



THE CITY OF SAN DIEGO

Report to the Hearing Officer

DATE ISSUED: August 29, 2023 REPORT NO. HO-23-038

HEARING DATE: September 6, 2023

SUBJECT: 909 Cardiff Street Cannabis Outlet, Process Three Decision

PROJECT NUMBER: [PTS 655750](#)

OWNER/APPLICANT: LATO INVESTMENTS, Owner; 909 CARDIFF HOLDINGS LLC, Applicant

SUMMARY

Issue: Should the Hearing Officer approve a new, 3,491-square-foot cannabis outlet in an existing commercial building at 909 Cardiff Street in the CC-2-3 zone within the Skyline-Paradise Hills Community Plan area?

Staff Recommendation:

1. Approve Conditional Use Permit No. 2400710

Community Planning Group Recommendation: On February 8, 2022 (Attachment 6), the Skyline-Paradise Hills Community Planning Board (SPHCPB) voted 7-0-0 to recommend approval of the project.

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 15305, Minor Alterations in Land Use Limitations. This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on August 16, 2023, and the opportunity to appeal that determination ended August 30, 2023.

BACKGROUND

On March 25, 2014, the City of San Diego adopted Ordinance No O-20356 to implement regulations for Medical Marijuana Consumer Cooperatives (MMCCs), allowing the sale of medicinal marijuana with the approval of a Conditional Use Permit (CUP). On February 22, 2017, Ordinance No. O-20793 was approved, which included amendments to the Land Development Code and the Local Coastal Program, replacing the MMCC use with a new retail sales use, marijuana outlet. On January 8, 2020, the San Diego Municipal Code (SDMC) was amended by Council Ordinance [O-21163](#). The revision

replaced the word “marijuana” with “cannabis”, to reflect consistency with the State of California cannabis regulations. Therefore, Marijuana Outlet was renamed to Cannabis Outlet.

Cannabis outlets are allowed with the approval of a Process Three Conditional Use Permit (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.

The project is located in City Council District 4. Pursuant to [SDMC section 141.0504](#), cannabis outlets are limited to no more than four per City Council district, with existing outlets that changed City Council districts as a result of redistricting allowed to remain. This results in four outlets allowed in Council Districts 2, 3, 4, 5, 6, 7, and 8, and five allowed in Council Districts 1 and 9, or 38 City-wide, within commercial and industrial zones. At this time, Council District 4 has three permitted cannabis outlets, located at 2281 Fairmount Avenue, 4337 Home Avenue, and 6220 Federal Boulevard. If approved by the Hearing Officer, the proposed project would be the fourth cannabis outlet CUP approved within Council District 4.

DISCUSSION

Project Description:

Project Location:	909 Cardiff Street, Skyline-Paradise Hills Community Plan
Project Scope:	Conditional Use Permit for a 3,491-square-foot cannabis outlet to operate within an existing commercial building.
Lot Size:	0.22-acre (9,583-square-feet)
Zoning:	CC-2-3 (Community Service Commercial Services, Retail Uses, and Limited Industrial Uses)
Land Use Plan Designation:	Commercial Center within the Skyline-Paradise Hills Community Plan (SPHCP)

This project is a request for a CUP per SDMC Section 126.0303 to allow the operation of a 3,491-square-foot cannabis outlet within an existing commercial building located at 909 Cardiff Street (Attachment 1). The site is currently improved with a one-story, vacant commercial structure constructed in 1961.

The proposed cannabis outlet is required to provide fifteen (15) parking spaces, which will be accommodated within the existing parking area. A Vehicle Miles Traveled (VMT) Screening Analysis was prepared and concluded that the project is presumed to have a less than significant transportation VMT impact as a locally serving retail use, and no additional VMT analysis is required.

Operation of the cannabis outlet will include the retail sale of cannabis/cannabis products. The proposed tenant improvements will comply with the California Building Code, Plumbing Code, Mechanical Code, Electrical Code, Fire Code and all adopted referenced standards in effect at the

time the building permit is issued and will be reviewed for conformance during the construction permit application phase prior to issuance of a change of use/certificate of occupancy. Required landscape improvements as shown on the proposed plans must also comply with the landscape regulations and will be included in the building permit scope of work.

General Plan and Community Plan Consistency: The SPHCP designates the site as Commercial Center to accommodate and promote a mix of commercial services, retail, and limited industrial uses to ensure a diverse job base. The site is located at the intersection of Cardiff Street and Jamacha Road. The SPHCP identifies the project site and states: "This commercial center has been recently remodeled, offering a number of merchandise and service facilities including restaurants, a grocery store, laundry/cleaner and automotive service. The center provides a number of needed services for the neighborhoods and the community." Furthermore, the SPHCP provides a recommendation for the site: "Due to the center's recent remodeling, very little rehabilitation is needed. Private investment responsibility could include provision of additional landscaping on site." The project will provide additional landscape to further this goal of the SPHCP. Additionally, the retail use is consistent with the CC base zone which is intended to provide a mix of commercial services, retail, and limited industrial uses to ensure a diverse job base.

As a retail establishment specialized in the sale of cannabis, a cannabis outlet fits the commercial designation. The use would serve the needs of residents who want to purchase recreational cannabis and will also provide jobs to area residents. City and state requirements for security systems, guards, and secured facilities will ensure that the potential for criminal activity is minimized, and conditions of the permit will ensure prompt removal of litter and graffiti if it occurs onsite. Furthermore, the project is conditioned to plant trees, shrubs, and ground cover (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. 2400710).

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

Separation Requirements: The SDMC allows the operation of cannabis outlets in specific land use zones of the City and provides regulations for cannabis outlets. One of the criteria of the SDMC is the minimum separation requirements between an outlet and other specified uses. SDMC Section 141.0504(a) requires a 1,000-foot separation from resource and population-based city parks, other cannabis outlets, churches, childcare centers, playgrounds, libraries owned and operated by the City of San Diego, minor-oriented facilities, residential care facilities, and schools. In addition, there is a minimum distance requirement of 100 feet from all residentially zoned properties.

During project review, staff identified one potential conflict with the separation requirements. Lighthouse Baptist Church, located at 1345 Skyline Drive, lies within 1,000 feet by straight-line measurement. Staff has verified, in accordance with [SDMC 113.0225\(c\)](#), that significant constructed barriers impede direct physical access between the church and the proposed CO. A signed survey (Attachment 10), showing a valid path of travel around those barriers establishes the church and proposed CO are 1,020-feet apart using the most direct route around the identified barriers. Therefore, the proposed cannabis outlet conforms with the SDMC separation requirements.

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

Operational and Security Requirements: The proposed outlet is subject to the operational and security requirements of SDMC Sections 141.0504(b) through (m), compliance with 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, and prohibits minors from entering a cannabis outlet.

Conclusion: Cannabis outlets are unique in that there are only four allowed per council district, or 36 city-wide, with existing outlets that changed districts because of redistricting allowed to remain. Redistricting effective December 12, 2022, resulted in 5 existing outlets in Districts 1 and 9, for a total of 38 outlets allowed city-wide. 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 limits the ability of local residents to obtain legal cannabis nearby. They are forced to purchase from outside their local area (retail or delivery) or to obtain cannabis from the illegal market, both of which may have negative consequences, including increased cost to the end user, more vehicle miles traveled, loss of tax revenue to the City, and (in the case of illegal cannabis) purchase of cannabis that has not been tested or quality controlled and which undercuts the legal, taxed regulated market. It also means that different areas of the City have different concentrations of cannabis outlets, which may have social equity implications. The more difficult it is to obtain legal cannabis, the more likely a consumer will be to turn to the illegal market.

This project meets all locational restrictions of the cannabis outlet ordinance. The proposed project is in Council District 4. At this time, District 4 has three permitted cannabis outlets, located at 2281 Fairmount Avenue, 4337 Home Avenue, and 6220 Federal Boulevard. The proposed project would be the fourth outlet in a district capped at four, leaving no remaining opportunities in District 4. This project would be the 36th cannabis outlet permitted in 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 CC-2-3 zone and no deviations are required to approve the project. The project meets all SDMC 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 Conditional Use Permit No. 2400710 as proposed.

ALTERNATIVES

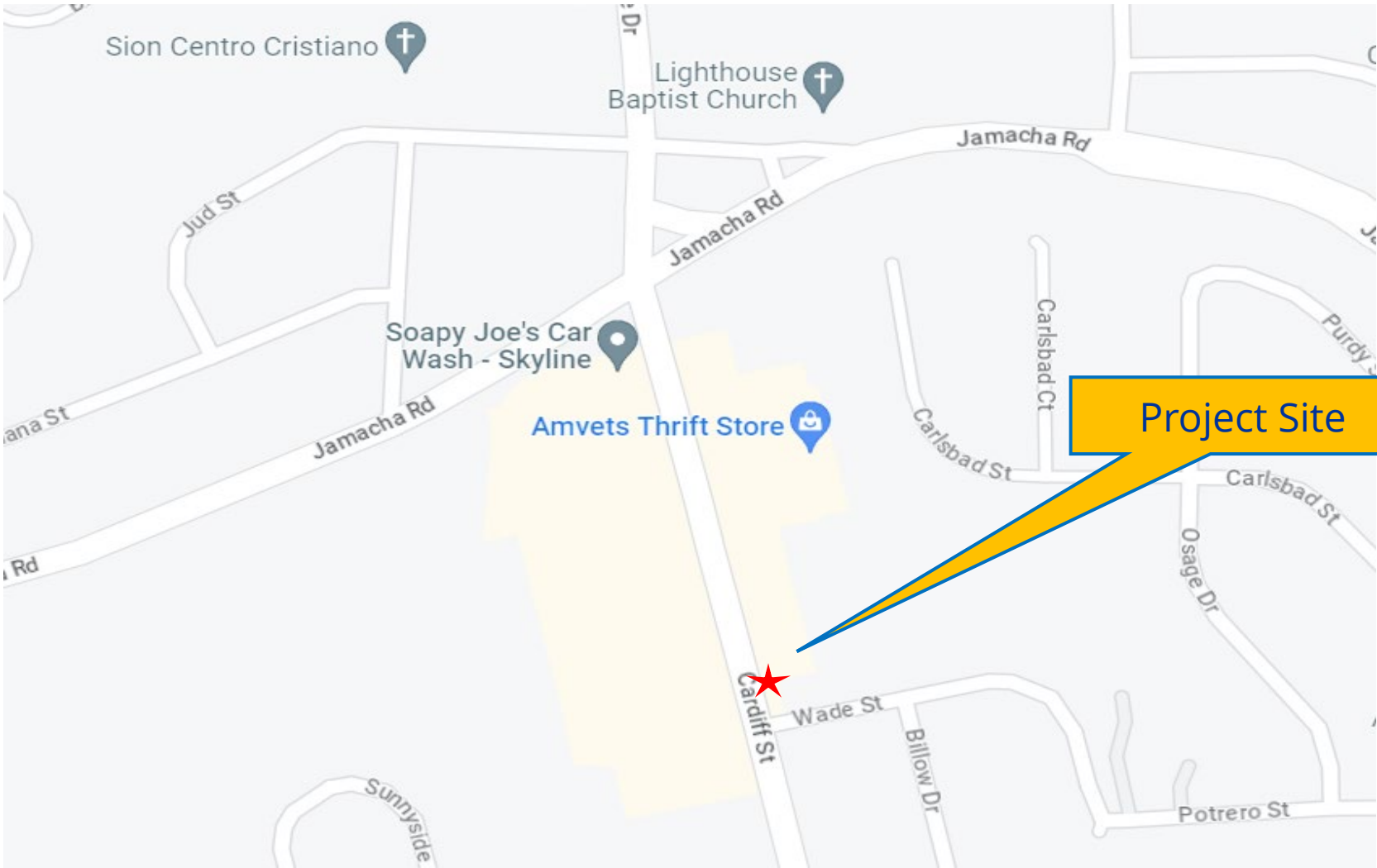
1. Approve Conditional Use Permit No. 2400710, with modifications.
2. Deny Conditional Use Permit No. 2400710, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,



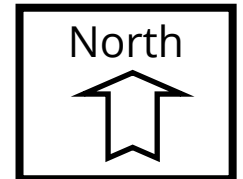
Tyler Sherer
Development Project Manager
Cannabis Business Division

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

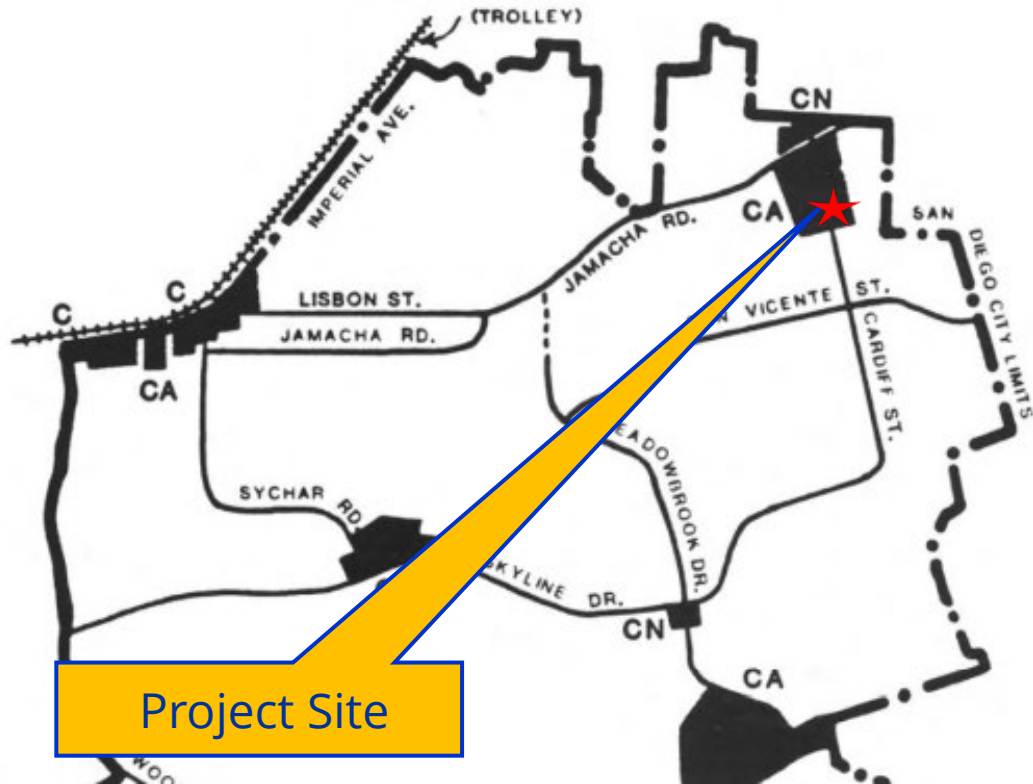


Project Location Map

909 Cardiff Street Cannabis Outlet
PROJECT NO. 655750

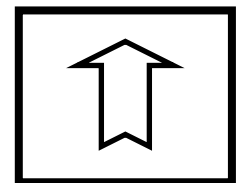


■ COMMERCIAL ZONES



Land Use Map

909 Cardiff Street Cannabis Outlet
PROJECT NO. 655750

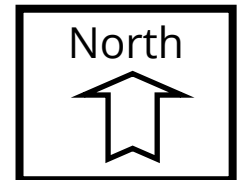


North



Aerial Photo

909 Cardiff Street Cannabis Outlet
PROJECT NO. 655750



HEARING OFFICER RESOLUTION NO. XXX
CONDITIONAL USE PERMIT NO. 2400710
909 CARDIFF STREET CANNABIS OUTLET - PROJECT NO. 655750

WHEREAS, LATO INVESTMENTS, Owner, and 909 CARDIFF HOLDINGS LLC, Permittee, filed an application with the City of San Diego for a permit to operate a 3,491-square-foot cannabis outlet in an existing commercial building (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. 2400710), on portions of a 0.22-acre site;

WHEREAS, the project site is located at 909 Cardiff Street in the CC-2-3 zone of the Skyline-Paradise Hills Community Plan area;

WHEREAS, the project site is legally described as: The Southerly 215 feet measured along the Easterly line of Lot 899 of Lomita Village Unit No. 5, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 2998, filed in the Office of the County Recorder of San Diego County, June 4, 1953. Excepting therefrom that portion of the Southerly 125.00 feet thereof, measured along the Easterly line of said Lot, lying Westerly of the Westerly line of the Easterly 75.00 feet of said Lot.

WHEREAS, on August 16, 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 (Existing Facilities), and 15305 (Minor Alterations in Land Use Limitations); and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520;

WHEREAS, on September 6, 2023, the Hearing Officer of the City of San Diego considered Conditional Use Permit No. 2400710 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. 2400710:

A. CONDITIONAL USE PERMIT FINDINGS [SDMC Section 126.0305]

1. Findings for all Conditional Use Permits:

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

The project is a request for a Conditional Use Permit (CUP) to allow the operation of a cannabis outlet within a 3,941-square-foot building at 909 Cardiff Street within the Skyline-Paradise Hills Community Plan (SPHCP).

The SPHCP designates the site as Commercial with specific recommendations for the Cardiff Street and Jamacha Road Area for development to meet the needs of existing and future residents by offering a number of merchandise and service facilities including restaurants, grocery stores, and adequate commercial facilities offering a variety of goods and services. Furthermore, the SPHCP recommends that private investment be responsible for providing additional landscaping on site to improve visual aesthetics along the corridor.

The SPHCP does not specifically address cannabis outlets; however, as a retail establishment specialized in the sale of cannabis, a cannabis outlet fits the Commercial designation. The use would serve the needs of residents who want to purchase recreational cannabis and will also provide jobs to area residents. City and state requirements for security systems, guards, and secured facilities will ensure that the potential for criminal activity is minimized, and conditions of the permit will ensure prompt removal of litter and graffiti if it occurs onsite. Furthermore, the project proposes an abundance of trees, shrubs, and ground cover per the SPHCP recommendation (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. 2400710).

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

Therefore, the project will not adversely affect the applicable land use plan.

b. The proposed development will not be detrimental to the public health, safety, and welfare.

The project proposes interior improvements to an existing tenant space, including entry/exit areas, waiting areas, a cannabis retail sales floor, and employee and storage areas. Construction of the project authorized through this permit will be subject to all adopted building, electrical, mechanical, fire and plumbing codes, which

will be enforced through plan review and building inspections completed by the City's building inspectors.

A cannabis outlet in the CC-2-3 zone is allowed with a CUP at this location and consistent with the goals and policies of the SPHCP as detailed in finding A.1.a, incorporated here by reference. The proposed development will not be detrimental to the public's health, safety, and welfare because the discretionary permit controlling the development and continued use of this site contains specific regulatory conditions of approval. These conditions are specifically 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 City Council district, with existing outlets that changed City Council districts as a result of redistricting in 2022 allowed to remain. This results in four outlets allowed in Council Districts 2, 3, 4, 5, 6, 7, and 8, and five allowed in Council Districts 1 and 9, or 38 City-wide, within commercial and industrial zones to minimize the impact on the City and residential neighborhoods. There are currently three approved outlets in District 4. The project will be the fourth cannabis outlet CUP to be approved within District 4, and the 36th approved within the City.

Cannabis outlets require compliance with the separation requirements of SDMC section 141.0504(a). The project was deemed complete on March 2, 2020 and is therefore subject to the regulations in effect at that time. At that time, SDMC 141.0504(a) read as follows:

(a) Cannabis outlets shall maintain the following minimum separation between uses, as measured between property lines, in accordance with Section 113.0225:

(1) 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 one to 12, inclusive, but does not include any private school in which education is primarily conducted in private homes.

(2) 100 feet from a residential zone.

During project review, staff identified one potential conflict with the separation requirements which has been evaluated and determined not to conflict with the applicable ordinance as detailed below.

Lighthouse Baptist Church, 1345 Skyline Drive: This church is approximately 951 feet north of the proposed cannabis outlet when measured property line to property line.

However, a straight-line measurement is not possible due to constructed barriers existing between the proposed cannabis outlet and the existing church.

Per SDMC 113.0225(c), distance is measured as the most direct route around the barrier in a manner that establishes direct access. A direct public route to the church from the proposed cannabis outlet would be via the public sidewalk along Cardiff Street and crossing Jamacha Road, a four-lane collector street at the signalized cross walk, resulting in a distance of approximately 1,020 feet, verified by a signed survey dated July 21, 2022. Therefore, the project complies with the SDMC separation regulations, which are intended to protect the public health, safety, and welfare.

The proposed cannabis outlet use is required to provide 15 parking spaces, which will be provided within the existing parking area and via a shared parking agreement with the neighboring lot. The project will provide public improvements, which include the reconstruction of the driveways on Cardiff Street and Wade Steet to meet current accessibility standards, sidewalks, trees, and landscaping. CUP No. 2400710 contains specific regulatory conditions of approval. These regulations, which are implemented and enforced through the permit, are specifically intended to reduce, mitigate, or prevent all adverse impacts to the public and community at large.

The proposed cannabis outlet is subject to specific operational and security requirements and restrictions as set forth in SDMC section 141.0504 (b) through (m), which have also been incorporated as conditions in the CUP including prohibition of consultation by medical professionals on-site; prohibition of the use of specified vending machines except by a responsible person (as defined by the SDMC); provision of interior and exterior lighting, operable cameras, alarms, security guard; restriction of hours of operation to between 7:00 a.m. and 9:00 p.m. daily; maintenance of area and adjacent public sidewalks free of litter and graffiti, and removal of graffiti within 24 hours; restriction of signage to business name, two-color signs, and alphabetic characters; and signage advertising cannabis may not be visible from the public right-of-way. Cannabis outlets must also comply with Chapter 4, Article 2, Division 15 which provides guidelines for lawful operation. The CUP is valid for five years, however, may be revoked if the use violates the terms, conditions, lawful requirements, or provision of the permit.

This project has been reviewed pursuant to the California Environmental Quality Act (CEQA), and the project was determined to be categorically exempt from CEQA pursuant to CEQA Guidelines Sections 15301(Existing Facilities) and 15305 (Minor Alterations in Land Use Limitations). Categorical exemptions include classes of projects which have been determined not to have a significant effect on the environment. Based on the above, including project features and conditions of approval, the proposed development will not be detrimental to the public health, safety, and welfare.

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

The project is located within the CC-2-3 zone, which allows cannabis outlets with the approval of a Conditional Use Permit per SDMC Table 131-05B. No deviations are requested or required by this project. As outlined in Finding A.1.b above, incorporated here by reference, the project complies with the separation requirements of the Land Development Code.

As further outlined in finding A.1.b. above, incorporated here by reference, the permits for the project include various conditions and corresponding exhibits of approval relevant to achieving compliance with the SDMC section 141.0504 relative to parking, signage, lighting, security measures, hours of operation, and site maintenance. The project does not request variances or deviations. Therefore, the proposed development will comply with the regulations of the Land Development Code.

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

Cannabis outlets are unique in that there are only four allowed in each of the nine City Council districts, or 36 City-wide, with existing outlets that changed City Council districts as a result of redistricting allowed to remain. This results in four outlets allowed in Council Districts 2, 3, 4, 5, 6, 7, and 8, and five allowed in Council Districts 1 and 9, or 38 City-wide, within commercial and industrial zones. No other retail business regulated by the City of San Diego is subject to such restrictions. The proposed project is located in District 4. At this time, District 4 has three permitted cannabis outlets, located at 6220 Federal Boulevard, 2281 Fairmount Avenue, and 4337 Home Avenue. Since the City's recreational cannabis regulations were first adopted in 2017, the zoning and separation requirements for cannabis outlets as applied in Council District 4 have resulted in very few locations that meet all locational criteria. This project site is one of those locations. By contrast, in the five years since cannabis outlets have been allowed subject to the requirements of SDMC 141.0504, five City Council districts with different development patterns have reached the cap of four cannabis outlets per district.

The site is currently improved with a commercial retail building built in 1961. The previous tenant and many existing uses have similar operational characteristics (high frequency retail sales and services). The proposed tenant space was most recently occupied by a medical clinic but is currently vacant. Other existing uses in the vicinity include a grocery store, medical clinic, barber shop, restaurants, and a thrift store. The proposed cannabis outlet use is required to provide 15 parking spaces, which will be provided within the existing parking area and via a shared parking agreement with the neighboring lot. The project will provide public improvements, which include the reconstruction of the driveways on Cardiff Street and Wade Steet to meet current accessibility standards, sidewalks, trees, and landscaping. Furthermore, the project is located within an established commercial area with nearby access to arterial roads (Jamacha Road) and freeways (State Route 125).

As stated in findings A.1.a. ,b., and c. above, incorporated here by reference, the project meets all applicable separation requirements for cannabis outlets, as well as the requirements of the applicable land uses plans and the Land Development Code. 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. 2400710 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. 2400710, a copy of which is attached hereto and made a part hereof.

Tyler Sherer
Development Project Manager
Development Services

Adopted on: September 6, 2023

IO#: 24008497

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

PROJECT MANAGEMENT
PERMIT CLERK
MAIL STATION 501

INTERNAL ORDER NUMBER: 24008497

SPACE ABOVE THIS LINE FOR RECORDER'S USE

CONDITIONAL USE PERMIT NO. 2400710
909 CARDIFF STREET CANNABIS OUTLET - PROJECT NO. 655750
HEARING OFFICER

This Conditional Use Permit No. 2400710 is granted by the Hearing Officer of the City of San Diego to LATO INVESTMENTS, Owner, and 909 CARDIFF HOLDINGS LLC, Permittee, pursuant to San Diego Municipal Code (SDMC) section(s) 126.0301 et seq. and 141.0504. The 0.22-acre site is located at 909 Cardiff Street in the CC-2-3 zone of the Skyline-Paradise Hills Community Plan area. The project site is legally described as: The Southerly 215 feet measured along the Easterly line of Lot 899 of Lomita Village Unit No. 5, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 2998, filed in the Office of the County Recorder of San Diego County, June 4, 1953. Excepting therefrom that portion of the Southerly 125.00 feet thereof, measured along the Easterly line of said Lot, lying Westerly of the Westerly line of the Easterly 75.00 feet of said Lot (APN: 577-380-08-00).

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to operate a 3,491-square-foot cannabis outlet in an existing commercial building, described and identified by size, dimension, quantity, type, and location on the approved exhibits (Exhibit "A") dated September 6, 2023, on file in the Development Services Department.

The project shall include:

- a. A 3,491-square-foot cannabis outlet in an existing commercial building,
- b. 15 off-street parking spaces; 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 September 20, 2026.

2. **Expiration Date:** This Conditional Use Permit (CUP) and corresponding use of this site shall expire on September 20, 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.

CLIMATE ACTION PLAN REQUIREMENTS:

13. The Owner/Permittee shall comply with the Climate Action Plan (CAP) Consistency Checklist stamped as Exhibit "A." Prior to issuance of any construction permit, all CAP strategies shall be noted within the first 3 sheets of the construction plans under the heading "Climate Action Plan Requirements." The Climate Action Plan strategies as identified on Exhibit "A" shall be enforced and implemented to the satisfaction of the Development Services Department.

ENGINEERING REQUIREMENTS:

14. Prior to the issuance of any building permit the Owner/Permittee shall assure by permit and bond removal of existing driveways and replacement with two 24' standard driveway on Cardiff Street and Wade Street to the satisfaction of the City Engineer.

15. Prior to the issuance of any building permit the Owner/Permittee shall assure by permit and bond construction of new sidewalk per current City Standard adjacent to the site on Cardiff Street and Wade Street.

16. Prior to the issuance of any building permit the Owner/Permittee shall obtain an Encroachment Maintenance Removal Agreement from the City Engineer for Trees/Landscaping/Irrigation on Cardiff Street and Wade Street public right of way.

LANDSCAPE REQUIREMENTS:

18. Prior to issuance of a building permit, replacement trees and shrubs shall be provided within the Vehicular Use Area (VUA) center island in conformance with previous permits and/or current landscape regulations.

PLANNING/DESIGN REQUIREMENTS:

19. An annual operating permit shall be obtained as required pursuant to SDMC Chapter 4, Article 2, Division 15.
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.

TRANSPORTATION REQUIREMENTS

28. 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.

29. Prior to the issuance of any building permit, the Owner/Permittee shall record a Shared Parking Agreement between the project site (909 Cardiff Street) and adjacent property (903 Cardiff Street) to utilize a minimum of 15 vehicular parking spaces of the 50 total vehicular parking spaces in the parking area, 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 September 6, 2023 and (Approved Resolution Number).

ATTACHMENT 5

Conditional Use Permit No. 2400710
Date of Approval: September 6, 2023

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

Tyler Sherer
Development Project Manager

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

The undersigned Owner/Permittee, by execution hereof, agrees to each and every condition of this Permit and promises to perform each and every obligation of Owner/Permittee hereunder.

LATO INVESTMENTS
Owner

By _____
NAME
TITLE

909 CARDIFF HOLDINGS LLC
Permittee

By _____
NAME
TITLE

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



Minutes of February 8, 2022

sph.cpc@gmail.com

Attendees

John Mooney
William Glover
Soriano Kalaney
Wayne English

Samantha Jenkins
Harry Bennett
Cynthia Romero

Absent

Guy Preuss
Cathy Ramsey
Liz Enloe
Ranielle Cunanan

7:00 p.m. Call to order.

7:06 p.m. Announcements & Non-agenda Public Comment.

7:10 p.m. Motion to approve agenda by W. Glover; 2nd - H. Bennett approved, 7-0.

7:12 p.m. Motion to approve November 9, 2021 minutes by H. Bennett, 2nd - S. Kalaney; approved, 7-0.

7:09 p.m. Treasurer's Report. \$236.00 on account. Committee's CalCoast Credit Union account has been transferred to the Chair and Treasurer.

7:10 p.m. Reports

1. SD City Police Officer Chris Jones reported on current activities in the area.
2. Korral Taylor for Congresswoman Sara Jacobs.
3. Moana Cabiles for Assemblymember Akilah Weber, M.D.
4. Jamaéla Johnson for County Supervisor Nathan Fletcher.
5. Matt Griffith for San Diego City Mayor Todd GLoria.
6. Eric Henson for City Councilmember Monica Montgomery - current issues.
<https://www.sandiego.gov/citycouncil/cd4>

7:50 p.m. Information items

1. None

7:43 p.m. Action items

1. W. Glover motioned to recommend approval of Project No. 655750 Conditional Use Permit to operate a Cannabis Outlet within an existing 3,491-square-foot building, and a proposed reciprocal access easement located at 909 Cardiff Street. 2nd - W. English. Y -7
N- 0, Abstain -0.

8:30 p.m. Meeting adjourned.

Minutes submitted by John Mooney.



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

Ownership Disclosure Statement

**FORM
DS-318**

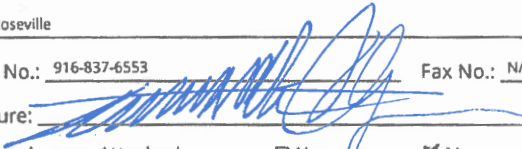
October 2017

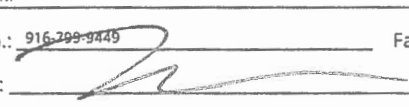
Approval Type: Check appropriate box for type of approval(s) requested: Neighborhood Use Permit Coastal Development Permit
 Neighborhood Development Permit Site Development Permit Planned Development Permit Conditional Use Permit Variance
 Tentative Map Vesting Tentative Map Map Waiver Land Use Plan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

Project Title: 909 Cardiff St. **Project No. For City Use Only:** 655750
Project Address: 909 Cardiff Street
San Diego, CA 92114

Specify Form of Ownership/Legal Status (please check):
 Corporation Limited Liability -or- General - What State? California Corporate Identification No. 200535510180
 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: LATO Investments, LLC Owner Tenant/Lessee Successor Agency
Street Address: 1400 Rocky Ridge Drive, Suite 150
City: Roseville State: CA Zip: 95661
Phone No.: 916-837-6553 Fax No.: N/A Email: matt.cologna@cushwake.com
Signature:  Date: 8/28/23
Additional pages Attached: Yes No

Applicant
Name of Individual: 909 Cardiff Holdings LLC Owner Tenant/Lessee Successor Agency
Street Address: 11 Natoma Street, Suite 120
City: Folsom State: CA Zip: 95630
Phone No.: 916-299-9449 Fax No.: 916-520-1738 Email: tsheridan@sheridanlawgrp.com
Signature:  Date: 8/28/2023
Additional pages Attached: Yes No

Other Financially Interested Persons
Name of Individual: N/A 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.



THE CITY OF SAN DIEGO

Date of Notice: August 16, 2023

NOTICE OF RIGHT TO APPEAL ENVIRONMENTAL DETERMINATION DEVELOPMENT SERVICES DEPARTMENT

SAP or I.O. No. 24008497

PROJECT NAME / NUMBER: 909 Cardiff Outlet / 655750
COMMUNITY PLAN AREA: Skyline-Paradise Hills
COUNCIL DISTRICT: 4
LOCATION: 909 Cardiff Street, San Diego, California 92114

PROJECT DESCRIPTION: A request for a CONDITIONAL USE PERMIT and a Lot Line Adjustment for the operation and tenant improvements of a Cannabis Outlet (CO) within an existing 3,491-square-foot building. The project site is located at 909 Cardiff Street. The 0.62-acre project site is designated Commercial and zoned CC-2-3 within the Skyline-Paradise Hills Community Plan Area. Additionally, the project site is within the Very High Fire Hazard Severity, and the Transit Priority Area. (LEGAL DESCRIPTION: TR 2998, Lot 899, Being a lot line adjustment parcel map of that portion of the southerly 125.00 feet measured along the easterly line of lot 899 of Lomita Village Unit No. 5 in the County of San Diego According to Map No. 2998, lying westerly of the westerly line of the easterly 75.00 feet. Also the southerly 215.00 feet measured along the easterly line of said lot 899 excepting therefrom that portion of the southerly 125.00 feet thereof measured along the easterly line of said Lot 899, lying westerly of the westerly line of the easterly 75.00 feet of said lot 899.)

ENTITY CONSIDERING PROJECT APPROVAL: City of San Diego Hearing Officer

ENVIRONMENTAL DETERMINATION: Categorically exempt from CEQA pursuant to CEQA State Guidelines, Section 15301 (Existing Facilities) and 15305 (Minor Alterations in Land Use Limitations).

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 Section 15301 (Existing Facilities) which allows for the operation, repair, maintenance, permitting, leasing, licensing, or minor alterations of existing public or private structures, facilities, mechanical equipment, or topographical features involving negligible or no expansion of existing or former use including interior or exterior alterations involving such things as interior partitions, plumbing, and electrical conveyances, as well as 15305 (Minor Alterations in Land Use Limitations) which allows for minor alterations in land use limitations in areas with an average slope of less than 20% which do not result in any changes in land use

density included but not limited to minor lot line adjustments, side yard, and setback variances not resulting in the creation of any new parcel; and where the exceptions listed in Section 15300.2 would not apply.

DEVELOPMENT PROJECT MANAGER: Tyler Sherer
MAILING ADDRESS: 1222 First Avenue, MS 501, San Diego, CA 92101-4153
PHONE NUMBER / EMAIL: (619) 446-5378 / tsherer@sandiego.gov

On August 16, 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 (August 30, 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.

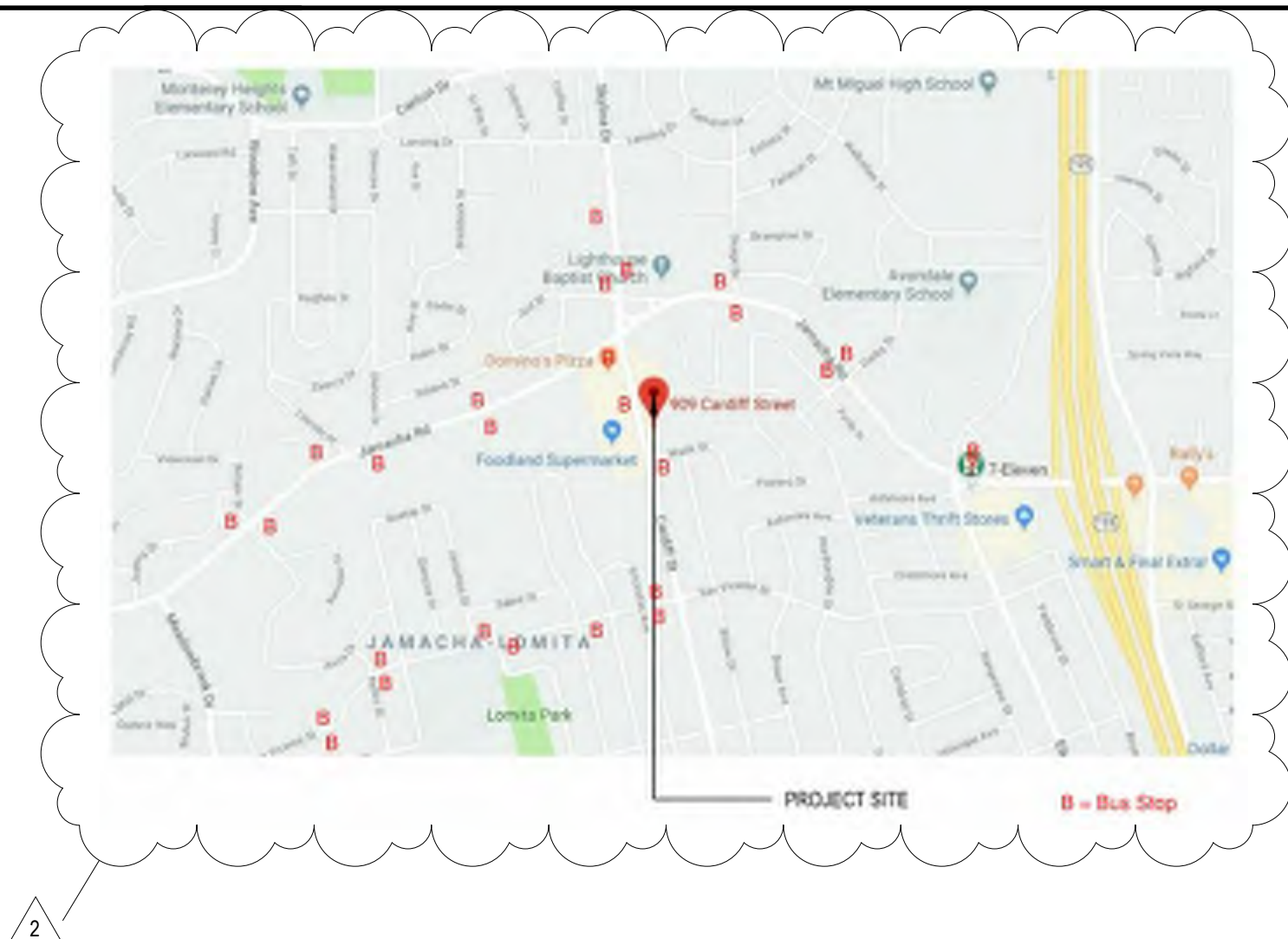
PERFECT UNION

PROJECT TEAM **VICINITY MAP** **PROJECT LEGEND** **PROJECT INFO / CODE DATA** **DRAWING INDEX / ISSUE LOG**

OWNER
 SHERIDAN LAW GROUP
 193 BLUE RAVINE RD
 FOLSOM, CA 95630
 E: julie@mwgholdingsllc.com

ARCHITECT
 RMW ARCHITECTURE & INTERIORS
 POC: MELANIE LAGROU
 1718 THIRD STREET
 SUITE 101
 SACRAMENTO, CA 95811
 P: 916.449.1400 EXT. 411
 E: mlagro@rmw.com

CIVIL
 TSAC ENGINEERING
 16885 VIA DEL CAMPO T, SUITE 304
 SAN DIEGO, CA 92127
 P: 858.762.9611



- PROJECT LEGEND**
- DETAIL REFERENCE
 DETAIL NUMBER
 SHEET NUMBER
 - SECTION REFERENCE
 SECTION NUMBER
 SHEET NUMBER
 - INTERIOR ELEVATION REFERENCE
 SHEET NUMBER
 ELEVATION NUMBER
 - OFFICE
 ROOM NAME AND NUMBER
 - DETAIL OR PLAN ENLARGEMENT
 DETAIL NUMBER
 SHEET NUMBER
 - KEY NOTE REFERENCE
 - REVISION
 - CENTERLINE
 - COLUMN LINES
 - NOT IN CONTRACT, NIC

- PROJECT INFO / CODE DATA**
1. BUILDING ADDRESS: 909 CARDIFF STREET
 SAN DIEGO, CA, 92114
 2. APN: 577-380-08
 3. OCCUPANCIES: (E) B (N) M & B
 4. NUMBER OF STORIES: 1
 5. CONSTRUCTION TYPE: V-B
 6. SCOPE OF WORK: COMMERCIAL REMODEL FOR CANNABIS DISPENSARY AND DELIVERY. IMPROVEMENTS TO INCLUDE NEW INTERIOR WALLS, DOORS, CEILINGS, CASEWORK, MECHANICAL, ELECTRICAL AND PLUMBING
 7. GEOLOGICAL HAZARD CATEGORY: 52 - OTHER LEVEL AREAS, GENTLY SLOPING TO STEEP TERRAIN FAVORABLE GEOLOGIC STRUCTURE, LOW RISK.
 8. APPROX PROJECT AREA: +/- 3491.00 SF
 9. APPROX SITE AREA: .61 ACRES
 10. OCCUPANT LOAD: 50
 11. ZONING: CC-2-3, COMMUNITY-SERVING USES INTENDED TO ACCOMMODATE DEVELOPMENT WITH AN AUTO ORIENTATION, TRANSIT PRIORITY AREA
 12. YEAR BUILT: 1961
 13. THE CONSTRUCTION AND COMPLETION OF THE WORK IS GOVERNED BY THE FOLLOWING:
 - 2016 CALIFORNIA BUILDING STANDARDS CODE (TITLE 24) EFFECTIVE JANUARY 1, 2017:
 - PART 1 - CALIFORNIA BUILDING STANDARDS ADMINISTRATIVE CODE.
 - PART 2 - CALIFORNIA BUILDING CODE
 - PART 3 - CALIFORNIA ELECTRICAL CODE
 - PART 4 - CALIFORNIA MECHANICAL CODE
 - PART 5 - CALIFORNIA PLUMBING CODE
 - PART 6 - CALIFORNIA ENERGY CODE
 - PART 8 - CALIFORNIA HISTORICAL BUILDING CODE
 - PART 9 - CALIFORNIA FIRE CODE
 - PART 11 - CALIFORNIA GREEN BUILDING STANDARDS CODE (CALGreen)
 - PART 12 - CALIFORNIA REFERENCE STANDARDS CODE
 - 2010 CALIFORNIA ELEVATOR SAFETY CONSTRUCTION CODE, CALIFORNIA CODE OF REGULATIONS, TITLE 8.
 - STANDARD SPECIFICATIONS AND DETAILS AND OTHER APPLICABLE REGULATIONS ISSUED BY AGENCIES HAVING JURISDICTION OVER THE PROJECT.
 - THE WORK SHALL MEET OR EXCEED THE REQUIREMENTS OF THE CODES AND REGULATIONS LISTED ABOVE, INCLUDING SUPPLEMENTS AND AMENDMENTS TO THEM IN AFFECT AT THE LOCATION OF THE PROJECT.

DRAWING INDEX / ISSUE LOG

ISSUE LOG KEY:
 "X" ISSUED AS PART OF THIS SET
 "R" ISSUED FOR REFERENCE ONLY

SHEET NUMBER	SHEET NAME	DATE	ISSUE #	REMARKS
A-0.0	COVER SHEET AND INDEX	06/19/2023		
C-0.1	EXISTING CONDITIONS PLAN	06/11/2023		
C-1.0	CIVIL SITE PLAN	06/11/2023		
C-1.1	GRADING ENLARGEMENT	06/11/2023		
C-2.0	STRIPING AND CURB UTILIZATION PLAN	06/11/2023		

GENERAL

A-0.0	COVER SHEET AND INDEX	X	X	X	
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CIVIL

C-0.1	EXISTING CONDITIONS PLAN	X	X	X	
C-1.0	CIVIL SITE PLAN	X	X	X	
C-1.1	GRADING ENLARGEMENT	X	X	X	
C-2.0	STRIPING AND CURB UTILIZATION PLAN	X	X	X	

LANDSCAPE

L-1.0	LANDSCAPE INFORMATION	X	X	X	
L-2.0	LANDSCAPE CONCEPT PLAN	X	X	X	
L-3.0	CANDIDATE PLANT IMAGES	X	X	X	
L-3.1	CANDIDATE PLANT IMAGES	X	X	X	

ARCHITECTURE

A-0.0	COVER SHEET AND INDEX	X	X	X	
A-1.0	SITE PLAN	X	X	X	
A-2.0	FLOOR PLAN	X	X	X	
A-3.0	EXTERIOR ELEVATIONS	X	X	X	
A-4.0	CODE SITE PLAN	X	X	X	
A-5.0	LIGHTING PLAN	X	X	X	
A-6.0	SECURITY PLAN	X	X	X	

LEGAL DESCRIPTION

BEING A LOT LINE ADJUSTMENT PARCEL MAP OF THAT PORTION OF THE SOUTHERLY 125.00 FEET MEASURED ALONG THE EASTERLY LINE OF LOT 899 OF LOMITA VILLAGE UNIT NO. 5 IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA ACCORDING TO MAP NO. 2998 FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, CALIFORNIA, ON JUNE 4, 1953, LYING WESTERLY OF THE WESTERLY LINE OF THE EASTERLY 75.00 FEET, ALSO THE SOUTHERLY 215.00 FEET MEASURED ALONG THE EASTERLY LINE OF SAID LOT 899 EXCEPTING THEREFROM THAT PORTION OF THE SOUTHERLY 125.00 FEET THEREOF MEASURED ALONG THE EASTERLY LINE OF SAID LOT 899, LYING WESTERLY OF THE WESTERLY LINE OF THE EASTERLY 75.00 FEET OF SAID LOT 899.

PARCEL MAP GUARANTEE BY: CHICAGO TITLE COMPANY
 ORDER NO. 00110677-966-SD1-RT4
 DATED: JUNE 10, 2019



CUP SUBMITTAL | 06/19/2023

**909 CARDIFF STREET
 SAN DIEGO, CA, 92114**

**A-0.0
 COVER SHEET AND INDEX
 1 OF 15**

OWNER/PERMITTEE

TOM SHERIDAN
SHERIDAN LAW GROUP
2260 EAST BIDWELL # 1302
FOLSOM, CA 95630
916-520-1737

ASSESSOR'S PARCEL NUMBER

577-380-08
577-380-04

SITE ADDRESS

909 CARDIFF ST., SAN DIEGO CA 92114

BASIS OF COORDINATES

THE BASIS OF HORIZONTAL COORDINATES FOR THIS SURVEY ARE REFERENCED TO THE NAD83, CALIFORNIA COORDINATE SYSTEM ZONE VI, (EPOCH 1991.35) ARE BASED ON STATION "247" PER PUBLISHED RECORD OF SURVEY NO. 14492, N=183617.33 E=6321481.48.

BASIS OF BEARINGS

THE BASIS OF BEARINGS ARE REFERENCED TO GRID NORTH AS DEFINED BY THE CALIFORNIA COORDINATE SYSTEM 1983, ZONE VI.

BENCH MARK

DETERMINED LOCALLY BY A BRASS PLUG SET IN THE NORTHEASTERLY RETURN OF CARDIFF ST. AND WADE ST., PER THE CITY OF SAN DIEGO VERTICAL CONTROL BENCH BOOK. EL=442.93 (NGVD29).

BASIS OF ELEVATION

THE BASIS OF ELEVATION IS REFERENCED TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD29).

EASEMENT LEGEND

- A** INDICATES EXISTING GUY POLE AND ANCHOR EASEMENT TO SAN DIEGO GAS AND ELECTRIC RECORDED AUGUST 26, 1953 AS BK. 4966, PG. 467 O.R.
- B** INDICATES EXISTING PUBLIC UTILITIES EASEMENT TO SAN DIEGO GAS AND ELECTRIC RECORDED MARCH 28, 2014 AS DOC NO. 2014-0123026 O.R.
- C** INDICATES EXISTING TRANSMISSION AND DISTRIBUTION EASEMENT TO SAN DIEGO GAS AND ELECTRIC RECORDED JUNE 10, 1963 AS FILE NO. 100442 O.R.
- D** INDICATES EXISTING PUBLIC UTILITIES EASEMENT TO SAN DIEGO GAS AND ELECTRIC RECORDED JULY 25, 2014 AS DOC NO. 2014-0315069 O.R.

LEGAL DESCRIPTION

PARCEL 1 OF PARCEL MAP NO 22008
PARCEL 2 OF PARCEL MAP NO 22008

EXISTING AND PROPOSED USES

EXISTING USE: MEDICAL CLINIC

PROPOSED USE: CANNABIS DISPENSARY

EXISTING SITE INFORMATION

EXISTING LOT SIZE: .40 AC FOR 903 CARDIFF ST.
.60 AC FOR 909 CARDIFF ST.

LANDSCAPE AREA: 857 SF

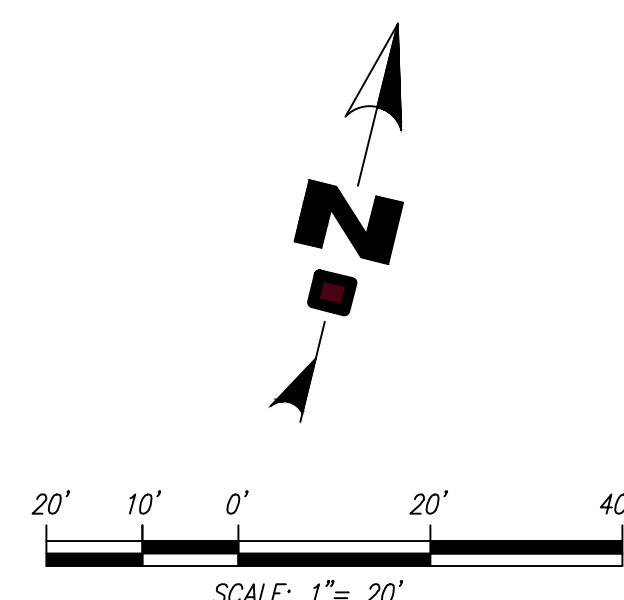
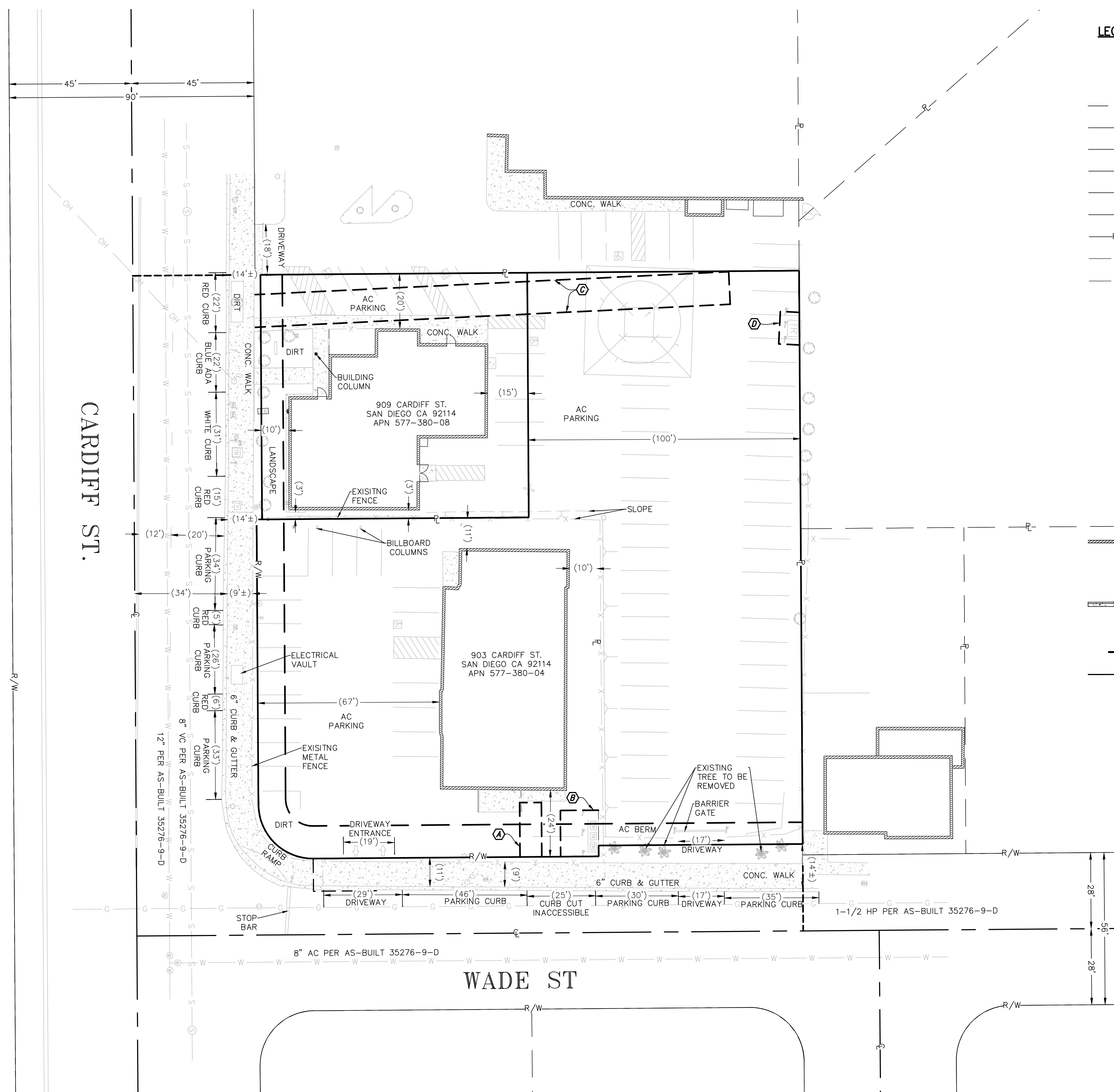
TOTAL AREA OF DISTURBANCE: 3613 SF

REMOVED/REPLACED: 1748 SF

IMPERVIOUS AREA

LEGEND

- AC INDICATES ASPHALT
- ⊕ INDICATES POWER POLE WITH TAG ID
- OH — INDICATES OVERHEAD LINE
- X — INDICATES CHAIN LINK FENCE
- □ — INDICATES METAL FENCE
- G — INDICATES GAS LINE
- S — INDICATES SEWER LINE
- W — INDICATES WATER LINE
- R/W — RIGHT OF WAY
- C — CENTERLINE
- P — PARCEL LINE
- ⊠ INDICATES TELEPHONE RISER
- ↑ INDICATES BOLLARD
- ⊞ INDICATES TELEVISION PULL BOX
- ⊞ INDICATES BACK FLOW ASSEMBLY
- ⊞ INDICATES TRANSFORMER
- ⊞ INDICATES WATER METER SPICKET
- ☆ INDICATES LIGHT POLE
- ⊙ INDICATES GAS VALVE
- ⊞ INDICATES ELECTRICAL PULL BOX
- ⊞ INDICATES WATER METER
- ⊞ INDICATES GAS METER
- ⊞ INDICATES EXISTING BUILDING FOOTPRINT
- ⊞ INDICATES PALM TREE
- ⊙ INDICATES TREE
- ⊞ INDICATES 6" CURB & GUTTER
- ⊞ INDICATES SIGN
- ⊞ INDICATES RETAINING WALL
- ⊞ INDICATES PARKING STEEL RAIL
- ⊞ INDICATES SCHOOL SIGN
- ⊙ INDICATES SEWER MANHOLE
- ⊙ INDICATES WATER VALVE



DESIGNED BY: B.D.S.
DRAWN BY: B.K.
CHECKED BY: B.D.S.
JOB NUMBER: 2234
DATE: 6-19-2023

PREPARED AT THE REQUEST OF:
SHERIDAN LAW GROUP
193 BLUE RAVINE RD
FOLSOM, CA 95630

PRELIMINARY
NOT FOR CONSTRUCTION

TSAC
ENGINEERING
12121 Scripps Summit Dr, Suite 150, SD, CA 92131
T. 858.762.9611 | F. 858.762.9612

PERFECT UNION
909 CARDIFF ST. SAN DIEGO
APN#577-380-08 AND #577-380-04
EXISTING CONDITIONS PLAN

DRAWING NO.
C-0.1
SHEET
2 OF 15

PROPOSED SITE INFORMATION

PROPOSED LOT SIZE: .70 AC FOR 903 CARDIFF ST.
.30 AC FOR 909 CARDIFF ST.

CONDITION OF SOIL: X

LANDSCAPE AREA: 1735 SF

TOTAL AREA OF DISTURBANCE: 3613 SF

REMOVED/REPLACED: 1748 SF

IMPERVIOUS AREA

FLOOD INFORMATION

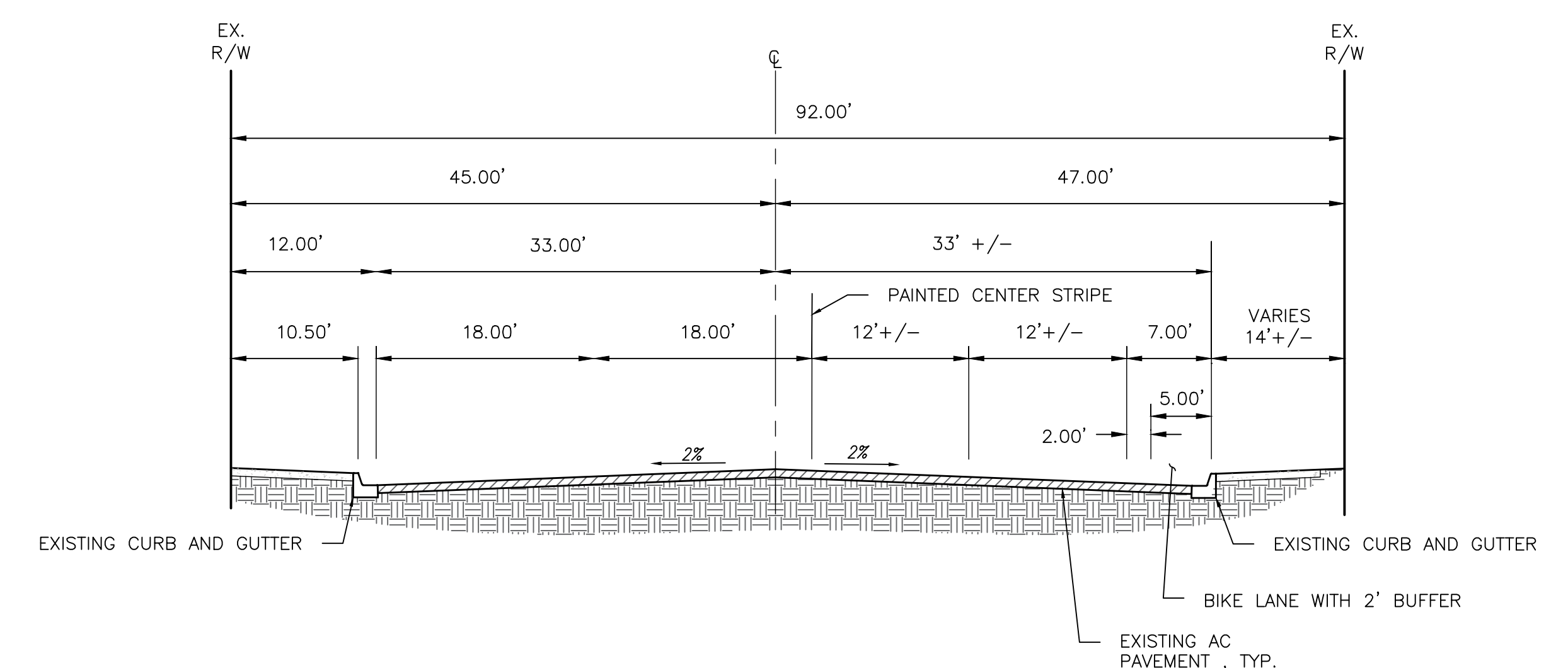
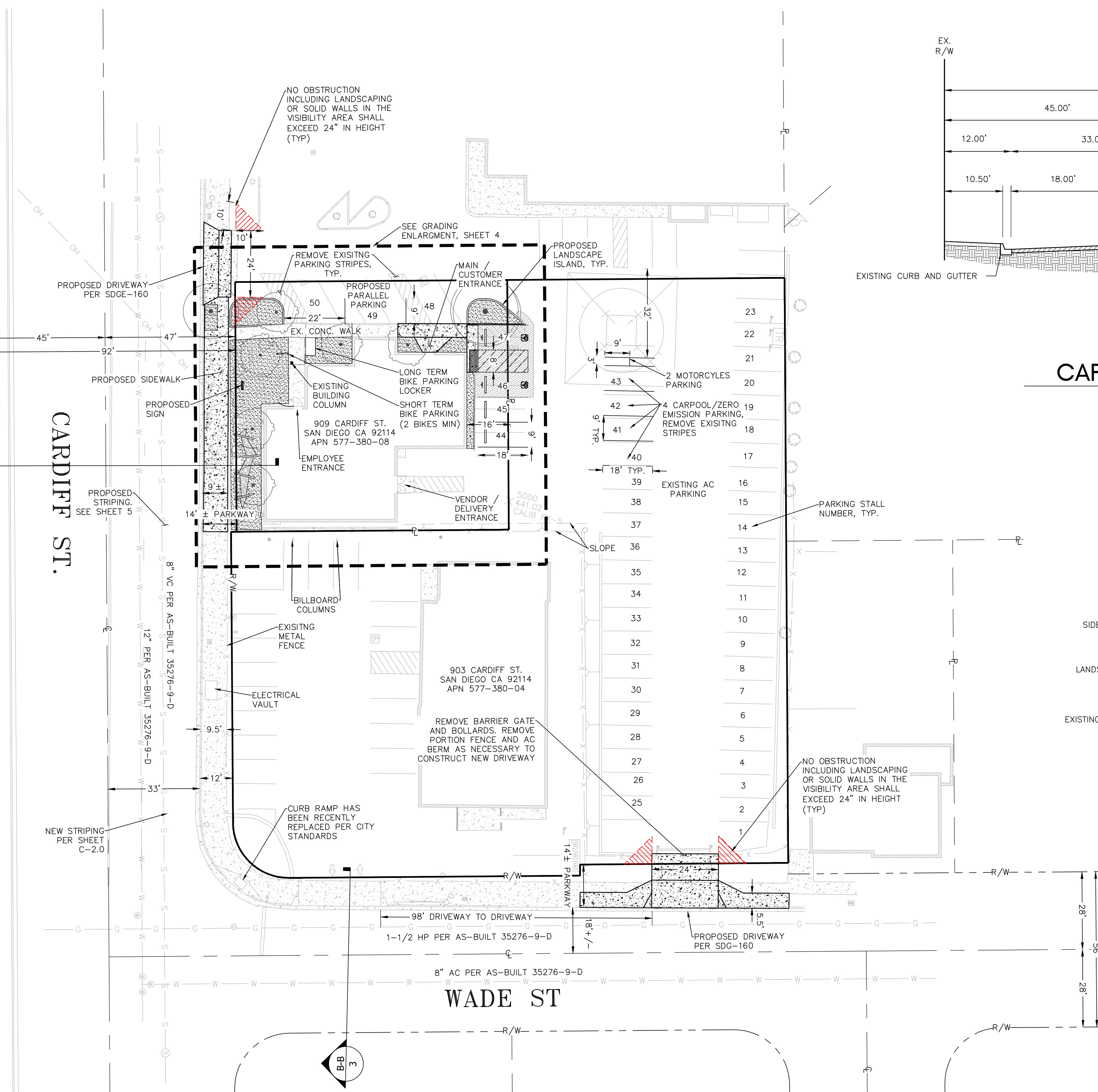
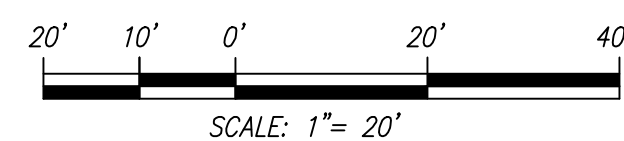
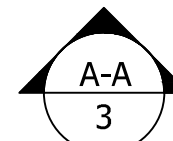
FLOOD HAZARD ZONE X
PER FEMA FIRM MAP NO.06073C1910G EFF 05/16/12

GRADING TABULATIONS

AREA: 0.083 AC
% OF TOTAL SITE: 30%
AMOUNT OF CUT: 0 CY
AMOUNT OF FILL: 0 CY
MAXIMUM HEIGHT OF CUT SLOPE: N/A
MAXIMUM HEIGHT OF FILL SLOPE: N/A
AMOUNT OF IMPORT/EXPORT: 0 CY
RETAINING/CRIB WALLS: N/A

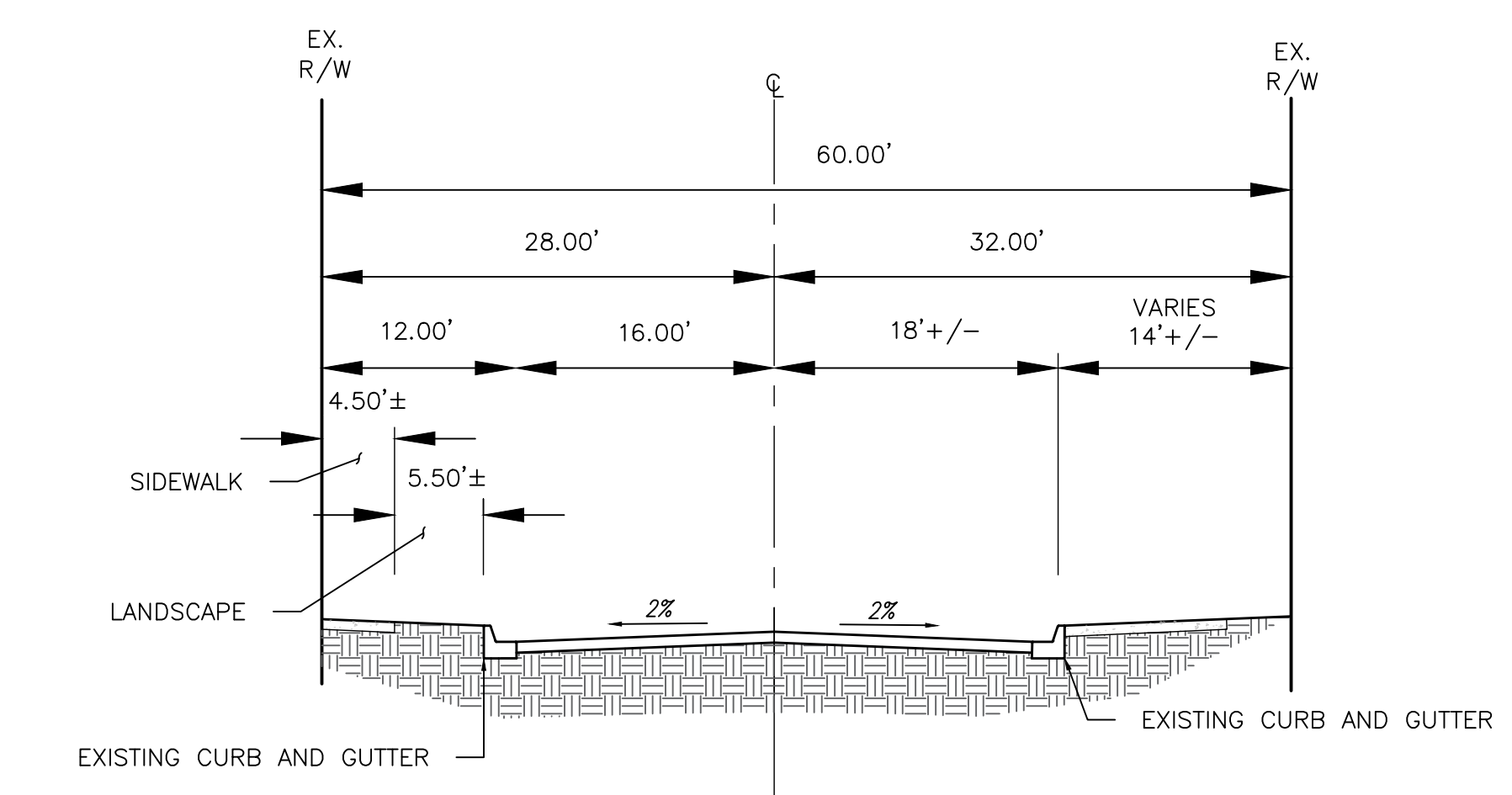
LEGEND

- PROPOSED AC OVERLAY
- PROPOSED CONC. PAVEMENT
- PROPOSED LANDSCAPING
- PROPOSED TRUNCATED DOMES
- PROPOSED WHEEL STOP
- PROPOSED 6" CURB
- PROPOSED TREE
- PROPOSED SHRUBS
- VISIBILITY AREA
- ROW DEDICATION



CARDIFF STREET(PUBLIC)

CROSS SECTION A-A
NTS



WADE STREET(PUBLIC)

CROSS SECTION B-B
NTS

Brian D. Saltzman
BRIAN D. SALTZMAN
No. CB2861
CIVIL
DATE: 6/19/2023



REV.	DATE	BY	CHK.	APPR.	DESCRIPTION

DESIGNED BY: B.D.S.
DRAWN BY: B.K.
CHECKED BY: B.D.S.
JOB NUMBER: 2234
DATE: 6-19-2023

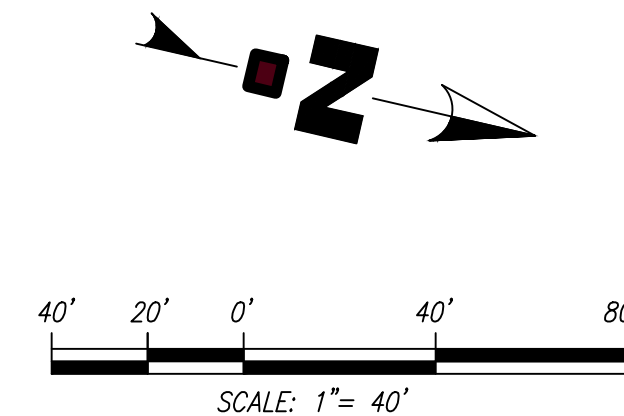
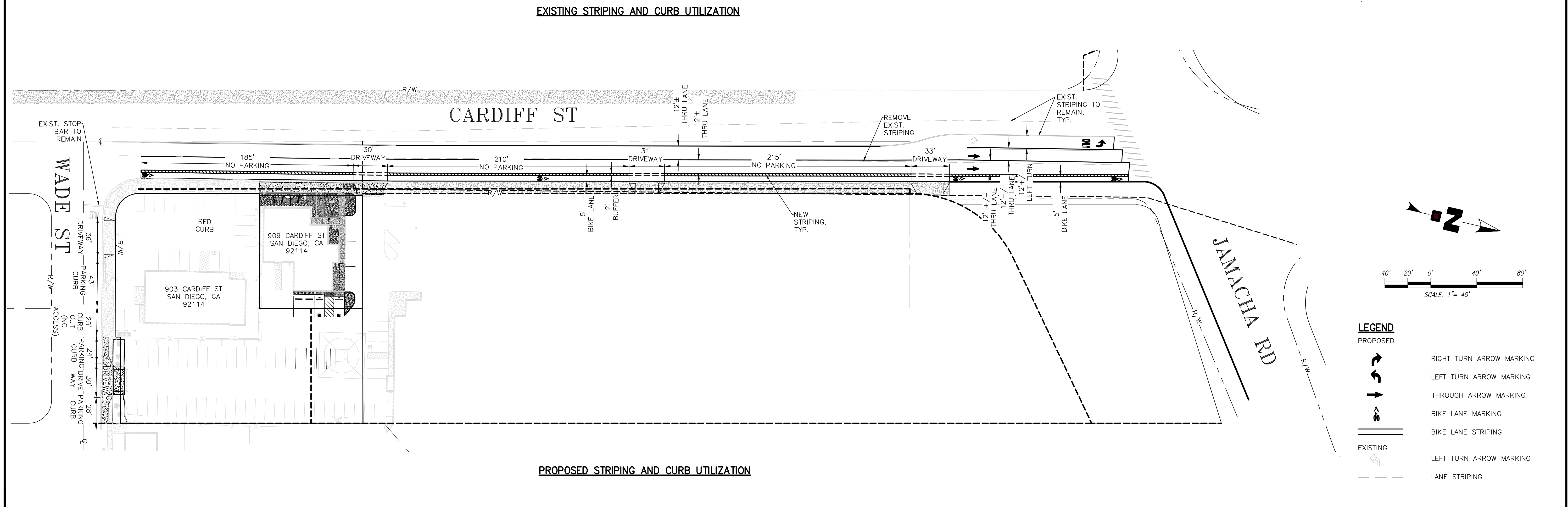
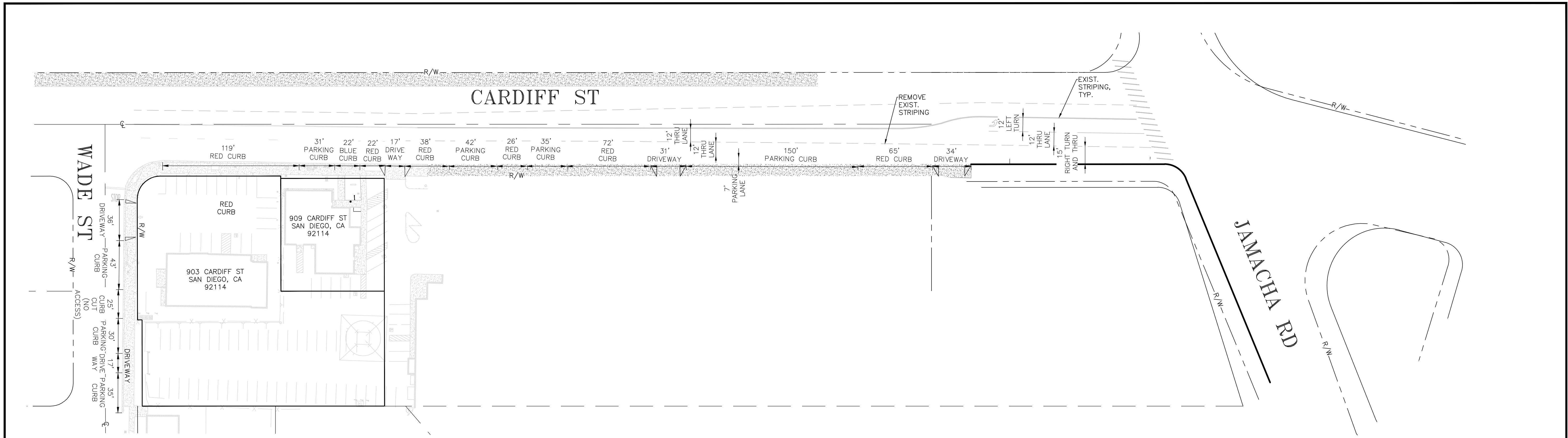
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PERFECT UNION
909 CARDIFF ST. SAN DIEGO
APN#577-380-08 AND #577-380-04
CIVIL SITE PLAN

DRAWING NO. C-1.0
SHEET 3 OF 15



LEGEND

	RIGHT TURN ARROW MARKING
	LEFT TURN ARROW MARKING
	THROUGH ARROW MARKING
	BIKE LANE MARKING
	BIKE LANE STRIPING
	EXISTING LEFT TURN ARROW MARKING
	EXISTING LANE STRIPING

	DESIGNED BY: B.D.S. DRAWN BY: B.K. CHECKED BY: B.D.S. JOB NUMBER: 2234 DATE: 6-19-2023	PREPARED AT THE REQUEST OF: SHERIDAN LAW GROUP 193 BLUE RAVINE RD FOLSOM, CA 95630	PRELIMINARY NOT FOR CONSTRUCTION	 12121 Scripps Summit Dr, Suite 150, SD, CA 92131 T. 858.762.9611 F. 858.762.9612	PERFECT UNION 909 CARDIFF ST. SAN DIEGO APN#577-380-08 AND #577-380-04 STRIPING AND CURB UTILIZATION PLAN	DRAWING NO. C-2.0 SHEET 5 OF 15
REV. DATE BY CHK. APPR. DESCRIPTION						

AREA CALCULATION LEGEND

SYMBOL:	DESCRIPTION	AREA	SYMBOL:	DESCRIPTION	AREA
	RIGHT-OF-WAY CARDIFF STREET	995 SQ. FT.		RIGHT-OF-WAY WADE STREET	988 SQ. FT.
	STREET YARD CARDIFF STREET	1,586 SQ. FT.		STREET YARD WADE STREET	529 SQ. FT.
	VUA WITHIN PROPERTY	2,793 SQ. FT.			
	VUA WITHIN STREET YARD	676 SQ. FT.			
	REMAINING YARD	555 SQ. FT.			
	EXISTING TREES TO BE REMOVED WITHIN LIMIT OF WORK. SEE EXISTING TREE LEGEND FOR SPECIES			EXISTING TREES TO REMAIN WITHIN LIMIT OF WORK. SEE EXISTING TREE LEGEND FOR SPECIES	

YARD CALCULATIONS

STREET YARD (CARDIFF STREET)

TOTAL AREA: 1,375 SQ. FT.
 PLANT AREA REQUIRED (25%): 343.75 SQ. FT.
 PLANT AREA PROVIDED: 1,123 SQ. FT.
 PLANT POINTS REQUIRED: 69 PTS.
 POINTS PROVIDED WITH TREES (AT LEAST 1/2): 80 PTS.
 (3) 24" BOX TREE, (2) 15 GALLON
 EXCESS POINTS PROVIDED W/ TREES: 45 PTS.

STREET YARD (WADE STREET)

TOTAL AREA: 529 SQ. FT.
 PLANT AREA REQUIRED: 79 SQ. FT.
 PLANT AREA PROVIDED: 132.25 SQ. FT.
 PLANT POINTS REQUIRED: 26 PTS.
 POINTS PROVIDED WITH TREES (AT LEAST 1/2): 42 PTS.
 WITH REMAINING TREES
 EXCESS POINTS PROVIDED W/ TREES: 29 PTS.

REMAINING YARD (TOTAL)

TOTAL AREA: 703 SQ. FT.
 PLANT AREA REQUIRED (30%): 211 SQ. FT.
 PLANT AREA PROVIDED: 171 SQ. FT.
 PLANT POINTS REQUIRED: 35 PTS.
 POINTS PROVIDED WITH TREES (AT LEAST 1/2): 20 PTS.
 (1) 24" BOX TREES
 EXCESS POINTS PROVIDED: 2 PTS.

VEHICULAR USE AREA

TOTAL AREA: 19,269 SQ. FT.
 VUA AREA W/IN PROPERTY: 3,469 SQ. FT.
 VUA AREA W/IN STREET YARD: 676 SQ. FT.
 VUA AREA OUTSIDE OF STREET YARD: 2,793 SQ. FT.
 PLANT AREA REQUIRED (5% W/IN ST YARD): 36 SQ. FT.
 PLANT AREA PROVIDED W/IN ST YARD: 161 SQ. FT.
 PLANT AREA REQUIRED (5% OUT OF ST YARD): 84 SQ. FT.
 PLANT AREA PROVIDED OUT OF ST YARD: 179 SQ. FT.
 PLANT POINTS REQUIRED W/IN ST YARD: 34 PTS.
 PLANT POINTS PROVIDED W/IN ST YARD: 45 PTS.
 PLANT POINTS REQUIRED OUT OF ST YARD: 140 PTS.
 PLANT POINTS PROVIDED OUT OF ST YARD: 175 PTS.

NOTE: CALCULATIONS BASED OFF OF CODE 142.0404-142.0407
 SEE SHEET L-X FOR PLANTING PLAN AND SIZES

STREET TREE REQUIREMENTS

LENGTH OF STREET (CARDIFF STREET): 89 LF
 REQUIRED STREET TREES (24" BOX MIN.): 3
 PROPOSED STREET TREES (24" BOX MIN.): 3

PUBLIC RIGHT OF WAY

- ANY ADJACENT EXISTING CONCRETE ON R.O.W. CONCRETE SHALL BE PRESERVED IN PLACE OR REPLACE IN KIND IF DAMAGED.
- ANY NEW OR REPLACEMENT OF SIDEWALK WILL MAINTAIN A WIDTH, TEXTURE, SCORING PATTERN, COLOR AND MATERIAL IN SUBSTANTIAL CONFORMANCE WITH THE CITY OF SAN DIEGO'S DESIGN STANDARDS.

ROOT BARRIER NOTE

- NON-BIODEGRADABLE ROOT BARRIERS SHALL BE INSTALLED AROUND ALL NEW STREET TREES PER LDC 142.0403.

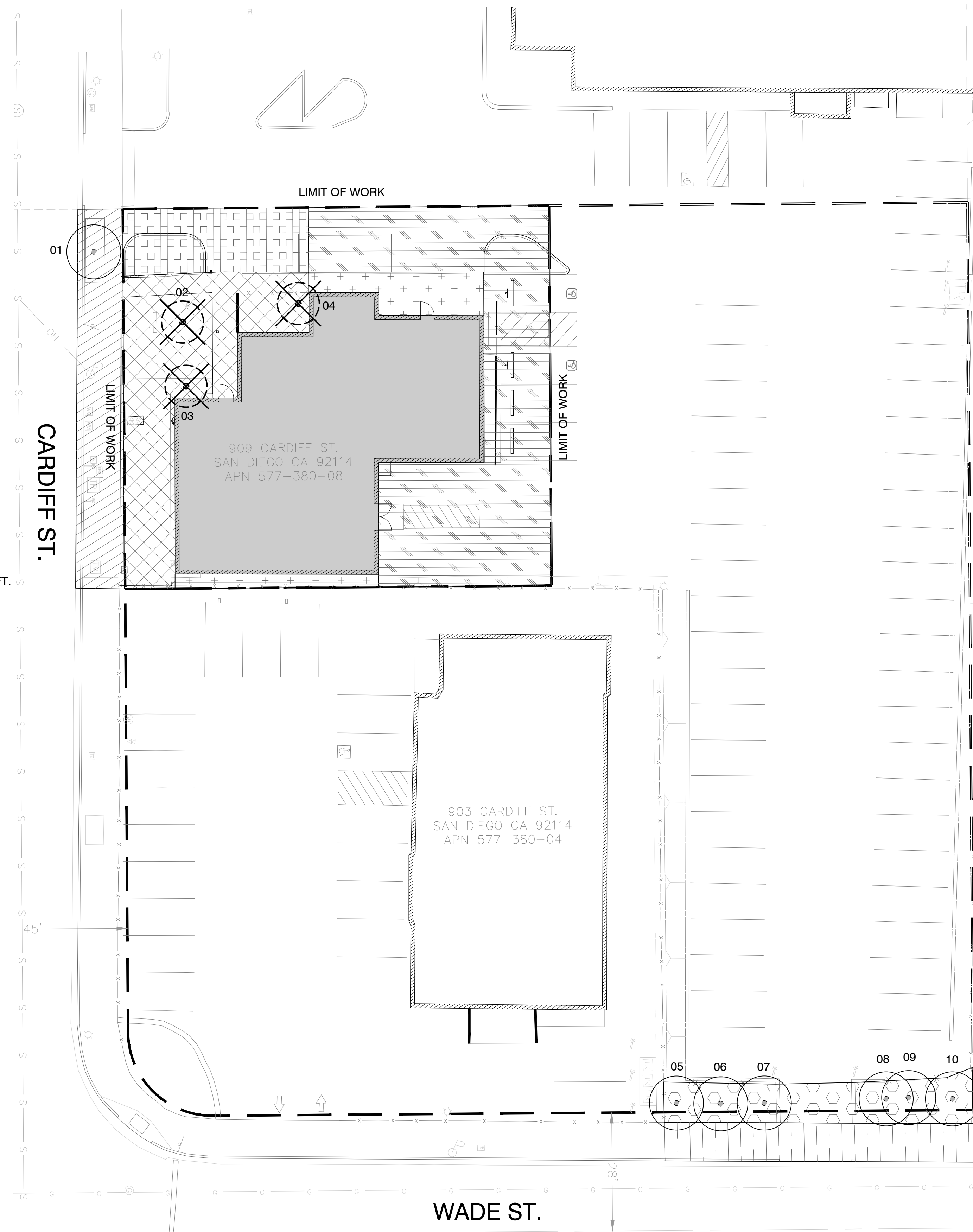
GENERAL NOTES

ALL LANDSCAPE AND IRRIGATION SHALL COMPLY WITH THE CITY OF SAN DIEGO'S LAND DEVELOPMENT CODE, LANDSCAPE REGULATIONS; THE LAND DEVELOPMENT MANUAL, LANDSCAPE STANDARDS; AND ALL OTHER CITY AND REGIONAL STANDARDS.

MINIMUM TREE SEPARATION DISTANCE

IMPROVEMENT	MINIMUM DISTANCE TO STREET TREE
TRAFFIC SIGNALS (STOP SIGN)	20 FEET
UNDERGROUND UTILITY LINES	5 FEET (10' FOR SEWER)
ABOVE GROUND UTILITY STRUCTURES	10 FEET
DRIVEWAY (ENTRIES)	10 FEET
INTERSECTIONS (INTERSECTING CURB LINES OF TWO STREETS)	25 FEET
SEWER LINES	10 FEET

CONTRACTOR SHALL REPAIR AND REPLACE ALL EXISTING LANDSCAPE, IRRIGATION, AND ANY EXISTING IMPROVEMENTS DISPLACED OR DAMAGED AS A RESULT OF PERFORMING THE WORK OF THIS CONTRACT AT NO ADDITIONAL COST TO THE OWNER. EXISTING LANDSCAPE AND IRRIGATION SHALL BE EXTENDED IN-KIND INTO AREAS LEFT VACANT BY DEMOLITION AT NO ADDITIONAL COST TO THE OWNER.



OWNER/PERMITTEE

TOM SHERIDAN
 PLATINUM PARTNERS
 ASSESSOR'S PARCEL NUMBER
 577-380-08
 577-380-04

SITE ADDRESS

909 CARDIFF ST., SAN DIEGO CA 92114
 BASIS OF COORDINATES

THE BASIS OF HORIZONTAL COORDINATES FOR THIS SURVEY ARE REFERENCED TO THE NAD83, CALIFORNIA COORDINATE SYSTEM ZONE VI, (EPOCH 1991.35) ARE BASED ON STATION "247" PER PUBLISHED RECORD OF SURVEY NO. 14492, N=183617.33
 E=6321481.48.

BASIS OF BEARINGS

THE BASIS OF BEARINGS ARE REFERENCED TO GRID NORTH AS DEFINED BY THE CALIFORNIA COORDINATE SYSTEM 1983, ZONE VI.

BENCH MARK

DETERMINED LOCALLY BY A BRASS PLUG SET IN THE NORTHEASTERLY RETURN OF CARDIFF ST. AND WADE ST., PER THE CITY OF SAN DIEGO VERTICAL CONTROL BENCH BOOK, EL=442.93 (NGVD29).

BASIS OF ELEVATION

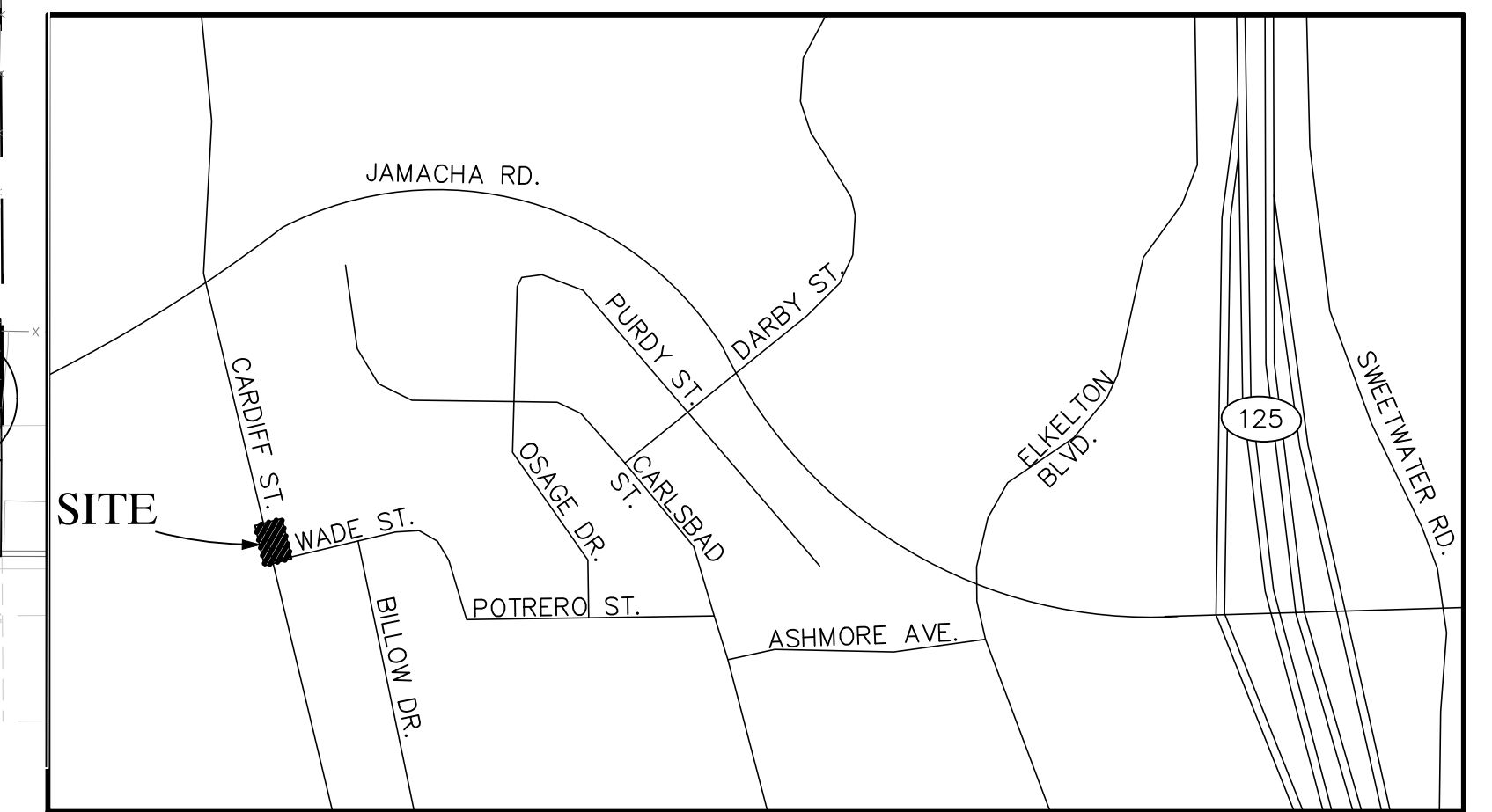
THE BASIS OF ELEVATION IS REFERENCED TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD29).

EXISTING TREE PROTECTION LEGEND

NUMBER	BOTANICAL NAME / COMMON NAME	STATUS	SIZE
01	QUERCUS TOMENTELLA / ISLAND OAK	REMAIN	20' T
02	ALOE BARBERAE / TREE ALOE	TO REMOVE	12' T
03	PHOENIX ROEBELII / PYGMY DATE PALM	TO REMOVE	BTH: 4'
04	SCHEFFLERA PUECKLERI / MALLET FLOWER	TO REMOVE	12' T
05	WASHINGTONIA ROBUSTA / MEXICAN FAN PALM	TO REMOVE	BTH: 6'
06	WASHINGTONIA ROBUSTA / MEXICAN FAN PALM	TO REMOVE	BTH: 6'
07	WASHINGTONIA ROBUSTA / MEXICAN FAN PALM	TO REMOVE	BTH: 2'
08	WASHINGTONIA ROBUSTA / MEXICAN FAN PALM	TO REMOVE	BTH: 8'
09	WASHINGTONIA ROBUSTA / MEXICAN FAN PALM	REMAIN	BTH: 6'
10	WASHINGTONIA ROBUSTA / MEXICAN FAN PALM	REMAIN	BTH: 4'

SHEET LIST

L-1.0	LANDSCAPE INFORMATION
L-2.0	LANDSCAPE CONCEPT PLAN
L-3.0	CANDIDATE PLANT IMAGES
L-3.1	CANDIDATE PLANT IMAGES



VICINITY MAP

NO SCALE

1	05-19			CONCEPT 1	
2	12-19			REVISED ARCHITECTURE	
REV.	DATE	BY	CHK.	APPR.	DESCRIPTION

DESIGNED BY:	AGW
DRAWN BY:	AGW
CHECKED BY:	
JOB NUMBER:	21916
DATE:	06/19/2023

PREPARED AT THE REQUEST OF:
MR. TOM SHERIDAN

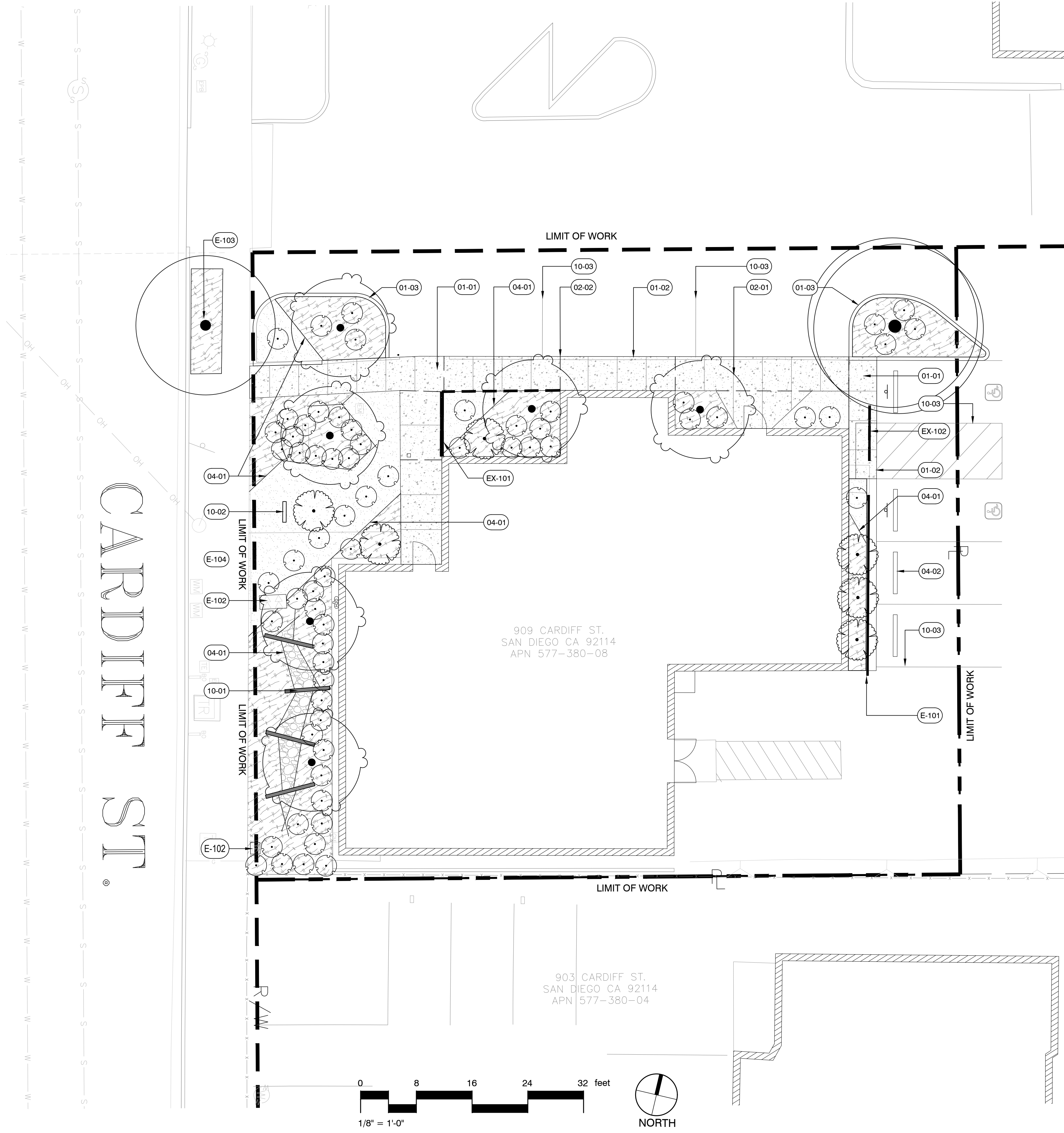
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LANDSCAPE CONCEPT PLAN
 909 CARDIFF ST. SAN DIEGO
 APN#577-380-08 AND #577-380-04

LANDSCAPE INFORMATION

DRAWING NO.	L-1.0
SHEET	5 OF 15



MATERIAL SCHEDULE

MATERIAL	DESCRIPTION	COLOR/FINISH	QTY.
	POURED CONCRETE	NATURAL GRAY	685 SF
	DECOMPOSED GRANITE	DESERT GOLD	513 SF
	DRY RIVER BED	COBBLE	65 SF
	PLANTING AREA		1045 SF

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION
01 PAVEMENTS, RAMPS, CURBS	
01-01	CONCRETE WALKWAY
01-02	ZERO CURB FROM ASPHALT TO CONCRETE
01-03	6" CURB
02 JOINTING	
02-01	CONTROL JOINT
02-02	EXPANSION JOINT
04 SITE WALLS / EMBANKMENTS	
04-01	COR-TEN LANDSCAPE EDGER
04-02	WHEEL STOPS
10 MISCELLANEOUS ELEMENTS	
10-01	4" X 4" WEATHERED RAILROAD TIES
10-02	STORE SIGNAGE - TBD BY ARCH.
10-03	PARKING STRIPING
EXISTING	
E-101	VEHICLE BARRICADE - TO REMAIN
E-102	UTILITY EQUIPMENT - TO REMAIN
E-103	TREE - TO REMAIN
E-104	CONCRETE SIDEWALK - TO REMAIN
EXISTING TO BE REMOVED	
EX-101	CMU WING WALL - PER ARCH.
EX-102	VEHICLE BARRICADE

CONCEPT PLANT SCHEDULE

	VUA TREE CERCIDIUM X 'DESERT MUSEUM' / THORNLESS PALO VERDE KOELREUTERIA PANICULATA / GOLDEN RAIN TREE RHUS LANCEA / AFRICAN SUMAC ULMUS PARVIFOLIA / CHINESE ELM	1	24" BOX 24" BOX 24" BOX 24" BOX
	REQUIRED TREES CERCIDIUM X 'DESERT MUSEUM' / THORNLESS PALO VERDE CHILOPSIS LINEARIS / DESERT WILLOW RHUS LANCEA / AFRICAN SUMAC	6	24" BOX 24" BOX 24" BOX
	ACCENT TREE ACER PALMATUM / JAPANESE MAPLE COTINUS COGGYGRIA / SMOKE TREE DRACAENA MARGINATA / RED EDGED DRACAENA SCHEFFLERA ELEGANTISSIMA / FALSE ARALIA	6	15 GAL 15 GAL 15 GAL 15 GAL
	EXISTING QUERCUS TOMENTELLA / ISLAND LIVE OAK	1	EXISTING
	SHRUBS CISTUS X 'GRAYWOOD PINK' / ROCK ROSE ERIODICTYON CALIFORNICUM / CALIFORNIA YERBA SANTA LAVATERA MARITIMA / TREE MALLOW ROMNEYA COULTERI / MATILIJIA POPPY ROSA CALIFORNICA 'ELSE' / CALIFORNIA WILD ROSE SALVIA LEUCANTHA / MEXICAN BUSH SAGE	65	1 GAL 1 GAL 5 GAL 5 GAL 1 GAL 1 GAL
	GROUND COVERS ACHILLEA MILLEFOLIUM / COMMON YARROW AGASTACHE MEXICANA / MEXICAN GIANT HYSSOP ASCLEPIAS TEXANA / TEXAS MILKWEED BOUTELOUJA GRACILIS / BLUE GRAMA DESCHAMPSIA CESPITOSA / TUFTED HAIR GRASS SALVIA SPATHACEA / HUMMINGBIRD SAGE STACHYS BYZANTINA / LAMB'S EAR	1,073 SF	75 1 GAL 15% @ 18" oc 42 1 GAL 15% @ 24" oc 28 1 GAL 10% @ 24" oc 56 1 GAL 20% @ 24" oc 42 1 GAL 15% @ 24" oc 75 1 GAL 15% @ 18" oc 50 1 GAL 10% @ 18" oc

REV.	DATE	BY	CHK.	APPR.	DESCRIPTION
1	05-19				CONCEPT 1
2	12-19				REVISED ARCHITECTURE

DESIGNED BY:
AGW
DRAWN BY:
AGW
CHECKED BY:
JOB NUMBER:
21916
DATE:
06/19/2023

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LANDSCAPE CONCEPT PLAN
909 CARDIFF ST. SAN DIEGO
APN#577-380-08 AND #577-380-04
LANDSCAPE CONCEPT PLAN

DRAWING NO.
L-2.0
SHEET
6 OF 15



RHUS LANCEA



CERCIDIUM X 'DESERT MUSEUM'



CHILOPSIS LINEARIS



COTINUS COGGYGRIA



X CHITALPA TASHKENTENSIS



KOELREUTERIA BIPINNATA



ACER PALMATUM

1	05-19			CONCEPT 1	
2	12-19			REVISED ARCHITECTURE	
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LANDSCAPE CONCEPT PLAN
909 CARDIFF ST. SAN DIEGO
APN#577-380-08 AND #577-380-04

CANDIDATE PLANT IMAGES

DRAWING NO.	L-3.0
SHEET	7 OF 15



LAVATERA MARITIMA



SALVIA SANTA BARBARA



ACACIA CULTRIFORMIS



SCHEFFLERA ELEGANTISSIMA



DRACAENA MARGINATA



STACHYS BYZANTINA



DESCHAMPSIA CESPITOSA

1	05-19			CONCEPT 1	
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REV.	DATE	BY	CHK.	APPR.	DESCRIPTION

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LANDSCAPE CONCEPT PLAN
909 CARDIFF ST. SAN DIEGO
APN#577-380-08 AND #577-380-04

CANDIDATE PLANT IMAGES

DRAWING NO.
L-3.1

SHEET
8 OF 15

SITE GENERAL NOTES

1. DRAINAGE PATTERN IS EXISTING TO REMAIN WITH NO PROPOSED CHANGES.
2. GRADE IS EXISTING TO REMAIN WITH NO PROPOSED CHANGES.
3. BUILDING HEIGHT IS APPROX 28'-0" AFF.
4. NO PROPOSED CHANGES TO FINISH FLOOR ELEVATION OR BUILDING ELEVATION.
5. 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.
6. 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.
7. 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.
8. THE CANNABIS OUTLET SHALL PROVIDE DAILY REMOVAL OF TRASH, LITTER, AND DEBRIS. GRAFFITI SHALL BE REMOVED FROM THE PREMISES WITHIN 24 HOURS.

PARKING CALCULATION BY USE

NOTE: PARKING STALLS 35-50 ARE DESIGNATED FOR 909 CARDIFF STREET.

USE	CITY REQ RATIO	BUILDING SF	PARKING REQ
RETAIL	5.0 PER 1000 SF	3491 SF	15 STALLS

TOTAL: 15 STALLS REQUIRED

(E)PARKING PROVIDED BY TYPE

STANDARD STALLS: 9' X 18' = 48 STALLS INCLUDING 4 CARPOOL/ZERO EMISSIONS SPACES

ACCESSIBLE STALLS: 2 STALLS

TOTAL: 50 AUTO STALLS

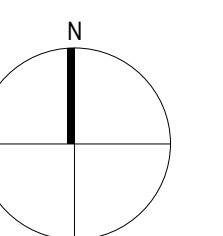
MOTORCYCLE STALLS: 2 STALLS

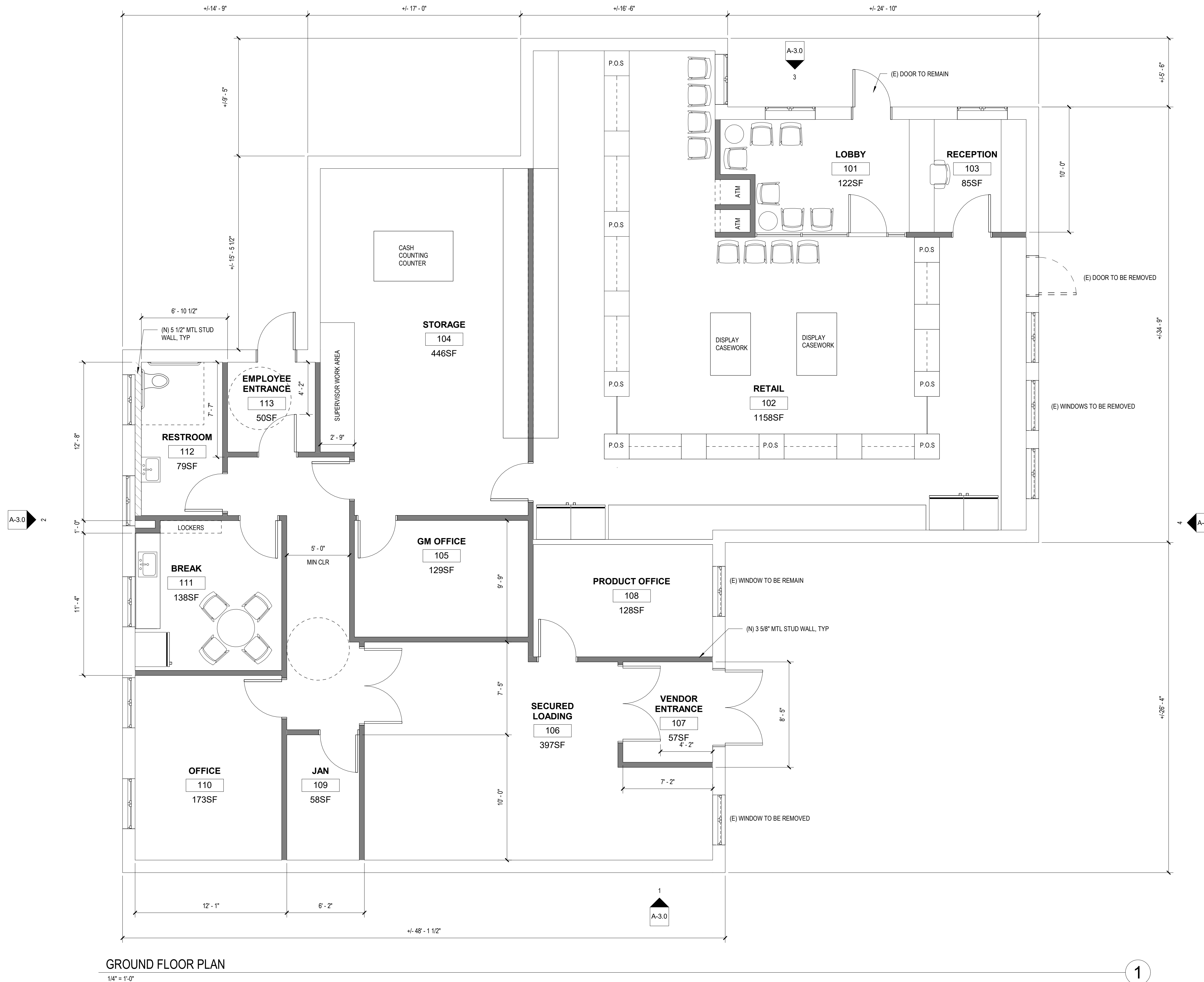
BICYCLE PARKING: 1 LONG TERM SPACE, 2 SHORT TERM SPACES



SITE PLAN
1/16" = 1'-0"

1

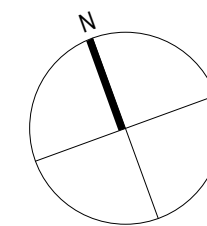


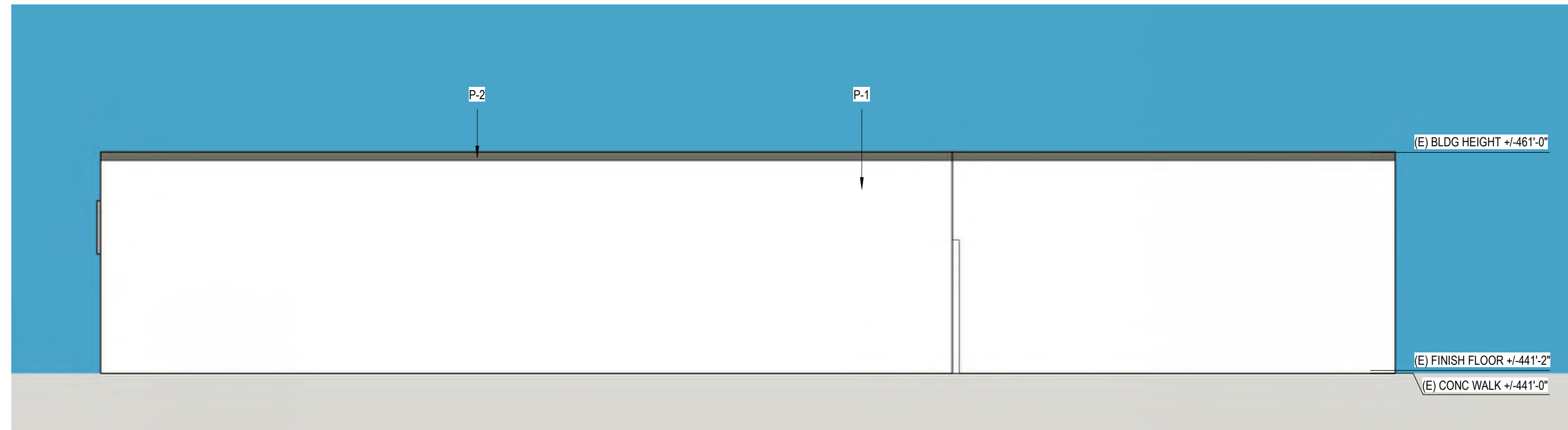


GROUND FLOOR PLAN

1/4" = 1'-0"

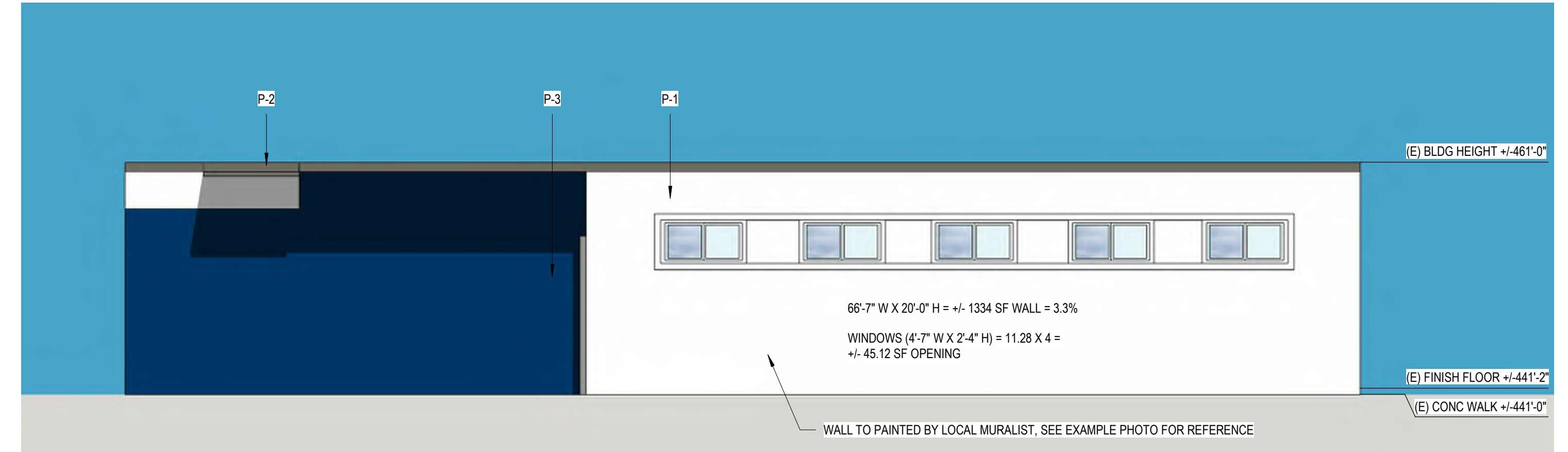
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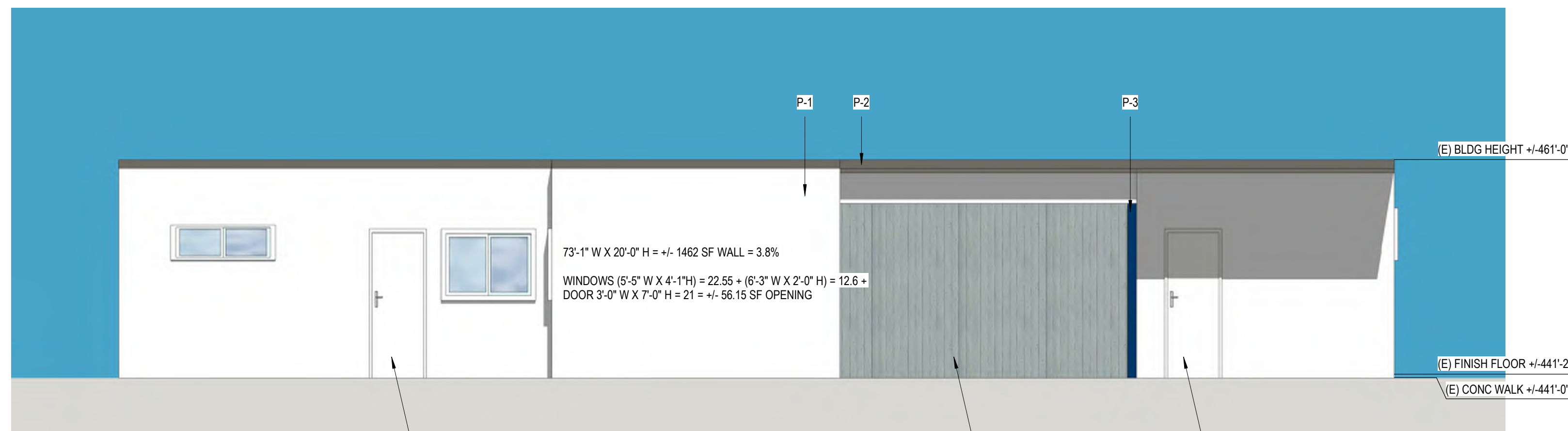
NORTH ELEVATION
3/16" = 1'-0"

1



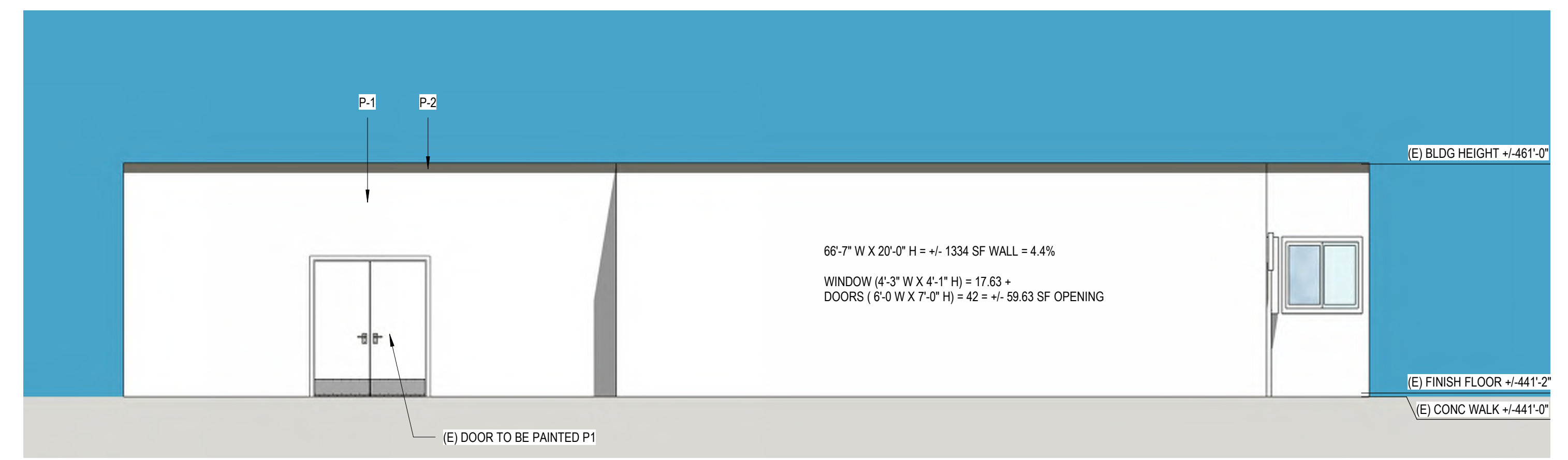
EAST ELEVATION
3/16" = 1'-0"

2



SOUTH ELEVATION
3/16" = 1'-0"

3



WEST ELEVATION
3/16" = 1'-0"

4

MURAL EXAMPLE



ELEVATION GENERAL NOTES

1. ALL GRADES ARE EXISTING TO REMAIN WITH NO PROPOSED ALTERATIONS.
2. STUCCO TO BE PATCHED TO MATCH (E) AT DOOR AND WINDOW FILL IN LOCATIONS.
3. MURAL EXAMPLE FOR REFERENCE ONLY, FINAL MURAL TO BE DESIGNED BY LOCAL ARTIST IN THE BRANDING COLORS PROVIDED.
4. SIGNAGE TO BE SUBMITTED UNDER A SEPARATE PERMIT.

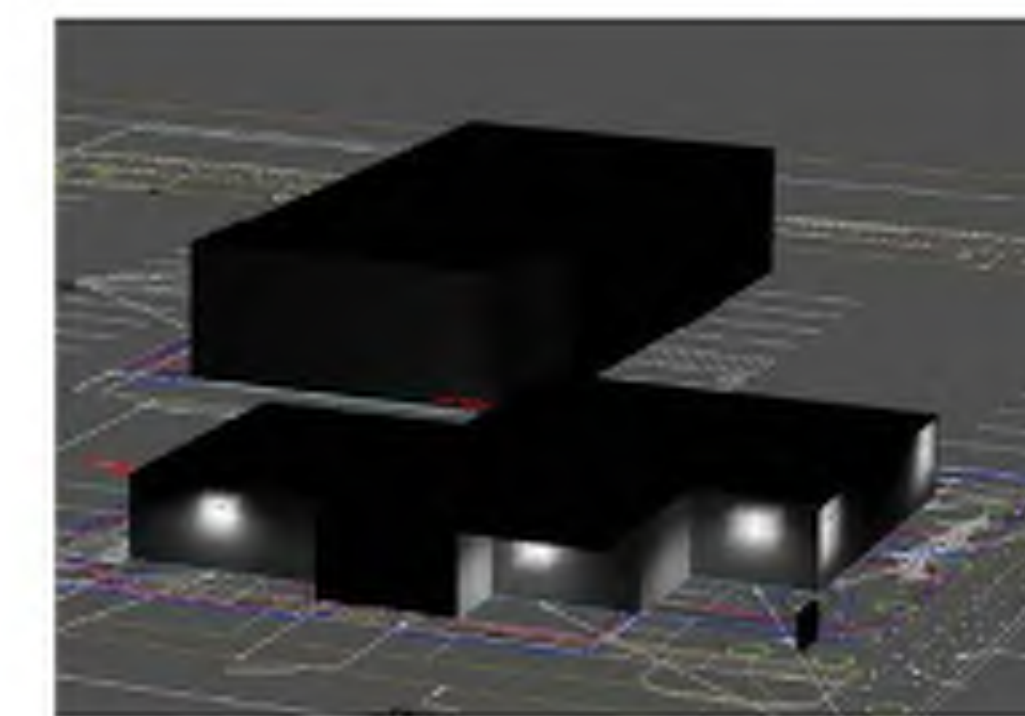
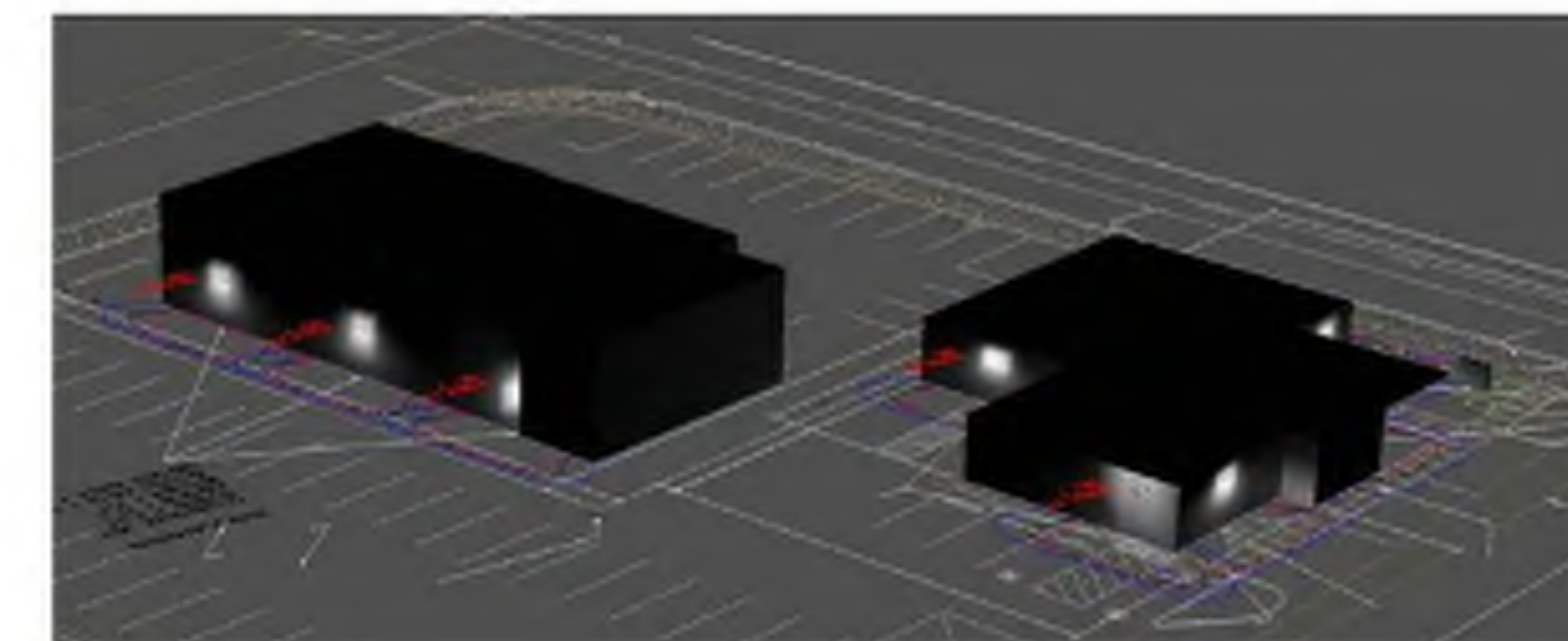
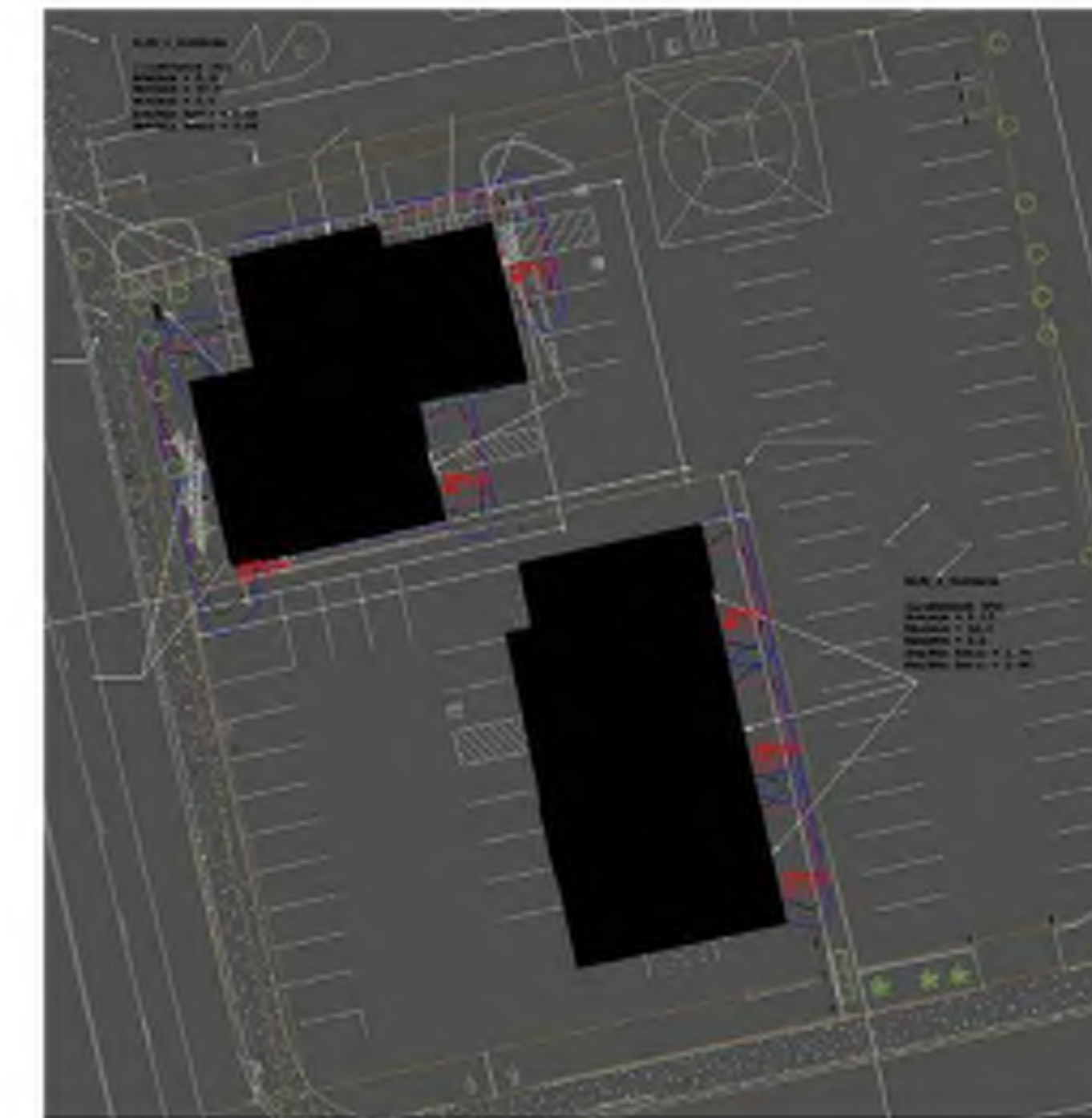
MATERIAL LEGEND

- | | |
|----|---------------------------------------|
| P1 | WHITE EXTERIOR PAINT |
| P2 | MEDIUM GRAY EXTERIOR PAINT |
| P3 | NAVY EXTERIOR PAINT
PMS 533 |
| P4 | MINT GREEN EXTERIOR PAINT
PMS 7465 |
- NOTE: MURAL TO INCLUDE P3 & P4 PAINT



CODE SITE PLAN 1
1/16" = 1'-0"



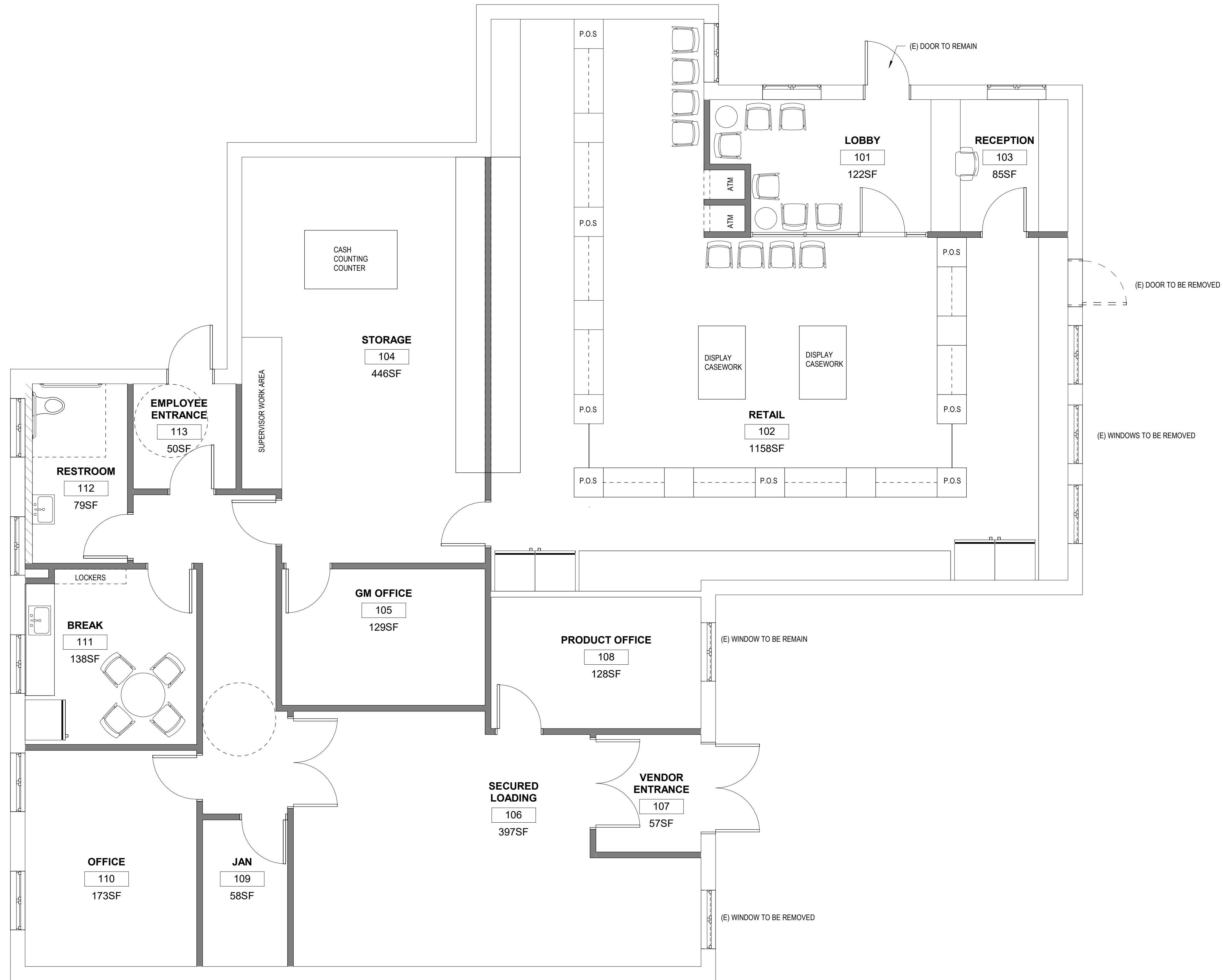


SYMBOL	QTY	LABEL	ARRANGEMENT	SUB. SPACING	GEN. WATTAGE	LED	LED	BP	LLF	SDC RATING	OPERATING	DESCRIPTION	STANDARD
1	1	ROOF 01	SINGLE	2x15	24	1,500	0,900	1,000	0,950	90-40-00	PERFORMANCE OR SIGNIFICANT	POU 0001A 20' W' TAD 00183	POU 0001A 20' W' TAD 00182, 184
2	1	ROOF 02	SINGLE	2x15	24	1,500	0,900	1,000	0,950	90-40-00	PERFORMANCE OR SIGNIFICANT	POU 0001A 20' W' TAD 00183	POU 0001A 20' W' TAD 00182, 184

LABEL	DAYLIGHT	MIN. ANGLE	MAX. ANGLE	MIN. ANGLE	MAX. ANGLE		
Side 1 SideView	ILLUMINATION	FC	6,00	12,5	2,4	1,60	0,33
Side 2 SideView	ILLUMINATION	FC	6,00	12,5	2,2	1,65	4,21

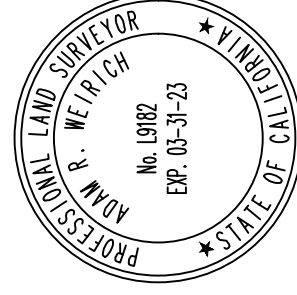
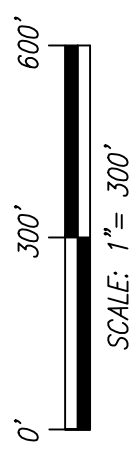
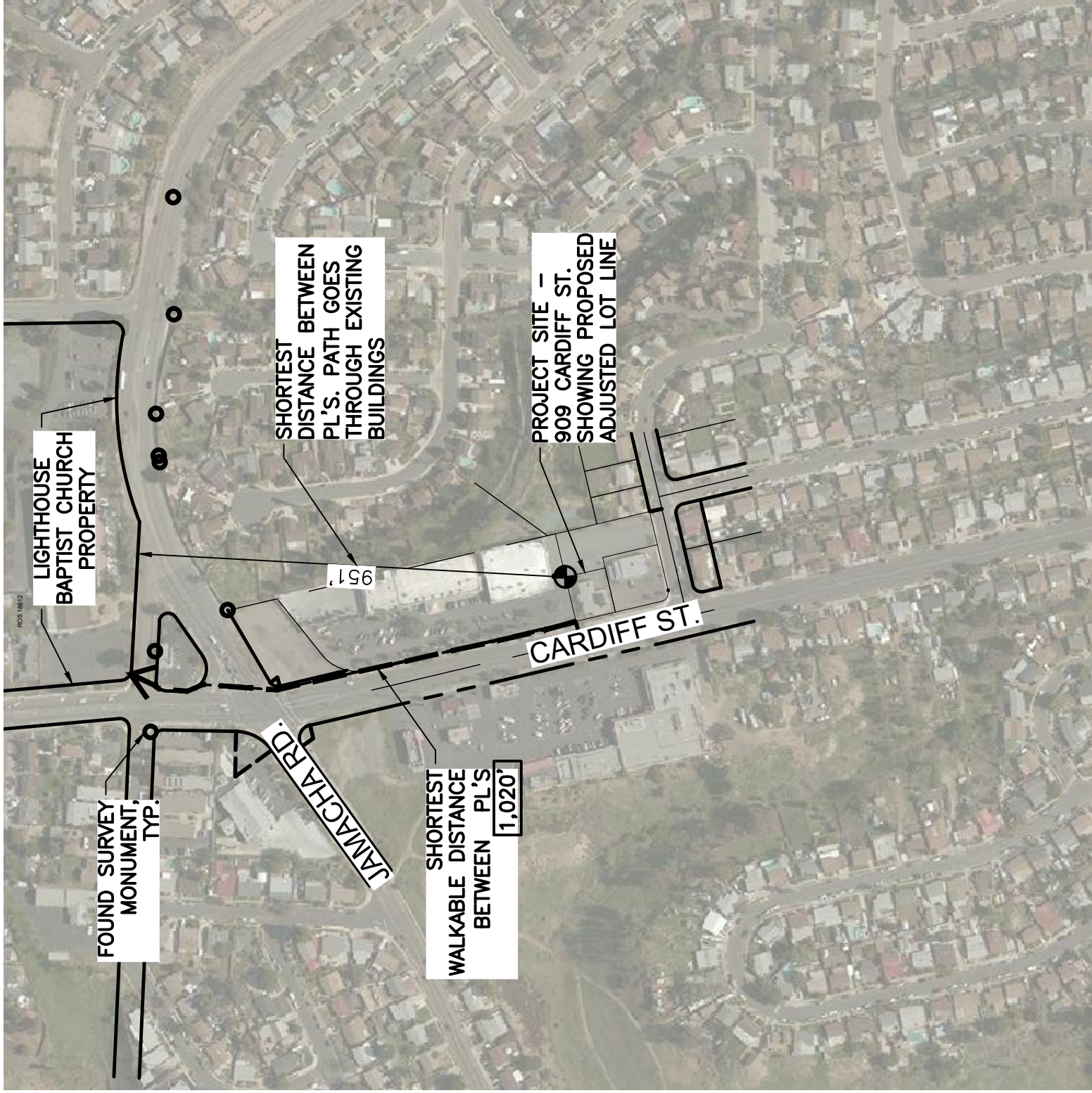
LIGHTING PLAN & LIGHTING BUILDING VIEWS
NOT TO SCALE

1



SECURITY PLAN
1/4" = 1'-0"

1



THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE LAND SURVEYOR'S ACT ON DECEMBER 1, 2021.

[Signature]
 ADAM R. WEIRICH
 7/21/2022
 L9182

REV.	DATE	BY	CHK.	APPR.	DESCRIPTION

DESIGNED BY:
 DRAWN BY:
 CHECKED BY:
 JOB NUMBER: 2234
 DATE: 07-21-2022

PREPARED AT THE REQUEST OF:
PERFECT UNION

PRELIMINARY
 NOT FOR CONSTRUCTION

TSAC
 ENGINEERING
 12121 Scripps Summit Dr, Suite 150, SD, CA 92131
 T. 858.762.9611 | F. 858.762.9612

909 CARDIFF ST
CANNABIS DISPENSARY
 1,000' SEPARATION MAP

SCALE OF ORIGINAL: BAR IS ONE INCH ON ORIGINAL DRAWING. ADJUST SCALES FOR REDUCED PLOTS.
 0 1" 1"

DRAWING NO. C1
 SHEET 1 of 1