



THE CITY OF SAN DIEGO

## Report to the Hearing Officer

DATE ISSUED: June 13, 2023 REPORT NO. HO-23-025

HEARING DATE: June 21, 2023

SUBJECT: 4575 CAMINO DE LA PLAZA NEW CANNABIS OUTLET, Process Three Decision

PROJECT NUMBER: PRJ-1061754

REFERENCE: *Virginia Avenue Parking Garage, Project No. 375960*

OWNER/APPLICANT: BAJA-MEX INSURANCE SERVICES, INC./Jilette Joseph Yousif

### SUMMARY

Issue: Should the Hearing Officer approve a new, 1,381-square-foot cannabis outlet in a previously approved parking garage with retail spaces (currently under construction) at 4575 Camino De La Plaza in the CR-2-1 zone within the San Ysidro Community Plan?

### Proposed Actions:

1. APPROVE Conditional Use Permit No. PMT-3159485.

Fiscal Considerations: Project processing costs paid for by applicant deposit.

Community Planning Group Recommendation: On October 17, 2022, the San Ysidro Community Planning Group voted 10-1 to recommend approval of the project with no conditions.

Environmental Impact: On May 19, 2019, the City Council approved Project No. 375960, the Virginia Avenue Parking Garage project, for which an EIR Addendum (Addendum to EIR No. 310690/SCH No. 2015111012) was prepared. The City of San Diego, as lead agency, has completed a California Environmental Quality Act (CEQA) Guidelines Section 15162 – Subsequent EIRs and Negative Declarations consistency evaluation for the proposed project. A consistency evaluation was performed to determine if conditions specified in CEQA Guidelines Section 15162 would require preparation of additional CEQA review for the proposed project. The City has determined that the proposed project is consistent with Addendum to EIR No. 310690/SCH No. 2015111012 and would not result in any significant direct, indirect or cumulative impacts over and above those disclosed in the previously adopted Virginia Avenue Parking Garage Addendum. There are no substantial changes proposed in the project or its circumstances which would not result in new significant impacts or a substantial increase in the severity of impacts. No new information of substantial

importance has manifested, which would result in new significant or substantially increased adverse impacts as a result of the project.

## BACKGROUND

The 0.733-acre project site is located at 4575 Camino De La Plaza in the CR-2-1 zone within the San Ysidro Community Plan and City Council District 8. The proposed cannabis outlet would be located in a tenant suite within the previously approved Virginia Avenue Parking Garage project, Project No. 375960. That project, which is currently under construction, consists of a five-level parking structure over 13,210 square feet of retail space at the ground level, and approximately 321 parking spaces.

The site is located at the southwestern corner of Virginia Avenue and Camino de la Plaza in a busy commercial area. To the east and southeast, the site is adjacent to the Virginia Avenue Transit Center, passenger drop-off, vehicle turnaround, and the PedWest pedestrian border crossing across Virginia Avenue. The international border is located to the south, commercial retail centers to the west, southwest, and north, and a parking lot to the northeast. Camino de la Plaza is the last southbound US exit on Interstate 5 before entering Mexico, this exit being approximately 550 feet from the project site.

## DISCUSSION

### Project Description

Project Location:	4575 Camino De La Plaza within the San Ysidro Community Plan and City Council District 8.
Project Scope:	Conditional Use Permit for a Cannabis Outlet to operate within a 1,381-square-foot tenant space on the south side of the ground floor retail space of the parking garage that is currently under construction (approved by Project No. 375960).
Lot Size:	0.733 acres
Zoning:	CR-2-1 (Regional Commercial)
Community Plan Designation:	Regional Commercial

The proposed cannabis outlet will occupy a 1,381-square-foot tenant space on the south side of the ground floor of the parking garage currently under construction. The project has no minimum parking requirement because it is within a Parking Standards Transit Priority Area. However, cannabis outlet customers will have access to available spaces in the 321-space parking garage.

Cannabis Outlets are allowed with the approval of a Process Three CUP, pursuant to [SDMC section 126.0303](#), in designated base zones. A CUP allows a Cannabis Outlet to sell both medicinal and recreational cannabis products subject to state licensing requirements.

Pursuant to [SDMC section 141.0504](#), cannabis outlets are limited to no more than four per City Council District (36 City-wide) within commercial and industrial zones. There are currently three approved cannabis outlets in Council District 8. If approved by the Hearing Officer, the proposed project would be the fourth and final Cannabis Outlet CUP approved within Council District 8, and the 34th within the City.

Cannabis outlets must be at least 1,000 feet away from the following per SDMC 141.0504(a)(1):

- City parks
- Childcare centers
- Churches
- Playgrounds
- City libraries
- Minor-oriented facilities
- Schools
- Other outlets

They must also be at least 100 feet from all residentially zoned properties per SDMC 141.0504(a)(2). Staff analysis of the area surrounding the project site did not identify any of the listed uses and the proposed Cannabis Outlet satisfies the separation requirements of SDMC 141.0504(a)(1) and (2).

#### Land Use Analysis:

San Ysidro Community Plan (SYCP) - The project site is designated Regional Commercial. This designation encompasses the San Ysidro Commercial District located west of Interstate 5, along the border and consists of factory outlet malls. The outlet malls have expanded in this district and have been successful in attracting regional and bi-national shoppers and tourists traveling to and from Mexico.

The SYCP does not specifically address cannabis outlets; only retail, light industrial, and tourist-oriented uses generally. The project, as a retail sales use, fits into the Regional Commercial land use designation, which consists predominantly of similar retail uses. The parking garage and retail space currently under construction were determined to conform with the goals and policies of the SYCP during review of the previous project. However, as a tenant in this building, the proposed Cannabis Outlet will further the following SYCP policies:

**Policy 2.3.4:** Support the outlet centers as tourist-oriented commercial uses and encourage rehabilitation of older structures and maintenance of existing centers.

**Policy 5.8.1:** Work with owners of the San Ysidro Village Shopping Center and the unimproved site, at Virginia Avenue and Camino de la Plaza, to encourage new development, re-tenanting, and

redevelopment with retail that enhances the district as a regional and cross-border retail destination.

The proposed project will be immediately visible from the PedWest pedestrian border crossing. Because cannabis outlets do not yet exist in Mexico, the presence of this conditional use at this location is likely to capture some of this existing pedestrian traffic. Adjacent outlet centers could also benefit from the “pass-by” pedestrian trips created by the presence of the cannabis outlet. Therefore, a cannabis outlet use at this specific location will support existing retail and enhance the district as a regional and cross-border retail destination.

The above analysis indicates that the proposed Cannabis Outlet is a compatible use at this location with a CUP and is consistent with the Community Plan land use policies.

#### Operational and Security Requirements:

The proposed outlet is subject to the operational and security requirements of SDMC Sections 141.0504(b) through (m), which are included as conditions of approval of the CUP. These requirements include a prohibition on consultation by medical professionals on-site; prohibition of the use of vending machines except by a responsible person (as defined by [SDMC sections 42.1502](#) and [11.0210](#)); provision of interior and exterior lighting, operable cameras, alarms, 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, removal of graffiti within 24 hours, and signage restrictions. Outlets must also comply with Chapter 4, Article 2, Division 15 which provides guidelines for lawful operation. State law also heavily regulates outlets, including their operational characteristics and advertising.

#### Conclusion

Cannabis outlets are unique in that there are only four allowed in each of the nine City Council districts, or 38 City-wide (36 with two others allowed to remain because of redistricting). No other retail business regulated by the City of San Diego is subject to such restrictions. Since the City's recreational cannabis regulations were first adopted in 2017, the zoning and separation requirements for cannabis outlets have resulted in very few locations that meet all locational criteria. This location does meet all criteria.

The proposed project meets all separation and zoning requirements. It would be the fourth Cannabis Outlet CUP approved within Council District 8, and the 34<sup>th</sup> within the City. All issues identified through the review process have been resolved in conformance with adopted City Council policies and regulations of the Land Development Code. The proposed project complies with all development regulations of the CR-2-1 zone and no deviations are required to approve the project. The project meets all separation requirements, and the permit has been conditioned to ensure the proposed cannabis outlet would not be detrimental to the public health, safety, and welfare. Staff has provided draft findings (Attachment 4) to support the proposed development and draft conditions of approval (Attachment 5). Staff recommends that the Hearing Officer approve CUP No. PMT-3159485 as proposed.

ALTERNATIVES

1. Approve Conditional Use Permit No. PMT-3159485, with modifications.
2. Deny Conditional Use Permit No. PMT-3159485, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,



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Travis Cleveland  
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. 100/1,000-foot Separation Information
7. Community Planning Group Recommendation
8. Ownership Disclosure Statement
9. Project Plans



## Project Location Map

4575 Camino de la Plaza Cannabis Outlet CUP  
PROJECT NO. PRJ-1061754

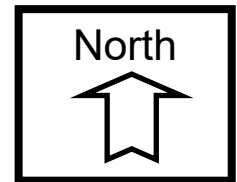
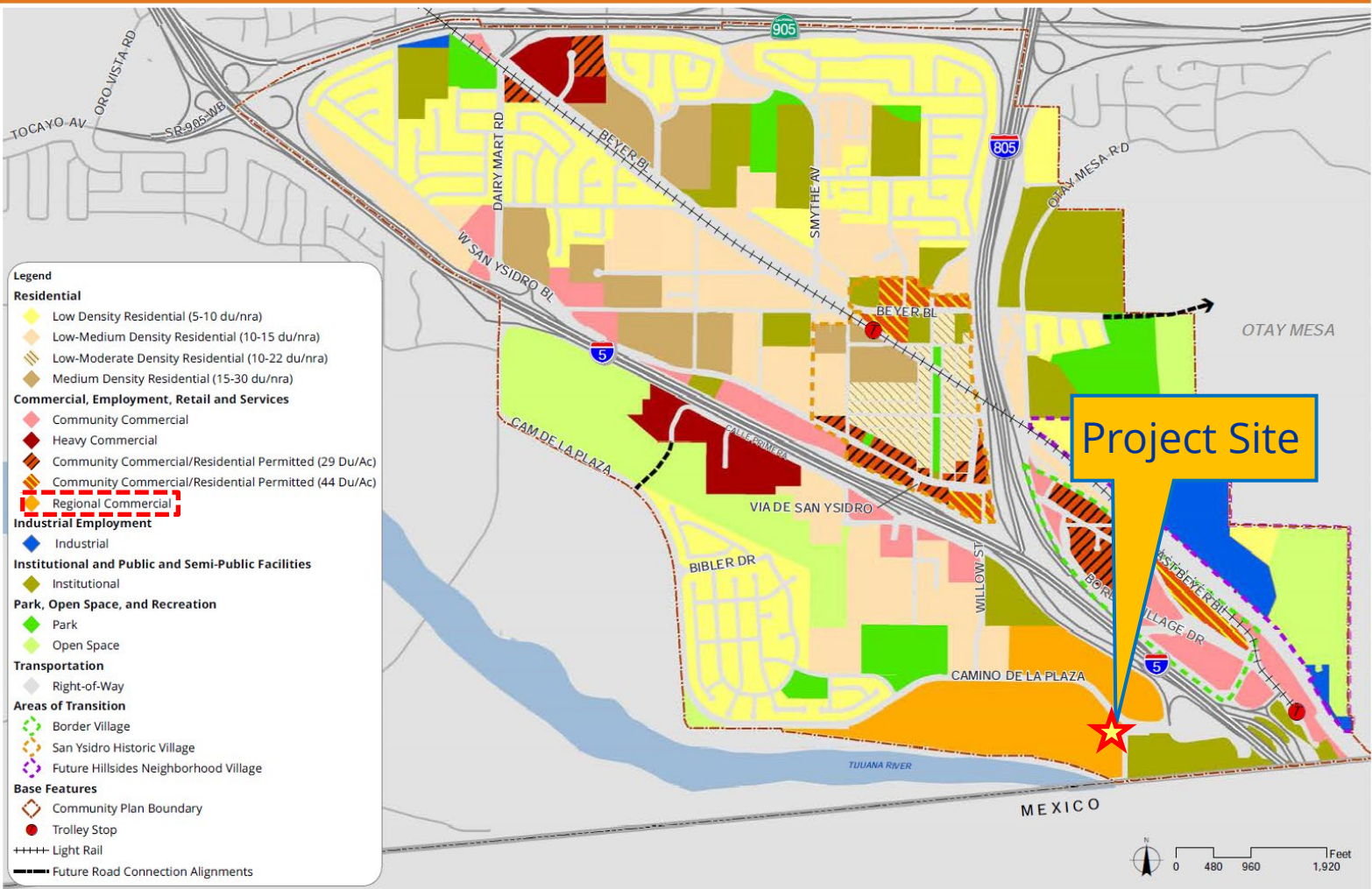


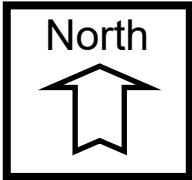
Figure 2-2: Land Use Map



San Ysidro Community Plan and Local Coastal Program Land Use Plan | 2-9



**Community Plan Land Use Map**  
 4575 Camino de la Plaza Cannabis Outlet CUP  
 PROJECT NO. PRJ-1061754



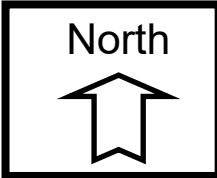


Project Site



## Aerial Photo

4575 Camino de la Plaza Cannabis Outlet CUP  
PROJECT NO. PRJ-1061754





HEARING OFFICER RESOLUTION NO. \_\_\_\_\_  
CONDITIONAL USE PERMIT NO. PMT-3159485  
**4575 CAMINO DE LA PLAZA NEW CANNABIS OUTLET - PROJECT NO. PRJ-1061754**

WHEREAS, BAJA-MEX INSURANCE SERVICES, INC., Owner, and JILETTE JOSEPH YOUSIF, Permittee, filed an application with the City of San Diego for a permit to operate a 1,381-square-foot cannabis outlet in a building currently under construction (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. PMT-3159485), on portions of a 0.733-acre site;

WHEREAS, the project site is located at 4575 Camino De La Plaza in the CR-2-1 zone within the San Ysidro Community Plan;

WHEREAS, the project site is legally described as: LOT 16 OF INTERNATIONAL GATEWAY OF THE AMERICAS PHASE IA, IN THE CITY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP NO. 14259. FILED AUG 15, 2001;

WHEREAS, on June 21, 2023, the Hearing Officer of the City of San Diego considered Conditional Use Permit No. PMT-3159485 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 Conditional Use Permit No. PMT-3159485:

**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 project is a request for a Conditional Use Permit (CUP) to allow the operation of a 1,381-square-foot cannabis outlet at 4575 Camino De La Plaza in the CR-2-1 zone within the San Ysidro Community Plan (SYCP).

The proposed cannabis outlet would be located in a tenant suite within the previously approved Virginia Avenue Parking Garage project, Project No. 375960. That project, which is currently under construction, consists of a five-level parking structure over

13,210 square feet of retail space at the ground level, and approximately 321 parking spaces.

The SYCP designates the site Regional Commercial. This designation encompasses the San Ysidro Commercial District located west of Interstate 5, along the border and consists of factory outlet malls. The outlet malls have expanded in this district and have been successful in attracting regional and bi-national shoppers and tourists traveling to and from Mexico.

The SYCP does not specifically address cannabis outlets. It discusses retail, light industrial, and tourist-oriented uses. The project, as a retail sales use, fits into the Regional Commercial land use designation, which consists predominantly of similar retail uses. The parking garage and retail space currently under construction were determined to conform with the goals and policies of the SYCP during review of the previous Virginia Avenue Parking Garage project. However, as a tenant in this building, the proposed Cannabis Outlet will further the following SYCP policies:

**Policy 2.3.4:** Support the outlet centers as tourist-oriented commercial uses and encourage rehabilitation of older structures and maintenance of existing centers.

**Policy 5.8.1:** Work with owners of the San Ysidro Village Shopping Center and the unimproved site, at Virginia Avenue and Camino de la Plaza, to encourage new development, re-tenanting, and redevelopment with retail that enhances the district as a regional and cross-border retail destination.

The proposed project will be immediately visible from the PedWest pedestrian border crossing. Because cannabis outlets do not yet exist in Mexico, the presence of this conditional use at this location is likely to capture some of this existing pedestrian traffic. Adjacent outlet centers could also benefit from the “pass-by” pedestrian trips created by the presence of the cannabis outlet. Therefore, a cannabis outlet use at this specific location will support existing retail in a way that enhances the district as a regional and cross-border retail destination.

The City's General Plan Land Use and Community Planning Element designates the site Commercial Employment, Retail, & Services. The proposed project will promote the policies of the General Plan because Cannabis Outlets supply jobs and encourage and facilitate commerce within the San Diego region.

Therefore, the project 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 interior improvements to an existing tenant space, including entry/exit areas, waiting areas, a cannabis retail sales floor, and employee and storage areas. Construction of the project 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 inspections completed by the City's building inspectors.

A Cannabis Outlet in the CR-2-1 zone is allowed with a CUP at this location and is consistent with the goals and policies of the SYCP. The discretionary permit controlling the development and continued use of this site contains regulatory conditions of approval which are intended to reduce, mitigate, or prevent all adverse impacts to the public and community at large.

Pursuant to SDMC section 141.0504, Cannabis Outlets are limited to no more than four per Council District (CD) within commercial and industrial zones to minimize the impact on the City and residential neighborhoods. There are currently three approved outlets in District 8. The project will be the fourth Cannabis Outlet CUP to be approved within District 8, and the 34<sup>th</sup> within the City.

Cannabis Outlets require compliance with the separation requirements of SDMC section 141.0504(a)(1) and (2). They must be at least 100 feet away from residentially zoned properties, and 1,000 feet away from the following:

- City parks
- Childcare centers
- Churches
- Playgrounds
- City libraries
- Minor-oriented facilities
- Schools
- Other outlets

Analysis of the area surrounding the project site did not identify any of the listed uses within the separation limits. Therefore, the project complies with the separation regulations, which are intended to protect the public health, safety, and welfare.

The project has no minimum parking requirement because it is within a Parking Standards Transit Priority Area. However, cannabis outlet customers will have access to the 321 parking spaces in the parking garage. Public improvements per current City standards are currently being constructed as conditioned for the previously approved Virginia Avenue Parking Garage, Project No. 357960.

The discretionary permit controlling the development of this site contains specific regulatory conditions of approval. These regulations, which are implemented and enforced through the permit, are specifically intended to reduce, mitigate, or prevent all adverse impacts to the public and community at large.

The proposed Cannabis Outlet is subject to specific operational and security requirements and restrictions as set forth in SDMC section 141.0504(b) through (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, security guard; restriction of hours of

operation to between 7:00 a.m. and 9:00 p.m. daily; maintenance of area and adjacent public sidewalks free of litter and graffiti, and removal of graffiti within 24 hours; restriction of signage to business name, two-color signs, and alphabetic characters; and signage advertising cannabis may not be visible from the public right-of-way. Cannabis Outlets must also comply with Chapter 4, Article 2, Division 15 which provides guidelines for lawful operation. The CUP is valid for five years, however, may be revoked if the use violates the terms, conditions, lawful requirements, or provision of the permit.

Furthermore, this project has been reviewed for consistency with the previously prepared EIR Addendum (Addendum to EIR No. 310690/SCH No. 2015111012) for the Virginia Avenue Parking Garage project (Project No. 375960) pursuant to the California Environmental Quality Act Guidelines section 15162, and the City has determined that the proposed project is consistent with Addendum to EIR No. 310690/SCH No. 2015111012 and would not result in any significant direct, indirect or cumulative impacts over and above those disclosed in the previously adopted Virginia Avenue Parking Garage Addendum. There are no substantial changes proposed in the project or its circumstances which would result in new, significant impacts or a substantial increase in the severity of impacts. No new information of substantial importance has manifested, which would result in new significant or substantially increased adverse impacts as a result of the project. Based on the above analysis, project features and conditions of approval, the proposed development will not be detrimental to the public health, safety, and welfare.

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

The project is located within the CR-2-1 zone, which allows Cannabis Outlets with the approval of a Conditional Use Permit per SDMC Table 131-05B. No deviations are requested or required by this project. As outlined in finding A.1.b. above, incorporated here by reference, the project complies with the separation requirements of the Land Development Code.

As outlined in finding A.1.b. above, incorporated here by reference, the permits for the project include 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. The project does not request variances or deviations. 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 cannabis outlet would be located in a tenant suite within the previously approved Virginia Avenue Parking Garage project, Project No. 375960. That project, which is currently under construction, consists of a five-level parking structure over 13,210 square feet of retail space at the ground level, and approximately 321 parking spaces. The project has no minimum parking requirement because it is within a Parking

Standards Transit Priority Area. However, cannabis outlet customers will have access to available parking spaces in the 321-space parking garage. Public improvements per current City standards are currently being constructed as conditioned for the previously approved Virginia Avenue Parking Garage, Project No. 357960.

As stated previously herein in finding A.1.b., incorporated here by reference, the project meets all separation requirements for cannabis outlets, as well as the requirements of the applicable land use plans and the Land Development Code. Cannabis outlets are unique in that there are only four allowed in each of the nine City Council districts, or 38 City-wide (36 with two others allowed to remain because of redistricting). No other retail business regulated by the City of San Diego is subject to such restrictions. Since the City's recreational cannabis regulations were first adopted in 2017, the zoning and separation requirements for cannabis outlets have resulted in very few locations that meet all locational criteria. This location does meet all criteria.

The proposed project meets all zoning requirements. It would be the fourth Cannabis Outlet CUP approved within Council District 8, and the 34<sup>th</sup> within the City. All issues identified through the review process have been resolved in conformance with adopted City Council policies and regulations of the Land Development Code. The proposed project complies with all development regulations of the CR-2-1 zone and no deviations are required to approve the project. The permit has been conditioned to ensure the proposed cannabis outlet would not be detrimental to the public health, safety, and welfare. Therefore, based on the above analysis, the proposed use is appropriate 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 these findings adopted by the Hearing Officer, Conditional Use Permit No. PMT-3159485 is hereby GRANTED by the Hearing Officer to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit No. PMT-3159485, a copy of which is attached hereto and made a part hereof.

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Travis Cleveland  
Development Project Manager  
Development Services

Adopted on: June 21, 2023

IO#: 24009271

**RECORDING REQUESTED BY**  
CITY OF SAN DIEGO  
DEVELOPMENT SERVICES  
PERMIT INTAKE, MAIL STATION  
501

**PROJECT MANAGEMENT**  
**PERMIT CLERK**  
**MAIL STATION 501**

INTERNAL ORDER NUMBER: 24009271

SPACE ABOVE THIS LINE FOR RECORDER'S USE

CONDITIONAL USE PERMIT NO. PMT-3159485  
**4575 CAMINO DE LA PLAZA NEW CANNABIS OUTLET - PROJECT NO. PRJ-1061754**  
HEARING OFFICER

This Conditional Use Permit No. PMT-3159485 is granted by the Hearing Officer of the City of San Diego to BAJA-MEX INSURANCE SERVICES, INC., Owner, and JILETTE JOSEPH YOUSIF, Permittee, pursuant to San Diego Municipal Code (SDMC) section(s) 126.0301 et seq. and 141.0504. The 0.733-acre site is located at 4575 Camino De La Plaza in the CR-2-1 zone within the San Ysidro Community Plan. The project site is legally described as: LOT 16 OF INTERNATIONAL GATEWAY OF THE AMERICAS PHASE IA, IN THE CITY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP NO. 14259. FILED AUG 15, 2001.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner and Permittee to operate a cannabis outlet, described and identified by size, dimension, quantity, type, and location on the approved exhibits (Exhibit "A") dated June 21, 2023, on file in the Development Services Department.

The project shall include:

- a. A 1,381-square-foot cannabis outlet in a tenant space in a parking garage with retail on the ground floor,
- b. Off-street parking; and
- c. 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. **Utilization date:** 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 Conditional Use Permit (CUP) must be utilized by July 6, 2026.

2. **Expiration Date:** This Conditional Use Permit (CUP) and corresponding use of this site shall expire on June 21, 2028.

This expiration date can be extended by filing for a CUP amendment pursuant to SDMC 126.0114(c), 126.0114(d), and 141.0504(n). 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.

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.

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. Lighting shall be provided to illuminate the interior, facade, and the immediate surrounding area of the cannabis outlet, including any accessory uses, parking lots, and adjoining sidewalks. Lighting shall be hooded or oriented to deflect light away from adjacent properties.
14. Security shall be provided at the cannabis outlet which 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.
15. Primary signs shall be posted on the outside of the cannabis outlet and shall only contain the name of the business, which shall contain only alphabetic characters, and shall be limited to two colors. Secondary signs advertising cannabis, window signs and any display visible from the public right-of-way, are not permitted.
16. The name and emergency contact phone number of the designated responsible managing operator shall be posted in a location visible from outside the cannabis outlet in character size at least two inches in height.
17. The cannabis outlet shall operate only between the hours of 7:00 a.m. and 9:00 p.m., seven days a week.
18. The use of vending machines which allow access to cannabis and cannabis products except by a responsible person, as defined in San Diego Municipal Code Section 42.1502, is prohibited. For purposes of this Section, a vending machine is any device which allows access to cannabis and cannabis products without a human intermediary.
19. An annual operating permit shall be obtained as required pursuant to San Diego Municipal Code Chapter 4, Article 2, Division 15.
20. Deliveries shall be permitted as an accessory use only from a cannabis outlet with a valid Conditional Use Permit unless otherwise allowed pursuant to state law.
21. The cannabis outlet, adjacent public sidewalks, and areas under the control of the cannabis outlet, shall be maintained free of litter and graffiti at all times.
22. The Cannabis Outlet shall provide daily removal of trash, litter, and debris from the premises. Graffiti shall be removed from the premises within 24 hours.

23. Consultations by medical professionals shall not be a permitted accessory use at the cannabis outlet.

24. All private outdoor lighting shall be shaded and adjusted to fall on the same premises where such lights are located and in accordance with the applicable regulations in the SDMC.

**TRANSPORTATION REQUIREMENTS**

25. 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.

**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 21, 2023 and (Approved Resolution Number).

Permit Type/PTS Approval No.: Conditional Use Permit No. PMT-3159485  
Date of Approval: June 21, 2023

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

\_\_\_\_\_  
Travis Cleveland  
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.

**BAJA-MEX INSURANCE SERVICES, INC.**  
Owner

By \_\_\_\_\_  
NAME  
TITLE

**Jilette Joseph Yousif**  
Permittee

By \_\_\_\_\_  
NAME  
TITLE

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

100 & 1000-FOOT RADIUS MAP SPREADSHEET

# ATTACHMENT 6

NO RESIDENTS OR RESIDENTIAL ZONES FOUND WITHIN 100FT								
#	USE DESCRIPTION	SITE ADDRESS	CITY	STATE	ZIP	PARCEL NUMBER	OWNER/BUSINESS NAME	NOTES
1	COMMERCIAL	4520 CAMINO DE LA PLZ	SAN YSIDRO	CA	92173	666-250-38-00	DOLLAR TREE	
2	PARKING LOT	4570 CAMINO DE LA PLZ	SAN YSIDRO	CA	92173	666-301-01-00	MEXICOACH INC	
3	NO VALUE	499 VIRGINIA AVE	SAN YSIDRO	CA	92173	666-341-06-00	U.S. CUSTOMS AND BORDER PROTECTION	
4	COMMERCIAL	4575 CAMINO DE LA PLZ	SAN YSIDRO	CA	92173	666-400-10-00	SUBJECT PROPERTY	
5	SHOPPING CENTERS	4509 CAMINO DE LA PLZ	SAN YSIDRO	CA	92173	666-400-13-00	CHELSEA SAN DIEGO FINANCE L L C	
6	SHOPPING CENTERS	4509 CAMINO DE LA PLZ STE 36	SAN YSIDRO	CA	92173	666-400-13-00	CHELSEA SAN DIEGO FINANCE L L C	
7	SHOPPING CENTERS	4509 CAMINO DE LA PLZ STE 36	SAN YSIDRO	CA	92173	666-400-13-00	H&R BLOCK	
8	SHOPPING CENTERS	4509 CAMINO DE LA PLZ STE 37	SAN YSIDRO	CA	92173	666-400-13-00	CHELSEA SAN DIEGO FINANCE L L C	
9	SHOPPING CENTERS	4509 CAMINO DE LA PLZ STE 37	SAN YSIDRO	CA	92173	666-400-13-00	UETA DUTY FREE	
10	VACANT	CAMINO DE LA PLAZA	SAN YSIDRO	CA	92173	666-400-19-00	P F P 4 OUTLETS LLC	
11	SHOPPING CENTERS	4445 CAMINO DE LA PLZ	SAN YSIDRO	CA	92173	666-400-20-00	P F P 4 OUTLETS LLC	
12	SHOPPING CENTERS	4455 CAMINO DE LA PLZ	SAN YSIDRO	CA	92173	666-400-20-00	A'GACI	
13	SHOPPING CENTERS	4457 CAMINO DE LA PLZ STE 22	SAN YSIDRO	CA	92173	666-400-20-00	PRESIDIO INTERNATIONAL INC	
14	SHOPPING CENTERS	4457 CAMINO DE LA PLZ STE 22	SAN YSIDRO	CA	92173	666-400-20-00	P F P 4 OUTLETS LLC	
15	SHOPPING CENTERS	4457 CAMINO DE LA PLZ STE 23	SAN YSIDRO	CA	92173	666-400-20-00	P F P 4 OUTLETS LLC	
16	SHOPPING CENTERS	4457 CAMINO DE LA PLZ STE 23	SAN YSIDRO	CA	92173	666-400-20-00	P F P 4 OUTLETS LLC	
17	SHOPPING CENTERS	4457 CAMINO DE LA PLZ STE 24	SAN YSIDRO	CA	92173	666-400-20-00	P F P 4 OUTLETS LLC	
18	SHOPPING CENTERS	4459 CAMINO DE LA PLZ STE 40	SAN YSIDRO	CA	92173	666-400-20-00	P F P 4 OUTLETS LLC	
19	SHOPPING CENTERS	4459 CAMINO DE LA PLZ STE 41	SAN YSIDRO	CA	92173	666-400-20-00	P F P 4 OUTLETS LLC	
20	SHOPPING CENTERS	4459 CAMINO DE LA PLZ STE 41	SAN YSIDRO	CA	92173	666-400-20-00	P F P 4 OUTLETS LLC	
21	SHOPPING CENTERS	4459 CAMINO DE LA PLZ STE 41	SAN YSIDRO	CA	92173	666-400-20-00	P F P 4 OUTLETS LLC	
22	SHOPPING CENTERS	4459 CAMINO DE LA PLZ STE 42	SAN YSIDRO	CA	92173	666-400-20-00	LA JOLLA RETAIL INC	
23	SHOPPING CENTERS	4459 CAMINO DE LA PLZ STE 42	SAN YSIDRO	CA	92173	666-400-20-00	P F P 4 OUTLETS LLC	
24	SHOPPING CENTERS	4459 CAMINO DE LA PLZ STE 42	SAN YSIDRO	CA	92173	666-400-20-00	NIXON INC	
25	SHOPPING CENTERS	4459 CAMINO DE LA PLZ STE 42	SAN YSIDRO	CA	92173	666-400-20-00	P F P 4 OUTLETS LLC	
26	SHOPPING CENTERS	4459 CAMINO DE LA PLZ STE 43	SAN YSIDRO	CA	92173	666-400-20-00	P F P 4 OUTLETS LLC	
27	SHOPPING CENTERS	4459 CAMINO DE LA PLZ STE 43	SAN YSIDRO	CA	92173	666-400-20-00	SUNGLASS WAREHOUSE INC	
28	SHOPPING CENTERS	4459 CAMINO DE LA PLZ STE 43	SAN YSIDRO	CA	92173	666-400-20-00	TWEEN BRANDS INC	
29	SHOPPING CENTERS	4459 CAMINO DE LA PLZ STE 43	SAN YSIDRO	CA	92173	666-400-20-00	PARIGI ENTERPRISES-RETAIL LLC	
30	SHOPPING CENTERS	4459 CAMINO DE LA PLZ STE 44	SAN YSIDRO	CA	92173	666-400-20-00	P F P 4 OUTLETS LLC	
31	SHOPPING CENTERS	4459 CAMINO DE LA PLZ STE 44	SAN YSIDRO	CA	92173	666-400-20-00	BLUE BEE INC	
32	SHOPPING CENTERS	4459 CAMINO DE LA PLZ STE 44	SAN YSIDRO	CA	92173	666-400-20-00	AM RETAIL GROUP INC	
33	SHOPPING CENTERS	4459 CAMINO DE LA PLZ STE 45	SAN YSIDRO	CA	92173	666-400-20-00	BERGMAN LUGGAGE LLC	
34	SHOPPING CENTERS	4459 CAMINO DE LA PLZ STE 45	SAN YSIDRO	CA	92173	666-400-20-00	GOLD TOE STORES INC	
35	SHOPPING CENTERS	4459 CAMINO DE LA PLZ STE 45	SAN YSIDRO	CA	92173	666-400-20-00	P F P 4 OUTLETS LLC	
36	SHOPPING CENTERS	4459 CAMINO DE LA PLZ STE 46	SAN YSIDRO	CA	92173	666-400-20-00	P F P 4 OUTLETS LLC	
37	SHOPPING CENTERS	4459 CAMINO DE LA PLZ STE 46	SAN YSIDRO	CA	92173	666-400-20-00	ASICS SUPER OUTLET	
38	SHOPPING CENTERS	4459 CAMINO DE LA PLZ STE 47	SAN YSIDRO	CA	92173	666-400-20-00	P F P 4 OUTLETS LLC	
39	SHOPPING CENTERS	4461 CAMINO DE LA PLZ	SAN YSIDRO	CA	92173	666-400-20-00	H M HENNES MAURITZ LP	
40	SHOPPING CENTERS	4463 CAMINO DE LA PLZ STE 10	SAN YSIDRO	CA	92173	666-400-20-00	P F P 4 OUTLETS LLC	
41	SHOPPING CENTERS	4463 CAMINO DE LA PLZ STE 10	SAN YSIDRO	CA	92173	666-400-20-00	P F P 4 OUTLETS LLC	
42	SHOPPING CENTERS	4463 CAMINO DE LA PLZ STE 10	SAN YSIDRO	CA	92173	666-400-20-00	PANDA EXPRESS, INC.	
43	SHOPPING CENTERS	4463 CAMINO DE LA PLZ STE 11	SAN YSIDRO	CA	92173	666-400-20-00	INTERNATIONAL COFFEE & TEA, LLC	
44	SHOPPING CENTERS	4463 CAMINO DE LA PLZ STE 11	SAN YSIDRO	CA	92173	666-400-20-00	AUNTIE ANNE'S	
45	SHOPPING CENTERS	4463 CAMINO DE LA PLZ STE 11	SAN YSIDRO	CA	92173	666-400-20-00	P F P 4 OUTLETS LLC	
46	SHOPPING CENTERS	4463 CAMINO DE LA PLZ STE 11	SAN YSIDRO	CA	92173	666-400-20-00	P F P 4 OUTLETS LLC	
47	SHOPPING CENTERS	4463 CAMINO DE LA PLZ STE 12	SAN YSIDRO	CA	92173	666-400-20-00	RACK ROOM SHOES INC	
48	SHOPPING CENTERS	4463 CAMINO DE LA PLZ STE 12	SAN YSIDRO	CA	92173	666-400-20-00	VOLCOM RETAIL OUTLETS INC	
49	SHOPPING CENTERS	4463 CAMINO DE LA PLZ STE 12	SAN YSIDRO	CA	92173	666-400-20-00	BRATTLE RETAIL PARTNERS OAB LLC	
50	SHOPPING CENTERS	4463 CAMINO DE LA PLZ STE 13	SAN YSIDRO	CA	92173	666-400-20-00	P F P 4 OUTLETS LLC	

# ATTACHMENT 6

NO POINTS OF CONSIDERATION FOUND WITHIN 1,000FT								
#	USE DESCRIPTION	SITE ADDRESS	CITY	STATE	ZIP	PARCEL NUMBER	OWNER/BUSINESS NAME	NOTES
1	COMMERCIAL	4310 CAMINO DE LA PLZ STE A	SAN DIEGO	CA	92173	666-241-03-00	T K G SAN YSIDRO DEVELOPMENT L L C	
2	COMMERCIAL	4310 CAMINO DE LA PLZ STE B	SAN DIEGO	CA	92173	666-241-03-00	T K G SAN YSIDRO DEVELOPMENT L L C	
3	COMMERCIAL	4310 CAMINO DE LA PLZ STE C	SAN DIEGO	CA	92173	666-241-03-00	SUBWAY	
4	COMMERCIAL	4310 CAMINO DE LA PLZ STE D	SAN DIEGO	CA	92173	666-241-03-00	T-MOBILE WEST LLC	
5	COMMERCIAL	4410 CAMINO DE LA PLZ	SAN DIEGO	CA	92173	666-250-34-00	7-ELEVEN	
6	SHOPPING CENTERS	4430 CAMINO DE LA PLZ	SAN DIEGO	CA	92173	666-250-35-00	SOCCERLOCO	
7	SHOPPING CENTERS	4436 CAMINO DE LA PLZ	SAN DIEGO	CA	92173	666-250-35-00	T K G SAN YSIDRO DEVELOPMENT L L C	
8	SHOPPING CENTERS	4440 CAMINO DE LA PLZ	SAN DIEGO	CA	92173	666-250-35-00	PERFUME NETWORK OF CALIFORNIA INC	
9	SHOPPING CENTERS	4444 CAMINO DE LA PLZ	SAN DIEGO	CA	92173	666-250-35-00	ROSS DRESS FOR LESS	
10	SHOPPING CENTERS	4450 CAMINO DE LA PLZ	SAN DIEGO	CA	92173	666-250-35-00	FAMOUS FOOTWEAR OUTLET	
11	SHOPPING CENTERS	4454 CAMINO DE LA PLZ	SAN DIEGO	CA	92173	666-250-35-00	CARTER'S BABIES & KIDS	
12	SHOPPING CENTERS	4460 CAMINO DE LA PLZ	SAN DIEGO	CA	92173	666-250-35-00	OSHKOSH BGOSH	
13	SHOPPING CENTERS	4466 CAMINO DE LA PLZ	SAN DIEGO	CA	92173	666-250-35-00	NINE WEST OUTLET	
14	SHOPPING CENTERS	4468 CAMINO DE LA PLZ	SAN DIEGO	CA	92173	666-250-35-00	BEN'S WIG & BEAUTY SUPPLY OUTLET II	
15	SHOPPING CENTERS	4472 CAMINO DE LA PLZ	SAN DIEGO	CA	92173	666-250-36-00	MARSHALLS	
16	SHOPPING CENTERS	4480 CAMINO DE LA PLZ STE A	SAN YSIDRO	CA	92173	666-250-37-00	SUNGLASS HUT	
17	SHOPPING CENTERS	4480 CAMINO DE LA PLZ STE B	SAN YSIDRO	CA	92173	666-250-37-00	T.B. MYOR, LLC	
18	SHOPPING CENTERS	4482 CAMINO DE LA PLZ	SAN YSIDRO	CA	92173	666-250-37-00	T K G SAN YSIDRO DEVELOPMENT L L C	
19	SHOPPING CENTERS	4486 CAMINO DE LA PLZ	SAN YSIDRO	CA	92173	666-250-37-00	MIA'S NUTRITION CENTER - SAN YSIDRO, LLC	
20	SHOPPING CENTERS	4490 CAMINO DE LA PLZ	SAN YSIDRO	CA	92173	666-250-37-00	BAJA DUTY FREE - CAMINO DE LA PLAZA	
21	SHOPPING CENTERS	4492 CAMINO DE LA PLZ	SAN YSIDRO	CA	92173	666-250-37-00	TJUANA EDC COMPANIES	
22	SHOPPING CENTERS	4494 CAMINO DE LA PLZ	SAN YSIDRO	CA	92173	666-250-37-00	T K G SAN YSIDRO DEVELOPMENT L L C	
23	SHOPPING CENTERS	4496 CAMINO DE LA PLZ	SAN YSIDRO	CA	92173	666-250-37-00	NAI MEXICO	
24	SHOPPING CENTERS	4498 CAMINO DE LA PLZ	SAN YSIDRO	CA	92173	666-250-37-00	PURA MEZCLA CORP.	
25	SHOPPING CENTERS	4530 CAMINO DE LA PLZ	SAN YSIDRO	CA	92173	666-250-37-00	PURA MEZCLA CORP.	
26	SHOPPING CENTERS	4548 CAMINO DE LA PLZ	SAN YSIDRO	CA	92173	666-250-37-00	GUITAR CENTER	
27	SHOPPING CENTERS	4550 CAMINO DE LA PLZ	SAN YSIDRO	CA	92173	666-250-37-00	NEW CAMINO CORPORATION	
28	SHOPPING CENTERS	4558 CAMINO DE LA PLZ	SAN YSIDRO	CA	92173	666-250-37-00	VANS SHOES	
29	COMMERCIAL	4520 CAMINO DE LA PLZ	SAN YSIDRO	CA	92173	666-250-38-00	DOLLAR TREE	
30	PARKING LOT	4570 CAMINO DE LA PLZ	SAN YSIDRO	CA	92173	666-301-01-00	MEXICOACH INC	
31	NO VALUE	499 VIRGINIA AVE	SAN YSIDRO	CA	92173	666-341-06-00	U.S. CUSTOMS AND BORDER PROTECTION	
32	PARKING LOT	CAMINO CAMIONES WAY	SAN YSIDRO	CA	92173	666-342-15-00	S Y G VENTURE	
33	NO VALUE	5715 CAMIONES WAY	SAN YSIDRO	CA	92173	666-342-16-00	SAN YSIDRO SOUTHBOUND INSPECTION	
34	NO VALUE	CAMINO CAMIONES WAY	SAN YSIDRO	CA	92173	666-342-17-00	UNITED STATES OF AMERICA	
35	SHOPPING CENTERS	CAMINO DE LA PLAZA	SAN YSIDRO	CA	92173	666-400-04-00	P F P 4 OUTLETS LLC	
36	RESTAURANT	4119 CAMINO DE LA PLZ	SAN YSIDRO	CA	92173	666-400-07-00	CHELSEA SAN DIEGO FINANCE L L C	
37	RESTAURANT	4449 CAMINO DE LA PLZ	SAN YSIDRO	CA	92173	666-400-08-00	MCDONALDS CORP	
38	COMMERCIAL	4575 CAMINO DE LA PLZ	SAN YSIDRO	CA	92173	666-400-10-00	SUBJECT PROPERTY	
39	SHOPPING CENTERS	4509 CAMINO DE LA PLZ	SAN YSIDRO	CA	92173	666-400-13-00	CHELSEA SAN DIEGO FINANCE L L C	
40	SHOPPING CENTERS	4509 CAMINO DE LA PLZ STE 362	SAN YSIDRO	CA	92173	666-400-13-00	CHELSEA SAN DIEGO FINANCE L L C	
41	SHOPPING CENTERS	4509 CAMINO DE LA PLZ STE 366	SAN YSIDRO	CA	92173	666-400-13-00	H&R BLOCK	
42	SHOPPING CENTERS	4509 CAMINO DE LA PLZ STE 370	SAN YSIDRO	CA	92173	666-400-13-00	CHELSEA SAN DIEGO FINANCE L L C	
43	SHOPPING CENTERS	4509 CAMINO DE LA PLZ STE 372	SAN YSIDRO	CA	92173	666-400-13-00	UETA DUTY FREE	
44	SHOPPING CENTERS	4051 CAMINO DE LA PLZ	SAN YSIDRO	CA	92173	666-400-18-00	CHELSEA SAN DIEGO FINANCE L L C	
45	SHOPPING CENTERS	4051 CAMINO DE LA PLZ STE 98	SAN YSIDRO	CA	92173	666-400-18-00	CHELSEA SAN DIEGO FINANCE L L C	
46	SHOPPING CENTERS	4051 CAMINO DE LA PLZ STE 101	SAN YSIDRO	CA	92173	666-400-18-00	GENESCO	
47	SHOPPING CENTERS	4125 CAMINO DE LA PLZ STE 400	SAN YSIDRO	CA	92173	666-400-18-00	CHELSEA SAN DIEGO FINANCE L L C	
48	SHOPPING CENTERS	4125 CAMINO DE LA PLZ STE 401	SAN YSIDRO	CA	92173	666-400-18-00	CHELSEA SAN DIEGO FINANCE L L C	
49	SHOPPING CENTERS	4125 CAMINO DE LA PLZ STE 402	SAN YSIDRO	CA	92173	666-400-18-00	CHELSEA SAN DIEGO FINANCE L L C	
50	SHOPPING CENTERS	4125 CAMINO DE LA PLZ STE 404	SAN YSIDRO	CA	92173	666-400-18-00	CHICO'S FAS	
51	SHOPPING CENTERS	4125 CAMINO DE LA PLZ STE 406	SAN YSIDRO	CA	92173	666-400-18-00	PERFUMANIA	
52	SHOPPING CENTERS	4125 CAMINO DE LA PLZ STE 408	SAN YSIDRO	CA	92173	666-400-18-00	PERRY ELLIS	
53	SHOPPING CENTERS	4125 CAMINO DE LA PLZ STE 410	SAN YSIDRO	CA	92173	666-400-18-00	CHELSEA SAN DIEGO FINANCE L L C	
54	SHOPPING CENTERS	4125 CAMINO DE LA PLZ STE 412	SAN YSIDRO	CA	92173	666-400-18-00	CHELSEA SAN DIEGO FINANCE L L C	
55	SHOPPING CENTERS	4125 CAMINO DE LA PLZ STE 416	SAN YSIDRO	CA	92173	666-400-18-00	PVH CK STORES INC	
56	SHOPPING CENTERS	4125 CAMINO DE LA PLZ STE 418	SAN YSIDRO	CA	92173	666-400-18-00	KENNETH COLE OUTLET	
57	SHOPPING CENTERS	4191 CAMINO DE LA PLZ	SAN YSIDRO	CA	92173	666-400-18-00	CORE INVESTMENTS CO. GROUP	
58	SHOPPING CENTERS	4201 CAMINO DE LA PLZ STE 102	SAN YSIDRO	CA	92173	666-400-18-00	STARBUCKS	
59	SHOPPING CENTERS	4201 CAMINO DE LA PLZ STE 103	SAN YSIDRO	CA	92173	666-400-18-00	CHELSEA SAN DIEGO FINANCE L L C	
60	SHOPPING CENTERS	4201 CAMINO DE LA PLZ STE 104	SAN YSIDRO	CA	92173	666-400-18-00	CHELSEA SAN DIEGO FINANCE L L C	
61	SHOPPING CENTERS	4201 CAMINO DE LA PLZ STE 105	SAN YSIDRO	CA	92173	666-400-18-00	VITAMIN WORLD	
62	SHOPPING CENTERS	4201 CAMINO DE LA PLZ STE 106	SAN YSIDRO	CA	92173	666-400-18-00	OLD NAVY OUTLET	
63	SHOPPING CENTERS	4201 CAMINO DE LA PLZ STE 110	SAN YSIDRO	CA	92173	666-400-18-00	SHOE STUDIO	
64	SHOPPING CENTERS	4201 CAMINO DE LA PLZ STE 112	SAN YSIDRO	CA	92173	666-400-18-00	ADIDAS	
65	SHOPPING CENTERS	4201 CAMINO DE LA PLZ STE 117	SAN YSIDRO	CA	92173	666-400-18-00	MOTHERHOOD MATERNITY	
66	SHOPPING CENTERS	4201 CAMINO DE LA PLZ STE 118	SAN YSIDRO	CA	92173	666-400-18-00	STRIDE RITE CHILDREN'S GROUP INC	
67	SHOPPING CENTERS	4201 CAMINO DE LA PLZ STE 119	SAN YSIDRO	CA	92173	666-400-18-00	CHELSEA SAN DIEGO FINANCE L L C	
68	SHOPPING CENTERS	4201 CAMINO DE LA PLZ STE 120	SAN YSIDRO	CA	92173	666-400-18-00	PAOLO GIARDINI	
69	SHOPPING CENTERS	4201 CAMINO DE LA PLZ STE 122	SAN YSIDRO	CA	92173	666-400-18-00	SUNGLASS HUT TRADING LLC	
70	SHOPPING CENTERS	4201 CAMINO DE LA PLZ STE 132	SAN YSIDRO	CA	92173	666-400-18-00	CHELSEA SAN DIEGO FINANCE L L C	

# ATTACHMENT 6

71	SHOPPING CENTERS	4201 CAMINO DE LA PLZ STE 134	SAN YSIDRO	CA	92173	666-400-18-00	OAKLEY VAULT	
72	SHOPPING CENTERS	4201 CAMINO DE LA PLZ STE 136	SAN YSIDRO	CA	92173	666-400-18-00	CHELSEA SAN DIEGO FINANCE L L C	
73	SHOPPING CENTERS	4201 CAMINO DE LA PLZ STE 138	SAN YSIDRO	CA	92173	666-400-18-00	FOREVER 21 RETAIL INC	
74	SHOPPING CENTERS	4201 CAMINO DE LA PLZ STE 404	SAN YSIDRO	CA	92173	666-400-18-00	CHELSEA SAN DIEGO FINANCE L L C	
75	SHOPPING CENTERS	4211 CAMINO DE LA PLZ STE 124	SAN YSIDRO	CA	92173	666-400-18-00	SWAROVSKI	
76	SHOPPING CENTERS	4211 CAMINO DE LA PLZ STE 150	SAN YSIDRO	CA	92173	666-400-18-00	VANS INC	
77	SHOPPING CENTERS	4211 CAMINO DE LA PLZ STE 151	SAN YSIDRO	CA	92173	666-400-18-00	WETZEL'S PRETZELS	
78	SHOPPING CENTERS	4211 CAMINO DE LA PLZ STE 152	SAN YSIDRO	CA	92173	666-400-18-00	ANCHOR BLUE	
79	SHOPPING CENTERS	4211 CAMINO DE LA PLZ STE 154	SAN YSIDRO	CA	92173	666-400-18-00	AMERICAN EAGLE OUTFITTERS	
80	SHOPPING CENTERS	4211 CAMINO DE LA PLZ STE 156	SAN YSIDRO	CA	92173	666-400-18-00	CHELSEA SAN DIEGO FINANCE L L C	
81	SHOPPING CENTERS	4211 CAMINO DE LA PLZ STE 160	SAN YSIDRO	CA	92173	666-400-18-00	MONGUS GRILL	
82	SHOPPING CENTERS	4211 CAMINO DE LA PLZ STE 162	SAN YSIDRO	CA	92173	666-400-18-00	SAN DIEGO TERIYAKI & ROLL	
83	SHOPPING CENTERS	4211 CAMINO DE LA PLZ STE 164	SAN YSIDRO	CA	92173	666-400-18-00	CHELSEA SAN DIEGO FINANCE L L C	
84	SHOPPING CENTERS	4211 CAMINO DE LA PLZ STE 166	SAN YSIDRO	CA	92173	666-400-18-00	CHELSEA SAN DIEGO FINANCE L L C	
85	SHOPPING CENTERS	4211 CAMINO DE LA PLZ STE 168	SAN YSIDRO	CA	92173	666-400-18-00	SUBWAY S & E INC.	
86	SHOPPING CENTERS	4211 CAMINO DE LA PLZ STE 170	SAN YSIDRO	CA	92173	666-400-18-00	RICE GARDEN, INC.	
87	SHOPPING CENTERS	4211 CAMINO DE LA PLZ STE 172	SAN YSIDRO	CA	92173	666-400-18-00	GREAT STEAK	
88	SHOPPING CENTERS	4211 CAMINO DE LA PLZ STE 176	SAN YSIDRO	CA	92173	666-400-18-00	CHELSEA SAN DIEGO FINANCE L L C	
89	SHOPPING CENTERS	4249 CAMINO DE LA PLZ	SAN YSIDRO	CA	92173	666-400-18-00	DON ROBERTO JEWELERS INC	
90	SHOPPING CENTERS	4265 CAMINO DE LA PLZ STE 180	SAN YSIDRO	CA	92173	666-400-18-00	TOMMY HILFIGER RETAIL INC	
91	SHOPPING CENTERS	4265 CAMINO DE LA PLZ STE 182	SAN YSIDRO	CA	92173	666-400-18-00	CHELSEA SAN DIEGO FINANCE L L C	
92	SHOPPING CENTERS	4265 CAMINO DE LA PLZ STE 184	SAN YSIDRO	CA	92173	666-400-18-00	FAMOUS FOOTWEAR OUTLET	
93	SHOPPING CENTERS	4265 CAMINO DE LA PLZ STE 192	SAN YSIDRO	CA	92173	666-400-18-00	CHELSEA SAN DIEGO FINANCE L L C	
94	SHOPPING CENTERS	4265 CAMINO DE LA PLZ STE 196	SAN YSIDRO	CA	92173	666-400-18-00	SHERWOOD MANAGEMENT CO INC	
95	SHOPPING CENTERS	4265 CAMINO DE LA PLZ STE 198	SAN YSIDRO	CA	92173	666-400-18-00	GODIVA CHOCOLATIER INC	
96	SHOPPING CENTERS	4265 CAMINO DE LA PLZ STE 200	SAN YSIDRO	CA	92173	666-400-18-00	CHELSEA SAN DIEGO FINANCE L L C	
97	SHOPPING CENTERS	4265 CAMINO DE LA PLZ STE 204	SAN YSIDRO	CA	92173	666-400-18-00	CHELSEA SAN DIEGO FINANCE L L C	
98	SHOPPING CENTERS	4265 CAMINO DE LA PLZ STE 210	SAN YSIDRO	CA	92173	666-400-18-00	WILSONS LEATHER OUTLET	
99	SHOPPING CENTERS	4265 CAMINO DE LA PLZ STE 220	SAN YSIDRO	CA	92173	666-400-18-00	GAP INC.	
100	SHOPPING CENTERS	4265 CAMINO DE LA PLZ STE 222	SAN YSIDRO	CA	92173	666-400-18-00	CHELSEA SAN DIEGO FINANCE L L C	
101	SHOPPING CENTERS	4265 CAMINO DE LA PLZ STE 224	SAN YSIDRO	CA	92173	666-400-18-00	BROOKS BROTHERS FACTORY OUTLET	
102	SHOPPING CENTERS	4265 CAMINO DE LA PLZ STE 225	SAN YSIDRO	CA	92173	666-400-18-00	BATH & BODY WORKS, LLC	
103	SHOPPING CENTERS	4265 CAMINO DE LA PLZ STE 226	SAN YSIDRO	CA	92173	666-400-18-00	VANS	
104	SHOPPING CENTERS	4265 CAMINO DE LA PLZ STE 228	SAN YSIDRO	CA	92173	666-400-18-00	GUESS	
105	SHOPPING CENTERS	4291 CAMINO DE LA PLZ	SAN YSIDRO	CA	92173	666-400-18-00	IHOP	
106	SHOPPING CENTERS	4319 CAMINO DE LA PLZ	SAN YSIDRO	CA	92173	666-400-18-00	CHELSEA SAN DIEGO FINANCE L L C	
107	SHOPPING CENTERS	4321 CAMINO DE LA PLZ STE 236	SAN YSIDRO	CA	92173	666-400-18-00	CHELSEA SAN DIEGO FINANCE L L C	
108	SHOPPING CENTERS	4321 CAMINO DE LA PLZ STE 240	SAN YSIDRO	CA	92173	666-400-18-00	PAC SUN INC	
109	SHOPPING CENTERS	4321 CAMINO DE LA PLZ STE 244	SAN YSIDRO	CA	92173	666-400-18-00	CHELSEA SAN DIEGO FINANCE L L C	
110	SHOPPING CENTERS	4321 CAMINO DE LA PLZ STE 248	SAN YSIDRO	CA	92173	666-400-18-00	CHELSEA SAN DIEGO FINANCE L L C	
111	SHOPPING CENTERS	4321 CAMINO DE LA PLZ STE 252	SAN YSIDRO	CA	92173	666-400-18-00	DISNEY STORE USA LLC #929	
112	SHOPPING CENTERS	4321 CAMINO DE LA PLZ STE 253	SAN YSIDRO	CA	92173	666-400-18-00	CHELSEA SAN DIEGO FINANCE L L C	
113	SHOPPING CENTERS	4321 CAMINO DE LA PLZ STE 254	SAN YSIDRO	CA	92173	666-400-18-00	CHELSEA SAN DIEGO FINANCE L L C	
114	SHOPPING CENTERS	4321 CAMINO DE LA PLZ STE 256	SAN YSIDRO	CA	92173	666-400-18-00	CHELSEA SAN DIEGO FINANCE L L C	
115	SHOPPING CENTERS	4321 CAMINO DE LA PLZ STE 258	SAN YSIDRO	CA	92173	666-400-18-00	CHELSEA SAN DIEGO FINANCE L L C	
116	SHOPPING CENTERS	4321 CAMINO DE LA PLZ STE 264	SAN YSIDRO	CA	92173	666-400-18-00	CHELSEA SAN DIEGO FINANCE L L C	
117	SHOPPING CENTERS	4345 CAMINO DE LA PLZ STE 274	SAN YSIDRO	CA	92173	666-400-18-00	LEVI'S OUTLET STORE	
118	SHOPPING CENTERS	4345 CAMINO DE LA PLZ STE 278	SAN YSIDRO	CA	92173	666-400-18-00	CHELSEA SAN DIEGO FINANCE L L C	
119	SHOPPING CENTERS	4345 CAMINO DE LA PLZ STE 282	SAN YSIDRO	CA	92173	666-400-18-00	SAMSONITE	
120	SHOPPING CENTERS	4345 CAMINO DE LA PLZ STE 286	SAN YSIDRO	CA	92173	666-400-18-00	CHARLOTTE RUSSE	
121	SHOPPING CENTERS	4345 CAMINO DE LA PLZ STE 290	SAN YSIDRO	CA	92173	666-400-18-00	NAUTICA RETAIL USA INC	
122	SHOPPING CENTERS	4345 CAMINO DE LA PLZ STE 294	SAN YSIDRO	CA	92173	666-400-18-00	BCBG MAX AZRIA	
123	SHOPPING CENTERS	4345 CAMINO DE LA PLZ STE 298	SAN YSIDRO	CA	92173	666-400-18-00	BAILLIEUX LAURENT C	
124	SHOPPING CENTERS	4345 CAMINO DE LA PLZ STE 300	SAN YSIDRO	CA	92173	666-400-18-00	IZOD	
125	SHOPPING CENTERS	4345 CAMINO DE LA PLZ STE 302	SAN YSIDRO	CA	92173	666-400-18-00	BANANA REPUBLIC	
126	SHOPPING CENTERS	4345 CAMINO DE LA PLZ STE 308	SAN YSIDRO	CA	92173	666-400-18-00	CHELSEA SAN DIEGO FINANCE L L C	
127	SHOPPING CENTERS	4345 CAMINO DE LA PLZ STE 312	SAN YSIDRO	CA	92173	666-400-18-00	CHELSEA SAN DIEGO FINANCE L L C	
128	SHOPPING CENTERS	4345 CAMINO DE LA PLZ STE 316	SAN YSIDRO	CA	92173	666-400-18-00	STEVEN MADDEN RETAIL INC	
129	SHOPPING CENTERS	4345 CAMINO DE LA PLZ STE 320	SAN YSIDRO	CA	92173	666-400-18-00	SALLY BEAUTY SUPPLY LLC	
130	SHOPPING CENTERS	4345 CAMINO DE LA PLZ STE 324	SAN YSIDRO	CA	92173	666-400-18-00	CHELSEA SAN DIEGO FINANCE L L C	
131	SHOPPING CENTERS	4345 CAMINO DE LA PLZ STE 330	SAN YSIDRO	CA	92173	666-400-18-00	SKECHERS	
132	SHOPPING CENTERS	4345 CAMINO DE LA PLZ STE 332	SAN YSIDRO	CA	92173	666-400-18-00	VAN HEUSEN OUTLET STORE	
133	SHOPPING CENTERS	4345 CAMINO DE LA PLZ STE 334	SAN YSIDRO	CA	92173	666-400-18-00	BABYLANDIA, INC.	
134	SHOPPING CENTERS	4419 CAMINO DE LA PLZ	SAN YSIDRO	CA	92173	666-400-18-00	SALUM REVILLA ENTERPRISES LLC	
135	VACANT	CAMINO DE LA PLAZA	SAN YSIDRO	CA	92173	666-400-19-00	P F P 4 OUTLETS LLC	
136	SHOPPING CENTERS	4445 CAMINO DE LA PLZ	SAN YSIDRO	CA	92173	666-400-20-00	P F P 4 OUTLETS LLC	
137	SHOPPING CENTERS	4455 CAMINO DE LA PLZ	SAN YSIDRO	CA	92173	666-400-20-00	A'GACI	
138	SHOPPING CENTERS	4457 CAMINO DE LA PLZ STE 222	SAN YSIDRO	CA	92173	666-400-20-00	PRESIDIO INTERNATIONAL INC	
139	SHOPPING CENTERS	4457 CAMINO DE LA PLZ STE 226	SAN YSIDRO	CA	92173	666-400-20-00	P F P 4 OUTLETS LLC	
140	SHOPPING CENTERS	4457 CAMINO DE LA PLZ STE 230	SAN YSIDRO	CA	92173	666-400-20-00	P F P 4 OUTLETS LLC	
141	SHOPPING CENTERS	4457 CAMINO DE LA PLZ STE 236	SAN YSIDRO	CA	92173	666-400-20-00	P F P 4 OUTLETS LLC	
142	SHOPPING CENTERS	4457 CAMINO DE LA PLZ STE 240	SAN YSIDRO	CA	92173	666-400-20-00	P F P 4 OUTLETS LLC	

# ATTACHMENT 6

143	SHOPPING CENTERS	4459 CAMINO DE LA PLZ STE 402	SAN YSIDRO	CA	92173	666-400-20-00	P F P 4 OUTLETS LLC	
144	SHOPPING CENTERS	4459 CAMINO DE LA PLZ STE 410	SAN YSIDRO	CA	92173	666-400-20-00	P F P 4 OUTLETS LLC	
145	SHOPPING CENTERS	4459 CAMINO DE LA PLZ STE 414	SAN YSIDRO	CA	92173	666-400-20-00	P F P 4 OUTLETS LLC	
146	SHOPPING CENTERS	4459 CAMINO DE LA PLZ STE 418	SAN YSIDRO	CA	92173	666-400-20-00	P F P 4 OUTLETS LLC	
147	SHOPPING CENTERS	4459 CAMINO DE LA PLZ STE 422	SAN YSIDRO	CA	92173	666-400-20-00	LA JOLLA RETAIL INC	
148	SHOPPING CENTERS	4459 CAMINO DE LA PLZ STE 424	SAN YSIDRO	CA	92173	666-400-20-00	P F P 4 OUTLETS LLC	
149	SHOPPING CENTERS	4459 CAMINO DE LA PLZ STE 426	SAN YSIDRO	CA	92173	666-400-20-00	NIXON INC	
150	SHOPPING CENTERS	4459 CAMINO DE LA PLZ STE 428	SAN YSIDRO	CA	92173	666-400-20-00	P F P 4 OUTLETS LLC	
151	SHOPPING CENTERS	4459 CAMINO DE LA PLZ STE 430	SAN YSIDRO	CA	92173	666-400-20-00	P F P 4 OUTLETS LLC	
152	SHOPPING CENTERS	4459 CAMINO DE LA PLZ STE 432	SAN YSIDRO	CA	92173	666-400-20-00	SUNGLASS WAREHOUSE INC	
153	SHOPPING CENTERS	4459 CAMINO DE LA PLZ STE 434	SAN YSIDRO	CA	92173	666-400-20-00	TWEEN BRANDS INC	
154	SHOPPING CENTERS	4459 CAMINO DE LA PLZ STE 438	SAN YSIDRO	CA	92173	666-400-20-00	PARIGI ENTERPRISES-RETAIL LLC	
155	SHOPPING CENTERS	4459 CAMINO DE LA PLZ STE 440	SAN YSIDRO	CA	92173	666-400-20-00	P F P 4 OUTLETS LLC	
156	SHOPPING CENTERS	4459 CAMINO DE LA PLZ STE 442	SAN YSIDRO	CA	92173	666-400-20-00	BLUE BEE INC	
157	SHOPPING CENTERS	4459 CAMINO DE LA PLZ STE 446	SAN YSIDRO	CA	92173	666-400-20-00	AM RETAIL GROUP INC	
158	SHOPPING CENTERS	4459 CAMINO DE LA PLZ STE 450	SAN YSIDRO	CA	92173	666-400-20-00	BERGMAN LUGGAGE LLC	
159	SHOPPING CENTERS	4459 CAMINO DE LA PLZ STE 454	SAN YSIDRO	CA	92173	666-400-20-00	GOLD TOE STORES INC	
160	SHOPPING CENTERS	4459 CAMINO DE LA PLZ STE 456	SAN YSIDRO	CA	92173	666-400-20-00	P F P 4 OUTLETS LLC	
161	SHOPPING CENTERS	4459 CAMINO DE LA PLZ STE 460	SAN YSIDRO	CA	92173	666-400-20-00	P F P 4 OUTLETS LLC	
162	SHOPPING CENTERS	4459 CAMINO DE LA PLZ STE 464	SAN YSIDRO	CA	92173	666-400-20-00	ASICS SUPER OUTLET	
163	SHOPPING CENTERS	4459 CAMINO DE LA PLZ STE 470	SAN YSIDRO	CA	92173	666-400-20-00	P F P 4 OUTLETS LLC	
164	SHOPPING CENTERS	4461 CAMINO DE LA PLZ	SAN YSIDRO	CA	92173	666-400-20-00	H M HENNES MAURITZ LP	
165	SHOPPING CENTERS	4463 CAMINO DE LA PLZ STE 101	SAN YSIDRO	CA	92173	666-400-20-00	P F P 4 OUTLETS LLC	
166	SHOPPING CENTERS	4463 CAMINO DE LA PLZ STE 103	SAN YSIDRO	CA	92173	666-400-20-00	P F P 4 OUTLETS LLC	
167	SHOPPING CENTERS	4463 CAMINO DE LA PLZ STE 107	SAN YSIDRO	CA	92173	666-400-20-00	PANDA EXPRESS, INC.	
168	SHOPPING CENTERS	4463 CAMINO DE LA PLZ STE 111	SAN YSIDRO	CA	92173	666-400-20-00	INTERNATIONAL COFFEE & TEA, LLC	
169	SHOPPING CENTERS	4463 CAMINO DE LA PLZ STE 115	SAN YSIDRO	CA	92173	666-400-20-00	AUNTIE ANNE'S	
170	SHOPPING CENTERS	4463 CAMINO DE LA PLZ STE 117	SAN YSIDRO	CA	92173	666-400-20-00	P F P 4 OUTLETS LLC	
171	SHOPPING CENTERS	4463 CAMINO DE LA PLZ STE 119	SAN YSIDRO	CA	92173	666-400-20-00	P F P 4 OUTLETS LLC	
172	SHOPPING CENTERS	4463 CAMINO DE LA PLZ STE 121	SAN YSIDRO	CA	92173	666-400-20-00	RACK ROOM SHOES INC	
173	SHOPPING CENTERS	4463 CAMINO DE LA PLZ STE 125	SAN YSIDRO	CA	92173	666-400-20-00	VOLCOM RETAIL OUTLETS INC	
174	SHOPPING CENTERS	4463 CAMINO DE LA PLZ STE 127	SAN YSIDRO	CA	92173	666-400-20-00	BRATTLE RETAIL PARTNERS OAB LLC	
175	SHOPPING CENTERS	4463 CAMINO DE LA PLZ STE 131	SAN YSIDRO	CA	92173	666-400-20-00	P F P 4 OUTLETS LLC	





ATTACHMENT 7

# SAN YSIDRO COMMUNITY PLANNING GROUP

## MINUTES OF REGULAR MEETING

**Location:**

San Ysidro School District Education Center  
4350 Otay Mesa Road [north of Beyer Blvd]  
in San Ysidro, California

**Monday, October 17, 2022 at 5:30 p.m.**

**This was an in-person meeting.**

Chairman: Rudy Lopez, Jr. (619) 581-7491  
City Planner: Selena Sanchez Bailon (619) 533-3672

Except for Public Comment, Items Appearing in This Agenda May Be Acted Upon  
Without Further Notice as Allowed by the Brown Act [California Gov. Code, §54950 et.seq.]

- 1. Chairman Rudy Lopez called the meeting to order at 5:39 pm**

**Members Present:** P Arredondo; R Lopez; G Ortiz; O Espinoza; A Reynoso; A Ripa; J Wells; L Charqueno; M Chavarin; M Freedman; A Amador; S Morison; A Perez; C Delgadillo **Members Absent:** A Aviles

**Visitors:** Zach Hernandez (SANDAG); Andrew Harvey (County Supe.); Joe Yousef; Gina Austin, Kristi Byers; Jennifer Goudeau; Carlos Lacarra (SDPD); Rosita Haro; Alejandro Ferias
- 2. Agenda & Minutes**

  - a. Approval of the Published Agenda** was moved by M Freedman and seconded by P Arrendondo. Motion passed unanimously.
  - b. Approval of Minutes** was moved by M Freedman and seconded by C Delgadillo. Motion passed unanimously.
- 3. Public Comment on Matters Not on the Agenda.**

Rosita Jaro - Community streets are in disrepair; Children walking to school have to walk in streets due to construction debris not being efficiently placed and/or picked up. Water Department needs to be alerted to lack of construction clean up.
- 4. Docket Items.**

  - a. Cannabis Outlet at 4575 Camino de la Plaza - PRJ-1062754.** Kristi Byers gave the project presentation with owner Joe Yousef and attorney Gina Austin available for responses. After presentation, Q&A and group member comment, J Wells motioned to support subject project. The motion was seconded by M Freeman and passed 10-1, with C Delgadillo voting against.

ATTACHMENT 7

## SAN YSIDRO COMMUNITY PLANNING GROUP

- b. San Ysidro Mobility Hub Project Overview.** Subject presentation was given by Zach Hernandez of the San Diego Association of Governments (SANDAG). This presentation was given as an information item only.
  
- 5. Communications, Announcements and Special Orders**
  - a. Members of the Public - None**
  - b. Elected Officials and Public Servants.**
    - (1) Carlos Lacarra of SDPD - updated group on recent crime activity including a suicide, youth stabbing and Servando St shooting and officer suicide.
    - (2) Andrew Harvey of County Supervisor Nora Vargas' office gave a monthly report including noting the well-attended town hall meeting the Supervisor held earlier in the month, the creation of a new County economic development department and a toll agreement signing re Otay 2 border crossing.
  - c. Chairman - None.**
  - d. Board Members - None.**
  
- 6. Subcommittee Reports**
  - a.** There are no active subcommittees.
  
- 7. Representative's Reports**
  - a.** None
  
- 8. Adjournment.** R Lopez adjourned the meeting at 6:48pm.

	<b>City of San Diego Development Services</b> 1222 First Ave., MS 302 San Diego, CA 92101 (619) 446-5000	<h1>Ownership Disclosure Statement</h1>	<b>FORM DS-318</b>  October 2017
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**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:** SY Enterprises Retail Cannabis Outlet (CO) **Project No. For City Use Only:** \_\_\_\_\_

**Project Address:** 4575 Camino De La Plaza, Suite F, San Ysidro, CA 92173

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

Corporation  Limited Liability -or-  General - What State? \_\_\_\_\_ Corporate Identification No. 5025249  
 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: BALIA-MEX INSURANCE SERVICES, INC.  Owner  Tenant/Lessee  Successor Agency  
 Street Address: 4575 CAMINO DE LA PLAZA  
 City: SAN YSIDRO State: CA Zip: 92173  
 Phone No.: (619) 889-8508 Fax No.: (619) 428-2533 Email: FREDBJMEX@GMAIL.COM  
 Signature: Fred B. Sobhe Date: 5/17/2022  
 Additional pages Attached:  Yes  No

**Applicant**

Name of Individual: Jillette Joseph Yousif  Owner  Tenant/Lessee  Successor Agency  
 Street Address: 642 Palomar Street, Suites 406-505  
 City: Chula Vista State: CA Zip: 91911  
 Phone No.: 619-241-6561 Fax No.: N.A. Email: jilletteyousif@gmail.com  
 Signature: [Signature] Date: May 27 2022  
 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

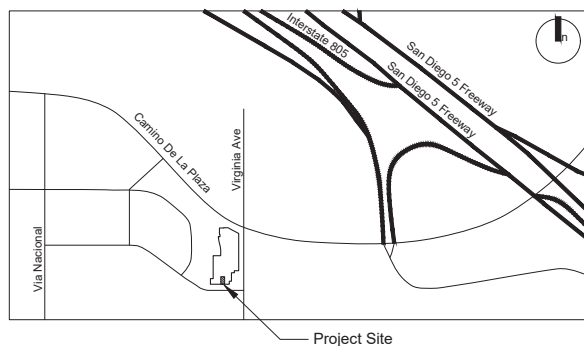
May 17, 2022

The ownership of Baja-Mex Insurance Services, Inc is as follows

Fred B. Sobke 141 Orange Ave., #302, Coronado, CA 92118	50%	President
Jesus Monzon 803 San Luis Rey Ave., Coronado, CA 92118	50%	Vice President

Vicinity Map

Scale: Not to scale



Cannabis Outlet Notes

- Cannabis outlets that are consistent with the requirements for retailer or dispensary license requirements in the California Business and Professions Code may be permitted with a Conditional Use Permit decided in accordance with Process Three in the zones indicated with a "C" in the Use Regulations Tables in Chapter 12, Article (Base Zones), provided that no more than four cannabis outlets are permitted in each City Council District. Cannabis outlets are subject to the following regulations. (Per SDMC 42.1504)
- Cannabis outlets shall maintain the following minimum separation:
  - 1,000 feet from resource and population-based city parks, other cannabis outlets, churches, child care centers, playgrounds, libraries owned and operated by the City of San Diego, minor-oriented facilities, residential care facilities, and schools. For purposes of this section, school means any public or private institution of learning providing instruction in kindergarten or grades 1 to 12, inclusive, but does not include any private school in which education is primarily conducted in private homes. The distance shall be measured between the property lines, in accordance with Section 113.0225. (Per SDMC 42.1504.a.1)
  - 100 feet from the property line of a residentially zoned lot or premises. The distance shall be measured horizontally in a straight line between the two closest points of the property lines without regard to topography or structures that would interfere with a straight-line measurement. (Per SDMC 42.1504.a.2)
- Lighting shall be provided to illuminate the interior, facade, and the immediate surrounding area of the cannabis outlet, including any accessory uses, parking lots, and adjoining sidewalks. Lighting shall be hooded or oriented to deflect light away from adjacent properties. (Per SDMC 141.0504.b.)
- Security shall be provided at the cannabis outlet which 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. (Per SDMC 141.0504.c.)
- Primary signs shall be posted on the outside of the cannabis outlet and shall only contain the name of the business, which shall contain only alphabetic characters, and shall be limited to two colors. Secondary signs advertising cannabis, window signs and any display visible from the public right-of-way are not permitted. (Per SDMC 141.0504.d.)
- The name and emergency contact phone number of the designated responsible managing operator shall be posted in a location visible from outside the cannabis outlet in character size at least two inches in height. (Per SDMC 141.0504.e.)
- The cannabis outlet shall operate only between the hours of 7:00 a.m. and 9:00 p.m., seven days a week. (Per SDMC 141.0504.f.)
- The use of vending machines which allow access to cannabis and cannabis products except by a responsible person, as defined in San Diego Municipal Code Section 42.1502, is prohibited. For purposes of this Section, a vending machine is any device which allows access to cannabis and cannabis products without a human intermediary. (Per SDMC Section 141.0504.g.)
- A permit shall be obtained as required pursuant to Chapter 4, Article 2, Division 15. (Per SDMC 141.0504.h.)
- A Conditional Use Permit for a cannabis outlet shall expire no later than five (5) years from the date of issuance. (Per SDMC 141.0504.i.)
- Deliveries shall be permitted as an accessory use only from cannabis outlets with a valid Conditional Use Permit unless otherwise allowed pursuant to state law. (Per SDMC 141.0504.j.)
- The cannabis outlet, adjacent public sidewalks, and areas under the control of the cannabis outlet, shall be maintained free of litter and graffiti at all times. (Per SDMC 141.0504.k.)
- The cannabis outlet shall provide daily removal of trash, litter, and debris. Graffiti shall be removed from the premises within 24 hours. (Per SDMC 141.0504.l.)
- Consultations by medical professionals shall not be a permitted accessory use at a cannabis outlet. (Per SDMC 141.0504.m.)

Development Summary

Project Narrative:	This project is an application for a Process 3 Conditional Use Permit (CUP) for a Cannabis Outlet (CO). The CO is a proposed interior tenant improvement within a retail suite in the Virginia Ave Parking Garage - Project No. 375960, PRJ 1046233.	
Project Team:	Tenant:	SY Enterprises, Inc. Cannabis Outlet. 4575 Camino De La Plaza, Suite F San Ysidro, CA 92173 Contact: Joe Youisif jiletteyouisif@gmail.com 619.241.6561
	Architect:	Kristi Byers, Architect A.P.C. 2801 B Street, # 161 San Diego, CA 92102 Contact: Kristi Byers, AIA LEED AP BD&C kb@kristibyrsaia.com 619.599.5984
Legal Description:	LOT 16 OF INTERNATIONAL GATEWAY OF THE AMERICAS PHASE IA, IN THE CITY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP NO. 14259. FILED AUG 15, 2001.	
APN:	666-400-10-00	
Property Owner Information:	Baja Mex Insurance Services 4575 Camino De La Plaza San Ysidro, CA 92173 Contact: Fred Sobke 619.889.8508	
Sheet Index:	T0.00 Development Summary, Vicinity Map, & Outlet Notes A1.00 Site Plan A1.10 Parking Plans (Levels 1-2), Parking Calcs, Rail Station Distance A2.00 Proposed Floor Plans, Lighting & Security Plans, Exterior Elevation	
Type of Construction:	I-A, non-sprinklered	
Occupancy Classification:	Existing and Proposed: M - Mercantile	
Zoning & Overlays:	Base Zone:	CR-2-1
	Overlay Zones:	San Ysidro Community Plan Area Airport Land Use Compatibility Overlay Zone (ALUCOZ) FFA Part 77 Notification Area Coastal Height Limit Overlay San Ysidro Discretionary Review Overlay Zone Transit Priority Area (TPA) San Ysidro Commercial District
Existing Building Area:	Suite F Tenant Area:	1,381 SF (Project Area)
	Gross Site Area:	31,450 SF
	Gross Floor Area:	133,505 SF
Existing & Proposed Use:	Existing and Proposed: M - Mercantile	
Year Constructed:	PRJ -1046233 Under Review (Anticipated date of construction completion 2023)	
Geologic Hazard:	53	
Landscape Area:	Proposed 6,955 SF	
Project Address:	4575 Camino De La Plaza, Suite F, San Ysidro, CA 92173	
Proposed Building Height:	69'-11 1/2"	
Historic:	Historic District:	No
	Designated Historic:	No
FAA Notification (Part 77):	Yes	
Applicable Building Codes:	City of San Diego Municipal Code 2019 California Building Code 2019 California Green Building Code 2019 California Plumbing Code 2019 California Mechanical Code 2019 California Energy Code 2019 California Fire Code	

Kristi Byers, Architect  
Sustainability  
Design  
Architecture



Project:

SY Enterprises, Inc. Cannabis Outlet  
Conditional Use Permit  
4575 Camino De La Plaza, Suite F  
San Ysidro, California 92173

Drawing Preparation and Revision Dates

01	05.19.2022	CUP Submittal
02	11.29.2022	CUP Resubmittal
03	03.31.2023	CUP Resubmittal

Drawing Name:  
Development  
Summary, Vicinity  
Map & Outlet Notes

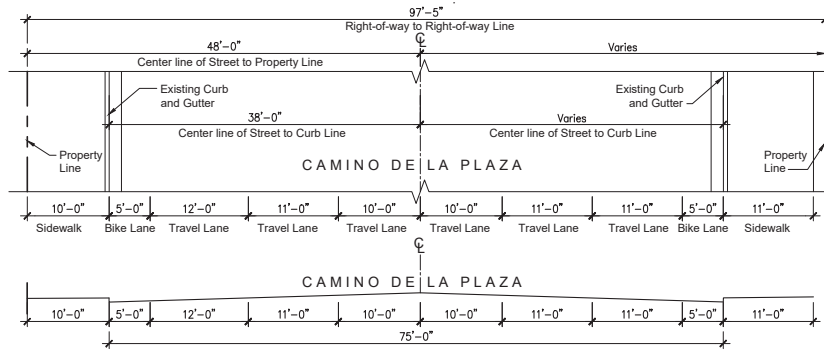
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(1 of 4)



11. Pedestrian Path from Development Project to Existing Passenger Rail Station (San Ysidro Station)

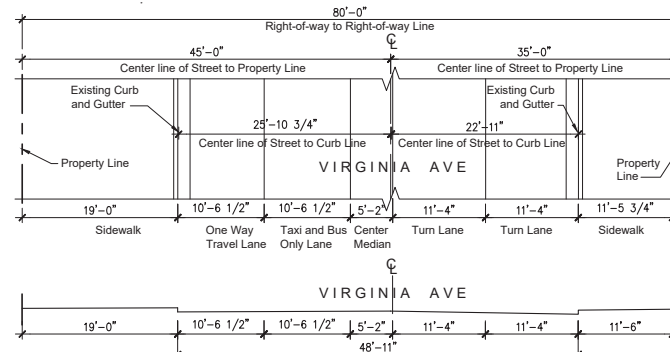
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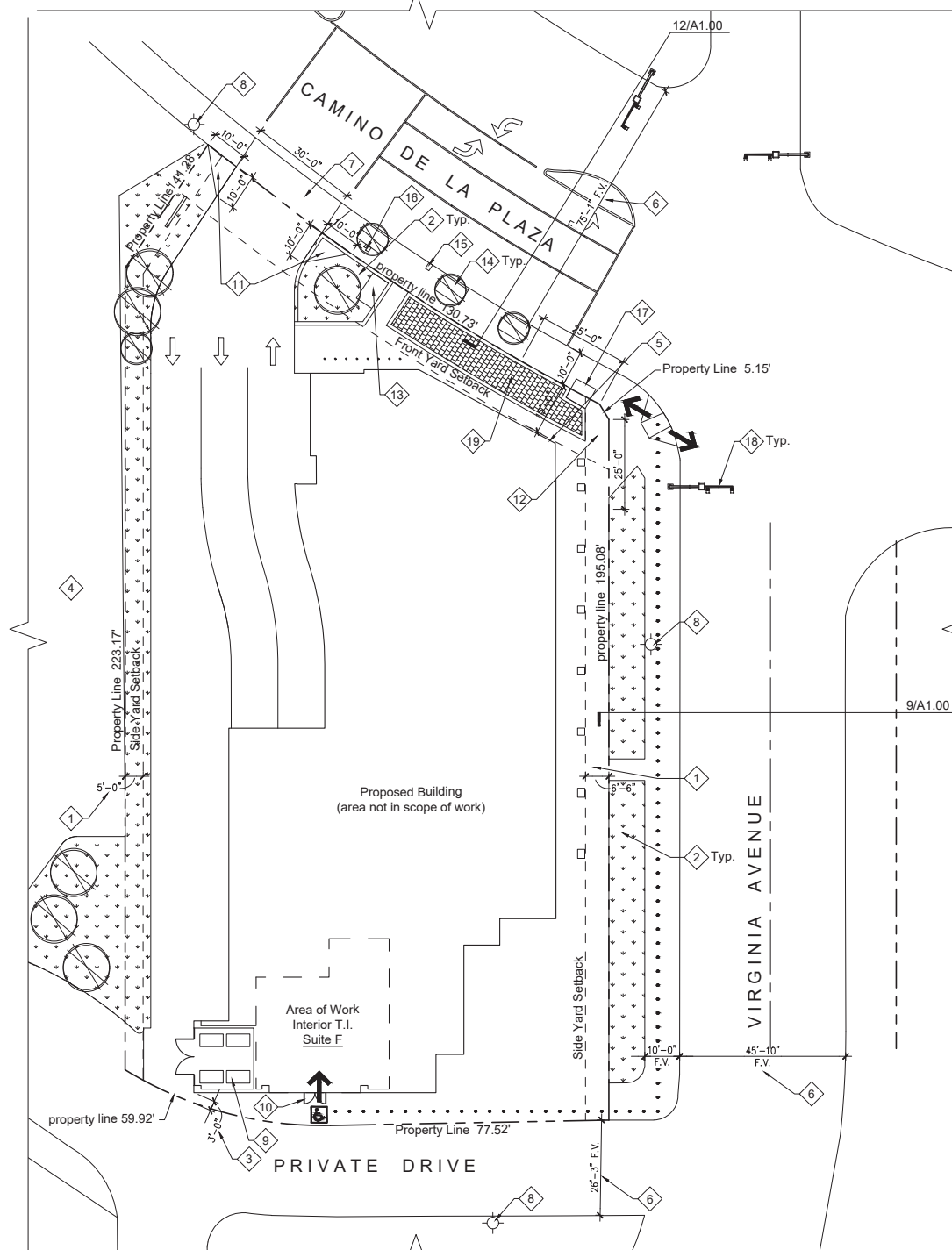
12. Full Roadway Cross Section and Plan (Camino De La Plaza)

Scale: 1" = 10'-0"



9. Full Roadway Cross Section and Plan (Virginia Avenue)

Scale: 1" = 10'-0"



7. Site Plan

Scale: 1" = 20'-0"

General Notes

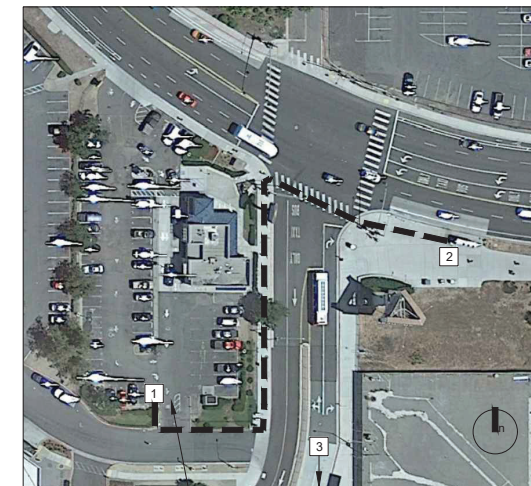
- A. There are no known easements for this site.
- B. See A1.10 Parking Plans & Parking Calculations for additional information.

Site Plan Keynotes:

1. Existing side yard setback.
2. Proposed landscape.
3. Existing rear yard setback.
4. Adjacent site - not part of this project.
5. Proposed building address per FHPS Policy P-00-6 (UFC 901.4.4).
6. Existing curb to curb dimension.
7. Existing driveway to parking garage. The driveway is 30'-0" which meets the requirements of SDMC 142.0560 Table 142-05M - Maximum Width for a two-way, nonresidential driveway outside of Parking Impact Overlay Zone = 30'-0".
8. Existing fire hydrant.
9. Proposed trash and recycling room.
10. Proposed main entry to Cannabis Outlet.
11. Visibility area at the intersection of a street and driveway. No objects higher than 24 inches will be proposed in the visibility area.
12. Visibility area at the intersection of streets. No objects higher than 24 inches will be proposed in the visibility area.
13. Proposed Fire Service location.
14. Proposed tree and grate.
15. Proposed water service.
16. Existing utility boxes to remain.
17. Existing transformer to remain.
18. Existing traffic lights to remain.
19. Proposed decorative paving.

Vicinity Map & Transit Stops

Scale: Not to scale



Transit Stops: The nearest transit stop is approximately 422 feet (0.08 miles) away at the Camino De La Plaza Bus Stop, Bus Route 907.

- 1 Future 4575 Camino De La Plaza, Suite F.
- 2 Camino De La Plaza Bus Stop 88970: Bus Route 907.
- 3 Virginia Avenue Transit Center Stop 99542: Bus Route 906.

Legend:

- - - - - Property Line
- - - - - Setback
- - - - - Area of Work - Interior Tenant Improvement Only
- ← ♣ • Accessible Path of Travel

\*Note: Drawing information based on Owner-provided documents from Building Permit submittal PRJ-1046233. See development drawings for additional information.

Kristi Byers, Architect  
Sustainability  
Design  
Architecture



Project:

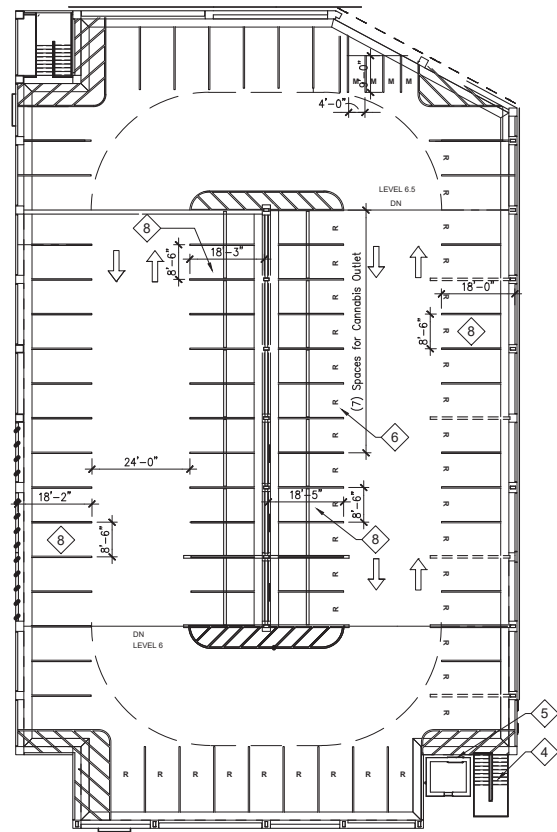
SY Enterprises, Inc. Cannabis Outlet  
Conditional Use Permit  
4575 Camino De La Plaza, Suite F  
San Ysidro, California 92173

Drawing Preparation and Revision Dates		
01	05.19.2022	CUP Submittal
02	11.29.2022	CUP Resubmittal
03	03.31.2023	CUP Resubmittal

Drawing Name:  
Site Plan

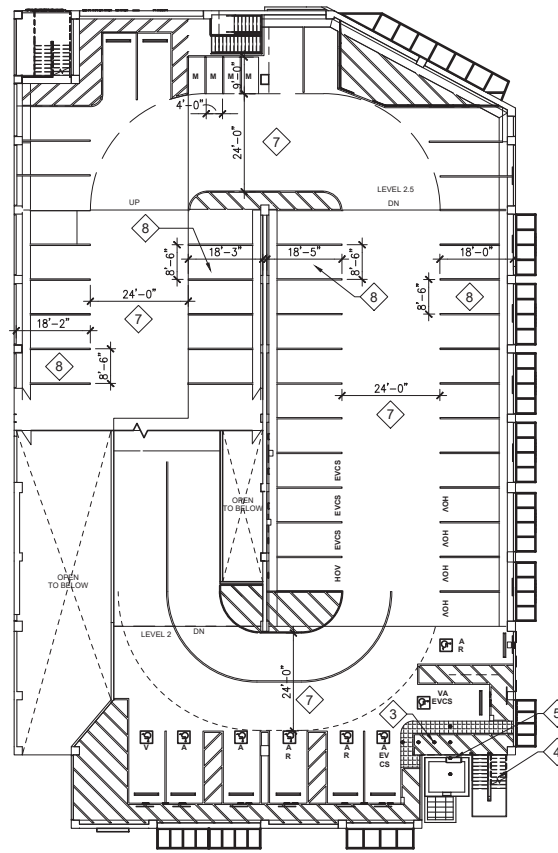
A1.00

(2 of 4)



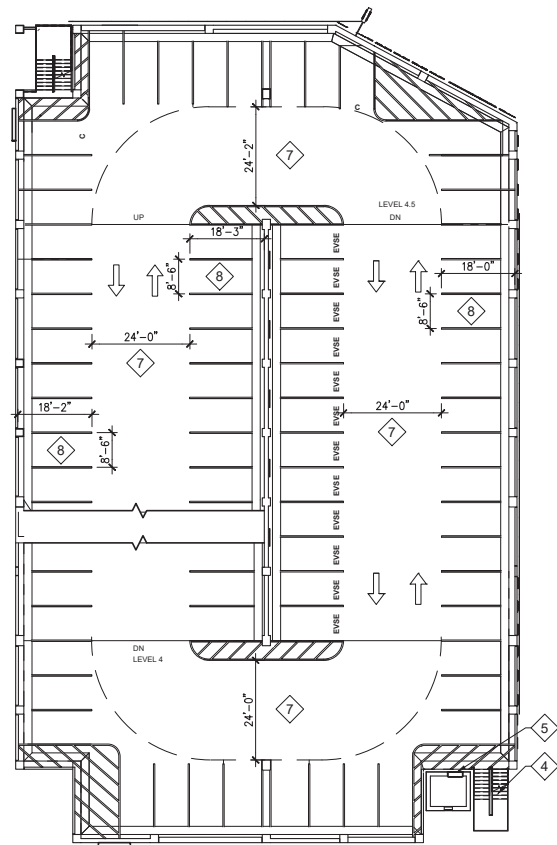
12. Parking Floor Plan Level 6

Scale: 1" = 20'-0"



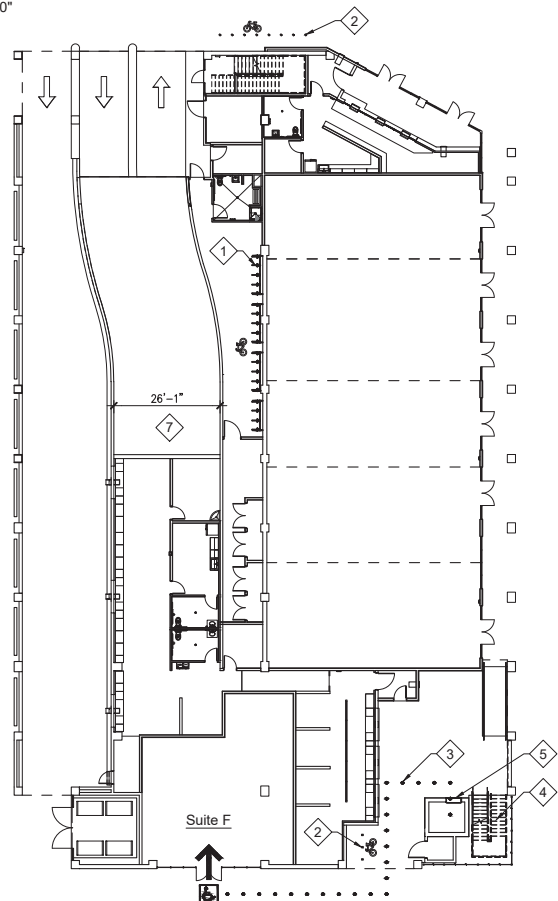
8. Parking Floor Plan Level 2

Scale: 1" = 20'-0"



10. Parking Floor Plan Level 3 (Levels 4 and 5 Similar)

Scale: 1" = 20'-0"



7. Parking Floor Plan Level 1

Scale: 1" = 20'-0"

Parking Calculations:

Note: This project proposes no changes to the number or configuration of the Virginia Avenue Parking Garage's 321 off-street parking spaces. Per the Transportation Requirements in the Conditions of Approval of the Approved Coastal Development Permit No. 1325596, Neighborhood Use Permit No. 1884778, and Planned Development Permit No. 2191992, Project No. 375960, "A minimum of 66 automobile spaces (including 2 standard accessible spaces and 1 van accessible space) and 10 zero emission/carpool spaces, 2 motorcycle spaces, 3 long term bicycle spaces and 3 short term bicycle spaces are required by the Land Development Code as shown on the project's Exhibit "A"."

Total Parking Spaces Provided with Existing Building	=	321 Spaces
Van Accessible Spaces:	2 provided	
Standard Accessible Spaces:	6 provided	
Motorcycle:	8 provided	
Carpool / Zero Emissions:	10 provided	
Short-term Bicycle Storage:	22 provided	
Long-term Bicycle Storage:	38 provided	

Please note that customers visiting this project via vehicle will have access to all of the parking spaces noted above. Of the spaces listed above, the following satisfy the requirements for this project.

Cannabis Outlet Spaces Required*	=	0 spaces
Van Accessible Spaces:	1 required / 1 provided	
Motorcycle:	2 required / 2 provided	
Carpool / Zero Emissions:	0 required / 0 provided	
Short-term Bicycle**:	2 required / 2 provided	
Long-term Bicycle Storage***:	0 required / 0 provided	

\*This project is located within a Parking Standards Transit Priority Area. Per SDMC Section 142.0530, Table 142-05E, 0 parking is required for a retail use in the CR-2-1 base zone within a Parking Standards Transit Priority Area.

\*\*Per SDMC 141.0530(e)(1)(A) The minimum number of required short-term bicycle parking spaces shall be two; or 0.1 per 1,000 SF of building floor area. For this proposed TI project, 1,381 SF/1,000 SF x 0.1 = 0.14 ~ 2 spaces required.

\*\*\*Per SDMC 141.0530(e)(2)(A) Long-term bicycle parking spaces are required for any premises with more than ten full-time employees with the minimum number of required long-term bicycle spaces equaling one. While the overall premises (the entire parking garage building) will house tenants which (collectively) will have more than 10 full-time employees, this proposed CO will not have more than 10 full-time employees. The employees of the CO will have access to the 38 long-term bicycle storage spaces provided in the project.

Parking Plan Keynotes: #

1. Proposed long-term bicycle storage.
2. Proposed short-term bicycle storage.
3. Accessible path of travel to elevator and accessible parking spaces on 2nd Level.
4. Proposed stairway.
5. Proposed elevator.
6. Accessible parking space. Note: All accessible parking spaces will be made available for garage visitors requiring accessible parking spaces including visitors to the cannabis outlet requiring accessible parking spaces. No accessible parking spaces will be assigned to specific tenants.
7. Typical drive aisle dimensions. The parking garage's drive aisles meet or exceed the minimum required aisle width for a two way drive aisle with 90° (perpendicular) angle between parking space and aisle per SDMC 142.0560 Table 142-05L.
8. Typical parking space dimensions. The parking garage's parking spaces meet the minimum requirements of SDMC 142.0560 Table 142-05K (8'-3" wide x 18'-0" long for unobstructed parking spaces serving retail sales uses and eating and drinking establishments; and 8'-0" wide x 18'-0" long for all other uses).

Legend:

- Accessible Path of Travel
- ➡ Accessible Entrance

Kristi Byers, Architect  
Sustainability  
Design  
Architecture



Project:

SY Enterprises, Inc. Cannabis Outlet  
Conditional Use Permit  
4575 Camino De La Plaza, Suite F  
San Ysidro, California 92173

Drawing Preparation and Revision Dates		
01	05.19.2022	CUP Submittal
02	11.29.2022	CUP Resubmittal
03	03.31.2023	CUP Resubmittal

Drawing Name:  
Parking Plans  
(Levels 1-6) &  
Parking Calcs

A1.10

(3 of 4)



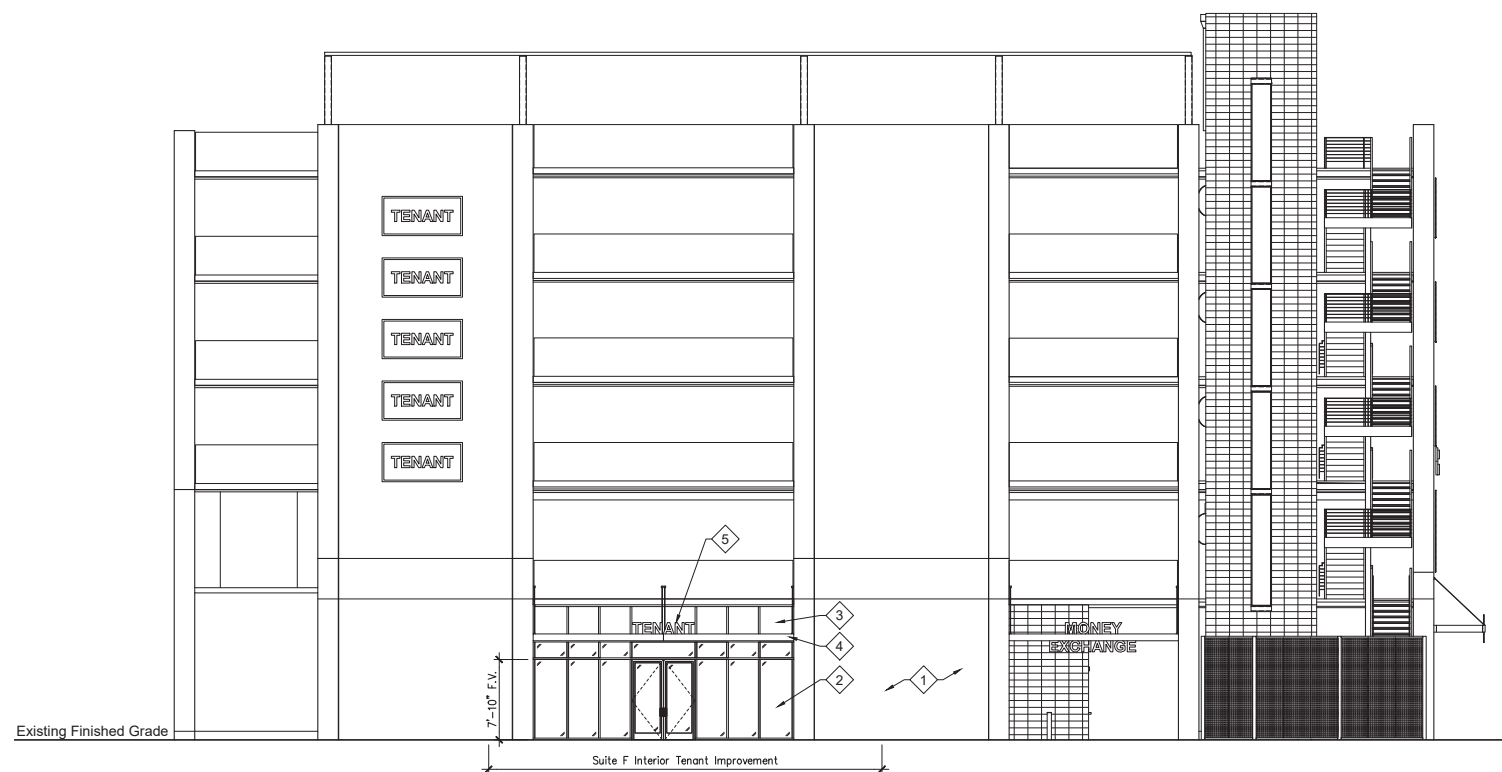
General Notes

1. See A1.00 Site Plan for additional information.

Floor Plan & Exterior Elevation Keynotes: #

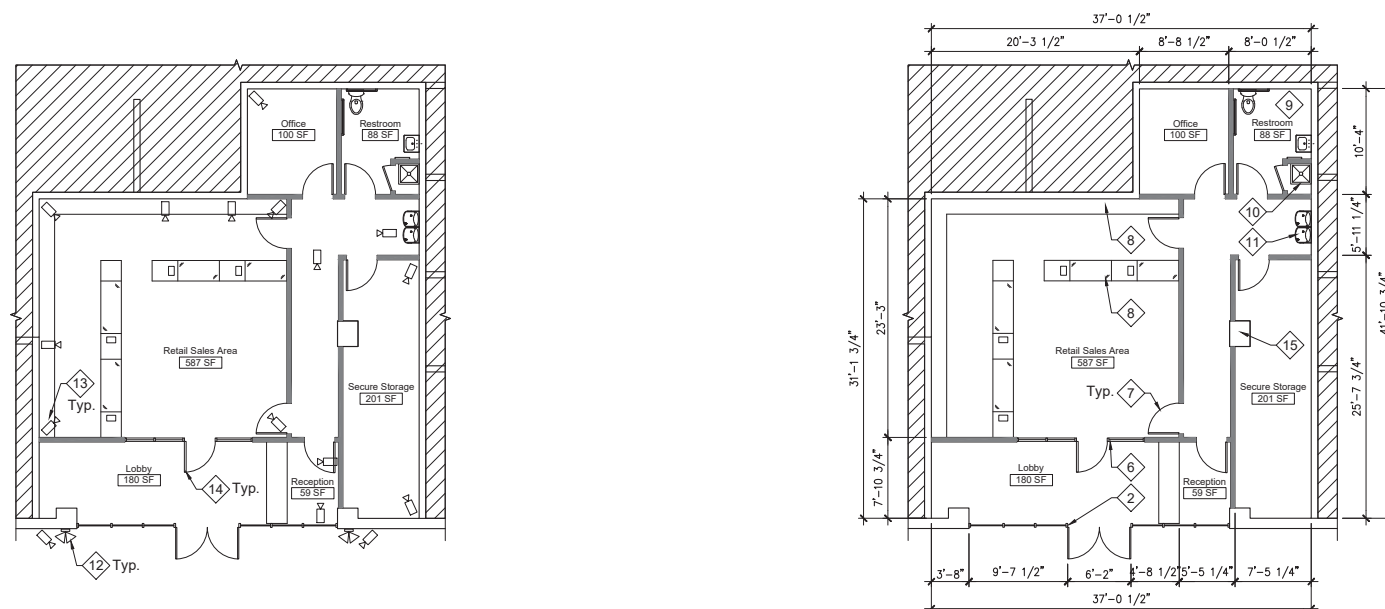
1. Existing cast-in-place wall to remain.
2. Existing exterior storefront glazing system to remain.
3. Existing spandrel glazing to remain.
4. Existing canopy to remain.
5. Future tenant sign under separate permit.
6. New interior storefront glazing system.
7. New 3'-0" wide door.
8. New lockable millwork.
9. New accessible restroom.
10. New mop sink.
11. New accessible drinking fountain.
12. New security lighting to illuminate the immediate surrounding area of the facility, including parking lots and adjoining sidewalks. Lighting shall be hooded or oriented so as to deflect light away from adjacent properties. (Per City of San Diego Municipal Code Section 141.1004.c.)
13. New operable security cameras.
14. Commercial-grade, nonresidential door locks at all limited access areas and on all points of entry and exit to the licensed premises.
15. Existing structural concrete column to remain.

Kristi Byers, Architect  
Sustainability  
Design  
Architecture



11. Existing Exterior Elevation - South

Scale: 1/8" = 1'-0"



10. Security and Lighting Plan

Scale: 1/8" = 1'-0"

7. Floor Plan

Scale: 1/8" = 1'-0"

Legend:

- Existing Wall / Partition to Remain
- New Non-Bearing Partition
- Existing Adjacent Suite Not in This Project
- New Operable Security Camera
- New Security Lighting

Project:  
**SY Enterprises, Inc. Cannabis Outlet**  
**Conditional Use Permit**

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03	03.31.2023	CUP Resubmittal

Drawing Name:  
**Floor Plan,  
Security Plan &  
Exterior Elevations**

A2.00

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