



THE CITY OF SAN DIEGO

Report to the Hearing Officer

DATE ISSUED: October 31, 2018 REPORT NO. HO-18-107

HEARING DATE: November 7, 2018

SUBJECT: MPF 7667 Vickers Street, Process Three Decision

PROJECT NUMBER: [585418](#)

OWNER/APPLICANT: Vickers Street, LLC, Owner/Applicant

SUMMARY

Issue: Should the Hearing Officer approve a Marijuana Production Facility located at 7667 Vickers Street in the IL-2-1 Zone of the Kearny Mesa Community Plan?

Staff Recommendation: Approve Conditional Use Permit No. 2067536.

Community Planning Group Recommendation: On July 18, 2018, the Kearny Mesa Community Planning Group voted on 7-2-0 to recommend approval of the proposed project, with additional comments: request that upon the CUP's expiration, the City examine the project use and how the use at the time of expiration conforms with the zoning map that would have been updated with the new Kearny Mesa Community Plan (Attachment 7).

Environmental Review: This project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15303. This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on July 27, 2018, and the opportunity to appeal that determination ended August 10, 2018.

BACKGROUND

The 0.37-acre site of the proposed project is located at 7667 Vickers Street in the IL-2-1 Zone of the Kearny Mesa Community Plan (Attachment 1). The project site is designated Industrial Employment by the Land Use and Community Planning Element of the General Plan. The General Plan identifies a citywide shortage of land suitable for manufacturing activities and a need to protect a reserve of manufacturing land from non-manufacturing uses. The project site is within the Industrial and Business Parks Land Use Area of the Kearny Mesa Community Plan (Attachment 2). The Industrial and Business Park designation permits light manufacturing uses, which provides additional land suitable for manufacturing activities. The IL Zones provide for a wide range of manufacturing and

distribution activities. Specifically, the IL-2-1 allows a mix of light industrial and office uses with limited commercial. The proposed MPF, classified as an industrial use, is consistent with the underlying zone and land use designation. The site presently developed with an existing building constructed in 1980 (Attachment 3). All surrounding properties are zoned IL-2-1 and include uses consistent with the Industrial and Business Parks designation of the community plan.

Marijuana Production Facilities (MPFs) are restricted to forty City-wide, within light and heavy industrial zones. MPFs require compliance with SDMC Section 141.1004, which require a 1,000-foot separation, measured between property lines from, resource and population-based City parks, churches, child care centers, playgrounds, City libraries, minor-oriented facilities, residential care facilities, and schools. MPFs also require a minimum distance requirement of 100 feet from a residential zone. Security requirements include interior and exterior lighting, security cameras, alarms and a security guard. The security guard must be licensed by the State of California and be present on the premises during business hours. MPFs must also comply with SDMC Chapter 4, Article 2, Division 15 which provides guidelines for lawful operation.

DISCUSSION

Project Description

The project proposes a Conditional Use Permit pursuant to SDMC section 126.0303 to operate a MPF within an existing 7,462-square foot building located at 7667 Vickers Street. The 0.37-acre site is located within the IL-2-1 Zone of the Kearny Mesa Community Plan. The MPF operation would include administrative facilities, cultivation areas, storage, packaging and labeling, and distribution of cannabis.

The proposed MPF project proposes to utilize the existing space for a reception/security area, restrooms, shower and locker room, cultivation area, trim area, administrative offices, conference room, storage areas, packaging and distribution area. The proposed MPF is subject to specific operation requirements as set forth in SDMC Section 141.1004, including security requirements. Furthermore, the proposed improvements would require the Owner/Permittee to obtain a change of use/occupancy building permit consistent with all California Codes and Regulations in effect at the time of building permit, satisfactory to the Building Official. Public improvements would include a 5-foot dedication on Vickers Street, reconstruction of the two existing driveways, and installation of sidewalk, curb and gutter for the non-utilized portions of the driveways per current City Standards, satisfactory to the City Engineer. The facility is also subject to State California statutes and regulations.

Conclusion

City staff has reviewed the proposed project and 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 design of the proposed Project complies with all development regulations of the IL-2-1 Zone and no deviations are required to approve the project. Staff has provided draft findings (Attachment 4) to support the proposed project and draft conditions of approval (Attachment 5). Staff is recommending the Hearing Officer approve the Project as presented.

ALTERNATIVES

1. Approve Conditional Use Permit No. 2067536, with modifications.
2. Deny Conditional Use Permit No. 2067536, if the findings required to approve the project cannot be affirmed.

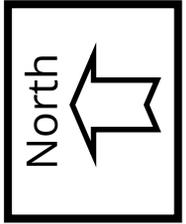
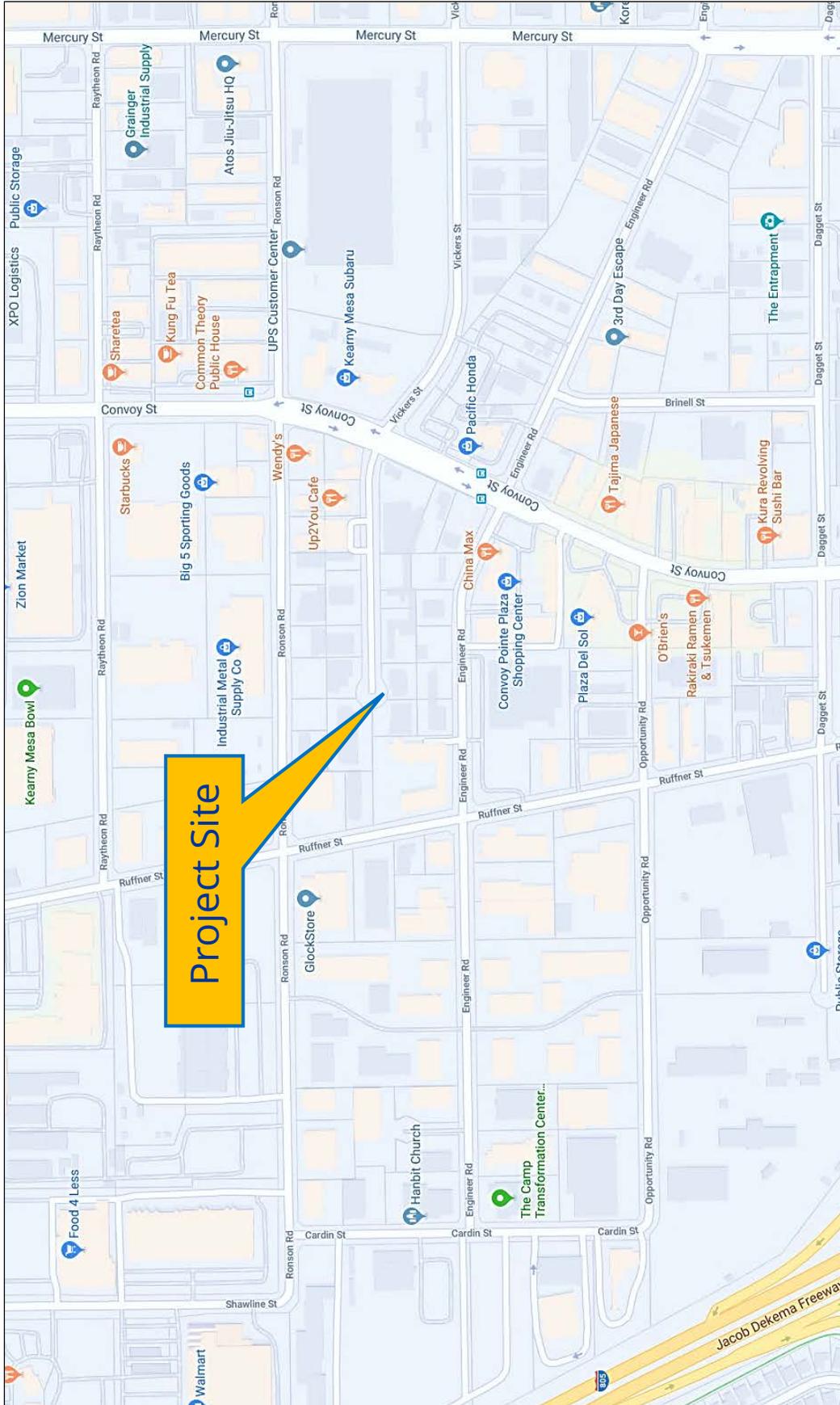
Respectfully submitted,



Cherlyn Cac
Development Project Manager

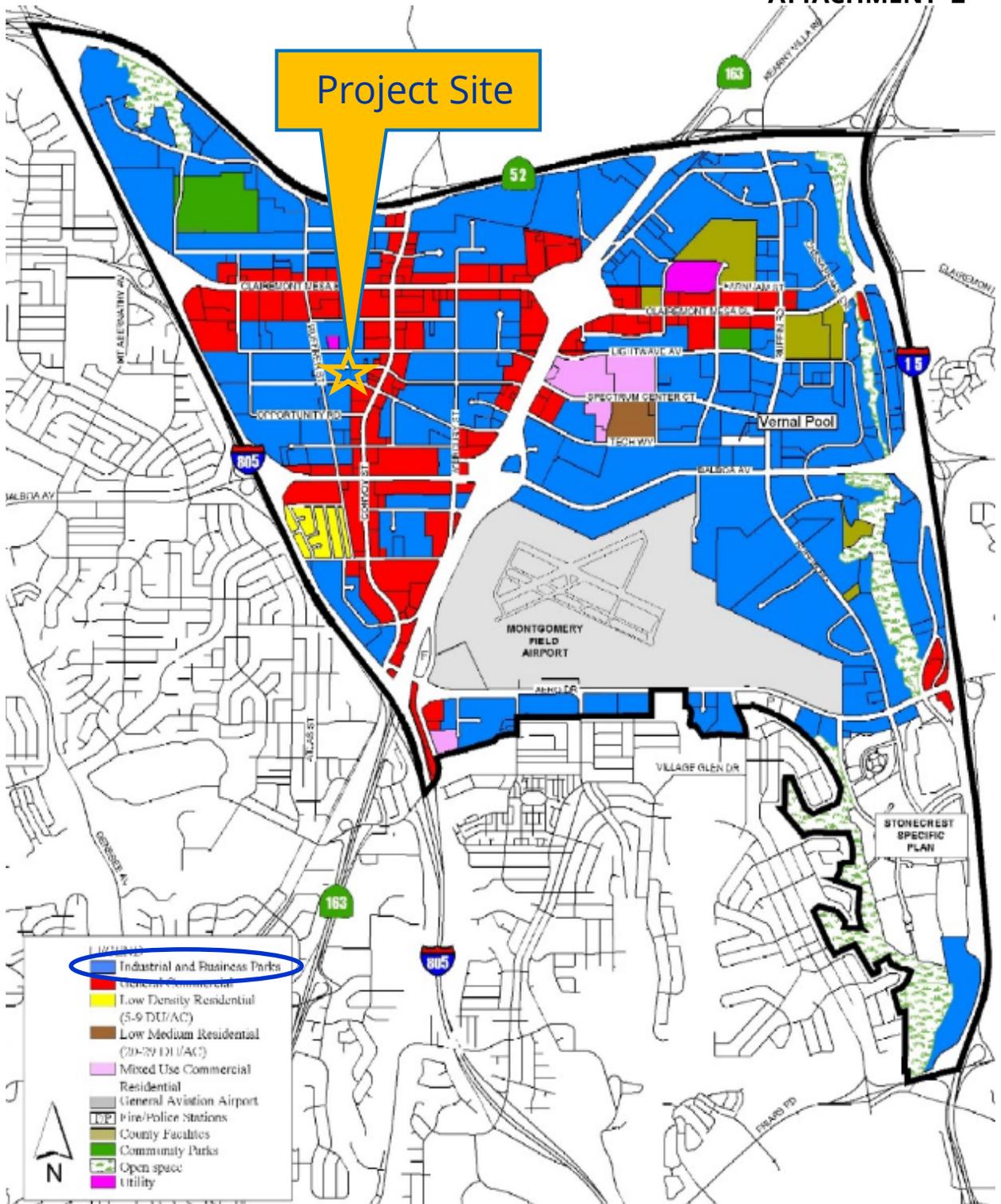
Attachments:

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



Project Location Map
MPF 7667 Vickers Street / 7667 Vickers Street
PROJECT NO. 585418

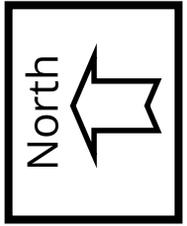




Community Land Use Map

MPF 7667 Vickers Street / 7667 Vickers Street
PROJECT NO. 585418





Aerial Photograph
MPF 7667 Vickers Street / 7667 Vickers Street
PROJECT NO. 585148



HEARING OFFICER RESOLUTION NO. _____
CONDITIONAL USE PERMIT NO. 2067536
MPF 7667 VICKERS STREET - PROJECT NO. 585418

WHEREAS, VICKERS STREET, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, Owner and Permittee, filed an application with the City of San Diego for a permit to operate a Marijuana Production Facility within an existing 7,462 square-foot building (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. 2067536), on portions of a 0.37-acre site;

WHEREAS, the project site is located at 7667 Vickers Street in the IL-2-1 Zone of the Kearny Mesa Community Plan;

WHEREAS, the project site is legally described as Parcel 2 of Parcel Map No. 5684 in the City of San Diego, County of San Diego, State of California, filed on March 16, 1977, in the Office of the County Recorder of San Diego County;

WHEREAS, on July 27, 2018, the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000 et seq.) under CEQA Guideline Section 15303 (New Construction or Conversions of Small Structures) and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520;

WHEREAS, on November 7, 2018, the Hearing Officer of the City of San Diego considered Conditional Use Permit No. 2067536 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 as follows:

That the Hearing Officer adopts the following written Findings, dated November 7, 2018.

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

The proposed project requests a Conditional Use Permit (CUP) to operate a Marijuana Production Facility (MPF) in an existing 7,462 square-foot building. The proposed project is located at 7667 Vickers Street on a 0.37-acre site in the IL-2-1 Zone of the Kearny Mesa Community Plan.

The project site is designated Industrial Employment by the Land Use and Community Planning Element of the General Plan. The General Plan identifies a citywide shortage of land suitable for manufacturing activities and a need to protect a reserve of manufacturing land from non-manufacturing uses. The project site is within the Industrial and Business Parks Land Use Area of the Kearny Mesa Community Plan. The Industrial and Business Park designation permits light manufacturing uses, which provides additional land suitable for manufacturing activities. The IL-2-1 Zone allows a mix of light industrial and office uses with limited commercial. The proposed MPF, an industrial use, is a compatible use for this location with a Conditional Use Permit and is consistent with the community plan. Therefore, the proposed MPF will not adversely affect the applicable land use plan.

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

The proposed project requests a CUP to operate a MPF in an existing 7,462 square-foot building. The proposed project is located at 7667 Vickers Street on a 0.37-acre site in the IL-2-1 Zone of the Kearny Mesa Community Plan. The project proposes interior improvements including administrative facilities, cultivation areas, storage, packaging and distribution area. The proposed improvements will require the Owner/Permittee to obtain a change of use/occupancy building permit consistent with all California Codes and Regulations in effect at the time of building permit, satisfactory to the Building Official. Public improvements would include a 5-foot dedication on Vickers Street, reconstruction of the two existing driveways, and installation of sidewalk, curb and gutter for the non-utilized portions of the driveways per current City Standards, satisfactory to the City Engineer.

MPFs are restricted to forty City-wide, within light and heavy industrial zones. MPFs require compliance with San Diego Municipal Code (SDMC), Section 141.1004 (a), which require a 1,000-foot separation, measured between property lines from, resource and population-based City parks, churches, child care centers, playgrounds, City libraries, minor-oriented facilities, residential care facilities, and schools. MPFs also require a minimum distance requirement of 100 feet from a residential zone. The proposed MPF complies with the separation requirements between uses set forth in SDMC Section 141.1004 (a). The proposed MPF is subject to specific operational requirements as set

forth in SDMC Section 141.1004, including security requirements, such as lighting, security cameras, alarms, and a security guard. The security guard must be licensed by the State of California and be present on the premises during business hours. MPFs must also comply with SDMC Chapter 4, Article 2, Division 15 which provides guidelines for lawful operation.

The proposed project will be required to comply with the development conditions as described in the CUP No. 2067536, which includes various conditions and referenced exhibits of approval relevant to achieving project compliance with applicable regulations of the SDMC. Such conditions are necessary to avoid adverse impacts to the health, safety and general welfare of persons residing or working in the surrounding area. The Project will comply with the development conditions in effect for the subject property as described in the permit, and other regulations and guidelines pertaining to the subject property per the SDMC. Prior to issuance of any construction permits for the proposed development, construction plans will be reviewed for compliance with all Building, Electrical, Mechanical, Plumbing and Fire Code requirements. The CUP No. 2067536 will be valid for five years and may be revoked if the Owner or Permittee violates the terms, conditions, lawful requirements, or provisions of the Permit. Therefore, 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 proposed project requests a CUP to operate a MPF in an existing 7,462 square-foot building. The 0.37-acre site is located in the IL-2-1 Zone of the Kearny Mesa Community Plan. The site was developed in 1980. The project proposes interior improvements including administrative facilities, cultivation areas, storage, packaging and labeling, and distribution area.

MPFs are allowed in the IL-2-1 Zone with a CUP. The proposed use requires compliance with San Diego Municipal Code (SDMC), Section 141.1004 and Chapter 4, Article 2, Division 15. Pursuant to SDMC Section 141.1004 (a), MPFs are subjected to separation requirements including a 1,000-foot separation from resource and population-based City parks, churches, child care centers, playgrounds, City libraries, minor-oriented facilities, residential care facilities, and schools. There is also a minimum distance requirement of 100 feet from a residential zone. The proposed MPF complies with the separation requirements between uses. The proposed MPF is subject to specific operational requirements for security, as referenced in Conditional Use Permit No. 2066720, in lighting, security cameras, alarms, and a security guard. The security guard must be licensed by the State of California and be present on the premises during business hours. MPFs must also comply with SDMC Chapter 4, Article 2, Division 15 which provides guidelines for lawful operation.

The proposed MPF is consistent with all land development regulations relevant for the site and the use. No deviations are required or requested to approve the Conditional

Use Permit. Therefore, the proposed MPF will comply with the regulations of the Land Development Code.

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

The proposed project requests a CUP to operate a MPF in an existing 7,462 square-foot building. The 0.37-acre site is located in the IL-2-1 Zone of the Kearny Mesa Community Plan. The site is designated Industrial and Business Parks Land Use Area of the Kearny Mesa Community Plan. All the surrounding parcels are zoned IL-2-1 and the existing uses are consistent with the Industrial and Business Parks designation of the community plan. The IL-2-1 Zone allows a mix of light industrial and office uses with limited commercial. The project site is designated Industrial Employment by the Land Use and Community Planning Element of the General Plan. The proposed project will promote the policies of the General Plan in that Marijuana Production Facilities would create jobs and encourage commerce within the San Diego region. The proposed MPF, classified as industrial, is consistent with the community plan designation and zone.

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

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

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Hearing Officer, Conditional Use Permit No. 2067536 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. 2067536, a copy of which is attached hereto and made a part hereof.

Cherlyn Cac
Development Project Manager
Development Services

Adopted on: November 7, 2018

IO#: 24007536

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

WHEN RECORDED MAIL TO
PROJECT MANAGEMENT
PERMIT CLERK
MAIL STATION 501

INTERNAL ORDER NUMBER: 24007567

SPACE ABOVE THIS LINE FOR RECORDER'S USE

CONDITIONAL USE PERMIT NO. 2067536
MPF 7667 VICKERS STREET, PROJECT NO. 585418
HEARING OFFICER

This Conditional Use Permit No. 2067536 (Permit) is granted by the Hearing Officer of the City of San Diego to Vickers Street, LLC, a California limited liability company, Owner/Permittee, pursuant to San Diego Municipal Code [SDMC] Section 126.0305. The 0.37-acre site is located at 7667 Vickers Street in IL-2-1 Zone within the Kearny Mesa Community Plan. The project site is legally described as Parcel 2 of Parcel Map No. 5684 in the City of San Diego, County of San Diego, State of California, filed on March 16, 1977, in the Office of the County Recorder of San Diego County.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner and Permittee to operate a Marijuana Production Facility described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated November 7, 2018, on file in the Development Services Department.

The project shall include:

- a. Operation of a Marijuana Production Facility in an existing 7,462 square-foot building at 7667 Vickers Street. The operation shall include requirements consistent with the State of California Statutes and the California Departments of Food and Agriculture and Consumer Affairs regulations;
- b. The Marijuana Production Facility operations will include administrative facilities, cultivation, storage, packaging, and distribution of cannabis.
- c. Landscaping (planting, irrigation and landscape related improvements);
- d. Off-street parking; and
- e. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality Act

[CEQA] and the CEQA Guidelines, the City Engineer's requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the SDMC.

STANDARD REQUIREMENTS:

1. This Permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36-month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by November 22, 2021.
2. This Permit and corresponding use of this site shall expire on November 22, 2023. The Owner/Permittee may request that the expiration date be extended in accordance with SDMC Section 141.1004(h).
3. 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.
4. 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.
5. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.
6. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
7. The Owner/Permittee shall secure all necessary construction 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.
8. 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.

9. 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.

10. 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.

BUILDING OFFICIAL REQUIREMENTS:

11. Prior to the commencement of operations granted by this Permit, the Owner/Permittee shall obtain a change of use/occupancy building permit consistent with all California Codes and Regulations in effect at the time of building permit, satisfactory to the Building Official.

PLANNING/DESIGN REQUIREMENTS:

12. All automobile, motorcycle, and bicycle parking spaces must be constructed and provided 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.

13. A maximum of 16 employees shall be allowed on-site at any given time to correspond to the 16 provided parking spaces for the project.
14. All operations, including equipment and storage, shall be conducted indoors within a secured structure. Greenhouses are prohibited.
15. Lighting shall be provided 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.
16. Security shall include operable cameras, alarms, and a security guard. The security guard shall be licensed by the State of California and be present on the premises during business hours. The security guard shall only be engaged in activities related to providing security for the facility, except on an incidental basis.
17. The name and emergency contact phone number of an operator or manager shall be posted outside the marijuana production facility in a location visible to the public from the public right-of-way in character size at least two inches in height. The permittee shall provide this contact information to the San Diego Police Department. The operator or manager shall also be available 24 hours a day to address public nuisance complaints and interact with local, state, and federal law enforcement authorities.
18. Other than the contact information, a marijuana production facility shall limit signage on the exterior of the property visible from the public right-of-way to the address.
19. The Marijuana Production Facility must comply with Chapter 4, Article 2, Division 15 of the San Diego Municipal Code, including obtaining a Marijuana Production Facility Permit, and Background Checks and Reporting Convictions.
20. The retail sale of marijuana and marijuana products shall only be conducted by a marijuana outlet in accordance with SDMC Section 141.0504. A marijuana production facility is prohibited from providing marijuana and marijuana products to any person other than another marijuana production facility, a testing lab, or a marijuana outlet.
21. The Marijuana Production Facility, adjacent public sidewalks, and areas under the control of the Owner/Permittee shall be maintained free of litter and graffiti at all times.
22. The Owner/Permittee shall provide daily removal of trash, litter, and debris. Graffiti shall be removed from the premises within 24 hours.
23. The Owner/Permittee shall provide an odor absorbing ventilation and exhaust system capable of minimizing excessive or offensive odors emanating outside of the permitted facility, to the satisfaction of the Development Services Department.

LANDSCAPE REQUIREMENTS:

24. Prior to issuance of any public right-of-way permit, the Owner/Permittee shall submit complete landscape construction documents for right-of-way improvements to the Development Services Department for approval. Improvement plans shall show, label, and dimension a 40-square foot area around each tree which is unencumbered by utilities. Driveways, utilities, drains, water and sewer laterals shall be designed so as not to prohibit the placement of street trees.

25. Prior to issuance of any construction permit, the Owner/Permittee shall submit complete landscape and irrigation construction documents, which are consistent with the Landscape Standards, to the Development Services Department for approval. The construction documents shall be in substantial conformance with Exhibit 'A,' Landscape Development Plan, on file in the Development Services Department. Construction plans shall provide a 40-square foot area around each tree that is unencumbered by hardscape and utilities unless otherwise approved per SDMC §142.0403(b)5.

26. The Owner/Permittee shall be responsible for the maintenance of all landscape improvements shown on the approved plan, including in the right-of-way, unless long-term maintenance of said landscaping will be the responsibility of another entity approved by the Development Services Department. All required landscape shall be maintained consistent with the Landscape Standards in a disease, weed, and litter free condition at all times. Severe pruning or "topping" of trees is not permitted.

27. If any required landscape, including existing or new plantings, hardscape, and landscape features, indicated on the approved construction document plans is damaged or removed during demolition or construction, the Owner/Permittee shall repair and/or replace in kind and equivalent size per the approved documents to the satisfaction of the Development Services Department within 30 days of damage or Certificate of Occupancy.

ENGINEERING REQUIREMENTS:

28. Prior to the issuance of any construction permit, the Owner/Permittee shall dedicate an additional 5-feet on Vickers Street to provide a 10-foot curb-to-property-line distance, satisfactory to the City Engineer.

29. Whenever street public right-of-way is required to be dedicated, it is the responsibility of the Owner/Permittee to provide the right-of-way free and clear of all encumbrances and prior easements. The Owner/Permittee must secure "subordination agreements" for minor distribution facilities and/or "joint-use agreements" for major transmission facilities.

30. Prior to the issuance of any construction permits, the Owner/Permittee shall obtain an Encroachment Maintenance Removal Agreement, from the City Engineer, for the private landscaping and irrigation system in the Vickers Street Right-of-Way.

31. Prior to the issuance of any construction permits, the Owner/Permittee shall assure, by permit and bond, the reconstruction of the two existing 18-foot and 14-foot driveways as shown on the

approved 'Exhibit A,' per current City Standards, adjacent to the site on Vickers Street, satisfactory to the City Engineer.

32. Prior to the issuance of any construction permit, the Owner/Permittee shall assure, by permit and bond, the installation of sidewalk, curb & gutter, for the non-utilized portions of the driveways, as shown on the approved 'Exhibit A,' per current City Standards, adjacent to the site on Vickers Street, satisfactory to the City Engineer.

33. Prior to the issuance of any construction permit, the Owner/Permittee shall incorporate Construction and Permanent Storm Water Best Management Practices necessary to comply with current City of San Diego Storm Water Standards Manual and with Chapter 14, Article 2, Division 1 (Grading Regulations) of the SDMC, into the construction plans or specifications, satisfactory to the City Engineer.

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

INFORMATION ONLY:

- The issuance of this discretionary permit alone does not allow the immediate commencement or continued operation of the proposed use on site. Any operation allowed by this discretionary permit may only begin or recommence after all conditions listed on this permit are fully completed and all required ministerial permits have been issued and received final inspection.
- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of this Permit, may protest the imposition within ninety days of the approval of this development permit by filing a written protest with the City Clerk pursuant to California Government Code-section 66020.
- This development may be subject to impact fees at the time of construction permit issuance.
- Cannabis businesses that operate or provide services within the City of San Diego are liable for a monthly gross receipts tax. As referenced in San Diego Municipal Code Section 34.0103 (b), taxable activities include but are not limited to, transporting, manufacturing, cultivating, packaging, or retail sales of cannabis and any ancillary products in the City. For additional information, contact the Office of the City Treasurer at 619-615-1580.

APPROVED by the Hearing Officer of the City of San Diego on November 7, 2018 and Resolution Number HO-XXXX.

Permit Type/PTS Approval No.: Conditional Use Permit No. 2067536
Date of Approval: November 7, 2018

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

Cherlyn Cac
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.

VICKERS STREET, LLC,
a California limited liability company
Owner/Permittee

By _____
Name:
Title:

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

NOTICE OF EXEMPTION

ATTACHMENT 6

(Check one or both)

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

FROM: City of San Diego
Development Services Department
1222 First Avenue, MS 501
San Diego, CA 92101

 Office of Planning and Research
1400 Tenth Street, Room 121
Sacramento, CA 95814

Project Name: MPF 7667 Vickers St.

Project No. / SCH No.: 585418 / N/A

Project Location-Specific: 7667 Vickers Street, San Diego CA, 92111

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

Description of nature and purpose of the Project: The project is a request for a Conditional Use Permit (CUP) for a Marijuana Production Facility (MPF) to operate within an existing 7,462 square foot building located at 7667 Vickers Street. The project proposes tenant improvements with no proposed development. Operations would include indoor cultivation of cannabis and packaging of finished product for distribution to state licensed Marijuana Outlets. The 0.37-acre site is designated Industrial and Business Park per the Kearny Mesa Community Plan and is subject to the IL-2-1 zone requirements. The project is also subject to Airport FAA Part 77 Noticing Area - MCAS Miramar 555'-565' and Montgomery Field 472'-482' (Elevation at approx. 420' AMSL), Safety Zone for Montgomery Field - Safety Zone 6, Airport Influence Area - Montgomery Field Review Area 1 and MCAS Miramar Review Area 2, Airport Land Use Compatibility Overlay Zone - MCAS Miramar and Montgomery Field, and Council District 6.

Name of Public Agency Approving Project: City of San Diego

Name of Person or Agency Carrying Out Project: Dave Gash
7667 Vickers Street
San Diego CA, 92111
(619) 251-9999

Exempt Status:

- Ministerial (Sec. 21080(b)(1); 15268);
- Declared Emergency (Sec. 21080(b)(3); 15269(a));
- Emergency Project (Sec. 21080(b)(4); 15269 (b)(c))
- Categorical Exemption: CEQA State Guidelines Section 15303 (c), New Construction or Conversion of Small Structures

Reasons why project is exempt: The City of San Diego conducted an environmental review which determined that the proposed project is exempt from CEQA pursuant to CEQA Guidelines Section 15303 (c), which allows for the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure; and applies to up to four such commercial buildings not exceeding 10,000 square feet in floor area. The proposed project, as included in the Project Description of this notice, has an operational floor area of under 10,000 square feet. No environmental impacts were identified for the proposed project. Additionally, none of the exceptions described in CEQA Guidelines Section 15300.2 apply.

Lead Agency Contact Person: Rachael Lindquist

Telephone: (619) 446-5129

If filed by applicant:

- 1. Attach certified document of exemption finding.
- 2. Has a notice of exemption been filed by the public agency approving the project? () Yes () No

It is hereby certified that the City of San Diego has determined the above activity to be exempt from CEQA



 Signature/Title

CHRIS TRACY, AICP
 SENIOR PLANNER

8/13/18

 Date

Check One:

- (X) Signed By Lead Agency
- () Signed by Applicant

Date Received for Filing with County Clerk or OPR:

Minutes of the Monthly Meeting of the
Kearny Mesa Planning Group
July 18, 2018
Serra Mesa/Kearny Mesa Public Library
9005 Aero Drive, San Diego, CA 92123

Planning Group Members in Attendance:

Tim Nguyen Paul Yung Tana Lorah Todd Matcher Ray Richmond Jeff Sallen
 John Turpit Meridith Marquis Buzz Gibbs Ed Quinn Karen Ruggels Robyn Badilla
 Derek Applbaum John Mulvihill Dana Hooper Mike Huntoon

Community Members in Attendance:

Lisa Lind, Allen Young, Chris Cate, Kevin Wood, Byron Nobis, Michael Sosamon, Jason Weisz, Stephanie Groom, David Belanich and Stephanie Green

The Meeting was brought to order at 11:40 PM by Jeff Sallen, chair of the Kearny Mesa Planning Group. Copies of the **Minutes of the May meeting** were distributed and discussed. After the members reviewed the minutes, Jeff asked for any changes or corrections. They were **approved 9-0-0**.

Public Comment:

Kevin Wood with The Center for Sustainable Energy presented on a project titled Plug-in-San Diego. The purpose of the presentation was to inform community members on how electric vehicles support local and state environmental goals and actions. Discussions moved into the different types of charging stations and the cost to install.

Councilmember Chris Cate addressed the Planning Group and provided a brief update from City Hall. Chris announced that the Cities Strategic Plan may be found on the City Website and requested that now was the time for the community members as well as the Kearny Mesa Planning Group to submit requests to his cabinet regarding desired upgrades and needs/wants for District 6. Byron Nobis w/Gold Coast Designs asked Chris to address some of the rules and regulations pertaining to Marijuana Production Facility CUP's. The Planning Group also brought to Chris' attention the unknown actions the city will take once the new community plan is taken into account and MPF's under CUP's fall within zones that no longer conform to their use. Chris mentioned that this was a question that was above his pay grade and should be addressed to the City Attorney's Office.

Action Item:

1. Denise Vo (Planner w/Latitude 33) was not present to discuss the upcoming project located at 8575 Aero Drive. No vote was taken.
2. Stephanie Green (Project Manager) with Focused Health LLC presented a very detailed project and requested a vote to approve a MPF CUP (Project #585542) located at 9244 Balboa Avenue. The Planning Group voted in favor of the project. 7-2-0.
3. Byron Nobis (Senior Project Manager w/Gold Coast Design, Inc.) presented on projects #585418 & #585530 requesting two separate votes to approve a CUP for Marijuana cultivation and another CUP to allow for marijuana packaging and distribution. Project #585418 was approved 7-2-0. Project #585530 was approved 7-2-0. Both CUP's were approved with additional comments. Additional Comments request that upon the both CUP's expiration, the City exam the projects use and how the use at the time of expiration conforms with the zoning map that would have been updated with the new Kearny Mesa Community Plan.

	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: MPE CAP Summit **Project No. For City Use Only:** 585418
Project Address: 7667 Vickers St San Diego, CA 92111

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

Corporation Limited Liability -or- General - What State? _____ Corporate Identification No. 20-0187286
 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: Vickers St, LLC. Owner Tenant/Lessee Successor Agency
 Street Address: 7667 Vickers St
 City: San Diego State: CA Zip: 92111
 Phone No.: (619) 400-7666 Fax No.: (858) 874-0039 Email: dave@goldco2stdesigninc.com
 Signature: [Signature] Date: 10/27/17
 Additional pages Attached: Yes No

Applicant

Name of Individual: Vickers St, LLC Owner Tenant/Lessee Successor Agency
 Street Address: 7667 Vickers St
 City: San Diego State: CA Zip: 92111
 Phone No.: (619) 400-7666 Fax No.: (858) 874-0039 Email: " "
 Signature: [Signature] Date: 10/27/17
 Additional pages Attached: Yes No

Other Financially Interested Persons

Name of Individual: Dave Gash Owner Tenant/Lessee Successor Agency
 Street Address: 7667 Vickers St
 City: San Diego State: CA Zip: 92111
 Phone No.: (619) 400-7666 Fax No.: (858) 874-0039 Email: " "
 Signature: [Signature] Date: 10/27/17
 Additional pages Attached: Yes No

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PROPOSED MPF CUP

7667 VICKERS STREET, SAN DIEGO, CA 92111

DRAFT CONDITIONS	PROJECT DIRECTORY	PROJECT DATA	DEVELOPMENT APPROVAL REQUEST																																									
<p>ENVIRONMENTAL DRAFT CONDITIONS</p> <ol style="list-style-type: none"> ALL OPERATIONS SHALL BE CONDUCTED INDOORS WITHIN A SECURED STRUCTURE. ALL EQUIPMENT AND STORAGE SHALL BE ALSO LOCATED WITHIN A SECURE STRUCTURE. LIGHTING SHALL BE PROVIDED TO ILLUMINATE THE IMMEDIATE SURROUNDING AREA OF THE FACILITY, INCLUDING PARKING LOTS AND ADJOINING SIDEWALKS. LIGHTING SHALL BE HOODED OR ORIENTED SO AS TO DELECT LIGHT AWAY FROM ADJACENT PROPERTIES. SECURITY SHALL INCLUDE OPERABLE CAMERAS, ALARMS, AND A SECURITY GUARD. THE SECURITY GUARD SHALL BE LICENSED BY THE STATE OF CALIFORNIA AND BE PRESENT ON THE PREMISES DURING BUSINESS HOURS. THE SECURITY GUARD SHALL ONLY BE ENGAGED IN ACTIVITIES RELATED TO PROVIDING SECURITY FOR THE FACILITY, EXCEPT ON AN INCIDENTAL BASIS. THE NAME AND EMERGENCY CONTACT PHONE NUMBER OF AN OPERATOR OR MANAGER SHALL BE POSTED OUTSIDE THE MARIJUANA PRODUCTION FACILITY IN A LOCATION VISIBLE TO THE PUBLIC FROM THE PUBLIC RIGHT-OF-WAY IN CHARACTER SIZE AT LEAST TWO INCHES IN HEIGHT. THE PERMITTEE SHALL PROVIDE THIS CONTACT INFORMATION TO THE SAN DIEGO POLICE DEPARTMENT. THE OPERATOR OR MANAGER SHALL ALSO BE AVAILABLE 24 HOURS A DAY TO ADDRESS PUBLIC NUISANCE COMPLAINTS AND INTERACT WITH LOCAL, STATE, AND FEDERAL LAW ENFORCEMENT AUTHORITIES. OTHER THAN THE CONTACT INFORMATION, A MARIJUANA PRODUCTION FACILITY SHALL LIMIT SIGNAGE ON THE EXTERIOR OF THE PROPERTY VISIBLE FROM THE PUBLIC RIGHT-OF-WAY TO THE ADDRESS. A PERMIT SHALL BE OBTAINED AS REQUIRED PURSUANT TO CHAPTER 4, ARTICLE 2, DIVISION 15. A CONDITIONAL USE PERMIT FOR A MARIJUANA PRODUCTION FACILITY SHALL EXPIRE NO LATER THAN FIVE (5) YEARS FROM THE DATE OF ISSUANCE. THE SALE OF MARIJUANA AND MARIJUANA PRODUCTS SHALL ONLY BE CONDUCTED BY A MARIJUANA OUTLET IN ACCORDANCE WITH SECTION 141.0504. A MARIJUANA PRODUCTION FACILITY IS PROHIBITED FROM PROVIDING MARIJUANA AND MARIJUANA PRODUCTS TO ANY PERSON OTHER THAN ANOTHER MARIJUANA PRODUCTION FACILITY, A TESTING LAB, OR A MARIJUANA OUTLET. THE MARIJUANA PRODUCTION FACILITY, ADJACENT PUBLIC SIDEWALKS, AND AREAS UNDER THE CONTROL OF THE MARIJUANA PRODUCTION FACILITY SHALL BE MAINTAINED FREE OF LITTER AND GRAFFITI AT ALL TIMES. THE MARIJUANA PRODUCTION FACILITY SHALL PROVIDE DAILY REMOVAL OF TRASH, LITTER, AND DEBRIS. GRAFFITI SHALL BE REMOVED FROM THE PREMISES WITHIN 24 HOURS. 	<p>OWNER: VICKERS STREET LLC 7667 VICKERS STREET SAN DIEGO, CA 92111</p> <p>CONSTRUCTION MANAGER: GOLD COAST DESIGN, INC. 7667 VICKERS STREET SAN DIEGO, CA 92111 CONTACT: BYRON NOBIS PH 619 251 9989 EMAIL: byron@goldcoastdesigninc.com</p> <p>ARCHITECT: MICHAEL KINOSHITA ASSOCIATES, INC. 7510 CLAIREMONT MESA BLVD., SUITE 207 SAN DIEGO, CA 92111 PH 858 268 8176 FAX 858 724 1566 CONTACT: MICHAEL KINOSHITA EMAIL: michael@mkainc.net</p>	<p>PROJECT ADDRESS: 7667 VICKERS STREET SAN DIEGO, CA 92111</p> <p>LEGAL DESCRIPTION: PARCEL 2 OF PM5684</p> <p>APN #: 356-152-15-00</p> <p>APPLICABLE CODES: 2016 (CBC) CALIFORNIA BUILDING CODE (BASED ON 2015 IBC) 2016 (CEC) CALIFORNIA ELECTRICAL CODE (BASED ON 2014 NEC) 2016 (CMC) CALIFORNIA MECHANICAL CODE (BASED ON 2015 UMC) 2016 (CPC) CALIFORNIA PLUMBING CODE (BASED ON 2015 UPC) 2016 (CFC) CALIFORNIA FIRE CODE (BASED ON 2015 IFC) 2016 GREEN BUILDING STANDARDS 2016 CALIFORNIA ENERGY EFFICIENCY STANDARDS</p> <p>COMMUNITY PLANNING GROUP: KEARNY MESA</p> <p>PROPERTY SETBACKS: FRONT YARD SETBACK 15'-0" SIDE YARD SETBACK 10'-0" REAR YARD SETBACK 15'-0"</p>	<p>APPLY FOR MPF CUP PER SDMC, SECTION 141.1004 AND CHAPTER 4, ARTICLE 2, DIVISION 15.</p> <p>NO NEW EXTERIOR WORK PROPOSED WITH THIS CUP. PROPOSE NEW TENANT IMPROVEMENT REMOVING THE EXISTING WALLS AND CONSTRUCTING A NEW CULTIVATION FACILITY WITH ASSOCIATED HVAC, PLUMBING AND ELECTRICAL WORK.</p>																																									
	<p>PROJECT SUMMARY</p> <p>ZONE IL2-1</p> <p>LOT SIZE: 15,907 SF</p> <p>FAR: APPLY FOR MPF CUP.</p> <p>EXISTING OCCUPANCY: B/S1 EXISTING USE: OFFICE/WAREHOUSE</p> <p>PROPOSED OCCUPANCY: F-1 PROPOSED USE: MARIJUANA PRODUCTION FACILITY</p> <p>TYPE OF CONSTRUCTION: VA, NON-SPRINKLERED</p> <p>EXISTING BUILDING AREA: 7,462 SF FIRST FLOOR AREA: 4,654 SF SECOND FLOOR AREA: 2,808 SF EXISTING 2ND FLOOR EXTERIOR DECK AREA: 478 SF</p> <p>PROPOSED HEIGHT: 2 STORY</p> <p>MAX. HEIGHT: NO HEIGHT LIMIT - IL2-1 ZONE</p> <p>YEAR BUILDING CONSTRUCTED: 1980</p> <p>GEOLOGICAL HAZARD CATEGORY: 52</p> <p>AIRPORT INFLUENCE AREA: MCAS MIRAMAR REVIEW AREA 2 MONTGOMERY FIELD REVIEW AREA 1, SAFETY ZONE 6</p> <p>LANDSCAPE AREA: 990 SF OF EXISTING LANDSCAPE</p>	<p>DEVELOPMENT REQUIREMENTS PER TABLE 131-06C (IL2-1 ZONE)</p> <table border="1"> <thead> <tr> <th>SETBACKS</th> <th>REQUIRED</th> <th>PROVIDED</th> </tr> </thead> <tbody> <tr> <td>FRONT</td> <td>15'-0" MIN./20'-0" STD.</td> <td>38'-0"</td> </tr> <tr> <td>SIDE</td> <td>10'-0"</td> <td>13'-1"</td> </tr> <tr> <td>REAR</td> <td>0'-0" MIN./15'-0" STD.</td> <td>15'-0"</td> </tr> <tr> <td>BUILDING HEIGHT</td> <td>—</td> <td>22'-0"</td> </tr> <tr> <td>LOT COVERAGE</td> <td>—</td> <td>29.2 %</td> </tr> <tr> <td>FAR</td> <td>0.50 MAX.</td> <td>.47</td> </tr> <tr> <td>7462SF/15907SF = 0.47</td> <td></td> <td></td> </tr> <tr> <td>REFUSE & RECYCLE AREA</td> <td>48 SF MIN.</td> <td>48 SF</td> </tr> </tbody> </table>	SETBACKS	REQUIRED	PROVIDED	FRONT	15'-0" MIN./20'-0" STD.	38'-0"	SIDE	10'-0"	13'-1"	REAR	0'-0" MIN./15'-0" STD.	15'-0"	BUILDING HEIGHT	—	22'-0"	LOT COVERAGE	—	29.2 %	FAR	0.50 MAX.	.47	7462SF/15907SF = 0.47			REFUSE & RECYCLE AREA	48 SF MIN.	48 SF	<p>SHEET INDEX</p> <table border="1"> <tr> <td>T1</td> <td>TITLE SHEET/CONDITIONS</td> </tr> <tr> <td>T2</td> <td>NOTES</td> </tr> <tr> <td>A0.1</td> <td>SITE PLAN</td> </tr> <tr> <td>A0.2</td> <td>TRANSPORTATION/ENGINEERING SITE PLAN</td> </tr> <tr> <td>A1.1</td> <td>FLOOR PLAN</td> </tr> <tr> <td>A2.1</td> <td>EXTERIOR ELEVATIONS</td> </tr> <tr> <td>L1</td> <td>CONCEPT LANDSCAPE SITE PLAN</td> </tr> </table> <p>VICINITY MAP</p> <p>PROJECT SITE 7667 VICKERS STREET SAN DIEGO, CA 92111</p>	T1	TITLE SHEET/CONDITIONS	T2	NOTES	A0.1	SITE PLAN	A0.2	TRANSPORTATION/ENGINEERING SITE PLAN	A1.1	FLOOR PLAN	A2.1	EXTERIOR ELEVATIONS	L1	CONCEPT LANDSCAPE SITE PLAN
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 CONDITIONAL USE PERMIT FOR:
VICKERS STREET LLC
 7667 VICKERS STREET
 SAN DIEGO, CA 92111



STAMP	
STAMP	
SUBMITTAL PHASE	
DRAWING TITLE	TITLE SHEET PROJECT DATA
PLANS DATE	7/3/18
REVISIONS	
SHEET NUMBER	T1

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 SAN DIEGO, CA 92111



STAMP	
SUBMITTAL PHASE	
DRAWING TITLE	NOTES
PLANS DATE	7/3/18
REVISIONS	
SHEET NUMBER	T2

REEVES MECHANICAL SERVICES INC
 368 CAMINO CARTA, SAN MARCOS, CA 92078
 951-775-3165
 REEVESMECH@GMAIL.COM
 LIC. # 1014613

Odor Mitigation Plan
 For
 Cannabis Cultivation Facility
 7595 Vickers Street
 San Diego, CA 92111

January 8, 2018

To whom it may concern;

We are proposing to control the odors in the cultivation grow rooms at this facility by designing and installing a pre-activated carbon filtration system in each grow room. Contaminated air will enter the filtration system passing through the active carbon filters. As it passes through the air goes through chemical process called adsorption, leaving the filter in a purified form full of any contaminants. The cubic volume in the each grow room will be calculated per room, and We will then engineer for the required cfm of air circulation through the carbon filtration system as required to mitigate odor. Our design will provide one air change for every 1.5 minutes, which exceeds the equipment manufacture's recommendations for this application.

It is also important to note that the HVAC systems designed for this facility are closed loop systems that recirculate air within the facility, and do not exhaust interior air outside of the building during normal operation. There will be an exhaust fan installed for emergency exhausting of spaces only.

It is my professional opinion that these measures will maintain all odor in the facility and not allow for odor to escape into the public air. We have installed this same system in another larger cannabis cultivation facility in Northern California, and it is functioning properly to mitigate odor, and is meeting the local City Jurisdiction's approval.

Sincerely,

Reeves Mechanical Services Inc Reeves
 CEO/Designer
 Reeves Mechanical, LP



E. Odor Mitigation

We will control the odors at this facility by designing and installing a pre-activated carbon filtration system. Contaminated air will enter the filtration system passing through the active carbon filters. As it passes through the air goes through chemical process called adsorption, leaving the filter in a purified form full of any contaminants. The cubic volume in the grow room will be calculated, and We will then engineer for the required cfm of air circulation through the carbon filtration system as required to mitigate odor. Our design will provide one air change for every 1.5 minutes, which exceeds the equipment manufacture's recommendations for this application.

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These measures will maintain all odor in the facility and not allow for odor to escape into the public air. We have installed this same system in another larger cannabis cultivation facility in Northern California, and it is functioning properly to mitigate odor, and is meeting the local City Jurisdiction's approval.

Hours of Operation for Facility: 6:00AM-10:00PM, M-F
 Closed - Saturday, Sunday

Maximum on employees at one time: 12 Cannabis employees.

Employee Shift Schedule:
 SHIFT 1: M-F 6:00AM-2:00PM 12 employees
 SHIFT 2: M-F 2:00PM-10:00PM 12 employees

Shipping/Receiving
 Receiving 2 in-bound deliveries per week, every week, courier van
 Various times M-F 7:30AM-3:30PM
 Shipping 8 out-bound shipments per week, courier van
 Various times M-F 7:00AM-3:30PM

Shipping Vehicle Type:
 Delivery Truck: courier van
 Shipping Van: courier van

michael kinoshita associates, inc.

7510 CLAIREMONT MESA BLVD., SUITE 207 - SAN DIEGO - CALIFORNIA - 92111 - PHONE: 858/268-8176 - FAX: 858/724-1556

CONDITIONAL USE PERMIT
MPF
 7667 VICKERS STREET
 SAN DIEGO, CA 92111

ISSUE	DATE
COMPLETENESS REVIEW	11-16-17
FULL SUBMITTAL	12-4-17
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CYCLE 3 RE-SUBMITTAL	4-13-18
CYCLE 4 RE-SUBMITTAL	5-31-18
CYCLE 5 RE-SUBMITTAL	7-3-18

2
 OF 7

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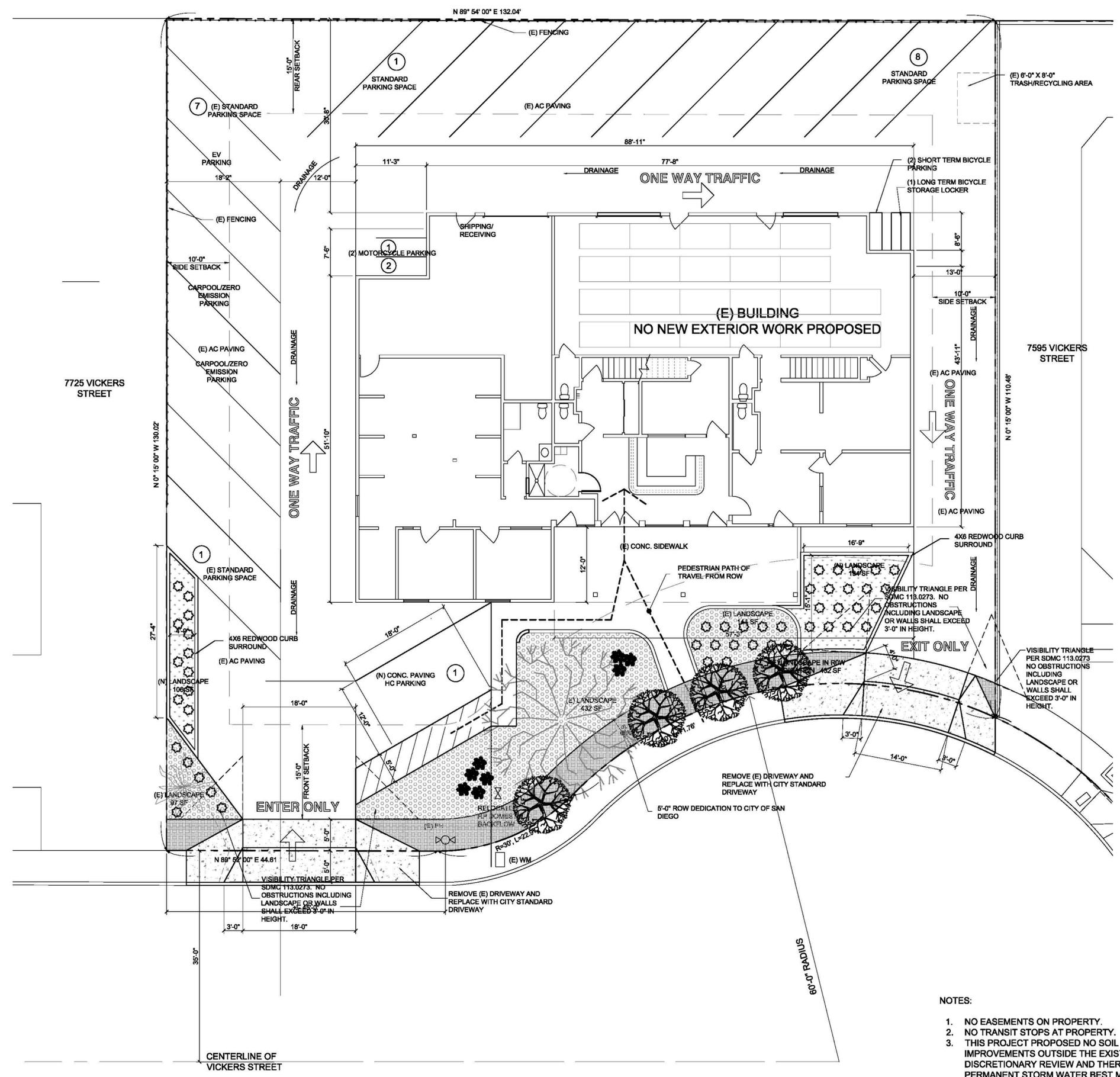
SUBMITTAL PHASE	
DRAWING TITLE	SITE PLAN
PLANS DATE	7/3/2018
REVISIONS	
SHEET NUMBER	A0.1

michael kinoshita associates, inc.
 7510 CLAIREMONT MESA BLVD., SUITE 207 - SAN DIEGO - CALIFORNIA - 92111 - PHONE: 858/268-8176 - FAX: 858/724-1556

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CYCLE 8 RE-SUBMITTAL	5-31-18
CYCLE 9 RE-SUBMITTAL	7-3-18

3
OF 7



- NOTES:
1. NO EASEMENTS ON PROPERTY.
 2. NO TRANSIT STOPS AT PROPERTY.
 3. THIS PROJECT PROPOSED NO SOIL DISTURBANCE AND NO DEVELOPMENT IMPROVEMENTS OUTSIDE THE EXISTING BUILDING FOOTPRINT FOR THIS DISCRETIONARY REVIEW AND THEREFOR DOES NOT REQUIRE ANY PERMANENT STORM WATER BEST MANAGEMENT PRACTICES.

SITE PLAN
 SCALE: 1/8" = 1'-0"
 0 2 4 8 16

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 7667 VICKERS STREET
 SAN DIEGO, CA 92111



SUBMITTAL PHASE	
DRAWING TITLE	SITE IMPROVEMENT SITE PLAN
PLANS DATE	7/3/2018
REVISIONS	4-10-18 PARKING REV.
SHEET NUMBER	A0.2

PARKING TABLE

PARKING TYPE	REQUIRED	PROVIDED
TOTAL PARKING REQUIRED: 1. FOR CANNABIS MPF: PER MEMO DATED 4-6-18 FROM ROBERT VACCHI. OPTION 2(a), NUMBER OF EMPLOYEES. 12 EMPLOYEES PER TABLE ON A1.1 @ MAX. SHIFT(AM)	12	16
ACCESSIBLE PARKING	1	1
STD. PARKING(8'-0"X18'-0")	11	15
CARPPOOL/ZERO EMISSIONS	2	2
LOADING PARKING(LESS THAN 10,000 SF, TABLE 142-10B)	0	0
MOTORCYCLE PARKING	2	2
SHORT TERM BICYCLE PARKING	0	2
LONG TERM BICYCLE PARKING	0	1

Pursuant to our earlier discussion, I agree that Development Services reviewers shall apply the following parking standards to all applicants requesting a Conditional Use Permit (CUP) for Marijuana Production Facilities (MPF).

- Applications proposing new development will be required to provide 2.5 parking spaces per 1,000 square feet of gross floor area.
- Parking for applications proposing to utilize existing developed properties will be based on one of the following:
 - The number of employees identified by the applicant needed to operate the MPF; or
 - 2.5 parking spaces per 1,000 square feet of gross floor area.

If parking is based on the number of employees, this will be expressed in the CUP as a condition which limits the maximum number of employees on-site at any given time. For example, if an MPF operates with 30 employees on site during business hours, then the CUP will require 30 parking spaces and limit onsite employees to a maximum of 30 at any time. If the MPF has 30 employees working 3 shifts of 10 employees each, that CUP will require 10 parking spaces and limit the number of onsite employees to a maximum of 10 per shift.

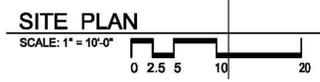
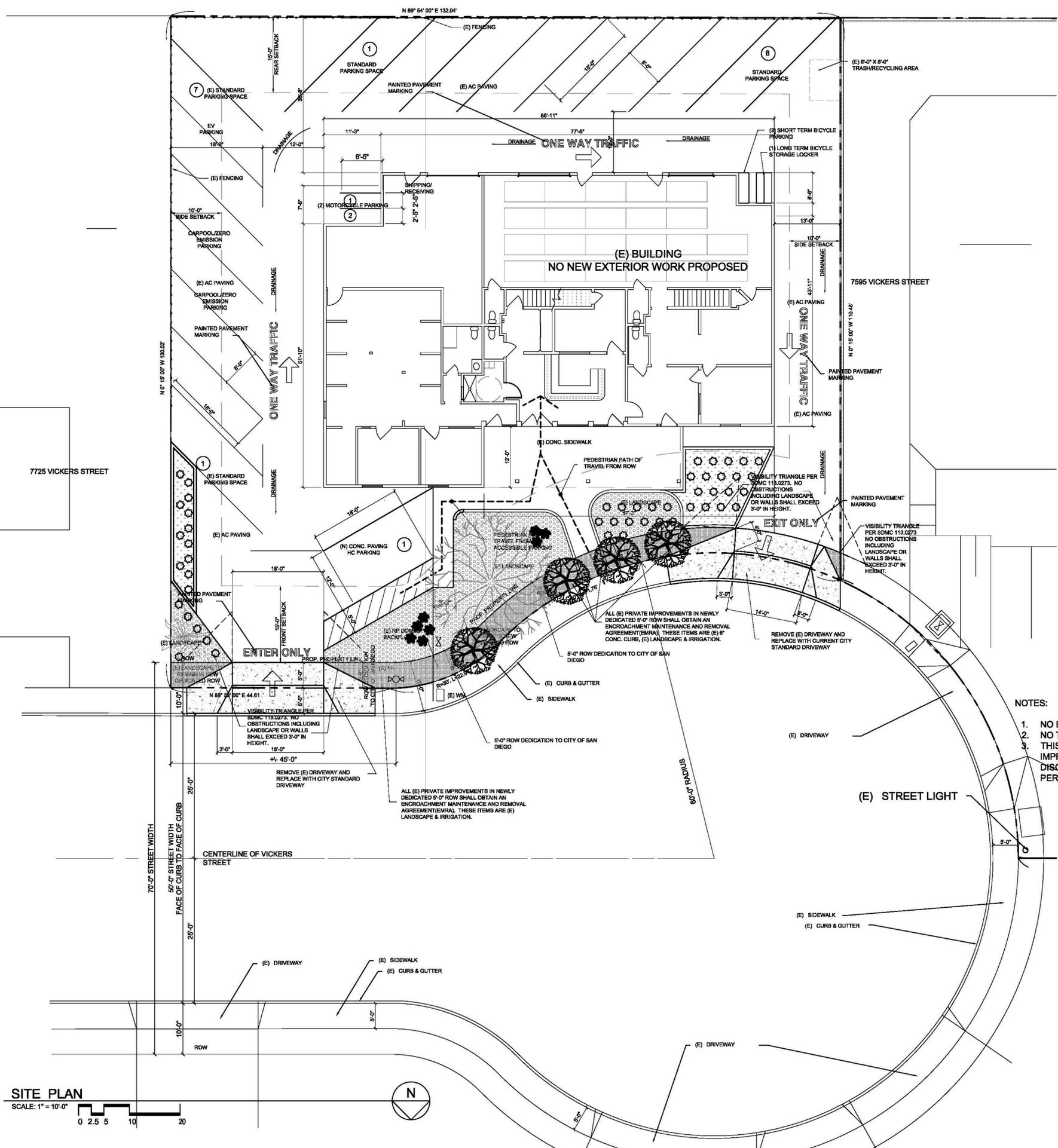
Appropriate documentation shall be provided to City staff describing the number of employees required to operate the MPF including but not limited to: hours of operation, expected shift schedules, number of employees associated with each function of the facility, etc. The appropriate number of required spaces for accessible parking, motorcycle, short-term bicycle and long-term bicycle parking, and EV/carpool/zero emissions spaces will be required to be shown on the plans. This policy simplifies the review process for consultants and City staff, avoids debates about accuracy of the plans and calculations as they relate to the minimum parking requirement, and will be verifiable each year after the approval of a CUP per requirements of the San Diego Municipal Code Chpt. 4, Art. 2, Div. 15, (i.e. employee background checks and the annual operation permit).

Please inform your review staff and let me know if circumstances arise that require a change in the review standards set forth above.

Robert A. Vacchi
 Development Services Director
 T (619) 446-5423

NOTES:

- NO EASEMENTS ON PROPERTY.
- NO TRANSIT STOPS AT PROPERTY.
- THIS PROJECT PROPOSED NO SOIL DISTURBANCE AND NO DEVELOPMENT IMPROVEMENTS OUTSIDE THE EXISTING BUILDING FOOTPRINT FOR THIS DISCRETIONARY REVIEW AND THEREFORE DOES NOT REQUIRE ANY PERMANENT STORM WATER BEST MANAGEMENT PRACTICES.



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MPF
 7667 VICKERS STREET
 SAN DIEGO, CA 92111

ISSUE	DATE
COMPLETENESS REVIEW	11-16-17
FULL SUBMITTAL	12-4-17
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CYCLE 3 RE-SUBMITTAL	4-13-18
CYCLE 4 RE-SUBMITTAL	5-31-18
CYCLE 5 RE-SUBMITTAL	7-3-18

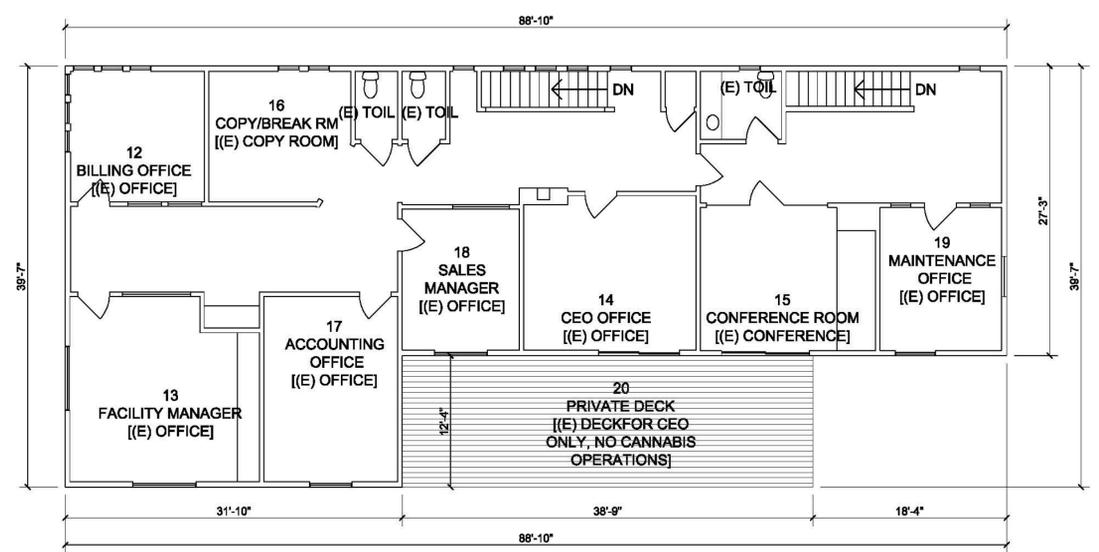
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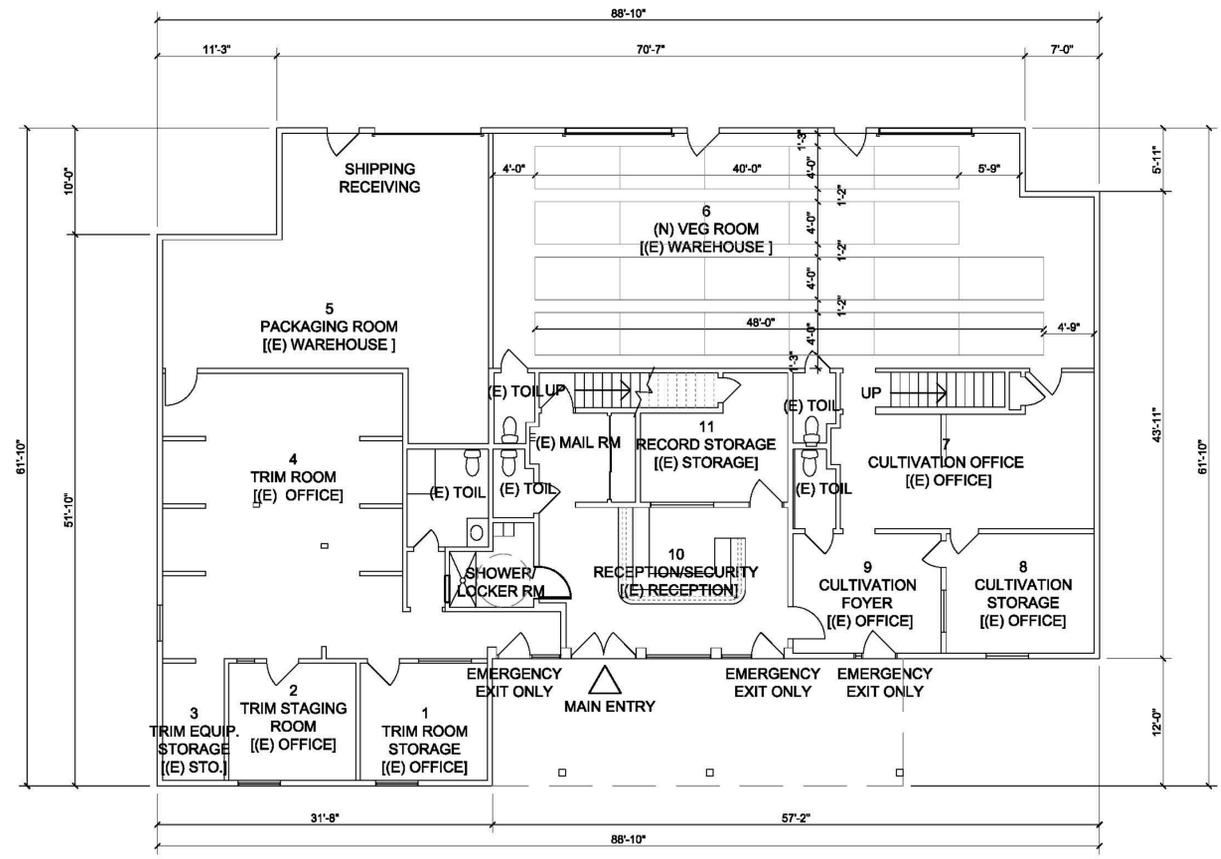
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PROPOSED MEZZANINE FLOOR PLAN
 SCALE: 1/8" = 1'-0"



PROPOSED FIRST FLOOR PLAN
 SCALE: 1/8" = 1'-0"

MPF 7667 Vickers
 Project # 585418
 Space descriptions, sqft and employee count per space

Space	Name	Description of Activities	Sqft Cannabis Ops	Employees AM SHIFT 6am - 2pm	Employees PM SHIFT 2pm to 10pm	Number of Plants (all baby plants)	Canopy Square Footage	Employees that will be in each space
1	Trim Room Storage	Storage of Trim Room Equipment, containers, cutting tools, scales	132	4	5			There are a total of 4 Trim / Packaging Tech Employees on AM shift and 5 on PM shift that work in this area. The facility manager may also be working in these rooms at various times.
2	Trim Staging Room	Dried product stored here and weighed in and weighed out of trim room prior to release to packaging room	133	*	*			All trim/pkg employees and facility manager may enter this room at various times during their shift. Employees already counted on line 1.
3	Trim Equip Storage	General Storage for Trim room employees / coat room	64	*	*			All trim/pkg employees and facility manager may enter this room at various times during their shift. Employees already counted on line 1.
4	Trim Room	Removal of cannabis flowers from stalks and trimming of cannabis flowers into final product. Final product is weighed and placed in totes.	606	*	*			All trim/pkg employees and facility manager may enter this room at various times during their shift. Employees already counted on line 1.
5	Packaging Room	Placement of finished product into bags, jars & boxes. Storage of finished product pre and post packaging.	619	*	*			All trim/pkg employees and facility manager may enter this room at various times during their shift. Employees already counted on line 1.
6	Veg Room	Cultivation room for immature / non-flowering plants. Requires 1 Cultivation Tech to manage this space.	1,210		2	2,100	1,400	There is a total of 2 "Cultivation Techs" working in this area, and the Facility Mgr may also be in this room at times. Note plant trays will be double stacked in this room.
7	Cultivation Office	Office for cultivation tech. Record keeping, monitoring and scheduling for cultivation operations.	292	*	*			There is a total of 2 "Cultivation Techs" working in this area, and the Facility Mgr may also be in this room at times.
8	Cultivation Storage	Storage of cultivation supplies and equipment	156	*	*			There is a total of 2 "Cultivation Techs" working in this area, and the Facility Mgr may also be in this room at times.
9	Cultivation Foyer	Entrance to cultivation area	156	*	*			There is a total of 2 "Cultivation Techs" working in this area, and the Facility Mgr may also be in this room at times.
10	Reception / Security	Security Guard Post / Main entrance to building. All personnel checked in by Security Guard.	312	1	1			There will be one security guard posted at this location per shift. All employees for this building check-in and pass through this area.
11	Record Storage	Record Storage	139					Facility manager and other office personnel may enter this room at various times
1st Floor Common Areas - Hall, Toilets, Stairs			1,240					All employees pass through at various times
12	Billing Office	Accounting - Billing Office	155	1				Accounting assistant and Accounting manager will be in this room at various times
13	Facility Manager	Office for cannabis facility manager. Record keeping. Operations Management.	292	1				All employees will be in this office at various times to meet with the manager
14	CEO Office	Owners Office	232	1				All employees will be in this office at various times to meet with the owner
15	Conference Room	Meeting / Training Room	214					All employees may be in this room at various times
16	Copy Room / Break Room	Copier and office supplies. Lunch / Break Room	155					All employees may be in this room at various times
17	Accounting Office	Accounting Manager & Accounting Assistant	220	2				Accounting mgr accounting assistant and other office staff may be in this room at various times
18	Sales Office	Sales Manager	146	1				Sales mgr and other office staff may be in this room at various times
19	Maintenance Office	Maintenance & Construction Office	154	1				Maintenance Manager and other office staff may be in this room at times
20	Private Deck	Deck for owner's private use. No cannabis related activities take place on this deck.	478					Private deck for owner's private use / smoking of cigarettes. There are no cannabis operations that take place on this deck. All operations are kept indoors.
2nd floor exterior walls, hallways, toilets & stairs			835					All employees pass through at various times
Total Sq. Footage:			7,940					
Total Employees - AM SHIFT:				12				Work hours 6am to 2pm Mon - Friday
Total Employees - PM SHIFT:					8			Work hours 2pm to 10pm Mon - Friday
Total Employees - All Shifts:				20				
Max Employees On Site at One Time:				12				
Parking Requirement:				12				

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DRAWING TITLE
PROPOSED FLOOR PLAN

PLANS DATE
 10/21/2018

REVISIONS

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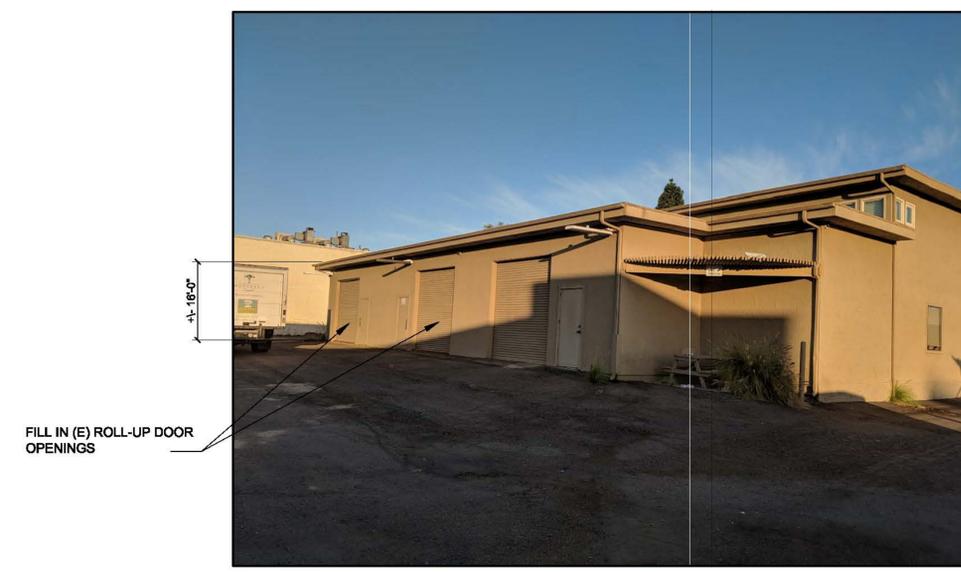
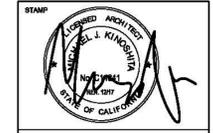
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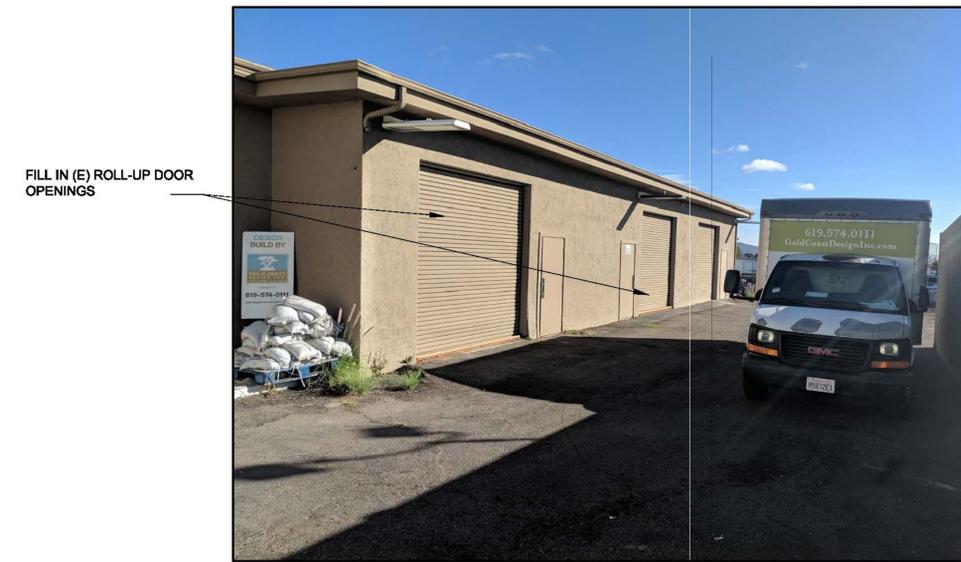
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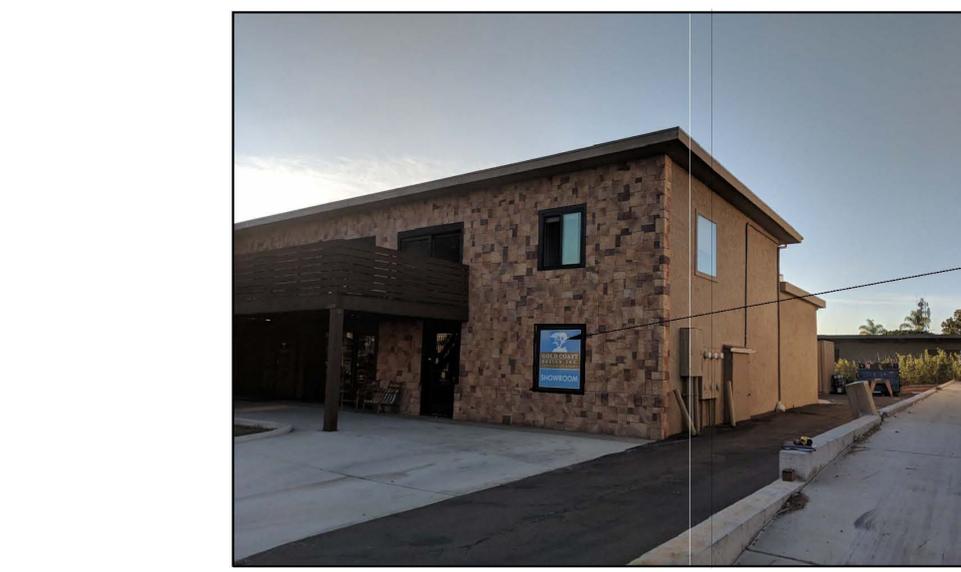
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SOUTH ELEVATION



SOUTH ELEVATION



WEST ELEVATION



NORTH ELEVATION



EAST ELEVATION



EAST ELEVATION

REMOVE (E) SIGN

REMOVE (E) SIGN

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SUBMITTAL PHASE

DRAWING TITLE
EXTERIOR ELEVATIONS

PLANS DATE
 7/3/2018

REVISIONS

SHEET NUMBER

A2.1

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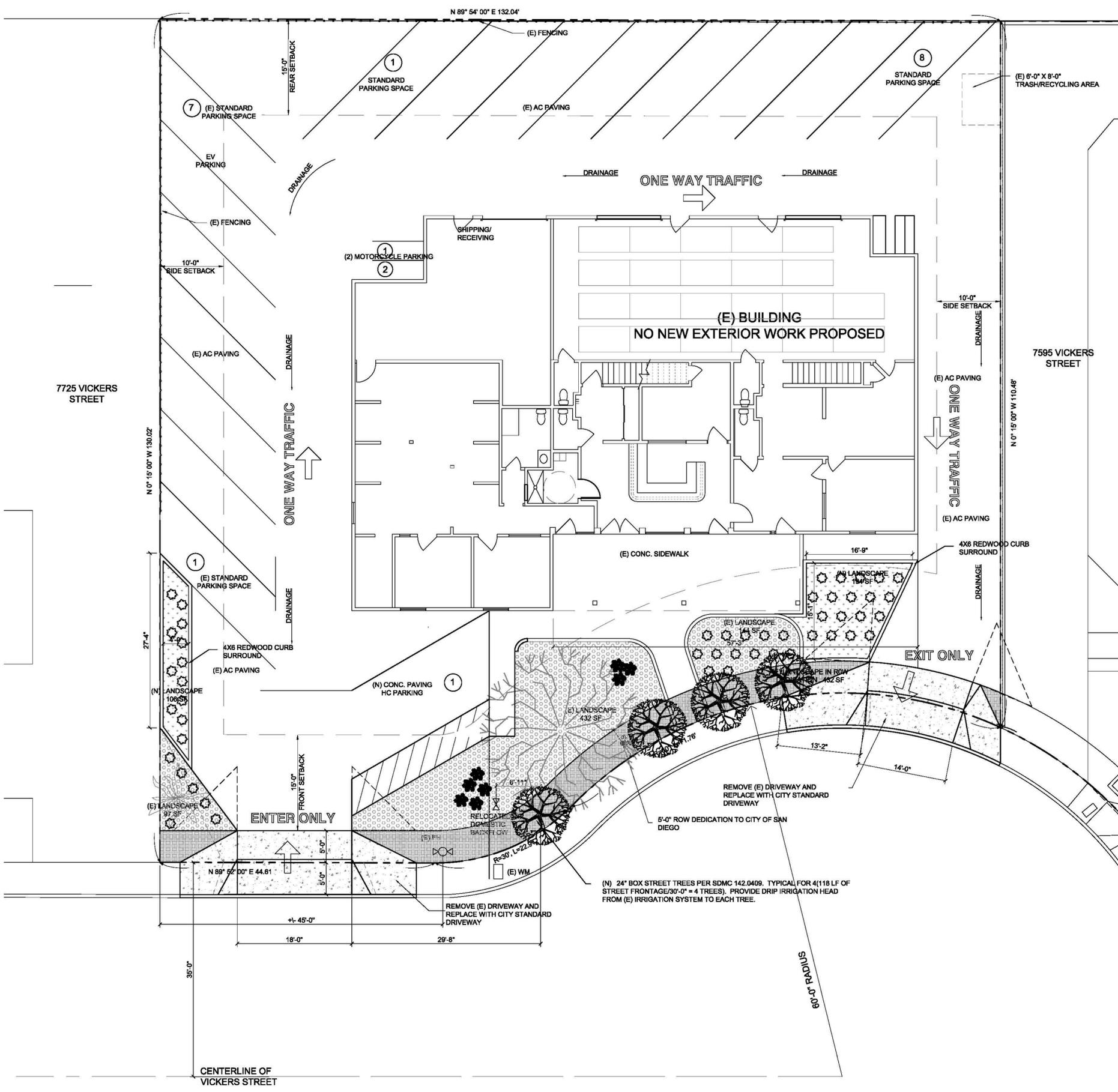


SUBMITTAL PHASE	
DRAWING TITLE	CONCEPT LANDSCAPE PLAN
PLANS DATE	7/3/2018
REVISIONS	
SHEET NUMBER	L1

PLANT LEGEND			
BOTANICAL NAME	COMMON NAME	SIZE	NOTES
☼	CEANOTHUS CONCHA NASSELLA PULCHRA ROSMARINUS OFFICINALIS	CALIFORNIA LILAC PURPLE NEEDLEGRASS ROSEMARY	1 GALLON 1 GALLON 1 GALLON 38" O.C. 38" O.C. 38" O.C.
☼	LESTER ROWNTREE SALVIA APIANA ARTEMISIA CALIFORNICA	MANZANITA WHITE SAGE GREY SAGEBRUSH	1 GALLON 1 GALLON 1 GALLON
☼	COMAROSTAPHYLIS DIVERSIFOLIA TECOMA STANS HETEROMELES ARBUTIFOLIA	SUMMER HOLLY YELLOW BELLS TOYON	24" BOX 24" BOX 24" BOX
☼	ACACIA RELOLENS LANTANA MONTEVIDENSIS MYROPORUM PARVIFOLIUM	DESERT CARPET TRAILING LANTANA MYROPORUM	1 GALLON 1 GALLON TRAY 18" O.C. 18" O.C. 12" O.C.
☼	COLORED DECORATIVE BARK		3" THICK
☼	ACACIA RELOLENS LANTANA MONTEVIDENSIS MYROPORUM PARVIFOLIUM	DESERT CARPET TRAILING LANTANA MYROPORUM	1 GALLON 1 GALLON TRAY 18" O.C., 24" MATURE HEIGHT 18" O.C., 12" MATURE HEIGHT 12" O.C., 12" MATURE HEIGHT
☼	(E) PINE TREE		MULTI TRUNK - 19"Ø, 17"Ø, 12"Ø, 9"Ø
☼	(E) TREE		MULTI TRUNK - 12"Ø, 12"Ø, 7"Ø, 7"Ø

LANDSCAPE AREA CALCULATION:	REQUIRED PER PERMIT M09292, 1978	PROVIDED
	1573 SF	1585 SF 1945SF+106 SF+1448SF+432SF+1809SF+979SF+432SF

- LANDSCAPE NOTES:
- ALL LANDSCAPE AND IRRIGATION SHALL CONFORM TO THE STANDARD OF THE CITY-WIDE LANDSCAPE REGULATIONS AND THE CITY OF SAN DIEGO LAND DEVELOPMENT MANUAL LANDSCAPE STANDARDS AND ALL OTHER LANDSCAPE RELATED CITY AND REGIONAL STANDARDS.
 - MINIMUM TREE SEPARATION DISTANCE:
 TRAFFIC SIGNALS/STOP SIGNS: 20 FEET
 UNDERGROUND UTILITY LINES: 5 FEET, 10 FEET FOR SEWER
 ABOVE GROUND UTILITY STRUCTURES: 10 FEET
 DRIVEWAYS (ENTRIES): 10 FEET
 INTERSECTIONS: 25 FEET (INTERSECTING CURB LINES OF TWO STREETS)
 - MAINTENANCE: ALL REQUIRED LANDSCAPE AREAS SHALL BE MAINTAINED BY THE OWNER. LANDSCAPE AND IRRIGATION AREAS IN THE PUBLIC RIGHT-OF-WAY SHALL BE MAINTAINED BY THE OWNER. THE LANDSCAPE AREAS SHALL BE MAINTAINED FREE OF DEBRIS AND LITTER, AND ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION. DISEASED OR DEAD PLANT MATERIAL SHALL BE SATISFACTORILY TREATED OR REPLACED PER THE CONDITIONS OF THE PERMIT.
 - A MINIMUM ROOT ZONE OF 40SF IN AREA SHALL BE PROVIDED FOR ALL TREES. THE MINIMUM DIMENSION FOR THIS AREA SHALL BE 5 FEET, PER SDMC 142.0403(b)(5).
 - IRRIGATION: AN AUTOMATIC, ELECTRICALLY CONTROLLED IRRIGATION SYSTEM SHALL BE PROVIDED AS REQUIRED BY LDC 142.0403(c) FOR PROPER IRRIGATION, DEVELOPMENT, AND MAINTENANCE OF THE VEGETATION IN A HEALTHY, DISEASE-RESISTANT CONDITION. THE DESIGN OF THE SYSTEM SHALL PROVIDE ADEQUATE SUPPORT FOR THE VEGETATION SELECTED.



CONCEPT LANDSCAPE SITE PLAN
 SCALE: 1/8" = 1'-0"
 0 2 4 8 16

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CYCLE 9 RE-SUBMITTAL	7-3-18

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