



THE CITY OF SAN DIEGO

Report to the Hearing Officer

DATE ISSUED: February 7, 2024 REPORT NO. HO-24-007

HEARING DATE: February 14, 2024

SUBJECT: 7755 Arjons Cannabis Production Facility, Process Three Decision

PROJECT NUMBER: [PRJ-1104861](#)

OWNER/APPLICANT: MAZIS FAMILY TRUST, Owner/ BTC VENTURES, LLC, Applicant

SUMMARY

Issue: Should the Hearing Officer approve a 10,682-square-foot cannabis production facility in an existing two-story commercial building at 7755 Arjons Drive in the IL-2-1 zone within the Mira Mesa Community Plan area?

Staff Recommendation: Approve Conditional Use Permit No. PMT-3251125.

Community Planning Group Recommendation: On October 16, 2023, the Chair of the Mira Mesa Community Planning Group (MMCPG) elected to not review the project due to the fact that the proposed project only restarts the operations of a previously entitled CPF at the site (Attachment 6).

Environmental Review: This project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301, Existing Facilities. This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on October 31, 2023, and the opportunity to appeal that determination ended November 15, 2023.

BACKGROUND

The 0.51-acre project site is located at 7755 Arjons Drive in the IL-2-1 Zone and the Mira Mesa Community Plan designates the site Light Industrial. All adjacent properties are within the same zone and community plan designation. A cannabis production facility at 7755 Arjons Drive was approved by the Hearing Officer as CUP No. 2058967 (Project No. 585651) on September 5, 2018. That CUP, which expired on September 20, 2023, was for a Marijuana Production Facility (MPF) in an existing two-story, 10,682-square-foot building at 7755 Arjons Drive, to include the manufacturing, storage, packaging, labeling, and distribution of cannabis.

DISCUSSION

Project Description:

Project Location:	7755 Arjons Drive, Mira Mesa Community Plan Area.
Project Scope:	Conditional Use Permit for a 10,682-square-foot cannabis production facility to operate within an existing commercial building.
Lot Size:	0.51-acre (22,218-square-feet)
Zoning:	IL-2-1 (Light Industrial, Office, and Commercial Uses)
Land Use Plan Designation:	Light Industrial per the Mira Mesa Community Plan (MMCP)

The project proposes the reactivation of the previously approved cannabis production facility at 7755 Arjons Drive. No physical changes to the interior or exterior of the building are proposed by this project.

CPFs continue to be allowed in the IL-2-1 zone with the approval of a Conditional Use Permit.

Renewals of CPF CUPs pursuant to SDMC 141.1004(h) are typically a Process Two decision and are not heard before the Hearing Officer. However, because CUP No. 2058967 was allowed to expire on September 20, 2023, without an application for an extension, the amendment is subject to the locational requirements of SDMC 141.1004(a) pursuant to SDMC 141.1004(h)(3), and is processed according to Process Three, with the Hearing Officer as the decision maker. As with the previous CUP No. 2058967, staff review did not identify sensitive uses requiring separation per SDMC 141.1004(a).

General Plan and Community Plan Consistency: The Mira Mesa Community Plan designates the site as Light Industrial. This designation allows a wide variety of industrial uses, such as light manufacturing, research and development uses, and other industrial uses such as storage, distribution, and transport terminals. As a separately regulated industrial use, a CPF falls into these categories.

The site is also designated Industrial Employment by the Land Use and Community Planning Element of the General Plan. The General Plan identifies a citywide shortage of land suitable for manufacturing activities and a need to protect a reserve of manufacturing land from non-manufacturing uses.

The IL-2-1 Zone allows a mix of light industrial and office uses with limited commercial. The proposed CPF, an industrial use, is a compatible use for this location with a Conditional Use Permit and is consistent with the community plan.

Separation Requirements: The San Diego Municipal Code (SDMC) allows the operation of cannabis production facilities in specific land use zones of the City and provides regulations for cannabis production facilities. One of the criteria of the SDMC is the minimum separation requirements between a CPF and other specified uses. SDMC Section 141.1004(a) requires a 1,000-foot separation

from resource and population-based city parks, churches, childcare centers, playgrounds, libraries owned and operated by the City of San Diego, minor-oriented facilities, residential care facilities, and schools. In addition, there is a minimum distance requirement of 100 feet from all residentially zoned properties.

City staff has reviewed the separation exhibit, map and spreadsheet submitted by the applicant identifying all the existing uses within 1,000 feet. The proposed CPF complies with the minimum separation requirements.


CONCLUSION

Staff review did not identify conflicts with the Land Development Code or the Community Plan. Findings in the affirmative have been prepared as Attachment 4 to this report, and staff recommends approval of Conditional Use Permit No. PMT-3251125.

ALTERNATIVES

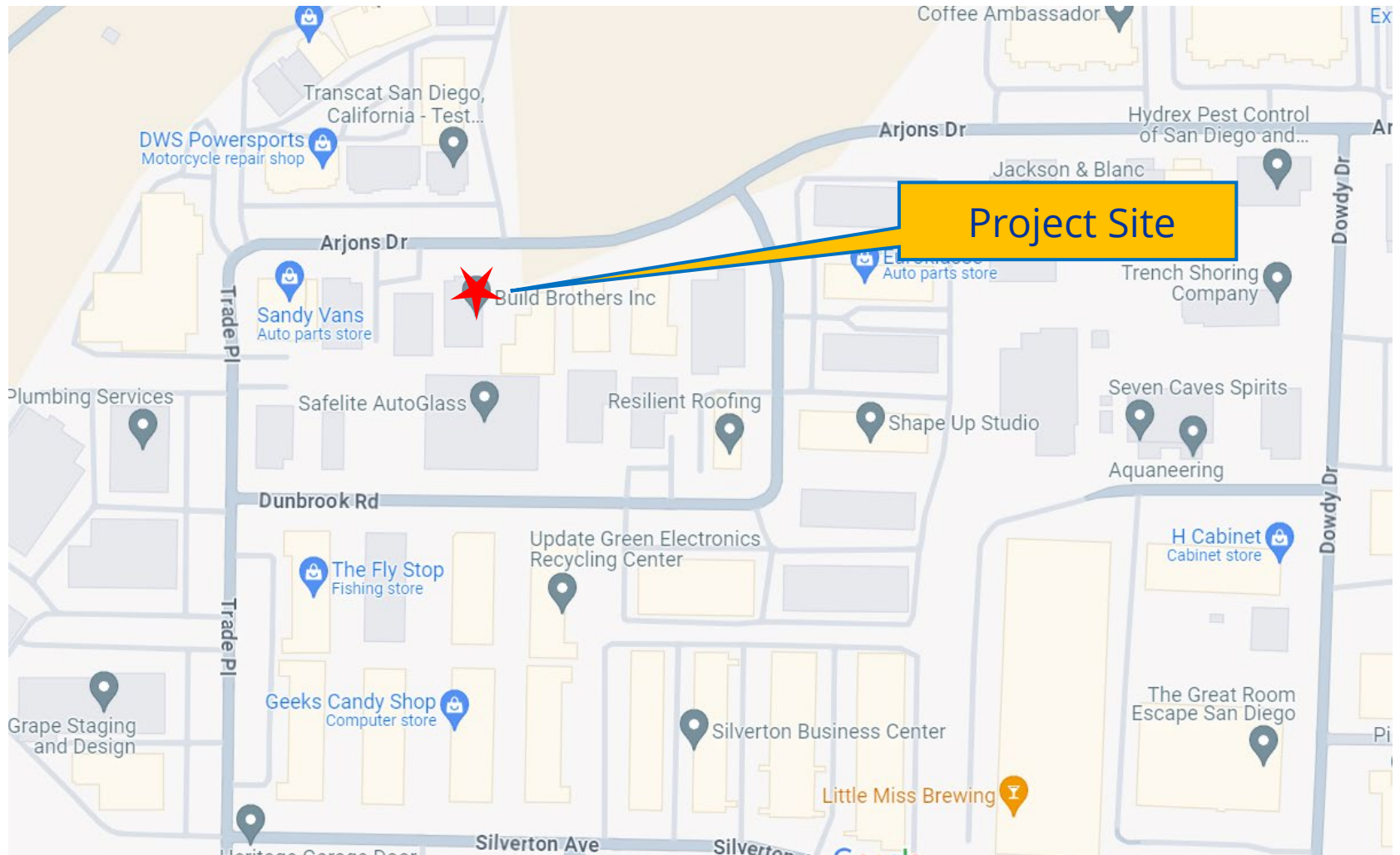
1. Approve Conditional Use Permit No. PMT-3251125, with modifications.
2. Deny Conditional Use Permit No. PMT-3251125, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,



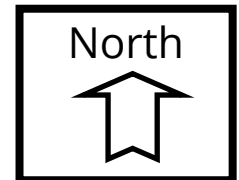
Tyler Sherer
Development Project Manager
Cannabis Business Division

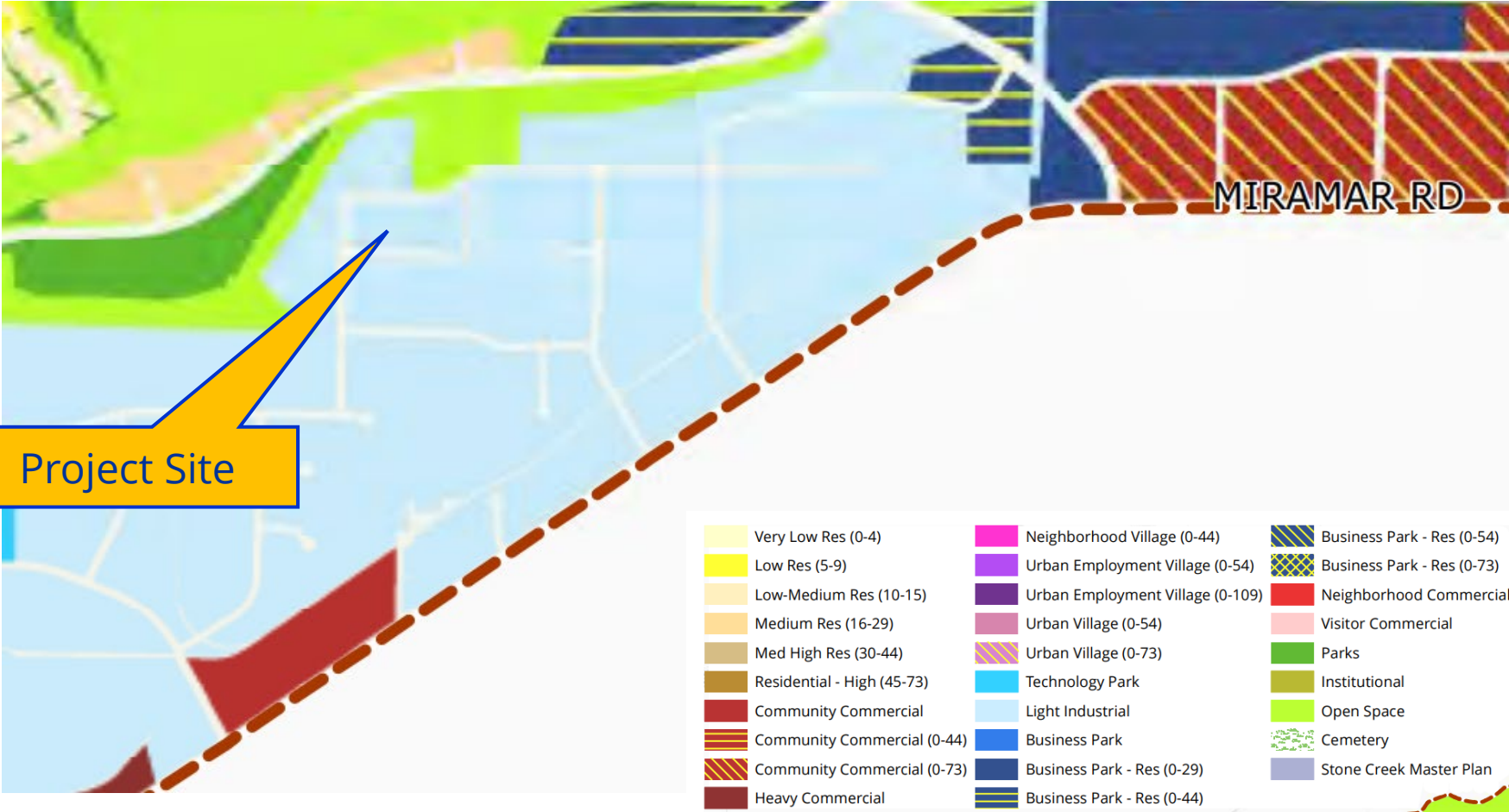
1. Project Location Map
2. Community Plan Land Use
3. Aerial Photograph
4. Draft Resolution with Findings
5. Draft Permit with Conditions
6. Community Planning Group Recommendation
7. Ownership Disclosure Statement
8. CEQA Exemption
9. Project Plans



Project Location Map

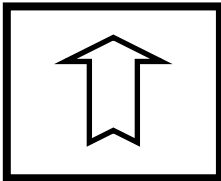
7755 Arjons Drive Cannabis Production Facility
PROJECT NO. PRJ-1104861





Land Use Map

7755 Arjons Drive Cannabis Production Facility
 PROJECT NO. PRJ-1104861



North

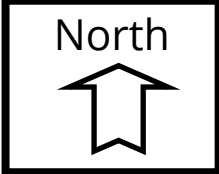


Project Site



Aerial Photo

7755 Arjons Drive Cannabis Production Facility
PROJECT NO. PRJ-1104861



HEARING OFFICER RESOLUTION NO. HO-24-XXX
CONDITIONAL USE PERMIT NO. PMT-3251125
7755 ARJONS DRIVE CANNABIS PRODUCTION FACILITY - PROJECT NO. 1104861

WHEREAS, THE MAZIS FAMILY TRUST, Owner, and BTC VENTURES, LLC, a California Limited Liability Corporation, Permittee, filed an application with the City of San Diego for a Conditional Use Permit (CUP) to operate a 10,682-square-foot cannabis production facility (CPF) within an existing two-story structure, (as described in and by reference to the approved Exhibit "A" and corresponding conditions of approval for the associated Permit No. PMT-3251125) on portions of a 0.51-acre (22,218-square-foot) site. The site was formerly entitled for the operation of a CPF, however that CUP expired on September 20, 2023;

WHEREAS, the project site is located at 7755 Arjons Drive in the IL-2-1 zone within the Mira Mesa Community Plan area;

WHEREAS, the project site is legally described as Lot 26 of Koll Business Center, Miramar Point, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 11161, filed on February 27, 1985, in the Office of the County Recorder of San Diego County;

WHEREAS, on October 31, 2023, 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 15301, Existing Facilities; and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520;

WHEREAS, on February 14, 2024, the Hearing Officer of the City of San Diego considered CUP No. PMT-3251125 pursuant to the Land Development Code of the City of San Diego;

BE IT RESOLVED by the Hearing Officer of the City of San Diego, that it adopts the following findings with respect to CUP No. PMT-3251125:

A. CONDITIONAL USE PERMIT FINDINGS – SDMC SECTION 126.0305**1. Findings for all Conditional Use Permits:****a. The proposed development will not adversely affect the applicable land use plan.**

The proposed project is a new CUP to for a previously permitted 10,682-square-foot cannabis production facility (CPF) within an existing, two-story building located 7755 Arjons Drive. The 0.51-acre site is located in the IL-2-1 zone within the Mira Mesa Community Plan. A cannabis production facility at 7755 Arjons Drive was approved by the Hearing Officer as CUP No. 2058967 (Project No. 585651) on September 5, 2018. That CUP expired on September 20, 2023.

The project site is designated Light Industrial within the Mira Mesa Community Plan. This designation is intended to accommodate manufacturing, storage, warehousing, distribution and similar uses. All of these uses are allowed at a cannabis production facility, which can include (but is not limited to) growing, processing, storing, manufacturing, and transporting cannabis or products containing cannabis.

Furthermore, per the Mira Mesa Economic Prosperity Goal to encourage land use and infrastructure investments that promote more start-ups, craft businesses, creative industries, and knowledge-based jobs, while preserving industrial land for manufacturing, logistics, and warehousing; the proposed CPF meets this goal by adhering to the industrial land use of the plan and provides economic growth opportunities.

The IL-2-1 Zone allows a mix of light industrial, office, and commercial uses. The proposed CPF, an industrial use category, is a compatible use for this location with a CUP and is consistent with the community plan. Therefore, the proposed CPF 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 project proposes no exterior alterations nor interior improvements to the existing structure. Proposed CPF operations include cultivation, manufacturing, storage, packaging and distribution of cannabis products to other cannabis businesses licensed by the State of California, which conforms with the light industrial use category of the community plan.

CPFs are restricted to forty City-wide, within light and heavy industrial zones. CPFs require compliance with San Diego Municipal Code (SDMC) Section 141.1004, which requires a 1,000-foot separation, measured between property lines, from resource and population-based City parks, churches, child care centers, playgrounds, City

libraries, minor-oriented facilities, residential care facilities, and schools. CPFs also require a minimum distance of 100 feet from a residential zone. The proposed CPF complies with the separation requirements between uses set forth in SDMC Section 141.1004 (a).

Security requirements include interior and exterior lighting, security cameras, alarms and a security guard. The security guard must be licensed by the State of California and be present on the premises during business hours. CPFs must also comply with SDMC Chapter 4, Article 2, Division 15 which provides guidelines for lawful operation.

The proposed development will not be detrimental to the public's health, safety and welfare in that the discretionary permit controlling the use of this site contains specific regulatory conditions of approval, as referenced in CUP No. PMT-3251125, which will be valid for five years and may be revoked if the Owner, Permittee, their lessees or successors in interest violate the terms, conditions, lawful requirements, or provisions of the Permit. The referenced regulations and conditions 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. Therefore, the proposed CPF will not be detrimental to the public health, safety and welfare.

c. The proposed development will comply with the regulations of the Land Development Code including any allowable deviations pursuant to the Land Development Code.

The 0.51-acre site is located within the IL-2-1 Zone within the Mira Mesa Community Plan. The site was developed in 1987. The project proposes no exterior alterations nor interior improvements to the existing structure and site. Proposed operations include cultivation, manufacturing, storage, packaging and distribution of cannabis products to State of California Licensed outlets.

CPF's are allowed in the IL-2-1 Zone of the Mira Mesa Community Plan with a Conditional Use Permit. The proposed use requires compliance with SDMC, Section 141.1004 and SDMC Chapter 4, Article 2, Division 15. SDMC Section 141.1004 requires a 1,000-foot separation, measured between property lines from, resource and population-based City parks, churches, child care centers, playgrounds, City libraries, minor-oriented facilities, residential care facilities, and schools. There is also a minimum distance requirement of 100 feet from a residential zone. The proposed CPF complies with the separation requirements between uses set forth in SDMC Section 141.1004 (a). Security requirements, expressed as conditions in the Permit, include interior and exterior lighting, security cameras, alarms and a security guard. The security guard must be licensed by the State of California and be present on the premises during business hours.

The proposed CPF is consistent with all land development regulations relevant for the site and the use and no deviations are requested or required. Therefore, the proposed CPF will comply with the regulations of the Land Development Code.

d. The proposed use is appropriate at the proposed location.

The proposed project will operate a 10,682-square-foot cannabis production facility (CPF) within an existing, two-story building located 7755 Arjons Drive. The site and the surrounding parcels are located in the IL-2-1 zone within the Light Industrial Land Use Area of the Mira Mesa Community Plan. The Light Industrial designation is intended to accommodate manufacturing, storage, warehousing, distribution and similar uses. The IL-2-1 Zone allows a mix of light industrial and office, and commercial uses. The proposed CPF, classified as industrial, is consistent with the community plan designation.

The proposed CPF is consistent with all land development regulations relevant for the site and use. No deviations are required or requested to approve the Conditional Use Permit. The proposed CPF is a compatible use for this location with a Conditional Use Permit. Therefore, the proposed CPF is an appropriate use at the proposed location.

The above findings are supported by the minutes, maps and exhibits, all of which are incorporated herein by this reference.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Hearing Officer, CUP No. PMT-3251125 is hereby GRANTED by the Hearing Officer to the referenced Owner and Permittee, in the form, exhibits, terms and conditions as set forth in CUP No. PMT-3251125, a copy of which is attached hereto and made a part hereof.

Tyler Sherer
Development Project Manager
Development Services

Adopted on: February 14, 2024

IO#: 24009708

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: 24009708

SPACE ABOVE THIS LINE FOR RECORDER'S USE

CONDITIONAL USE PERMIT NO. PMT-3251125
7755 ARJONS DRIVE PRODUCTION FACILITY AMENDMENT - PROJECT NO. PRJ-1104861
HEARING OFFICER

This Conditional Use Permit No. PMT-3251125 ("Permit") is granted by the Hearing Officer of the City of San Diego to THE MAZIS FAMILY TRUST, Owner, and BTC VENTURES, LLC, a California Limited Liability Company, Permittee, pursuant to San Diego Municipal Code (SDMC) Section(s) 126.0301 et seq., and 141.1004. The 0.51-acre site is located at 7755 Arjons Drive in the IL-2-1 zone and the Mira Mesa Community Plan area. The project site is legally described as: Lot 26 of Koll Business Center, Miramar Point, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 11161, filed on February 27, 1985, in the Office of the County Recorder of San Diego County.

Subject to the terms and conditions set forth in this Permit, permission is granted to the Owner and Permittee to operate a 10,682-square-foot cannabis production facility (CPF) within an existing, two-story structure as described and identified by size, dimension, quantity, type, and location on the approved exhibits (Exhibit "A") dated February 14, 2024, on file in the Development Services Department.

The project shall include:

- a. Operation of a 10,682-square-foot cannabis production facility (CPF) within an existing, two-story structure;
- b. Twelve existing off-street parking spaces.

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 March 1, 2027.

2. This Conditional Use Permit [CUP] and corresponding use of this site shall expire on March 1, 2029. This expiration date can be extended by filing for a CUP amendment pursuant to SDMC 126.0114(c), 126.0114(d), and 141.1004(h). To allow the use to continue to operate while an amendment is processed, an amendment application must be deemed complete by the close of business on the expiration date. Otherwise, this Permit will expire, and all operation of the use must cease. An amendment application should be filed at least 90 days before expiration to allow time to be deemed complete. Upon expiration of this Permit, the facilities and improvements described herein shall be removed from this site and the property shall be restored to its original condition preceding approval of this Permit.
3. The continued utilization of this CUP is contingent upon (but not limited to) the following, with non-compliance with any of the following being cause to revoke this Permit:
 - a. The existence of a valid license at this location by the California Department of Cannabis Control (DCC) for any operating business. The issuance of this CUP does not guarantee that the DCC will grant a license for this location.
 - b. Compliance with Chapter 4, Article 2, Division 15 of the San Diego Municipal Code, including payment of any fees enacted pursuant to SDMC 42.1506.
 - c. Timely payment of all current and future Cannabis Business Tax owed pursuant to Chapter 3, Article 4, Division 1 of the San Diego Municipal Code.
 - d. Possession of a Business Tax Certificate for any operating business.
 - e. Fulfillment of all permit conditions.
 - f. Continued compliance with all other applicable federal, state, and local laws.
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.
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. 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.
6. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.

7. 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.).

8. 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.

9. 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.

10. 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" conditions(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.

11. 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:

12. 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 authorized by the appropriate City decision maker in accordance with the SDMC.
13. A topographical survey conforming to the provisions of the SDMC may be required if it is determined, during construction, that there may be a conflict between the building(s) under construction and a condition of this Permit or a regulation of the underlying zone. The cost of any such survey shall be borne by the Owner/Permittee.
14. All operations, including equipment and storage, shall be conducted indoors within a secured structure. Greenhouses are prohibited.
15. Security shall include operable cameras, alarms, and a security guard. The security guard shall be licensed by the State of California and be present on the premises during business hours. The security guard shall only be engaged in activities related to providing security for the facility, except on an incidental basis.
16. The name and emergency contact phone number of the designated responsible managing operator shall be posted outside the cannabis production facility in a location visible to the public from the public right-of-way in character size at least two inches in height. The permittee shall provide this contact information to the San Diego Police Department. The designated responsible managing operator shall also be available 24 hours a day to address public nuisance complaints and interact with local, state, and federal law enforcement authorities. Other than the contact information, a cannabis production facility shall limit signage on the exterior of the property visible from the public right-of-way to the address.
17. A maximum of 12 (twelve) employees shall be allowed on-site at any given time to correspond to the existing 12 provided parking spaces for the project.
18. All private lighting shall be provided to illuminate the interior, facade, and the immediate surrounding area of the facility, including any accessory uses, parking lots, and adjoining sidewalks. Lighting shall be hooded or oriented to deflect light away from adjacent properties in accordance with the applicable regulations in the SDMC.
19. The cannabis production facility must comply with Chapter 4, Article 2, Division 15 of the San Diego Municipal Code, including obtaining a cannabis production facility permit, background checks, and reporting convictions.
20. The retail sale of cannabis and cannabis products shall only be conducted by a cannabis outlet in accordance with SDMC 141.0504. A cannabis production facility is prohibited from providing cannabis and cannabis products to any person other than another cannabis production facility, testing lab, or cannabis outlet.

21. The cannabis production facility, adjacent public sidewalks, and areas under the control of the cannabis production facility shall be maintained free of litter and graffiti at all times.

22. The cannabis production facility shall provide daily removal of trash, litter, and debris. Graffiti shall be removed from the premises within 24 hours.

23. The facility shall provide a sufficient odor absorbing ventilation and exhaust system capable of minimizing excessive or offensive odors emanating outside of the permitted facility to the satisfaction of the Development Services Department.

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 February 14, 2024, by Resolution No. HO-24-XXX.

Conditional Use Permit Approval No.: PMT-3251125
Date of Approval: February 14, 2024

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

Tyler Sherer
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.

MAZIS FAMILY TRUST
Owner

By _____
Name:
Title:

BTC VENTURES, LLC
Permittee

By _____
Title:
Name:

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

Sherer, Tyler

From: MMCPG Chair <mmcpg.chair@gmail.com>
Sent: Monday, October 16, 2023 3:04 PM
To: Sherer, Tyler
Subject: Re: [EXTERNAL] Re: PRJ-1104861 7755 Arjons Cannabis Production Facility

****This email came from an external source. Be cautious about clicking on any links in this email or opening attachments.****

Thank you. Given that this is an extension and no amendments to the CUP are being proposed, I'm ok with foregoing a review at the Planning Group.

Chris

On Mon, Oct 16, 2023 at 2:22 PM Sherer, Tyler <TSherer@sandiego.gov> wrote:


I'll let the applicant work that out with you. I know he's motivated, so he might want to have it heard earlier...

Tyler Sherer

Development Project Manager

Cannabis Business Division


City of San Diego

: (619) 446-5378

When emailing about a Cannabis Outlet or Cannabis Production Facility, please include the address in your inquiry.

Need to request a second opinion on an interpretation, or contact my supervisor for further assistance?

Supervisor: Travis Cleveland, Development Project Manager

: (619) 446-5407

TCleveland@sandiego.gov

	City of San Diego Development Services 1222 First Ave., MS 302 San Diego, CA 92101 (619) 446-5000	Ownership Disclosure Statement	FORM DS-318 October 2017

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: 7755 Arjons Drive **Project No. For City Use Only:** 585651
Project Address: 7755 Arjons Drive San Diego, CA 92121

Specify Form of Ownership/Legal Status (please check):

Corporation Limited Liability -or- General - What State? _____ Corporate Identification No. _____
 Partnership Individual

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter 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), applicant(s), and other financially interested persons of the above referenced property. A financially interested party includes any individual, firm, co-partnership, joint venture, association, social club, fraternal organization, corporation, estate, trust, receiver or syndicate with a financial interest in the application. If the applicant includes a corporation or partnership, include the names, titles, addresses of all individuals owning more than 10% of the shares. If a publicly-owned corporation, include the names, titles, and addresses of the corporate officers. (A separate page may be attached if necessary.) If any person is a nonprofit organization or a trust, list the names and addresses of ANY person serving as an officer or director of the nonprofit organization or as trustee or beneficiary of the nonprofit organization. A signature is required of at least one of the property owners. 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.

Property Owner

Name of Individual: MAZIS FAMILY TRUST Owner Tenant/Lessee Successor Agency
 Street Address: 4455 MORENA BLVD. #208
 City: SAN DIEGO State: CA Zip: 92117
 Phone No.: 858-483-9600 Fax No.: SAME Email: ADMIN@ATLASMGROUP.COM
 Signature: Nicole Maza Date: 8-16-18
 Additional pages Attached: Yes No GRANT DEED

Applicant

Name of Individual: Martin Reed Owner Tenant/Lessee Successor Agency
 Street Address: 4904 Ladera Saravia
 City: Del Mar, Ca State: CA Zip: 92014
 Phone No.: 858-344-9093 Fax No.: NA Email: martin@emreed.com
 Signature: MR Date: 8-14-2018
 Additional pages Attached: Yes No

Other Financially Interested Persons

Name of Individual: _____ Owner Tenant/Lessee Successor Agency
 Street Address: _____
 City: _____ State: _____ Zip: _____
 Phone No.: _____ Fax No.: _____ Email: _____
 Signature: _____ Date: _____
 Additional pages Attached: Yes No

Printed on recycled paper. Visit our web site at www.sandiego.gov/development-services.
 Upon request, this information is available in alternative formats for persons with disabilities.

NOTICE OF EXEMPTION

(Check one or both)

TO: Recorder/County Clerk
P.O. Box 1750, MS A-33
1600 Pacific Hwy, Room 260
San Diego, CA 92101-2400

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 Name/Number: Arjon Drive Cannabis Production Facility/1104861

SCH No.: Not Applicable

Project Location-Specific: 7755 Arjons Road, CA 92126

Project Location-City/County: San Diego/San Diego

Description of nature and purpose of the Project: **Conditional Use Permit (CUP)** to extend the operation of an existing, previously entitled Cannabis Production Facility for 5 additional years. The 0.51-acre site is located at 7755 Arjons Drive, within the IL-2-1 Industrial Zone of the Mira Mesa Community Plan area and Council District 6.

Name of Public Agency Approving Project: City of San Diego

Name of Person or Agency Carrying Out Project: Martin Reed 4904 Ladera Sarina San Diego, CA 92117
(858) 344-9093

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: Categorically exempt from CEQA pursuant to CEQA State Guidelines, Section 15301 (Existing Facilities).
- Statutory Exemptions:
- Other:

Reasons why project is exempt: The City of San Diego conducted an environmental review and determined that the project would qualify to be categorically exempt from CEQA pursuant to Section 15301 (Existing Facilities). Section 15301 Section allows for the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing facilities (public or private), involving negligible or no expansion of use beyond that existing at the time of the determination. Since the project proposes no expansion of the existing facility and is only extending the operation of an existing facility, the exemption was deemed appropriate, and no environmental impacts would occur. None of the exceptions described in CEQA Guidelines Section 15300.2 apply.

Lead Agency Contact Person: Jeff Szymanski

Telephone: (619) 446-5234

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.

Jeff Szymanski Senior Planner
Signature/Title

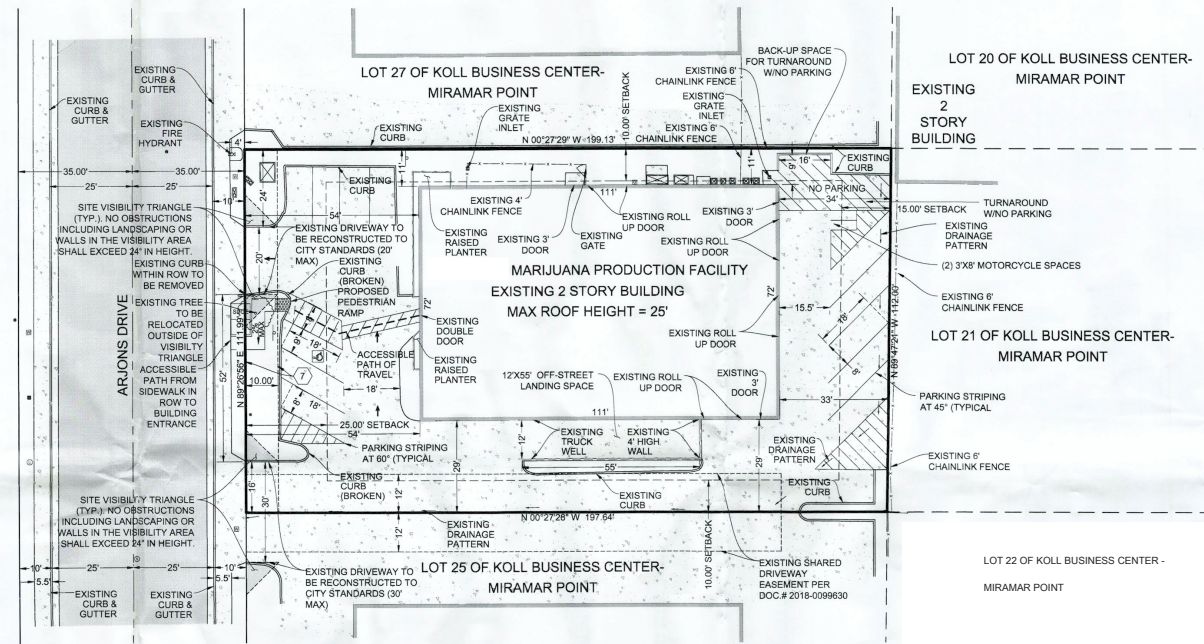
November 15, 2023
Date

Check One:

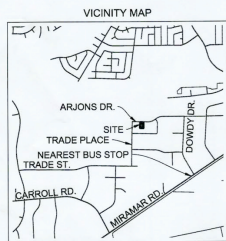
- Signed By Lead Agency
 Signed by Applicant

Date Received for Filing with County Clerk or OPR:

CONDITIONAL USE PERMIT -- 7755 ARJONS DRIVE RENEWAL SITE PLAN



DEVELOPMENT SUMMARY	
7755 ARJONS DRIVE SAN DIEGO, CA 92123 PROJECT DESCRIPTION	THE PROJECT IS AN APPLICATION FOR THE RENEWAL OF THE EXISTING CONDITIONAL USE PERMIT FOR THE MARIJUANA PRODUCTION FACILITY (MPF) LOCATED AT 7755 ARJONS DRIVE. THE PROJECT DOES NOT INVOLVE ANY ALTERATIONS TO THE EXTERIOR OR INTERIOR OF THE BUILDING.
REQUIRED PERMITS/APPROVALS:	CONDITIONAL USE PERMIT RENEWAL
PROJECT TEAM:	N/A
LEGAL DESCRIPTION:	LOT 20 OF KOLL BUSINESS CENTER- MIRAMAR POINT, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO.11161, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, FEBRUARY 27, 1965.
ASSESSOR'S PARCEL NUMBER:	341-390-26
OWNER'S NAME AND ADDRESS:	GEORGE AND NICOLETTE MAZIS TRUSTEES OF THE MAZIS FAMILY TRUST 4455 MORENA BLVD. #208 SAN DIEGO CA. 92117
TYPE OF CONSTRUCTION:	TYPE III-B
OCCUPANCY CLASSIFICATION PER CA BUILDING CODE:	F-1
ZONING DESIGNATION:	IL-2-1 AIRPORT INFLUENCE AREA FIRE BRUSH ZONES 300' BUFFER FIRE HAZARD SEVERITY ZONE PRIME INDUSTRIAL LAND RESIDENTIAL TANDEM PARKING
ENVIRONMENTALLY SENSITIVE LANDS:	NO ENVIRONMENTALLY SENSITIVE LANDS PER MUNICIPAL CODE 113.0103
HISTORIC DISTRICT DESIGNATED HISTORIC:	NO NO
GEOLOGIC HAZARD CATEGORIES:	51, 53
EARTHQUAKE FAULT BUFFER:	NO
AIRPORTS:	FAA PART 77 NOTIFICATION AREA
GROSS SITE AREA & FLOOR AREA:	GROSS SITE AREA: 22,218 S.F. FLOOR AREA: 10,682 S.F.
EXISTING USE: PROPOSED USE:	INDUSTRIAL/COMMERCIAL INDUSTRIAL/COMMERCIAL
YEAR CONSTRUCTED:	1987
LANDSCAPE AREA SQUARE FOOTAGE:	3196 S.F.
EXISTING PARKING SPOTS:	12 STANDARD 1 VAN ACCESSIBLE HANDICAPPED
ADJACENT TRANSIT STOPS:	NO ADJACENT STOPS. NEAREST BUS STOP IS LOCATED 1800' EAST ON ARJONS DR. AND 2300 FEET SOUTH ON DOWDY DR. AT THE CORNER OF MIRAMAR ROAD AND DOWDY DRIVE. SEE VICINITY MAP.
PROPOSED HOURS OF OPERATION	8:00 AM - 5:00 PM



LEGEND

- PROPERTY LINE
 - RIGHT-OF-WAY LINE
 - CENTER LINE
 - ADJOINING PROPERTY LINE
 - - - EASEMENT LINE
 - ▬ WALL - RETAINING
 - ▬ BUILDING OUTLINE
 - ▬ CONCRETE
 - ▬ ASPHALT
 - ▬ EXTENTS OF WINDOWS
 - ▬ DRAINAGE FLOW
 - ⊠ METER - WATER
 - ⊞ METER - GAS
 - ⊞ VAULT
 - ⊞ UTILITY BOX
 - ⊞ FIRE HYDRANT
 - ⊞ VALVE - WATER
 - ⊞ VALVE - IRRIGATION
 - ⊞ MH - SANITARY
 - ⊞ MH - DRAINAGE
 - ⊞ DRAIN INLET
 - ⊞ BOLLARD
 - ⊞ SIGN
- VISIBILITY AREA TRIANGLE PER SDMC DIAGRAM 113-025S. NO OBSTRUCTIONS INCLUDING LANDSCAPING OR WALL SHALL EXCEED 24" IN HEIGHT.

EASEMENTS OF RECORD

- ④ THE TERMS, PROVISIONS AND EASEMENT(S) CONTAINED IN THE DOCUMENT ENTITLED "RIGHT OF WAY" RECORDED, MAY 10, 1972 AS INSTRUMENT NO. 1972-117558 OF OFFICIAL RECORDS. NOT PLOTTABLE.
- ⑥ EASEMENT IN FAVOR OF SAN DIEGO GAS AND ELECTRIC FOR UNDERGROUND FACILITIES, ABOVE GROUND STRUCTURES AND INCIDENTAL PURPOSES, RECORDED JULY 19, 1985 AS INSTRUMENT NO. 1985-257818 OF OFFICIAL RECORDS. NOT PLOTTABLE.
- ⑦ EASEMENT IN FAVOR OF KLLH MIRAMAR ASSOCIATES FOR LANDSCAPING, MAINTENANCE AND INCIDENTAL PURPOSES, RECORDED DECEMBER 06, 1985 AS INSTRUMENT NO. 1985-461321 OF OFFICIAL RECORDS, AS SHOWN HEREON.
- ⑧ EASEMENT IN FAVOR OF SAN DIEGO GAS AND ELECTRIC FOR UNDERGROUND FACILITIES, ABOVE GROUND STRUCTURES AND INCIDENTAL PURPOSES, RECORDED JULY 04, 1986 AS INSTRUMENT NO. 1986-222565 OF OFFICIAL RECORDS. NOT PLOTTABLE.

SHEET INDEX

- 1 SITE PLAN
- 2 FLOOR PLAN
- 3 BUILDING ELEVATIONS

PROJECT NOTES

1. ALL ELEMENTS EXISTING TO REMAIN. NO EXTERIOR ALTERATIONS PROPOSED.
2. NO ADJACENT RESIDENTIAL ZONES.
3. APPLICANT SHALL PROVIDE BUILDING ADDRESS NUMBERS, VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY PER FHP'S POLICY P-00-6.
4. THIS PROJECT PROPOSES NO SOIL DISTURBANCE AND NO DEVELOPMENT IMPROVEMENTS OUTSIDE THE EXISTING BUILDING FOOTPRINT FOR THIS DISCRETIONARY REVIEW AND THEREFORE DOES NOT REQUIRE ANY PERMANENT STORM WATER BEST MANAGEMENT PRACTICES (BMP'S).

PARKING CALCULATIONS

- STANDARD: (1 SPACE PER MAXIMUM # OF EMPLOYEES AT ONE TIME)
12 SPACES REQUIRED, 12 SPACES PROVIDED
- ACCESSIBLE: (FOR 1-25 SPACES, PER CBC SECTION 11B-208.2, TABLE 11B-208.2)
1 SPACE REQUIRED, 1 SPACE PROVIDED
- VAN ACCESSIBLE: (PER CBC SECTION 11B-208.2.4)
1 SPACE REQUIRED, 1 SPACE PROVIDED
- MOTORCYCLE: (PER SDMC SECTION 142.0530(g))
2 SPACES REQUIRED, 2 SPACES PROVIDED
- LOADING: (PER SDMC SECTION 142.0110, TABLE 142-01B)
1 SPACE REQUIRED, 1 SPACE PROVIDED
- CARPPOOL/ZERO EMISSION: (EXEMPT PER SDMC SECTION 142.0530(d)(1)(C))
0 SPACES REQUIRED, 0 SPACES PROVIDED
- SHORT TERM BICYCLE: (EXEMPT PER SDMC SECTION 142.0530(e)(1)(D))
0 SPACES REQUIRED, 0 SPACES PROVIDED
- LONG TERM BICYCLE: (EXEMPT PER SDMC SECTION 142.0530(e)(2)(D))
0 SPACES REQUIRED, 0 SPACES PROVIDED

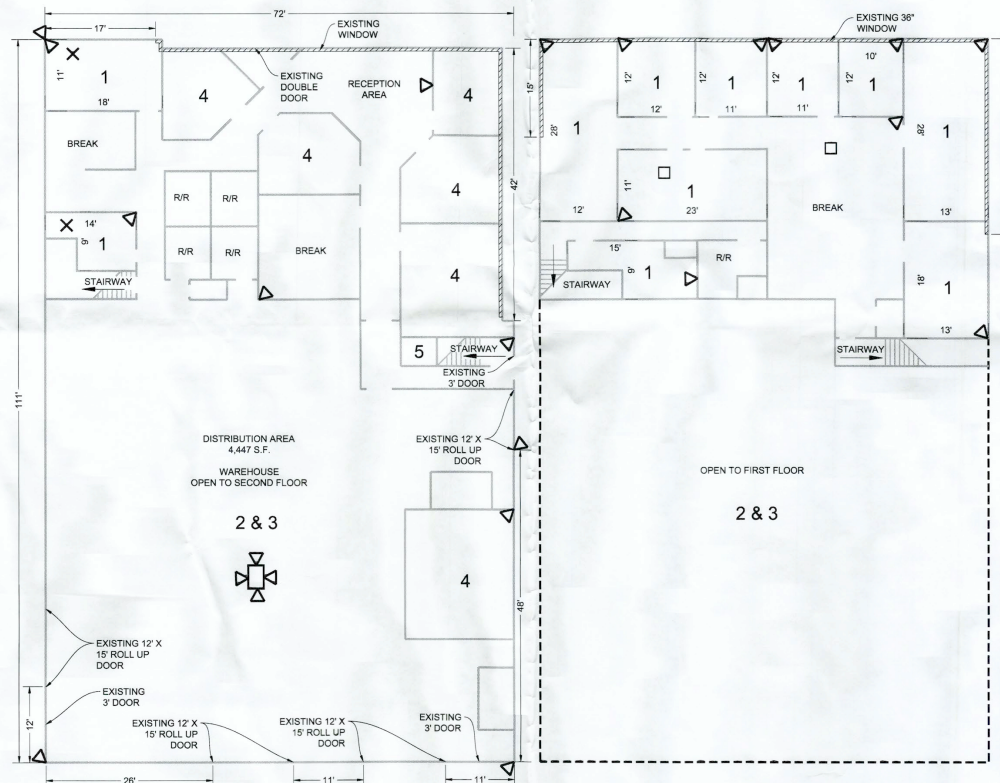


SHEET 1	CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT CONDITIONAL USE PERMIT- SITE PLAN 7755 ARJONS DR.	SHEETS 3
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CONDITIONAL USE PERMIT -- 7755 ARJONS DRIVE EXISTING/PROPOSED FLOOR PLAN

FIRST FLOOR

SECOND FLOOR



LEGEND

- AC PLENUM
- ✕ AC RETURN
- △ SECURITY CAMERA

FLOOR PLAN NOTES

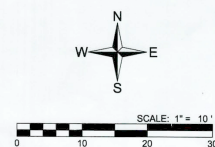
1. ALL ELEMENTS EXISTING TO REMAIN, NO INTERIOR ALTERATIONS PROPOSED.
2. ALL "4" SPACES HAVE EXTERIOR WINDOWS EXCEPT WAREHOUSE "4".

SPECIFIC USE DESIGNATIONS

	KEY	ROOMS	NUMBER OF EMPLOYEES	S.F.
MANUFACTURING	1	11	5	2,157
PACKAGING	2	1	1	4,447
DISTRIBUTION	3	1	1	4,447
WHOLESALE	4	6	5	1,338
SECURITY EQUIPMENT	5	1	0	25
MISCELLANEOUS (BREAKROOM, RESTROOMS, COORIDORS, ETC.)				2,616

DESCRIPTION OF EXPECTED ACTIVITY

- MANUFACTURING ROOMS:**
UTILIZING CANNABIS OILS WHICH HAVE BEEN PRODUCED BY OTHER MANUFACTURERS AND DELIVERED TO THE SITE, TO FILL VAPOR PENS AND CARTRIDGES, CREATE PRE ROLLED CANNABIS CIGARETTES.
- PACKAGING AND LABELING PRODUCTS FOR SHIPMENT TO LICENSED RETAIL SALES OUTLETS.**
- ALL MANUFACTURING ROOMS WILL BE EQUIPPED WITH ODOR CONTROL SYSTEMS.**
- ADMINISTRATION AND WHOLESALE ROOMS:**
BOOKKEEPING, INVENTORY MANAGEMENT, HUMAN RESOURCES, ACCOUNTING, MANAGEMENT, ETC.
- WHOLESALE PERSONS, GRAPHIC DESIGNERS, ADVERTISING.**
- DISTRIBUTION WAREHOUSE:**
STORAGE FOR PACKAGED CANNABIS PRODUCTS.
- SHIPPING AND RECEIVING OF PACKAGED CANNABIS PRODUCTS.**
- TRUCKS WILL ENTER VIA EXISTING ROLL UP DOORS, WHICH WILL CLOSE UPON ENTRY, AND OPEN FOR DEPARTURE.**



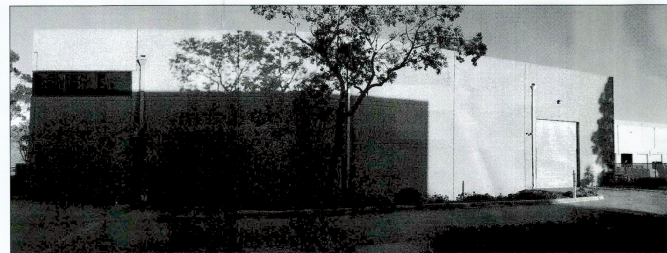
CONDITIONAL USE PERMIT -- 7755 ARJONS DRIVE BUILDING ELEVATIONS



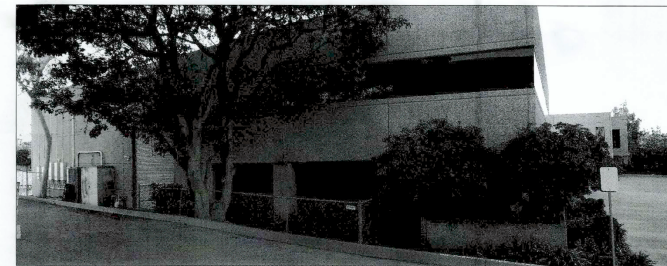
NORTH FACE OF BUILDING



SOUTH FACE OF BUILDING

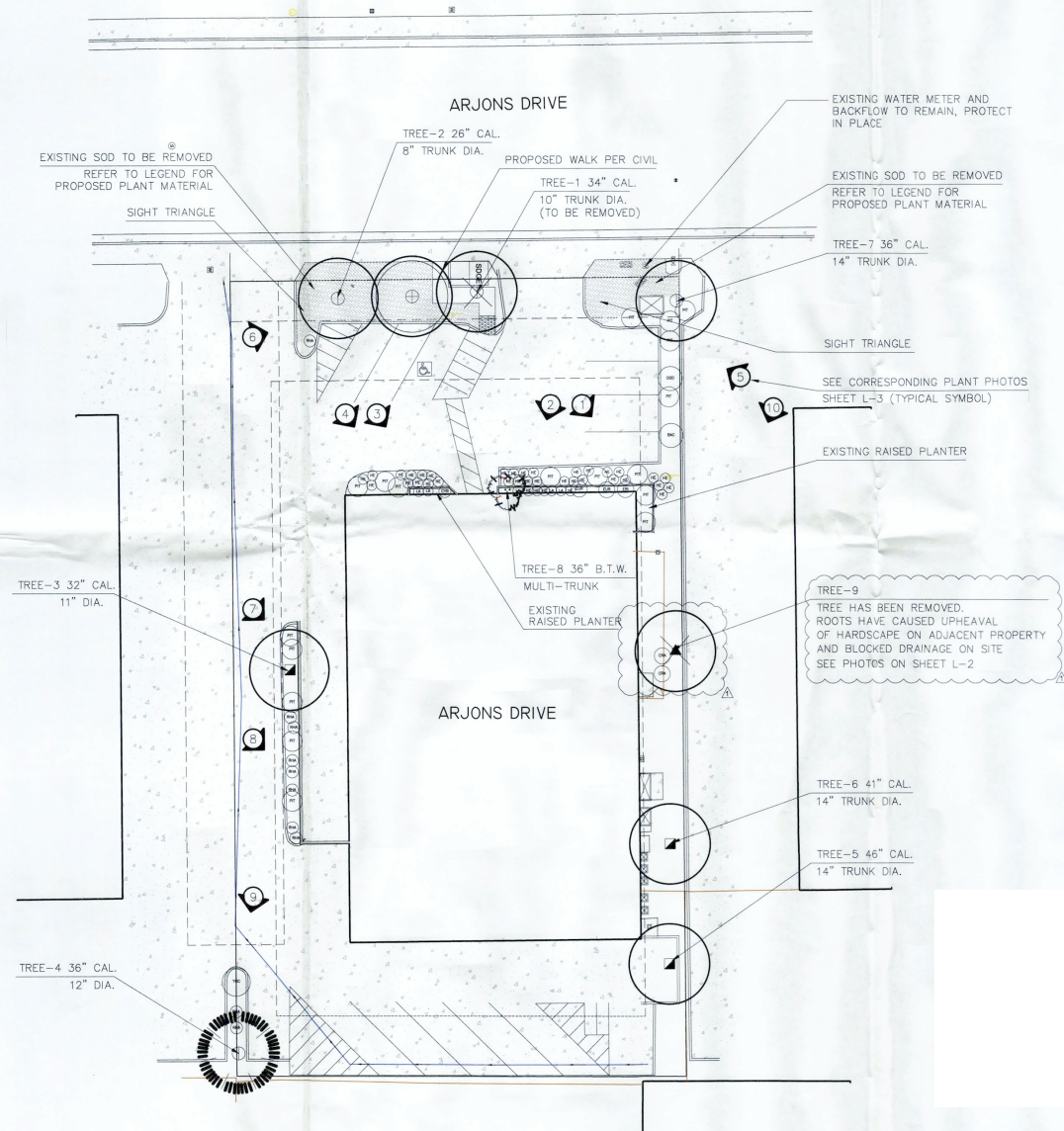


WEST FACE OF BUILDING



EAST FACE OF BUILDING

BUILDING ELEVATION NOTES
1. NO EXTERIOR ALTERATIONS PROPOSED.



PLANTING NOTES:

- ALL LANDSCAPING SHALL BE DONE IN ACCORDANCE WITH THE REGULATIONS ADOPTED BY THE GOVERNING CITY.
- SEVERAL PLANT VARIETIES AVAILABLE AT LOCAL NURSERIES SUCH AS: VILLAGE NURSERY, MONROVIA NURSERY, RANCHO SOLEDAD NURSERY, SAN MARCOS GROWERS, ETC. CONTRACTOR SHALL HONOR NURSERY PLANT WARRANT.
- THE CONTRACTOR SHALL PROTECT IN PLACE ALL EXISTING PLANTER AREAS AND PLANT MATERIAL AS INDICATED ON THE PLANS AS SPECIFIED IN THE FIELD BY THE LANDSCAPE ARCHITECT.
- TREES/DRIVEWAY IMPROVEMENTS: TREES WITHIN THE PRIVATE PROPERTY ALONG ARJONS DRIVE SERVE AS STREET TREES AS PER 02.0409. PER REVIEW BY LDR-ENGINEERING THE PROJECT WILL BE SUBJECT TO HAVING ALL PUBLIC IMPROVEMENTS ADJACENT TO THE PROJECT SITE STATE ACCESSIBILITY COMPLIANCE AND TO CURRENT CITY STANDARDS. NOTE THAT ANY IMPROVEMENTS THAT AFFECT EXISTING TREES MUST BE ADDRESSED. EXISTING TREES SHALL BE PROTECTED IN PLACE. IF IT IS DEMONSTRATED THAT TREES MUST BE REMOVED TO ADDRESS LDR-ENGINEERING ISSUES, AFFECTED TREES MUST BE REPLACED IN KIND WITH A MINIMUM 36-INCH BOX SIZE.
- ALL LANDSCAPE AND IRRIGATION SHALL CONFORM TO THE STANDARDS OF THE CITY-WIDE LANDSCAPE REGULATIONS AND THE CITY OF SAN DIEGO LAND DEVELOPMENT MANUAL, LANDSCAPE STANDARDS AND ALL OTHER LANDSCAPE RELATED CITY AND REGIONAL STANDARDS.
- IRRIGATION: AN AUTOMATIC, ELECTRICALLY CONTROLLED IRRIGATION SYSTEM SHALL BE PROVIDED AS REQUIRED BY LDC 042.0403(C) FOR PROPER IRRIGATION, DEVELOPMENT, AND MAINTENANCE OF THE VEGETATION IN A HEALTHY, DISEASE-RESISTANT CONDITION. THE DESIGN OF THE SYSTEM SHALL PROVIDE ADEQUATE SUPPORT FOR THE VEGETATION SELECTED. ALSO, INDICATE THE TYPE(S) OF IRRIGATION SYSTEM(S) PROPOSED, I.E. SPRAY, CRIP, ETC.
- MAINTENANCE: ALL REQUIRED LANDSCAPE AREAS SHALL BE MAINTAINED BY THE OWNER, LANDSCAPE AND IRRIGATION AREAS IN THE PUBLIC RIGHT-OF-WAY SHALL BE MAINTAINED BY THE OWNER. THE LANDSCAPE AREAS SHALL BE MAINTAINED FREE OF DEBRIS AND LITTER, AND ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION. DISEASED OR DEAD PLANT MATERIAL SHALL BE SATISFACTORILY TREATED OR REPLACED PER THE CONDITIONS OF THE PERMIT.
- THE SOIL PREP SHALL FOR NEW LANDSCAPE AREAS SHALL INCLUDE, AT A MINIMUM, 4 CUBIC YARDS OF COMPOST / 1000 S.F. INCORPORATE TO A DEPTH OF 6 INCHES INTO THE SOIL.
- MULCH: ALL REQUIRED PLANTING AREAS AND ALL EXPOSED SOIL AREAS WITHOUT VEGETATION SHALL BE COVERED WITH MULCH TO A MINIMUM DEPTH OF 3 INCHES, EXCLUDING SLOPES REQUIRING REVEGETATION PER SDCS 042.0401.
- TREES SHALL BE MAINTAINED SO THAT ALL BRANCHES OVER PEDESTRIAN WALKWAYS ARE 6 FEET ABOVE THE WALKWAY GRADE AND BRANCHES OVER VEHICULAR TRAVEL WAYS ARE 16 FEET ABOVE THE GRADE OF THE TRAVEL WAY PER THE SAN DIEGO MUNICIPAL CODE 042.0403(B)(10).
- LANDSCAPE SUBJECT TO ORIGINAL BUILDING PERMIT 444422, PLAN FILE F38500, REEL A686, FRAME 70.
- A MINIMUM ROOT ZONE OF 40SF IN AREA SHALL BE PROVIDED FOR ALL TREES. THE MINIMUM DIMENSION FOR THIS AREA SHALL BE 5 FEET, PER SDCS 042.0403(B)(1).

MINIMUM TREE SEPARATION NOTES:

- TRAFFIC SIGNALS / STOP SIGNS - 20 FEET
- UNDERGROUND UTILITY LINES - 5 FEET (10' FOR 60" ABOVE GROUND UTILITY STRUCTURES - 10 FEET DRIVEWAY ENTRIES) - 10 FEET
- INTERSECTIONS (INTERSECTING CURB LINES OF TWO STREETS) - 25 FEET

EXISTING TREE MEASUREMENT NOTE:

ALL TREE CALIPER AND TRUNK DIAMETER MEASUREMENTS TAKEN AT 4' CHEST HEIGHT

PLANT SCHEDULE

TREES	BOTANICAL NAME / COMMON NAME	CONT	QTY	
⊕	CUPANIOPSIS ANACARDIODES / CARROT WOOD	36" BOX	1	
⊕	CUPANIOPSIS ANACARDIODES / CARROT WOOD	EXISTING	3	
⊕	EUCALYPTUS SPP / VARIOUS EUCALYPTUS TREES	EXISTING	3	
⊕	FICUS SPP / FICUS TREE	EXISTING	1	
⊕	PHOENIX ROEBELENI / PIGMY DATE PALM MULTI-TRUNK	EXISTING	1	
⊕	PIBUS CANARIENSIS / CANARY ISLAND PINE	EXISTING	1	
SHRUBS	BOTANICAL NAME / COMMON NAME	SIZE	QTY	
⊖	BACCHARIS PILLULARIS CONSANGUINEA / COYOTE BRUSH	EXISTING	1	
⊖	CRASSULA OVATA / LARGE JADE PLANT	EXISTING	2	
⊖	CYRTOMIUM FALCATUM / HOLLY FERN	EXISTING	1	
⊖	DODONAEA VISCOSA 'PURPUREA' / PURPLE LEAFED HOPSEED BUSH	EXISTING	1	
⊖	ERIBOTRYA JAPONICA / LOQUAT	EXISTING	1	
⊖	EURYOPS PECTINATUS / GOLDEN DAISY BUSH	EXISTING	2	
⊖	HEMEROCALLIS SPP / VARIOUS DAYLILY	EXISTING	37	
⊖	LANTANA SPP / VARIOUS LANTANA	EXISTING	5	
⊖	PITTOSPORUM TOIRIA / MOCK ORANGE	EXISTING	18	
⊖	RHAPHOLEPIS INDICA / INDIAN HAWTHORN	EXISTING	10	
⊖	YUCCA GLORIOSA / SPANISH DAGGER	EXISTING	1	
GROUND COVERS	BOTANICAL NAME / COMMON NAME	CONT	SPACING	QTY
⊖	SENECIO MANDRALISCAE 'BLUE CHALK STICKS' / SENECIO	1 GAL	24" o.c.	220

CD submittal / date: 04/12/18

PRIVATE CONTRACT

SHEET NO. 3

CITY OF SAN DIEGO

7755 ARJONS DR.
SAN DIEGO, California 92128

DATE: 04/18

APPROVED BY: [Signature]

NO. DESCRIPTION: [Signature]

OWNER / PERMITTEE INFORMATION

NAME: PASCO LARST SUITERS & ASSOCIATES

ADDRESS: 7755 ARJONS DR. SAN DIEGO, CA 92128

A.P.N.: 341-380-20

DATE: [Blank]

TELEPHONE NUMBER: [Blank]

OWNER'S DEVELOPER SIGNATURE: [Blank]

OWNER'S DEVELOPER NAME: [Blank]

DECLARATION OF RESPONSIBLE CHARGE

GRANDED LANDSCAPE ARCHITECTURE

STATE OF CALIFORNIA

ENCINITAS, CA 92025

LIBERATED LANDSCAPE ARCHITECT

07/19/2019

STATE OF CALIFORNIA

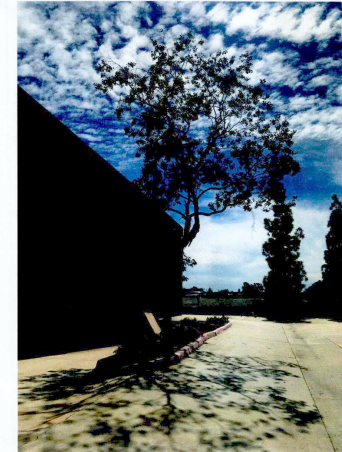
EXISTING / PROPOSED PLANTING PLAN
SCALE: 1/16" = 1'-0"



TREE-1
CARROT WOOD
TO BE REMOVED



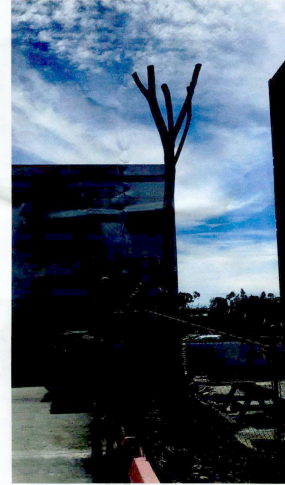
TREE-2
CARROT WOOD



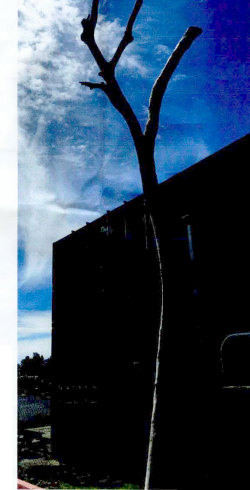
TREE-3
EUCALYPTUS



TREE-4
PINE



TREE-5
EUCALYPTUS



TREE-6
EUCALYPTUS



TREE-7
CARROT WOOD



TREE-8
PYGMY DATE PALM



TREE-9 (STUMP AND TREE ROOTS)
FICUS (REMOVED)



TREE-9 (STUMP)
FICUS (REMOVED)

NOTE:
TREE-9
REMOVED SINCE
PHOTO WAS TAKEN

EXISTING TREE PHOTOS

City CD submitted 1 date: 04/13/18

DECLARATION OF RESPONSIBLE CHARGE I, the undersigned, being duly sworn, depose and say that I am the owner of the property described in the above-captioned project and I am the person who has authorized the preparation and submission of the above-captioned project to the City of San Diego. I declare under penalty of perjury that the information provided in the above-captioned project is true and correct to the best of my knowledge and belief. I understand that the City of San Diego may require me to provide additional information or documentation to support the information provided in the above-captioned project. I understand that the City of San Diego may require me to provide additional information or documentation to support the information provided in the above-captioned project. I understand that the City of San Diego may require me to provide additional information or documentation to support the information provided in the above-captioned project.	OWNER'S CERTIFICATE I, the undersigned, being duly sworn, depose and say that I am the owner of the property described in the above-captioned project and I am the person who has authorized the preparation and submission of the above-captioned project to the City of San Diego. I declare under penalty of perjury that the information provided in the above-captioned project is true and correct to the best of my knowledge and belief. I understand that the City of San Diego may require me to provide additional information or documentation to support the information provided in the above-captioned project. I understand that the City of San Diego may require me to provide additional information or documentation to support the information provided in the above-captioned project. I understand that the City of San Diego may require me to provide additional information or documentation to support the information provided in the above-captioned project.	CITY APPROVED CHANGES NO DESCRIPTION APPROVED BY: PROJ. MERRILL CYLER, INC REVIEW (BUREAU #) DATE: 9/10/18	PRIVATE CONTRACT CITY OF SAN DIEGO LANDSCAPE DOCUMENT PACKAGE 7755 ARJONS DR. SAN DIEGO, California 92128 CALIFORNIA COOPERATIVE INDEX PROJECT NO. 18-000000-0000 DRAWING NUMBER: 18-000000-0000
	OWNER / PERMITTEE INFORMATION NAME: PASCO LARET SUITER & ASSOCIATES ADDRESS: 7755 ARJONS DR. SAN DIEGO, CA. 92128 A.P.N.: SA-150-26 TELEPHONE NUMBER:	I, the undersigned, being duly sworn, depose and say that I am the owner of the property described in the above-captioned project and I am the person who has authorized the preparation and submission of the above-captioned project to the City of San Diego. I declare under penalty of perjury that the information provided in the above-captioned project is true and correct to the best of my knowledge and belief. I understand that the City of San Diego may require me to provide additional information or documentation to support the information provided in the above-captioned project. I understand that the City of San Diego may require me to provide additional information or documentation to support the information provided in the above-captioned project. I understand that the City of San Diego may require me to provide additional information or documentation to support the information provided in the above-captioned project.	





PHOTO 1 (FRONT ENTRY LANDSCAPE)

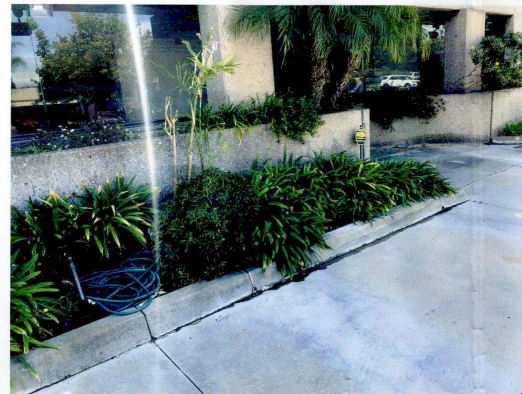


PHOTO 2 (FRONT ENTRY LANDSCAPE)

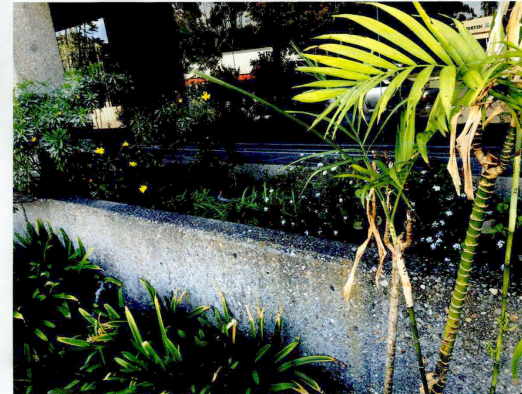


PHOTO 3 (FRONT ENTRY LANDSCAPE)



PHOTO 3 (FRONT ENTRY LANDSCAPE)



PHOTO 5 (STREETSCAPE)



PHOTO 6 (STREETSCAPE)



PHOTO 7 (SIDE/PARKING LANDSCAPE)



PHOTO 8 (SIDE/PARKING LANDSCAPE)



PHOTO 9 (SIDE/PARKING LANDSCAPE)



PHOTO 10 (EAST SIDE LANDSCAPE)

EXISTING SHRUB PHOTO

<p>DECLARATION OF RESPONSIBLE CHARGE</p> <p>I, CERTIFY UNDER A PENALTY OF PERJURY THAT THIS DOCUMENT AND ALL ATTACHMENTS WERE PREPARED UNDER MY DIRECT SUPERVISION AND I AM A LICENSED LANDSCAPE ARCHITECT IN THE STATE OF CALIFORNIA. I AM THE DESIGNER OF RECORD FOR THE PROJECT AND I AM RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF SAN DIEGO AND THE CALIFORNIA DEPARTMENT OF INDUSTRIAL RELATIONS. I HAVE REVIEWED THE PROJECT AND I AM SURE THAT THE INFORMATION PROVIDED IS TRUE AND CORRECT. I HAVE REVIEWED THE PROJECT AND I AM SURE THAT THE INFORMATION PROVIDED IS TRUE AND CORRECT. I HAVE REVIEWED THE PROJECT AND I AM SURE THAT THE INFORMATION PROVIDED IS TRUE AND CORRECT.</p> <p>DATE: 07/31/2019 LICENSED LANDSCAPE ARCHITECT RICHARD J. SUTTER, RLA #808</p>	<p>OWNER'S CERTIFICATE</p> <p>I, CERTIFY UNDER A PENALTY OF PERJURY THAT THIS DOCUMENT AND ALL ATTACHMENTS WERE PREPARED UNDER MY DIRECT SUPERVISION AND I AM THE OWNER OF THE PROJECT. I HAVE REVIEWED THE PROJECT AND I AM SURE THAT THE INFORMATION PROVIDED IS TRUE AND CORRECT. I HAVE REVIEWED THE PROJECT AND I AM SURE THAT THE INFORMATION PROVIDED IS TRUE AND CORRECT. I HAVE REVIEWED THE PROJECT AND I AM SURE THAT THE INFORMATION PROVIDED IS TRUE AND CORRECT.</p> <p>NAME: PASCO LABET SUTTER & ASSOCIATES ADDRESS: 7755 ARJONS DR. SAN DIEGO, CA. 92126 A.P.N.: JULI 580-26</p>	<p>CITY APPROVED CHANGES</p> <p>APPROVED BY: [Signature] DATE: 8/19/18 PROJ. #8888: CYCLE 2 AND REVIEW ISSUE #1</p>	<p>PRIVATE CONTRACT</p> <p>DATE: 8/19/18 SHEETS: 3 PROJECT: 7755 ARJONS DR. SAN DIEGO, CALIFORNIA 92126 CONTRACTOR: [Signature]</p>
	<p>OWNER'S SIGNATURE</p> <p>OWNER/DEVELOPER SIGNATURE: _____ OWNER/DEVELOPER NAME: _____ DATE: _____ TELEPHONE NUMBER: _____</p>	<p>CITY APPROVED CHANGES</p> <p>NO. DESCRIPTION: [Blank] PROJ. #8888: CYCLE 2 AND REVIEW ISSUE #1</p>	<p>OWNER'S INFORMATION</p> <p>NAME: PASCO LABET SUTTER & ASSOCIATES ADDRESS: 7755 ARJONS DR. SAN DIEGO, CA. 92126 A.P.N.: JULI 580-26</p>