



THE CITY OF SAN DIEGO

Report to the Hearing Officer

DATE ISSUED: October 31, 2018 REPORT NO. HO-18-108

HEARING DATE: November 7, 2018

SUBJECT: MPF 3433 Pickwick Street, Process Three Decision

PROJECT NUMBER: [585345](#)

OWNER/APPLICANT: Michael Norby, Owner/ Sherman Asset Mgmt, LLC, Applicant

SUMMARY

Issue: Should the Hearing Officer approve a Marijuana Production Facility located at 3433 Pickwick Street in the IL-2-1 Zone of the Southeastern San Diego Community Plan?

Staff Recommendation: Approve Conditional Use Permit No. 2063998.

Community Planning Group Recommendation: On October 8, 2018, the Southeastern San Diego Community Planning Group voted on 7-0-0 to recommend approval with one recommendation (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 August 3, 2018, and the opportunity to appeal that determination ended August 17, 2018.

BACKGROUND

The 0.11-acre site of the proposed project is located at 3433 Pickwick Street in the IL-2-1 Zone of the Southeastern San Diego 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 Light Industrial Land Use Area of the Southeastern San Diego Community Plan (Attachment 2). The Light Industrial designation allows a wide variety of industrial uses, such as light manufacturing, research and development uses, and other industrial uses such as storage and distribution, and transport terminals. 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 Light Industrial 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 3,500-square foot building located at 3433 Pickwick Street. The 0.11-acre site is located within the IL-2-1 Zone of the Southeastern San Diego Community Plan. The MPF operation would include administrative facilities, cultivation areas, storage, packaging and labeling, and distribution of cannabis.

The proposed MPF project proposes an office/security area, restroom, cultivation areas, storage area, packaging and distribution area within the existing building. The proposed project site will also be improved with landscaping and a street tree. The proposed project will have a maximum of 4 employees and will provide 4 parking spaces. Two parking spaces and 2 motorcycle spaces are located at 3433 Pickwick Street, and no few than 2 parking spaces is to be accessible and available at all times with the adjacent property at 3443 Pickwick Street through a shared parking agreement. 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 3-foot dedication on Pickwick Street, construction of a 20.5-foot driveway, new sidewalk, curb and gutter 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. 2063998, with modifications.
2. Deny Conditional Use Permit No. 2063998, if the findings required to approve the project cannot be affirmed.

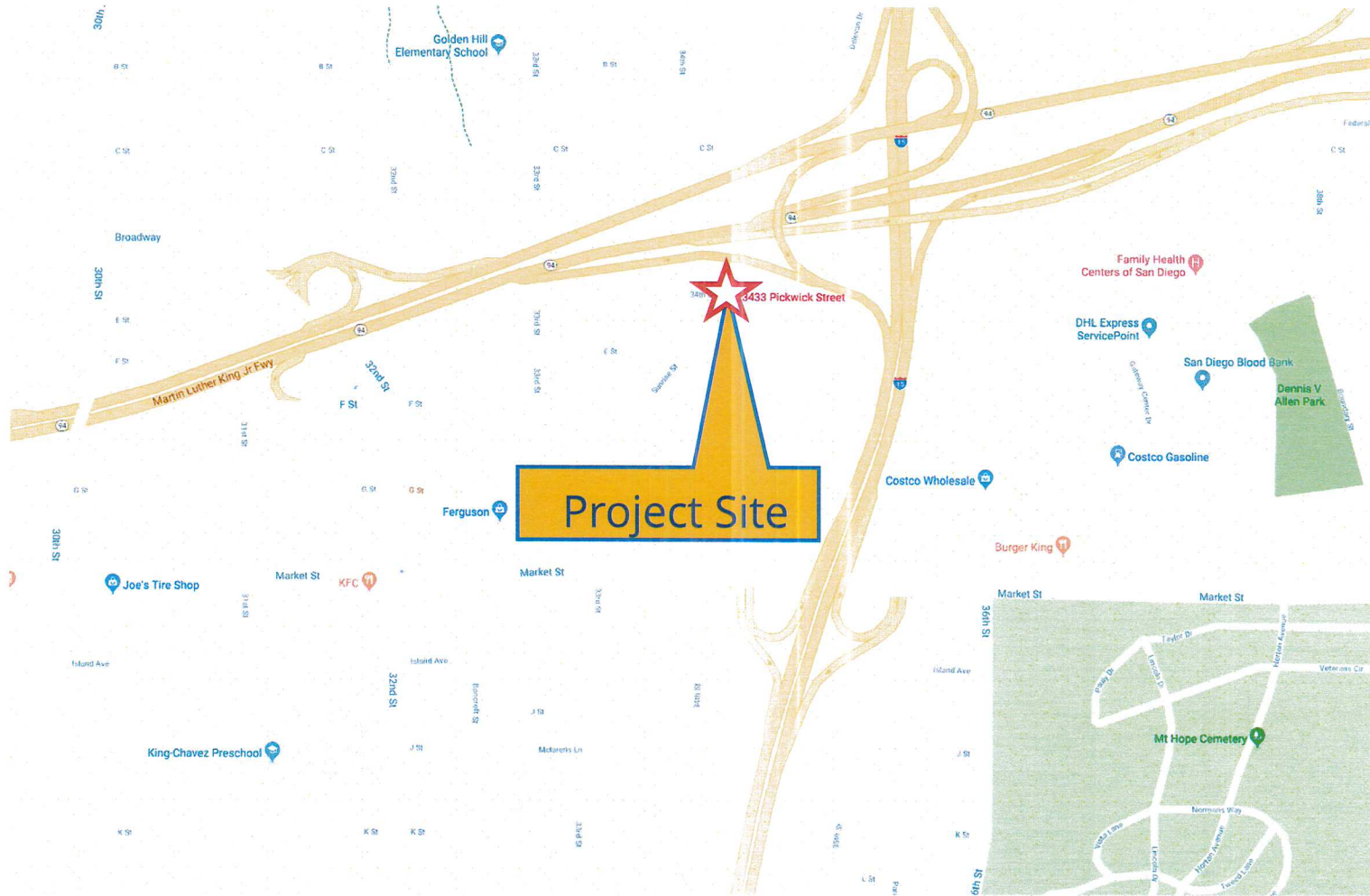
Respectfully submitted,



Cherlyn Cac
Development Project Manager

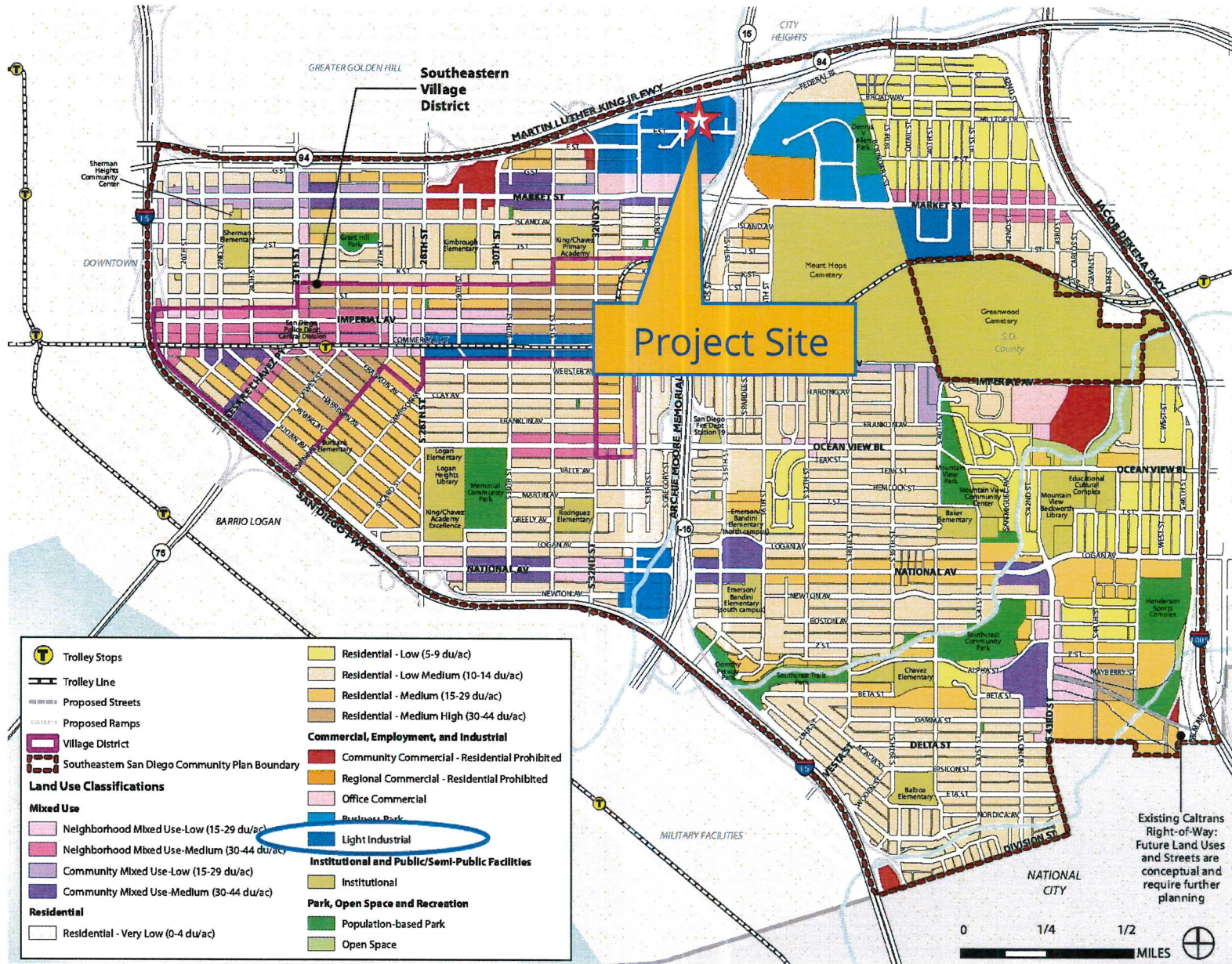
Attachments:

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 3443 Pickwick St. / 3443 Pickwick St.
 PROJECT NO. 585345



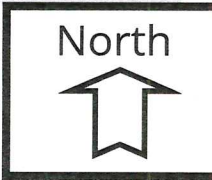


Trolley Stops	Residential - Low (5-9 du/ac)
Trolley Line	Residential - Low Medium (10-14 du/ac)
Proposed Streets	Residential - Medium (15-29 du/ac)
Proposed Ramps	Residential - Medium High (30-44 du/ac)
Village District	Commercial, Employment, and Industrial
Southeastern San Diego Community Plan Boundary	Community Commercial - Residential Prohibited
Land Use Classifications	Regional Commercial - Residential Prohibited
Mixed Use	Office Commercial
Neighborhood Mixed Use-Low (15-29 du/ac)	Business Park
Neighborhood Mixed Use-Medium (30-44 du/ac)	Light Industrial
Community Mixed Use-Low (15-29 du/ac)	Institutional and Public/Semi-Public Facilities
Community Mixed Use-Medium (30-44 du/ac)	Institutional
Residential	Park, Open Space and Recreation
Residential - Very Low (0-4 du/ac)	Population-based Park
	Open Space

Existing Caltrans Right-of-Way: Future Land Uses and Streets are conceptual and require further planning



Community Land Use Map
 MPF 3433 Pickwick Street / 3433 Pickwick Street
 PROJECT NO. 585345





Aerial Photograph
MPF 3433 Pickwick Street / 3433 Pickwick Street
PROJECT NO. 585345



HEARING OFFICER RESOLUTION NO. _____
CONDITIONAL USE PERMIT NO. 2063998
MPF 3433 PICKWICK STREET - PROJECT NO. 585345

WHEREAS, MICHAEL J. NORBY, Owner and SHERMAN ASSET MGMT, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, Permittee, filed an application with the City of San Diego for a permit to operate a Marijuana Production Facility within an existing 3,500 square-foot building (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. 2063998), on portions of a 0.11-acre site;

WHEREAS, the project site is located at 3433 Pickwick Street in the IL-2-1 Zone of the Southeastern San Diego Community Plan;

WHEREAS, the project site is legally described as Lots 16 and 17 in Block 2 of Orange Park in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 1210, filed on September 25, 1909, in the Office of the County Recorder of San Diego County;

WHEREAS, on August 3, 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. 2063998 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 3,500 square-foot building. The proposed project is located at 3433 Pickwick Street on a 0.11-acre site in the IL-2-1 Zone of the Southeastern San Diego 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 site is within the Light Industrial Land Use Area of the Southeastern San Diego Community Plan. The Light Industrial designation allows a wide variety of industrial uses, such as light manufacturing, research and development uses, and other industrial uses such as storage and distribution, and transport terminals. 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 3,500 square-foot building. The proposed project is located at 3433 Pickwick Street on a 0.11-acre site in the IL-2-1 Zone of the Southeastern San Diego Community Plan. The project proposes landscaping and 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 3-foot dedication on Pickwick Street, construction of a 20.5-foot driveway, new sidewalk, curb and gutter 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. 2063998, 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. 2063998 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 3,500 square-foot building at 3433 Pickwick Street. The 0.11-acre site is located in the IL-2-1 Zone of the Southeastern San Diego Community Plan. The site was developed in 1980. The project proposes landscaping and 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. 2063998, 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 3,500 square-foot building at 3433 Pickwick Street. The 0.11-acre site is located in the IL-2-1 Zone of the Southeastern San Diego Community Plan. The site is within the Light Industrial Land Use Area of the Southeastern San Diego Community Plan. All the surrounding parcels are zoned IL-2-1 and the existing uses are consistent with the Light Industrial 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 an industrial use, 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. 2063998 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. 2063998, 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#: 24007550

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: 24007550

SPACE ABOVE THIS LINE FOR RECORDER'S USE

CONDITIONAL USE PERMIT NO. 2063998
MPF 3433 PICKWICK STREET, PROJECT NO. 585345
HEARING OFFICER

This Conditional Use Permit No. 2063998 (Permit) is granted by the Hearing Officer of the City of San Diego to Michael J. Norby, an Individual, Owner, and Sherman Asset Mgmt, LLC, a California limited liability company, Permittee, pursuant to San Diego Municipal Code [SDMC] Section 126.0305. The 0.11-acre site is located at 3433 Pickwick Street in IL-2-1 Zone within the Southeastern San Diego Community Plan. The project site is legally described as Lots 16 and 17 in Block 2 of Orange Park in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 1210, filed on September 25, 1909, 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 one-story, 3,500 square-foot building at 3433 Pickwick 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 labeling, 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 4 employees shall be allowed on-site at any given time to correspond to the 4 provided parking spaces for the project.
14. Prior to the issuance of any construction permit, the Owner/Permittee shall record a shared parking agreement with the adjacent property at 3443 Pickwick Street (APN 545-071-1100), to the satisfaction of the City Engineer. No fewer than 2 automobile parking spaces located at 3443 Pickwick Street shall be accessible and made available at all times to the Owner/Permittee at 3433 Pickwick Street, to the satisfaction of the City Engineer.
15. All operations, including equipment and storage, shall be conducted indoors within a secured structure. Greenhouses are prohibited.
16. 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.
17. 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.
18. 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.
19. 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.
20. 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.
21. 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.
22. 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.
23. The Owner/Permittee shall provide daily removal of trash, litter, and debris. Graffiti shall be removed from the premises within 24 hours.

24. 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:

25. 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.

26. 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.

27. 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.

28. 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:

29. Prior to the issuance of any construction permit, the Owner/Permittee shall dedicate an additional 3-feet on Pickwick Street to provide a 10-foot curb-to-property-line distance, satisfactory to the City Engineer.

30. 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.

31. 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 Pickwick Street Right-of-Way.

32. Prior to the issuance of any construction permits, the Owner/Permittee shall assure, by permit and bond, the construction of a 20.5-foot driveway per current City Standards, adjacent to the site on Pickwick Street, satisfactory to the City Engineer.

33. Prior to the issuance of any construction permit, the Owner/Permittee shall assure, by permit and bond, the construction of a new sidewalk, curb, and gutter per current City Standards, adjacent to the site on Pickwick Street, 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. 2063998
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.

MICHAEL J. NORBY,
an Individual
Owner

By _____
Michael J. Norby

SHERMAN ASSET MGMT, LLC,
a California limited liability company
Permittee

By _____
Name:
Title:

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

NOTICE OF EXEMPTION

(Check one or both)

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

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

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

Project Name/Number: MPF 3433 Pickwick St. / 585345

SCH No.: N.A.

Project Location-Specific: 3433 Pickwick Street, San Diego, CA 92103

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

Description of nature and purpose of the Project: Conditional Use Permit for a Marijuana Production Facility to operate within an existing 3,500-square-foot one-story building located at 3433 Pickwick Street. The building is located on a 5,107-square foot parcel which is located within the IL-2-1 zone within the Southeastern Community Plan area. Project operations would include the cultivation and distribution of cannabis products to State of California licensed outlets. The site is designated Light-Industrial and is subject to the IL-2-1 zone requirements. The project is also subject to Airport FAA Part 77 Noticing Area (SDIA – Lindberg Field - 190 – 195 ASML), Airport Influence Area – San Diego International Review Area 1, Airport Land Use Compatibility Overlay Zone – Noise – 65-70 CNEL, Geologic Hazards Type 52, Outdoor Lighting Zone 3, Pueblo Watershed, Chollas Sub-Area Watershed, and Council District 8.

Name of Public Agency Approving Project: City of San Diego

Name of Person or Agency Carrying Out Project: Mike Norby, Sherman Asset Management LLC., 3960 West Point Loma Blvd., Suite #H368, San Diego, CA, 92110, (619) 255-3700

Exempt Status: (CHECK ONE)

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

Reasons why project is exempt: The City of San Diego conducted an environmental review that determined the project would not have the potential for causing a significant effect on the environment. The project meets the criteria set forth in CEQA 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. In urbanized areas, the exemption also applies to up to four such commercial buildings not exceeding 10,000 square feet in floor area on sites zoned for such use if not involving the use of significant amounts of hazardous substances where all necessary public services and facilities are available, and the surrounding area is not environmentally sensitive. The exceptions listed in CEQA Section 15300.2 would not apply.

Lead Agency Contact Person: Chris Tracy, AICP Senior Planner

Telephone: (619) 446-5381

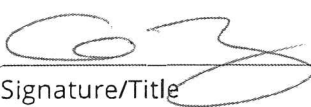
If filed by applicant:

Revised May 2018

ATTACHMENT 6

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



8/20/18
Date

Check One:


(X) Signed By Lead Agency

() Signed by Applicant

Date Received for Filing with County Clerk or OPR:

Page 4	City of San Diego · Information Bulletin 620	August 2018	
	City of San Diego Development Services 1222 First Ave., MS-302 San Diego, CA 92101	<h2 style="margin:0;">Community Planning Committee Distribution Form Part 2</h2>	
Project Name: MPF 3433 Pickwick Street		Project Number: No.585345	
Distribution Date: 10/11/18			
Project Scope/Location: Conditional Use Permit (Process 3) for a Marijuana Production Facility to operate within an existing 3,500-square-foot one-story building located at 3433 Pickwick Street. The 0.18-acre site is located within the IL-2-1 zone within the Southeastern San Diego Community Plan area in Council District 8.			
Applicant Name: Joe E. Esposito		Applicant Phone Number: 619.236.0143	
Project Manager: Cherlyn Cac		Phone Number: (619) 236-6327	
Email Address: CCac@sandiego.gov			
Committee Recommendations (to be completed for Initial Review): None			
<input type="checkbox"/> Vote to Approve	Members Yes	Members No	Members Abstain
<input type="checkbox"/> Vote to Approve With Conditions Listed Below	Members Yes	Members No	Members Abstain
<input checked="" type="checkbox"/> Vote to Approve With Non-Binding Recommendations Listed Below	Members Yes 7	Members No 0	Members Abstain 0
<input type="checkbox"/> Vote to Deny	Members Yes	Members No	Members Abstain
<input type="checkbox"/> No Action (Please specify, e.g., Need further information, Split vote, Lack of quorum, etc.)			<input type="checkbox"/> Continued
CONDITIONS: None			
NAME: Steve Veach		TITLE: SSDPG Chair	
SIGNATURE: 		DATE: 10/11/18	
Attach Additional Pages if Necessary.		Please return to: Project Management Division City of San Diego Development Services Department 1222 First Avenue, MS 302 San Diego, CA 92101	

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Upon request, this information is available in alternative formats for persons with disabilities.

Page 3	City of San Diego · Information Bulletin 620		August 2018
	City of San Diego Development Services 1222 First Ave., MS-302 San Diego, CA 92101		Community Planning Committee Distribution Form Part 1
Project Name: MPF 3433 Pickwick Street		Project Number: No.585345	Distribution Date: 10/11/18
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Applicant Name: Joe E. Esposito		Applicant Phone Number: 619.236.0143	
Project Manager: Cherlyn Cac		Phone Number: (619) 236-6327	Email Address: CCac@sandiego.gov
Project Issues (To be completed by Community Planning Committee for Initial Review): Comments from the Project Committee included the following: Projects meeting the committee recommended that the applicant seek police department review for this MPF, even if it's not a dispensary.			
<i>Attach Additional Pages if Necessary.</i>		Please return to: Project Management Division City of San Diego Development Services Department 1222 First Avenue, MS 302 San Diego, CA 92101	

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	City of San Diego Development Services 1222 First Ave., MS 302 San Diego, CA 92101 (619) 446-5000	<h1>Ownership Disclosure Statement</h1>	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: Sherman - MPF 3433 Pickwick Street **Project No. For City Use Only:** 585345
Project Address: 3433 Pickwick Street

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

Corporation Limited Liability -or- General - What State? CA Corporate Identification No. 201725810450
 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: Mike Norby Owner Tenant/Lessee Successor Agency
 Street Address: 3433 Pickwick Street
 City: San Diego State: CA Zip: 92102
 Phone No.: 619-255-3700 Fax No.: _____ Email: mikenorbyx@gmail.com
 Signature: *Mike Norby* Date: 10-26-17
 Additional pages Attached: Yes No

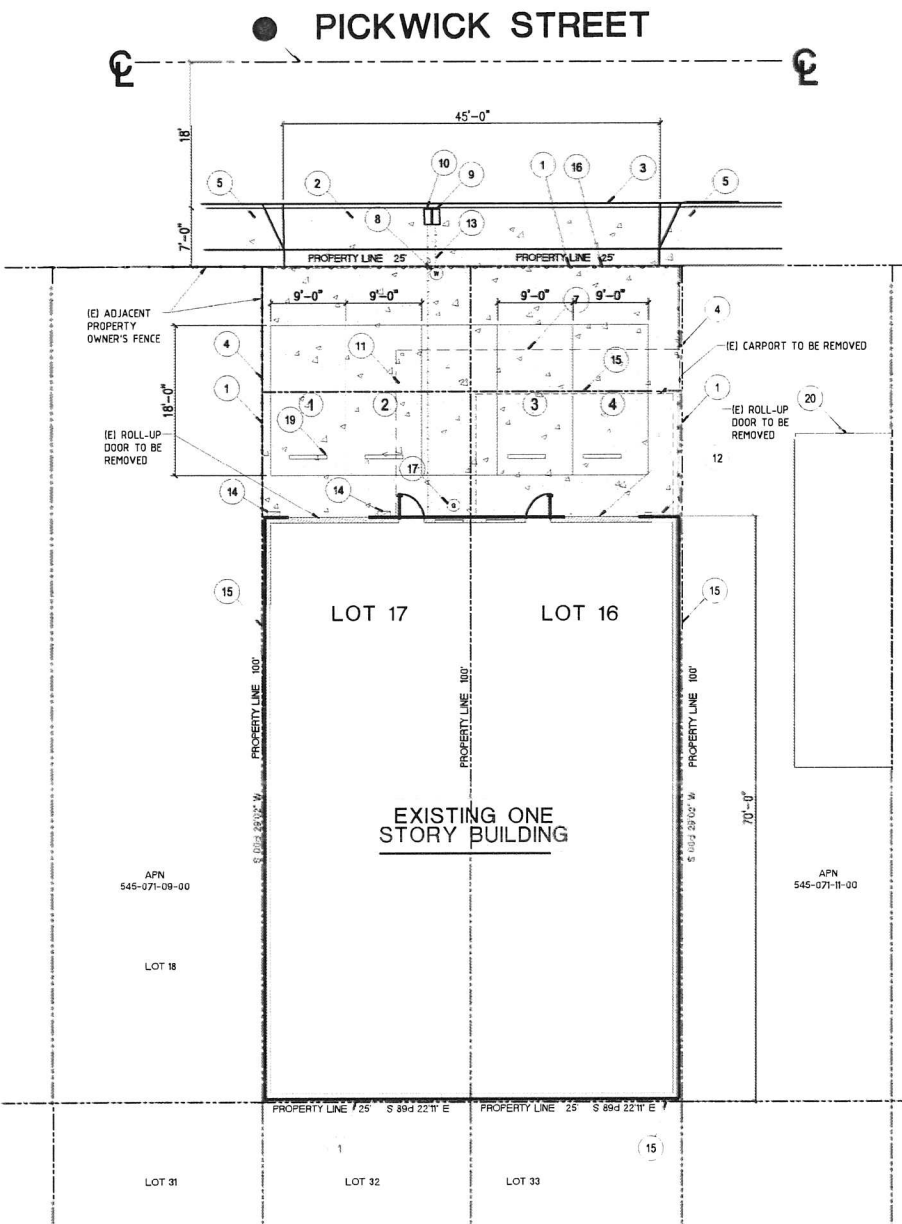
Applicant

Name of Individual: SHERMAN ASSET MGMT, LLC Owner Tenant/Lessee Successor Agency
 Street Address: 3433 Pickwick Street
 City: San Diego State: CA Zip: 92102
 Phone No.: 619-255-3700 Fax No.: _____ Email: mikenorbyx@gmail.com
 Signature: *Mike Norby* Date: 10-26-17
 Additional pages Attached: Yes No

Other Financially Interested Persons

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

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- KEY NOTES:**
- 1 PROPERTY LINE
 - 2 EXISTING CONCRETE DRIVEWAY
 - 3 FACE OF CURB
 - 4 5' CHAIN LINK FENCE
 - 5 CONCRETE SIDEWALK
 - 6 SHOWN CENTER LINE OF STREET
 - 7 EXISTING CARPORT
 - 8 EXISTING BACKFLOW PREVENTOR
 - 9 EXISTING 3/4" WATER METER # 96344916
 - 10 EXISTING 1" WATER METER # 96408499
 - 11 EXISTING CONCRETE PAD
 - 12 BUILDING ADDRESS AT TOP OF WALL
 - 13 WATER LINE
 - 14 EXISTING ELECTRICAL METER
 - 15 EXISTING SETBACK LINE
 - 16 EXISTING CHAIN LINK FENCE
 - 17 EXISTING GAS METER
 - 18 NOT USED
 - 19 EXISTING 6" WHEEL STOP
 - 20 EXISTING ADJACENT BUILDING (NOT A PART)
- SITE NOTES:**
1. NO EASEMENTS EXIST.
 2. CLOSEST TRANSIT STOP IS 2,000-FEET AWAY, LOCATED AT MARKET STREET AND 33rd STREET.
- GROSS FLOOR AREA**
- EXISTING FIRST FLOOR
3,500 SF.
- PROPOSED FIRST FLOOR
3,500 SF.

ABBREVIATIONS:

(E) EXISTING
(P) PROPOSED
(TYP) TYPICAL
(LA) LANDSCAPE AREA

MARIJUANA PRODUCTION FACILITY (MPF) NOTES:

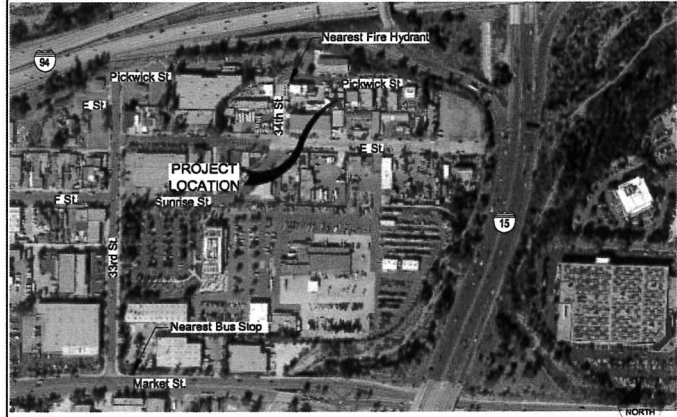
1. MARIJUANA PRODUCTION FACILITIES SHALL MAINTAIN THE FOLLOWING MINIMUM SEPARATION BETWEEN USES, AS MEASURED BETWEEN PROPERTY LINES, IN ACCORDANCE WITH SECTION 113.0225.
 - A. 1,000 FEET FROM RESOURCE AND POPULATION-BASED CITY PARKS, CHURCHES, CHILD CARE CENTERS, PLAYGROUNDS, LIBRARIES OWNED AND OPERATED BY THE CITY OF SAN DIEGO, MINOR-ORIENTED FACILITIES, RESIDENTIAL CARE FACILITIES, AND SCHOOLS.
 - B. 100 FEET FROM A RESIDENTIAL ZONE.
2. ALL OPERATIONS SHALL BE CONDUCTED INDOORS WITHIN A SECURED STRUCTURE. ALL EQUIPMENT AND STORAGE SHALL BE ALSO LOCATED WITHIN A SECURE STRUCTURE.
3. 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.
4. 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.
5. 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.
6. 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.
7. A PERMIT SHALL BE OBTAINED AS REQUIRED PURSUANT TO CHAPTER 4, ARTICLE 2, DIVISION 15.
8. A CONDITIONAL USE PERMIT FOR A MARIJUANA PRODUCTION FACILITY SHALL EXPIRE NO LATER THAN FIVE (5) YEARS FROM THE DATE OF ISSUANCE.
9. AN EXTENSION OF TIME FOR A CONDITIONAL USE PERMIT GRANTED TO A MARIJUANA PRODUCTION FACILITY SHALL COMPLY WITH THE REQUIREMENTS OF SECTION 126.0111 WITH THE FOLLOWING EXCEPTIONS:
 - A. THE EXTENSION SHALL BE FOR A MAXIMUM OF FIVE (5) YEARS.
 - B. A DECISION ON AN APPLICATION FOR AN EXTENSION OF TIME SHALL BE MADE IN ACCORDANCE WITH PROCESS TWO. APPEALS OF A DECISION TO APPROVE AN EXTENSION OF TIME SHALL BE MADE TO THE PLANNING COMMISSION.
 - C. THE SEPARATION REQUIREMENTS IN SECTION 141.0504(A) SHALL NOT BE CONSIDERED IN MAKING THE FINDINGS REQUIRED IN SECTION 126.011(G) WHEN A SPECIFIED USE IN SECTION 141.1004(A) HAS LOCATED WITHIN THE REQUIRED DISTANCE AFTER THE APPROVAL DATE OF THE INITIAL CONDITIONAL USE PERMIT.
 - D. A CHANGE IN ZONING AFTER THE APPROVAL DATE OF THE INITIAL CONDITIONAL USE PERMIT SHALL NOT BE CONSIDERED IN MAKING THE FINDINGS REQUIRED IN SECTION 126.011(G).
10. 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.
11. 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.
12. THE MARIJUANA PRODUCTION FACILITY SHALL PROVIDE DAILY REMOVAL OF TRASH, LITTER, AND DEBRIS. GRAFFITI SHALL BE REMOVED FROM THE PREMISES WITHIN 24 HOURS.

DEVELOPMENT SUMMARY
3433 Pickwick St, San Diego, CA 92102

Narrative: The Marijuana Production Facility (MPF) will be located in an existing commercial building. Project consists of the re-purposed use of an existing 3,500 square foot structure as a marijuana production facility for cultivation. Tenant improvements will be installed in order to configure the space for the needs of the MPF, while providing accessibility and security. These improvements shall include changes to interior walls, removal of existing carport, replacement of chain link fence, addition of trash enclosure, removal of roll-up doors, upgrading lighting and driveway upgrades. All tenant improvements will be permitted as per City of San Diego requirements.

Required Permits/Approvals	Conditional Use Permit Marijuana Production Facility
Project Team	Estrada Land Planning, Joe Esposito, 619 236-0143
Legal Description	Block 2, Subdivision, Orange Park, Map No. 00210, Lots 16 & 17
Assessor's Parcel Number	545-071-10-00
Owner's Name & Address	Mike Norby 3960 W Point Loma Blvd, Suite H368 San Diego, CA 92110
Sheet Index	1 of 3
Type of Construction	Type V (Existing Building)
Occupancy Class/Category per CA Building Code	B
Zoning Designation	I-2-1
Gross Site Area & Floor Area	Gross Site Area: 5,300 SF Building Floor Area: 3,500 SF Proposed MPF Floor Area: 3,500 SF
Existing Use	Light Industrial - Iron Laundry Services
Proposed Use	Separately Regulated Industrial Use - Marijuana Production Facility
Year Constructed	1980
Geologic Hazard Category	52
Landscape Area Square Footage	242 SF

APPLICANT:	SHEET INDEX:
MIKE NORBY 3960 W POINT LOMA BLVD, SUITE H368 SAN DIEGO, CA 92110	VICINITY MAP SHT 1 EXISTING SITE PLAN SHT 1 DEVELOPMENT SUMMARY SHT 1 MPF NOTES SHT 1 PROPOSED SITE PLAN SHT 2 PARKING TABLE SHT 2 PROPOSED ELEVATION SHT 2 SITE PHOTOS SHT 3 EX. AND PROPOSED FLOOR PLAN SHT 3

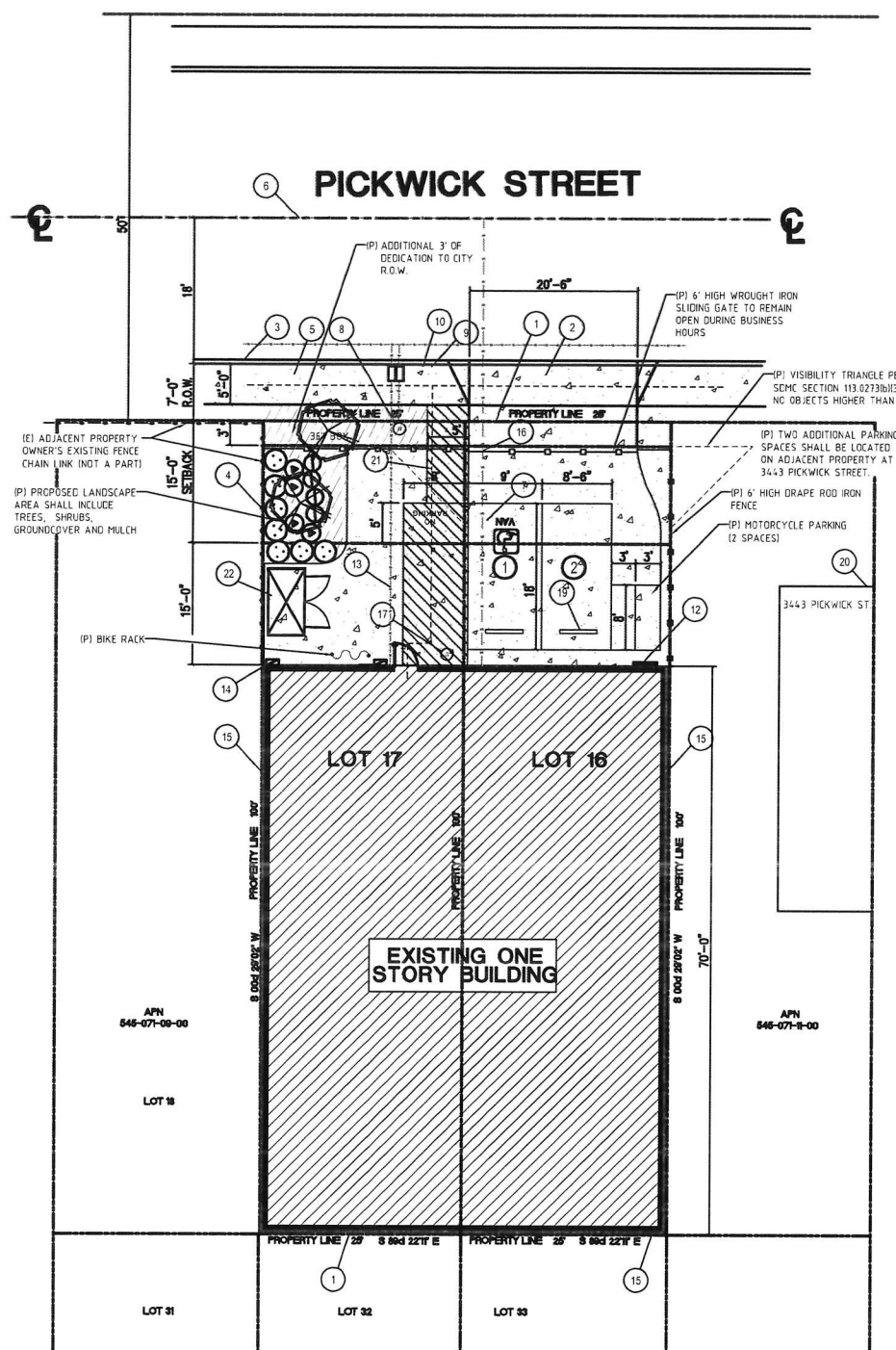


A VICINITY MAP SCALE: 1" = 300'

3433 PICKWICK STREET, SAN DIEGO, CA 92103
MARIJUANA PRODUCTION FACILITY CUP
DEVELOPMENT PLANS

B EXISTING SITE PLAN

SCALE: 1" = 10'



- KEY NOTES:**
- PROPERTY LINE
 - NEW CONCRETE DRIVEWAY PER SDG-163.
 - CURB & GUTTER, REMOVE AND REPLACE PER CITY STANDARDS
 - ADJACENT PROPERTY OWNER'S 6" CHAIN LINK FENCE
 - CONCRETE SIDEWALK, REMOVE AND REPLACE PER CITY STANDARDS
 - CENTER LINE OF STREET
 - 3' X 18" ADA SPACE, PARKING SHALL BE RE-STRIPED
 - EXISTING BACKFLOW PREVENTOR
 - EXISTING 3/4" WATER METER # 96344916
 - EXISTING 1" WATER METER # 96408498
 - EXISTING CONCRETE PARKING
 - BUILDING ADDRESS AT TOP OF WALL
 - EXISTING WATER SERVICE TO REMAIN
 - EXISTING ELECTRICAL METER
 - EXISTING SETBACK LINE
 - EXISTING SEWER LATERAL TO REMAIN
 - EXISTING GAS METER
 - NOT USED
 - PROPOSED 6" WHEEL STOP
 - EXISTING ADJACENT BUILDING (NOT A PART)
 - PEDESTRIAN CIRCULATION
 - PROPOSED, SECURE TRASH ENCLOSURE

- SITE NOTES:**
- NO EASEMENTS EXIST.
 - CLOSEST TRANSIT STOP IS 2,000-FOOT AWAY, LOCATED AT MARKET STREET AND 33rd STREET.

GROSS FLOOR AREA

EXISTING FIRST FLOOR
3,500 SF.

PROPOSED FIRST FLOOR
3,500 SF.

ABBREVIATIONS:

(E) EXISTING
(P) PROPOSED
(TYP.) TYPICAL
(LA) LANDSCAPE AREA



B PROPOSED SITE PLAN

PROJECT NOTES:

- INTERIOR TENANT IMPROVEMENTS WILL BE REQUIRED TO CONFIGURE THE SPACE FOR THE NEEDS OF THE MARIJUANA PRODUCTION FACILITY. THESE WILL BE PER PROPOSED FLOOR PLAN SHOWN AND PERMITTED AS PER CITY OF SAN DIEGO REQUIREMENTS.
- PROPOSED PARKING TO COMPLY WITH CITY OF SAN DIEGO PARKING STANDARDS.
- PROPOSED/EXISTING LIGHTING IS SUFFICIENT TO ILLUMINATE THE INTERIOR OF THE MARIJUANA PRODUCTION FACILITY, THE BUILDING FACADE AND IMMEDIATE ADJACENT PARKING AND WALKWAYS. ANY FUTURE LIGHTING OR LIGHTING MODIFICATIONS SHALL BE HOODED OR ORIENTED SO AS TO DEFLECT LIGHT AWAY FROM ADJACENT PROPERTIES.
- SECURITY SHALL BE PROVIDED AT THE MARIJUANA PRODUCTION FACILITY WHICH INCLUDES 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.
- NO EASEMENTS EXIST.
- NEAREST BUS STOP 2,000 FEET AWAY.
- HOURS OF OPERATION SHALL BE 9:00 AM TO 4:00 PM, MONDAY THROUGH FRIDAY. NO SHIFT WORK REQUIRED.
- TOTAL NUMBER OF EMPLOYEES SHALL BE FOUR (4).
- THIS PROJECT PROPOSES NO DEVELOPMENT IMPROVEMENTS OUTSIDE THE EXISTING BUILDING FOOTPRINT FOR THIS DISCRETIONARY REVIEW AND THEREFORE DOES NOT REQUIRE ANY PERMANENT STORM WATER BEST MANAGEMENT PRACTICES (BMPs).
- DURING CONSTRUCTION PHASE OF THE PROJECT, THE APPLICANT SHALL SUBMIT A WATER POLLUTION CONTROL PLAN (WPCP). THE WPCP SHALL BE PREPARED IN ACCORDANCE WITH THE GUIDELINES IN APPENDIX E OF THE CITY'S STORM WATER STANDARDS.

Planting Legend

Trees:

- Koeleruteria paniculata* Golden Rain Tree 24" Box
- Koeleruteria paniculata* Golden Rain Tree 36" Box

Shrubs:

- Bougainvillea 'Ooh-la-la'* Bougainvillea 5 Gal.
- Phormium 'Pink Stripes'* New Zealand Flax 5 Gal.
- Salvia leucantha* Mexican Sage 5 Gal.
- Senecio serpens* Senecio Flats

MINIMUM TREE SEPARATION DISTANCE:

- IMPROVEMENT / MINIMUM DISTANCE TO TREE
- TRAFFIC SIGNALS (STOP SIGN) - 20 FEET
- UNDERGROUND UTILITY LINES - 5 FEET (10 FEET FOR SEWER)
- ABOVE GROUND UTILITY STRUCTURES - 10 FEET
- DRIVEWAY (ENTRIES) - 10 FEET (5 FEET ON RESIDENTIAL STREETS RATED AT 25 MPH OR LOWER)
- INTERSECTIONS (INTERSECTING CURB LINES OF TWO STREETS) - 25 FEET

MAINTENANCE NOTE:

ALL REQUIRED LANDSCAPE AREAS AS SHOWN ON THESE PLANS 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 CONSISTENT WITH THE CITY OF SAN DIEGO LANDSCAPE REGULATIONS AND STANDARDS.

IRRIGATION NOTE:

THE LANDSCAPE WILL BE IRRIGATED WITH POTABLE WATER USING AN AUTOMATIC IRRIGATION SYSTEM, ACCURATELY PROGRAMMABLE CONTROLLER AND LOW FLOW IRRIGATION HEADS. WATERING WILL GRADUALLY BE REDUCED AS THE NATIVE VEGETATION MATURES. A SEPARATE BUBBLER SYSTEM WILL BE INSTALLED TO PROVIDE MOISTURE TO TREES.

Parking Table per SDMC 142.0530

Automobile Spaces		
Use	Number of Spaces Required per SDMC Table 142.0530 (G)	Number of Spaces Provided
IL-2-1	1 space per employee 1 x 4 employees = 4 spaces w/ 1 van accessible space	4 spaces w/ 1 van accessible space

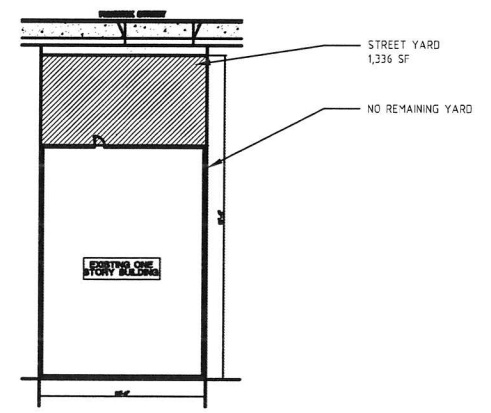
Accessible Parking Spaces per Americans with Disabilities Act (ADA) and SDCSD SDM-117		
Use	Number of Spaces Required	Number of Spaces Provided
IL-2-1	1 accessible parking space for 1-25 parking spaces with at least 1 van accessible parking space for every 6 accessible parking spaces	1 van accessible parking space

Carpool and Zero Emissions Vehicles per SDMC 142.0530 (d)(8)(i)		
Use	Number of Spaces Required	Number of Spaces Provided
IL-2-1	Zero designated space if there are 0-9 parking spaces	N/A

Bicycle Spaces per SDMC 142.0530 (e)(1)(A) and 142.0530 (e)(2)(A)		
Use	Number of Spaces Required	Number of Spaces Provided
IL-2-1	Short-term - 2 spaces are required for non-residential development; or 0.1 per 1000 square feet of building floor area, excluding floor area devoted to parking; or 5% of the required parking space minimum, whichever is greater Long-term - 1 space or 5% of the required automobile parking for any premises with more than 10 full-time employees	2 spaces N/A

Motorcycle Spaces per SDMC 142.0530 (j)		
Use	Number of Spaces Required	Number of Spaces Provided
IL-2-1	2% of the minimum number of automobile parking spaces required or 2 spaces, whichever is greater	2 spaces

Note: Two additional parking spaces shall be located on adjacent property at 3443 Pickwick Street. Shared Parking Agreement has been submitted.



LANDSCAPE CALCULATIONS:

STREET YARD PLANTING AREA REQUIREMENT: 1,336 SF X 25% = 334 SF
 PLANTING AREA PROVIDED: 242 SF (72% OF REQUIRED AREA)
 ADDITIONAL PLANT POINTS REQUIRED FOR 25% REDUCTION IN AREA: 334 SF X 25% = 83.5

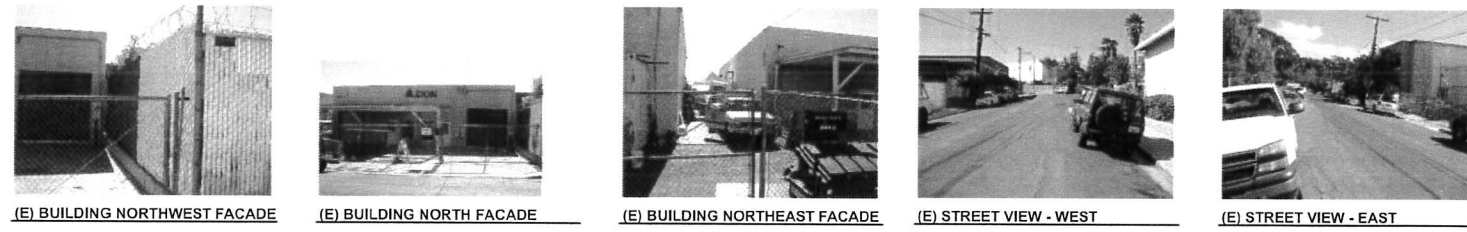
STREET YARD: TOTAL AREA 1,336 SF x 0.05 = 66.8 POINTS
 PLANTING POINTS PROVIDED = 100 POINTS
 EXCESS POINTS PROVIDED = 33.2 POINTS

REMAINING YARD: TOTAL AREA 0 SF x 0.05 = 0 POINTS

**3433 PICKWICK STREET, SAN DIEGO, CA 92103
MARIJUANA PRODUCTION FACILITY CUP
DEVELOPMENT PLANS**

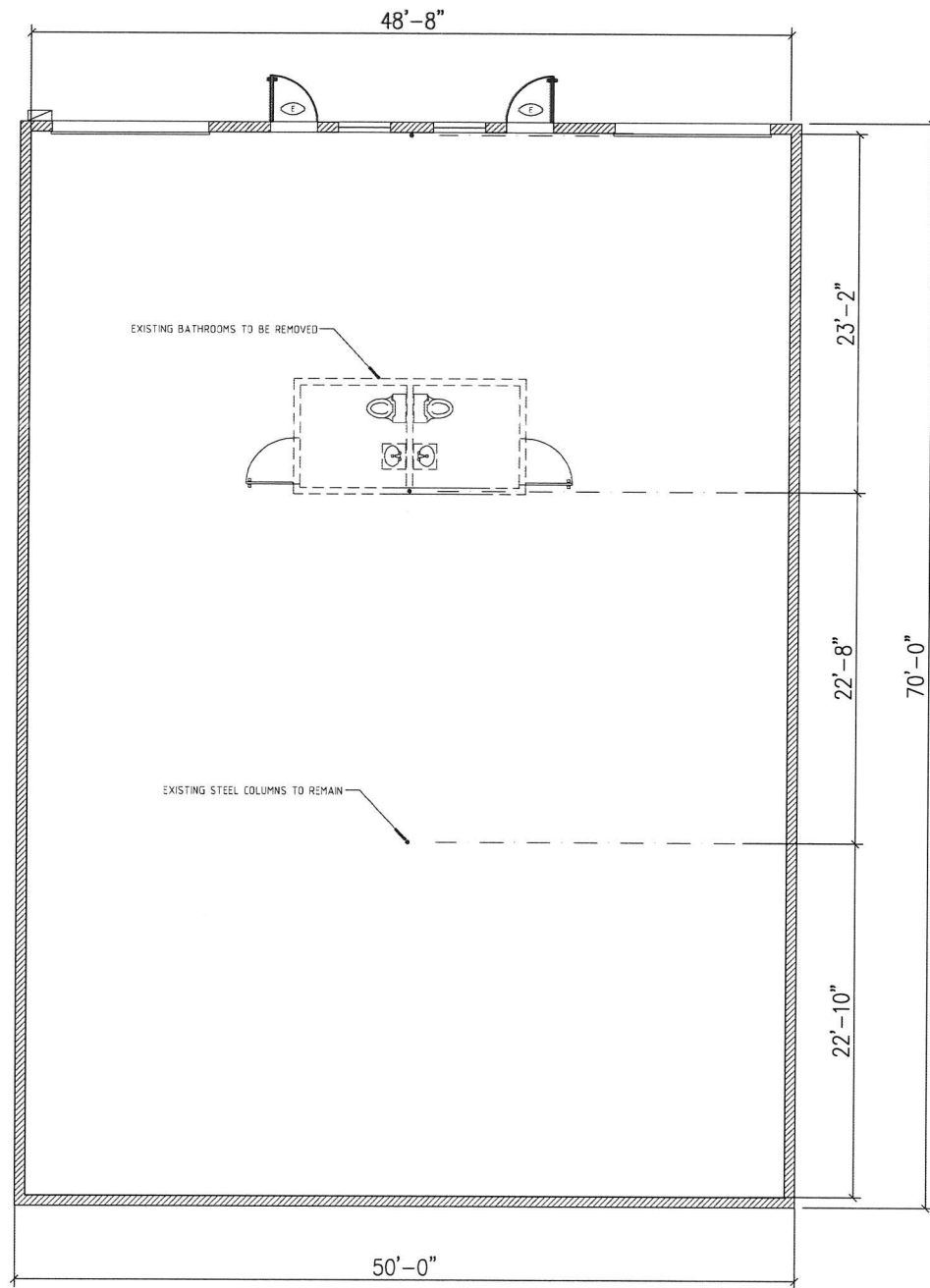
DATE: 5/11/2018 REVISION: 7/5/2018
SHEET: 2 OF 3



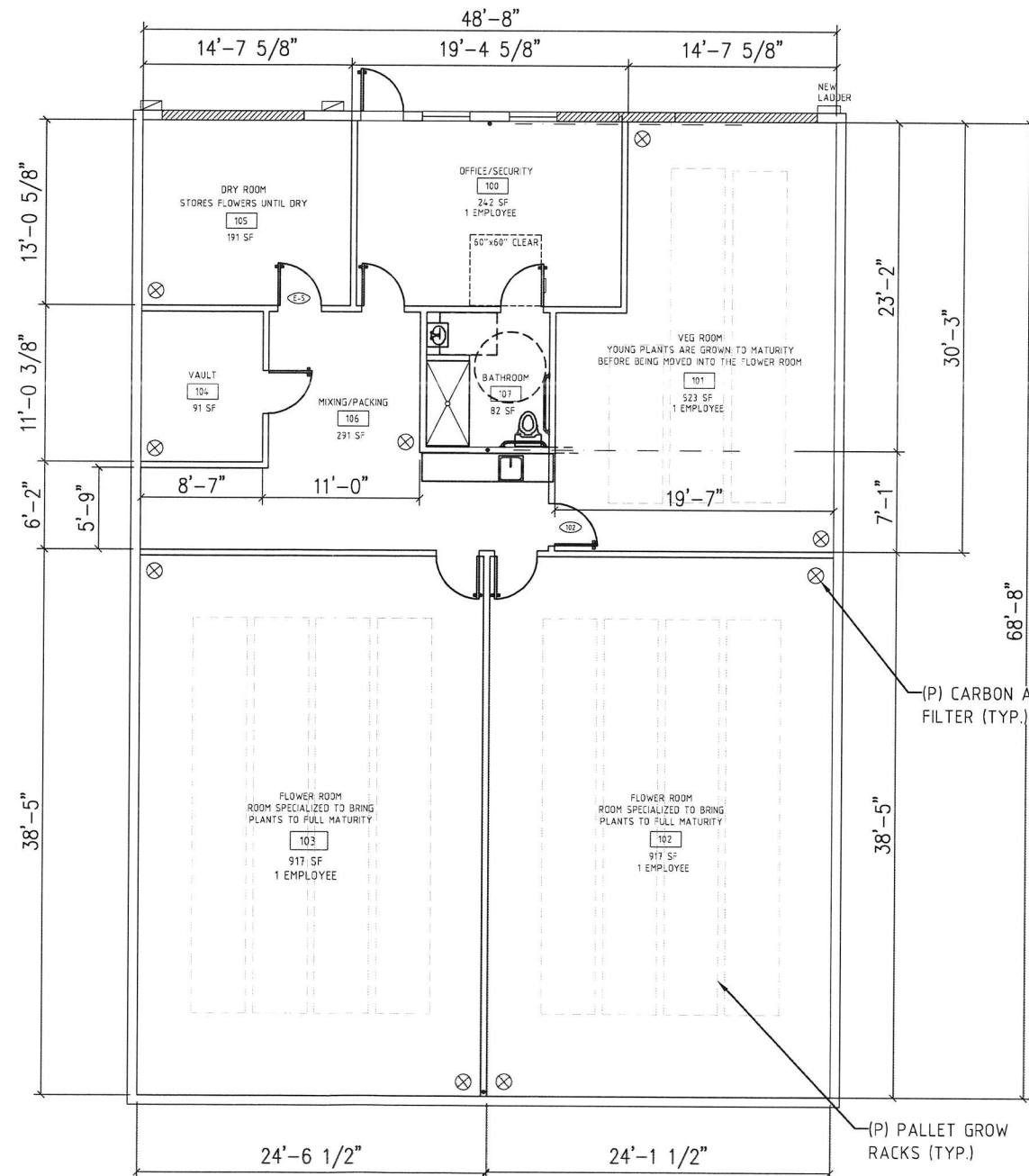


(E) BUILDING NORTHWEST FACADE (E) BUILDING NORTH FACADE (E) BUILDING NORTHEAST FACADE (E) STREET VIEW - WEST (E) STREET VIEW - EAST

C ELEVATIONS AND SITE PHOTOS



D EXISTING FLOOR PLAN - 3,500 SF



D PROPOSED FLOOR PLAN - 3,500 SF



PROJECT DESCRIPTION:
A proposed Marijuana Production (MPF) Facility located at 3433 Pickwick Street, San Diego, CA. The facility shall obtain a permit per San Diego Municipal Code Chapter 4, Article 2, Division 15 and operate in strict compliance with the San Diego Municipal Code Section 141.1004.

The Marijuana Production Facility, at full production, will include 175 clones cut from 14 mother plants. After 3 weeks those plants will grow in the vegetative room for another 3 weeks then the best 150 plants will move into flower room #1 and will be harvested after a nine week cycle. After harvest these plants will hang in the dry room for 17 days plus or minus. When dry 4 people will trim the product in approximately 5 days. Curing will start after the product has been trimmed by storing in large canning jars for approximately 2 weeks. This process occurs in the vault. Once the product is fully cured it will be packaged and labeled accordingly and then the product is ready for distribution. Facility anticipates one delivery per week in a company pickup truck. Distribution out of the facility will be once a month by a licensed distribution company picking up product. The process will be duplicated for flower room #2 alternating every 5 weeks. All plants and product will be registered with the California Cannabis Track-and-Trace system. The sugar leaf trimmed of the product will also be packaged for distribution and all remaining stalks, leaf litter, and debris will be packaged for hazmat to remove.

LEGEND:
⊗ CARBON AIR FILTER

NOTE:
THE CARBON FILTER SYSTEM USED WILL BE A CANFAN (CARBON FILTER IN COMBINATION WITH A 14" MAXFAN OR EQUAL).

3433 PICKWICK STREET, SAN DIEGO, CA 92103
MARIJUANA PRODUCTION FACILITY CUP
DEVELOPMENT PLANS

DATE: 5/11/2018 REVISION: 7/5/2018
SHEET: 3 OF 3

