, conditions, lawful requirements, or provision of the permit.

Furthermore, any project construction related activities authorized through this permit will be subject to all adopted building, electrical, mechanical, fire and plumbing codes, which will be enforced through plan review and building inspections completed by the City's building inspectors.

The City of San Diego conducted an environmental review of this project in accordance with the State of California Environmental Quality Act (CEQA) guidelines, and concluded there would be no environmental impacts associated with the proposed project. Based on the above analysis, the proposed development would not be detrimental to the public's 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.**

The project proposes the operation of an Outlet within an existing 5,074-square-foot tenant space on the second floor of an existing 71,130-square-foot, two-story commercial office building. The proposed Outlet, classified as retail sales, is allowed in the MV-CO-CV Zone of the MVPD with a CUP pursuant to SDMC Sections 141.0504 and 1514.0305(b). The proposed project is considered a change in use from a bar (Club Fuego) to a Marijuana Outlet and subject to the MVPD Ordinance, including Development Intensity District (DID) requirements. The project requires a SDP pursuant to SDMC 1514.0201(d) due to the estimated traffic resulting in a value in excess of the allowed Threshold 1 and less than Threshold 2 for the designated DID.

The proposed Outlet is exempt from the Airport Land Use Compatibility Overlay Zone regulations set forth in Chapter 13, Article 2, and Division 15 of the SDMC pursuant to [Section 132.1505\(c\)\(1\) and \(2\)](#) as 1) the project is limited to interior modifications and will not increase the density, floor area ratio or height of the existing structure, and 2) the proposed change in non-residential occupancy would not require an increase in the number of parking spaces pursuant to Chapter 14, Article 2, Division 5.

Pursuant to SDMC Section 141.0504(a), Outlets are subject to separation requirements including a 1,000-foot separation from resource and population-based parks, other Outlets, churches, child care centers, playgrounds, libraries owned and operated by the City of San Diego, minor oriented facilities, residential care facilities, and schools including private or public institutions of learning providing instruction in kindergarten grades 1 to 12. There is also a minimum distance requirement of 100 feet from a residential zone. The proposed Outlet is in compliance with the required separation requirements.

The project is proposed within an existing structure constructed in 1971 in accordance with all applicable development regulations. The project is in compliance with the required 274 off-street parking spaces, 13 spaces for the proposed 5,074-square-foot Outlet and 261 spaces for the remaining 99,836 square feet of combined commercial services and office uses within both buildings on the project site.

The CUP and SDP for the project includes various conditions and corresponding exhibits of approval relevant to achieving compliance with the SDMC relative to parking, signage, lighting, security measures, hours of operation, and site maintenance. No variance or deviations are requested as part of this application. Therefore, the proposed development will comply with the regulations of the Land Development Code.

Site Development Permit Approval – Part 2, SDMC Section 1514.0201

**(a) The proposed development is consistent with the Mission Valley Community Plan and the Progress Guide and General Plan.**

The project site is located at 1233 Camino Del Rio South within the MVCP area, and designated for Commercial Office/Recreation use in the MVCP. This land use designation is intended to support multi-tenant office buildings, single purpose office-administrative facilities, professional-medical buildings, and financial institutions, as well as lodging, entertainment and recreational facilities. The MVCP further encourages a range of retail uses and multi-use development in which commercial uses are combined or integrated with other uses. The proposed Outlet, classified as a retail sales use category, is consistent with the community plan objective of encouraging a range of retail uses integrated with other uses.

The MVPD Ordinance limits development intensity to levels allowed under the adopted Mission Valley Community Plan, and includes three traffic areas (Area 1, Area 2, and Area 3) and thirteen DIDs, A through M, with two thresholds within each DID. A SDP is required due to estimated traffic resulting in a value in excess of the allowed Threshold 1 for the designated DID. The proposed project is located in Area 2 – DID J. The expected trip generation for the proposed 5,074-square-foot Marijuana Outlet is approximately 203 average daily trips (ADT), at 40 trips per 1,000 square feet. The combined trip value calculated for the existing uses and proposed use is 588 trips per acre (AC); above Threshold 1 (200 trips/AC) and below Threshold 2 (671 trips/AC).

The proposed Outlet is a compatible use with the surrounding commercial establishments at this location, consistent with the community plan land use designation and within the



development intensity intended for the site, therefore, the proposed development is consistent with Mission Valley Community Plan with a CUP and SDP.

**(b) The proposed development provides the required public facilities and is compatible with adjacent open space areas.**

The existing two-story commercial office building was constructed in 1971, and includes a fitness club, and several professional office, commercial service, and retail suites. The area south of the project site consists of steep slope and is designated as open space within the UCP. The Outlet is proposed within an existing building and no exterior building improvements are proposed, and would not affect the abutting open space area. The project will provide an ADA accessible path of travel from the Camino Del Rio South public right-of-way to the building entrance. Public improvements include replacement of the damaged portions of the sidewalk and existing driveways along Camino Del Rio South with City standard sidewalk and driveways. The existing building was constructed in compliance with all development regulations in effect at the time.

**(c) The proposed development meets the purpose, intent and criteria of the Mission Valley Planned District Ordinance including the applicable "Guidelines for Discretionary Review" adopted as part of the planned District.**

Marijuana Outlets are allowed in the MV-CO-CV Zone of the Mission Valley Planned District with a CUP and SDP, Process Three decision. A SDP is required due to the estimated traffic resulting in a value in excess of the allowed Threshold 1 for the designated DID. The project will result in a development intensity intended for the site.

Guidelines for Discretionary Review has have been fulfilled as the project has successfully submitted a deemed complete application for review through the City of San Diego and brought forward to a decision maker for decision in accordance to SDMC Section 1514.0201 (Permit Application, Review, and Issuance). Therefore, the proposed development meets the purpose, intent and criteria of MVPD Ordinance including the application "Guidelines for Discretionary Review" adopted as a part of this planned district.

**(d) The proposed development will comply with all other relevant regulations in the San Diego Municipal Code.**

The proposed Outlet, classified as retail sales, is allowed in the MV-CO-CV Zone of the MVPD with a CUP pursuant to SDMC Sections 141.0504 and 1514.0305(b). The proposed project is considered a change in use from a bar (Club Fuego) to a Marijuana Outlet and subject to the MVPD Ordinance, including DID requirements. The project requires a SDP pursuant to SDMC 1514.0201(d) due to the estimated traffic resulting in a value in excess of the allowed Threshold 1 and less than Threshold 2 for the designated DID.

The proposed Outlet is exempt from the Airport Land Use Compatibility Overly Zone regulations set forth in Chapter 13, Article 2, and Division 15 of the SDMC pursuant to [Section 132.1505\(c\)\(1\) and \(2\)](#) as 1) the project is limited to interior modifications and will not increase the density, floor area ratio or height of the existing structure, and 2) the proposed

change in non-residential occupancy would not require an increase in the number of parking spaces pursuant to Chapter 14, Article 2, Division 5.

Pursuant to SDMC Section 141.0504(a), Outlets are subject to separation requirements including a 1,000-foot separation from resource and population-based parks, other Outlets, churches, child care centers, playgrounds, libraries owned and operated by the City of San Diego, minor oriented facilities, residential care facilities, and schools including private or public institutions of learning providing instruction in kindergarten grades 1 to 12. There is also a minimum distance requirement of 100 feet from a residential zone. The proposed Outlet is in compliance with the required separation requirements.

The project is proposed within an existing structure constructed in 1971 in accordance with all applicable development regulations. The project is in compliance with the required 274 off-street parking spaces, 13 spaces for the proposed 5,074-square-foot Outlet and 261 spaces for the remaining 99,836 square feet of combined commercial services and office uses within both buildings on the project site.

The CUP and SDP for the project includes various conditions and corresponding exhibits of approval relevant to achieving compliance with the SDMC relative to parking, signage, lighting, security measures, hours of operation, and site maintenance. Marijuana Outlets must also comply with chapter 4, Article 2, Division 15, which provides guidelines for lawful operation. Therefore, the proposed development will comply with all other relevant regulations in the San Diego Municipal Code.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Hearing Officer, Conditional Use Permit No. 1846240 and Site Development Permit No. 1952275 is hereby GRANTED by the Hearing Officer to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit Nos. 1846240 and 1952275, a copy of which is attached hereto and made a part hereof.

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Firouzeh Tirandazi  
Development Project Manager  
Development Services

Adopted on: June 28, 2017

IO#: 24007021

**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: 24007021

SPACE ABOVE THIS LINE FOR RECORDER'S USE

CONDITIONAL USE PERMIT NO. 1810030  
 AND SITE DEVELOPMENT PERMIT NO. 1952275  
**SDMM CUP - PROJECT NO. 523179**  
 HEARING OFFICER

This Conditional Use Permit No. 1810030 is granted by the Hearing Officer of the City of San Diego to Mission Valley South, LTD, Owner, and Sean St. Peter, Permittee pursuant to San Diego Municipal Code [SDMC] sections 126.0305 and 126.0504. The 6.65-acre site is located at 1233 Camino Del Rio South, in the MVPD-MV-CO-CV Zone, and the Airport Land Use Compatibility (Montgomery Field), Airport Influence Area (Montgomery Field Review Area 2 and SDIA-Lindbergh Field Review Area 2), and the Federal Aviation Authority (FAA) Part 77 (Montgomery Field and SDIA-Lindbergh Field) Overlay Zones within the Mission Valley Community Plan Area. The project site is legally described as: Lot 1 of Mission Valley South, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 5984, Filed in the Office of the county Recorder of San Diego County, October 31, 1067.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner and Permittee to operate a Marijuana Outlet within an existing building described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated June 28, 2017, on file in the Development Services Department.

The project shall include:

- a. Operation of a Marijuana Outlet in a 5,074-square-foot tenant space located on the second floor of an existing 71,130-square-foot, two-story commercial office building;
- b. Existing landscaping (planting, irrigation and landscape related improvements);
- c. Off-street parking;
- d. 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.

**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 July 14, 2020.
2. This Conditional Use Permit [CUP] and corresponding use of this Marijuana Outlet shall expire on July 14, 2022. The Owner/Permittee may request that the expiration date be extended in accordance with SDMC Section 141.0504 (n).
3. In addition to other provisions of the law, the Marijuana Outlet must comply with Chapter 4, Article 2, Division 15 and Chapter 14, Article 1, Division 5 of the San Diego Municipal Code.
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 the Development Services Department; and
  - b. The Permit is recorded in the Office of the San Diego County Recorder.
  - c. A Marijuana Outlet Permit issued by the Development Services Department is approved for all responsible persons in accordance with SDMC Section 42.1504.
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 of San Diego 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 use within the 5,074-square-foot tenant space shall be limited to the Marijuana Outlet and any use permitted by right in the MVPD-MV-CO Zone.

14. The sale of recreational marijuana shall be prohibited without a valid license from the State authorizing such activity.
15. Consultations by medical professional shall not be a permitted accessory use at the Marijuana Outlet.
16. Lighting shall be provided to illuminate the interior of the Marijuana Outlet, façade, and the immediate surrounding area, including any accessory uses, parking lots, and adjoining sidewalks. Lighting shall be hooded or oriented so as to deflect light away from adjacent properties.
17. Security shall include operable cameras and a metal detector to the satisfaction of Development Services Department. This facility shall also include alarms and two armed security guards to the extent the possession of a firearm is not in conflict with 18 U.S.C. § 922(g) and 27 C.F.R. § 478.11. Nothing herein shall be interpreted to require or allow a violation of federal firearms laws. The security guards shall be licensed by the State of California. The security guards must be on the premises during business hours. One security guard must be on the premises 24 hours a day, seven days a week. The security guards should only be engaged in activities related to providing security for the facility, except on an incidental basis. The cameras shall have and use a recording device that maintains the records for a minimum of 30 days.
18. The Owner/Permittee shall install a combination of full-height bullet resistant glass, plastic or laminate shield and bullet resistant armor panels or solid grouted masonry block walls, designed by a licensed professional, at the reception area.
19. The Owner/Permittee shall install full-height bullet resistant armor panels or solid grouted masonry block walls, designed by a licensed professional, in common areas with other tenants, reception area and vault room.
20. All signs associated with this development shall be consistent with sign criteria established by City-wide sign regulations and shall further be restricted by this permit. Ground signs shall not be pole signs. A primary sign shall be posted on the outside of the Marijuana Outlet and shall only contain the name of the business, which shall contain only alphabetic characters, and shall be limited to two colors.
21. The Owner/Permittee shall post and maintain a sign showing the name and emergency contact phone number of an operator or manager in a location visible from outside the Marijuana Outlet in character size at least two inches in height.
22. The Marijuana Outlet shall operate only between the hours of 7:00 a.m. and 9:00 p.m., seven days a week.
23. The use of vending machines which allow access to marijuana and marijuana products except by a responsible person, as defined in the San Diego Municipal Code Section 42.1502, is prohibited. For purposes of this Section, a vending machine is any device which allows access to marijuana and marijuana products without a human intermediary.

24. The Owner/Permittee shall maintain the Marijuana Outlet, adjacent public sidewalks, and areas under the control of the Owner/Permittee, free of litter and graffiti at all times.

25. The Owner/Permittee shall provide for daily removal of trash, litter, and debris. Graffiti shall be removed from the premises within 24 hours.

**TRANSPORTATION REQUIREMENTS:**

26. All automobile, motorcycle and bicycle parking spaces must be constructed in accordance with the requirements of the SDMC. All on-site parking stalls and aisle widths shall be in compliance with requirements of the City's Land Development Code and shall not be converted and/or utilized for any other purpose, unless otherwise authorized in writing by the appropriate City decision maker in accordance with the SDMC.

27. The Owner/Permittee must construct and maintain an accessible path from the building entrance to the public street.

28. Prior to any work starting in the City street right-of-way, the applicant shall apply for a "Public Right-of-Way Permit for Traffic Control."

**ENGINEERING REQUIREMENTS:**

29. Prior to the issuance of any construction permits, the Owner/Permittee shall assure, by permit and bond, the reconstruction of the existing driveways with current City Standard 25-foot wide driveways, adjacent to the site on Camino Del Rio South, satisfactory to the City Engineer.

30. Prior to the issuance of any construction permits, the Owner/Permittee shall assure, by permit and bond, the reconstruction of the existing AC curb, gutter and sidewalk with current City Standard curb, gutter and sidewalk, adjacent to the site on Camino Del Rio South, satisfactory to the City Engineer.

31. Prior to the issuance of any construction permit, the Owner/Permittee shall incorporate any construction Best Management Practices necessary to comply with Chapter 14, Article 2, Division 1 (Grading Regulations) of the SDMC, into the construction plans or specifications.

32. Prior to the issuance of any construction permit the Owner/Permittee shall submit a Water Pollution Control Plan (WPCP). The WPCP shall be prepared in accordance with the guidelines in Part 2 Construction BMP Standards Chapter 4 of the City's Storm Water Standards.

**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 June 28, 2017 and Resolution No. \_\_\_\_\_.

DRAFT



Permit Type/PTS Approval No.: CUP No. 1846240 and SDP No. 1952275

Date of Approval: June 28 2017

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

\_\_\_\_\_  
Firouzeh Tirandazi  
Development Project Manager

**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.

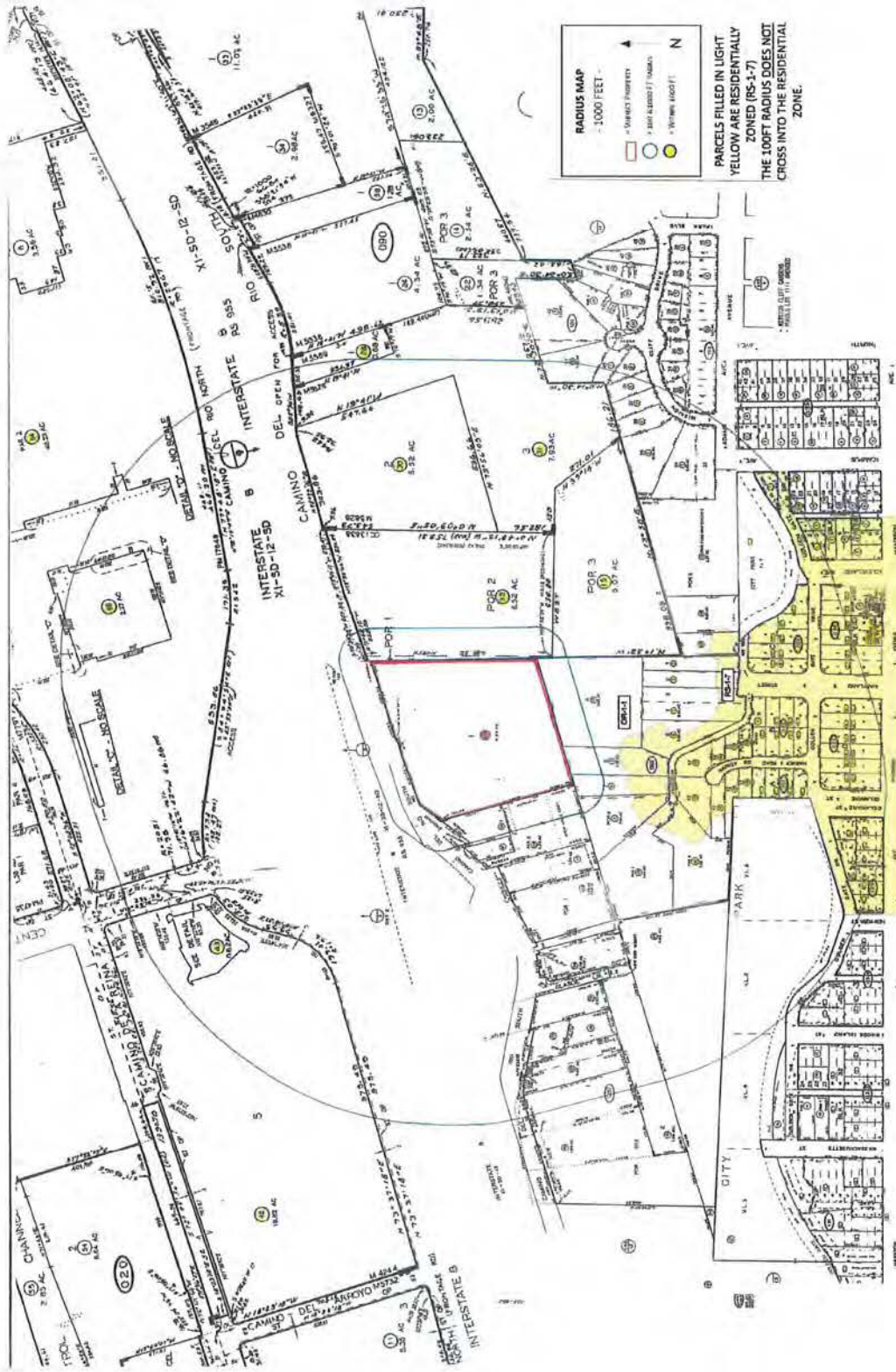
**MISSION VALLEY SOUTH, LTD**  
Owner

By \_\_\_\_\_  
Edward Goldberg  
Chief Executive Officer

**SEAN ST. PETER**  
Permittee

By \_\_\_\_\_  
Sean St. Peter

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



1000FT SUMMARY OF PARCELS

APN: 438-070-13 1000FT BUSINESS LISTINGS

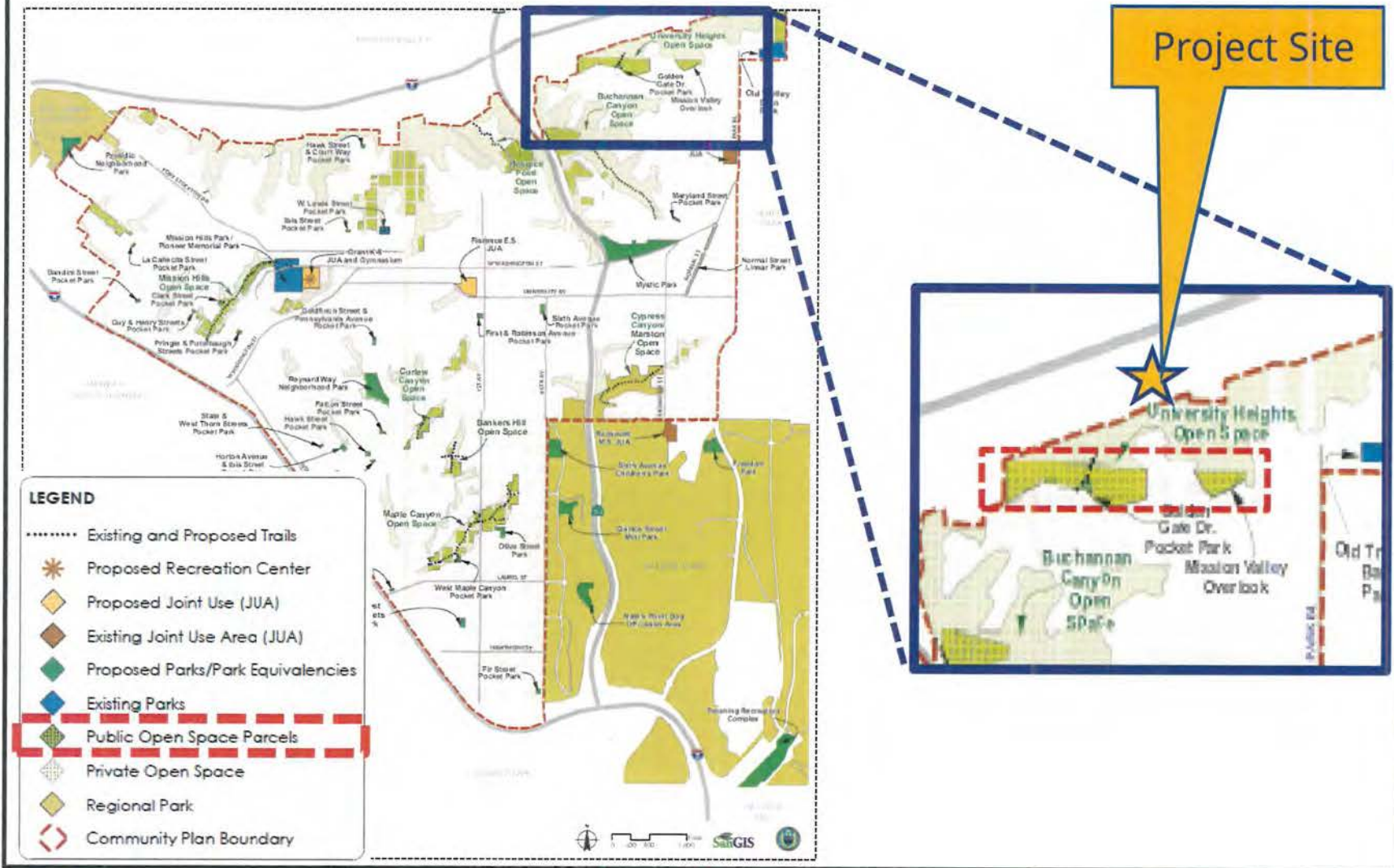
#	USE DESCRIPTION	SITE ADDRESS	CITY	STATE	ZIP	PARCEL NUMBER	BUSINESS/OWNER NAME
1	SHOPPING CENTER	825 CAMINO DE LA REINA	SAN DIEGO	CA	92108	438-020-42-00	KING'S FISH HOUSE
2	SHOPPING CENTER	845 CAMINO DE LA REINA	SAN DIEGO	CA	92108	438-020-42-00	THE HABIT BURGER GRILL
3	SHOPPING CENTER	891 CAMINO DE LA REINA	SAN DIEGO	CA	92108	438-020-42-00	FUDDRUCKERS
4	SHOPPING CENTER	925 CAMINO DE LA REINA STE A	SAN DIEGO	CA	92108	438-020-42-00	BEV MO
5	SHOPPING CENTER	925 CAMINO DE LA REINA STE B	SAN DIEGO	CA	92108	438-020-42-00	ITAN
6	SHOPPING CENTER	925 CAMINO DE LA REINA STE C	SAN DIEGO	CA	92108	438-020-42-00	THE COFFEE BEAN & TEA LEAF
7	SHOPPING CENTER	1072 CAMINO DEL RIO N	SAN DIEGO	CA	92108	438-020-42-00	TRADER JOE'S
8	SHOPPING CENTER	1144 CAMINO DEL RIO N	SAN DIEGO	CA	92108	438-020-42-00	ACTIVE RIDE SHOP
9	SHOPPING CENTER	1202 CAMINO DEL RIO N	SAN DIEGO	CA	92108	438-020-42-00	LAZY DOG RESTAURANT & BAR
10	SHOPPING CENTER	824 CAMINO DEL RIO N	SAN DIEGO	CA	92108	438-020-42-00	GOLFSMITH
11	SHOPPING CENTER	836 CAMINO DEL RIO N	SAN DIEGO	CA	92108	438-020-42-00	DSW DESIGNER SHOE WAREHOUSE
12	SHOPPING CENTER	908 CAMINO DEL RIO N	SAN DIEGO	CA	92108	438-020-42-00	MARSHALLS
13	SHOPPING CENTER	990 CAMINO DEL RIO N	SAN DIEGO	CA	92108	438-020-42-00	OLD NAVY
14	SHOPPING CENTER	5080 MISSION CENTER RD	SAN DIEGO	CA	92108	438-020-42-00	WEST ELM
15	RESTAURANT, BAR, FOOD SERVICE	5010 MISSION CENTER RD	SAN DIEGO	CA	92108	438-020-43-00	GORDON BIERSCH
16	SHOPPING CENTER	1640 CAMINO DEL RIO N	SAN DIEGO	CA	92168	438-030-54-00	MISSION VALLEY SHOPPINGTOWN LLC
17	SHOPPING CENTER	1025 CAMINO DE LA REINA STE 1	SAN DIEGO	CA	92168	438-030-54-00	JARED THE GALLERIA OF JEWELRY
18	SHOPPING CENTER	1025 CAMINO DE LA REINA STE 2	SAN DIEGO	CA	92168	438-030-54-00	CHIPOTLE MEXICAN GRILL
19	SHOPPING CENTER	1025 CAMINO DE LA REINA STE 3	SAN DIEGO	CA	92168	438-030-54-00	CORNER BAKERY CAFÉ
20	SHOPPING CENTER	1025 CAMINO DE LA REINA STE 4	SAN DIEGO	CA	92168	438-030-54-00	ROBEKS FRESH JUICES & SMOOTHIES
21	SHOPPING CENTER	1025 CAMINO DE LA REINA STE 5	SAN DIEGO	CA	92168	438-030-54-00	PEI WEI
22	SHOPPING CENTER	1288 CAMINO DEL RIO N	SAN DIEGO	CA	92108	438-030-55-00	TARGET
23	RESTAURANT, BAR, FOOD SERVICE	967 CAMINO DEL RIO S	SAN DIEGO	CA	92108	438-060-13-00	MISSION VALLEY CAFÉ
24	VACANT COMMERCIAL	VACANT/UNIMPROVED LAND	SAN DIEGO	CA	92108	438-060-16-00	SILVER STATE EQUITY LLC
25	SERVICE STATION, GAS STATION	915 CAMINO DEL RIO S	SAN DIEGO	CA	92108	438-060-20-00	ARCO
26	VACANT MISCELLANEOUS	VACANT/UNIMPROVED LAND	SAN DIEGO	CA	92108	438-060-23-00	BAYASI FAMILY TRUST
27	STORES, RETAIL OUTLET	1011 CAMINO DEL RIO S STE 100	SAN DIEGO	CA	92108	438-060-44-00	FARMERS INSURANCE
28	STORES, RETAIL OUTLET	1011 CAMINO DEL RIO S STE 150	SAN DIEGO	CA	92108	438-060-44-00	LINCOLN FINANCIAL SVC.
29	STORES, RETAIL OUTLET	1011 CAMINO DEL RIO S STE 200	SAN DIEGO	CA	92108	438-060-44-00	CALIFORNIA DRUG TESTING ASSOC.
30	STORES, RETAIL OUTLET	1011 CAMINO DEL RIO S STE 205	SAN DIEGO	CA	92108	438-060-44-00	PLAZA ASSOCIATES C D R S
31	STORES, RETAIL OUTLET	1011 CAMINO DEL RIO S STE 210	SAN DIEGO	CA	92108	438-060-44-00	MULTI-VENTURES INC.
32	STORES, RETAIL OUTLET	1011 CAMINO DEL RIO S STE 220	SAN DIEGO	CA	92108	438-060-44-00	BONITA TREAT & ASSOC.
33	STORES, RETAIL OUTLET	1011 CAMINO DEL RIO S STE 230	SAN DIEGO	CA	92108	438-060-44-00	COASTAL SATELLITE INC
34	STORES, RETAIL OUTLET	1011 CAMINO DEL RIO S STE 300	SAN DIEGO	CA	92108	438-060-44-00	MVI ADMINISTRATORS
35	STORES, RETAIL OUTLET	1011 CAMINO DEL RIO S STE 320	SAN DIEGO	CA	92108	438-060-44-00	TELESIS INC.
36	STORES, RETAIL OUTLET	1011 CAMINO DEL RIO S STE 330	SAN DIEGO	CA	92108	438-060-44-00	FINANCIAL LAW ASSOCIATES
37	STORES, RETAIL OUTLET	1011 CAMINO DEL RIO S STE 340	SAN DIEGO	CA	92108	438-060-44-00	WORK SMART PHYSICAL THERAPY
38	STORES, RETAIL OUTLET	1011 CAMINO DEL RIO S STE 400	SAN DIEGO	CA	92108	438-060-44-00	STUART NANCY CPA
39	STORES, RETAIL OUTLET	1011 CAMINO DEL RIO S STE 420	SAN DIEGO	CA	92108	438-060-44-00	DITECSA
40	STORES, RETAIL OUTLET	1011 CAMINO DEL RIO S STE 430	SAN DIEGO	CA	92108	438-060-44-00	PLAZA ASSOCIATES C D R S
41	STORES, RETAIL OUTLET	1011 CAMINO DEL RIO S STE 500	SAN DIEGO	CA	92108	438-060-44-00	VENTURA KUEHN & ASSOC. INC.
42	STORES, RETAIL OUTLET	1011 CAMINO DEL RIO S STE 510	SAN DIEGO	CA	92108	438-060-44-00	MUTUAL OF OMAHA INSURANCE CO.
43	STORES, RETAIL OUTLET	1011 CAMINO DEL RIO S STE 530	SAN DIEGO	CA	92108	438-060-44-00	STEPHEN BREWER PSYD
44	STORES, RETAIL OUTLET	1011 CAMINO DEL RIO S STE 550	SAN DIEGO	CA	92108	438-060-44-00	BARRETT FINANCIAL SVC.
45	STORES, RETAIL OUTLET	1011 CAMINO DEL RIO S STE 600	SAN DIEGO	CA	92108	438-060-44-00	SIEGEL MORENO & STETTNER
46	RESTAURANT, BAR, FOOD SERVICE	911 CAMINO DEL RIO S	SAN DIEGO	CA	92108	438-060-47-00	FUJI JAPANESE STEAKHOUSE & SUSHI
47	HOTEL/MOTEL	901 CAMINO DEL RIO S	SAN DIEGO	CA	92108	438-060-48-00	HILTON SAN DIEGO MISSION VALLEY
48	PARKING LOT, PARKING STRUCTURE	VACANT/PARKING LOT	SAN DIEGO	CA	92108	438-060-49-00	PEARCE-MISSION VALLEY LLC
49	MEDICAL/DENTAL/PROFESSIONAL BLDG	1075 CAMINO DEL RIO S STE 100	SAN DIEGO	CA	92108	438-070-12-00	MISSION BAY PLANNED PARENTHOOD
50	MEDICAL/DENTAL/PROFESSIONAL BLDG	1075 CAMINO DEL RIO S STE 200	SAN DIEGO	CA	92108	438-070-12-00	PLANNED PARENTHOOD; CLINICS; PACIFIC BEACH EXPRESS

MISSION VALLEY MALL - 136 SUITES

51	MEDICAL/DENTAL/PROFESSIONAL BLDG	1075 CAMINO DEL RIO S STE 300	SAN DIEGO	CA	92108	438-070-12-00	WASHINGTON SIERRA L MD
52	SHOPPING CENTER	1231 CAMINO DEL RIO S STE C	SAN DIEGO	CA	92108	438-070-13-00	THE GOLF MART
53	SHOPPING CENTER	1233 CAMINO DEL RIO S FRONT	SAN DIEGO	CA	92108	438-070-13-00	CHUZE FITNESS
54	SHOPPING CENTER	1233 CAMINO DEL RIO S STE 103	SAN DIEGO	CA	92108	438-070-13-00	MISSION VALLEY SOUTH LTD 60% MIS
55	SHOPPING CENTER	1233 CAMINO DEL RIO S STE 200	SAN DIEGO	CA	92108	438-070-13-00	PIANO SD (CLOSED)
56	SHOPPING CENTER	1233 CAMINO DEL RIO S STE 275	SAN DIEGO	CA	92108	438-070-13-00	STEPHINA PHOTOGRAPHY
57	SHOPPING CENTER	1233 CAMINO DEL RIO S STE 277	SAN DIEGO	CA	92108	438-070-13-00	CHUZE FITNESS
58	SHOPPING CENTER	1233 CAMINO DEL RIO S STE 279	SAN DIEGO	CA	92108	438-070-13-00	BRIDAL & VEIL MISSION VALLEY
59	SHOPPING CENTER	1257 CAMINO DEL RIO S	SAN DIEGO	CA	92108	438-070-13-00	5.11 TACTICAL
60	SHOPPING CENTER	1299 CAMINO DEL RIO S STE 283	SAN DIEGO	CA	92108	438-070-13-00	CLUB MIAMI
61	SHOPPING CENTER	1333 CAMINO DEL RIO S STE 101	SAN DIEGO	CA	92108	438-070-13-00	ENTERPRISE; MISSION VALLEY
62	SHOPPING CENTER	1333 CAMINO DEL RIO S STE 102	SAN DIEGO	CA	92108	438-070-13-00	FREEWAY INSURANCE; CHULA VISTA
63	SHOPPING CENTER	1333 CAMINO DEL RIO S STE 103	SAN DIEGO	CA	92108	438-070-13-00	CATALYST PHYSICAL THERAPY
64	SHOPPING CENTER	1333 CAMINO DEL RIO S STE 104	SAN DIEGO	CA	92108	438-070-13-00	SUZI FELDMAN
65	SHOPPING CENTER	1333 CAMINO DEL RIO S STE 105	SAN DIEGO	CA	92108	438-070-13-00	KELLAZ SHARONNA
66	SHOPPING CENTER	1333 CAMINO DEL RIO S STE 106	SAN DIEGO	CA	92108	438-070-13-00	BROADWAY & 9TH LP
67	SHOPPING CENTER	1333 CAMINO DEL RIO S STE 107	SAN DIEGO	CA	92108	438-070-13-00	MISSION VALLEY SOUTH LTD 60% MIS
68	SHOPPING CENTER	1333 CAMINO DEL RIO S STE 201	SAN DIEGO	CA	92108	438-070-13-00	VACANT SUITE
69	SHOPPING CENTER	1333 CAMINO DEL RIO S STE 201B	SAN DIEGO	CA	92108	438-070-13-00	LANDMARK FINANCIAL INC.
70	SHOPPING CENTER	1333 CAMINO DEL RIO S STE 202	SAN DIEGO	CA	92108	438-070-13-00	SMILE CARE
71	SHOPPING CENTER	1333 CAMINO DEL RIO S STE 203	SAN DIEGO	CA	92108	438-070-13-00	MISSION VALLEY SOUTH LTD 60% MIS
72	SHOPPING CENTER	1333 CAMINO DEL RIO S STE 300	SAN DIEGO	CA	92108	438-070-13-00	ANTHONY DEGASPERIS
73	SHOPPING CENTER	1333 CAMINO DEL RIO S STE 302	SAN DIEGO	CA	92108	438-070-13-00	BARZAL & SCOTTI
74	SHOPPING CENTER	1333 CAMINO DEL RIO S STE 303	SAN DIEGO	CA	92108	438-070-13-00	VACANT SUITE
75	SHOPPING CENTER	1333 CAMINO DEL RIO S STE 304	SAN DIEGO	CA	92108	438-070-13-00	SWANSON LAW OFFICES
76	SHOPPING CENTER	1333 CAMINO DEL RIO S STE 306	SAN DIEGO	CA	92108	438-070-13-00	MISSION VALLEY SOUTH LTD 60% MIS
77	SHOPPING CENTER	1333 CAMINO DEL RIO S STE 308	SAN DIEGO	CA	92108	438-070-13-00	HEIL TAX & ACCOUNTING SVC. INC.
78	SHOPPING CENTER	1333 CAMINO DEL RIO S STE 310	SAN DIEGO	CA	92108	438-070-13-00	CAL WEST REAL ESTATE
79	SHOPPING CENTER	1333 CAMINO DEL RIO S STE 311	SAN DIEGO	CA	92108	438-070-13-00	VACANT SUITE
80	SHOPPING CENTER	1333 CAMINO DEL RIO S STE 315	SAN DIEGO	CA	92108	438-070-13-00	CMAPS ANALYTICS
81	SHOPPING CENTER	1333 CAMINO DEL RIO S STE 317	SAN DIEGO	CA	92108	438-070-13-00	VACANT SUITE
82	RESTAURANT, BAR, FOOD SERVICE	1111 CAMINO DEL RIO S	SAN DIEGO	CA	92108	438-070-19-00	WENDY'S
83	RESTAURANT, BAR, FOOD SERVICE	VACANT/PARKING LOT	SAN DIEGO	CA	92108	438-070-21-00	NENOW,NANCY TRUST
84	RESTAURANT, BAR, FOOD SERVICE	1065 CAMINO DEL RIO S	SAN DIEGO	CA	92108	438-070-23-00	DENNY'S
85	STORES, RETAIL OUTLET	1081 CAMINO DEL RIO S STE 103	SAN DIEGO	CA	92108	438-070-24-00	MAGNIUS REALTY GROUP
86	STORES, RETAIL OUTLET	1081 CAMINO DEL RIO S STE 104	SAN DIEGO	CA	92108	438-070-24-00	JOEL WEISSMAN REAL ESTATE
87	STORES, RETAIL OUTLET	1081 CAMINO DEL RIO S STE 105	SAN DIEGO	CA	92108	438-070-24-00	PRIMO VALET SERVICES
88	STORES, RETAIL OUTLET	1081 CAMINO DEL RIO S STE 106	SAN DIEGO	CA	92108	438-070-24-00	TJM USA
89	STORES, RETAIL OUTLET	1081 CAMINO DEL RIO S STE 107	SAN DIEGO	CA	92108	438-070-24-00	AMERICAN CONTRACTORS INDEMNITY
90	STORES, RETAIL OUTLET	1081 CAMINO DEL RIO S STE 108	SAN DIEGO	CA	92108	438-070-24-00	MISSION CENTER OFFICE SUITES LTD
91	STORES, RETAIL OUTLET	1081 CAMINO DEL RIO S STE 109	SAN DIEGO	CA	92108	438-070-24-00	POSTAL CONNECTIONS
92	STORES, RETAIL OUTLET	1081 CAMINO DEL RIO S STE 110	SAN DIEGO	CA	92108	438-070-24-00	MISSION CENTER OFFICE SUITES LTD
93	STORES, RETAIL OUTLET	1081 CAMINO DEL RIO S STE 111	SAN DIEGO	CA	92108	438-070-24-00	CENTER FOR MEDICAL ETHICS
94	STORES, RETAIL OUTLET	1081 CAMINO DEL RIO S STE 112	SAN DIEGO	CA	92108	438-070-24-00	HAMLIN PROPERTIES
95	STORES, RETAIL OUTLET	1081 CAMINO DEL RIO S STE 114	SAN DIEGO	CA	92108	438-070-24-00	SK FINANCIAL
96	STORES, RETAIL OUTLET	1081 CAMINO DEL RIO S STE 115	SAN DIEGO	CA	92108	438-070-24-00	4 SALE HOTLINE
97	STORES, RETAIL OUTLET	1081 CAMINO DEL RIO S STE 118	SAN DIEGO	CA	92108	438-070-24-00	NEO -SEARCH
98	STORES, RETAIL OUTLET	1081 CAMINO DEL RIO S STE 119	SAN DIEGO	CA	92108	438-070-24-00	MISSION CENTER OFFICE SUITES LTD
99	STORES, RETAIL OUTLET	1081 CAMINO DEL RIO S STE 120	SAN DIEGO	CA	92108	438-070-24-00	ELSIE JACOBSON
100	STORES, RETAIL OUTLET	1081 CAMINO DEL RIO S STE 121	SAN DIEGO	CA	92108	438-070-24-00	MISSION CENTER OFFICE SUITES LTD
101	STORES, RETAIL OUTLET	1081 CAMINO DEL RIO S STE 122	SAN DIEGO	CA	92108	438-070-24-00	PAULMILLER.NET
102	STORES, RETAIL OUTLET	1081 CAMINO DEL RIO S STE 123	SAN DIEGO	CA	92108	438-070-24-00	MISSION CENTER OFFICE SUITES LTD
103	STORES, RETAIL OUTLET	1081 CAMINO DEL RIO S STE 124	SAN DIEGO	CA	92108	438-070-24-00	GOLD CROWN MORTGAGE INC.

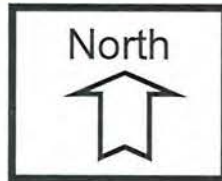
104	STORES, RETAIL OUTLET	1081 CAMINO DEL RIO S STE 125	SAN DIEGO	CA	92108	438-070-24-00	MISSION CENTER OFFICE SUITES LTD
105	STORES, RETAIL OUTLET	1081 CAMINO DEL RIO S STE 126	SAN DIEGO	CA	92108	438-070-24-00	OLIVE CREST FOSTER FAMILY AGENCY; INFORMATION
106	STORES, RETAIL OUTLET	1081 CAMINO DEL RIO S STE 127	SAN DIEGO	CA	92108	438-070-24-00	RENEW YOU
107	STORES, RETAIL OUTLET	1081 CAMINO DEL RIO S STE 128	SAN DIEGO	CA	92108	438-070-24-00	TRI-STAR MORTGAGE INC.
108	STORES, RETAIL OUTLET	1081 CAMINO DEL RIO S STE 129	SAN DIEGO	CA	92108	438-070-24-00	CRASH INC.
109	STORES, RETAIL OUTLET	1081 CAMINO DEL RIO S STE 201	SAN DIEGO	CA	92108	438-070-24-00	DISH HD NETWORK
110	STORES, RETAIL OUTLET	1081 CAMINO DEL RIO S STE 202	SAN DIEGO	CA	92108	438-070-24-00	FAMILY LAW INSTITUTE
111	STORES, RETAIL OUTLET	1081 CAMINO DEL RIO S STE 203	SAN DIEGO	CA	92108	438-070-24-00	WEALTHBRIDGE INSURANCE SLTNS
112	STORES, RETAIL OUTLET	1081 CAMINO DEL RIO S STE 204	SAN DIEGO	CA	92108	438-070-24-00	HOPLAND LTD.
113	STORES, RETAIL OUTLET	1081 CAMINO DEL RIO S STE 205	SAN DIEGO	CA	92108	438-070-24-00	KSA ELECTRONICS
114	STORES, RETAIL OUTLET	1081 CAMINO DEL RIO S STE 206	SAN DIEGO	CA	92108	438-070-24-00	CORLAR LLC
115	STORES, RETAIL OUTLET	1081 CAMINO DEL RIO S STE 207	SAN DIEGO	CA	92108	438-070-24-00	D J RAUSA ATTORNEY AT LAW
116	STORES, RETAIL OUTLET	1081 CAMINO DEL RIO S STE 208	SAN DIEGO	CA	92108	438-070-24-00	ROCHA A STEPHEN
117	STORES, RETAIL OUTLET	1081 CAMINO DEL RIO S STE 209	SAN DIEGO	CA	92108	438-070-24-00	MISSION CENTER OFFICE SUITES LTD
118	STORES, RETAIL OUTLET	1081 CAMINO DEL RIO S STE 210	SAN DIEGO	CA	92108	438-070-24-00	TODD SWANSON - CLOSED
119	STORES, RETAIL OUTLET	1081 CAMINO DEL RIO S STE 211	SAN DIEGO	CA	92108	438-070-24-00	CSC SECURITY SERVICES
120	STORES, RETAIL OUTLET	1081 CAMINO DEL RIO S STE 212	SAN DIEGO	CA	92108	438-070-24-00	MISSION CENTER OFFICE SUITES LTD
121	STORES, RETAIL OUTLET	1081 CAMINO DEL RIO S STE 213	SAN DIEGO	CA	92108	438-070-24-00	MY ACCOUNTANT SAN DIEGO
122	STORES, RETAIL OUTLET	1081 CAMINO DEL RIO S STE 214	SAN DIEGO	CA	92108	438-070-24-00	RESTAURANT NET LEASE
123	STORES, RETAIL OUTLET	1081 CAMINO DEL RIO S STE 215	SAN DIEGO	CA	92108	438-070-24-00	VENTURA KUEHN & ASSOCIATES INC
124	STORES, RETAIL OUTLET	1081 CAMINO DEL RIO S STE 216	SAN DIEGO	CA	92108	438-070-24-00	GRANDER HOME LOANS
125	STORES, RETAIL OUTLET	1081 CAMINO DEL RIO S STE 217	SAN DIEGO	CA	92108	438-070-24-00	A D T SECURITY
126	STORES, RETAIL OUTLET	1081 CAMINO DEL RIO S STE 218	SAN DIEGO	CA	92108	438-070-24-00	CAREGEN
127	STORES, RETAIL OUTLET	1081 CAMINO DEL RIO S STE 219	SAN DIEGO	CA	92108	438-070-24-00	SAN DIEGO INVESTMENT BROKERS
128	STORES, RETAIL OUTLET	1081 CAMINO DEL RIO S STE 220	SAN DIEGO	CA	92108	438-070-24-00	MISSION CENTER OFFICE SUITES LTD
129	STORES, RETAIL OUTLET	1081 CAMINO DEL RIO S STE 221	SAN DIEGO	CA	92108	438-070-24-00	ACRE INVESTMENT REAL ESTATE
130	STORES, RETAIL OUTLET	1081 CAMINO DEL RIO S STE 222	SAN DIEGO	CA	92108	438-070-24-00	ASAP PRINT & DESIGN
131	STORES, RETAIL OUTLET	1081 CAMINO DEL RIO S STE 223	SAN DIEGO	CA	92108	438-070-24-00	MYSTERY CAFE DINNER THEATRE
132	STORES, RETAIL OUTLET	1081 CAMINO DEL RIO S STE 224	SAN DIEGO	CA	92108	438-070-24-00	AFFLUENT LIVING PUBLICATIONS
133	STORES, RETAIL OUTLET	1081 CAMINO DEL RIO S STE 225	SAN DIEGO	CA	92108	438-070-24-00	MISSION CENTER OFFICE SUITES LTD
134	VACANT MISCELLANEOUS	VACANT/UNIMPROVED LAND	SAN DIEGO	CA	92108	438-090-15-00	CUTRI,ALBERT A & SHARON M REVOC
135	AUTO SALES, SERVICES	1461 CAMINO DEL RIO S	SAN DIEGO	CA	92108	438-090-26-00	SAN DIEGO AUTOMOTIVE
136	AUTO SALES, SERVICES	1441 CAMINO DEL RIO S	SAN DIEGO	CA	92108	438-090-30-00	ELECTRIC CHARGING STATION
137	AUTO SALES, SERVICES	1443 CAMINO DEL RIO S	SAN DIEGO	CA	92108	438-090-31-00	SAN DIEGO BEEMERS
138	HOTEL/MOTEL	1433 CAMINO DEL RIO S	SAN DIEGO	CA	92108	438-090-32-00	SHERATON MISSION VALLEY SAN DIEGO HOTEL
139	VACANT/UNIMPROVED LAND	VACANT/UNIMPROVED LAND	SAN DIEGO	CA	92108	438-101-16-00	PACTEL MOBILE ACCESS
140	PUBLIC AGENCY	VACANT/UNIMPROVED LAND	SAN DIEGO	CA	92108	444-131-12-00	CITY OF SAN DIEGO
141	PUBLIC AGENCY	VACANT/UNIMPROVED LAND	SAN DIEGO	CA	92108	445-020-01-00	CITY OF SAN DIEGO

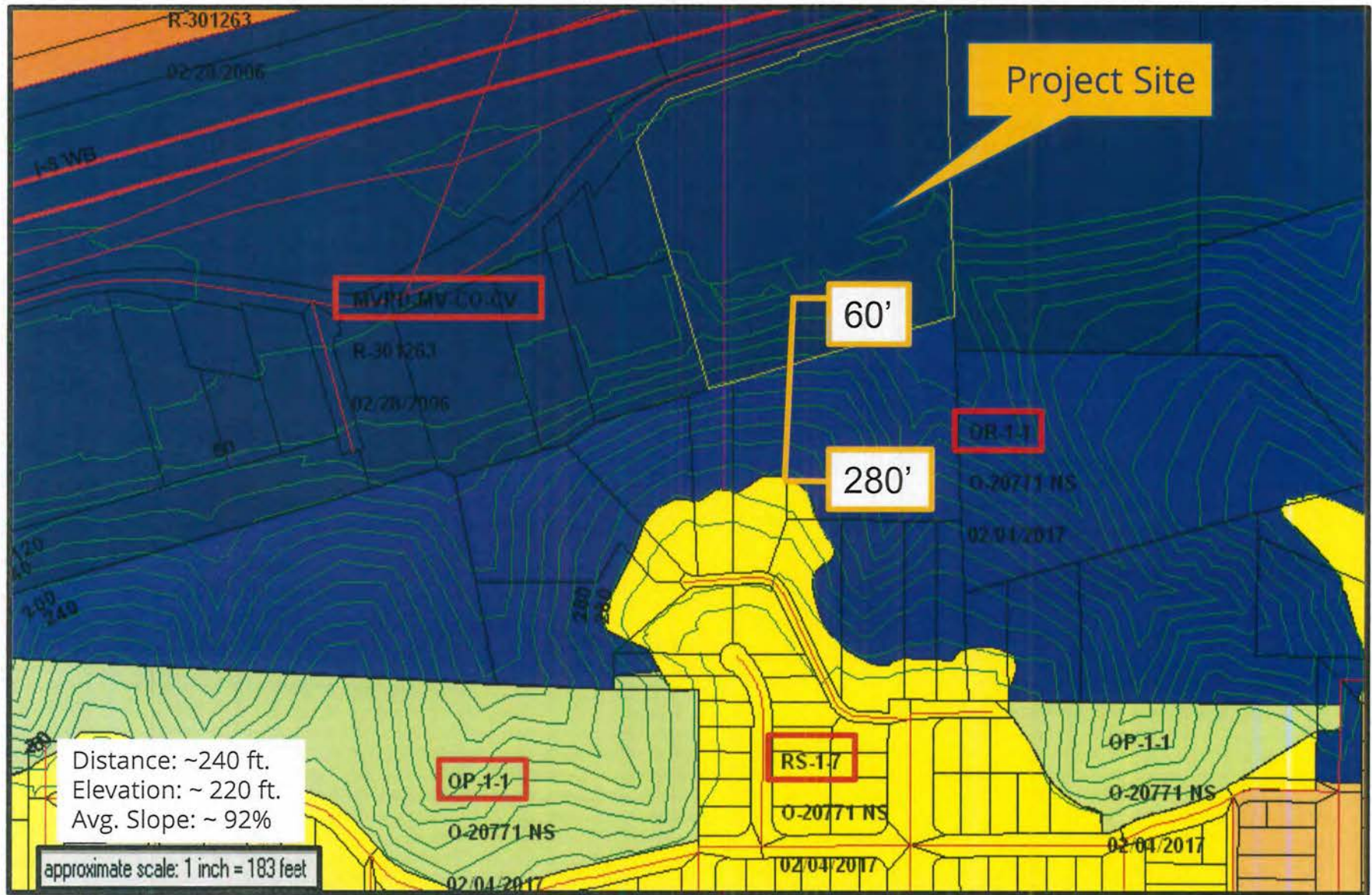
FIGURE 7-1: PARKS, RECREATION FACILITIES AND OPEN SPACE



## Uptown Community Plan – Figure 7-1

SDMM CUP / 1233 Camino Del Rio South  
PROJECT NO. 523179





## Existing Zones and Topography

SDMM CUP / 1233 Camino Del Rio South  
PROJECT NO. 523179



NOTICE OF EXEMPTION

ATTACHMENT 10

(Check one or both)

TO:  X  RECORDER/COUNTY CLERK  
P.O. Box 1750, MS A-33  
1600 PACIFIC HWY, ROOM 260  
SAN DIEGO, CA 92101-2422

FROM: CITY OF SAN DIEGO  
DEVELOPMENT SERVICES DEPARTMENT  
1222 FIRST AVENUE, MS 501  
SAN DIEGO, CA 92101

           OFFICE OF PLANNING AND RESEARCH  
1400 TENTH STREET, ROOM 121  
SACRAMENTO, CA 95814

Project No.: 523179

Project Title: SDMM CUP

PROJECT LOCATION-SPECIFIC: The project site is located at 1233 Camino Del Rio South San Diego, CA 92108 within the Mission Valley Community Plan

PROJECT LOCATION-CITY/COUNTY: San Diego/San Diego

Description of nature and Purpose of the Project: Conditional Use Permit (CUP) and Site Development Permit (SDP) to operate a Medical Marijuana Consumer Cooperative (MMCC) to operate within a 5,074 square foot space of an existing 2-story, 71,130 square foot commercial building. The project site is located within the MV-CO-CV Zone and is within the Mission Valley Planned District. Tenant improvements would consist of the installation of new frame construction to include walls for new offices, a secured bullet proof glass reception room and the conversion of an existing freezer into a secured vault. The MMCC would comply with all height and bulk regulations and is located on a site that is currently developed with public utilities in place to serve the facility.

NAME OF PUBLIC AGENCY APPROVING PROJECT: City of San Diego

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT: Sean St. Peter, 4231 Balboa Avenue, San Diego CA 92117. (619) 618-8139

EXEMPT STATUS: (CHECK ONE)

- MINISTERIAL (SEC. 21080(b)(1); 15268);
- DECLARED EMERGENCY (SEC. 21080(b)(3); 15269(a));
- EMERGENCY PROJECT (SEC. 21080(b)( 4); 15269 (b)(c)..
- CATEGORICAL EXEMPTION: 15303 (New Construction)
- STATUTORY EXEMPTION:

REASONS WHY PROJECT IS EXEMPT: The City of San Diego conducted an environmental review that determined that the project would not have the potential to cause a significant effect on the environment. Since the project would operate within an existing commercial space and would only make modifications to the space the project meets the criteria set forth in CEQA Section 15303. The section allows for the conversion of existing small structures from one use to another where only minor modifications are made and the exceptions listed in CEQA Section 15300.2 would not apply.

LEAD AGENCY CONTACT PERSON: JEFFREY SZYMANSKI

TELEPHONE: 619 446-5324



IF FILED BY APPLICANT:

1. ATTACH CERTIFIED DOCUMENT OF EXEMPTION FINDING.
2. HAS A NOTICE OF EXEMPTION BEEN FILED BY THE PUBLIC AGENCY APPROVING THE PROJECT?  
( ) YES ( ) NO

IT IS HEREBY CERTIFIED THAT THE CITY OF SAN DIEGO HAS DETERMINED THE ABOVE ACTIVITY TO BE EXEMPT FROM CEQA.

Jff L / SENIOR PLANNER  
SIGNATURE/TITLE

6/6/2017  
DATE

CHECK ONE:

(X) SIGNED BY LEAD AGENCY

DATE RECEIVED FOR FILING WITH COUNTY CLERK OR OPR:

**MINUTES OF THE REGULAR MEETING OF THE  
MISSION VALLEY PLANNING GROUP**

March 1, 2017

MEMBERS PRESENT

Steve Abbo  
Deborah Bossmeyer  
Paul Brown  
Bob Cummings  
Robert Doherty  
Randall Dolph  
Alan Grant  
Derek Hulse  
John La Raia  
Elizabeth Leventhal  
Kathy McSherry  
Andrew Michajlenko  
Jim Penner  
Keith Pittsford  
Marco Sessa  
Dottie Surdi  
Josh Weiselberg  
Larry Wenell

MEMBERS ABSENT

Matthew Guillory  
Rob Hutsel  
Rick Tarbell

CITY STAFF

Nancy Graham  
Liz Saidkhanian

**A. CALL TO ORDER:**

Verify Quorum: 18 of 21 members were present, constituting a quorum. Chairman Dottie Surdi called the regular meeting of the Mission Valley Planning Group (MVPG) to order at 12:03 p.m. at the Mission Valley Library Community Room located at 2123 Fenton Parkway, San Diego, CA.

**B. PLEDGE OF ALLEGIANCE – led by Randall Dolph**

**C. INTRODUCTIONS / OPENING REMARKS:**

Dottie Surdi welcomed everyone to the meeting and reminded those present to sign the sign in sheets. Guests introduced themselves.

**D. APPROVAL OF MINUTES:**

Dottie Surdi asked for a motion to approve the February 1, 2017 minutes. A motion was made by Keith Pittsford to approve the minutes. Alan Grant seconded the motion. The motion was approved 14-0-4 with Andrew Michajlenko, Derek Hulse, Dotti Surdi and Josh Weiselberg abstaining.

**E. PUBLIC INPUT – NON-AGENDA ITEMS BUT WITHIN THE SCOPE OF AUTHORITY OF THE PLANNING GROUP.**

"The Mission Valley Planning Group has been formed and recognized by the City Council to make recommendations to the City Council, Planning Commission, City staff, and other governmental agencies on land use matters, specifically concerning the preparation of, adoption of, implementation of, or amendment to, the General Plan or a land use plan when a plan relates to the Mission Valley community

- highest in the nation. They have also conducted some levels of pricing models with MLS to assess the viability of the market, and are working with top level executives in Soccer.
- (Q) Do the Kinder Morgan tanks impact the project? (A) Mr. Stone said that the tank farm is outside the scope of the project.
  - (Q) How active is the FS Investors team working with San Diego State University on the size of the stadium to see if would be useful to their football program. (A) Mr. Stone said that they have had multiple conversations with the University over the past six months, and would continue on an ongoing basis.
  - (Q) Questions arose on the permitting process. (A) Mr. Stone stated that they are putting forward a specific plan through the citizen's initiative process, followed by a request for council vote on the initiative. Going forward if the project or timelines stray outside the specific plan initiative language then the project would revert to the traditional permitting process.
  - (Q) Questions regarding mitigation measures such as traffic, and the timing of the installation of mitigation measures. It was noted that traditional permitting process would insure that mitigation measures would be implemented and not side stepped. (A) Mr. Stone stated that the specific plan addresses traffic impacts with specific road an intersection improvements.
  - (Q) Question regarding the trolley line, specifically the addition of the purple line to offset traffic impact. (A) Mr. Stone noted that the purple line as of today is unfunded, and for the purposes of the initiative were not assumed in their studies.
  - (Q) It was noted that Serra Mesa was not mentioned in the specific plan traffic study, and that there is a direct impact of traffic from the current Qualcomm Stadium event days. (A) Mr. Stone stated that the specific plan indicates improvement on Friars to offset traffic.
  - (Q) It was noted that the study states that traffic in the study is double what a typical Chargers 'game day' traffic was, but that would now be every day of the week/year. (A) Mr. Stone stated that was misleading as the ADT's in the specific plan study are spread throughout the day, and not bundled in a 3 or 4 hour window. He also stated that the specific plan traffic assumes a worst case scenario, and that the envisioned live, work, play environment follows the city of villages concept where there is less reliance on cars.
  - (Q) Parking concerns were raised. (A) Mr. Stone said the parking study assumes a shared parking analysis based on the various uses.

The Planning Group briefly discussed how best to proceed with making a recommendation to the Council on such a significant City asset as the Qualcomm Stadium site. As the item was before the planning group as an 'information item' no action was taken. The chair noted that the item would be placed on the April agenda as an action item so further discussion and/or formal action could be taken.

#### **ACTION ITEMS:**

##### **1. SDMM - Sean St. Peter Presenting – Action Item:**

Project # 523179: The project is returning seeking approval from the MVPG for a conditional use permit for a proposed MMCC. The project consists of a Conditional Use Permit for a MMCC to operate within a 5,074 square foot tenant space of an existing two-story, 17,299 square foot commercial building located at 1233 Camino Del Rio South.

Applicant introduced himself and provided photographic maps of the area surrounding the CUP location that demonstrated 1,000 foot radius boundary limits of the property. This was in response to the February request by the MVPG. The applicant then invited questions about the application.

Comments and Questions included:

- Was the property properly noticed with signed posted as required. Applicant stated that they were, and has checked on them periodically as notices tend to be stolen or removed by those in opposition to the facility.
- San Diego for Safe Neighborhoods expressed concerns of criminal activity and sited concerns for the ill health effects of such use. Applicant briefly stated the benefits to those with illnesses.
- Is there an issue of the proposed CUP being within 1,000 feet of a school/park. Applicant stated that the steep hillsides elevation change breaks 1,000 foot path of travel to the school/park. Nancy Graham confirmed the stipulated code.
- Concern about proper noticing of neighbors within 1,000 feet. Applicant stated that they have followed all requirements of the city for noticing.
- Concerns of neighbors and how it would affect their customer base.
- One local business owner stated they had no concerns about the applicant or proposed CUP.

The board discussed that the San Diego City Council has adopted four MMCC's for each district, meaning a total of 4 MMCC CUP's are available for District 7 (within Mission Valley). It was also noted that a small portion of District 3 intersects with Mission Valley south of the 8 freeway and two MMCC's have been approved in that location of Mission Valley.

A motion was made by Marco Sessa to support the project with all cycle comments addressed. Alan Grant seconded the motion. The motion was approved:

10 Ayes: Grant, Pittsford, McSherry, Bossmeyer, Sessa, Cummings, Penner, Hulse, Brown, Michajlenko.

7 Against: La Raia, Leventhal, Wenell, Surdi, Abbo, Doherty, Dolph

1 Abstain: Weiselberg

2. City of San Diego Public Works, Amy Mills, Project Manager and Jim Bliss, Psomas Presenting.  
Project #523881: Mission Village Drive – from Ronda to Qualcomm, sidewalk improvements. The presenter gave a visual presentation of the project along Mission Village Drive traveling north up the hill from Qualcomm Stadium.

Comments and Questions included:

- Due to the steep hillside nature of the street, does or could the project include a few safe zones, specifically to accommodate ADA path of travel. The presenter stated that it may be difficult due to the steep hillsides beside the sidewalk but they understood the concern and would look into the issue further.

A motion was made by Jim Penner to recommend the project for approval, with inclusion of Keith Pittsford's suggestion to add "safe zones" along the path of travel for ADA due to steep grade of the street. Bob Cummings seconded the motion. Motion was approved unanimously.

3. Town and Country, Todd Majcher (Lowe Enterprises) Presenting.  
Project #424475 Recommend approval of the Town and Country project including: Removal from the Atlas Specific Plan, Mission Valley Planned Development Ordinance Amendment, Rezone from MVPD-MV-MV/SP to MVPD-MV-M (MV-CV and MVR-5), General Plan Amendment, Mission Valley Community Plan Amendment, Planned Development Permit (Master Plan), Site



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

# Ownership Disclosure Statement

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  Conditional Use Permit  
 Variance  Tentative Map  Vesting Tentative Map  Map Waiver  Land Use Plan Amendment  Other \_\_\_\_\_

Project Title: SDMM Project No. For City Use Only: 523179

Project Address: 13.33 CAMINO DEL RIO S. SAN DIEGO CA 92108

**Part I - To be completed when property is held by individual(s)**

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter, as identified above, 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) and tenant(s) (if applicable) of the above referenced property. The list must include the names and addresses of all persons who have an interest in the property, recorded or otherwise, and state the type of property interest (e.g., tenants who will benefit from the permit, all individuals who own the property). A signature is required of at least one of the property owners. Attach additional pages if needed. A signature from the Assistant Executive Director of the San Diego Redevelopment Agency shall be required for all project parcels for which a Disposition and Development Agreement (DDA) has been approved / executed by the City Council. 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.

Additional pages attached  Yes  No

Name of Individual (type or print): \_\_\_\_\_

Name of Individual (type or print): \_\_\_\_\_

Owner  Tenant/Lessee  Redevelopment Agency

Owner  Tenant/Lessee  Redevelopment Agency

Street Address: \_\_\_\_\_

Street Address: \_\_\_\_\_

City/State/Zip: \_\_\_\_\_

City/State/Zip: \_\_\_\_\_

Phone No: \_\_\_\_\_ Fax No: \_\_\_\_\_

Phone No: \_\_\_\_\_ Fax No: \_\_\_\_\_

Signature : \_\_\_\_\_ Date: \_\_\_\_\_

Signature : \_\_\_\_\_ Date: \_\_\_\_\_

Name of Individual (type or print): \_\_\_\_\_

Name of Individual (type or print): \_\_\_\_\_

Owner  Tenant/Lessee  Redevelopment Agency

Owner  Tenant/Lessee  Redevelopment Agency

Street Address: \_\_\_\_\_

Street Address: \_\_\_\_\_

City/State/Zip: \_\_\_\_\_

City/State/Zip: \_\_\_\_\_

Phone No: \_\_\_\_\_ Fax No: \_\_\_\_\_

Phone No: \_\_\_\_\_ Fax No: \_\_\_\_\_

Signature : \_\_\_\_\_ Date: \_\_\_\_\_

Signature : \_\_\_\_\_ Date: \_\_\_\_\_

Project Title: SDMM

Part II - To be completed when property is held by a corporation or partnership

Legal Status (please check):

Corporation  Limited Liability -or-  General) What State? CA Corporate Identification No. 95-6178246  
 Partnership

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter, as identified above, 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 names, titles and addresses of all persons who have an interest in the property, recorded or otherwise, and state the type of property interest (e.g., tenants who will benefit from the permit, all corporate officers, and all partners in a partnership who own the property). A signature is required of at least one of the corporate officers or partners who own the property. 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. Additional pages attached  Yes  No

Corporate/Partnership Name (type or print):  
MISSION VALLEY SO LTD  
 Owner  Tenant/Lessee

Street Address:  
1333 CAMINO DEL RIO SO #310  
City/State/Zip:  
SAN DIEGO, CA 92108  
Phone No: (619) 297-3900 Fax No:

Name of Corporate Officer/Partner (type or print): AGENT  
MISSION VALLEY SOUTH LTD  
Title (type or print):  
[Signature]  
Signature: ASSET MANAGER Date: 11-14-16

Corporate/Partnership Name (type or print):  
Sean St. Peter  
 Owner  Tenant/Lessee

Street Address:  
4251 Balboa AVE #162  
City/State/Zip:  
SAN DIEGO CA 92117  
Phone No: 619 618 8139 Fax No:

Name of Corporate Officer/Partner (type or print):  
Sean St. Peter  
Title (type or print):  
[Signature]  
Signature: [Signature] Date: 11.14.16

Corporate/Partnership Name (type or print):

Owner  Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: Fax No:

Name of Corporate Officer/Partner (type or print):

Title (type or print):

Signature: Date:

Corporate/Partnership Name (type or print):

Owner  Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: Fax No:

Name of Corporate Officer/Partner (type or print):

Title (type or print):

Signature: Date:

Corporate/Partnership Name (type or print):

Owner  Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: Fax No:

Name of Corporate Officer/Partner (type or print):

Title (type or print):

Signature: Date:

Corporate/Partnership Name (type or print):

Owner  Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: Fax No:

Name of Corporate Officer/Partner (type or print):

Title (type or print):

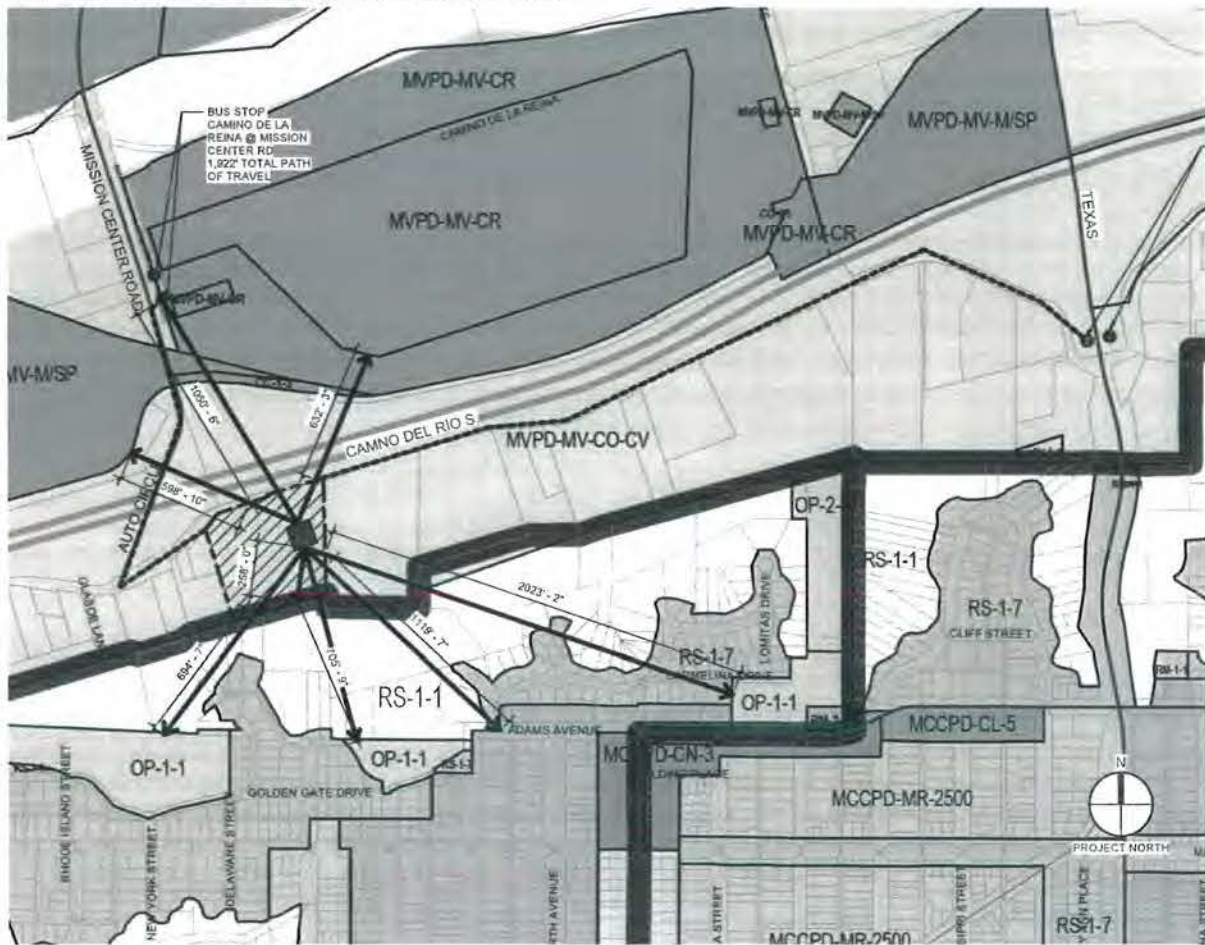
Signature: Date:

# SDMM (LIVING GREEN)

## 1233 CAMINO DEL RIO SOUTH

### SAN DIEGO, CALIFORNIA 92108

NOTE: FOR LEGAL DESCRIPTION OF ADJACENT LOTS SEE SITE PLAN ON P2.0



1 ZONING MAP  
1" = 400'-0"

DISTANCE INDICATES DISTANCE TO ADJACENT ZONING AREAS FROM PROPERTY LINE  
PATH OF TRAVEL TO BUS STOPS

#### EXISTING OCCUPANCY: (A2) ASSEMBLY - CLUB FUEGO BAR

OCCUPANT LOAD CALCULATION FOR PVIOUS TENANT			
OCCUPANCY	OCCUPANCY LOAD FACTOR	AREA	LOAD
MAIN BAR (UNCONCENTRATED)	15	4,036	270
OFFICES/BACK OF HOUSE	100	304	4
FREEZER	300	138	1
TOTAL		4,478	275
REQUIRED EXITS			2

BAR WAS VACATED IN JUNE 2016

#### NEW OCCUPANCY: (B) BUSINESS - SDMM

OCCUPANT LOAD CALCULATIONS FOR SDMM (LIVING GREEN)			
OCCUPANCY	OCCUPANCY LOAD FACTOR	AREA	LOAD
ENTRY SALES AREA	60	526	9
MAIN SALES AREA	60	2,493	42
OFFICES & HALLWAYS	100	1,273	13
STORAGE & VAULT	300	184	1
TOTAL		4,476	65
REQUIRED EXITS			2

EGRESS WIDTH PER SECTION 1005. ALL COMPLY  
BACK DOOR: 33 X 2 = 6.5' - (N) DOOR = 36"  
FRONT ENTRY: 33 X 2 = 6.5' - (N) DOORS = 72"

#### PLUMBING FIXTURE CALCULATIONS

BASED ON 2016 CPC CHAPTER 4  
TOTAL SQUARE FOOTAGE: 5,074 SQ. FT.  
TOTAL OCCUPANT LOAD: 507.4 / 200 = 2.5372 = 27 EACH

FIXTURE TYPE	REQUIRED	PROVIDED
FEMALE FIXTURES	27	27
WATER CLOSETS	2	2
LAVATORIES	1-1-50	2
MALE FIXTURES	27	27
WATER CLOSETS	1-1-50	1
URINALS	1-1-100	2
LAVATORIES	1-1-75	1
UNISEX TOILET	0	0
WATER CLOSETS	0	0
URINALS	0	0
LAVATORIES	0	0
DRINKING FOUNTAIN	1	1
MOP SINK	1	1

#### INDEX OF DRAWINGS

SHEET	DESCRIPTION	DELTA									
		1	2	3	4	5	6	7	8	9	10
ARCHITECTURAL											
P1.0	PROJECT INFORMATION	*	*	*	*	*	*	*	*	*	*
P1.1	PROJECT NOTES	*	*	*	*	*	*	*	*	*	*
P1.2	STORM WATER NOTES	*	*	*	*	*	*	*	*	*	*
P2.0	EXISTING & DEMO SITE PLAN	*	*	*	*	*	*	*	*	*	*
P2.1	PROPOSED SITE PLAN & PARKING	*	*	*	*	*	*	*	*	*	*
P2.2	SITE DETAILS	*	*	*	*	*	*	*	*	*	*
P3.0	DESCRIPTIVE PLAN	*	*	*	*	*	*	*	*	*	*
P4.0	LINE OF SIGHT IMAGES	*	*	*	*	*	*	*	*	*	*

#### PROJECT DIRECTORY

**OWNER:** MISSION VALLEY SOUTH LTD  
1333 CAMINO DEL RIO SOUTH  
SAN DIEGO, CA 92108  
CONTACT: ANNE O'SULLIVAN  
PHONE: 619.297.3900  
EMAIL: anne@seapropterymanagement.com

**ARCHITECT:** rAd ARCHITECTS INC  
1208 UNIVERSITY AVENUE #137  
SAN DIEGO, CA 92103  
TEL: 619.991.8194  
CONTACT: CARYN BAILEY  
EMAIL: cbailey@rad-architects.com

**TENANT:** SDMM LIVING GREEN  
4231 BALBOA AVE #162  
SAN DIEGO, CA 92117  
CONTACT: SEAN ST. PETER  
PHONE: 619.618.8139  
EMAIL: sean\_stpeter@yahoo.com

**CITY OF SAN DIEGO:** DEVELOPMENT SERVICES DEPARTMENT  
1222 FIRST AVENUE MS 301  
SAN DIEGO, CA 92101-4101  
TEL: 619.446.5000

#### PROJECT SUMMARY

**PROJECT SUMMARY:** THE ZONES IS MVPD-MV-CO-CV. PROCESS 3 CONDITIONAL USE PERMIT BUILDING WAS BUILT IN 1971

**SCOPE OF WORK:** TENANT IMPROVEMENTS INCLUDE: INSTALLATION OF NEW FRAME OF CONSTRUCTION TO INCLUDE WALLS FOR NEW OFFICE, SECURED BULLET PROOF GLASS RECEPTION ROOM, AND CONVERTING EXISTING FREEZER INTO SECURED VAULT. UPDATING OF 3 EXISTING DRIVEWAYS IF NOT UP TO CITY STANDARDS. DRIVE WAY WIDTHS SHALL BE IN ACCORDANCE WITH SECTION 142.05.09(A). ENSURE ALL ACCESSIBLE PARKING REQUIREMENTS ARE SATISFIED NOT LIMITED TO: MINIMUM PARKING RATES, MOTORCYCLE PARKING, BICYCLE PARKING SHORT AND LONG TERM, CARPOOL/ZERO EMISSION PARKING, CREATE ACCESSIBLE PEDESTRIAN PATH OF TRAVEL FROM PUBLIC SIDEWALK TO PROJECTS ENTRANCE, & PROVIDE EXTERIOR WAY FINDING SIGNAGE.

**APPLICABLE CODES:** ALL WORK SHALL CONFORM TO APPLICABLE GOVERNING CODES, INCLUDING THE LATEST EDITIONS OF THE FOLLOWING:

- BUILDING: 2016 CALIFORNIA BUILDING CODE
- MECHANICAL: 2016 CALIFORNIA MECHANICAL
- PLUMBING: 2016 CALIFORNIA PLUMBING CODE
- ELECTRICAL: 2016 CALIFORNIA ELECTRICAL CODE
- FIRE: 2016 CALIFORNIA FIRE CODE, CITY MUNICIPAL CODES & APPLICABLE FIRE / LIFE SAFETY CODES.
- ENERGY: 2016 CALIFORNIA ENERGY CODE
- GREEN: 2016 CALIFORNIA GREEN BUILDING STANDARDS CODE
- ACCESSIBILITY: AMERICANS WITH DISABILITIES ACT (FEDERAL, STATE & LOCAL) REQUIREMENTS NOTED IN CHAPTER 11 OF THE 2016 CALIFORNIA BUILDING CODE

**PARCEL ID#:** 438-070-13-00  
**LOT NO.:** 1  
**MAP NO.:** 5884  
**PROPERTY DESCRIPTION:** PARCEL ZONE: MISSION VALLEY PLANNED DIST. ACREAGE = 6.05 X 43.572 = 269.754 SF  
**31 AND 53**

**GEOLOGIC HAZARD CATEGORY:** 31 AND 53

**ZONING:** MVPD-MV-CO-CV

**USE:** MEDICAL MARIJUANA CONSUMER COOPERATIVE

**LAND USE:** OFFICE / COMMERCIAL RECREATION

**OVERLAY ZONES:** THE PROJECT IS WITHIN THE AIRPORT LAND USE COMPATIBILITY OVERLAY ZONE (ALUOZ), THE AIRPORT INFLUENCE AREA (MONTGOMERY FIELD-REVIEW AREA 2, AND FAA PART 77 NOTICING AREA (MONTGOMERY FIELD AND SDIA-LINDBERG FIELD)

**DISTRICT:** THE PROPOSED TENANT SPACE FALLS INTO COUNCIL DISTRICT 7

**DISCRETIONARY PERMITS:** FENCE VARIANCE-CASE NO. 9592 IS A DISCRETIONARY PROJECT THAT ALLOWED FOR A 17 FT RETAINING WALL, WHERE THE MAXIMUM HEIGHT OF WALL PERMITTED WAS 10 FT.  
ZONE VARIANCE-CASE NO. 9923 IS A DISCRETIONARY PERMIT FOR TWO SIGNS

**BUILDING DATA:** OVERALL BUILDING OCCUPANCIES MIXED USE: (B) BUSINESS (M) MERCHANT (A3) ASSEMBLY - GYM

**CONSTRUCTION RATINGS:** TENANT SEPARATION: VARIES, NON-RATED BETWEEN SUMM & ADJACENT OFFICES  
COLUMNS: NON-RATED  
INTERIOR BEARING WALLS: NON-RATED  
INTERIOR NON-BEARING WALLS: NON-RATED  
BEAMS, GIRDERS, TRUSSES: NON-RATED  
FLOOR CONSTRUCTION: NON-RATED  
ROOF / CEILING CONSTRUCTION: NON-RATED

#### FAA SELF CERTIFICATION

I, CARYN BAILEY, DO HEREBY CERTIFY THAT THE STRUCTURE(S) OR MODIFICATION TO EXISTING STRUCTURE(S) SHOWN ON THESE PLANS DO NOT REQUIRE FEDERAL AVIATION ADMINISTRATION NOTIFICATION BECAUSE PER SECTION 77.15(A) OF TITLE 14 OF THE CODE OF FEDERAL REGULATIONS CFR PART 77, NOTIFICATION IS NOT REQUIRED.

CITY OF SD PROJECT NUMBER: 523179

DATE: 04.18.17  
JOB NO: 001  
DRAWN: STAFF  
CHECKED: CB

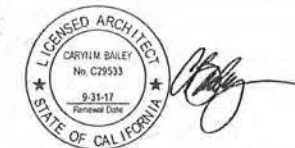


Members of the American Institute of Architects  
rAd Architects  
1208 University Ave #137  
San Diego, California 92103  
(619) 591-8194

SDMM (LIVING GREEN)  
MMCC - CUP 3  
1233 CAMINO DEL RIO SOUTH SUITE 1299  
SAN DIEGO, CA 92108

CONTRACTOR SHALL BUILD ONLY FROM SETS STAMPED "CONSTRUCTION SET" HEREIN

PLANNING SUBMITTAL  
ISSUE DATE: 04.18.17



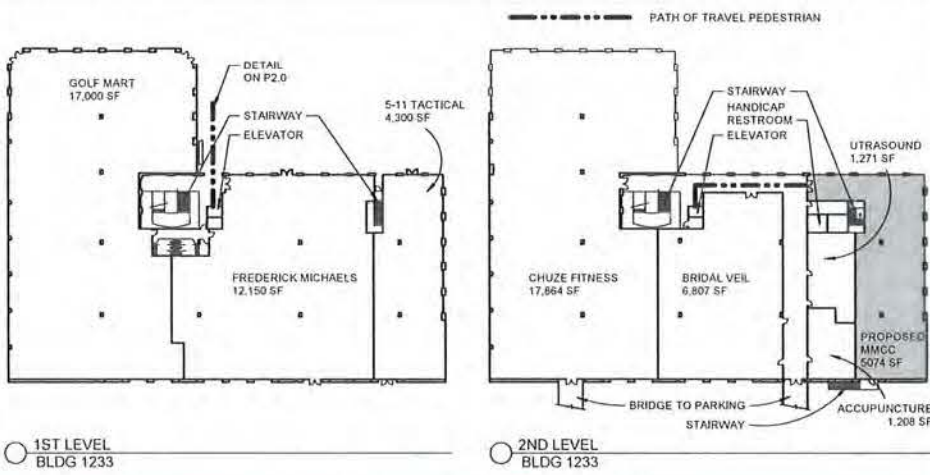
REVISIONS:

DATE	NO.	DESCRIPTION
03.03.17	1	CITY COMMENTS
03.13.17	2	CITY COMMENTS
03.27.17	3	CITY COMMENTS
04.05.17	4	CITY COMMENTS
04.06.17	5	CITY COMMENTS
04.12.17	6	CITY COMMENTS
04.17.17	7	CITY COMMENTS
04.18.17	8	CITY COMMENTS

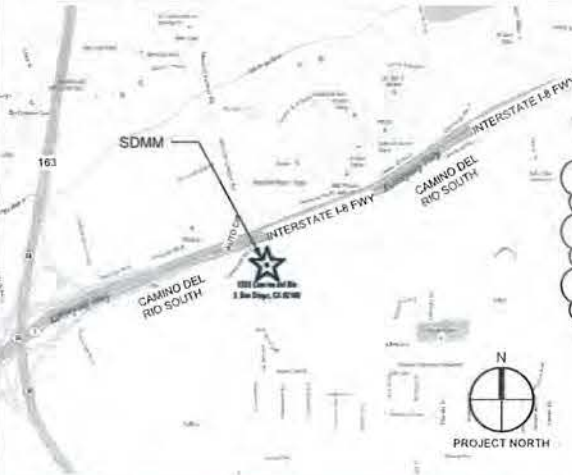
#### TENANT LIST FOR BUILDING 1233 & 1333

BUILDING 1233		
NAME	SO.FT.	USE
GOLF MART	17,000	RETAIL
CHUZE FITNESS	17,864	FITNESS FACILITY
BRIDAL VEIL	6,807	RETAIL
RL SCHAEFER	1,271	ULTRASOUND
ANTONY LIM	1,208	ACCUPUNCTURE
5.11 TACTICAL	4,300	RETAIL
FREDERICK MICHAELS	12,150	SALON
TOTAL S.F. OF TENANTS	60,600	

BUILDING 1333		
NAME	SO.FT.	USE
HEIL WEALTH MANAGEMENT	1,294	ACCOUNTING FIRM
SEA PROPERTY MANAGEMENT	2,324	MANAGEMENT COMPANY
FREEMWAY INSURANCE	2,091	INSURANCE SALES
CATALYST PHYSICAL THERAPY	3,140	PHYSICAL THERAPY
JAMES A. REAVIS	1,350	PSYCHIATRIC MEDICINE
JOSEPH BARTOLOME	1,700	ADULT TRADE CENTER
FREEMWAY INSURANCE	3,017	INSURANCE CALL CENTER
MDS PROPERTY	700	PROPERTY MANAGEMENT
ENTERPRISE	1,209	CAR RENTALS
SMILE CARE	9,432	DENTAL OFFICES
SEA PROPERTY MANAGEMENT	1,182	PROPERTY MANAGEMENT
RYAN GOODMAN	2,161	COMPUTER DESIGNER
SWANSON LAW	1,294	LAW FIRM
TOTAL S.F. OF TENANTS	30,894	



#### SITE LOCATION



SHEET TITLE:

#### PROJECT INFORMATION

SHEET NO: P1.0

BRUSH MANAGEMENT



The City of San Diego  
Brush Management Regulations

BULLETIN #6  
BRUSH MANAGEMENT GUIDE

The City of San Diego has over 500 linear miles of wildland-urban interface where the backyards of homes meet dense stands of native scrubland vegetation in canyons and other open space areas. Years of drought have increased the flammability of vegetation and the risk of dangerous wildfires to occur. Brush management is needed to reduce fire hazards around structures, and to help firefighters protect life and property when fires do occur.

In addition to protecting the public from fire hazards, the City also has a responsibility to protect sensitive biological resources in canyons and open space areas. Brush management activities must be done in a manner that both reduces fire hazards and maintains impacts to undisturbed native or naturalized vegetation. It is the responsibility of each homeowner to conduct brush management on their property consistent with San Diego Municipal Code (SDMC) Section 142.0617 and with required provisions for environmentally sensitive lands (SDMC Chapter 14, Article 3, Division 3).

This Bulletin generally describes brush management requirements and techniques. Check with the Fire Rescue Department or Development Services Department (DSD) before you begin your work to better understand how the regulations apply to a specific piece of property. (See back of Bulletin for contact information.)

BRUSH MANAGEMENT REQUIREMENTS (SDMC Section 142.0617)

Any property containing a habitable structure and either or naturalized vegetation is required to provide 100 feet of brush management in two distinct zones: Zone 1 and Zone 2. Special requirements may apply (i.e. pre-2009 development). Check with Fire-Rescue or DSD before you begin brush management work.

Brush Management Zone 1 typically extends 35 feet out from the habitable structure towards flammable vegetation, and covers the level portion of a property.

- Zone 1 must be maintained on a regular basis by thinning and pruning trees and plants, controlling weeds, and maintaining irrigation systems.
No habitable structures are permitted. New construction (i.e. fences, walls, patios, play structures, garages, and decks) must be non-combustible and/or have a minimum 1-hour fire resistance rating. Previously constructed structures (legally constructed prior to ordinance) may remain unless they constitute a distinct danger to life or property.
Plants should be primarily low growing (less than 4 feet in height), low-fuel, and fire-resistant.
All portions of trees, other than the trunk, which extend within ten feet of a structure or the outlet of any driveway must be cut back.
Trees adjacent to or overlapping any building must be free of dead wood.
Roof and rain gutters must be free of leaves, needles, or other dead vegetative growth.

Brush Management Zone 2 is the remaining 65 feet that extends beyond Zone 1, typically comprised of undisturbed vegetation on a slope subject to sensitive biological resource protection.

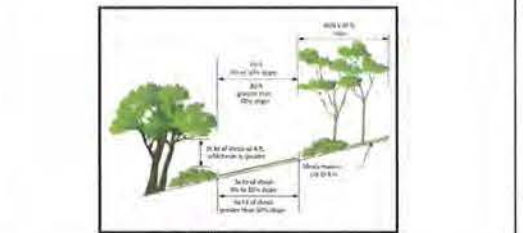
- Zone 2 must be maintained on a regular basis by controlling weeds and removing invasive species. (See back of Bulletin under additional information.)
Selective thinning and pruning of native and non-native plants is required to reduce the fuel-load. Do not grade or grub native plants, seeds or habitats. Non-native plants must be pruned before native plants. See detailed instructions provided in the Bulletin. Violators will be responsible for restoration and mitigation costs as applicable.
Brush management activity is not allowed March 1 through August 15 in coastal sage scrub, maritime excellent scrub, or coastal sage-chaparral habitats, unless an exemption is specifically granted.
NO structures or permanent irrigation are allowed in Zone 2.
A permit is required to re-vegetate or reconfigure Brush Management Zone 2. Failure to obtain the required permit could result in costly corrective action.

How to Selectively Thin and Prune Plants and Trees in Zone 2 and Avoid Clearing Sensitive Vegetation in Violation of the Code.

- Step 1: Remove... as much dead wood as you can and invasive species within the Brush Management Zone areas.
Step 2: Thin... the entire Zone 2 area. Start by cutting down 50% of the plants over 2 feet in height to a height of 6 inches. Don't go any lower than 6 inches as the roots remain to control soil erosion. The goal is to create a "mosaic" or more natural look, as shown below, so do your cutting in a "staggered" pattern. Leave uncut plant groupings up to 400 square feet - that's a 20x20 foot area, or an area that can be enclosed by an 80 foot rope - separated by groupings of plants cut down to 6 inches. Thinning should be prioritized as follows: 1) remove non-native species, 2) remove native species, 3) remove native species, 4) native species, and 5) regionally sensitive species.

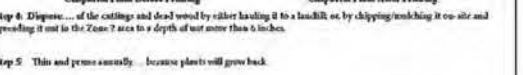


Step 3: Prune... all plants or plant groupings that are left after the thinning process to achieve the horizontal and vertical clearances shown in the illustration below. (For rules on Encroaching Woodlands areas, see TFS Policy B-08-1.)



Tree and Shrub Spacing

Remaining plants, 4 feet or more in height, should then be cut and shaped into "umbrella" shape. This means pruning one half of the lower branches to create umbrella-shaped canopies. This allows you to see and deal with what is growing underneath. Upper branches may then be thinned to reduce fuel load as long as the canopy is left intact. This keeps the plant healthy and shade from the plant canopy reduces weed and plant growth underneath. Vegetation that is less than 4 feet in height, like coastal sage scrub, should be cut back to within 12 inches of the root crown.



Step 4: Dispose... of the cuttings and dead wood by either hauling it to a landfill, or by chipping/brushing it on-site and spreading it out in the Zone 2 area to a depth of not more than 6 inches.

Step 5: Thin and prune annually... because plants will grow back.

BMP NOTES

Prior to the issuance of any construction permit, the Owner/Permittee shall enter into a Maintenance Agreement for the ongoing permanent BMP maintenance, satisfactory to the City Engineer.
Prior to the issuance of any construction permit, the Owner/Permittee shall incorporate any construction Best Management Practices necessary to comply with Chapter 14, Article 2, Division 1 (Grading Regulations) of the San Diego Municipal Code, into the construction plans or specifications.
Prior to the issuance of any construction permit the Owner/Permittee shall submit a Water Pollution Control Plan (WPCP). The WPCP shall be prepared in accordance with the guidelines in Part 2 Construction BMP Standards Chapter 4 of the City's Storm Water Standards.

"MINOR" WATER POLLUTION CONTROL PLAN (MWPCP)

City of San Diego logo, "Minor" Water Pollution Control Plan (MWPCP) FORM DS-570 October 2012

MWPCP REQUIREMENTS
The City requires a Water Pollution Control Plan (WPCP), a Minor Water Pollution Control Plan (MWPCP) or a Storm Water Pollution Prevention Plan (SWPPP), for all construction projects that have potential for storm water pollution. Some construction project types, such as interior plumbing, electrical and mechanical work, may be considered exempt. The appropriate plan is determined by the following guidelines:
1. Any project subject to the Construction General Permit (CGP) (typically projects with 1 acre or more of ground disturbance) requires a SWPPP and may not utilize a WPCP or MWPCP. If coverage under the CGP (Permit which requires a SWPPP) is not required for the project, see below.
2. The following approval types (see Form DS-3032) require a WPCP, Grading, Public Right-of-Way, and Demolition/Removal. Exceptions may be made allowing use of this MWPCP for minor work.
3. The following approval types (see Form DS-3032) require a WPCP whenever a substantial for Drainage and Grades review is required. Exceptions may be made allowing use of this MWPCP for minor work.
4. This MWPCP may be utilized for projects that create less than 5,000 sq ft of ground disturbance and have less than a 5ft elevation differential over the entire project area.

NOTE: It is the responsibility of the project owner to ensure that all construction activities comply with local and state regulations, including San Diego Municipal Code Sec. 53.03. The guidance and templates provided here is for the applicant's convenience and do not alleviate responsibility on part of the project owner to determine the appropriate level of BMP planning and implementation to prevent pollutant discharges.

STEP 1. IDENTIFY RELEVANT PROJECT INFORMATION
Applicant Name: SEAN ST. PETER
Contact Name: Same
Project Number: 523178
Mailing Address: 4231 BALBOA AVE #162, San Diego, CA 92117
City: San Diego, State: CA, Zip Code: 92117
E-mail Address: sean.stpeter@yahoo.com
Project Information:
Address: 1233 Camino Del Rio South Ste. 1299, San Diego, CA 92108
City: San Diego, State: CA, Zip Code: 92108
APN: 438-07D-13-00 Permit Application Number: 523178

Brief Project Description:
Tenant improvements include: installation of new frame of construction to include walls for new offices, secured bullet proof glass reception room, and converting existing freezer into secured vault. Updating of 3 existing driveways if not up to city standards. Drive Way widths shall be in accordance with Section 142.05.03. Ensure all accessible parking requirements are satisfied not limited by: minimum parking rates, motorcycle parking, bicycle parking about and long term, employee/visitor parking, create accessible pedestrian path of travel from public sidewalk to projects entrance, & provide exterior way finding signage.

Table with 3 columns: Improvements (overall square footage), Estimate Project Start Date, Estimate Project Finish Date.
5,074 TENANT IMPROVEMENT, TBD, TBD
Total Lot Size in SF: 288,754
Estimated Amount of Disturbed Differential Acreage: 54 Linear Feet of New Sidewalk
Entire Project Area: 0'-0"

STEP 2: IDENTIFY CONSTRUCTION STORM WATER BMP'S

Unprotected construction sites have the potential to discharge sediment and other pollutants into local waterways. All construction projects are required to reduce pollution to the maximum extent practicable by implementing best management practices (BMPs). Section 5 of the Storm Water Standards Manual outlines the requirements for Construction Stormwater BMPs. There are five categories:
1. Erosion control practices
2. Velocity reduction
3. Sediment control practices
4. Offsite sediment tracking control
5. Control site and materials management
BMPs from each of the five categories must be used together as a system in order to prevent potential discharges.

If you answer "Yes" to any of the questions below, your project is subject to Table 1 on the following page (Minimum Required Standard Construction Stormwater BMP). As noted in the table, please select at least the minimum number of required BMPs, or as many as are feasible for your project. If no BMP is selected, an explanation must be given in the box provided. The following questions are intended to aid in determining construction BMP requirements for your project; please check box either "Yes" or "No".

- 1. Will there be soil disturbing activities that will result in exposed soil areas? (This includes minor grading and trenching.) Reference Table 1 Items A
2. Will there be asphalt paving, including parking? Reference Table 1 Items C and E
3. Will there be shoring from mortar mixing, curing, or concrete saw cutting? Reference Table 1 Items C and E
4. Will there be solid wastes from concrete demolition and removal, wall construction, or form work? Reference Table 1 Items C and E
5. Will there be stockpiling (soil, compost, asphalt, concrete, solid waste) for over 24 hours? Reference Table 1 Items C and E
6. Will there be devaluing operations? Reference Table 1 Items B and C
7. Will there be temporary on-site storage of construction materials, including mortar mix, raw landscaping and soil stabilization materials, treated lumber, rebar, and painted metal framing materials? Reference Table 1 Items D and E
8. Will trash or solid waste product be generated from this project? Reference Table 1 Item E
9. Will construction equipment be stored on site (e.g. fuels, oils, trucks, etc.)? Reference Table 1 Item E
10. Will Portable Sanitary Services ("Porta-potty") be used on the site? Reference Table 1 Item F

TABLE 1 MINIMUM REQUIRED STANDARD CONSTRUCTION STORMWATER BMP'S

Table with 4 columns: Minimum Required Best Management Practices, CA/TIRAG/Stormwater Handbook Detail, Check at least one BMP from each section below, If your project requires no BMP from any of the sections below, please explain within space provided.
A. Water Erosion Control Method
B. If Runoff or Disturbing Operation is concentrated, velocity must be controlled using an energy dissipator
C. Select sediment control method for all disturbed areas (choose at least one)
D. Select method for preventing offsite tracking of sediment (choose at least one)
E. Select the General Site Management BMPs for each waste that will be on site

The applicant must print and sign the following certification before a permit will be issued. I have read and understand that the City of San Diego has adopted minimum requirements for managing urban runoff, including storm water, from construction and land development activities. I certify that the BMPs selected on this form will be implemented to minimize the potentially negative impacts of this project's construction and land development activities on water quality. I further agree to install, maintain, and/or replace the selected BMPs to ensure their effectiveness. I also understand that non-compliance with the City's Storm Water Standards may result in enforcement by the City, including fines, cease and desist orders, or other actions.

DATE: 04.18.17
JOB NO: 001
DRAWN: STAFF
CHECKED: CB



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San Diego, California 92103
Tel: (619) 391-6194

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MMCC - CUP 3
1233 CAMINO DEL RIO SOUTH SUITE 1299
SAN DIEGO, CA 92108

CONTRACTOR SHALL BUILD ONLY FROM SETS STAMPED "CONSTRUCTION SET" HEREIN

PLANNING SUBMITTAL
ISSUE DATE: 04.18.17



REVISIONS:
03.03.17 1 CITY COMMENTS

SHEET TITLE: PROJECT NOTES

SHEET NO: P1.1



DATE: 04.18.17  
JOB NO: 001  
DRAWN: STAFF  
CHECKED: CB

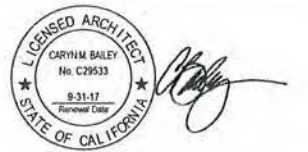


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ISSUE DATE: 04.18.17



REVISIONS:

03.03.17	1	CITY COMMENTS
03.13.17	2	CITY COMMENTS
04.18.17	8	CITY COMMENTS

SHEET TITLE:

STORM WATER NOTES

SHEET NO:  
P1.2

STORM WATER REQUIREMENTS APPLICABILITY CHECKLIST

Page 4 of 4 City of San Diego - Development Services Department - Storm Water Requirements Applicability Checklist

7. New development or redevelopment discharging directly to an Environmentally Sensitive Area. The project creates and/or replaces 5,000 square feet of impervious surface collectively over project site and discharges directly to an Environmentally Sensitive Area (ESA). "Discharging directly to" includes flow that is conveyed through a distance of 200 feet or less from the project to the ESA, or conveyed in a pipe or more distant any distance as an isolated flow from the project to the ESA (i.e. not commingled with flows from adjacent lands).  Yes  No

8. New development or redevelopment projects of a retail gasoline outlet (RGO) that creates and/or replaces 5,000 square feet or more of impervious surface. The development project meets the following criteria: (a) 5,000 square feet or more or (b) has a projected Average Daily Traffic (ADT) of 100 or more vehicles per day.  Yes  No

9. New development or redevelopment projects of an automotive repair shop that creates and/or replaces 5,000 square feet or more of impervious surface. Development projects categorized in any one of Standard Industrial Classification (SIC) codes 5513, 5514, 5541, 7222-7224, or 7226-7228.  Yes  No

10. Other Pollutant Generating Project. The project is not covered in the categories shown results in the disturbance of one or more acres of land and is expected to generate pollutants post construction, such as fertilizers and pesticides. This does not include projects involving less than 5,000 sq ft of impervious surface and where added landscaping does not require regular use of pesticides and fertilizers, such as slope stabilization using native plants. Calculation of the square footage of impervious surface used not include linear pathways that are for infrequent vehicle use, such as emergency maintenance access or bicycle pedestrian use, if they are built with pervious surfaces or if they show flow to surrounding pervious surfaces.  Yes  No

PART F: Select the appropriate category based on the outcomes of PART C through PART E.

1. The project is NOT SUBJECT TO STORM WATER REQUIREMENTS.

2. The project is a STANDARD DEVELOPMENT PROJECT. Site design and source control BMP requirements apply. See the Storm Water Standards Manual for guidance.

3. The project is PDP EXEMPT. Site design and source control BMP requirements apply. See the Storm Water Standards Manual for guidance.

4. The project is a PRIORITY DEVELOPMENT PROJECT. Site design, source control, and structural pollutant control BMP requirements apply. See the Storm Water Standards Manual for guidance on determining if project requires a hydro-sedimentation plan management.

Name of Owner or Agent (Please Print): \_\_\_\_\_ Title: \_\_\_\_\_  
Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Page 3 of 4 City of San Diego - Development Services Department - Storm Water Requirements Applicability Checklist

PART D: PDP Exempt Requirements.  
PDP Exempt projects are required to implement site design and source control BMP's.  
If "yes" was checked for any questions in Part D, continue to Part F and check the box labeled "PDP Exempt."  
If "no" was checked for all questions in Part D, continue to Part E.

1. Does the project ONLY include one or more of the following: bicycle lanes, or trails that:  
• Are designed and constructed to direct storm water runoff to adjacent vegetated areas, or other non-erodible pervious areas? Or;  
• Are designed and constructed to be hydraulically disconnected from paved streets and roads? Or;  
• Are designed and constructed with pervious pavement or surfaces in accordance with the Green Streets guidance in the City's Storm Water Standards Manual?  
 Yes, PDP exempt requirements apply  No, next question

2. Does the project ONLY include retrofitting or redeveloping existing paved alleys, streets or roads designed and constructed in accordance with the Green Streets guidance in the City's Storm Water Standards Manual?  
 Yes, PDP exempt requirements apply  No, project not exempt, PDP requirements apply

PART E: Determine if Project is a Priority Development Project (PDP).  
Projects that match one of the definitions below are subject to additional requirements including preparation of a Storm Water Quality Management Plan (SWQMP).

If "yes" is checked for any number in PART E, continue to PART F.  
If "no" is checked for every number in PART E, continue to PART F and check the box labeled "Standard Development Project".

1. New Development that creates 10,000 square feet or more of impervious surface collectively over the project site. This includes commercial, industrial, residential, institutional, and public development projects on public or private land.  Yes  No

2. Redevelopment project that creates and/or replaces 5,000 square feet or more of impervious surface on an existing site of 10,000 square feet or more of impervious surface. This includes commercial, industrial, residential, mixed-use, and public development projects on public or private land.  Yes  No

3. New development or redevelopment of a restaurant. Facilities that sell prepared foods and drinks for consumption, including stationary lunch counters and refreshment stands selling prepared foods and drinks for immediate consumption (SIC 5812), and where the land development creates and/or replaces 5,000 square feet or more of impervious surface.  Yes  No

4. New development or redevelopment on a hillside. The project creates and/or replaces 5,000 square feet or more of impervious surface collectively over the project site and where the development will grade on any natural slope that is twenty-five percent or greater.  Yes  No

5. New development or redevelopment of a parking lot that creates and/or replaces 5,000 square feet or more of impervious surface collectively over the project site.  Yes  No

6. New development or redevelopment of streets, roads, highways, freeways, and driveways. The project creates and/or replaces 5,000 square feet or more of impervious surface collectively over the project site.  Yes  No

Page 2 of 4 City of San Diego - Development Services Department - Storm Water Requirements Applicability Checklist

PART B: Determine Construction Site Priority  
This prioritization must be completed within this form, based on the plans, and included in the SWPPP or WPCP. The city reserves the right to adjust the priority of projects before and after construction. Construction projects are assigned an inspection frequency based on if the project has a "high threat to water quality." The City has assigned the local definition of "high threat to water quality" in the risk determination approach of the State Construction General Permit (CGP). The CGP determines risk level based on project specific sediment risk and receiving water risk. Additional inspection is required for projects within the Areas of Special Biological Significance (ASBS) watershed. NOTE: This construction priority does NOT change construction BMP requirements that apply to projects; rather, it determines the frequency of inspections that will be conducted by city staff.

Complete PART B and continue to Section 2

1. ASBS  
a. Projects located in the ASBS watershed.

2. High Priority  
a. Projects 1 acre or more determined to be Risk Level 2 or Risk Level 3 per the Construction General Permit and not located in the ASBS watershed.

b. Projects 1 acre or more determined to be LUP Type 2 or LUP Type 3 per the Construction General Permit and not located in the ASBS watershed.

3. Medium Priority  
a. Projects 1 acre or more not subject to an ASBS or high priority designation.

b. Projects determined to be Risk Level 1 or LUP Type 1 per the Construction General Permit and not located in the ASBS watershed.

4. Low Priority  
a. Projects requiring a Water Pollution Control Plan but not subject to ASBS, high, or medium priority designation.

SECTION 2: Permanent Storm Water BMP Requirements.  
Additional information for determining the requirements is found in the Storm Water Standards Manual.

PART C: Determine if Not Subject to Permanent Storm Water Requirements.  
Projects that are seasonal maintenance, or otherwise not categorized as "new development projects" or "redemption projects" according to the Storm Water Standards Manual are not subject to Permanent Storm Water BMP's.

If "yes" is checked for any number in Part C, proceed to Part F and check "Not Subject to Permanent Storm Water BMP Requirements".  
If "no" is checked for all of the numbers in Part C continue to Part D.

1. Does the project only include interior remodel and/or is the project entirely within an existing enclosed structure and does not have the potential to contact storm water?  Yes  No

2. Does the project only include the construction of overhead or underground utilities without creating new impervious surface?  Yes  No

3. Does the project fall under routine maintenance? Examples include, but are not limited to: roof or exterior structure surface replacement, resurfacing or reconfiguring surface parking lots or existing roadway surfaces expending the impervious footprint, and routine replacement of damaged pavement (grading, overlay, and pothole repair).  Yes  No

City of San Diego Development Services 1200 First Ave., 4th Floor San Diego, CA 92101 (619) 448-5000

Storm Water Requirements Applicability Checklist FORM DS-560 February 2016

Project Address: 1233 Camino Del Rio South Suite 1299 San Diego, CA 92108 Project Number (for City Use Only): 223179

SECTION 1. Construction Storm Water BMP Requirements:  
All construction sites are required to implement construction BMP's in accordance with the performance standards in the Storm Water Standards Manual. Some sites are additionally required to obtain coverage under the State Construction General Permit (CGP), which is administered by the State Water Resources Control Board.

For all project complete PART A: If project is required to submit a SWPPP or WPCP, continue to PART B.

PART A: Determine Construction Phase Storm Water Requirements.

1. Is the project subject to California's statewide General NPDES permit for Storm Water Discharges Associated with Construction Activities, also known as the State Construction General Permit (CGP)? (Typically projects with land disturbance greater than or equal to 1 acre.)  
 Yes, SWPPP required, skip questions 2-4  No, next question

2. Does the project propose construction or demolition activity, including but not limited to, clearing, grading, grading, excavation, or any other activity that results in ground disturbance and contact with storm water runoff?  
 Yes, WPCP required, skip 3-4  No, next question

3. Does the project require maintenance to maintain original flow and grade, hydraulic capacity, or original purpose of the facility? (Projects such as pipe/line/utility replacement)  
 Yes, WPCP required, skip 4  No, next question

4. Does the project only include the following Permit types listed below?  
• Electrical Permit, Fire Alarm Permit, Fire Sprinkler Permit, Plumbing Permit, Sign Permit, Mechanical Permit, Sign Permit.  
• Individual Right of Way Permits that exclusively include ONE of the following activities: water service, sewer lateral, or utility service.  
• Right of Way Permits with a project footprint less than 150 linear feet that exclusively include ONE of the following activities: each curb, sidewalk and driveway apron replacement, pole lining, utility and gutter replacement, and retaining wall construction.  
 Yes, no document required

Check one of the boxes to the right, and continue to PART B.

If you checked "Yes" for question 1, a SWPPP IS REQUIRED. Continue to PART B.  
 If you checked "No" for question 1, and checked "Yes" for questions 2 or 3, a WPCP IS REQUIRED. If the project proposes less than 5,000 square feet of ground disturbance AND has less than a 3-foot elevation change over the entire project area, a SWPPP may be required instead. Continue to PART B.  
 If you checked "No" for all questions 1-4, and checked "Yes" for question 4, PART B does not apply and no document is required. Continue to Section 2.

1. More information on the City's construction BMP requirements as well as CGP requirements can be found at: [www.sandag.org/development-services](http://www.sandag.org/development-services)  
Printed on recycled paper. Visit our web site at [www.sandag.org/development-services](http://www.sandag.org/development-services)  
Upon request, this information is available in alternative formats for persons with disabilities.  
DS-560 (02-16)

FORM I-4 & I-5

Site Design BMR Checklist for Standard Projects Form I-5  
All development projects must implement site design BMPs SD-1 through SD-8. Refer to Chapter 4 and Appendix E of the BMP Design Manual for information to implement BMPs shown in this checklist.

Note: All selected BMPs must be shown on the construction plans.

Site Design Requirement	Applied <sup>1/2</sup>
SD-1 Maintain Natural Drainage Pathways and Hydrologic Features	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
SD-2 Conserve Natural Areas, Soils, and Vegetation	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
SD-3 Minimize Impervious Area	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
SD-4 Minimize Soil Compaction	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
SD-5 Impervious Area Dispersion	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
SD-4 Runoff Collection	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
SD-7 Landscaping with Native or Drought Tolerant Species	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
SD-8 Harvesting and Using Precipitation	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A

Discussion / justification for all "No" answers shown above:  
Click or tap here to enter text.

<sup>1/2</sup> Answer for each source control and site design category shall be pursuant to the following:  
• "Yes" means the project will implement the BMP as described in Chapter 4 and/or Appendix E of the BMP Design Manual. Discussion / justification is not required.  
• "No" means the BMP is applicable to the project but it is not feasible to implement. Discussion / justification must be provided.  
• "N/A" means the BMP is not applicable at the project site because the project does not include the feature that is addressed by the BMP (e.g. the project has no outdoor materials storage area). Discussion / justification may be provided.

Source Control BMR Checklist for Standard Projects Form I-4  
All development projects must implement source control BMPs SC-1 through SC-6 and Refer to Chapter 4 and Appendix E of the BMP Design Manual for information to implement BMPs shown in this checklist.

Note: All selected BMPs must be shown on the construction plans.

Source Control Requirement	Applied <sup>1/2</sup>
SC-1 Prevention of Illicit Discharges into the MS4	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
SC-2 Storm Drain Stenciling or Signage	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
SC-3 Protect Outdoor Materials Storage Areas from Rainfall, Run-On, Runoff, and Wind Dispersal	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
SC-4 Protect Materials Stored in Outdoor Work Areas from Rainfall, Run-On, Runoff, and Wind Dispersal	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
SC-5 Protect Trash Storage Areas from Rainfall, Run-On, Runoff, and Wind Dispersal	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A

SC-6 BMPs based on Potential Sources of Runoff Pollutants

On-site storm drain inlets	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
Inlet or floor drains and debris catch ramp pumps	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
Inactive parking garages	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
Need for future inlet or structural pore control	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
Landscape/Inlet or Pore Control	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
Paint, oils, grease, decorative finishes, and other water features	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
Used services	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
Reflow areas	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
Industrial processes	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
Outdoor storage of equipment or materials	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
Vehicle/Equipment Repair and Maintenance	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
Loading Docks	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
Fire Sprinkler Test Water	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
Miscellaneous Drains or Wash Water	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
Pipes, sidewalks, and parking lots	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
SC-6A: Large Trash Generating Facilities	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
SC-6B: Animal Facilities	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
SC-6C: Plant Nurseries and Garden Centers	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
SC-6D: Automobile-related Uses	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A

Discussion / justification for all "No" answers shown above:  
Click or tap here to enter text.

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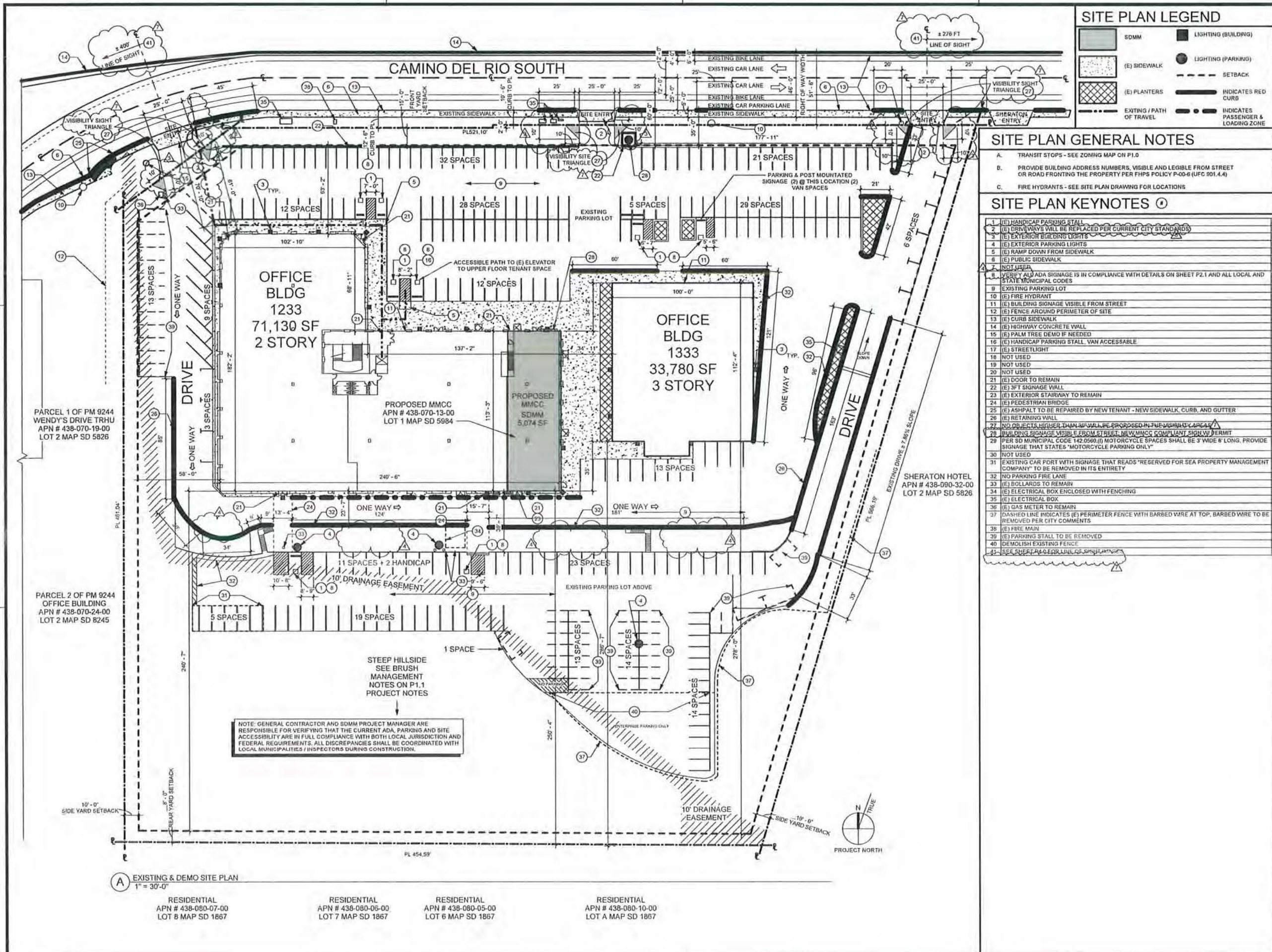


REVISIONS:

03.03.17	1	CITY COMMENTS
03.27.17	3	CITY COMMENTS
04.05.17	4	CITY COMMENTS
04.17.17	7	CITY COMMENTS
04.18.17	8	CITY COMMENTS

SHEET TITLE:  
**EXISTING & DEMO SITE  
 PLAN**

SHEET NO:  
**P2.0**



**SITE PLAN LEGEND**

[Symbol]	SDMM	[Symbol]	LIGHTING (BUILDING)
[Symbol]	(E) SIDEWALK	[Symbol]	LIGHTING (PARKING)
[Symbol]	(E) PLANTERS	[Symbol]	SETBACK
[Symbol]	EXITING / PATH OF TRAVEL	[Symbol]	INDICATES RED CURB
		[Symbol]	INDICATES PASSENGER & LOADING ZONE

- SITE PLAN GENERAL NOTES**
- TRANSIT STOPS - SEE ZONING MAP CH P1.0
  - PROVIDE BUILDING ADDRESS NUMBERS, VISIBLE AND LEGIBLE FROM STREET OR ROAD FRONTING THE PROPERTY PER FHPS POLICY P-00-6 (UFC 901.4.4)
  - FIRE HYDRANTS - SEE SITE PLAN DRAWING FOR LOCATIONS

- SITE PLAN KEYNOTES (1)**
- (E) HANDICAP PARKING STALL
  - (E) DRIVEWAYS WILL BE REPLACED PER CURRENT CITY STANDARDS
  - (E) EXTERIOR BUILDING LIGHTS
  - (E) EXTERIOR PARKING LIGHTS
  - (E) RAMP DOWN FROM SIDEWALK
  - (E) PUBLIC SIDEWALK
  - NOT USED
  - VERIFY ALIADA SIGNAGE IS IN COMPLIANCE WITH DETAILS ON SHEET P2.1 AND ALL LOCAL AND STATE MUNICIPAL CODES
  - EXISTING PARKING LOT
  - (E) FIRE HYDRANT
  - (E) BUILDING SIGNAGE VISIBLE FROM STREET
  - (E) FENCE AROUND PERIMETER OF SITE
  - (E) CURB SIDEWALK
  - (E) HIGHWAY CONCRETE WALL
  - (E) PALM TREE DEMO IF NEEDED
  - (E) HANDICAP PARKING STALL, VAN ACCESSIBLE
  - (E) STREETLIGHT
  - NOT USED
  - NOT USED
  - NOT USED
  - (E) DOOR TO REMAIN
  - (E) 3FT SIGNAGE WALL
  - (E) EXTERIOR STAIRWAY TO REMAIN
  - (E) PEDESTRIAN BRIDGE
  - (E) ASPHALT TO BE REPAIRED BY NEW TENANT - NEW SIDEWALK, CURB, AND GUTTER
  - (E) RETAINING WALL
  - NO OBJECTS HIGHER THAN 30" WILL BE PROPOSED IN THE UNSHOULDER AREAS
  - BUILDING SIGNAGE VISIBLE FROM STREET, NEW MMCC COMPLIANT SIGNAGE PERMIT
  - PER SD MUNICIPAL CODE 142.0560.(J) MOTORCYCLE SPACES SHALL BE 3' WIDE 8' LONG, PROVIDE SIGNAGE THAT STATES "MOTORCYCLE PARKING ONLY"
  - NOT USED
  - EXISTING CAR PORT WITH SIGNAGE THAT READS "RESERVED FOR SEA PROPERTY MANAGEMENT COMPANY" TO BE REMOVED IN ITS ENTIRETY
  - NO PARKING FIRE LANE
  - (E) BOLLARDS TO REMAIN
  - (E) ELECTRICAL BOX ENCLOSED WITH FENCING
  - (E) ELECTRICAL BOX
  - (E) GAS METER TO REMAIN
  - DASHED LINE INDICATES (E) PERIMETER FENCE WITH BARBED WIRE AT TOP, BARBED WIRE TO BE REMOVED PER CITY COMMENTS
  - (E) FIRE MAIN
  - (E) PARKING STALL TO BE REMOVED
  - DEMOLISH EXISTING FENCE
  - SEE SHEET P4.0 FOR LINE OF SIGHT PLAN

NOTE: GENERAL CONTRACTOR AND SDMM PROJECT MANAGER ARE RESPONSIBLE FOR VERIFYING THAT THE CURRENT ADA, PARKING AND SITE ACCESSIBILITY ARE IN FULL COMPLIANCE WITH BOTH LOCAL JURISDICTION AND FEDERAL REQUIREMENTS. ALL DISCREPANCIES SHALL BE COORDINATED WITH LOCAL MUNICIPALITIES / INSPECTORS DURING CONSTRUCTION.

**A EXISTING & DEMO SITE PLAN**  
 1" = 30'-0"

RESIDENTIAL APN # 438-080-07-00 LOT 8 MAP SD 1867	RESIDENTIAL APN # 438-080-05-00 LOT 7 MAP SD 1867	RESIDENTIAL APN # 438-080-05-00 LOT 6 MAP SD 1867	RESIDENTIAL APN # 438-080-10-00 LOT A MAP SD 1867
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DATE: 04.18.17  
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REVISIONS:

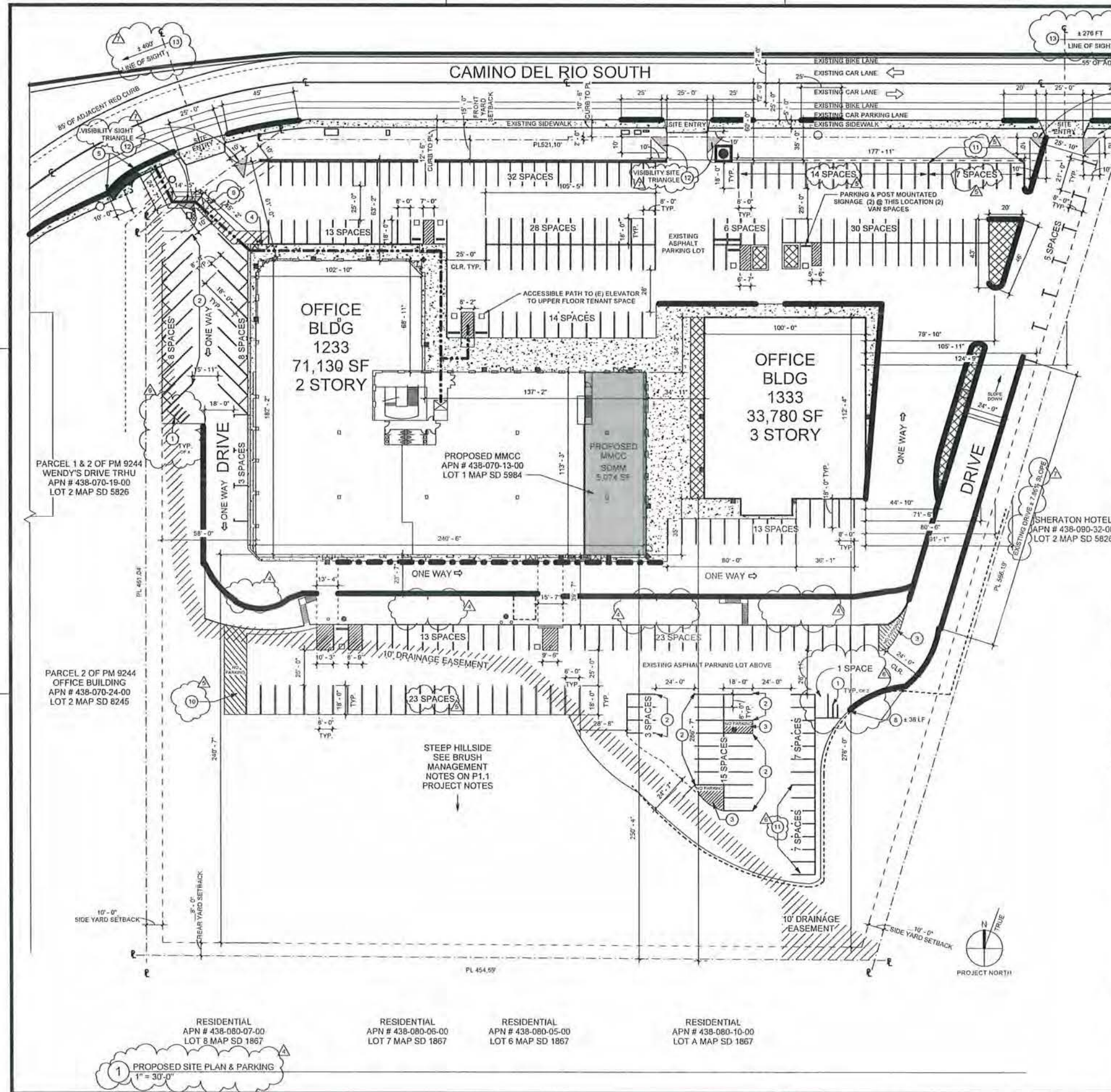
04.05.17	4	CITY COMMENTS
04.06.17	5	CITY COMMENTS
04.12.17	6	CITY COMMENTS
04.17.17	7	CITY COMMENTS

SHEET TITLE:

**PROPOSED SITE PLAN & PARKING**

SHEET NO:

**P2.1**



**SITE PLAN LEGEND**

[Symbol]	SDMM	[Symbol]	LIGHTING (BUILDING)
[Symbol]	(E) SIDEWALK	[Symbol]	LIGHTING (PARKING)
[Symbol]	(E) PLANTERS	[Symbol]	SETBACK
[Symbol]	EXISTING / PATH OF TRAVEL	[Symbol]	INDICATES RED CURB
[Symbol]		[Symbol]	INDICATES PASSENGER & LOADING ZONE

**SITE PLAN GENERAL NOTES**

- A. TRANSIT STOPS - SEE ZONING MAP ON P1.0
- B. PROVIDE BUILDING ADDRESS NUMBERS, VISIBLE AND LEGIBLE FROM STREET OR ROAD FRONTING THE PROPERTY PER FHPS POLICY P-00-6 (UFC DD1.4.4)
- C. FIRE HYDRANTS - SEE SITE PLAN DRAWING FOR LOCATIONS

**SITE PLAN KEYNOTES**

- 1 NEW MOTORCYCLE PARKING PAINTED WHITE WITH PARKING CONFIGURATION AS INDICATED
- 2 EXISTING ASPHALT PAINTED WHITE WITH NEW PARKING CONFIGURATION AS INDICATED
- 3 NEW STRIPING IN RED TO INDICATE NO PARKING
- 4 NEW CURB CUT TO COMPLY WITH CURRENT ADA STANDARDS
- 5 21 L.F. NEW SIDEWALK, DEMO EXISTING SIDEWALK AS NEEDED
- 6 EXISTING CURB TO BE PAINTED RED, FIRE LAKE COLOR TO MATCH EXISTING IN COORDINATION WITH NEW PARKING CONFIGURATION
- 7 NEW 4'-0" WIDE PATH OF TRAVEL, PROVIDE NEW SIDEWALK AND AT EXISTING ASPHALT PROVIDE DIAGONAL PAINTED 4" WIDE STRIPING @ 12" O.C. WITH 6" BORDER AT ALL EDGES
- 8 CONVERT ONE SPACE TO "TURNAROUND" PARKING SPACE
- 9 EXISTING VEHICLE RENTAL SPACES ARE NON-EXCLUSIVE
- 10 NO OBJECTS HIGHER THAN 36" WILL BE PROPOSED IN THE VISIBILITY AREAS
- 11 SEE SHEET P4.0 FOR LINE OF SIGHT IMAGES

**EXISTING PARKING COUNT MV-CO-CV**

<b>BUILDING 1233 (71,130 SF)</b>	
MMCC (PROPOSED):	12.65 AUTOMOBILE PARKING SPACES
5,074 SF X 2.5 SPACES PER 1,000 SF =	12.65
48,192 SF X 2.5 SPACES PER 1,000 SF =	120.48
HEALTH CLUB (TO REMAIN):	PER PREVIOUS APPROVED PERMIT
17,864 SF X 2.5 SPACES PER 1,000 SF =	44.66
<b>TOTAL SPACES REQUIRED FOR 1233:</b>	<b>177.83 = 178 AUTOMOBILE PARKING SPACES</b>
<b>BUILDING 1333 (33,780 SF)</b>	
RETAIL SALES, COMMERCIAL SERVICES, AND OFFICES (TO REMAIN):	81.43 AUTOMOBILE PARKING SPACES
32,571 SF X 2.5 SPACES PER 1,000 SF =	81.43
VEHICLE RENTAL (7 SPACES IN FRONT + 7 SPACES IN BACK = 14 SPACES PER LEASE)	
<b>TOTAL SPACES REQUIRED BUILDING FOR 1333:</b>	<b>85.43 = 86 AUTOMOBILE PARKING SPACE</b>
<b>BUILDING 1233 &amp; BUILDING 1333</b>	
<b>TOTAL SPACES REQUIRED:</b>	<b>274 AUTOMOBILE PARKING SPACES INCLUDING ADA PARKING</b>

<b>EXISTING PARKING SPACES</b>	
EXISTING STANDARD STALLS	= 289
EXISTING ADA PARKING	= 5
<b>TOTAL EXISTING PARKING</b>	<b>297 SPACES</b>

<b>PROPOSED / RECONFIGURED PARKING SPACES</b>	
PROPOSED / RECONFIGURED STALLS	= 266
EXISTING ADA PARKING	= 8
<b>TOTAL PROPOSED / RECONFIGURED</b>	<b>274</b>

REQUIRED PARKING = 274

3 TOTAL ADA EXISTING SPACES ON SITE  
 6 STANDARD SPACES + 2 VAN SPACES  
 7 TOTAL REQUIRED BY CODE  
 PROJECT EXCEEDS REQUIRED TOTAL AMOUNT

REQUIRED MOTORCYCLE PARKING FOR SITE  
 2% OF PARKING = 274 X .02 = 5.48 STALLS - 6 STALLS PROVIDED

BICYCLE LONG TERM PARKING:	NOT REQUIRED	PER: 142.0530 (e) (2) (D) (ii)
BICYCLE SHORT TERM PARKING:	NOT REQUIRED	PER: 142.0530 (e) (1) (D) (ii)
SHOWER STALLS:	NOT REQUIRED	PER: 142.0530 (e) (2) (D) (ii)
CARPOOL PARKING:	NOT REQUIRED	PER: 142.0530 (d) (1) (C) (ii)

**DEVELOPMENT INTENSITY**

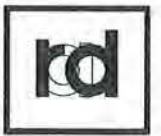
<b>FOR 1233 CAMINO DEL RIO S (71,130 SF)</b>		
5,074 SF MMCC	X 40 TRIPS PER 1000 SF	= 202.96 ADT
17,864 SF HEALTH CLUB	X 45 TRIPS PER 1000 SF	= 803.88 ADT
48,192 SF COMMERCIAL SERVICE/RETAIL	X 40 TRIPS PER 1000 SF	= 1927.68 ADT
<b>FOR 1333 CAMINO DEL RIO S (33,780 SF)</b>		
15,131 SF COMMERCIAL SERVICE/RETAIL	X 40 TRIPS PER 1000 SF	= 605.24 ADT
18,649 SF OFFICE	X 20 TRIPS PER 1000 SF	= 372.98 ADT
<b>TOTAL AD:</b>		<b>= 3,812.74 ADT</b>
<b>3,812.74 AVERAGE DAILY TRIPS</b>	<b>8.65 ACRES</b>	<b>= 440.38 TRIPS PER ACRE</b>

THE DEVELOPMENT INTENSITY FOR THE SITE (588 TRIPS / ACRE) IS BELOW THRESHOLD 2 (671 TRIPS / ACRE) OF THE MISSION VALLEY PLANNED DISTRICT ORDINANCE (PDO) DEVELOPMENT INTENSITY (DI) / A TRANSPORTATION IMPACT ANALYSIS IS NOT REQUIRED.

RESIDENTIAL APN # 438-080-07-00 LOT 8 MAP SD 1867  
 RESIDENTIAL APN # 438-080-06-00 LOT 7 MAP SD 1867  
 RESIDENTIAL APN # 438-080-05-00 LOT 6 MAP SD 1867  
 RESIDENTIAL APN # 438-080-10-00 LOT 1 MAP SD 1867

**1 PROPOSED SITE PLAN & PARKING**  
 1" = 30'-0"

DATE: 04.18.17  
 JOB NO: D01  
 DRAWN: STAFF  
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**SDMM (LIVING GREEN)  
 MMCC - CUP 3**  
 1233 CAMINO DEL RIO SOUTH SUITE 1299  
 SAN DIEGO, CA 92108

CONTRACTOR SHALL BUILD ONLY FROM SETS  
 STAMPED "CONSTRUCTION SET" HEREIN

**PLANNING SUBMITTAL**  
 ISSUE DATE: 04.18.17



REVISIONS:

03.03.17	1	CITY COMMENTS
04.18.17	8	CITY COMMENTS

SHEET TITLE:

**SITE DETAILS**

SHEET NO:  
**P2.2**

**FINDINGS FOR CONDITIONAL USE PERMIT APPROVAL**

(CONTINUED)

26. THE OWNER/PERMITTEE SHALL INSTALL BULLET RESISTANT GLASS, PLASTIC, OR LAMINATE SHIELD AT THE RECEPTION AREA TO PROTECT THE EMPLOYEES.
27. THE OWNER/PERMITTEE SHALL INSTALL BULLET RESISTANT ARMOR PANELS OR SOLID FROTTED MASONRY BLOCK WALLS, DESIGNED BY A LICENSED PROFESSIONAL, IN THE RECEPTION AREA AND VAULT ROOM.
28. THE OWNER/PERMITTEE OR OPERATOR SHALL MAINTAIN THE MMCC, 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. GRAFFITI SHALL BE REMOVED WITHIN 24 HOURS.
29. THE OWNER/PERMITTEE OR OPERATOR SHALL POST ANTI-LOITERING SIGNS NEAR ALL ENTRANCES OF THE MMCC.
30. THE NAME AND EMERGENCY CONTACT PHONE NUMBER OF AN OPERATOR OR MANAGER SHALL BE POSTED IN A LOCATION VISIBLE FROM OUTSIDE IN CHARACTER SIZE AT LEAST 2 INCHES IN HEIGHT PER SDMC 141.0814.
31. ALL SIGNS ASSOCIATED WITH THIS DEVELOPMENT SHALL BE CONSISTENT WITH SIGN CRITERIA ESTABLISHED BY CITY-WIDE SIGN REGULATIONS AND SHALL FURTHER BE RESTRICTED BY THE PERMIT. SIGN COLORS AND TYPEFACES ARE LIMITED TO TWO. GROUND SIGNS SHALL NOT BE POLE SIGNS. A SIGN IS REQUIRED TO BE POSTED ON THE OUTSIDE OF THE MMCC AND SHALL ONLY CONTAIN THE NAME OF THE BUSINESS.
32. HOURS OF OPERATION: MONDAY-SUNDAY 7AM-9PM PER SDMC 141.0814.
33. BUSINESS NAME SIGN SHALL BE POSTED ON THE OUTSIDE OF THE BUILDING AND SHOULD ONLY CONTAIN THE NAME OF THE BUSINESS, LIMITED TO TWO COLORS PER SDMC 141.0814.
34. IN ACCORDANCE WITH SDMC §1514.0408, SIGN PLANS SHALL BE REQUIRED ELEMENT OF THE MISSION VALLEY DEVELOPMENT PERMIT APPLICATION SUBMITTALS. SIGNAGE SHALL BE IN CONFORMANCE WITH LAND DEVELOPMENT CODE CHAPTER 12, ARTICLE 9, DIVISION 8 (SIGN PERMIT PROCEDURES AND CHAPTER 14, ARTICLE 2, DIVISION 12).
35. MEDICAL MARIJUANA SHALL NOT BE CONSUMED ANYWHERE WITHIN THE SITE.
36. PRIOR TO ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/PERMITTEE SHALL ENTER INTO A MAINTENANCE AGREEMENT FOR THE ONGOING PERMANENT BMP MAINTENANCE, SATISFACTORY TO THE CITY ENGINEER.

(C) THE PROPOSED DEVELOPMENT WILL COMPLY WITH THE REGULATIONS OF THE LAND DEVELOPMENT CODE INCLUDING ANY ALLOWABLE DEVIATIONS PURSUANT TO THE LAND DEVELOPMENT CODE.

THERE ARE NO PROPOSED EXTERIOR IMPROVEMENTS. INTERIOR IMPROVEMENTS INCLUDE A RECEPTION AREA, DISPENSARY AND OFFICES. THE TENANT IMPROVEMENT BUILDING PERMIT WILL REQUIRE COMPLIANCE WITH THE CALIFORNIA BUILDING CODE, PLUMBING CODE, MECHANICAL CODE, ELECTRICAL CODE, FIRE CODE AND ALL ADOPTED REFERENCED STANDARDS. PUBLIC IMPROVEMENTS INCLUDE THE REPLACEMENT OF THE EXISTING DRIVEWAYS (3) ON CAMINO DEL RIO SOUTH WITH A CITY STANDARD DRIVEWAY, INSTALLING NEW PEDESTRIAN WALKWAY AND REPLACING THE CITY SIDEWALK AND CURB. THE PROPOSED MMCC IS CONSISTENT WITH THE LAND USE DESIGNATION OF COMMERCIAL OFFICE. THE PROPOSED MMCC MEETS ALL DEVELOPMENT REGULATIONS. NO DEVIATIONS ARE REQUESTED, AND THE PERMIT AS CONDITIONED ASSURES COMPLIANCE WITH ALL THE DEVELOPMENT REGULATIONS OF THE SAN DIEGO MUNICIPAL CODE. THE PROPOSED MMCC THEREFORE COMPLIES WITH THE REGULATIONS OF THE LAND DEVELOPMENT CODE.

(D) THE PROPOSED USE IS APPROPRIATE AT THE PROPOSED LOCATION.

THE CITY OF SAN DIEGO ADOPTED ORDINANCE NO. 0-20356, TO IMPLEMENT ZONING REGULATIONS FOR MEDICAL MARIJUANA CONSUMER COOPERATIVES (MMCC). MMCCS ARE ALLOWED WITH A CONDITIONAL USE PERMIT, PROCESS 3, HEARING OFFICER DECISION. THE SAN DIEGO MUNICIPAL CODE LIMITS MMCCS TO COMMERCIAL AND INDUSTRIAL ZONES AND THE NUMBER OF MMCCS TO ONLY FOUR PER COUNCIL DISTRICT, 36 CITY-WIDE. IN ORDER TO MINIMIZE THE IMPACT ON THE CITY AND RESIDENTIAL NEIGHBORHOODS, THE PROPOSED MMCC, CLASSIFIED AS COMMERCIAL SERVICES, IS A COMPATIBLE USE FOR THIS LOCATION WITH A CONDITIONAL USE PERMIT AND SITE DEVELOPMENT PERMIT. THEREFORE, THE PROPOSED MMCC IS AN APPROPRIATE USE AT THE PROPOSED LOCATION AND THE LAND USE DESIGNATION IS CONSISTENT WITH THE COMMUNITY PLAN.

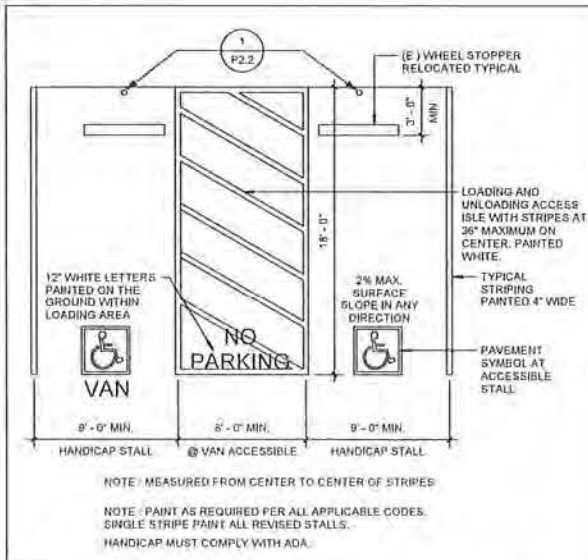
(A) THE PROPOSED DEVELOPMENT WILL NOT ADVERSELY AFFECT THE APPLICABLE LAND USE PLAN; CH. ART. DIV. 12 & 3.5 SAN DIEGO MUNICIPAL CODE CHAPTER 12: LAND DEVELOPMENT REVIEWS (8-2016)

THE PROPOSED MMCC, CLASSIFIED AS COMMERCIAL SERVICES, IS ALLOWABLE IN THE MYPD-MV-CO-CV ZONE WITH A CUP AND IS CONSISTENT WITH THE COMMUNITY PLAN LAND USE DESIGNATION OF COMMERCIAL OFFICE. THE PROJECT SITE FALLS INTO DISTRICT 7, WHICH ALLOWS 4 LICENSED MMCCS. THE PROJECT IS NOT WITHIN 1,000 FEET OF OTHER MMCCS. THE OVERLAY ZONES ARE COMMERCIAL OFFICE AND COMMERCIAL RECREATION. THE COMMERCIAL OFFICE DESIGNATION ENCOURAGES A RANGE OF RETAIL USES AND MULTI-USE DEVELOPMENT IN WHICH COMMERCIAL USES ARE COMBINED OR INTEGRATED WITH OTHER USES. THE PROPOSED MMCC WILL PROVIDE THE LOCAL RESIDENTS WITH "NEIGHBORHOOD" FACILITIES AS ENCOURAGED BY THE COMMUNITY PLAN. THE PROPOSED MMCC CLASSIFIED AS COMMERCIAL SERVICES IS A COMPATIBLE USE FOR THIS LOCATION AND IS CONSISTENT WITH THE COMMUNITY PLAN. THE RESIDENTIAL ZONE RS-1 IS ADJACENT TO THE PROJECT SITE AND SEPARATED BY A STEEP HILLSIDE NATURAL BARRIER CREATING NO ACCESS AND NO PATH OF TRAVEL TO THE NEAREST RESIDENTIAL OR OPEN SPACE PARK (SDMC 113.0225). THE PROJECT IS WITHIN THE AIRPORT LAND USE COMPATIBILITY OVERLAY ZONE (ALUCOZ), THE AIRPORT INFLUENCE AREA MONTGOMERY FIELD REVIEW AREA 2, AND FAA PART 77 NOTICING AREA MONTGOMERY FIELD REVIEW AREA 2, AND SDIA-LINDBERGH FIELD. THE SITE IS PREVIOUSLY CONFORMING AND WOULD NOT INCREASE THE DENSITY, STRUCTURE HEIGHT, OR FLOOR AREA. THE PROPOSED USE IS APPROPRIATE AT THE PROPOSED LOCATION. THE PROPOSED DEVELOPMENT WILL COMPLY WITH THE REGULATIONS OF THE LAND DEVELOPMENT CODE INCLUDING ANY ALLOWABLE DEVIATIONS PURSUANT TO THE LAND DEVELOPMENT CODE.

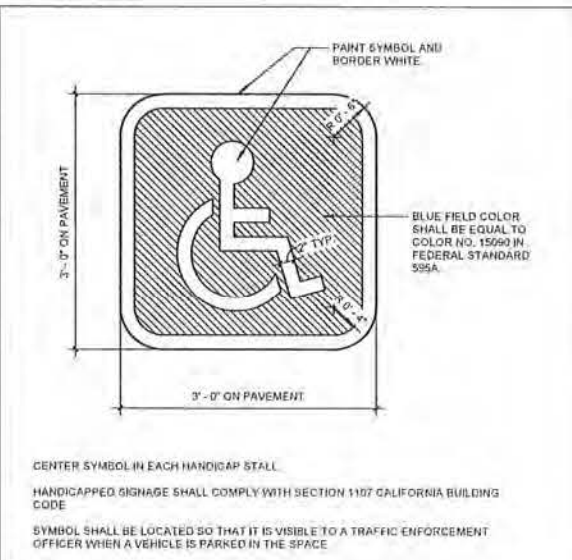
(B) THE PROPOSED DEVELOPMENT WILL NOT BE DETRIMENTAL TO THE PUBLIC HEALTH, SAFETY, AND WELFARE

ON MARCH 25, 2014, THE CITY OF SAN DIEGO ADOPTED ORDINANCE NO. 0-20356, TO IMPLEMENT ZONING REGULATIONS FOR MEDICAL MARIJUANA CONSUMER COOPERATIVES (MMCC). MMCCS ARE ALLOWED WITH A CONDITIONAL USE PERMIT, PROCESS 3, HEARING OFFICER DECISION. A LIMIT OF FOUR MMCCS PER COUNCIL DISTRICT (36 CITY-WIDE) WAS ADOPTED IN ORDER TO MINIMIZE THE IMPACT ON THE CITY AND RESIDENTIAL NEIGHBORHOODS. THE PROPOSED MMCC WILL COMPLY WITH ALL APPLICABLE REGULATIONS AND CODES ENSURING THE SAFETY, HEALTH AND WELFARE OF THE PUBLIC. THE BOARD OF DIRECTORS HAVE EXTENSIVE EXPERIENCE IN THE CANNABIS INDUSTRY AND HAVE OWNED AND OPERATED ONE OF THE FIRST WASHINGTON STATE LICENSED 30,000 SF TIER 3 PRODUCER/PROCESSOR CANNABIS FACILITY. THE REFERENCED REGULATIONS AND CONDITIONS BELOW HAVE BEEN DETERMINED AS NECESSARY TO AVOID ADVERSE IMPACT UPON THE HEALTH, SAFETY AND GENERAL WELFARE OF PERSONS PATRONIZING, RESIDING OR WORKING WITHIN THE SURROUNDING AREA AND THEREFORE, THE PROPOSED MMCC WILL NOT BE DETRIMENTAL TO THE PUBLIC HEALTH, SAFETY AND WELFARE.

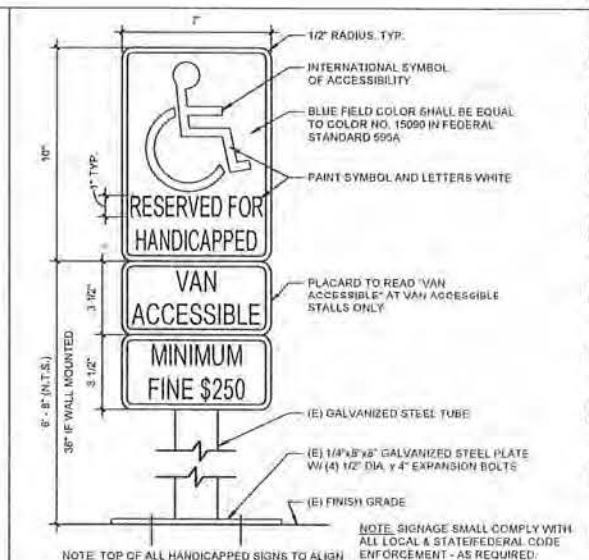
1. THE PROPOSED USE IS A MMCC. THE PROJECT SITE IS WITHIN THE MV-CO-CV ZONE AND THE USE IS ALLOWED WITH APPROVED CONDITIONAL USE PERMIT PROCESS THREE.
2. THE PROPOSED MMCC SITE IS IN COUNCIL DISTRICT 3 AND 7. THE MAJORITY OF THE SITE IS IN COUNCIL 7. EACH DISTRICT IS ALLOWED 4 LICENSED MMCCS. THE PROPOSED TENANT SPACE FALLS IN COUNCIL DISTRICT 7.
3. THE PROJECT IS LOCATED WITHIN THE HILLSIDE SUBDISTRICT, APPENDIX E OF THE MISSION VALLEY PLANNED DISTRICT.
4. MMCCS ARE NOT ALLOWED WITHIN 100 FEET OF A RESIDENTIAL ZONE. THE RESIDENTIAL ZONE RS-1 IS ADJACENT TO THE PROJECT SITE WITH A STEEP HILLSIDE NATURAL BARRIER CREATING NO PATH OF TRAVEL. TOPOGRAPHIC MAPS PROVIDING SLOPE ANALYSIS AND PATH OF TRAVEL ARE PROVIDED. PER SDMC 113.0225
5. MMCCS ARE NOT ALLOWED WITHIN 1000 FEET OF A PARK. UNIVERSITY HEIGHTS OPEN SPACE PARK IS LOCATED SOUTH WEST OF THE PROJECT SITE WITH A STEEP HILLSIDE NATURAL BARRIER CREATING NO PATH OF TRAVEL. TOPOGRAPHIC MAPS PROVIDING SLOPE ANALYSIS AND PATH OF TRAVEL ARE PROVIDED. PER SDMC 113.0225
6. AFTER FURTHER INVESTIGATION, THERE IS NO MAN-MADE TRAIL OR ACCESS ALONG ANY PART OF THE NATURAL BARRIER. A STEEP HILLSIDE ONLY FINDINGS CONSISTED OF WATER TO CATCH BASIN LOCATED AT THE REAR OF THE PROPERTY BLOCKED OFF BY LOCKED BARR WIRE FENCING. SEE SUPPORTING PICTURES. THE SHARP POINTED BARB WIRE WILL BE REMOVED PER CODE.
7. THE PROPOSED MMCC IS PROHIBITED WITHIN 1,000 FEET OF OTHER MMCCS. THERE ARE NO MMCCS WITHIN 1,000 FEET OF THE PROPOSED SITE.
8. THE MOST RECENT USE WAS A NIGHTCLUB/BAR AND HAS BEEN CLOSED FOR OVER 6-8 MONTHS AND IS CURRENTLY VACANT.
9. THE PROPOSED SITE DESIGNATED ZONE IS MYPD-MV-CO-CV. THE OVERLAY ZONES ARE COMMERCIAL OFFICE AND COMMERCIAL RECREATION.
10. THE PROJECT IS WITHIN THE AIRPORT LAND USE COMPATIBILITY OVERLAY ZONE (ALUCOZ), THE AIRPORT INFLUENCE AREA (MONTGOMERY FIELD-REVIEW AREA 2, AND FAA PART 77 NOTICING AREA (MONTGOMERY FIELD AND SDIA-LINDBERGH FIELD). THE PROPOSED PROJECT WAS DEVELOPED PRIOR TO THE DEVELOPMENT OF AN AIRPORT LAND USE COMPATIBILITY PLAN AND WOULD BE EXEMPT FROM THE REQUIREMENTS OF SDMC CHAPTER 13, ARTICLE 2, DIVISION 15, AS LISTED IN SDMC 13.1535(A). THE SITE IS PREVIOUSLY CONFORMING AND WOULD NOT INCREASE THE DENSITY, STRUCTURE HEIGHT, OR FLOOR AREA.
11. THE USE OF VENDING MACHINES WHICH ALLOWS ACCESS TO MEDICAL MARIJUANA EXCEPT BY A RESPONSIBLE PERSON, AS DEFINED IN SAN DIEGO MUNICIPAL CODE SECTION 42.1502, IS PROHIBITED. FOR THE PURPOSE OF THIS SECTION, A VENDING MACHINE IS ANY DEVICE WHICH ALLOWS ACCESS TO MEDICAL MARIJUANA WITHOUT HUMAN INTERMEDIARY PER SDMC 141.0514.
12. CONSULTATIONS BY MEDICAL PROFESSIONALS SHALL NOT BE PERMITTED ACCESSORY USE AT THE PROPOSED MMCC LOCATION.
13. LIGHTING SHALL BE PROVIDED TO ILLUMINATE THE INTERIOR OF THE MMCC, FAÇADE, AND THE IMMEDIATE SURROUNDING AREA, INCLUDING ANY ACCESSORY USES, PARKING LOTS, AND ADJOINING SIDEWALKS. LIGHTING SHALL BE HOODED OR ORIENTED SO AS TO DEFLECT LIGHT AWAY FROM THE ADJACENT PROPERTIES PER SDMC 141.0514.
14. THE PROPOSED MMCC WILL OPERATE AS A NOT-FOR-PROFIT.
15. NO PUBLIC IMPROVEMENTS FOUND AT RECORDS OFFICE.
16. MMCCS MUST OBTAIN A PUBLIC SAFETY PERMIT FROM THE DEVELOPMENT SERVICES DEPARTMENT PURSUANT TO CHAPTER 4, ARTICLE 2, DIVISION 15 OF THE SAN DIEGO MUNICIPAL CODE NO PERSONS UNDER THE AGE OF 18 SHALL BE PERMITTED INSIDE THE MMCC NOT EMPLOYED BY THE PROPOSED MMCC.
17. THE CITY SHALL CONDUCT A BACKGROUND CHECK ON ALL RESPONSIBLE PERSONS AND THE MMCC SHALL PROVIDE A LIST TO CITY OF RESPONSIBLE PERSONS UPON REQUEST. RESPONSIBLE PERSONS SHALL ENSURE ALL TRANSACTIONS ARE FULLY DOCUMENTED INCLUDING SOURCE OF MARIJUANA. UPON CITY REQUEST MMCC SHALL PROVIDE THE CITY AN AUDIT OF ITS OPERATIONS FOR THE PREVIOUS CALENDAR YEAR. CERTIFIED BY PUBLIC ACCOUNTANT, THE MMCC PERMIT IS VALID FOR ONE YEAR. APPLICATIONS SHOULD BE FILED WITH THE CITY MANAGER.
18. PROPOSED MMCC DIRECTORS AND EMPLOYEES SHALL BE REASONABLY COMPENSATED AND SHALL NOT RECEIVE ANY BONUSES. THE PROPOSED MMCC SHALL OPERATE AS A NON-PROFIT.
19. ALL PERSON TRANSPORTING MEDICAL MARIJUANA IN CONNECTION WITH THE PROPOSED MMCC SHALL DO SO IN ACCORDANCE WITH STATE LAW.
20. PACKAGING AND LABELING SHALL COMPLY WITH ALL APPLICABLE PACKAGING AND LABELING REQUIREMENTS. MARIJUANA SHALL BE SEALED IN AIRTIGHT MANNER AND CONTAIN THE INFORMATION: PATIENTS NAME, DISPENSING DATE, MMCC ADDRESS AND NAME, NAME OF PRODUCT, PRODUCT INGREDIENTS, PRODUCT MUST BE USED AS RECOMMENDED. PRODUCT MUST BE KEPT OUT OF REACH OF CHILDREN. PRODUCT USERS MUST NOT OPERATE HEAVY MACHINERY WHILE UNDER THE INFLUENCE OF MARIJUANA. SALE OR TRANSFER OF PRODUCT TO NON-PATIENTS IS PROHIBITED. PRODUCT IS INTENDED FOR MEDICAL USE ONLY. CAL HEALTH & SAFETY CODE 11262.6, AND ANY ADDITIONAL USE INSTRUCTIONS AND WARNINGS THAT MAY BE APPLICABLE.
21. PACKAGING AND LABELING SHALL COMPLY WITH ALL APPLICABLE PACKAGING AND LABELING REQUIREMENTS. EDIBLES AND CONCENTRATES MUST BE LABELED. PATIENTS NAME, DISPENSING DATE, MMCC ADDRESS AND NAME, A WARNING LABEL THAT CONTAINS THE CANNABIS PATIENT ADVISORY INFORMATION REQUIRED IN SECTION 42.1508(F) AND THE SOURCE OF THE FOOD PRODUCTION.
22. MMCC ARE ENCOURAGED TO LABEL PRODUCTS FOR POTENCY AND THE CITY OF SAN DIEGO MAY AT ANY TIME HAVE MEDICAL MARIJUANA TESTED FOR PESTICIDES, MOLDS, MILDEW, AND OR BACTERIA, AND MAKE SUCH TESTING RESULTS AVAILABLE TO CONSUMERS.
23. AN INTERIOR SIGN SHALL BE POSTED ON A WALL IN THE PROPOSED MMCC WHICH STATES THE FOLLOWING: CANNABIS PATIENT ADVISORY-THIS IS A WARNING REGARDING EDIBLE CANNABIS/MARIJUANA PRODUCTS-EDIBLE MARIJUANA PRODUCTS CONTAIN CANNABIS EXTRACTS (THC-TETRA HYDRO CANNABINOL). MARIJUANA IS NOT REGULATED AS A FOOD INGREDIENT AND THEREFORE THE COUNTY DEPARTMENT OF ENVIRONMENTAL HEALTH DOES NOT HAVE ANY REGULATORY AUTHORITY OVER THIS INGREDIENT IN EDIBLES.
24. SECURITY SHALL BE PROVIDED INCLUDING OPERABLE CAMERAS, ALARM, AND A SECURITY GUARD. THE CAMERAS SHALL HAVE AND USE A RECORDING DEVICE THAT MAINTAINS THE RECORDS FOR A MINIMUM OF 30 DAYS. THE SECURITY GUARD SHOULD ONLY BE ENGAGED IN ACTIVITIES RELATED TO PROVIDING SECURITY FOR THE FACILITY, EXCEPT ON AN INCIDENTAL BASIS PER SDMC 141.0614. SECURITY SHALL INCLUDE OPERABLE CAMERAS AND A METAL DETECTOR TO THE SATISFACTION OF DEVELOPMENTAL SERVICES DEPARTMENT. THIS FACILITY SHALL ALSO INCLUDE ALARMS AND TWO-ARMED SECURITY GUARDS TO THE EXTENT THE POSSESSION OF A FIREARM IS NOT IN CONFLICT WITH U.S.C. §26301 AND 27 C.F.R. 478.11. NOTHING HEREIN SHALL INTERPRET TO REQUIRE OR ALLOW A VIOLATION OF FEDERAL FIREARM LAWS. THE SECURITY GUARDS SHALL BE LICENSED BY THE STATE OF CALIFORNIA. ONE SECURITY GUARD MUST BE ON PREMISED 24 HOURS A DAY, SEVEN DAYS A WEEK. THE OTHER MUST BE PRESENT DURING BUSINESS HOURS.
25. THE SECURITY GUARDS SHOULD ONLY BE ENGAGED IN ACTIVITIES RELATED TO PROVIDING SECURITY FOR THE FACILITY, EXCEPT ON AN INCIDENTAL BASIS. THE CAMERAS SHALL HAVE AND USE A RECORDING DEVICE THAT MAINTAINS THE RECORDS FOR A MINIMUM OF 30 DAYS.



**3 TYPICAL PARKING STRIPING PLAN** 3/16" = 1'-0"



**2 ACCESSIBILITY SIGN** 1" = 1'-0"



**1 ACCESSIBLE PARKING SIGN** 3" = 1'-0"

DATE: 04.18.17  
 JOB NO: 001  
 DRAWN: STAFF  
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**SDMM (LIVING GREEN)**  
**MMCC - CUP 3**  
 1233 CAMINO DEL RIO SOUTH SUITE 1299  
 SAN DIEGO, CA 92108

CONTRACTOR SHALL BUILD ONLY FROM SETS  
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**PLANNING SUBMITTAL**  
 ISSUE DATE: 04.18.17



REVISIONS:


SHEET TITLE:

DESCRIPTIVE PLAN

SHEET NO:

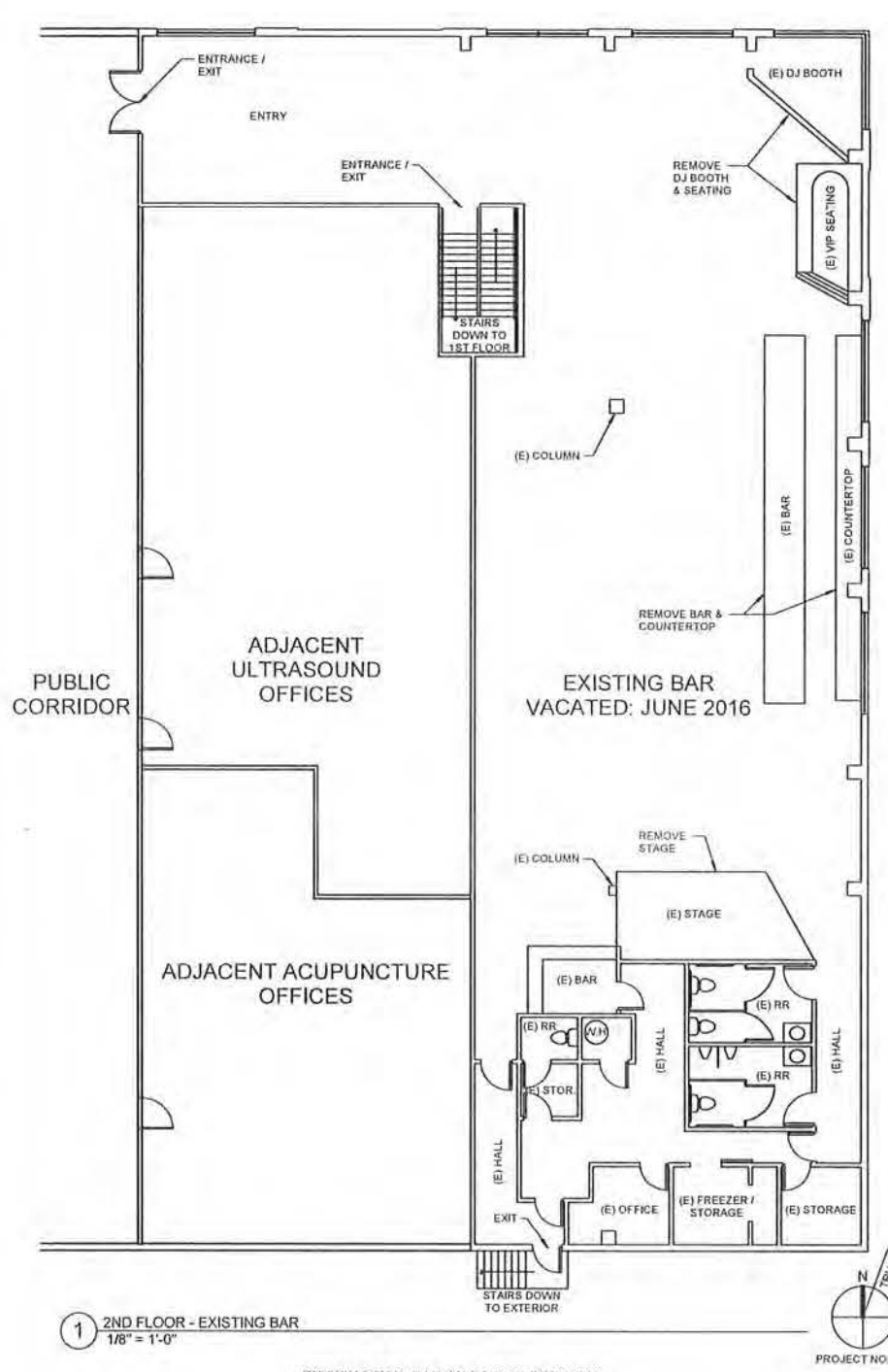
**P3.0**

**WALL LEGEND**

- INDICATES EXISTING PARTITIONS AND EXTERIOR WALLS
- INDICATES EXISTING WINDOWS
- INDICATES NEW INTERIOR WALLS
- INDICATES LOCATION OF CAMERAS
- INDICATES LOCATION OF ALARMS

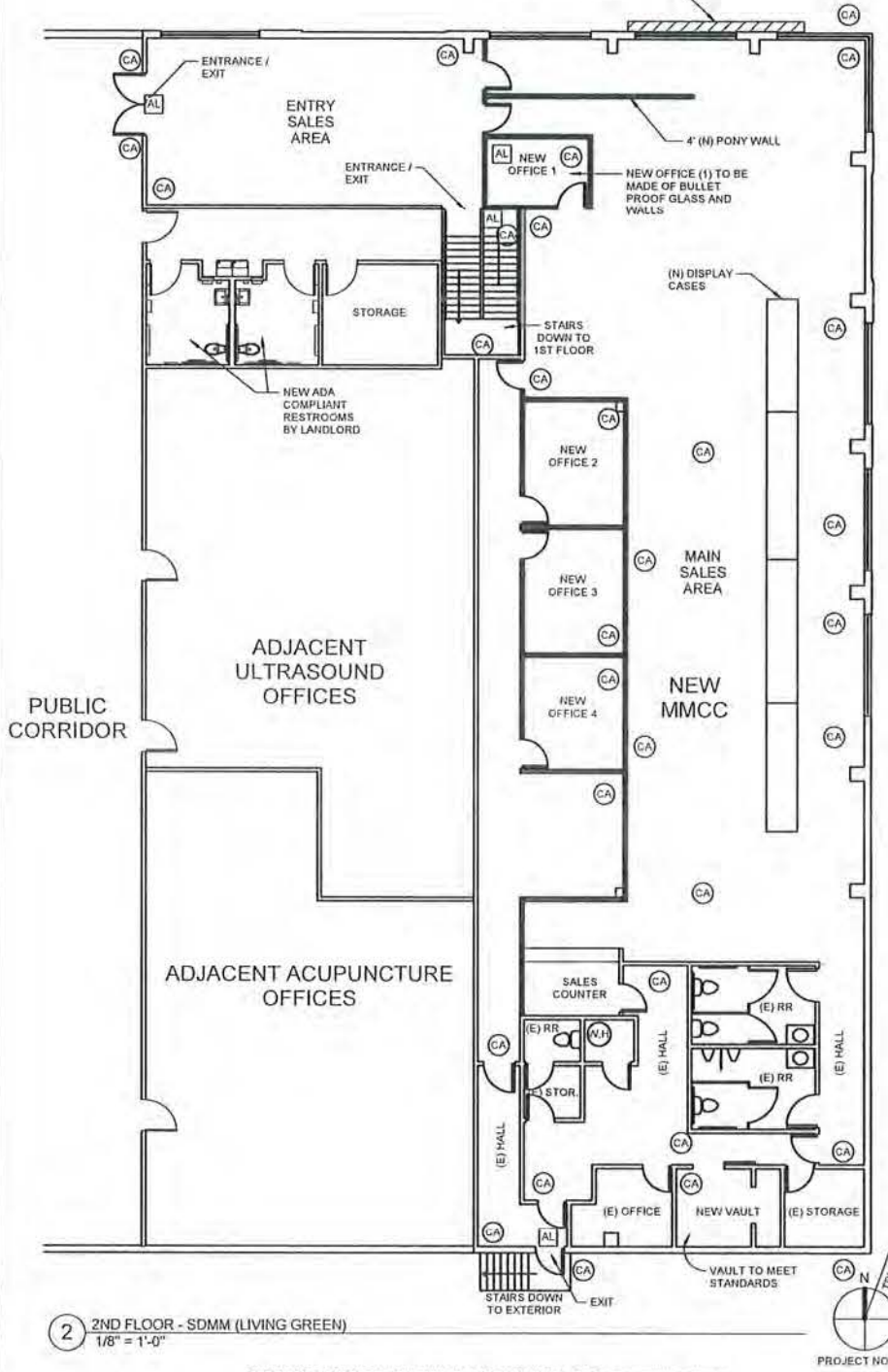
**GENERAL NOTES**

- A. FOR ALL EXISTING DIMENSIONS NOT SHOWN, SEE EXISTING ARCHITECTURAL DRAWINGS.
  - B. OWNER / CONTRACTOR TO FIELD VERIFY ALL NECESSARY EXISTING DIMENSIONS.
  - C. CONTRACTOR TO VERIFY ALL EXACT DIMENSIONS OF DEMOLITION AREA PRIOR TO REMOVAL.
  - D. CONTRACTOR TO CAREFULLY DEMOLISH EXISTING STUDS, HDRS, WINDOW SILLS, ETC. FOR POSSIBLE REUSE OF MATERIAL.
  - E. CONTRACTOR TO HAUL ALL DAMAGED OR UNUSABLE MATERIAL TO THE CITY / COUNTY APPROVED LOCATIONS.
  - F. CONTRACTOR TO REROUT OR CAP OFF ALL NECESSARY VENTILATION, SEWER AND WATER PIPES.
- MANDATORY (CBES 150,000):  
 BATHROOMS: ALL LIGHTING FIXTURES AND SWITCHES INSTALLED SHALL DEMONSTRATE THE FOLLOWING: AT LEAST ONE HIGH EFFICIENCY FIXTURE SHALL BE INSTALLED IN EACH BATHROOM. ALL OTHER BATHROOM LIGHTING SHALL BE HIGH EFFICIENCY OR CONTROLLED BY A VACANCY SENSOR. GARAGES, LAUNDRY ROOMS, AND UTILITY ROOMS: LIGHTING FIXTURES AND SWITCHES INSTALLED SHALL DEMONSTRATE ALL LIGHTING IS HIGH EFFICIENCY AND CONTROLLED BY A VACANCY SENSOR.



1 2ND FLOOR - EXISTING BAR  
 1/8" = 1'-0"

EXISTING USE: BAR, VACATED: JUNE 2016



2 2ND FLOOR - SDMM (LIVING GREEN)  
 1/8" = 1'-0"

NEW USE: MEDICAL MARIJUANA CONSUMER COOPERATIVE (MMCC)

DATE: 04.18.17  
 JOB NO: 001  
 DRAWN: STAFF  
 CHECKED: CB



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 ISSUE DATE: 04.18.17



REVISIONS:

04.17.17	7	CITY COMMENTS

SHEET TITLE:

LINE OF SIGHT IMAGES

SHEET NO: **P4.0**

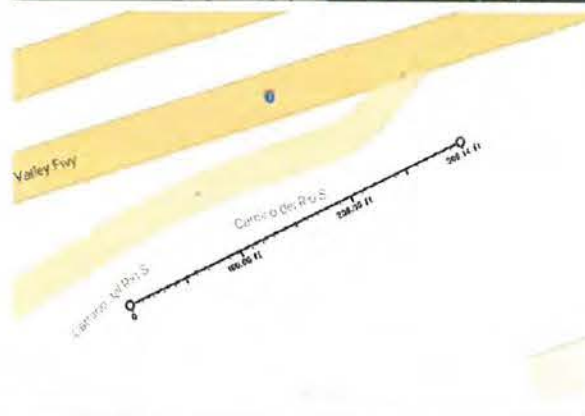
WEST DRIVEWAY-FACING WEST



WEST DRIVEWAY:

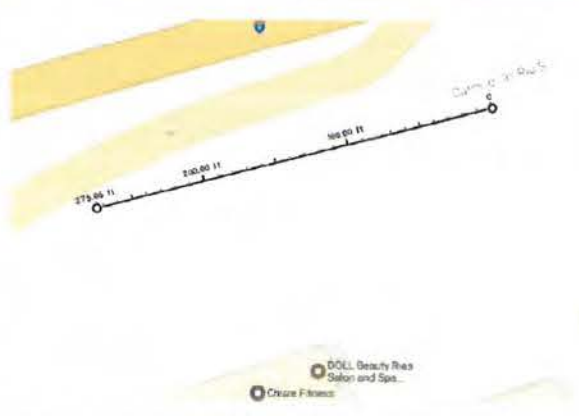
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WEST DRIVEWAY-FACING EAST



2

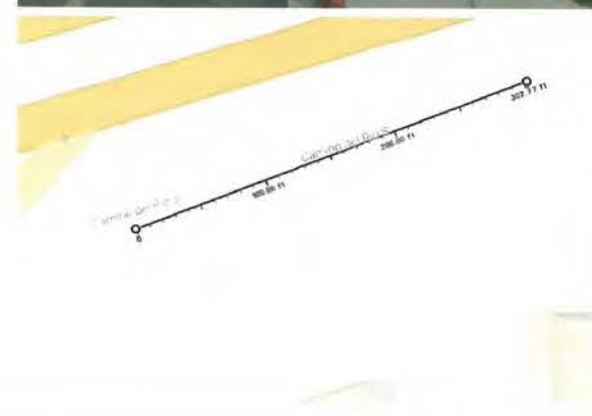
CENTER DRIVEWAY-FACING WEST



CENTER DRIVEWAY:

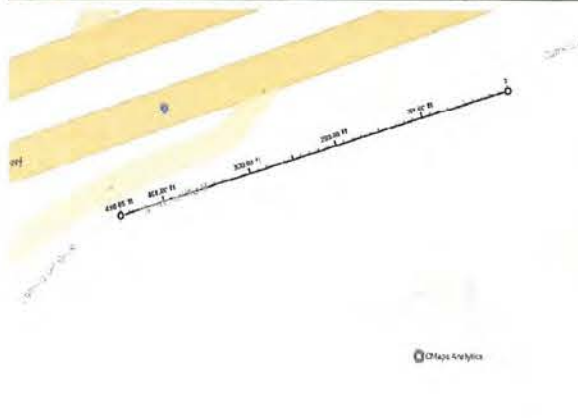
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CENTER DRIVEWAY-FACING EAST



4

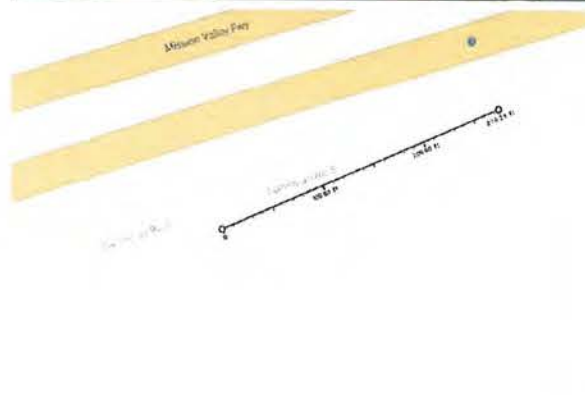
EAST DRIVEWAY-FACING WEST



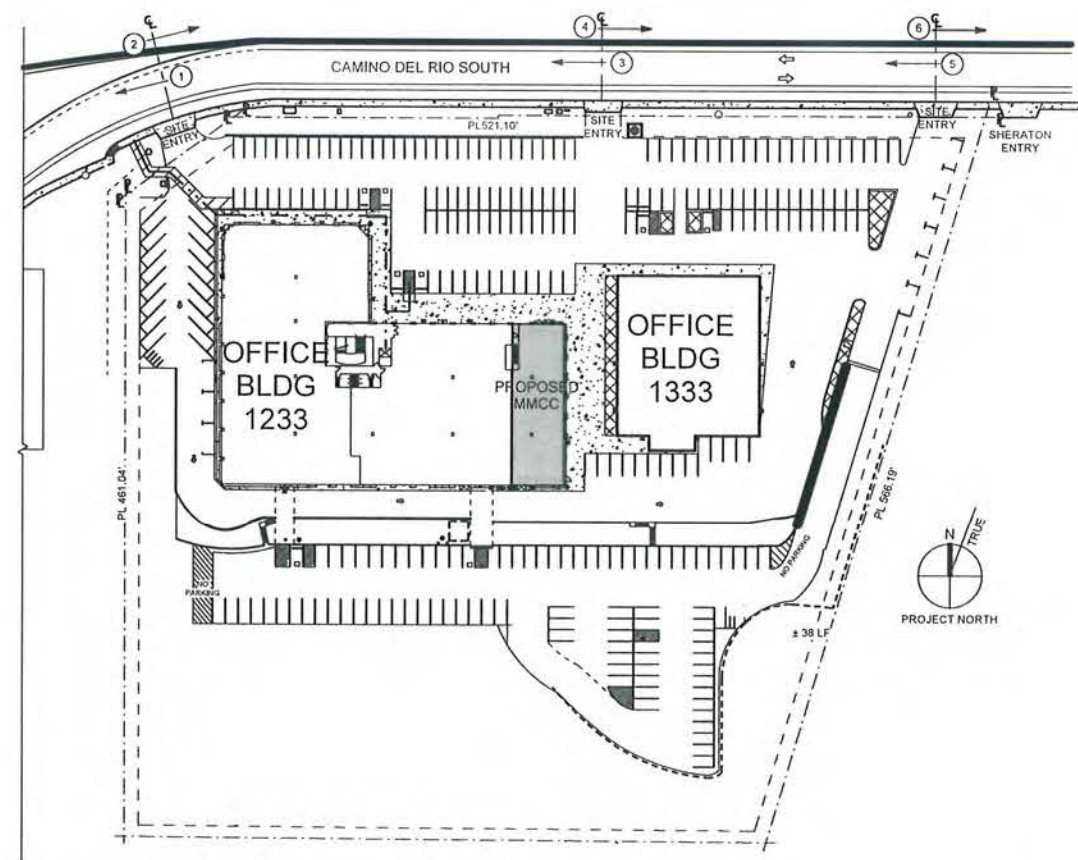
EAST DRIVEWAY:

5

EAST DRIVEWAY-FACING EAST



6



KEY PLAN

N.T.S.