



THE CITY OF SAN DIEGO

Report to the Hearing Officer

DATE ISSUED: July 5, 2023 REPORT NO. HO-23-031

HEARING DATE: July 12, 2023

SUBJECT: 5334 BANKS STREET NEW CANNABIS OUTLET, Process Three Decision

PROJECT NUMBER: [PRJ-1084774](#)

OWNER/APPLICANT: GRASELA BRIAN TRUST / Kristi Byers

SUMMARY

Issue: Should the Hearing Officer approve a new, 3,000-square-foot cannabis outlet in an existing building at 5334 Banks Street in the IL-3-1 zone within the Morena Corridor Specific Plan in the Linda Vista Community Plan?

Proposed Actions:

1. APPROVE Conditional Use Permit No. PMT-3207339.

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

Community Planning Group Recommendation: On May 22, 2023, the Linda Vista Planning Group voted 8-0-1 with one abstention to recommend approval of the project with no conditions.

Environmental Review: This project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Sections 15301 (Existing Facilities) and 15332 (In-fill Development). This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on May 19, 2023, and the opportunity to appeal that determination ended June 2, 2023.

BACKGROUND

The 0.286-acre project site is located at 5334 Banks Street in the IL-3-1 zone within the Morena Corridor Specific Plan in the Linda Vista Community Planning Area and City Council District 7. The site is designated "Industrial" within the Employment District of the Morena Corridor Specific Plan and is surrounded by properties in the same zone and use designation. The Employment District is located north of Friars Road and the Green Line Trolley, west of Morena Boulevard, and east of the Purple Line Trolley/Amtrak/Coaster tracks.

DISCUSSION

Project Description

Project Location:	5334 Banks Street in the IL-3-1 zone within the Morena Corridor Specific Plan, the FAA Part 77 Noticing Area, the Transit Area, and the Airport Land Use Compatibility Plans for NAS North Island and San Diego International Airport in the Linda Vista Community Planning Area and City Council District 7.
Project Scope:	Conditional Use Permit for a 3,000-square-foot cannabis outlet in an existing building.
Lot Size:	0.286 acres
Zoning:	IL-3-1 (Light Industrial)
Community Plan Designation:	Industrial within the "Employment District" of the Morena Corridor Specific Plan

The proposed 3,000-square-foot cannabis outlet would be located in one of two tenant suites in an existing 6,193-square-foot building on the property. The project has no minimum parking requirement because it is within a Parking Standards Transit Priority Area and provides bicycle and carpool amenities. However, cannabis outlet customers will have access to six parking spaces available on the property.

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, with two existing outlets allowed to remain because of redistricting, for a total of 38 outlets allowed. There are currently three approved cannabis outlets in Council District 7. If approved by the Hearing Officer, the proposed project would be the fourth and final Cannabis Outlet CUP approved within Council District 7, and the 35th 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 did not identify any of the listed uses within these limits and the proposed Cannabis Outlet satisfies the separation requirements of SDMC 141.0504(a)(1) and (2). One existing business, Brickyard Cages at 5355 Grant Street, was identified as a potential minor-oriented use. However, because this business does not have a valid certificate of occupancy for the batting cages use, staff cannot consider it an existing business for the purposes of separation.

Land Use Analysis:

Linda Vista Community Plan (LVCP) - Neither the LVCP nor the MCSP specifically address cannabis outlets. The project site is in the Employment District of the Morena Corridor Specific Plan (MCSP) as defined by the LVCP. This designation envisions a range of urban-oriented, light industrial, creative office/flex space businesses, and commercial uses that provide a sub-regional job center for small- and medium-size businesses. The proposed project furthers the following MCSP goals and policies:

Land Use Goal: A distinct identity through a cohesive mix of uses.

Land Use Goal: Economic vitality through a mix of employment uses.

Land Use Goal: A vibrant retail and restaurant sector.

Employment District Policy 2.5.1: Support commercial, office, and light industrial employment uses to preserve and expand local and regional job opportunities and stimulate business growth and development.

Cannabis outlets are limited in number and their presence in a particular community is therefore distinct. The project fits into the Employment District because it represents a small to medium-sized retail business that will provide jobs to local residents. Cannabis outlets promote economic vitality by the generation of cannabis tax revenue and the provision of new retail jobs. Therefore, 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 7, and the 35th within the City. Issues identified during review have been resolved in conformance with adopted City Council policies and regulations of the Land Development Code. The proposed project complies with the regulations of the IL-3-1 zone with no deviations 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-3207339 as proposed.

ALTERNATIVES

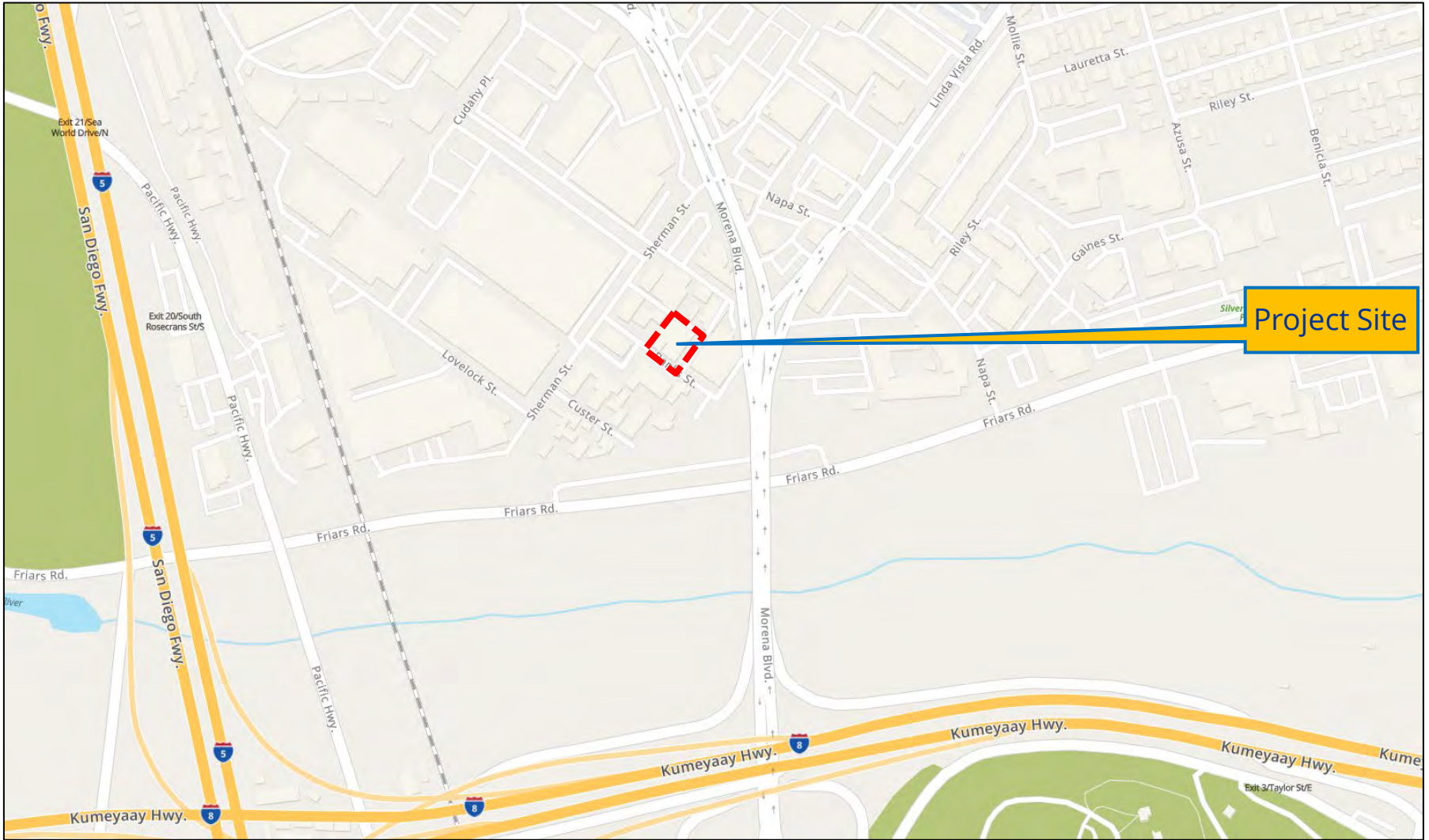
1. Approve Conditional Use Permit No. PMT-3207339, with modifications.
2. Deny Conditional Use Permit No. PMT-3207339, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,



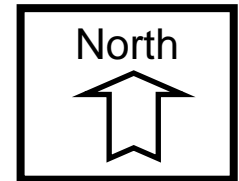
Travis Cleveland
Development Project Manager

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. Environmental Determination
10. Project Plans



Project Location Map

5334 Banks Street Cannabis Outlet CUP
PROJECT NO. PRJ-1084774



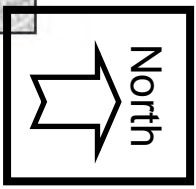
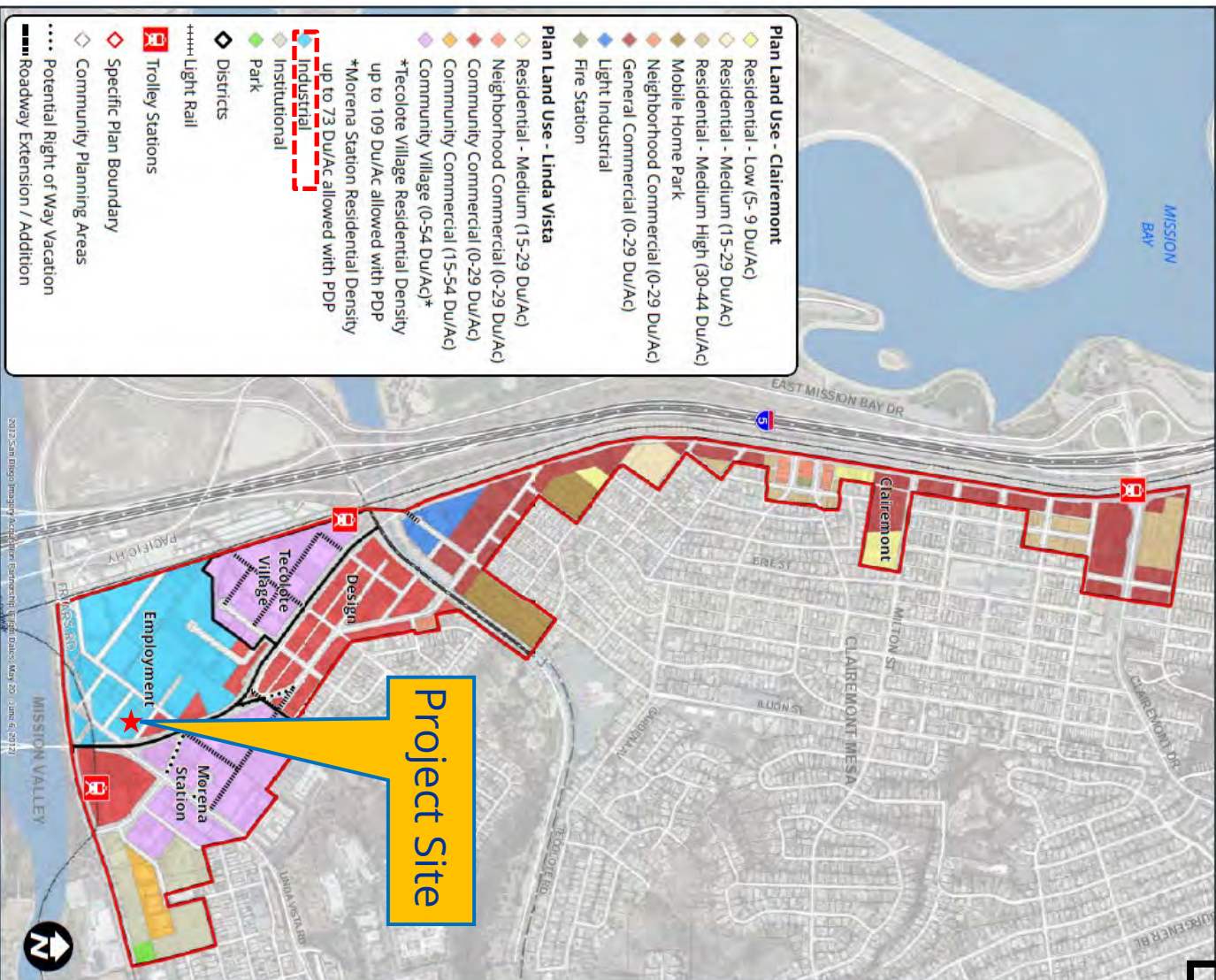


Figure 2-1 - Specific Plan Land Use Map



Community Plan Land Use Map

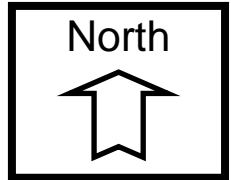
5334 Banks Street Cannabis Outlet CUP

PROJECT NO. PRJ-1084774



Aerial Photo

5334 Banks Street Cannabis Outlet CUP
PROJECT NO. PRJ-1084774



HEARING OFFICER RESOLUTION NO. _____
CONDITIONAL USE PERMIT NO. PMT-3207339
5334 BANKS STREET NEW CANNABIS OUTLET - PROJECT NO. PRJ-1084774

WHEREAS, the GRASELA BRIAN TRUST, Owner/Permittee, filed an application with the City of San Diego for a permit to operate a 3,000-square-foot cannabis outlet in an existing building (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. PMT-3207339), on portions of a 0.286-acre site;

WHEREAS, the project site is located at 5334 Banks Street in the IL-3-1 zone within the Morena Corridor Specific Plan in the Linda Vista Community Plan;

WHEREAS, the project site is legally described as: LOTS 6,7,8 AND 9, IN BLOCK OF VERNON PARK, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 569, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, OCTOBER 23, 1888;

WHEREAS, on May 19, 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 Guidelines Sections 15301 and 15332, and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.052;

WHEREAS, on July 12, 2023, the Hearing Officer of the City of San Diego considered Conditional Use Permit No. PMT-3207339 pursuant to the Land Development Code of the City of San Diego; NOW THEREFORE,

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-3207339:

A. CONDITIONAL USE PERMIT FINDINGS [SDMC Section 126.0305]**1. 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 new, 3,000-square-foot cannabis outlet in an existing building at 5334 Banks Street in the IL-3-1 zone within the Morena Corridor Specific Plan in the Linda Vista Community Plan.

The proposed cannabis outlet would be located in one of two tenant suites in an existing 6,193-square-foot building on the property. The project site is located in the Employment District of the Morena Corridor Specific Plan (MCSP) as defined by the Linda Vista Community Plan (LVCP). This designation envisions a range of urban-oriented, light industrial, creative office/flex space businesses, and commercial uses that provide a sub-regional job center for small-and medium-size businesses. Neither the LVCP nor the MCSP specifically address cannabis outlets; however, the proposed Cannabis Outlet will further the following MCSP goals and policies:

Land Use Goal: A distinct identity through a cohesive mix of uses.

Land Use Goal: Economic vitality through a mix of employment uses.

Land Use Goal: A vibrant retail and restaurant sector.

Policy 2.5.1: Support commercial, office, and light industrial employment uses to preserve and expand local and regional job opportunities and stimulate business growth and development.

Cannabis outlets are limited to 38 City-wide, four per each of the nine Council Districts with two permitted to remain after redistricting in 2023. Their presence in a particular community is therefore distinct. The project fits into the Employment District because it represents a small to medium-sized retail business that will provide jobs to local residents. It will promote economic vitality by the generation of cannabis tax revenue and the provision of new retail jobs. The proposed Cannabis Outlet is a compatible use at this location with a CUP and is consistent with the Community Plan land use policies. The City's General Plan Land Use and Community Planning Element designates the site Industrial Employment. The proposed project will promote the policies of the General Plan because Cannabis Outlets facilitate a diversified economy with a focus on providing quality employment opportunities, self-sufficient wages for all San Diegans, and efficient use of existing employment lands. Therefore, the project will not adversely affect the applicable land use plan.

2. 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 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 IL-3-1 zone is allowed with a CUP at this location, consistent with the goals and policies of the MCSP. The

ATTACHMENT 4

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 7. The project will be the fourth Cannabis Outlet CUP to be approved within District 7, and the 35th 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. One existing business, Brickyard Cages at 5355 Grant Street, was identified as a potential minor-oriented use. However, because this business does not have a valid certificate of occupancy for the batting cages use, staff cannot consider it an existing business for the purposes of separation. 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 and provides bicycle and carpool amenities. However, cannabis outlet customers will have access to six parking spaces.

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 project will dedicate five feet of right of way on Banks Street and also on the adjacent alley, will construct the existing driveway on Banks Street to current City standards, will require an Encroachment Maintenance Removal Agreement for existing fences and gates located in the right-of-way, and will assure by permit and bond the construction of the two new City Standard curb ramps with truncated domes at the alley entrance, adjacent to the site.

The proposed Cannabis Outlet is subject to 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 pursuant to the California Environmental Quality Act, and determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Sections 15301 (Existing Facilities) and 15332 (In-fill Development).

The above analysis, project features and conditions of approval demonstrate the proposed development will not be detrimental to the public health, safety, and welfare.

3. 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 IL-3-1 zone, which allows Cannabis Outlets with the approval of a Conditional Use Permit per SDMC Table 131-06B. No deviations are requested or required by this project. As outlined in finding A.2. above, incorporated here by reference, the project complies with the separation requirements of the Land Development Code. As also outlined in finding A.2. 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.

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

The proposed 3,000-square-foot cannabis outlet would be located in one of two tenant suites in an existing 6,193-square-foot building on the property. The project has no minimum parking requirement because it is within a Parking Standards Transit Priority Area and provides bicycle and carpool amenities. However, cannabis outlet customers will have access to six parking spaces available on the property. The project will dedicate five feet of right of way on Banks Street and also on the adjacent alley, will construct the existing driveway on Banks Street to current City standards, will require an Encroachment Maintenance Removal Agreement for existing fences and gates located in the right-of-way, and will assure construction of the two new City Standard curb ramps with truncated domes at the alley entrance, adjacent to the site.

As stated previously herein in finding A.2., 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 project meets all zoning requirements. It would be the fourth cannabis outlet CUP approved within Council District 7, and the 35th 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 IL-3-1 zone and no deviations are required to approve the project. The permit is 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-3207339 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-3207339, a copy of which is attached hereto and made a part hereof.

Travis Cleveland
Development Project Manager
Development Services

Adopted on: July 12, 2023

IO#: 24009509

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

PROJECT MANAGEMENT
PERMIT CLERK
MAIL STATION 501

INTERNAL ORDER NUMBER: 24009509

SPACE ABOVE THIS LINE FOR RECORDER'S USE

CONDITIONAL USE PERMIT NO. PMT-3207339
5334 BANKS STREET NEW CANNABIS OUTLET - PROJECT NO. PRJ-1084774
HEARING OFFICER

This Conditional Use Permit No. PMT-3207339 is granted by the Hearing Officer of the City of San Diego to the GRASELA BRIAN TRUST, Owner/Permittee, pursuant to San Diego Municipal Code (SDMC) section(s) 126.0301 et seq. and 141.0504. The 0.286-acre site is located at 5334 Banks Street in the IL-3-1 zone within the Morena Corridor Specific Plan in the Linda Vista Community Plan. The project site is legally described as: LOTS 6,7,8 AND 9, IN BLOCK OF VERNON PARK, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 569, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, OCTOBER 23, 1888.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to operate a cannabis outlet, described and identified by size, dimension, quantity, type, and location on the approved exhibits (Exhibit "A") dated July 12, 2023, on file in the Development Services Department.

The project shall include:

- a. A 3,000-square-foot cannabis outlet in an existing building,
- 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 26, 2026.

2. **Expiration Date:** This Conditional Use Permit (CUP) and corresponding use of this site shall expire on July 26, 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.

ENGINEERING REQUIREMENTS:

13. Prior to the issuance of any building permit, the Owner/Permittee shall obtain an Encroachment Maintenance Removal Agreement for the private gate and fences located within the City's right-of-way, satisfactory to the City Engineer.
14. Prior to the issuance of any building permit, the Owner/Permittee shall assure by permit and bond the reconstruction of the existing driveway with a City standard 24-foot-wide driveway, on Banks Street, satisfactory to the City Engineer.
15. Prior to the issuance of any building permit, the Owner/Permittee shall assure by permit and bond the construction of the two new City Standard curb ramps with truncated domes at the alley entrance, adjacent to the site, satisfactory to the City Engineer.
16. Prior to the issuance of any construction permit the Owner/Permittee shall submit a Water Pollution Control Plan (WPCP). The WPCP shall be prepared in accordance with the guidelines in Part 2 Construction BMP Standards Chapter 4 of the City's Storm Water Standards.

PLANNING/DESIGN REQUIREMENTS:

17. 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.
18. 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.
19. 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.
20. 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.

21. The cannabis outlet shall operate only between the hours of 7:00 a.m. and 9:00 p.m., seven days a week.
22. 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.
23. An annual operating permit shall be obtained as required pursuant to San Diego Municipal Code Chapter 4, Article 2, Division 15.
24. 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.
25. 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.
26. 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.
27. Consultations by medical professionals shall not be a permitted accessory use at the cannabis outlet.
28. 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

29. 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.
30. Prior to the issuance of any building permit, a five-foot Irrevocable Offer of Dedication shall be granted along the project's alley frontage to the satisfaction of the City Engineer.
31. Prior to the issuance of any building permit, a five-foot Irrevocable Offer of Dedication shall be granted along the project's Banks Street frontage to the satisfaction of the City Engineer.

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 July 12, 2023 and (Approved Resolution Number).

DRAFT

Permit Type/Approval No.: Conditional Use Permit No. PMT-3207339
Date of Approval: July 12, 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.

GRASELA BRIAN TRUST
Owner/Permittee

By _____
NAME
TITLE

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

PACKAGE CONTENT LIST

This radius report package contains the following items and should not be removed by anyone but the Planning Department (with the exception of the Cover Sheet and Invoice):

1. One vacant property notice
2. One summary of owners list
3. 100 & 1000-Foot radius map spreadsheet
4. 1000-Foot vicinity/area map
5. Signed Certification
6. One set of maps

Removal of any item may delay your permit process.

Thank You,

Title Pro Information Systems

NOTE: The following information is not always publicly accessible from the Assessor's tax rolls: renter name, apartment/office suite numbers, mobile home unit numbers, etc. If needed and not publicly available, this information may have to be provided by the client or client's representative.

NOTICE

The Parcels that have no site addresses on the Summary Of Owners List & 100/1000-FOOT RADIUS MAP SPREADSHEET may be unimproved/vacant property or a public agency.

SUMMARY OF OWNERS

ATTACHMENT 6

#	PARCEL NUMBER	OWNER NAME	SITE ADDRESS	CITY	STATE	ZIP	MAILING ADDRESS	CITY	STATE	ZIP	USE DESCRIPTION
1	436-290-11-00	MORENA MARSEA L L C	1022 W MORENA BLVD	SAN DIEGO	CA	92110	3456 INGRAM ST	SAN DIEGO	CA	92109	COMMERCIAL
2	436-290-12-00	SAN DIEGO CHARITABLE REAL ESTATE FOUNDATION	1061 CUDAHY PL	SAN DIEGO	CA	92110	2508 HISTORIC DECATUR RD #200	SAN DIEGO	CA	92106	INDUSTRIAL
3	436-290-13-00	Q & A PROPERTIES LLC	1033 CUDAHY PL	SAN DIEGO	CA	92110	5128 N 41ST ST	PHOENIX	AZ	85018	INDUSTRIAL
4	436-290-14-00	PUBLIC STORAGE INSTITUTIONAL FUND III	984 SHERMAN ST	SAN DIEGO	CA	92110	P O BOX 25025	GLENDALE	CA	91221	INDUSTRIAL
5	436-290-21-00	960 SHERMAN STREET LLC		SAN DIEGO	CA	92110	P O BOX 847	CARLSBAD	CA	92018	VACANT
6	436-290-22-00	1210 MORENA WEST L L C	920 MORENA BLVD	SAN DIEGO	CA	92110	10951 SORRENTO VALLEY RD #2A	SAN DIEGO	CA	92121	COMMERCIAL
7	436-290-23-00	S E SHERMAN LLC	1040 SHERMAN ST	SAN DIEGO	CA	92110	2870 LOS FELIZ PL #2	LOS ANGELES	CA	90039	INDUSTRIAL
8	436-330-26-00	WOSK LEVIN CO L L C	MORENA BLVD	SAN DIEGO	CA	92110	P O BOX 12-2336	SAN DIEGO	CA	92112	VACANT
9	436-330-32-00	MARKARIAN REAL ESTATE HOLDINGS LLC	1013 MORENA BLVD	SAN DIEGO	CA	92110	8400 MIRAMAR RD #135	SAN DIEGO	CA	92126	COMMERCIAL
10	436-330-33-00	UNIVERSITY OF SAN DIEGO	999 MORENA BLVD	SAN DIEGO	CA	92110	5998 ALCALA PARK	SAN DIEGO	CA	92110	COMMERCIAL
11	436-340-04-00	MAKORE LLC	5328 METRO ST	SAN DIEGO	CA	92110	5328 METRO ST	SAN DIEGO	CA	92110	COMMERCIAL
12	436-340-05-00	ROGERS FAMILY PTNSHP L P	5304 METRO ST	SAN DIEGO	CA	92110	1991 VILLAGE PARK WAY #155	ENCINITAS	CA	92024	COMMERCIAL
13	436-340-06-00	S BROOKE LLC	5305 METRO ST	SAN DIEGO	CA	92110	5305 METRO ST	SAN DIEGO	CA	92110	INDUSTRIAL
14	436-340-07-00	UNIVERSITY OF SAN DIEGO	5325 METRO ST	SAN DIEGO	CA	92110	5998 ALCALA PARK HC #335	SAN DIEGO	CA	92110	INDUSTRIAL
15	436-350-20-00	PRESIDIO L L C	5261 LINDA VISTA RD	SAN DIEGO	CA	92110	1545 FARADAY AVE	CARLSBAD	CA	92008	COMMERCIAL
16	436-350-21-00	PRESIDIO L L C	5265 LINDA VISTA RD	SAN DIEGO	CA	92110	1545 FARADAY AVE	CARLSBAD	CA	92008	COMMERCIAL
17	436-350-28-00	RILEY STREET L L C	5228 RILEY ST	SAN DIEGO	CA	92110	2937 DENVER ST	SAN DIEGO	CA	92117	INDUSTRIAL
18	436-350-30-00	FORD BENJAMIN P FAMILY TRUST 02-27-97	5201 LINDA VISTA RD	SAN DIEGO	CA	92110	313 WILCOX ST	OCEANSIDE	CA	92054	COMMERCIAL
19	436-350-31-00	FORD BENJAMIN P FAMILY TRUST 02-27-97	5251 LINDA VISTA RD	SAN DIEGO	CA	92110	313 WILCOX ST	OCEANSIDE	CA	92054	COMMERCIAL
20	436-350-32-00	GRAY ANDREW TRUST 04-25-13	5370 NAPA ST	SAN DIEGO	CA	92110	10721 TREENA ST #200	SAN DIEGO	CA	92131	COMMERCIAL
21	436-440-04-00	960 SHERMAN STREET LLC	960 SHERMAN ST	SAN DIEGO	CA	92110	P O BOX 847	CARLSBAD	CA	92018	INDUSTRIAL
22	436-440-07-00	MORENA SELF STORAGE LP	908 SHERMAN ST	SAN DIEGO	CA	92110	2001 ROSS AVE #3400	DALLAS	TX	75201	INDUSTRIAL
23	436-440-08-00	TRIG INVESTMENTS I LLC	5252 LOVELOCK ST	SAN DIEGO	CA	92110	P O BOX 847	CARLSBAD	CA	92018	AUTOMOTIVE USES
24	436-440-09-00	GOODWILL INDUSTRIES OF SAN DIEGO COUNTY	5232 LOVELOCK ST	SAN DIEGO	CA	92110	3663 ROSECRANS ST	SAN DIEGO	CA	92110	INDUSTRIAL
25	436-440-11-00	ATCHISON TOPEKA & SANTA FE RAILWAY CO		SAN DIEGO	CA	92110		SAN DIEGO	CA	92110	NO VALUE
26	436-440-12-00	ATCHISON TOPEKA & SANTA FE RAILWAY CO		SAN DIEGO	CA	92110		SAN DIEGO	CA	92110	NO VALUE
27	436-440-13-00	MORENA SELF STORAGE LP	SHERMAN ST	SAN DIEGO	CA	92110	2001 ROSS AVE #3400	DALLAS	TX	75201	VACANT
28	436-440-18-00	GOODWILL INDUSTRIES OF SAN DIEGO COUNTY	5232 LOVELOCK ST	SAN DIEGO	CA	92110	3663 ROSECRANS ST	SAN DIEGO	CA	92110	INDUSTRIAL
29	436-440-25-00	DICKERMAN L L C	5255 LOVELOCK ST	SAN DIEGO	CA	92110	108 VIA CORONADO	RANCHO SANTA FE	CA	92091	INDUSTRIAL
30	436-440-26-00	ATCHISON TOPEKA & SANTA FE RAILWAY CO	LOVELOCK ST	SAN DIEGO	CA	92110		SAN DIEGO	CA	92110	NO VALUE
31	436-451-06-00	CITY OF SAN DIEGO	877 SHERMAN ST	SAN DIEGO	CA	92110		SAN DIEGO	CA	92110	RECREATIONAL
32	436-451-08-00	CITY OF SAN DIEGO	FRIARS RD	SAN DIEGO	CA	92110		SAN DIEGO	CA	92110	NO VALUE
33	436-451-10-00	SAN DIEGO METROPOLITAN TRANSIT DEVELOPMENT BOARD	MORGAN ST	SAN DIEGO	CA	92110		SAN DIEGO	CA	92110	NO VALUE
34	436-451-11-00	CITY OF SAN DIEGO	FRIARS RD	SAN DIEGO	CA	92110		SAN DIEGO	CA	92110	NO VALUE
35	436-451-12-00	CITY OF SAN DIEGO	FRIARS RD	SAN DIEGO	CA	92110		SAN DIEGO	CA	92110	NO VALUE
36	436-452-01-00	NINTEMAN DEAN N TRUST 05-18-10	5304 CUSTER ST	SAN DIEGO	CA	92110	2015 W RIVER RD #1	TUCSON	AZ	85704	INDUSTRIAL
37	436-452-02-00	NINTEMAN DEAN N TRUST 05-18-10	5318 CUSTER ST	SAN DIEGO	CA	92110	2015 W RIVER RD #101	TUCSON	AZ	85704	INDUSTRIAL
38	436-452-03-00	BANKS PROPERTY LLC	5328 CUSTER ST	SAN DIEGO	CA	92110	5353 BANKS ST	SAN DIEGO	CA	92110	INDUSTRIAL
39	436-452-07-00	OGLE FAMILY TRUST 09-25-11	5315 BANKS ST	SAN DIEGO	CA	92110	2892 RANCHO GANADERO	CARLSBAD	CA	92009	COMMERCIAL
40	436-452-08-00	OGLE FAMILY TRUST 09-25-11	5305 BANKS ST	SAN DIEGO	CA	92110	2892 RANCHO GANADERO	CARLSBAD	CA	92009	PARKING LOT
41	436-452-09-00	AUGUSTINE MARION ANNUITY TRUST	935 SHERMAN ST	SAN DIEGO	CA	92110	935 SHERMAN ST	SAN DIEGO	CA	92110	COMMERCIAL
42	436-452-13-00	BANKS PROPERTY LLC	5335 BANKS ST	SAN DIEGO	CA	92110	5353 BANKS ST	SAN DIEGO	CA	92110	COMMERCIAL
43	436-452-14-00	BANKS PROPERTY LLC	5353 BANKS ST	SAN DIEGO	CA	92110	5353 BANKS ST	SAN DIEGO	CA	92110	INDUSTRIAL
44	436-453-01-00	SMITH BROTHERS	5304 BANKS ST	SAN DIEGO	CA	92110	5304 BANKS ST	SAN DIEGO	CA	92110	INDUSTRIAL
45	436-453-02-00	HEDRICK FAMILY TRUST 02-03-00	5312 BANKS ST	SAN DIEGO	CA	92110	14026 N RIVILLA LN	SPOKANE	WA	99208	INDUSTRIAL
46	436-453-03-00	BALTIC AVENUE LLC	5322 BANKS ST	SAN DIEGO	CA	92110	5328 BANKS ST	SAN DIEGO	CA	92110	INDUSTRIAL
47	436-453-04-00	BALTIC AVENUE LLC	5328 BANKS ST	SAN DIEGO	CA	92110	5328 BANKS ST	SAN DIEGO	CA	92110	INDUSTRIAL
48	436-453-05-00	GRASELA BRIAN TRUST 03-03-21	5334 BANKS ST	SAN DIEGO	CA	92110	807 W UPAS ST	SAN DIEGO	CA	92103	INDUSTRIAL
49	436-453-09-00	E S PROPERTIES LP	5325 GRANT ST	SAN DIEGO	CA	92110	841 CANDLELIGHT PL	LA JOLLA	CA	92037	INDUSTRIAL
50	436-453-10-00	E S PROPERTIES LP	5319 GRANT ST	SAN DIEGO	CA	92110	841 CANDLELIGHT PL	LA JOLLA	CA	92037	INDUSTRIAL
51	436-453-11-00	E S PROPERTIES LP	5305 GRANT ST	SAN DIEGO	CA	92110	841 CANDLELIGHT PL	LA JOLLA	CA	92037	INDUSTRIAL
52	436-453-12-00	FORSYTH KATHLEEN M REVOCABLE TRUST 03-11-08	5354 BANKS ST	SAN DIEGO	CA	92110	36013 CORTE PAVIA	MURRIETA	CA	92562	AUTOMOTIVE USES
53	436-453-13-00	FORSYTH KATHLEEN M REVOCABLE TRUST 03-11-08	5355 GRANT ST	SAN DIEGO	CA	92110	36013 CORTE PAVIA	MURRIETA	CA	92562	INDUSTRIAL
54	436-453-14-00	OTT REVOCABLE TRUST 07-12-02	5345 GRANT ST	SAN DIEGO	CA	92110	9495 RIDGECREST DR	LA MESA	CA	91941	INDUSTRIAL
55	436-460-01-00	NAPA STREET TERROIR INVESTORS L L C	5330 NAPA ST	SAN DIEGO	CA	92110	11456 OLIVE BLVD #210	ST LOUIS	MO	63141	COMMERCIAL
56	436-460-02-00	WINKAL HOLDINGS L L C	5302 NAPA ST	SAN DIEGO	CA	92110	10 RYE RIDGE PLAZA #200	RYE BROOK	NY	10573	RESTAURANT

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57	436-460-04-00	WHITT KAREN L LIVING TRUST 12-22-05	814 MORENA BLVD	SAN DIEGO	CA	92110	10721 TREENA ST #200	SAN DIEGO	CA	92131	COMMERCIAL
58	436-460-08-00	MORENA TRIANGLE L L C	855 MORENA BLVD	SAN DIEGO	CA	92110	1524 DORCAS ST	SAN DIEGO	CA	92110	COMMERCIAL
59	436-460-11-00	WOSK LEVIN CO L L C	909 MORENA BLVD	SAN DIEGO	CA	92110	P O BOX 12-2336	SAN DIEGO	CA	92112	COMMERCIAL
60	436-460-12-00	MORENA TRIANGLE L L C	845 MORENA BLVD	SAN DIEGO	CA	92110	6700 TOWER CIR #1000	FRANKLIN	TN	37067	RESTAURANT
61	436-460-13-00	MORENA TRIANGLE L L C	5150 LINDA VISTA RD	SAN DIEGO	CA	92110	1524 DORCAS ST	SAN DIEGO	CA	92110	COMMERCIAL
62	436-470-19-00	SAN DIEGO GAS & ELECTRIC CO	GREENWOOD ST	SAN DIEGO	CA	92110		SAN DIEGO	CA	92110	NO VALUE
63	436-470-27-00	SAN DIEGO METROPOLITAN TRANSIT DEVELOPMENT BOARD	GREENWOOD ST	SAN DIEGO	CA	92110		SAN DIEGO	CA	92110	NO VALUE
64	436-470-28-00	CITY OF SAN DIEGO	FORT STOCKTON DR	SAN DIEGO	CA	92110		SAN DIEGO	CA	92110	NO VALUE
65	436-480-20-00	SAN DIEGO METROPOLITAN TRANSIT DEVELOPMENT BOARD	LINDA VISTA RD	SAN DIEGO	CA	92110		SAN DIEGO	CA	92110	NO VALUE
66	436-480-21-00	SAN DIEGO METROPOLITAN TRANSIT DEVELOPMENT BOARD	NAPA ST	SAN DIEGO	CA	92110		SAN DIEGO	CA	92110	NO VALUE
67	436-480-22-00	SAN DIEGO METROPOLITAN TRANSIT DEVELOPMENT BOARD	NAPA ST	SAN DIEGO	CA	92110		SAN DIEGO	CA	92110	NO VALUE
68	436-480-23-00	SAN DIEGO METROPOLITAN TRANSIT DEVELOPMENT BOARD	FRIARS RD	SAN DIEGO	CA	92110		SAN DIEGO	CA	92110	NO VALUE
69	436-490-20-00	CITY OF SAN DIEGO	FRIARS RD	SAN DIEGO	CA	92110		SAN DIEGO	CA	92110	NO VALUE
70	436-490-21-00	CITY OF SAN DIEGO	FRIARS RD	SAN DIEGO	CA	92110		SAN DIEGO	CA	92110	NO VALUE
71	436-500-04-00	HAZARD JR ENTERPRISES L P	5404 NAPA ST #44	SAN DIEGO	CA	92110	10951 SORRENTO VALLEY RD #2A	SAN DIEGO	CA	92121	INDUSTRIAL
72	436-520-03-00	CITY OF SAN DIEGO		SAN DIEGO	CA	92110		SAN DIEGO	CA	92110	NO VALUE
73	436-660-14-00	N P ANNA LLC	5258 ANNA AVE	SAN DIEGO	CA	92110	499 N CANON DR #3RF	BEVERLY HILLS	CA	90210	INDUSTRIAL
74	436-660-25-00	BARRIOS FAMILY TRUST 12-17-01	5265 LOVELOCK ST	SAN DIEGO	CA	92110	1814 ALTOZANO DR	EL CAJON	CA	92020	INDUSTRIAL
75	436-660-26-00	SUPER SECRET LAIR LLC	5280 ANNA AVE	SAN DIEGO	CA	92110	640 ALBION ST	SAN DIEGO	CA	92106	INDUSTRIAL
76	436-660-46-00	CITY OF SAN DIEGO	FRIARS RD	SAN DIEGO	CA	92110		SAN DIEGO	CA	92110	NO VALUE
77	436-660-48-00	SAN DIEGO METROPOLITAN TRANSIT DEVELOPMENT BOARD	FRIARS RD	SAN DIEGO	CA	92110		SAN DIEGO	CA	92110	NO VALUE
78	436-660-52-00	CITY OF SAN DIEGO	FRIARS RD	SAN DIEGO	CA	92110		SAN DIEGO	CA	92110	NO VALUE
79	436-670-04-00	CITY OF SAN DIEGO	CHESTNUT	SAN DIEGO	CA	92110		SAN DIEGO	CA	92110	NO VALUE
80	436-670-06-00	CITY OF SAN DIEGO	WHITMAN ST	SAN DIEGO	CA	92110		SAN DIEGO	CA	92110	NO VALUE
81	436-680-05-00	CITY OF SAN DIEGO		SAN DIEGO	CA	92110		SAN DIEGO	CA	92110	NO VALUE
82	436-690-07-00	CITY OF SAN DIEGO		SAN DIEGO	CA	92110		SAN DIEGO	CA	92110	NO VALUE
83	436-700-04-00	CITY OF SAN DIEGO		SAN DIEGO	CA	92110		SAN DIEGO	CA	92110	NO VALUE
84	760-245-18-00	FPACP3 MORENA VISTA LLC	5175 LINDA VISTA RD	SAN DIEGO	CA	92110	2082 MICHELSON DR #400	IRVINE	CA	92612	RESID. MULTIPLE FAMILY

100 & 1000-FOOT RADIUS MAP SPREADSHEET

NO RESIDENTS OR RESIDENTIAL ZONES FOUND WITHIN 100FT								
#	USE DESCRIPTION	SITE ADDRESS	CITY	STATE	ZIP	PARCEL NUMBER	BUSINESS/OWNER NAME	NOTES
1	COMMERCIAL	5315 BANKS ST	SAN DIEGO	CA	92110	436-452-07-00	OGLE FAMILY TRUST 09-25-11	
2	PARKING LOT	5305 BANKS ST	SAN DIEGO	CA	92110	436-452-08-00	OGLE FAMILY TRUST 09-25-11	
3	COMMERCIAL	5335 BANKS ST	SAN DIEGO	CA	92110	436-452-13-00	A E FLORAL	
4	COMMERCIAL	5337 BANKS ST STE A	SAN DIEGO	CA	92110	436-452-13-00	CLOVE ST PRESS	
5	COMMERCIAL	5337 BANKS ST STE B	SAN DIEGO	CA	92110	436-452-13-00	BANKS PROPERTY LLC	
6	COMMERCIAL	5343 BANKS ST	SAN DIEGO	CA	92110	436-452-13-00	PROSPECT MORTGAGE	
7	INDUSTRIAL	5353 BANKS ST	SAN DIEGO	CA	92110	436-452-14-00	FLORENTINE CO	
8	INDUSTRIAL	5312 BANKS ST	SAN DIEGO	CA	92110	436-453-02-00	QUANTITATIVE ECOLOGY, INCORPORATED	
9	INDUSTRIAL	5322 BANKS ST	SAN DIEGO	CA	92110	436-453-03-00	MARVIN GARDENS LLC	
10	INDUSTRIAL	5328 BANKS ST	SAN DIEGO	CA	92110	436-453-04-00	DEFT BREWING	
11	INDUSTRIAL	5334 BANKS ST	SAN DIEGO	CA	92110	436-453-05-00	SUBJECT PROPERTY	
12	INDUSTRIAL	5325 GRANT ST	SAN DIEGO	CA	92110	436-453-09-00	K C DISTRIBUTING	
13	INDUSTRIAL	5319 GRANT ST	SAN DIEGO	CA	92110	436-453-10-00	GARAGE DOOR MEDICS	
14	AUTOMOTIVE USES	5354 BANKS ST STE A	SAN DIEGO	CA	92110	436-453-12-00	STEVES BEEMER BENZ	
15	AUTOMOTIVE USES	5354 BANKS ST STE B	SAN DIEGO	CA	92110	436-453-12-00	STEVES BEEMER BENZ	
16	AUTOMOTIVE USES	5354 BANKS ST STE C	SAN DIEGO	CA	92110	436-453-12-00	FORSYTH KATHLEEN M REVOCABLE TRUST 03-11-08	
17	AUTOMOTIVE USES	5354 BANKS ST STE D	SAN DIEGO	CA	92110	436-453-12-00	FORSYTH KATHLEEN M REVOCABLE TRUST 03-11-08	
18	INDUSTRIAL	5355 GRANT ST	SAN DIEGO	CA	92110	436-453-13-00	BRICKYARD CAGES	
19	INDUSTRIAL	5345 GRANT ST	SAN DIEGO	CA	92110	436-453-14-00	PRECISION WOODCRAFT	

THERE IS ONE POINT OF CONSIDERATION FOUND - MARKED BELOW IN YELLOW								
#	USE DESCRIPTION	SITE ADDRESS	CITY	STATE	ZIP	PARCEL NUMBER	BUSINESS/OWNER NAME	NOTES
1	COMMERCIAL	1022 W MORENA BLVD STE A	SAN DIEGO	CA	92110	436-290-11-00	AMERICA'S BEST FLOORING	
2	COMMERCIAL	1022 W MORENA BLVD STE B	SAN DIEGO	CA	92110	436-290-11-00	ABC ABBEY HARDWOOD & CARPET	
3	COMMERCIAL	1022 W MORENA BLVD STE C	SAN DIEGO	CA	92110	436-290-11-00	MORENA MARSEA L L C	
4	COMMERCIAL	1022 W MORENA BLVD STE D	SAN DIEGO	CA	92110	436-290-11-00	LAMP SHADES UNLIMITED	
5	COMMERCIAL	1022 W MORENA BLVD STE E	SAN DIEGO	CA	92110	436-290-11-00	SILK THE ART OF ARTIFICIAL	
6	COMMERCIAL	1022 W MORENA BLVD STE F	SAN DIEGO	CA	92110	436-290-11-00	FASTENAL	
7	COMMERCIAL	1022 W MORENA BLVD STE G	SAN DIEGO	CA	92110	436-290-11-00	MORENA MARSEA L L C	
8	COMMERCIAL	1022 W MORENA BLVD STE H	SAN DIEGO	CA	92110	436-290-11-00	3 R'S ROBOTICS LLC	
9	INDUSTRIAL	1061 CUDAHY PL	SAN DIEGO	CA	92110	436-290-12-00	HDP HOLDINGS	
10	INDUSTRIAL	1033 CUDAHY PL	SAN DIEGO	CA	92110	436-290-13-00	KELLY PAPER	
11	INDUSTRIAL	984 SHERMAN ST	SAN DIEGO	CA	92110	436-290-14-00	PUBLIC STORAGE INC	
12	VACANT		SAN DIEGO	CA	92110	436-290-21-00	960 SHERMAN STREET LLC	
13	COMMERCIAL	920 MORENA BLVD	SAN DIEGO	CA	92110	436-290-22-00	PACIFIC SALES KITCHEN & HOME	
14	INDUSTRIAL	1040 SHERMAN ST	SAN DIEGO	CA	92110	436-290-23-00	STORAGE ETC	
15	VACANT	MORENA BLVD	SAN DIEGO	CA	92110	436-330-26-00	WOSK LEVIN CO L L C	
16	COMMERCIAL	1013 MORENA BLVD	SAN DIEGO	CA	92110	436-330-32-00	GRINDER GYM	
17	COMMERCIAL	1001 MORENA BLVD	SAN DIEGO	CA	92110	436-330-33-00	J P WITHEROW ROOFING CO	
18	COMMERCIAL	999 MORENA BLVD	SAN DIEGO	CA	92110	436-330-33-00	MIDWAY AUTO REPAIR	
19	COMMERCIAL	5328 METRO ST	SAN DIEGO	CA	92110	436-340-04-00	SWEIG GENERAL CONTRACTING INC	
20	COMMERCIAL	5330 METRO ST	SAN DIEGO	CA	92110	436-340-04-00	ELIXIRS DU MONDE	
21	COMMERCIAL	5304 METRO ST STE A	SAN DIEGO	CA	92110	436-340-05-00	PIONEER DAY SCHOOL	
22	COMMERCIAL	5304 METRO ST STE B	SAN DIEGO	CA	92110	436-340-05-00	ROGERS FAMILY PTNSHP L P	
23	COMMERCIAL	5304 METRO ST STE C	SAN DIEGO	CA	92110	436-340-05-00	SAN DIEGO COUNTY OFFICE LIBR	
24	COMMERCIAL	5304 METRO ST STE D	SAN DIEGO	CA	92110	436-340-05-00	ROGERS FAMILY PTNSHP L P	
25	INDUSTRIAL	5305 METRO ST STE A	SAN DIEGO	CA	92110	436-340-06-00	GOLDEN PAW	
26	INDUSTRIAL	5325 METRO ST	SAN DIEGO	CA	92110	436-340-07-00	UNIVERSITY OF SAN DIEGO	
27	COMMERCIAL	5261 LINDA VISTA RD	SAN DIEGO	CA	92110	436-350-20-00	COLORAMA PAINTS SUPPLY INC	
28	COMMERCIAL	5265 LINDA VISTA RD STE 201	SAN DIEGO	CA	92110	436-350-21-00	SHARETEA	
29	COMMERCIAL	5265 LINDA VISTA RD STE 202	SAN DIEGO	CA	92110	436-350-21-00	DOMINOS PIZZA	
30	COMMERCIAL	5265 LINDA VISTA RD STE 203	SAN DIEGO	CA	92110	436-350-21-00	ROLAND JOHNSON CONSULTING	
31	COMMERCIAL	5267 LINDA VISTA RD	SAN DIEGO	CA	92110	436-350-21-00	WEST COAST ANIMAL HOSPITAL	
32	COMMERCIAL	5269 LINDA VISTA RD	SAN DIEGO	CA	92110	436-350-21-00	ALE TALES	
33	COMMERCIAL	5277 LINDA VISTA RD	SAN DIEGO	CA	92110	436-350-21-00	CROSS FIT	
34	COMMERCIAL	5287 LINDA VISTA RD	SAN DIEGO	CA	92110	436-350-21-00	LUV BRIDAL	
35	COMMERCIAL	5297 LINDA VISTA RD	SAN DIEGO	CA	92110	436-350-21-00	LH ACUPLEASURE	
36	COMMERCIAL	5299 LINDA VISTA RD STE 100	SAN DIEGO	CA	92110	436-350-21-00	PRESIDIO L L C	
37	COMMERCIAL	5299 LINDA VISTA RD STE 200	SAN DIEGO	CA	92110	436-350-21-00	PRESIDIO L L C	
38	INDUSTRIAL	5228 RILEY ST	SAN DIEGO	CA	92110	436-350-28-00	SHERWIN-WILLIAMS	
39	INDUSTRIAL	5232 RILEY ST	SAN DIEGO	CA	92110	436-350-28-00	J P LONGBALL	
40	COMMERCIAL	5201 LINDA VISTA RD STE 100	SAN DIEGO	CA	92110	436-350-30-00	ROSE DONUTS	
41	COMMERCIAL	5201 LINDA VISTA RD STE 101	SAN DIEGO	CA	92110	436-350-30-00	SUPERTEK COMPUTER SVC	
42	COMMERCIAL	5201 LINDA VISTA RD STE 102	SAN DIEGO	CA	92110	436-350-30-00	MATADOR MEXICAN GRILL	
43	COMMERCIAL	5201 LINDA VISTA RD STE 103	SAN DIEGO	CA	92110	436-350-30-00	RYANS CAFÉ	
44	COMMERCIAL	5201 LINDA VISTA RD STE 104	SAN DIEGO	CA	92110	436-350-30-00	BEAUTY BY HAVILAH	
45	COMMERCIAL	5201 LINDA VISTA RD STE 105	SAN DIEGO	CA	92110	436-350-30-00	PRESIDIO MARKET	
46	COMMERCIAL	5251 LINDA VISTA RD	SAN DIEGO	CA	92110	436-350-31-00	ERIC'S MEDICAL SUPPLY INC	
47	COMMERCIAL	5255 LINDA VISTA RD	SAN DIEGO	CA	92110	436-350-31-00	SOCIAL HOOKAH LOUNGE	
48	COMMERCIAL	5259 LINDA VISTA RD	SAN DIEGO	CA	92110	436-350-31-00	J T THAI FOOD	
49	COMMERCIAL	5370 NAPA ST	SAN DIEGO	CA	92110	436-350-32-00	AERIAL REVOLUTION ENTERTAINMENT	
50	COMMERCIAL	5376 NAPA ST	SAN DIEGO	CA	92110	436-350-32-00	WURTS CARPET OUTLET	
51	COMMERCIAL	5390 NAPA ST	SAN DIEGO	CA	92110	436-350-32-00	AUTOMOTIVE DATA RESEARCH	
52	INDUSTRIAL	960 SHERMAN ST	SAN DIEGO	CA	92110	436-440-04-00	FLOOR & DÉCOR	
53	INDUSTRIAL	908 SHERMAN ST	SAN DIEGO	CA	92110	436-440-07-00	MORENA SELF STORAGE LP	
54	AUTOMOTIVE USES	5252 LOVELOCK ST	SAN DIEGO	CA	92110	436-440-08-00	MOSSY AUTOMOBILE GROUP	
55	INDUSTRIAL	5232 LOVELOCK ST	SAN DIEGO	CA	92110	436-440-09-00	GOODWILL INDUSTRIES OF SAN DIEGO COUNTY	
56	NO VALUE		SAN DIEGO	CA	92110	436-440-11-00	ATCHISON TOPEKA & SANTA FE RAILWAY CO	
57	NO VALUE		SAN DIEGO	CA	92110	436-440-12-00	ATCHISON TOPEKA & SANTA FE RAILWAY CO	
58	VACANT	SHERMAN ST	SAN DIEGO	CA	92110	436-440-13-00	MORENA SELF STORAGE LP	
59	INDUSTRIAL	5232 LOVELOCK ST	SAN DIEGO	CA	92110	436-440-18-00	GOODWILL INDUSTRIES OF SAN DIEGO COUNTY	
60	INDUSTRIAL	5215 LOVELOCK ST	SAN DIEGO	CA	92110	436-440-25-00	AMERICAN RADIO INC	
61	INDUSTRIAL	5225 LOVELOCK ST	SAN DIEGO	CA	92110	436-440-25-00	ALLEN'S FLOWERS & PLANTS LLC	
62	INDUSTRIAL	5235 LOVELOCK ST	SAN DIEGO	CA	92110	436-440-25-00	DIRECT DEMOS LLC	
63	INDUSTRIAL	5245 LOVELOCK ST	SAN DIEGO	CA	92110	436-440-25-00	CORONADO BREWING CO	
64	INDUSTRIAL	5255 LOVELOCK ST	SAN DIEGO	CA	92110	436-440-25-00	GLENWOOD DISTRIBUTING CORPORATION	
65	NO VALUE	LOVELOCK ST	SAN DIEGO	CA	92110	436-440-26-00	ATCHISON TOPEKA & SANTA FE RAILWAY CO	
66	RECREATIONAL	877 SHERMAN ST	SAN DIEGO	CA	92110	436-451-06-00	CITY OF SAN DIEGO	
67	RECREATIONAL	887 SHERMAN ST	SAN DIEGO	CA	92110	436-451-06-00	CITY OF SAN DIEGO	
68	RECREATIONAL	887 1/2 SHERMAN ST	SAN DIEGO	CA	92110	436-451-06-00	CITY OF SAN DIEGO	
69	NO VALUE	FRIARS RD	SAN DIEGO	CA	92110	436-451-08-00	CITY OF SAN DIEGO	
70	NO VALUE	MORGAN ST	SAN DIEGO	CA	92110	436-451-10-00	SAN DIEGO METROPOLITAN TRANSIT DEVELOPMENT BOARD	
71	NO VALUE	FRIARS RD	SAN DIEGO	CA	92110	436-451-11-00	CITY OF SAN DIEGO	
72	NO VALUE	FRIARS RD	SAN DIEGO	CA	92110	436-451-12-00	CITY OF SAN DIEGO	
73	INDUSTRIAL	5304 CUSTER ST	SAN DIEGO	CA	92110	436-452-01-00	FIBERGLASS WAREHOUSE	
74	INDUSTRIAL	5318 CUSTER ST	SAN DIEGO	CA	92110	436-452-02-00	NINTEMAN DEAN N TRUST 05-18-10	
75	INDUSTRIAL	5320 CUSTER ST	SAN DIEGO	CA	92110	436-452-02-00	REUSABLE FINDS	
76	INDUSTRIAL	5328 CUSTER ST	SAN DIEGO	CA	92110	436-452-03-00	BANKS PROPERTY LLC	
77	INDUSTRIAL	5338 CUSTER ST	SAN DIEGO	CA	92110	436-452-03-00	AQUA SEAL, INC.	
78	COMMERCIAL	5315 BANKS ST	SAN DIEGO	CA	92110	436-452-07-00	OGLE FAMILY TRUST 09-25-11	
79	PARKING LOT	5305 BANKS ST	SAN DIEGO	CA	92110	436-452-08-00	OGLE FAMILY TRUST 09-25-11	

ATTACHMENT 6

80	COMMERCIAL	935 SHERMAN ST	SAN DIEGO	CA	92110	436-452-09-00	LLOYD PEST CONTROL
81	COMMERCIAL	5335 BANKS ST	SAN DIEGO	CA	92110	436-452-13-00	A E FLORAL
82	COMMERCIAL	5337 BANKS ST STE A	SAN DIEGO	CA	92110	436-452-13-00	CLOVE ST PRESS
83	COMMERCIAL	5337 BANKS ST STE B	SAN DIEGO	CA	92110	436-452-13-00	BANKS PROPERTY LLC
84	COMMERCIAL	5343 BANKS ST	SAN DIEGO	CA	92110	436-452-13-00	PROSPECT MORTGAGE
85	INDUSTRIAL	5353 BANKS ST	SAN DIEGO	CA	92110	436-452-14-00	FLORENTINE CO
86	INDUSTRIAL	5304 BANKS ST	SAN DIEGO	CA	92110	436-453-01-00	SMITH BROTHERS
87	INDUSTRIAL	5312 BANKS ST	SAN DIEGO	CA	92110	436-453-02-00	QUANTITATIVE ECOLOGY, INCORPORATED
88	INDUSTRIAL	5322 BANKS ST	SAN DIEGO	CA	92110	436-453-03-00	MARVIN GARDENS LLC
89	INDUSTRIAL	5328 BANKS ST	SAN DIEGO	CA	92110	436-453-04-00	DEFT BREWING
90	INDUSTRIAL	5334 BANKS ST	SAN DIEGO	CA	92110	436-453-05-00	SUBJECT PROPERTY
91	INDUSTRIAL	5325 GRANT ST	SAN DIEGO	CA	92110	436-453-09-00	K C DISTRIBUTING
92	INDUSTRIAL	5319 GRANT ST	SAN DIEGO	CA	92110	436-453-10-00	GARAGE DOOR MEDICS
93	INDUSTRIAL	5305 GRANT ST	SAN DIEGO	CA	92110	436-453-11-00	E S PROPERTIES LP
94	INDUSTRIAL	5311 GRANT ST	SAN DIEGO	CA	92110	436-453-11-00	CDH TRADING
95	AUTOMOTIVE USES	5354 BANKS ST STE A	SAN DIEGO	CA	92110	436-453-12-00	STEVES BEEMER BENZ
96	AUTOMOTIVE USES	5354 BANKS ST STE B	SAN DIEGO	CA	92110	436-453-12-00	STEVES BEEMER BENZ
97	AUTOMOTIVE USES	5354 BANKS ST STE C	SAN DIEGO	CA	92110	436-453-12-00	FORSYTH KATHLEEN M REVOCABLE TRUST 03-11-08
98	AUTOMOTIVE USES	5354 BANKS ST STE D	SAN DIEGO	CA	92110	436-453-12-00	FORSYTH KATHLEEN M REVOCABLE TRUST 03-11-08
99	INDUSTRIAL	5355 GRANT ST	SAN DIEGO	CA	92110	436-453-13-00	BRICKYARD CAGES
THE BRICKYARD CAGES ARE WITHIN A ~300FT WALKING DISTANCE FROM THE SUBJECT PROPERTY. BRICKYARD OFFERS YOUTH AND ALL AGE HITTING/PITCHING LESSONS AS WELL AS YOUTH CAMPS ONSITE.							
100	INDUSTRIAL	5345 GRANT ST	SAN DIEGO	CA	92110	436-453-14-00	PRECISION WOODCRAFT
101	COMMERCIAL	5330 NAPA ST	SAN DIEGO	CA	92110	436-460-01-00	U.S. BANK
102	RESTAURANT	5302 NAPA ST	SAN DIEGO	CA	92110	436-460-02-00	TIO LEOS MEXICAN RESTAURANTS
103	COMMERCIAL	814 MORENA BLVD STE 101	SAN DIEGO	CA	92110	436-460-04-00	UPWARD TREND
104	COMMERCIAL	814 MORENA BLVD STE 102	SAN DIEGO	CA	92110	436-460-04-00	KENCOM INC
105	COMMERCIAL	814 MORENA BLVD STE 103	SAN DIEGO	CA	92110	436-460-04-00	CENTRAL SAN DIEGO ATTORNEY SERVICE INC
106	COMMERCIAL	814 MORENA BLVD STE 104	SAN DIEGO	CA	92110	436-460-04-00	MESA REALTY CO
107	COMMERCIAL	814 MORENA BLVD STE 105	SAN DIEGO	CA	92110	436-460-04-00	BRANDON LOO - STATE FARM AGENT
108	COMMERCIAL	814 MORENA BLVD STE 106	SAN DIEGO	CA	92110	436-460-04-00	WHITT KAREN L LIVING TRUST 12-22-05
109	COMMERCIAL	814 MORENA BLVD STE 107	SAN DIEGO	CA	92110	436-460-04-00	MORTGAGE ALLIANCE GROUP
110	COMMERCIAL	814 MORENA BLVD STE 108	SAN DIEGO	CA	92110	436-460-04-00	CETERA ADVISOR NETWORKS
111	COMMERCIAL	814 MORENA BLVD STE 110	SAN DIEGO	CA	92110	436-460-04-00	SR BRADLEY & ASSOCIATES, INC
112	COMMERCIAL	814 MORENA BLVD STE 111	SAN DIEGO	CA	92110	436-460-04-00	ELOITE HOME LOANS
113	COMMERCIAL	814 MORENA BLVD STE 202	SAN DIEGO	CA	92110	436-460-04-00	KERI SILVA DDS, INC
114	COMMERCIAL	814 MORENA BLVD STE 204	SAN DIEGO	CA	92110	436-460-04-00	WHITT KAREN L LIVING TRUST 12-22-05
115	COMMERCIAL	814 MORENA BLVD STE 205	SAN DIEGO	CA	92110	436-460-04-00	LOOMIS, KELLY J DO
116	COMMERCIAL	814 MORENA BLVD STE 206	SAN DIEGO	CA	92110	436-460-04-00	HOECH ROBINSON CORP
117	COMMERCIAL	814 MORENA BLVD STE 207	SAN DIEGO	CA	92110	436-460-04-00	LOPEZ PRICE COX
118	COMMERCIAL	814 MORENA BLVD STE 208	SAN DIEGO	CA	92110	436-460-04-00	SPENCER FRANCO TRADING LTD
119	COMMERCIAL	814 MORENA BLVD STE 209	SAN DIEGO	CA	92110	436-460-04-00	S R BRADLEY ASSOC
120	COMMERCIAL	814 MORENA BLVD STE 210	SAN DIEGO	CA	92110	436-460-04-00	DAVIS
121	COMMERCIAL	814 MORENA BLVD STE 301	SAN DIEGO	CA	92110	436-460-04-00	EDWARD JONES
122	COMMERCIAL	814 MORENA BLVD STE 302	SAN DIEGO	CA	92110	436-460-04-00	IDAT TECHNOLOGIES
123	COMMERCIAL	814 MORENA BLVD STE 303	SAN DIEGO	CA	92110	436-460-04-00	NUERA CONTRACTING CONSULTING
124	COMMERCIAL	814 MORENA BLVD STE 304	SAN DIEGO	CA	92110	436-460-04-00	PEOPLES HOME MORTGAGE
125	COMMERCIAL	814 MORENA BLVD STE 305	SAN DIEGO	CA	92110	436-460-04-00	WHITT KAREN L LIVING TRUST 12-22-05
126	COMMERCIAL	814 MORENA BLVD STE 306	SAN DIEGO	CA	92110	436-460-04-00	RUSSELL POND ARCHITECT & ASSOCIATES
127	COMMERCIAL	814 MORENA BLVD STE 307	SAN DIEGO	CA	92110	436-460-04-00	FARMERS INSURANCE
128	COMMERCIAL	814 MORENA BLVD STE 308	SAN DIEGO	CA	92110	436-460-04-00	GUARD WEST SECURITY SERVICES
129	COMMERCIAL	814 MORENA BLVD STE 309	SAN DIEGO	CA	92110	436-460-04-00	MARKETING DELI
130	COMMERCIAL	814 MORENA BLVD STE 310	SAN DIEGO	CA	92110	436-460-04-00	COMMUNITY MORTGAGE
131	COMMERCIAL	814 MORENA BLVD STE 311	SAN DIEGO	CA	92110	436-460-04-00	WHITT KAREN L LIVING TRUST 12-22-05
132	COMMERCIAL	855 MORENA BLVD	SAN DIEGO	CA	92110	436-460-08-00	VIP CLEANERS & LAUNDRY
133	COMMERCIAL	909 MORENA BLVD	SAN DIEGO	CA	92110	436-460-11-00	THE COMPOUND LIFTING CLUB
134	RESTAURANT	845 MORENA BLVD	SAN DIEGO	CA	92110	436-460-12-00	CARL'S JR
135	COMMERCIAL	5150 LINDA VISTA RD	SAN DIEGO	CA	92110	436-460-13-00	7-ELEVEN
136	NO VALUE	(VACANT) GREENWOOD ST	SAN DIEGO	CA	92110	436-470-19-00	SAN DIEGO GAS & ELECTRIC CO
137	NO VALUE	(VACANT) GREENWOOD ST	SAN DIEGO	CA	92110	436-470-27-00	SAN DIEGO METROPOLITAN TRANSIT DEVELOPMENT BOARD
138	NO VALUE	(VACANT) FORT STOCKTON DR	SAN DIEGO	CA	92110	436-470-28-00	CITY OF SAN DIEGO
139	NO VALUE	5375 NAPA ST STE 101	SAN DIEGO	CA	92110	436-480-20-00	MISSION FEDERAL CREDIT UNION
140	NO VALUE	5375 NAPA ST STE 102	SAN DIEGO	CA	92110	436-480-20-00	SAN DIEGO METROPOLITAN TRANSIT DEVELOPMENT BOARD
141	NO VALUE	5375 NAPA ST STE 103	SAN DIEGO	CA	92110	436-480-20-00	URBANE CAFÉ
142	NO VALUE	5375 NAPA ST STE 104	SAN DIEGO	CA	92110	436-480-20-00	SAN DIEGO METROPOLITAN TRANSIT DEVELOPMENT BOARD
143	NO VALUE	5375 NAPA ST STE 105	SAN DIEGO	CA	92110	436-480-20-00	FANTASTIC SAMS
144	NO VALUE	5375 NAPA ST STE 106	SAN DIEGO	CA	92110	436-480-20-00	FEDEX OFFICE PRINT SHIP
145	NO VALUE	5375 NAPA ST STE 107	SAN DIEGO	CA	92110	436-480-20-00	TAN-CHA
146	NO VALUE	5375 NAPA ST STE 108	SAN DIEGO	CA	92110	436-480-20-00	PITA PIT
147	NO VALUE	5375 NAPA ST STE 110	SAN DIEGO	CA	92110	436-480-20-00	SAN DIEGO METROPOLITAN TRANSIT DEVELOPMENT BOARD
148	NO VALUE	5395 NAPA ST STE 100	SAN DIEGO	CA	92110	436-480-21-00	ARRIVE MISSION VALLEY
149	NO VALUE	NAPA ST	SAN DIEGO	CA	92110	436-480-22-00	SAN DIEGO METROPOLITAN TRANSIT DEVELOPMENT BOARD
150	NO VALUE	FRIARS RD	SAN DIEGO	CA	92110	436-480-23-00	SAN DIEGO METROPOLITAN TRANSIT DEVELOPMENT BOARD
151	NO VALUE	FRIARS RD	SAN DIEGO	CA	92110	436-490-20-00	CITY OF SAN DIEGO
152	NO VALUE	FRIARS RD	SAN DIEGO	CA	92110	436-490-21-00	CITY OF SAN DIEGO
153	INDUSTRIAL	5404 NAPA ST	SAN DIEGO	CA	92110	436-500-04-00	ALCALA CO.,INC
154	INDUSTRIAL	5422 NAPA ST	SAN DIEGO	CA	92110	436-500-04-00	CESN CONSTRUCTION
155	INDUSTRIAL	5444 NAPA ST	SAN DIEGO	CA	92110	436-500-04-00	SYNDICATE AUTOMOTIVE CONCEPTS
156	INDUSTRIAL	5225 RILEY ST	SAN DIEGO	CA	92110	436-500-04-00	GRAPHIC BUILDERS INC.
157	INDUSTRIAL	5227 RILEY ST	SAN DIEGO	CA	92110	436-500-04-00	PROVERB 5356 INC
158	INDUSTRIAL	5220 GAINES ST	SAN DIEGO	CA	92110	436-500-04-00	PROVERB 5356 INC
159	NO VALUE	VACANT	SAN DIEGO	CA	92110	436-520-03-00	CITY OF SAN DIEGO

ATTACHMENT 6

160	INDUSTRIAL	5258 ANNA AVE	SAN DIEGO	CA	92110	436-660-14-00	N P ANNA LLC	
161	INDUSTRIAL	5260 ANNA AVE	SAN DIEGO	CA	92110	436-660-14-00	SQUARE PEG PACKAGING AND PRINTING	
162	INDUSTRIAL	5265 LOVELOCK ST	SAN DIEGO	CA	92110	436-660-25-00	RALLYS HAMBURGERS INC	
163	INDUSTRIAL	5285 LOVELOCK ST	SAN DIEGO	CA	92110	436-660-26-00	SUPER SECRET LAIR LLC	
164	INDUSTRIAL	5280 ANNA AVE	SAN DIEGO	CA	92110	436-660-26-00	SUPER SECRET LAIR LLC	
165	NO VALUE	FRIARS RD	SAN DIEGO	CA	92110	436-660-46-00	CITY OF SAN DIEGO	
166	NO VALUE	FRIARS RD	SAN DIEGO	CA	92110	436-660-48-00	SAN DIEGO METROPOLITAN TRANSIT DEVELOPMENT BOARD	
167	NO VALUE	FRIARS RD	SAN DIEGO	CA	92110	436-660-52-00	CITY OF SAN DIEGO	
168	NO VALUE	CHESTNUT	SAN DIEGO	CA	92110	436-670-04-00	CITY OF SAN DIEGO	
169	NO VALUE	WHITMAN ST	SAN DIEGO	CA	92110	436-670-06-00	CITY OF SAN DIEGO	
170	NO VALUE		SAN DIEGO	CA	92110	436-680-05-00	CITY OF SAN DIEGO	
171	NO VALUE		SAN DIEGO	CA	92110	436-690-07-00	CITY OF SAN DIEGO	
172	NO VALUE		SAN DIEGO	CA	92110	436-700-04-00	CITY OF SAN DIEGO	
173	RESID. MULTIPLE FAMILY	5175 LINDA VISTA RD STE 101	SAN DIEGO	CA	92110	760-245-18-00	JAMBA JUICE	
174	RESID. MULTIPLE FAMILY	5175 LINDA VISTA RD STE 102	SAN DIEGO	CA	92110	760-245-18-00	CRICKET WIRELESS AUTH RETAILER	
175	RESID. MULTIPLE FAMILY	5175 LINDA VISTA RD STE 103	SAN DIEGO	CA	92110	760-245-18-00	HEAVENLY NAILS SPA	
176	RESID. MULTIPLE FAMILY	5175 LINDA VISTA RD STE 104	SAN DIEGO	CA	92110	760-245-18-00	FPACP3 MORENA VISTA LLC	
177	RESID. MULTIPLE FAMILY	5175 LINDA VISTA RD STE 105	SAN DIEGO	CA	92110	760-245-18-00	TACO DEL MAR	
178	RESID. MULTIPLE FAMILY	5175 LINDA VISTA RD STE 106	SAN DIEGO	CA	92110	760-245-18-00	ZPIZZA	
179	RESID. MULTIPLE FAMILY	5175 LINDA VISTA RD STE 107	SAN DIEGO	CA	92110	760-245-18-00	STARBUCKS	



13520 Scarsdale Way
San Diego, CA 92128
www.titleprois.com

CERTIFICATION

I SEAN WILSON/ TITLE PRO INFORMATION SYSTEMS HEREBY CERTIFY THAT THE ATTACHED LIST CONTAINS THE NAMES, ADDRESSES AND PARCEL NUMBERS OF ALL PERSONS TO WHOM ALL PROPERTY IS ASSESSED AS THEY APPEAR ON THE LATEST AVAILABLE ASSESSMENT ROLL OF THE COUNTY WITHIN THE AREA DESCRIBED AND REQUESTED BY YOU THE CLIENT, THE REQUIRED RADIUS MEASURED FROM THE EXTERIOR BOUNDARIES OF THE PROPERTY REQUESTED AND DESCRIBED AS:

APN(S): 626-422-05 100FT & 1000FT
PLAT DATE: 02/14/2023
COUNTY OF: SAN DIEGO
CITY OF: SAN DIEGO



SEAN WILSON
TITLE PRO INFORMATION SYSTEMS

DATE:
02/14/2023

	City of San Diego Development Services (619) 446-5000	Affidavit for Cannabis Outlet or Cannabis Production Facility for Conditional Use Permit (CUP)	FORM DS-190 March 2020
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The purpose of this affidavit is for the property owner, authorized agent, or business owner of the Cannabis Outlet (Outlet) and Cannabis Production Facility (Facility) to affirm that all uses within 1,000 feet from the subject property line have been identified, including residential zones within 100 feet, as defined in San Diego Municipal Code (SDMC), Sections [113.0103](#), [141.0504](#), and [141.1004](#).

The proposed Outlet and Facility location must be 100 feet from any residential zone and not within 1,000 feet of the property line of the following:

- | | |
|--|---|
| 1. Resource and population-based city park | 6. Minor-oriented facility |
| 2. Church | 7. Residential Care Facility |
| 3. Child care center | 8. Schools |
| 4. Playground | 9. Other Cannabis Outlets |
| 5. City library | (applicable to Outlet CUP applications only). |

GENERAL INFORMATION

Project Name:	Project No.: <i>For City Use Only</i>
---------------	---------------------------------------

Project Address:

Date Information Verified by Owner or Authorized Agent:

DECLARATION: *The property owner, authorized agent, or business owner of the Outlet and Facility must complete the following section and sign their name where indicated.*

We are aware that the business described above is subject to the Cannabis Outlet or Cannabis Production Facility requirements regulated by SDMC Section [141.0504](#) (Outlet) and Section [141.1004](#) (Facility), and [Chapter 4, Article 2, Division 15](#). We hereby affirm under penalty of perjury that the proposed business location is not within 1,000 feet, measured in accordance with SDMC Section [113.0225](#) of the property line of any resource and population-based city park, church, child care center, playground, library owned and operated by the City of San Diego, minor-oriented facility, residential care facility, and other Cannabis Outlets (applicable to Outlet CUP applications only), or schools; and is 100 feet from any residential zone as identified on the 1000-foot radius map and spreadsheet submitted with the Conditional Use Permit application.

Property Owner or Authorized Agent Name: *Check one* Owner Agent Telephone No.:

Mailing Address: City: State: Zip Code:

Signature: Date:

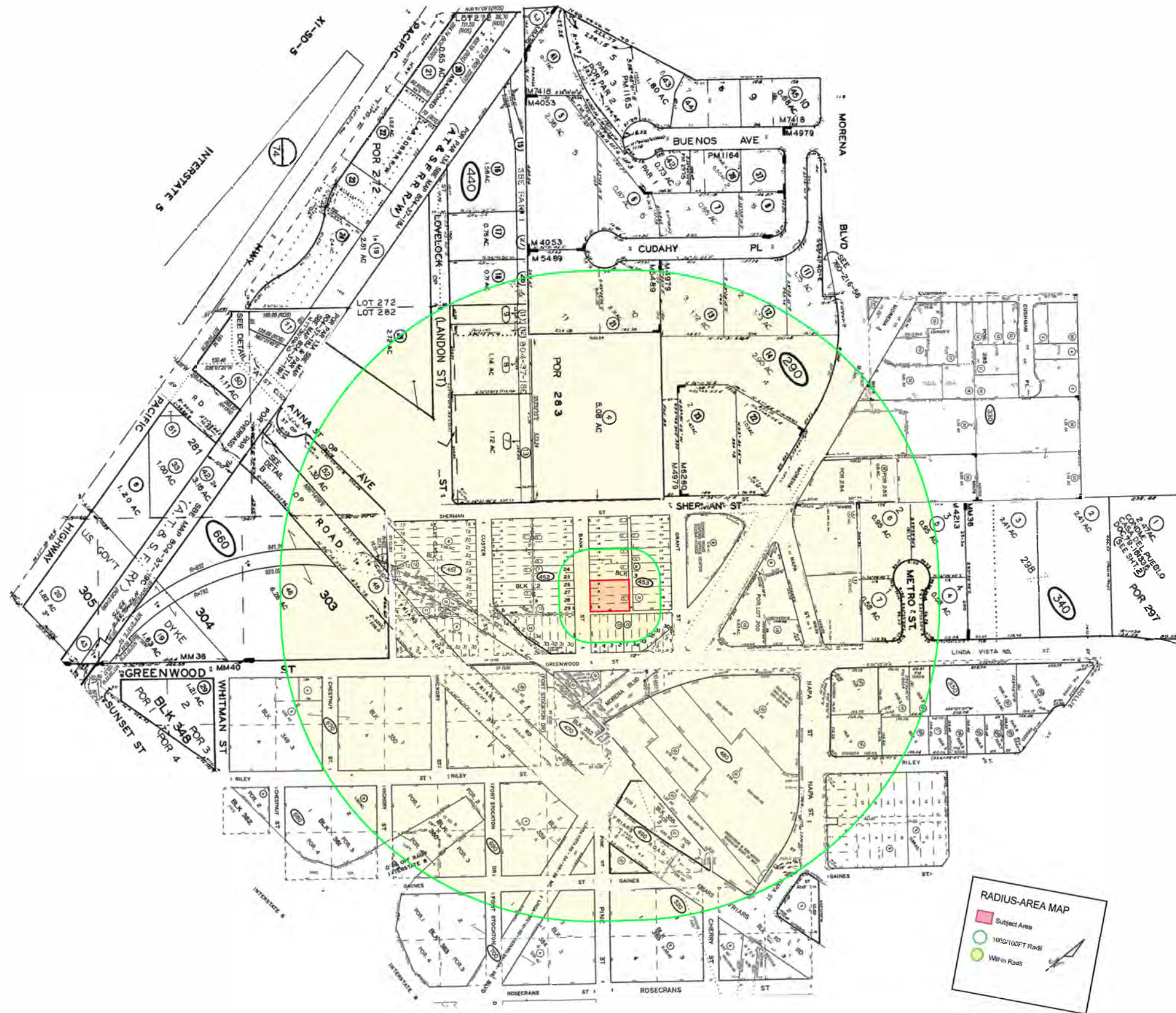
Business Owner Name: Telephone No.:

Mailing Address: City: State: Zip Code:

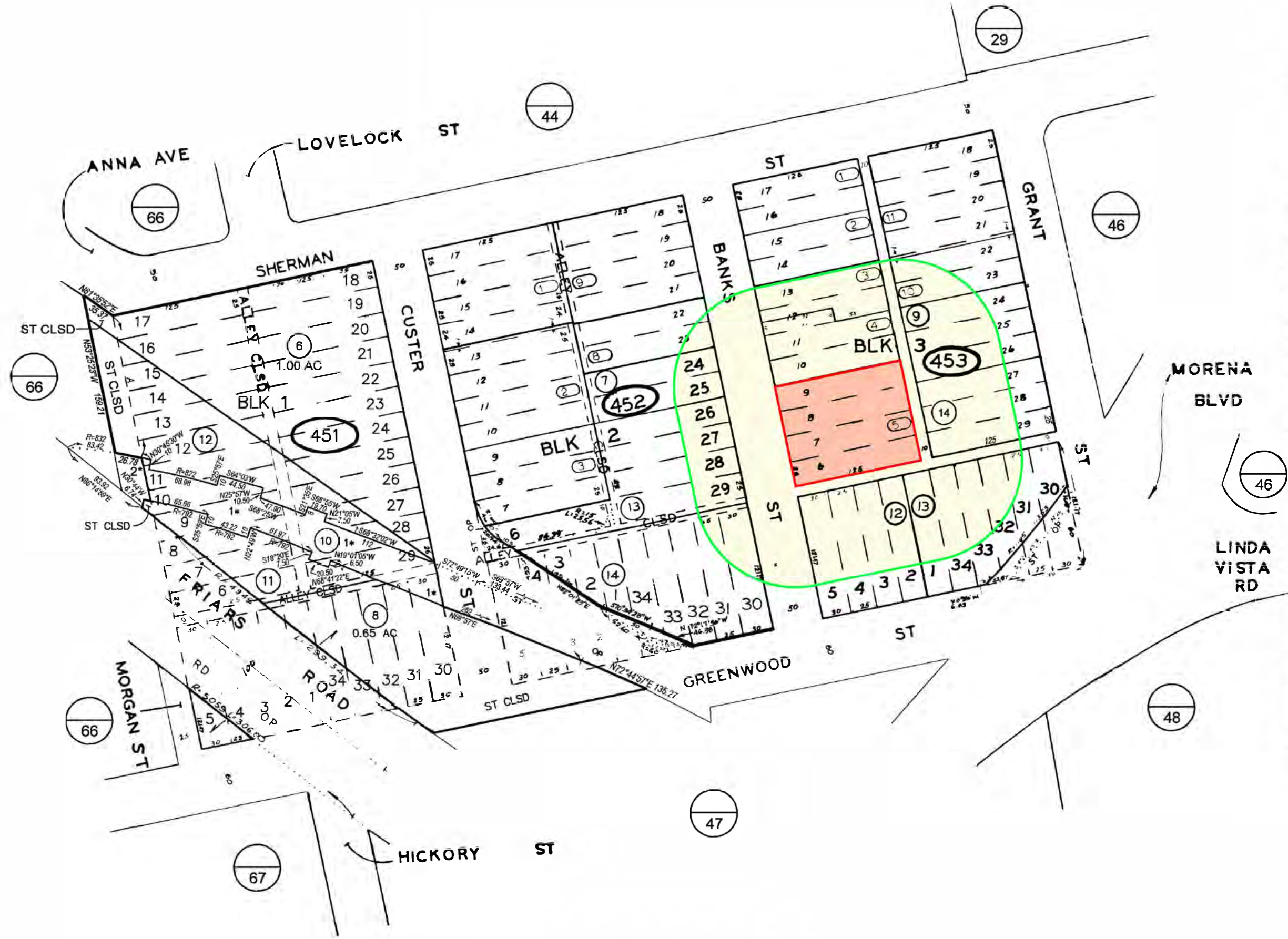
Signature: Date:

1000-FOOT VICINITY/AREA MAP





ONE SET OF MAPS



08/20/2018 JGD

CHANGES				
BLK	OLD	NEW	YR	CUT
451	1&2	3,4	70	390
452	ALLEY CLOS	1-9	75	5609
452	PICK-UP	10	75	794
452	4, 10	11 & ST	75	2610
452	5&6, 11	12-13	80	1531
453	6	12 & 13	80	1532
452	12	14 & ST	87	1066
451	3&4	5-9	00	1552
451	7&9	10	00	1760
451	5,8&10	SAME & ST CLSD	04	5665
453	7&8	14	11	1221
451	5 & 6	SAME & ST CLSD	13	5512
451	5	11&12	19	1106

1* MTBD R/W
2* MORGAN ST

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCELS MAY NOT COMPLY WITH LOCAL SUBDIVISION OR BUILDING ORDINANCES.



436-290

7/16/99 MAS

BLK.	OLD	NEW	YR	CUT
34	40	41	73	4793
38	40	42	75	4086
32	180-21	43	76	1239
30, 31	44	76	3041	
28	29	45	77	333

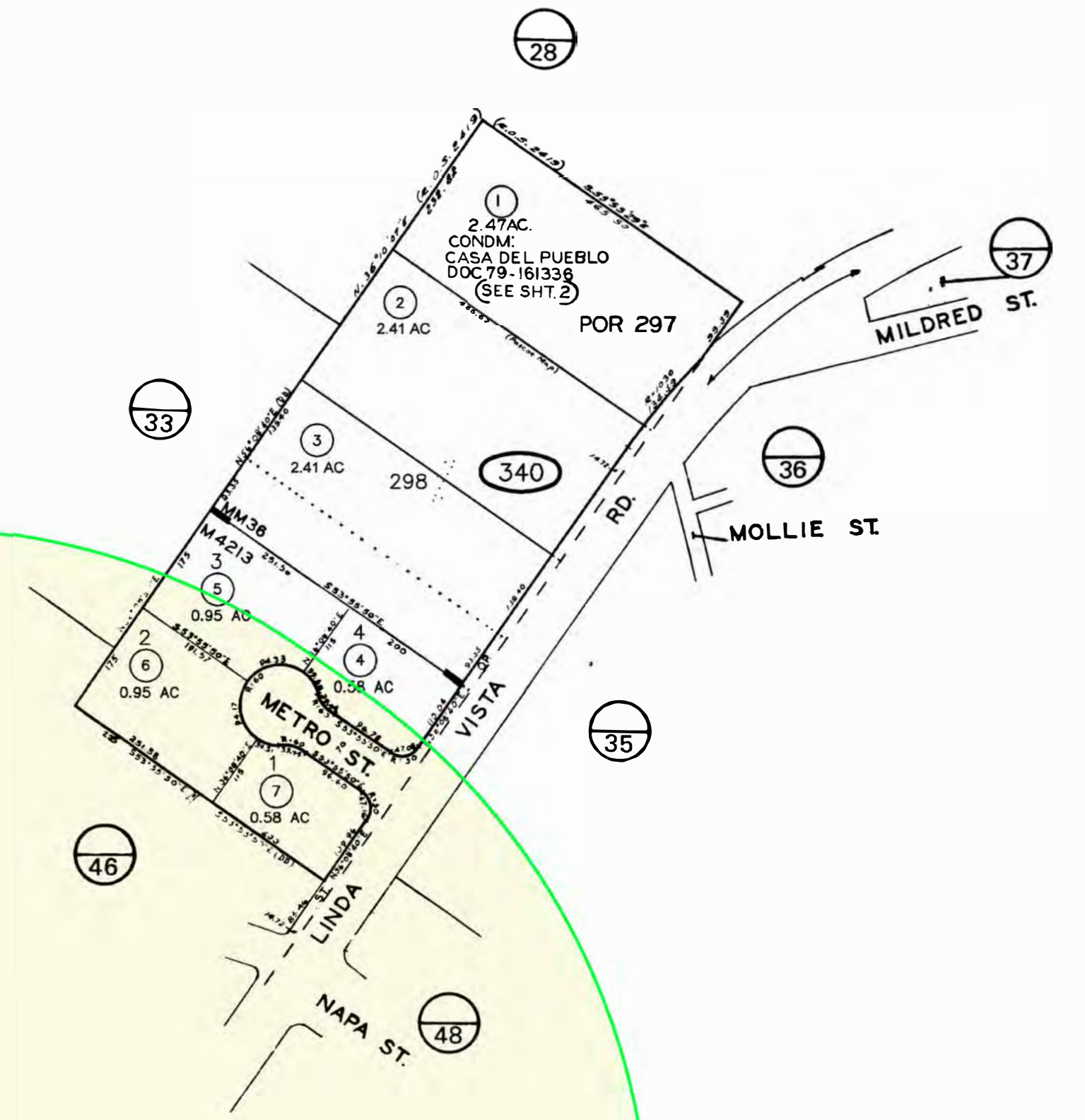
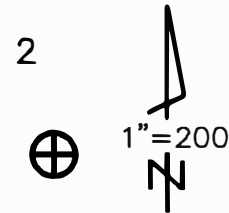


1* (A. T. & S. F. RY)
PAR 12A SBE MAP 804-37-18J

- MAP 7418 - MORENA PLAZA UNIT NO. 1
- MAP 6260 - LINDE COMMERCIAL SUB
- MAP 5489 - CUDAHY'S SUB UNIT NO. 2
- MAP 4979 - LINDE SUB
- MAP 4053 - CUDAHY'S SUB
- MM 36 - PUEBLO LANDS
- ROS 7455

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCELS MAY NOT COMPLY WITH LOCAL SUBDIVISION OR BUILDING ORDINANCES.

SAN DIEGO COUNTY
ASSESSOR'S MAP
BOOK 436, PAGE 29



04/29/10 RAG

CHANGES

BLK	OLD	NEW	YR	CUT	
340	1	CONDO	80	438	CC
	02 & 03	SAME & AC CHG	10	5809	

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MAP 4213 - PUEBLO HEIGHTS
MM 36 - PUEBLO LANDS
ROS 2419

1" = 100'



12-11-91 MCD

BLK	OLD	NEW	YR	CUT
	11	13-15	74	2903
	13	16, 17	77	1369
	16, 17	SAME	79	3040
	3, 4, 6, 7, 10			
	12, 14 - 17			
	400-125	18-29	80	2848
	18, 19, 29	30-32	92	1947

03

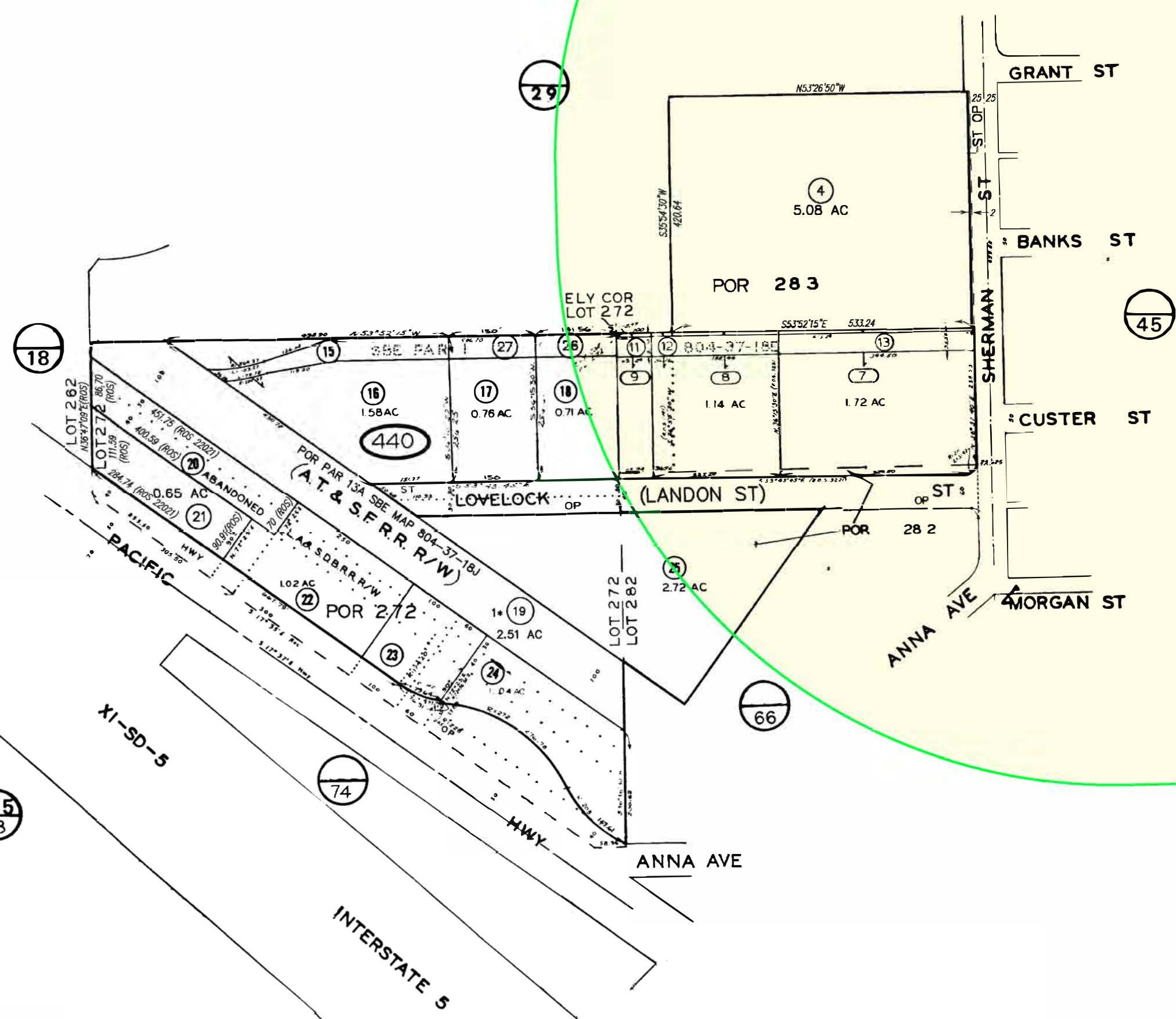
436-350



San Diego County
ASSESSOR'S MAP
BOOK 436 PAGE 35

MM 40 - OLD SAN DIEGO
 ROS .10779

1"=200'



01/10/2021 JGD

CHANGES				
BLK	OLD	NEW	YR	CUT
440	435-430 (ROS)	14-25	75	10043
	14	26&27	19	1261
	4	SAME & ST OP	21	4647

435-430
(436-440)

18

29

45

66

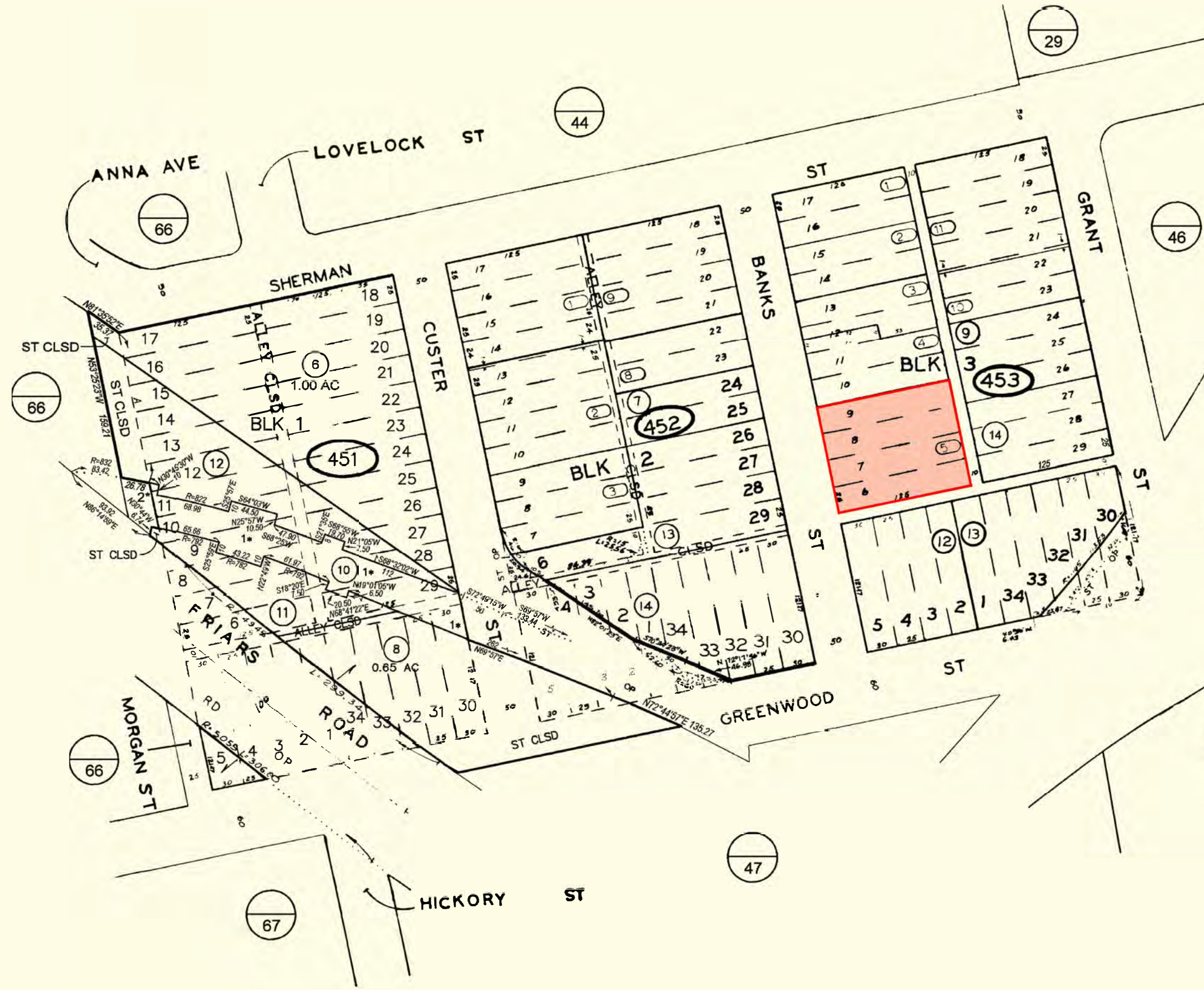
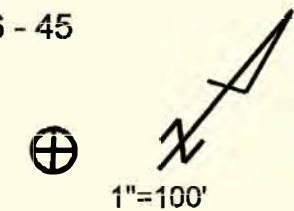
74

435
48

1* 760-216-90 POR

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08/20/2018 JGD

CHANGES

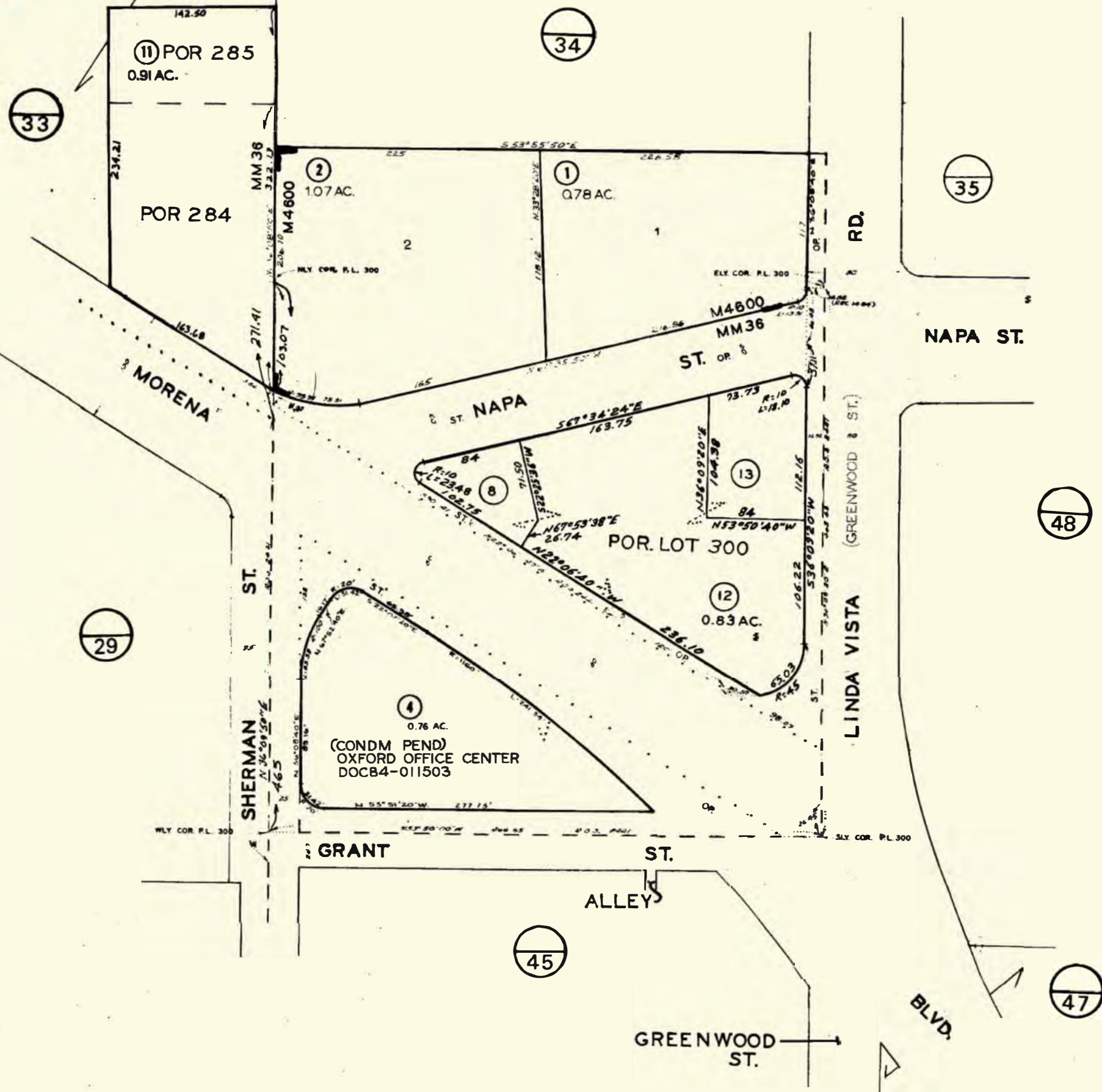
BLK	OLD	NEW	YR	CUT
451	1&2	3,4	70	390
452	ALLEY CLOS	1-9	75	5809
452	PICK-UP	10	75	794
452	4, 10	11 & ST	75	2610
452	5&6/11	12-13	80	1531
453	6	12 & 13	80	1532
452	12	14 & ST OP	97	1086
451	3&4	5-9	00	1552
451	7&9	10	00	1760
451	5,8&10	SAME & ST CLSD	04	5665
453	7&8	14	11	1221
451	5 & 6	SAME & ST CLSD	13	5512
451	5	11&12	19	1106

1* MTBD R/W
2* MORGAN ST

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08

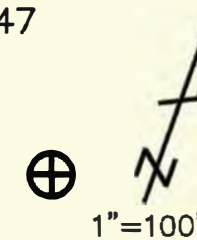
1" = 100'



3-20-84, CW

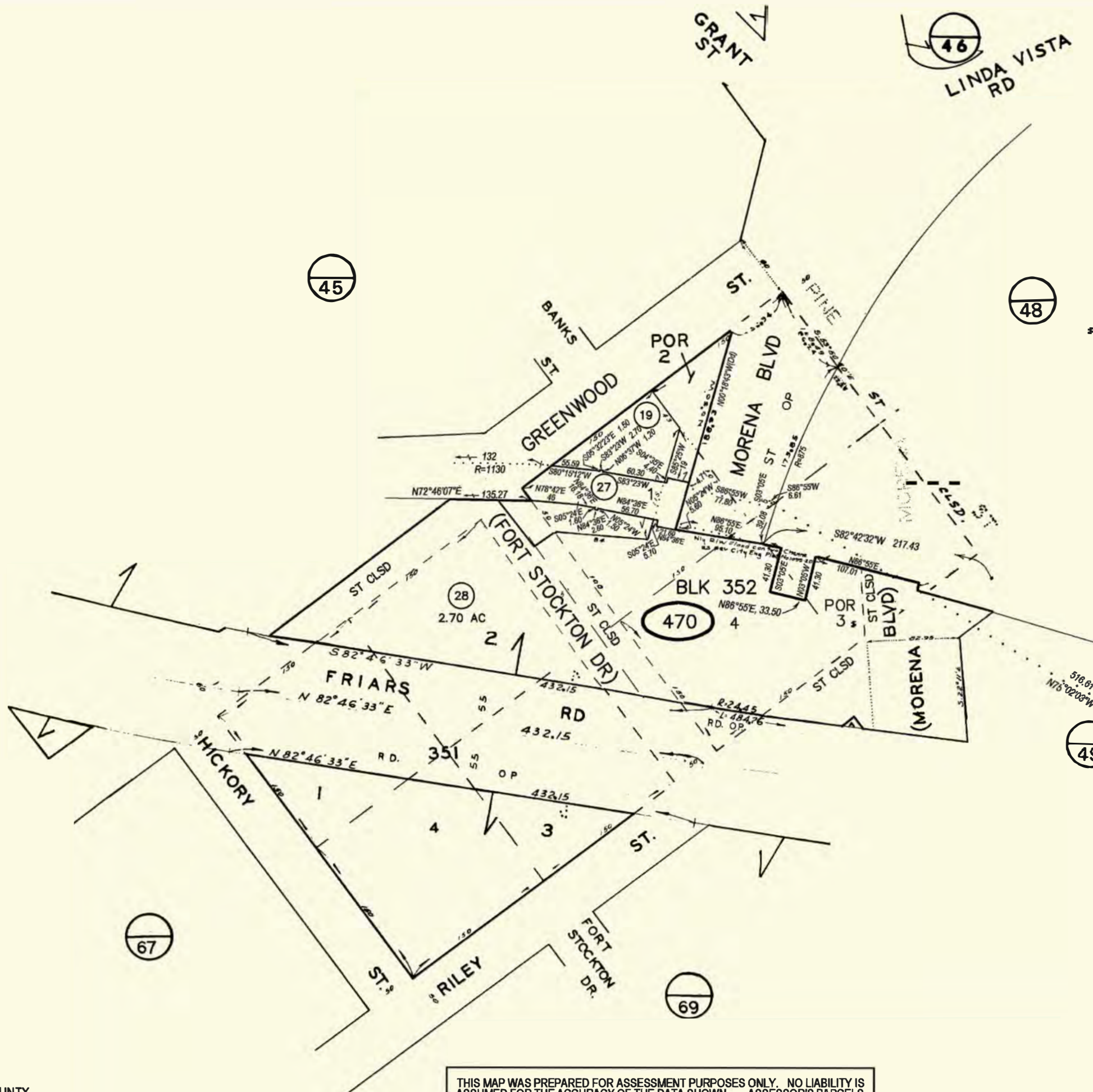
CHANGES

BLK	OLD	NEW	CUT
440-10	11	75	10043
6, 9 & 10	12 & 13	84	3569



03/01/2005 EK

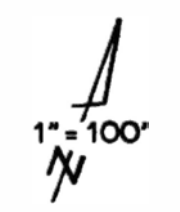
CHANGES				
BLK	OLD	NEW	YR	CUT
470	1&4	16-18	70	309
	15	1900-1900	80	2847
	2,7&18	19-24	00	1552
	22&24	25	00	1760
	18,19,21 &23	SAME	04	5665
	25	28& POR PG 48	05	200
VOID	13,16,17, 20,21,23 &26		05	1995
	13,16,17, 20,21,23 &26	27&28	05	1995



STA 121+53.80
PER 13352-15-D
AND
STA 104+89-08
PER 13352-14-D

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SAN DIEGO COUNTY
ASSESSOR'S MAP
BOOK 436 PAGE 47



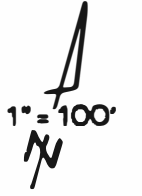
01/06/05 MO

CHANGES			
BLK	OLD	NEW	CUT
	11	1617	69 3655
	16	SAME	80 5611
	16, 17 & 18	18 & 19	80 2847
	18, 19 & 20	20 & 21	80 2848
	19	SAME & ST OP	99 4627
	18, 19 & 20		
480	490-OR-13, 18, 22 & 520-07	20-23	05 200



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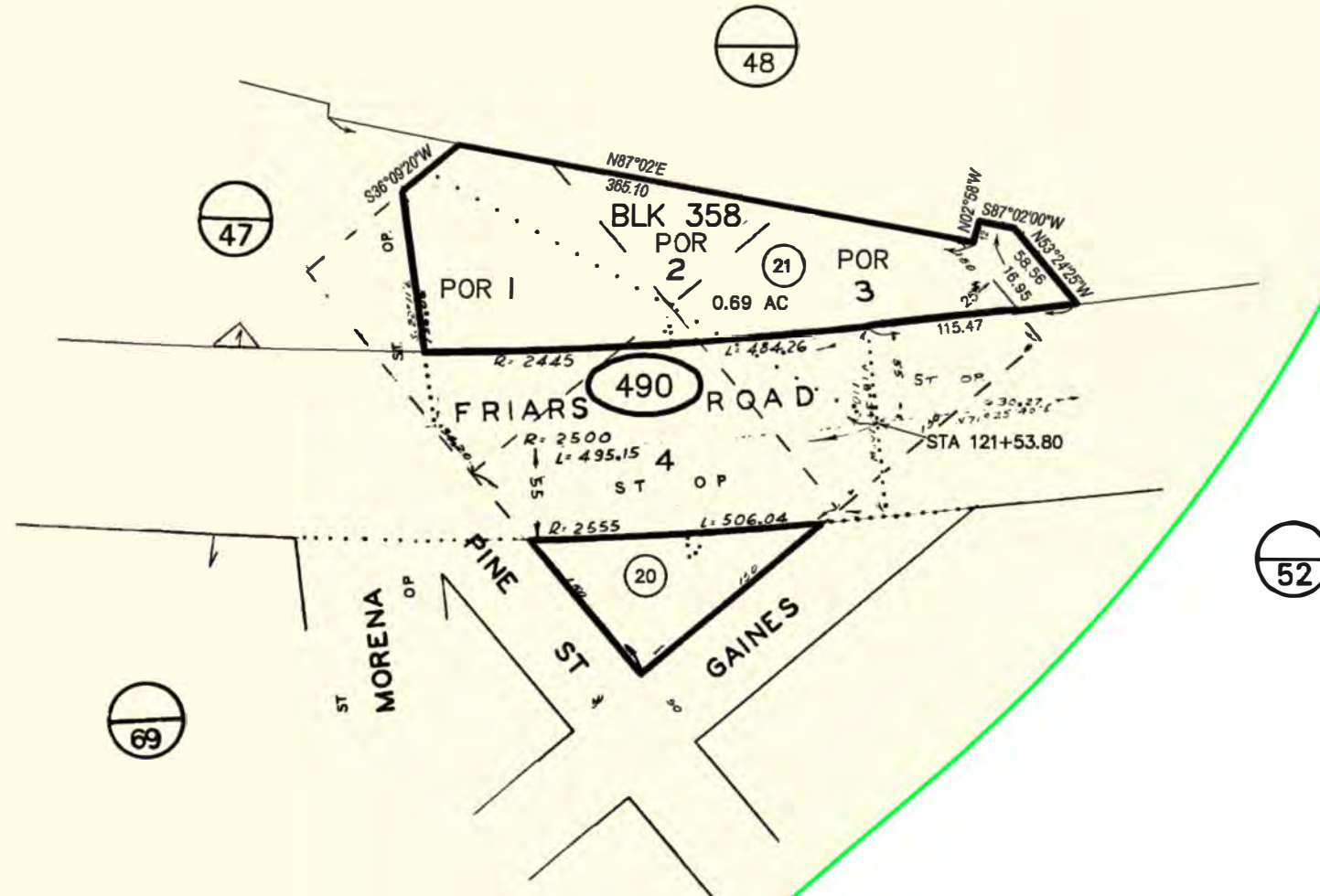
8-9-74
 SAN DIEGO COUNTY
 ASSESSOR'S MAP
 BOOK 436 PAGE 48



01/06/05 MO

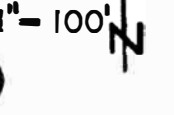
CHANGES

BLK	OLD	NEW	YR	CUT
490	16	17401	70	387
	ST CLSD 15	SAME	80	5611
	154 POR 480-16	18	80	2847
	8413	SAME & ST OP	81	4546
	18	SAME & ST OP	99	4827
	17	19&20	99	1902
	19	21&22	00	1552
	21	SAME & ST CLSD	04	5665
490	8,13,18,& 22	Pg 48 POR	05	200



M. WHITE
8-2-74

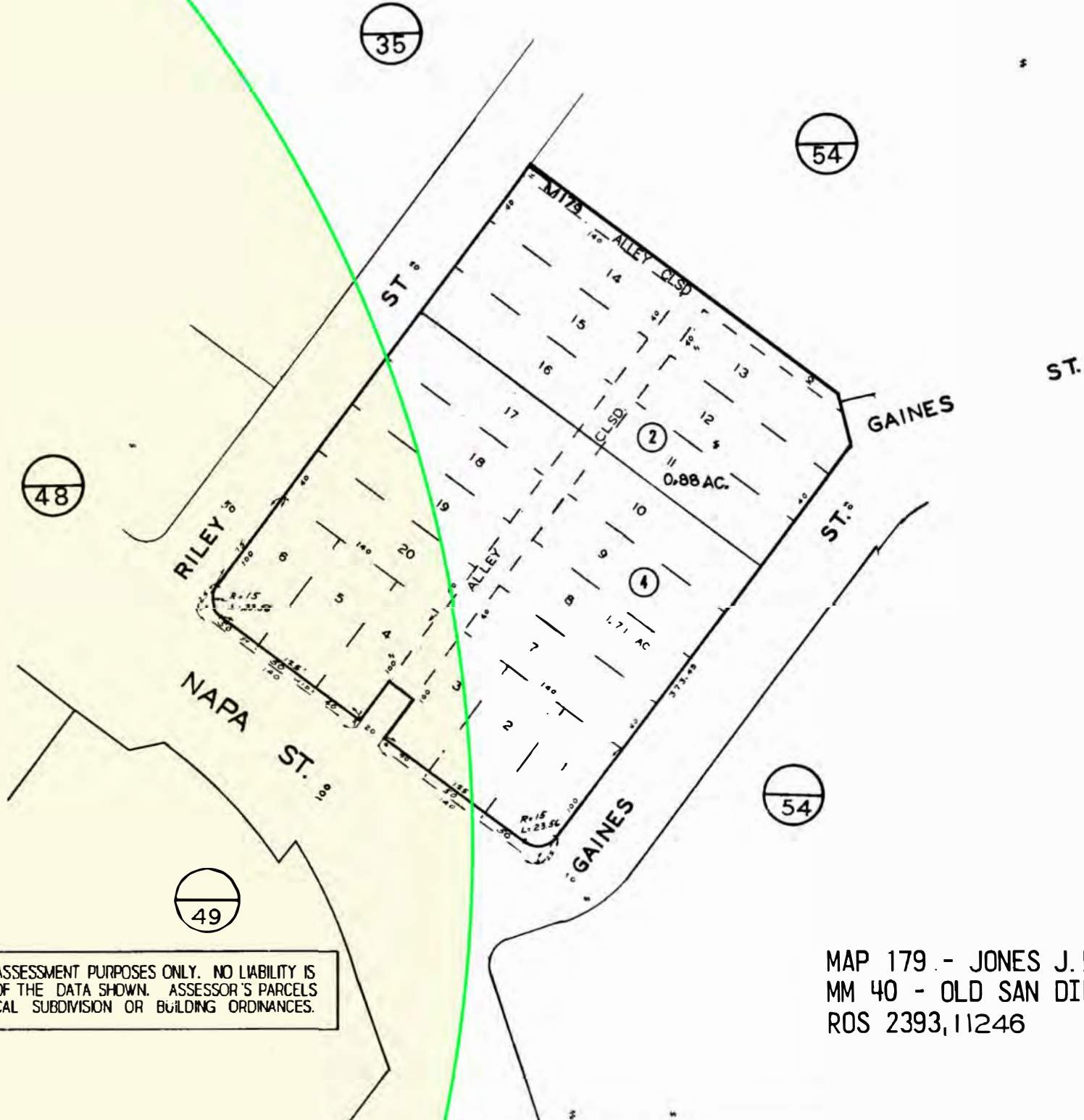
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436-500

6/27/00 DJB

CHANGES			
BLK	OLD	NEW	CUT
	3	4	71 3216
	1	POR-540-17&18	01 1134





 SAN DIEGO COUNTY
 ASSESSOR'S MAP
 BOOK 436 PAGE 50

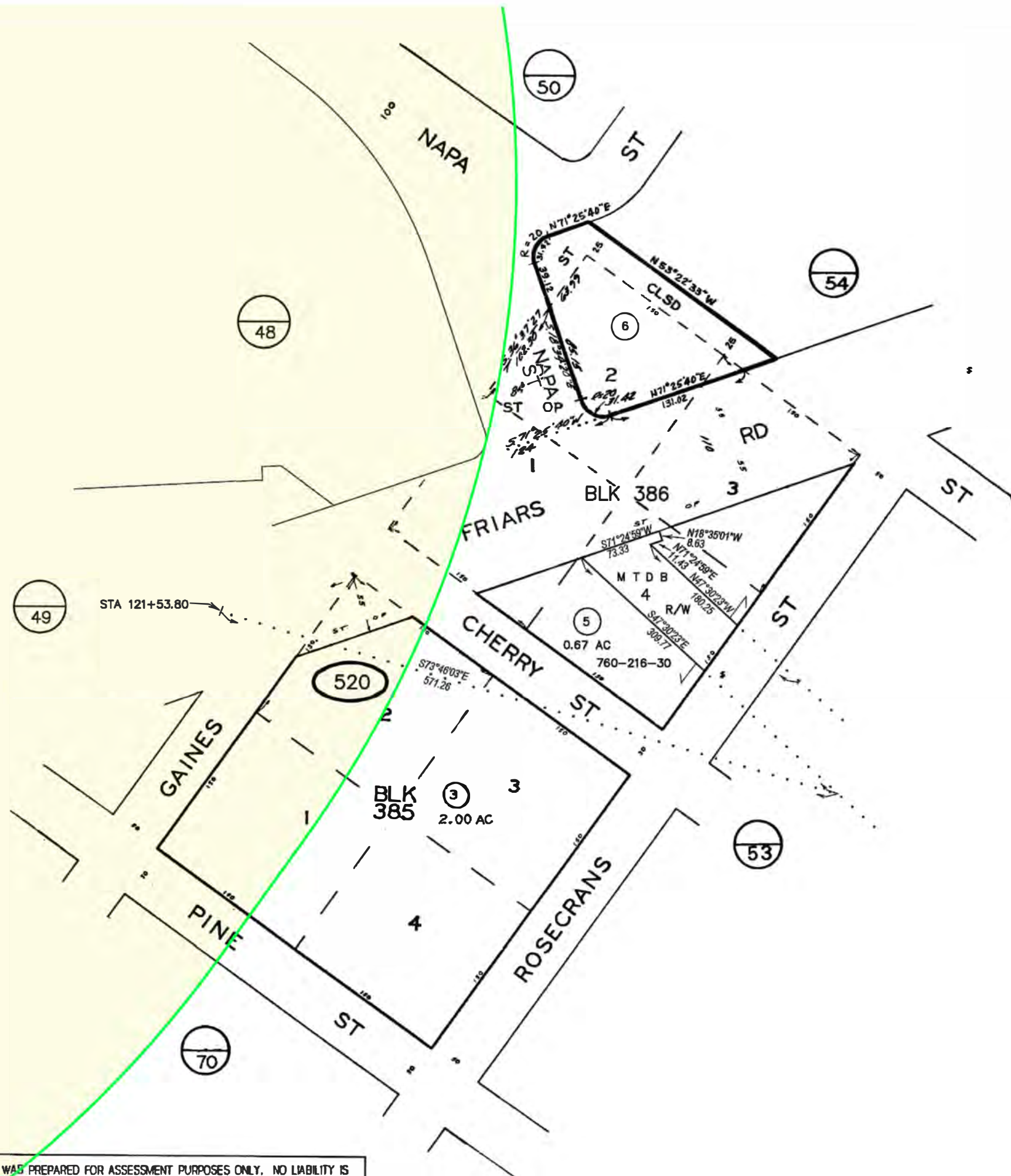
THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCELS MAY NOT COMPLY WITH LOCAL SUBDIVISION OR BUILDING ORDINANCES.

MAP 179 - JONES J. P., SUB
 MM 40 - OLD SAN DIEGO
 ROS 2393, 11246

1" = 100'

01/06/05 MO

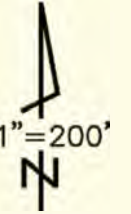
CHANGES			
BLK	OLD	NEW	CUT
520	112	3-3 69	4475
	4	SAME ST 02/01	4546
	SAME	82	5571
	4	6&7	1552
	5	SAME & R/W ESMT	4857
520	7	480-23 POR	200



SAN DIEGO COUNTY
ASSESSOR'S MAP
BOOK 436 PAGE 52

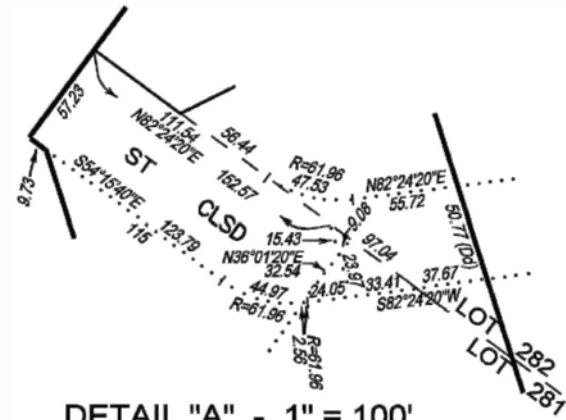
THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCELS MAY NOT COMPLY WITH LOCAL SUBDIVISION OR BUILDING ORDINANCES.

MM 40 - OLD SAN DIEGO

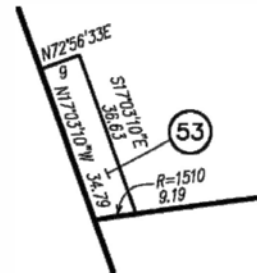


THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCELS MAY NOT COMPLY WITH LOCAL SUBDIVISION OR BUILDING ORDINANCES.

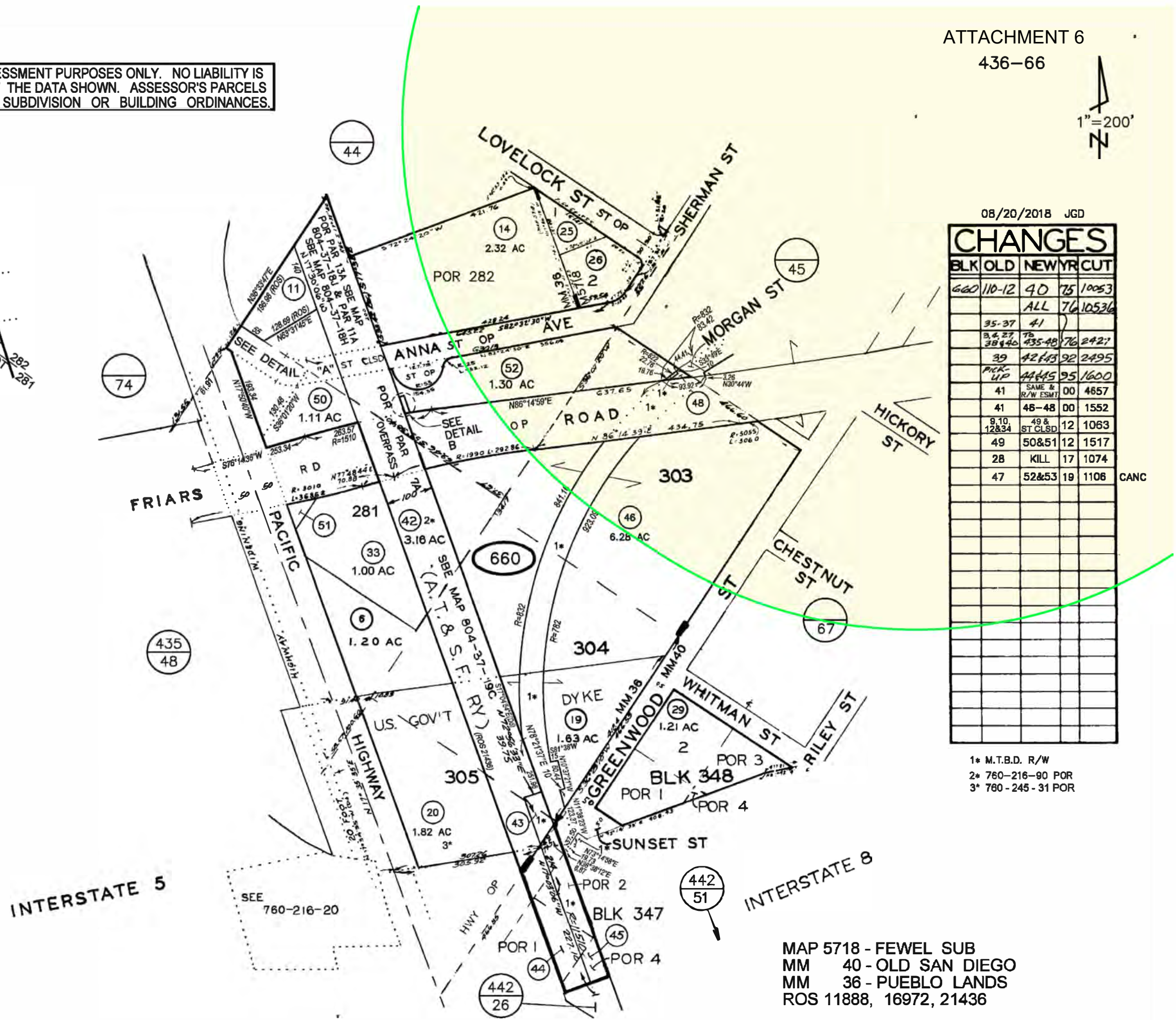
442-130



DETAIL "A" - 1" = 100'



DETAIL "B" - NO SCALE



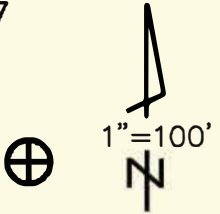
08/20/2018 JGD

CHANGES

BLK	OLD	NEW	YR	CUT
660	110-12	40	75	10053
		ALL	76	10536
	35-37	41		
	3, 4, 27, 38 & 40	75	435-48	76 2427
	39	42 & 43	92	2495
	PICK UP	44 & 45	95	1600
	41	SAME & R/W	ESMT	00 4657
	41	46-48	00	1552
	9, 10, 12 & 34	49 & ST	CLSD	12 1063
	49	50 & 51	12	1517
	28	KILL	17	1074
	47	52 & 53	19	1106 CANG

1* M.T.B.D. R/W
2* 760-216-90 POR
3* 760-245-31 POR





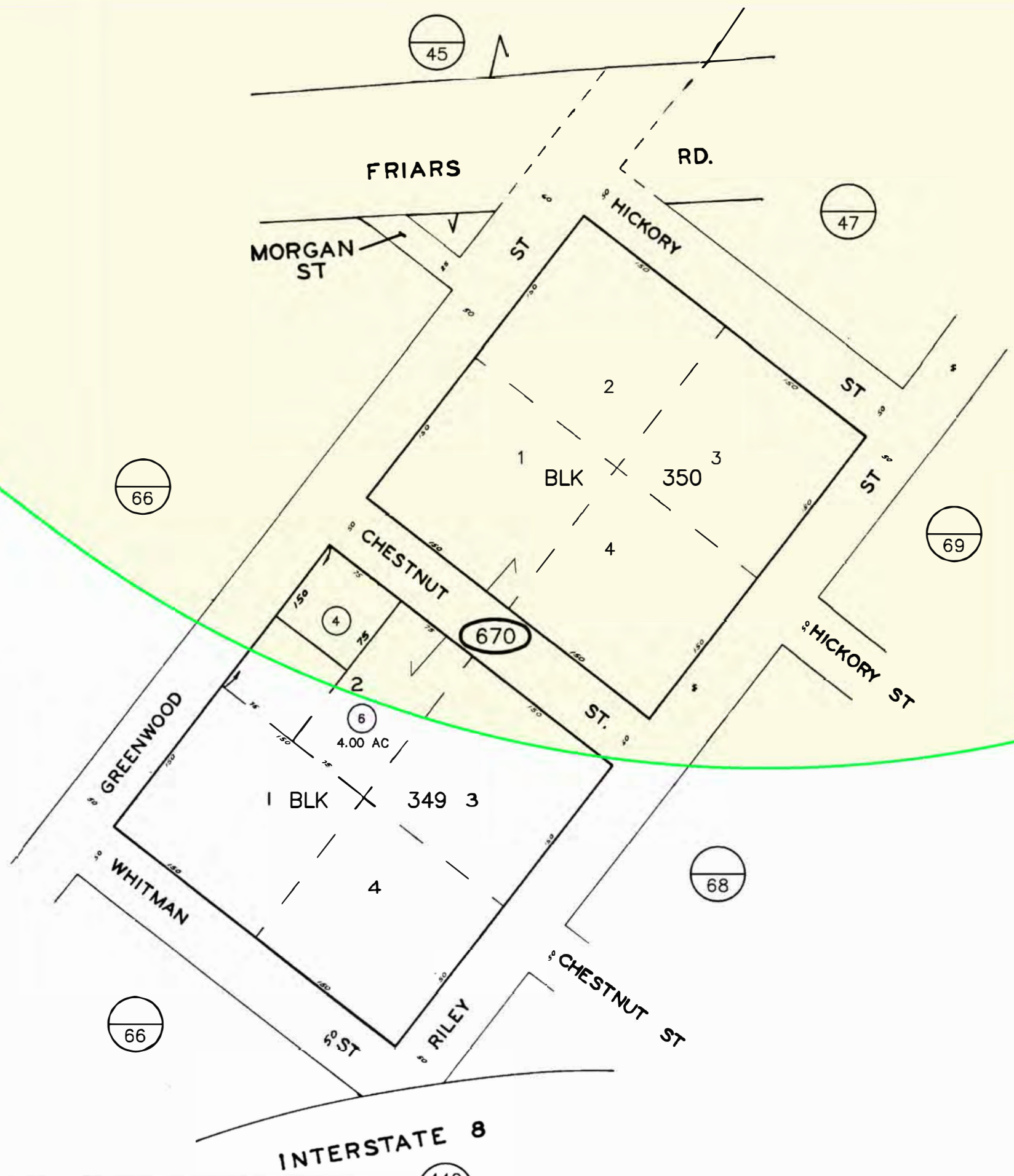
11/16/05 *AM*

CHANGES

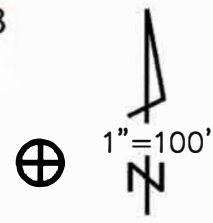
BLK	OLD	NEW	YR	CUT
670		ALL	76	10536
	1	4&5	78	3861
	2,3,5	6	06	1399

442-280

08



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08

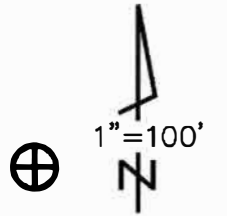
442-300

12-22-22 MAS ✓

BLK	OLD	NEW	CUT
680		ALL	76 10536



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11/17/05 ADU

442-310



CHANGES

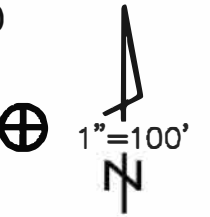
BLK	OLD	NEW	YR	CUT
690		ALL	76	10536
	4,5&6	7	06	1540

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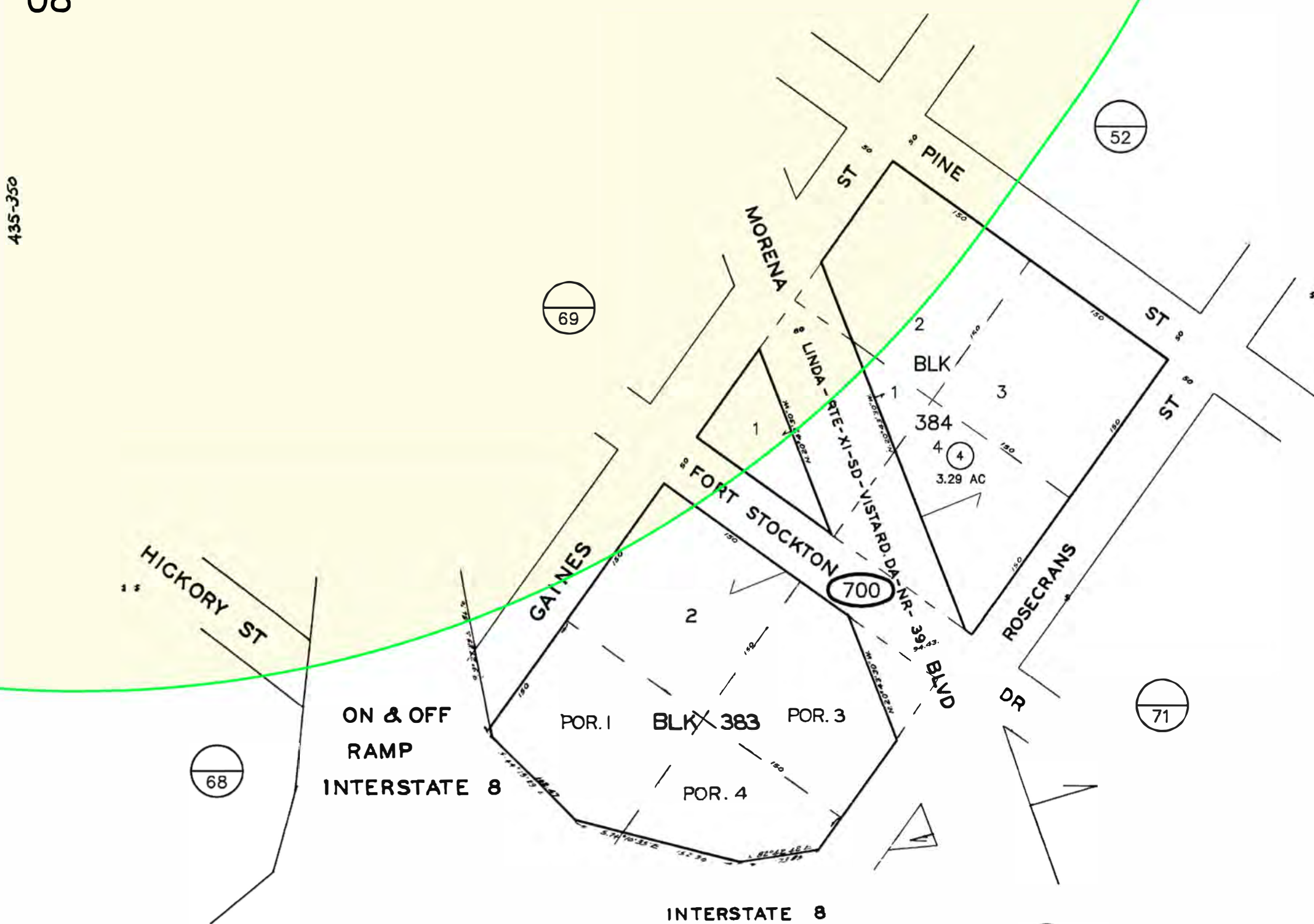
SAN DIEGO COUNTY
ASSESSOR'S MAP
BOOK 436 PAGE 69

435-350



11/16/05 AU

CHANGES			
BLK	OLD	NEW	CUT
700		ALL	76 10536
	2&3	4	06 1539



ON & OFF
RAMP
INTERSTATE 8

INTERSTATE 8

700

BLK 384

4

3.29 AC

BLK 383

POR. 1

POR. 3

POR. 4

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M. WATSON
8-27-09
SAN DIEGO COUNTY
ASSESSOR'S MAP
BOOK 436 PAGE 70

LINDA VISTA PLANNING GROUP

Monday, January 23, 2023

6:30 pm -8:00 pm

Meeting Location for In-Person:

American Legion Post 731

7245 Linda Vista Rd, San Diego, CA 92111

Or Via Zoom

BOARD MEMBERS PRESENT: Howard Wayne (Interim Chair), Felicity Senoski (Interim Vice Chair), Lauree Camarato (Secretary), Victor Ochoa, Jennifer Carroll, Carol Baker, Ashley Martinez, Kim Heinle, Becky Hunt

BOARD MEMBERS ABSENT: Demi Brown, Keith Warner, Margarita Castro, Cynthia Dillon (resigned)

QUORUM: was met

Community Members in Attendance: 22

- GENERAL MEETING MINUTES -

Call to Order: 6:30 pm by Howard Wayne (Interim Chair)

Pledge of Allegiance: led by Officer David Surwilo

Roll Call of Planning Group Members: Lauree Camarato

Approval of Draft Agenda: January 23, 2023

Motion by V. Ochoa and second by A. Martinez. Interim Chair deemed the agenda approved as presented, by all members present without objection.

Approval of November 28, 2022 Meeting Minutes

Motion by V. Ochoa to approve the November 28, 2022 general meeting minutes with minor edits submitted to the Secretary by F. Senoski. Second by A. Martinez. Minutes were approved by members present without objection.

Reports by Government Representatives

- **Police Department:** Officer David Surwilo
 - Shift changes and new rotations for the officers
 - Comments and questions from community members.
 - Email is dsurwilo@pd.sandiego.gov
- **Congress & State Legislature** (Senate/Assembly):
 - Congresswoman Sarah Jacobs – Jawad Al Baghdadi, representative. (absent)
 - Senator Toni Atkins: Diana Lara, representative.
 - Email: diana.lara@sen.ca.gov
 - Assemblymember Weber: Moana Cabiles, representative
 - Assemblymember Ward: Teannae Owens, representative
- **County & City:**
 - **Mayor:** Emily Piatanesi, representative.

- Email: epiatanesi@sandiego.gov
- **City Attorney:** not present
- **Supervisor Fletcher:** Ana Laura Martinez, representative
 - Email: AnaLaura.Martinez@sdcounty.ca.gov
- **City Council:** Raul Campillo – Miles Noel representative (absent)
- Kim Heinle shared a report from Miles Noel (**Lauree note – see email from Miles for details to add here**)
 - Email mnoel@sandiego.gov.
- **Councilmember Campbell** – Carrie Munson, representative (absent)
- **Planning Dept:** Linda Vista community planner. Not present.
- **Development Services:** Not present.
- **University of San Diego (USD):** Not present.
- **SANDAG:** not present

Public Non-Agenda Comments (2 minutes per person)

- Citizen expressed concern about Riverwalk construction being conducted at night and the noise and congestion. Interim Chair informed citizen that Riverwalk is an agenda item and will be addressed at that time.
- Kim Heinle – Bayside will be sponsoring a Lunar New Year Celebration on Jan 26 with an open market from 2pm-7pm and entertainment from 5pm-6:30pm
- Citizen expressed concerns about paving the streets and how the city determines which streets are repaved.
- Felicity Senoski – updates from the Captains Advisory Board (CAB). Officer Surwilo also shared.

Interim Chair's Report: Howard Wayne.

- Cynthia Dillon has resigned, and her position is now vacant.
- Interim Chair declared vacancy for the position held by Dorothy Perez. Secretary will send official notification to Dorothy advise she will need to apply for this position and attend March LVPG meeting to be voted as a board member.

Secretary's Report: Lauree Camarato. No report.

Information Items:

1. Update from LVPG Elections Committee – Jennifer Carrol provided an update on the upcoming elections. Members will be staggered terms of one year or two year. Elections that will be held at the March 27, 2023 meeting. All planning group members are subject to re-election and must reapply and must be received by February 27, 2023 meeting.
2. Taco Truck on Friars Road – Felicity Senoski shared an overview of the taco truck situation and concerns regarding obstruction of the public right away, trespassing and zoning/code violations. Raul Escobar, Kiko's taco truck owner, shared an overview of his business and family history. Officer Surwilo shared information on zoning and codes for food trucks and enforcement of trespassing on private property and noted the zoning

department is currently investigating the complaints and associated zoning violations. Community members online submitted questions and comments in the chat. Community members attending in person shared comments and concerns about the location and issues with public health and safety, trash, loud music, excess traffic, overwhelming smell and trespassing. Raul Escobar thanked the community members for their concern and suggestions.

3. DIF Spending Priorities – Jennifer Carroll shared an overview of the priority list and one item has been completed. Linda Vista has \$1.4 M in DIF funds designated for the community. DIF fees are generated by developers and the city has changed how funds are designated (placed in a general fund instead of specific community fund).

Action Items:

1. **1502 Via Las Cumbres, AT&T Wireless Installation (PRJ-1066122/CAL02088)** Ashley Martinez, chair of the Zoning & Land Use committee shared the committee met and approve three projects to move forward to LVPG. Michele Vernotico presented an overview of the proposed AT&T wireless upgrade project.
Motion by Zoning & Land Use Committee to recommend approval of the AT&T Wireless Installation located at 1502 Via Las Cumbres. Discussion and questions from the planning board members followed. Motion carried by a hand vote of members present with 8-0-0 result. Interim chair did not vote.
2. **5220 Anna Avenue – Cannabis Outlet (PRJ-1074123)** The applicant presented an overview of the proposed project.
Motion by K. Heinle to approve of the Conditional Use Permit for the cannabis outlet as presented. Second by J. Carroll. Discussion and questions from the planning board members followed. Motion carried by a hand vote of members present with 7-0-2 result. B. Hunt abstained and interim chair did not vote.
3. **4909 Pacific Highway – Cannabis Outlet (PRJ107059)** Abhay Schweitzer presented an overview of the proposed project.
Motion by V. Ochoa to approve the project as presented. Second by C. Baker. Discussion and questions from the planning board members followed. Motion carried by a hand vote of members present with 7-0-2 result. B. Hunt abstained and Interim chair did not vote.

Committee Reports & Updates

1. **Landscape Maintenance Assessment District (MAD)** – V. Ochoa. Continuing to monitor the landscape project. Chair received a question from a community member regarding the maintenance of a median by Navy housing. Rotary San Diego Downtown Breakfast committee and board approved for \$1800 to increase trees in the community.
2. **Morena Corridor Specific Plan** (ad hoc) – H. Wayne. No report.
3. **Riverwalk Development** (ad hoc) – F. Senoski. SDG&E conducting nighttime construction to relocate utilities and will be conducted in three phases and should conclude in about three months.
4. **Traffic & Transportation** – K. Heinle will chair this committee in the interim.
5. **Zoning and Land Use** – A. Martinez. Meeting in Feb to hear third cannabis project.

6. **Affordable Housing Task Force** (ad hoc) – K. Heinle. Meeting with Community Planners was successful and no meeting over the holidays. Next meeting in February.
7. **Community Improvements** – Jennifer Carroll. Attended presentation regarding the library master plan. Community members can take an online survey.

Representative Committees:

1. **Community Planners Committee** – H. Wayne. Next meeting is Jan 24.
2. **Linda Vista Collaborative** – K. Heinle. Next meeting is Feb 15 on decarbonization.
3. **Mission Bay Park** – No representative.
4. **Tecolote Canyon Advisory Committee** – No representative.
5. **Linda Vista Recreation Advisory Council** – No representative.
6. **Linda Vista Town Council** – B. Hunt. First meeting of the new board, open invitation for community members to join sub-committees.
7. **Skate World Ad Hoc** – B. Hunt. Fundraiser on Jan 28 from 4-9pm. Full report at Feb meeting.

Items for February 27, 2023 meeting:

- Submit items to Interim Chair

Adjournment: Interim Chair adjourned the meeting at 9:08 pm

Respectfully submitted by:

Lauree Camarato

Secretary

Linda Vista Planning Group



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

Ownership Disclosure Statement

Approval Type: Check appropriate box for type of approval(s) requested: Neighborhood Use Permit Coastal Development Permit
 Neighborhood Development Permit Site Development Permit Planned Development Permit Conditional Use Permit Variance
 Tentative Map Vesting Tentative Map Map Waiver Land Use Plan Amendment • Other _____

Project Title: 5334 Banks Cannabis Outlet **Project No. For City Use Only:** _____

Project Address: 5334 Banks Street, San Diego, CA 92110

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: Brian J. Grasela Owner Tenant/Lessee Successor Agency

Street Address: 807 West Upas Street

City: San Diego State: CA Zip: 92103

Phone No.: 858 822 8141 Fax No.: _____ Email: BRIANGRASELA@GMAIL.COM

Signature: [Signature] Date: 02.10.2023

Additional pages Attached: Yes No

Applicant

Name of Individual: Jilette Joseph Yousif (PHJ Investments, Inc.) 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.: _____ Email: jiletteyousif@gmail.com

Signature: [Signature] Date: Feb 14, 2023

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.

Applicant: PHJ Investments

ATTACHMENT 8

Name: Jilette Joseph Yousif

Title: President

Address: 642 Palomar Street, Suites 406-505
Chula Vista, CA 91911

Ownership: 45%

Name: Dhafir Hammi

Title: Vice-President

Address: 642 Palomar Street, Suites 406-505
Chula Vista, CA 91911

Ownership: 55%



THE CITY OF SAN DIEGO

Date of Notice: May 19, 2023

NOTICE OF RIGHT TO APPEAL ENVIRONMENTAL DETERMINATION DEVELOPMENT SERVICES DEPARTMENT

SAP or I.O. No. 24009509

PROJECT NAME / NUMBER: 5334 Banks Street Cannabis Outlet CUP / 1084774

COMMUNITY PLAN AREA: Linda Vista

COUNCIL DISTRICT: 7

LOCATION: 5334 Banks Street, San Diego, CA 92110

PROJECT DESCRIPTION: Conditional Use Permit for a new 3,000 square-foot cannabis outlet at 5334 Banks Street within an existing 6,193 square-foot building. The site is zoned Industrial-Light (IL-3-1), within the Morena Corridor Specific Plan and designated Industrial in the Linda Vista Community Plan. Proposed interior tenant improvements within the existing building include lighting, security cameras and system, millwork, finishes throughout, non-load bearing partitions and associated mechanical, electrical and plumbing infrastructure. Project is also within the Airport Land Use Compatibility Overlay Zone (Naval Air Station North Island and San Diego International Airport – Lindberg Field Airport Influence Area Review Area 2), the Parking Impact Overlay Zone (Campus Impact), Parking Standards Transit Priority Area, Transit Priority Area, and the FAA Part 77 Noticing Area and Council District 7. **LEGAL DESCRIPTION:** Lots 6 thru 9 in Block 3 of Vernon Park, in the City of San Diego, County of San Diego, State of California, According to Map thereof No. 569, Filed in the Office of the County Recorder of San Diego County, October 23, 1888. APN: 436-453-05.

ENTITY CONSIDERING PROJECT APPROVAL: City of San Diego Hearing Officer

ENVIRONMENTAL DETERMINATION: Categorically exempt from CEQA pursuant to CEQA State Guidelines Section(s) 15301, Existing Facilities and 15332, Infill Development.

ENTITY MAKING ENVIRONMENTAL DETERMINATION: City of San Diego

STATEMENT SUPPORTING REASON FOR ENVIRONMENTAL DETERMINATION: The City of San Diego determined that the project would qualify to be categorically exempt from CEQA pursuant to 15301 (Existing Facilities) and 15332 (Infill Development); and where the exceptions listed in Section 15300.2 would not apply. The project is requesting the permitting of a cannabis outlet facility within an existing commercial structure. The project meets the criteria set forth in CEQA Section 15301 which consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving

negligible or no expansion of existing or former use. The project also meets the criteria set forth in CEQA Guidelines Section 15332 and is consistent with the applicable land use and zoning designations and regulations; occurs within city limits on a site no more than 5 acres surrounded by urban uses; has no value as habitat or endangered, rare, or threatened species; would not result in significant traffic, noise, air quality or water effects; and can be adequately served by all required utilities and public services.

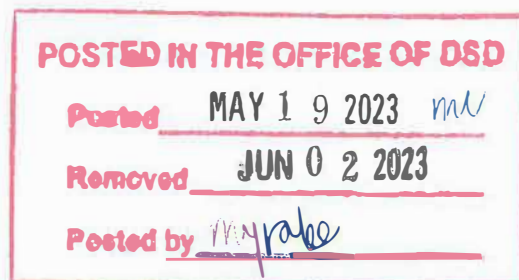
DEVELOPMENT PROJECT MANAGER: Travis Cleveland
MAILING ADDRESS: 1222 First Avenue, MS 501, San Diego, CA 92101-4153
PHONE NUMBER / EMAIL: (619) 446-5407 / TCleveland@sandiego.gov

On May 19, 2023 the City of San Diego made the above-referenced environmental determination pursuant to the California Environmental Quality Act (CEQA). This determination is appealable to the City Council. If you have any questions about this determination, contact the City Development Project Manager listed above.

Applications to appeal CEQA determination made by staff (including the City Manager) to the City Council must be filed in the office of the City Clerk by 5:00pm within ten (10) business days from the date of the posting of this Notice (June 2, 2023). Appeals to the City Clerk must be filed by email or in-person as follows:

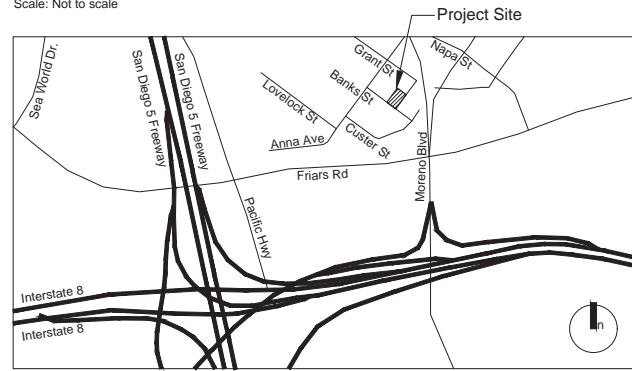
- 1) Appeals filed via E-mail: The Environmental Determination Appeal Application Form [DS-3031](#) can be obtained at <https://www.sandiego.gov/sites/default/files/legacy/development-services/pdf/industry/forms/ds3031>. Send the completed appeal form (including grounds for appeal and supporting documentation in pdf format) by email to Hearings1@sandiego.gov by 5:00p.m. on the last day of the appeal period; your email appeal will be acknowledged within 24 business hours. You must separately mail the appeal fee by check payable to the City Treasurer to: City Clerk/Appeal, MS 2A, 202 C Street, San Diego, CA 92101. The appeal filing fee must be United States Postal Service (USPS) postmarked) before or on the final date of the appeal. Please include the project number on the memo line of the check.
- 2) Appeals filed in person: Environmental Determination Appeal Application Form [DS-3031](#) can be obtained at <https://www.sandiego.gov/sites/default/files/legacy/development-services/pdf/industry/forms/ds3031.pdf>. Bring the fully completed appeal application [DS-3031](#) (including grounds for appeal and supporting documentation) to the City Administration Building—Public Information Counter (Open 8:00am to 5:00pm Monday through Friday excluding City-approved holidays), 1st Floor Lobby, located at 202 C Street, San Diego, CA 92101, by 5:00pm on the last day of the appeal period. The completed appeal form shall include the required appeal fee, with a check payable to: City Treasurer.

This information will be made available in alternative formats upon request.



Vicinity Map

Scale: Not to scale



Mobility Choices - VMT Reduction Measures

The project is located within the 2035 Transit Priority Area, which is within Mobility Zone 2. Per SDMC Section 143.1103(b)(1), development in Mobility Zone 2 shall include VMT reduction measures totaling at least 5 points. The 5 points minimum will be achieved with the following VMT Reduction Measures:

Bicycle Supportive Measures

- 16 Providing short-term bicycle parking spaces that are available to the public, at least 10% beyond minimum requirements. Minimum 2 required. 4 proposed.
Unit = Each multiple of 10% beyond the minimum. Points per unit = 1.5. 4 spaces = 200% over 2 minimum, therefore 20 x 1.5 = 30 points 30 points

Other Measures

- 26 Providing carpool parking spaces 10% beyond the minimum number of carpool spaces required (for non-residential projects).
Unit = Each multiple of 10% beyond the minimum. Points per unit = 1.5. No spaces are required for this project. The project proposes 1. Assume 1 is baseline, 1 = 100% over minimum, therefore 10 x 1.5 = 15 points 15 points

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.)

Professional Certification Statement

I hereby acknowledge and certify that:

- I am accountable for knowing and complying with the governing policies, regulations and submittal requirements applicable to this proposed development.
- I have performed reasonable research to determine that required approvals and decision process for the proposed project, and that failure to accurately identify an approval or decision process could significantly delay the permitting process or result in a change in fee/deposit requirements.
- Certifying submittals for Development Permit Completeness Review is a privilege and requires accurate submittals on a consistent basis.
- Submitting incomplete documents and plans on a consistent basis may result in the denial of future submittals by certification for Development Permit Completeness Review.
- If required documents or plan content is missing, project review will be delayed.
- This submittal package meets all of the minimum submittal requirements contained in Land Development Manual, Volume 1, Chapter 4, and/or Section 6 for Rezones.

For the proposed project, I have determined the appropriate process and approval types to be as follows:

Project Process Level (2-5): 3 Project Approval(s) Needed: CUP (CO)

Responsible Certified Professional Name: Kristine M. Byers

Signature: [Handwritten Signature] Date: February 15, 2023

Development Summary

Scope of Work 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 an existing building on a pre-developed site. Notes: A. Proposed new work would include lighting, security cameras and system, millwork, finishes throughout, non-load bearing partitions and associated mechanical, electrical and plumbing infrastructure.	
Project Team:	Architect: (Point-of-Contact)	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:	LOTS 6,7,8 and 9, IN BLOCK OF VERNON PARK, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 569, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, OCTOBER 23, 1888.	
APN:	436-453-05-00	
Property Owner Information:	Brian Grasela Trustee of Brian Grasela Trust 807 West Upas Street San Diego, CA 92103	
Sheet Index:	T0.00 Development Summary, Vicinity Map, & Outlet Notes A1.00 Site Plan & Parking Calculations A2.00 Proposed Floor Plans, Lighting & Security Plans A3.00 Existing Exterior Elevation Imagery	
Type of Construction:	Type III-B	
Occupancy Classification:	Existing: F-1, Moderate-Hazard Factory Industrial; B, Business Proposed: M, Mercantile	
Zoning & Overlays:	Base Zone: IL-3-1 Overlay Zones: Airport Land Use Compatibility Overlay Zone (ALUCOZ) NAS North Island San Diego International Airport Parking Impact Overlay Zone (PIOZ) PIOZ-CAMPUS-IMPACT Parking Standards Transit Priority Area (PSTPA) Transit Priority Area (TPA) Affordable Housing Parking Demand - High ALUCP Airport Influence Area (AIA) San Diego International Airport - Review Area 2 NAS North Island - Review Area 2 FAA Part 77 Noticing Area SDIA - Lindbergh Field // 110 to 115 feet elevation above sea level // 9500 to 10000 feet horizontal distance from runway	
Gross Site Area:	12,475 SF	
Building Floor Area:	Existing Overall Building: 6,193 SF Proposed Overall Building: 6,193 SF (no change) This Project (Cannabis Outlet): 3,000 SF	
Existing & Proposed Uses:	Existing Uses: Eating and Drinking Establishment, Light Manufacturing Proposed Use (This Project): Separately Regulated Retail Sales Uses, Cannabis Outlet Remaining Adjacent Suite Use: Light Manufacturing	
Year Constructed:	1979	
Existing Dwelling Units:	0 (none) No existing dwelling units are proposed for demolition or alteration that were at any point during the 5-year period preceding this application either subject to a recorded covenant ordinance or law that restricts rents for very low income or low income households, or are or were occupied by very low income or low income households.	
Geologic Hazard:	Category 31	
Landscape Area:	0 SF (zero SF - no existing or proposed landscape)	
Project Address:	5334 Banks Street, San Diego, CA 92110	
Building Height:	Top of Building Parapet: 18'-0" (Existing to remain unchanged)	
Historic:	Historic District: No Designated Historic: No	
Applicable Building Codes:	City of San Diego Municipal Code 2022 California Building Code 2022 California Green Building Code 2022 California Plumbing Code 2022 California Mechanical Code 2022 California Energy Code 2022 California Fire Code	

ATTACHMENT 10

Kristi Byers, Architect
Sustainability
Design
Architecture



Project:

5334 Banks Street
CO Conditional Use Permit
5334 Banks Street,
San Diego, California 92110

Issue:

01	02.15.2023	CUP Submittal
02	04.25.2023	CUP Resubmittal

Drawing Name:
Development Summary, Vicinity Map & Outlet Notes

Drawing Number:
T0.00

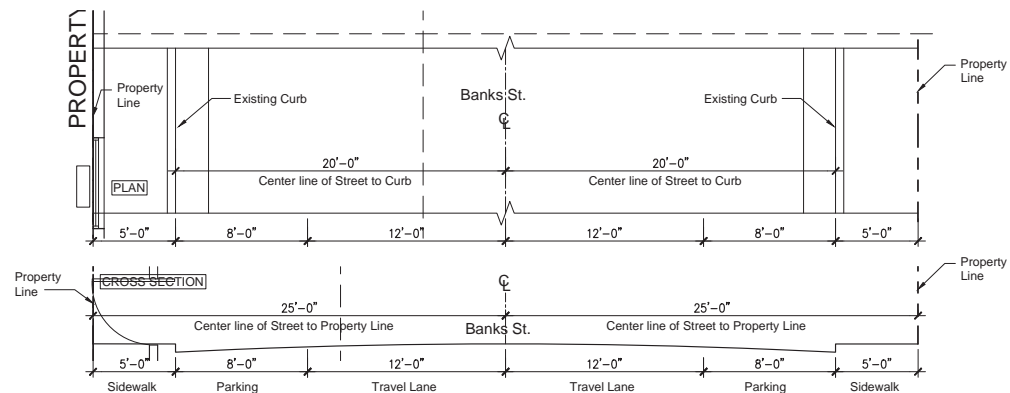
Parking Calculations:

Per SDMC Tables 142-05E Parking Ratios for Retail Sales, Commercial Services, Offices and Mixed-Use Development and 142-05G Parking Ratios for Specified Non-Residential Uses the Minimum Required Parking Spaces in the an IL-3-1 Zone which occurs within a Transit Priority Area are as follows:

Existing Land Use	
Light Industrial	5,403 SF
Eating and Drinking Establishment	790 SF

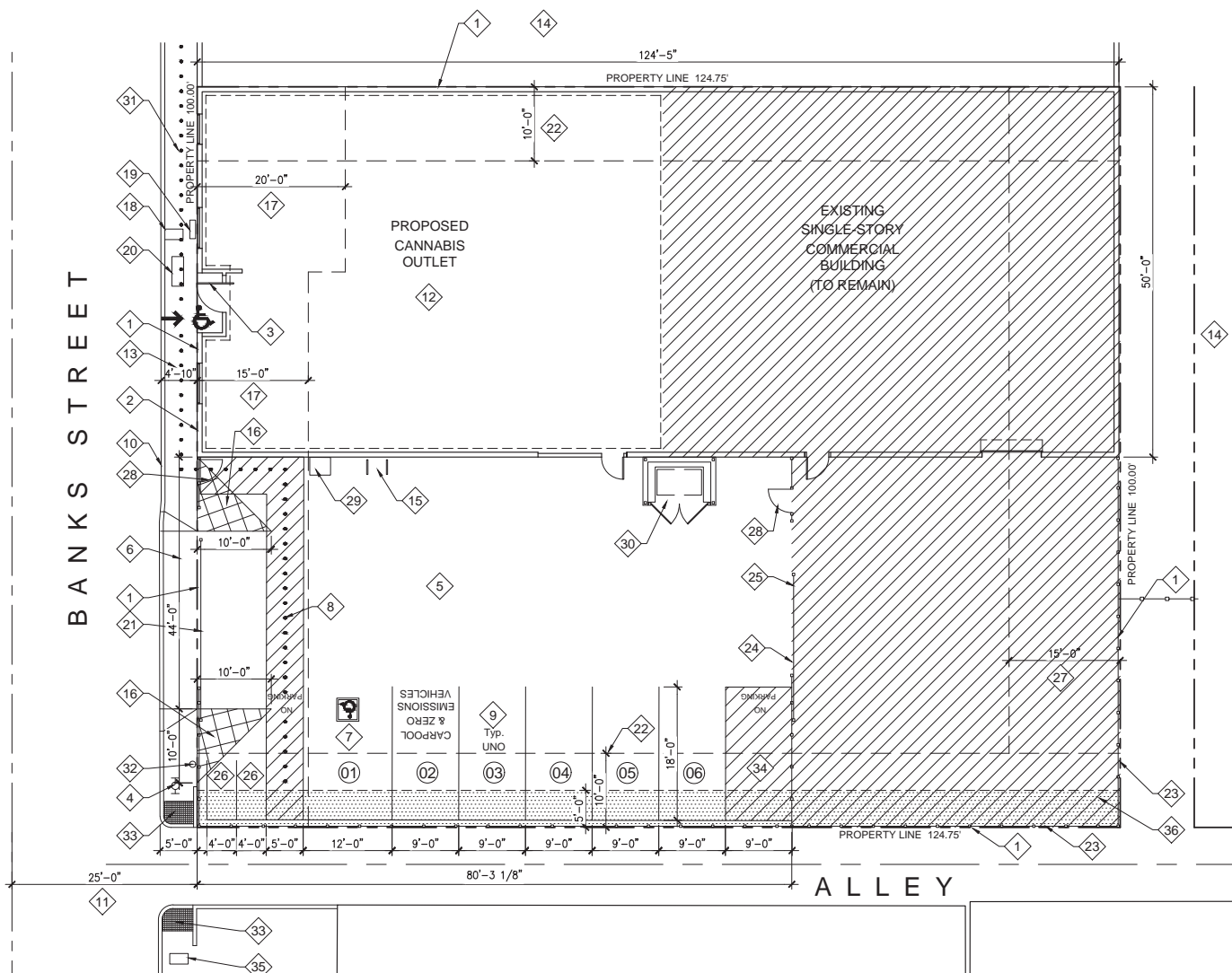
Proposed Land Uses with Minimum Required Parking Spaces per Land Use		
Light Industrial	3,193 SF	0 spaces
Cannabis Outlet	3,000 SF	0 spaces
Total Parking Spaces Required for Proposed Uses = 0 spaces		

Proposed Parking Spaces	
Automobile:	6 off-street standard parking spaces 1 off-street accessible van parking space 7 total off-street parking spaces (1 of the spaces noted above are dedicated Carpool & Zero Emission Spaces)
Motorcycle:	2 off-street motorcycle spaces
Short-Term Bicycle:	4 short-term bicycle spaces
Long-Term Bicycle:	0 long-term bicycle spaces



12. Full Roadway Cross Section and Plan - Existing (Banks St.)

Scale: 3/16" = 1'-0"



10. Proposed Site Plan

Scale: 3/32" = 1'-0"

Site Plan General Notes

A. There are no known easements for this site.

Site Plan Keynotes:

- Property line.
- Building address numbers, visible and legible from Banks Street per FHPS Policy P-00-6 (UFC 901.4.4).
- Main entry to Cannabis Outlet.
- Existing fire hydrant to remain.
- Existing drive aisle to remain.
- Existing driveway to be reconstructed to be 24'-0" wide and to meet current City Standard.
- Accessible van parking space per CBC 2019 11B-502.
- Accessible path-of-travel from accessible van space to CO Main Entry door.
- Standard vehicular parking space.
- Existing concrete curb to remain.
- Distance from property line to centerline of street - 25'-0". Any private improvement/gate in the ROW will require an EMRA (Encroachment Maintenance Removal Agreement), subject to the City Engineer's approval.
- Existing single story building to remain.
- Curb to property line dimension.
- Adjacent property. Not part of this project.
- Short term bicycle racks. (4 spaces total) Note: 50% of these spaces (2 spaces) will be supplied with individual outlets for electric charging at each bicycle parking space.
- Visibility area at the intersection of a street and driveway. No objects higher than 24 inches will be proposed in the visibility area.
- Front Setback. Per SDMC 131.0643 (a) Front Setback in the IP, IL, IH, and IBT Zones. Up to 50 percent of the length of the building facade may observe the minimum front setback provided the remaining percentage observes the standard front setback. This may occur on a floor-by-floor basis.
- Existing water meter to remain.
- Existing domestic backflow preventer to remain.
- Existing electrical vault to remain.
- New vehicular gate.
- Side Setback.
- Existing fence to remain.
- New fence. To match existing.
- New vehicular gate. To match existing.
- Proposed motorcycle spaces (3'-0" x 8'-0" minimum).
- Rear Setback. Per 131.0643 (d) Rear Setback in IL Zones. In the IL zones, no rear setback is required for up to 50 percent of the width of the building envelope provided the remainder of the building envelope observes at least the standard rear setback as shown in Diagram 131-06B.
- New accessible pedestrian gate.
- Existing electrical infrastructure to remain.
- New refuse and recycling area per SDMC 142.0810.
- Accessible path-of-travel from public right-of-way.
- Relocated utility pole. New location to be coordinated with SDGE.
- New City Standard ADA-curb ramps with truncated domes to be installed.
- Turnaround space.
- Existing water meter to be relocated to accommodate City Standard Curb Ramp. Final location to be coordinated with SDGE.
- 5'-0" Irrevocable Offer of Dedication.

Vicinity Map and Transit Stops

Scale: Not to scale



Transit Stops: The nearest transit stop is approximately 0.17 miles (874 feet) from 5334 Banks Street at the corner of Morena Blvd and Napa Street.

- 1 5334 Banks Street: Project Site.
- 2 Bus Stop - Morena Blvd and Napa Street.
- 3 Bus Stop - Morena Blvd and Sherman Street.

Legend:

#	Parking Space	→ ♿	Accessible Entrance
---	Property Line	...	Accessible Path of Travel
- - -	Setback Line	▨	Visibility triangle hatch
⊕	Fire Hydrant	▨	Not part of this project
♿	International Symbol of Accessibility	▨	Irrevocable Offer of Dedication



Project:

Issue:

- 01 02.15.2023 CUP Initial Submittal
- 02 04.25.2023 CUP Resubmittal

Drawing Name:

Proposed Site Plan

Drawing Number:

A1.00

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

Floor Plan Keynotes: #

1. Main entry to Cannabis Outlet. (Existing to remain)
2. Accessible entry.
3. New entry door for receiving.
4. Existing window to remain.
5. Adjacent property. Not part of this project.
6. Existing exterior concrete wall to remain.
7. Separate tenant. Not part of this project.
8. New interior non-bearing partition.
9. New interior door.
10. New millwork. Check-in counter.
11. New accessible restroom. 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.)
12. New security camera.
13. Commercial-grade, nonresidential door locks at all limited access areas and on all points of entry and exit to the licensed premises.
14. Existing exterior door to remain.
15. New millwork. Point-of-sale counter.
16. New millwork. Product displays.

Kristi Byers, Architect
Sustainability
Design
Architecture



Project:

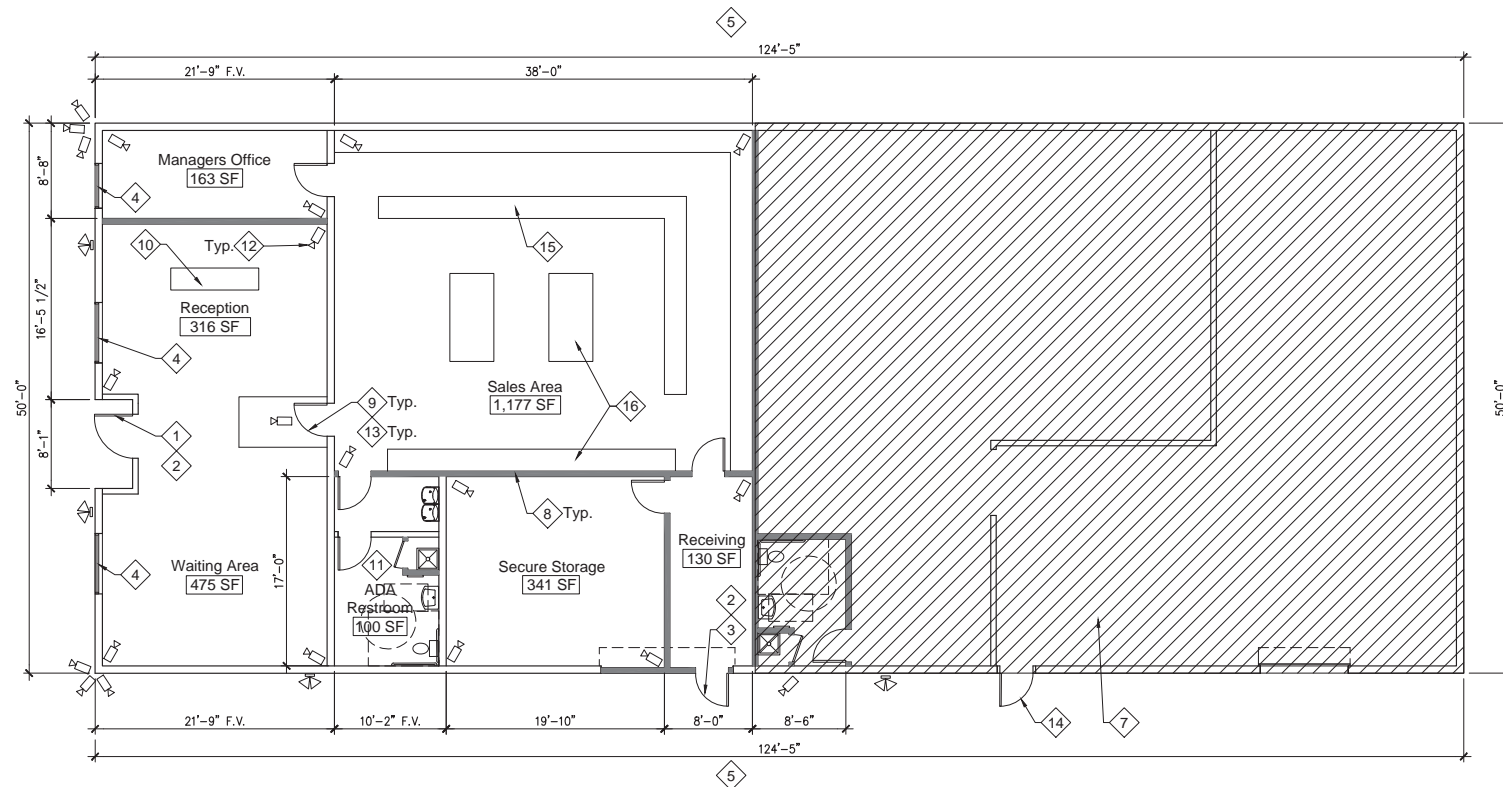
5334 Banks Street
CO Conditional Use Permit
5334 Banks Street,
San Diego, California 92110

Issue:

01	02.15.2023	CUP Submittal
02	04.25.2023	CUP Resubmittal

Drawing Name:
Proposed Floor Plan with Security

Drawing Number:
A2.00



Legend:

- Existing Adjacent Suite. Not Part of This Project
- New Operable Security Camera
- New Security Lighting

10. Proposed Floor Plan with Security

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



Kristi Byers, Architect
Sustainability
Design
Architecture



8. Image of Existing South Elevation

Scale: not to scale



7. Image of Existing West Elevation

Scale: not to scale

Project:

5334 Banks Street
CO Conditional Use Permit
5334 Banks Street,
San Diego, California 92110

Issue:

01	02.15.2023	CUP Submittal
02	04.25.2023	CUP Resubmittal

Drawing Name:

Existing Exterior
Elevation Imagery

Drawing Number:

A3.00