



THE CITY OF SAN DIEGO

## Report to the Hearing Officer

DATE ISSUED: November 14, 2018 REPORT NO. HO-18-110

HEARING DATE: November 21, 2018

SUBJECT: MPF 7830 Trade Street, Process Three Decision

PROJECT NUMBER: [585583](#)

OWNER/APPLICANT: Steven C. Kashou and Merna Kashou, Trustees of Kashou Family Trust -1994, Owner and Shorewood, LLC, a California limited liability company, Applicant

### SUMMARY

Issue: Should the Hearing Officer approve a Marijuana Production Facility located at 7830 Trade Street within the IL-2-1 Zone within the Mira Mesa Community Plan area?

Staff Recommendation: Approve Conditional Use Permit No. 2112373.

Community Planning Group Recommendation: On August 20, 2018, the Mira Mesa Community Planning Group voted 12-0-0 to recommend approval of the proposed project without conditions or recommendations (Attachment 8).

Environmental Review: This project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301. This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on August 9, 2018, and the opportunity to appeal that determination ended August 23, 2018.

### BACKGROUND

The 0.68-acre site of the proposed project is located at 7830 Trade Street, in the IL-2-1 Zone of the Mira Mesa Community Plan (Attachment 1). The project site is designated Light Industrial within the Miramar Subarea of the Mira Mesa Community Plan (Attachment 2). The building was constructed in 1988 and is currently being used for light industrial use (Attachment 9). The purpose and intent of the IL-2-1 Zone is to accommodate a range of industrial and manufacturing activities in designated areas to promote balanced land use and provide flexibility in the design of new and redeveloped industrial projects, while assuring high quality development and protecting land for industrial uses and limiting nonindustrial uses. The development standards of this zone are intended to encourage sound industrial development by providing an attractive environment free from adverse impacts

associated with some heavy industrial uses. The IL zones are intended to permit a range of uses, including nonindustrial uses in some instances. Specifically, the IL-2-1 allows a mix of light industrial, office, and commercial uses.

Marijuana Production Facilities (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, 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

A Conditional Use Permit (CUP) is required pursuant to [SDMC Section 126.0303](#) for a MPF. The project proposes a CUP for a MPF to operate within an existing 11,820 square-foot, one-story building located at 7830 Trade Street, in the Mira Mesa Community Plan area. The project proposes tenant improvements to the existing building to organize the interior spaces to facilitate operations including the manufacturing, storage, packaging and distribution of cannabis products. The 0.68-acre site is designated Light Industrial within the Miramar Subarea of the Mira Mesa Community Plan and subject to the IL-2-1 Zone requirements.

The project proposes interior improvements that include office area, restrooms, extraction area, storage, processing area, manufacturing and packaging area. The proposed MPF is subject to specific operation requirements as set forth in [SDMC 141.1004](#), including security requirements. 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 reconstruction of curb, gutter, sidewalk and two existing driveways along Trade Street per current City Standards, satisfactory to the City Engineer. The facility is also subject to State of California statutes and regulations.

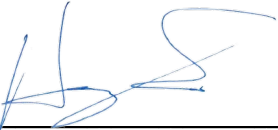
### Conclusion

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 development 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. 2112373, with modifications.
2. Deny Conditional Use Permit No. 2112373, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,



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Hugo Castaneda  
Development Project Manager

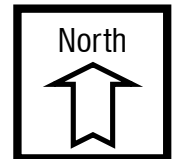
Attachments:





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 and Notice of Right to Appeal Environmental Determination
7. Ownership Disclosure Statement
8. Community Planning Group Recommendation
9. Project Plans

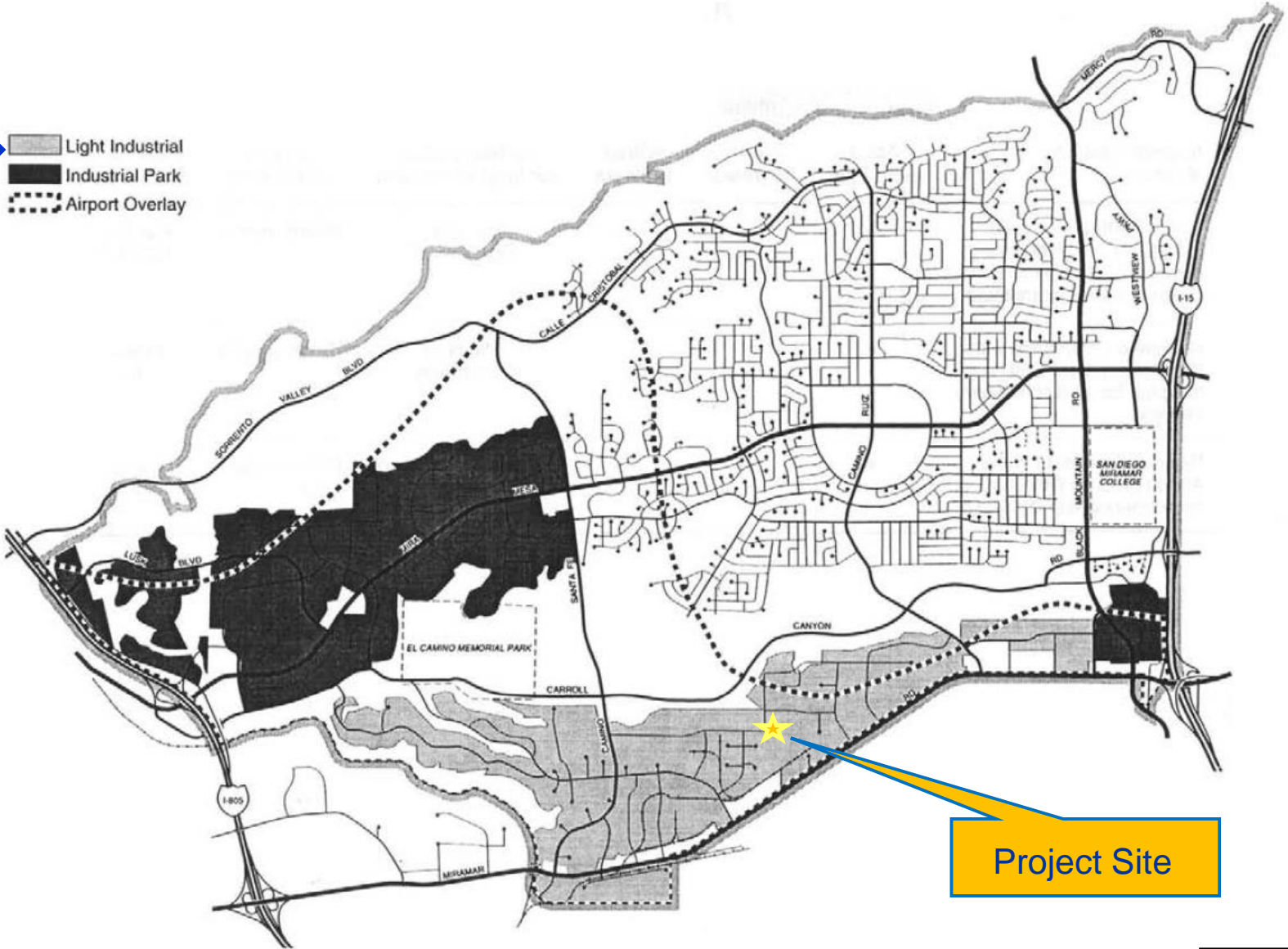


## Project Location Map

MPF 7830 Trade Street / 7830 Trade Street  
PROJECT NO. 585583



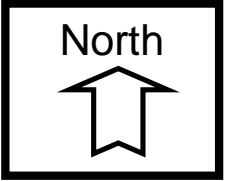
-   Light Industrial
-  Industrial Park
-  Airport Overlay



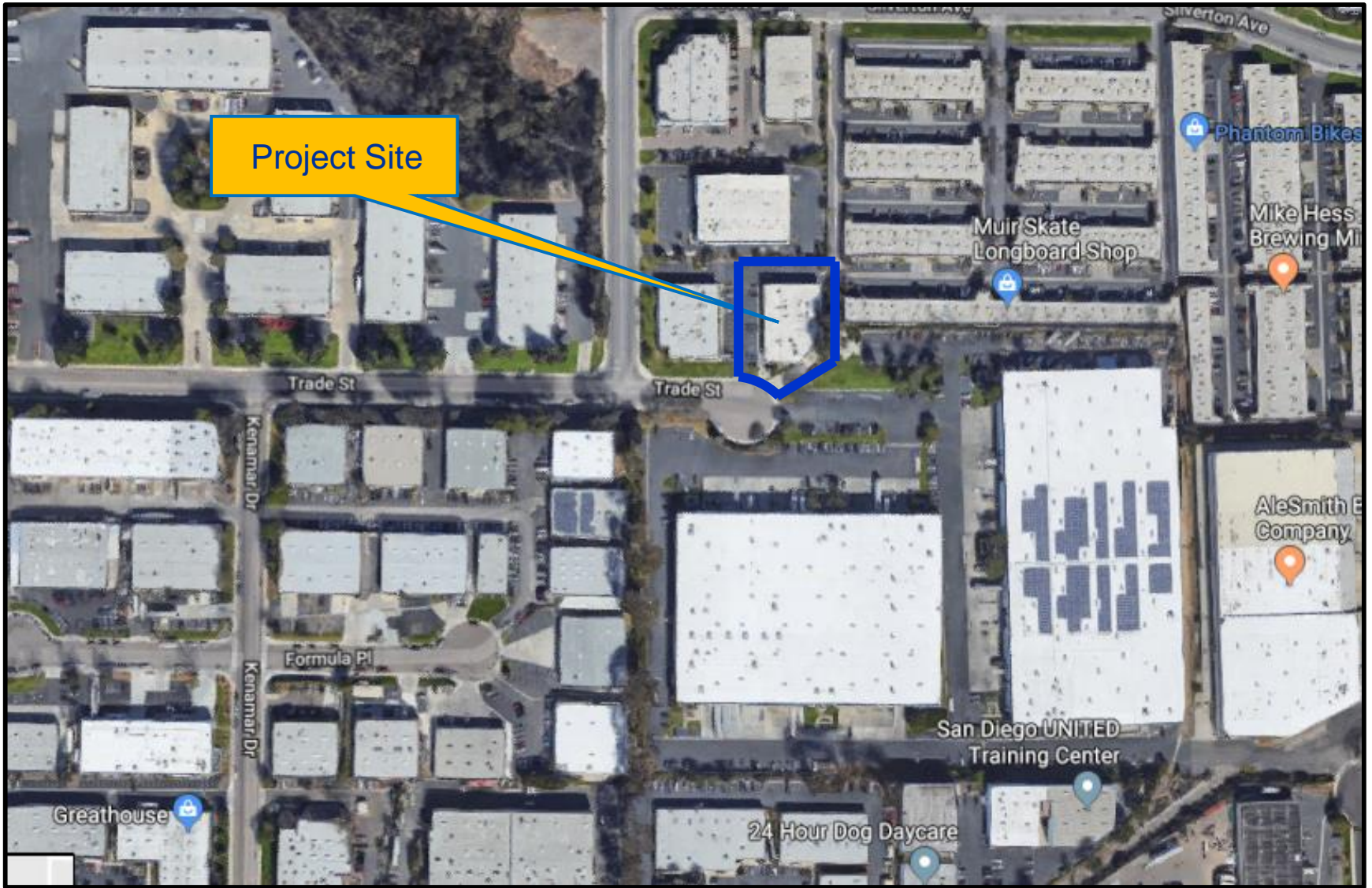
**Project Site**



**Community Land Use Map**  
 MPF 7830 Trade Street / 7830 Trade Street  
 PROJECT NO. 585583

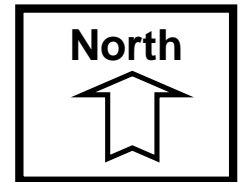






## Aerial Photograph

MPF 7830 Trade Street / 7830 Trade Street  
PROJECT NO. 585583



HEARING OFFICER RESOLUTION NO. [REDACTED]  
CONDITIONAL USE PERMIT NO. 2112373  
**MPF 7830 TRADE STREET - PROJECT NO. 585583**

WHEREAS, STEVEN C. KASHOU and MERNA KASHOU, Trustees of KASHOU FAMILY TRUST - 1994, Owner and SHOREWOOD, LLC, a California Limited Liability Company, Permittee, filed an application with the City of San Diego for a permit to operate an 11,820 square-foot Marijuana Production Facility within an existing 11,820 square-foot, one-story building (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. 2112373), on portions of a 0.68-acre site;

WHEREAS, the project site is located at 7830 Trade Street in the IL-2-1 Zone within the Mira Mesa Community Plan area;

WHEREAS, the project site is legally described as Lot 4 of Miramar Industrial Center, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 11874, filed in the Office of the County Recorder of San Diego County, August 5, 1987.

WHEREAS, on August 9, 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 15301 (Existing Facilities); 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 21, 2018, the Hearing Officer of the City of San Diego considered Conditional Use Permit No. 2112373 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 21, 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 an 11,820 square-foot Marijuana Production Facility (MPF) within an existing 11,820 square-foot, one-story building located at 7830 Trade Street. The 0.68-acre site is located within the IL-2-1 Zone within the Mira Mesa Community Plan.

The site is within the Light Industrial Land Use Area and the Miramar Subarea of the Mira Mesa Community Plan. The Light Industrial designation is intended to accommodate manufacturing, storage, warehousing, distribution and similar uses. The IL-2-1 Zone allows a mix of light industrial and office uses with limited commercial. The proposed MPF, an industrial use category, is a compatible use for this location with the Conditional Use Permit and is consistent with the community plan. Therefore, the proposed MPF will not adversely affect the applicable land use.

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

The proposed project requests a CUP to operate an 11,820 square-foot MPF within an existing 11,820 square-foot, one-story building located at 7830 Trade Street. The 0.68-acre site is located within the IL-2-1 Zone within the Mira Mesa Community Plan. The building is currently being used for light industrial uses. The project proposes tenant improvement to include processing, storage, manufacturing, packaging and distribution of cannabis products to State of California License outlets. No cultivation or retail sales are proposed. The proposed improvement 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 permits, satisfactory to the Building Official. Public improvements will include the removal and replacement of two existing driveways, adjacent to the site on Trade Street, per current City Standards.

MPF's are restricted to forty City-wide, within light and heavy industrial zones. MPF's require compliance with San Diego Municipal Code (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. MPF's also require a minimum distance 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). 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. MPF's 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. 2112373. The CUP No. 2112373 is valid for five years and may be revoked if the Owner/Permittee violates the terms, conditions, lawful requirements, or provisions of the Permit.

The proposed development will not be detrimental to the public's health, safety and welfare in that the discretionary permit controlling the use of this site contains specific regulatory conditions of approval, as referenced in the CUP No. 2112373. The referenced regulations and conditions have been determined as necessary to avoid adverse impact upon the health, safety and general welfare of persons patronizing, residing or working within the surrounding area. Therefore, the proposed MPF 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 an 11,820 square-foot MPF within an existing 11,820 square-foot, one-story building located at 7830 Trade Street. The 0.68-acre site is located within the IL-2-1 Zone within the Mira Mesa Community Plan. The site was developed on 1988. The project proposes interior improvements including storage room, extraction room, processing area, manufacturing and packaging room.

MPF's are allowed in the IL-2-1 Zone of the Mira Mesa Community Plan with a CUP. The proposed use requires compliance with SDMC Section 141.1004 and SDMC Chapter 4, Article 2, Division 15. SDMC Section 141.1004 requires 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. There is also 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). Security requirements, expressed as conditions in the Permit, 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.

The proposed MPF is consistent with all land development regulations relevant for the site and the use and no deviations are requested or required. 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 project proposes to operate an 11,820 square-foot MPF within an existing 11,820 square-foot, one-story building located at 7830 Trade Street. The site and the surrounding parcels are located in the IL-2-1 Zone and is within the Light Industrial Land Use Area and the Miramar Subarea of the Mira Mesa Community Plan. The Light Industrial designation is intended to accommodate manufacturing, storage, warehousing, distribution and similar uses. The IL-2-1 Zone allows a mix of light industrial and office uses with limited commercial. The purposed MPF, classified as industrial, is consistent with the community plan designation.

The proposed MPF is consistent with all land development regulations relevant for the site and 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. 2112373 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. 2112373, a copy of which is attached hereto and made a part hereof.

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Hugo Castaneda  
Development Project Manager  
Development Services

Adopted on: November 21, 2018

IO#: 24007593

**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**

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INTERNAL ORDER NUMBER: 24007593

SPACE ABOVE THIS LINE FOR RECORDER'S USE

CONDITIONAL USE PERMIT NO. 2112373  
**MPF 7830 TRADE STREET, PROJECT NO. 585583**  
HEARING OFFICER

This Conditional Use Permit No. 2112373 is granted by the Hearing Officer of the City of San Diego to Steven C. Kashou and Merna Kashour, Trustees of Kashou Family Trust – 1994, dated April 12, 1994, Owner, and Shorewood, LLC, a California Limited Liability Company, Permittee, pursuant to San Diego Municipal Code [SDMC] Section 126.0305. The 0.68-acre site is located at 7830 Trade Street in the IL-2-1 Zone, within the Mira Mesa Community Plan area. The project site is legally described as Lot 4 of Miramar Industrial Center, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 11874, filed in the Office of the County Recorder of San Diego County, August 5, 1987.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to operate a 11,820 square-foot Marijuana Production Facility within an existing 11,820 square-foot building described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated November 21, 2018, on file in the Development Services Department.

The project shall include:

- a. Operation of an 11,820 square foot Marijuana Production Facility within an existing 11,820 square-foot, one-story building, located at 7830 Trade Street. The operation shall include the requirements consistent with the State of California statutes and California Departments of Food and Agriculture, Consumer Affairs and Public Health regulations;
- b. The Marijuana Production Facility operations include administrative space, restroom, storage, manufacturing, packaging and distribution of cannabis;
- c. Off-street parking; and
- d. 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 December 7, 2021.
2. This Conditional Use Permit [CUP] and corresponding use of this site shall expire on December 7, 2023. Upon expiration of this Permit, the facilities and improvements described herein, except for the public improvements, shall be removed from this site and the property shall be restored to its original condition preceding approval of this Permit.
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. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this Permit to violate any State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).
8. The Owner/Permittee shall secure all necessary building permits. The Owner/Permittee is informed that to secure these permits, substantial building modifications and site improvements may be required to comply with applicable building, fire, mechanical, and plumbing codes, and State and Federal disability access laws.

9. 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.

10. 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.

11. 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:**

12. 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.



**ENGINEERING REQUIREMENTS:**

13. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the reconstruction of the existing 24' driveway per current City Standards, adjacent to the site on Trade St., satisfactory to the City Engineer.
14. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the construction of a 24' loading dock driveway per current City Standards, adjacent to the site on Trade St., satisfactory to the City Engineer.
15. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the closure of the non-utilized portion of the existing loading dock driveway with current City Standard curb, gutter and sidewalk., adjacent to the site on Trade St., satisfactory to the City Engineer.
16. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the removal of the existing encroaching patio fence in the Trade St. right of way, satisfactory to the City Engineer.
17. Prior to the issuance of any building permits, the Owner/Permittee shall obtain an Encroachment Maintenance Removal Agreement, from the City Engineer, for the landscape and irrigation system in the Trade Street Right-of-Way.
18. 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.
19. Prior to the issuance of any construction permit the Owner/Permittee shall submit a Water Pollution Control Plan (WPCP). The WPCP shall be prepared in accordance with the guidelines in Part 2 Construction BMP Standards Chapter 4 of the City's Storm Water Standards.

**PLANNING/DESIGN REQUIREMENTS:**

20. All automobile, motorcycle and bicycle parking spaces must be constructed in accordance with the requirements of the SDMC. All on-site parking stalls and aisle widths shall be in compliance with requirements of the City's Land Development Code and shall not be converted and/or utilized for any other purpose, unless otherwise authorized in writing by the appropriate City decision maker in accordance with the SDMC.
21. A maximum of 26 employees shall be allowed on-site at any given time to correspond to the 26 parking spaces provided for the project.
22. All operations shall be conducted indoors within a secured structure. All equipment and storage shall be also located within a secure structure.

23. 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.

24. 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.

25. 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.

26. 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.

27. 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.

28. 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.

29. 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.

30. The marijuana production facility shall provide daily removal of trash, litter, and debris. Graffiti shall be removed from the premises within 24 hours.

31. 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.

32. The facility shall provide a sufficient odor absorbing ventilation and exhaust system capable of minimizing excessive or offensive odors emanating outside of the permitted facility to the satisfaction Development Services Department.

**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, 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 21, 2018 by Resolution No. HO-XXXX.

DRAFT

Permit Type/PTS Approval No.: Conditional Use Permit No. 2112373  
Date of Approval: November 21, 2018

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

\_\_\_\_\_  
Hugo Castaneda  
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.

Steven C. Kashou, Trustee of  
**Kashou Family Trust - 1994**, dated  
April 12, 1994  
Owner

By \_\_\_\_\_  
Name:  
Title:

Merna Kashou, Trustee of  
**Kashou Family Trust - 1994**, dated  
April 12, 1994  
Owner

By \_\_\_\_\_  
Name:  
Title:

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

**Shorewood, LLC, a California Limited  
Liability Company**

Permittee

By \_\_\_\_\_

Name:

Title:

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

DRAFT



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 7830 Trade Street

**Project No. / SCH No.:** 585583 / N/A

**Project Location-Specific:** 7830 Trade Street, San Diego CA, 92121

**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 11,820 square foot building located at 7830 Trade Street in the Mira Mesa Community Plan area. Project operations would include extraction of cannabis oils and manufacturing of cannabis products. The 0.68 acre site is designated Light Industrial of the Miramar Subarea Plan and is subject to the IL-2-1 zone requirements. The project is also subject to Prime Industrial Lands, Airport FAA Part 77 Noticing Area - MCAS Miramar 490'-495' (Elevation at approx. 400' AMSL), Airport Influence Area -MCAS Miramar Review Area 1, Airport Land Use Compatibility Overlay Zone - MCAS Miramar, Airport Noise Contours 65-70 CNEL, and Council District 6.

**Name of Public Agency Approving Project:** City of San Diego

**Name of Person or Agency Carrying Out Project:** Steve Kashou  
7830 Trade Street  
San Diego CA, 92121  
(619) 977-3996

**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))
- (X) Categorical Exemption: CEQA State Guidelines Section 15301, Existing Facilities

**Reasons why project is exempt:** The City conducted an environmental review which determined that the proposed project is exempt from CEQA pursuant to CEQA Guidelines Section 15301, which allows for the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing facilities (public or private), involving negligible or no expansion of use beyond that existing at the time of the determination. The proposed project, as included in the Project Description of this notice, is not an expansion of use. No environmental impacts were identified for the proposed project. Additionally, none of the exceptions described in CEQA Guidelines Section 15300.2 apply.

**ATTACHMENT 6**

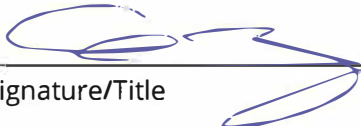
Lead Agency Contact Person: Rachael Lindquist

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

8/27/18  
\_\_\_\_\_  
Date

Check One:

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

Date Received for Filing with County Clerk or OPR:



THE CITY OF SAN DIEGO

Date of Notice: August 9, 2018

# NOTICE OF RIGHT TO APPEAL ENVIRONMENTAL DETERMINATION

DEVELOPMENT SERVICES DEPARTMENT

SAP No. 24007593

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**PROJECT NAME / NUMBER:** MPF 7830 Trade Street / 585583

**COMMUNITY PLAN AREA:** Mira Mesa

**COUNCIL DISTRICT:** 6

**LOCATION:** 7830 Trade Street, San Diego CA, 92121

**PROJECT DESCRIPTION:** The project is a request for a Conditional Use Permit (CUP) for a Marijuana Production Facility (MPF) to operate within an existing 11,820 square foot building located at 7830 Trade Street in the Mira Mesa Community Plan area. Project operations would include extraction of cannabis oils and manufacturing of cannabis products. The 0.68 acre site is designated Light Industrial of the Miramar Subarea Plan and is subject to the IL-2-1 zone requirements. The project is also subject to Prime Industrial Lands, Airport FAA Part 77 Noticing Area - MCAS Miramar 490'-495' (Elevation at approx. 400' AMSL), Airport Influence Area - MCAS Miramar Review Area 1, Airport Land Use Compatibility Overlay Zone - MCAS Miramar, Airport Noise Contours 65-70 CNEL, and Council District 6.

**ENTITY CONSIDERING PROJECT APPROVAL:** City of San Diego Hearing Officer

**ENVIRONMENTAL DETERMINATION:** Categorically exempt from CEQA pursuant to CEQA State Guidelines, Section 15301, Existing Facilities.

**ENTITY MAKING ENVIRONMENTAL DETERMINATION:** City of San Diego

**STATEMENT SUPPORTING REASON FOR ENVIRONMENTAL DETERMINATION:** The City conducted an environmental review which determined that the proposed project is exempt from CEQA pursuant to CEQA Guidelines Section 15301, which allows for the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing facilities (public or private), involving negligible or no expansion of use beyond that existing at the time of the determination. The proposed project, as included in the Project Description of this notice, is not an expansion of use. No environmental impacts were identified for the proposed project. Additionally, none of the exceptions described in CEQA Guidelines Section 15300.2 apply.

**DEVELOPMENT PROJECT MANAGER:** John Fisher  
**MAILING ADDRESS:** 1222 First Avenue, MS 501, San Diego, CA 92101-4153  
**PHONE NUMBER / EMAIL:** (619) 446-5231 / JSFisher@sandiego.gov

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On August 9, 2018 the City of San Diego made the above-referenced environmental determination pursuant to the California Environmental Quality Act (CEQA). This determination is appealable to the City Council. If you have any questions about this determination, contact the City Development Project Manager listed above.

Applications to appeal the CEQA determination made by staff (including the City Manager) to the City Council must be filed in the office of the City Clerk within 10 business days from the date of the posting of this Notice (August 23, 2018). The appeal application can be obtained from the City Clerk, 202 'C' Street, Second Floor, San Diego, CA 92101.

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



	<b>City of San Diego</b> <b>Development Services</b> 1222 First Ave., MS 302 San Diego, CA 92101 (619) 446-5000	<h1>Ownership Disclosure Statement</h1>	<b>FORM</b> <b>DS-318</b>
			<b>October 2017</b>

**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:** Shorewood, LLC - MPF Application **Project No. For City Use Only:** 25383

**Project Address:** 7830 Trade Street, Suite 300

San Diego, CA 92121

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

Corporation  Limited Liability -or-  General - What State? CA Corporate Identification No. 201729610329

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: Kashou Family Trust/Steve Kashou  Owner  Tenant/Lessee  Successor Agency

Street Address: 7830 Trade Street, Suite 300

City: San Diego State: CA Zip: 92121

Phone No.: 619-977-3996 Fax No.: 619-696-0323 Email: skashou@cox.net

Signature: [Signature] Date: 11-2-17

Additional pages Attached:  Yes  No

**Applicant**

Name of Individual: Shorewood, LLC /Steve Kashou  Owner  Tenant/Lessee  Successor Agency

Street Address: 7830 Trade Street, Suite 300

City: San Diego State: CA Zip: 92121

Phone No.: 619-977-3996 Fax No.: \_\_\_\_\_ Email: skashou@cox.net

Signature: [Signature] Date: 11-2-17

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



Mira Mesa Community Planning Group Meeting Minutes

1.	Robert Mixon	6.	Jeff Stevens	11.	Julia Schriber	16.	Bari Vaz
2.	Craig Radke	7.	Ted Brengel	12.	Wayne Cox	17.	Albert Lee
3.	Bruce Brown	8.	Marv Miles	13.	Tom Derr	18.	Chris Morrow
4.	Joe Punsalan	9.	Jon Labaw	14.	Craig Jackson	19.	Justin Mandelbaum
5.	Kent Lee	10.	Ralph Carolin	15.	Michael Linton	20.	

(HIGHLIGHTED INDICATES ATTENDANCE)

**Mira Mesa Community Planning Group Minutes**

Date/Time: Monday, June 18, 2018, 7:00pm

Location: Mira Mesa Public Library, 8405 New Salem Street, San Diego CA 92126

**Call to Order/Confirm quorum:**

1. Non-Agenda Public Comments: None.
2. Modifications to the Agenda.
  1. City Council report by Luis Pallera moved to first on the agenda.
3. Adopt Previous Meeting Minutes (Action). Approved unanimously.
4. Report of the Chair
  1. All staff reports have been received for MPF's
  2. Community plan update – 3 year process
    1. Existing conditions report – Please take a look
  3. 3 Roots project
    1. Looked at low income housing portion of the project
      1. Due to financial constraints, it was not possible to spread out the low income housing site areas
      2. Will be asking for approval in October
  4. Mira Mesa marketplace signs approved
  5. No environmental review required for any MPF
5. Old Business
  1. Mira Mesa Community Plan Update – Alex Frost
    1. Community workshop on Oct 11
    2. Please see the website for documents and the presentation that was shown Planmiramesa.org
  2. Mesa Rim Climbing Center/Project No. 607546 – Glenn Linthicum (Action)
    1. Built in 2009 – Existing use was 80% gym, 20% office use;
    2. Action: Jon Labaw/Chris Morrow; Approved 13-0-0
  3. 4930 Directors Place Substantial Conformance Review – Michael Asaro (Action)
    1. HCP – Life Science Public traded REIT Life Science focus

## Mira Mesa Community Planning Group Meeting Minutes

2. 600,000 Sorrento Mesa SF
3. 5 story building uses all FAR
4. Ratio of Lab to Office space? Generally speaking 50/50
5. City response to SCR?
  1. Landscaping/Storm Water/Brush Management
6. Concern from Flightpath?
  1. Compatible with 1996 plan (APZ 2)
7. Action: Ted Brengel/Craig Jackson; Approved 13-0-0
4. MPF Subcommittee Report – Craig Jackson
  1. None adequately addressed impacts to community
5. MPF 585533 - 7542 Trade Street (Action) – Jessica McElfresh
  1. Manufacturing/Distribution
  2. Closed loop system/carbon dioxide
  3. 7350 SF, Existing Building
  4. Improve driveway and update parking to current code
  5. Comments
    1. Is the site operational currently?
      1. Not for over a month
    2. Any studies done on volatility/safety issues?
      1. Yes, can provide as requested
    3. Can you have multiple licenses for uses?
      1. Yes
    4. Is same air filtration system going to be in place?
      1. Yes, same method, but needs to be fixed
    5. Ted Brengel/Chris Morrow – Note odors have been reports, condition that odor control be improved. Acceptable subject to odor mitigation control. (As reported by adjacent businesses) 13-0-0 Approved.
6. MPF 585617 - 9212 Mira Este Ct (Action) – Gina Austin
  1. This is an existing location for medical manufacturing/distribution
  2. Adding Production to use type
  3. 15,950 SF
  4. Seeking CUP approval
  5. Will use butane
  6. Craig Jackson - Unacceptable due to inadequate information
    1. Action: Ted Brengel/Chris Morrow move to approve provided that more information is given on butane safety(12-1-0) (Craig Jackson voted against) Approved
7. MPF 585651 - 7755 Arjons Drive (Action) – Marty Reed
  1. Manufacturing
  2. Action: Motion to approve – Jon Labaw/Chris Morrow – 12-0-0 Approved
8. MPF 585503 - 7745 Arjons Drive (Action) - Gina Austin
  1. Cultivation/Distribution
  2. 12,393 SF
  3. No volatile solids
  4. Action: Jon Labaw/Bari Vaz (13-0-0) Approved
9. MPF 585486 - 7740 Formula Place (Action) – Joe Esposito
  1. Use: Bakery
  2. Action: Jon Labaw/Craig Jackson; 12-0-0 Approved

## Mira Mesa Community Planning Group Meeting Minutes

10. MPF 585583 – 7830 Trade Street (Action) – Joe Esposito
    1. Use: Bakery
    2. Minor site improvements (screening)
    3. Action: Craig Jackson/Jon Labaw; 12-0-0 Approved
  11. MPF 585509 - 5752 Oberlin Drive Suite #111 (Action) – Bert Telles
    1. CUP permit
    2. 964 SF
    3. Use: Laboratory
    4. Negative pressure design HVAC system
    5. Acceptable with a condition that a minor oriented business is not within the 1000' radius. 5627 Oberlin. Action: Jon Labaw/Craig Radke; 12-0-0 Approved
  12. MPF 585637 – 7540 Trade Street (Action) - Jessica McElfresh
    1. Non volatile manufacturing/distribution
    2. 5,557 SF
    3. Not operating currently
    4. Action: Craig Jackson/Justin Mandelbaum; Motion to approve 13-0-0.
  13. MPF 585402 - 9938 Mesa Rim Road (Action) – Kent Costi
    1. Use: Cultivation/Manufacturing
    2. 14,000 SF
    3. Ethanol Drying system
    4. Action: Ted Brengel/Jon Labaw; 12-0-0 Approved
  14. MPF 585902 – 7720 Kenamar Court (Action) – Jessica McElfresh
    1. Distribution/Cultivation/Manufacturing
    2. 60,431 SF
    3. Minor site improvements
    4. Action: Craig Jackson – Move to defer to next month because of the inadequacy of information provided.
  6. New Business - none
  7. Elected Officials/Government Agencies – no reports
8. Announcements: None.
9. Reports: None.
10. Adjourn 9:30 PM.

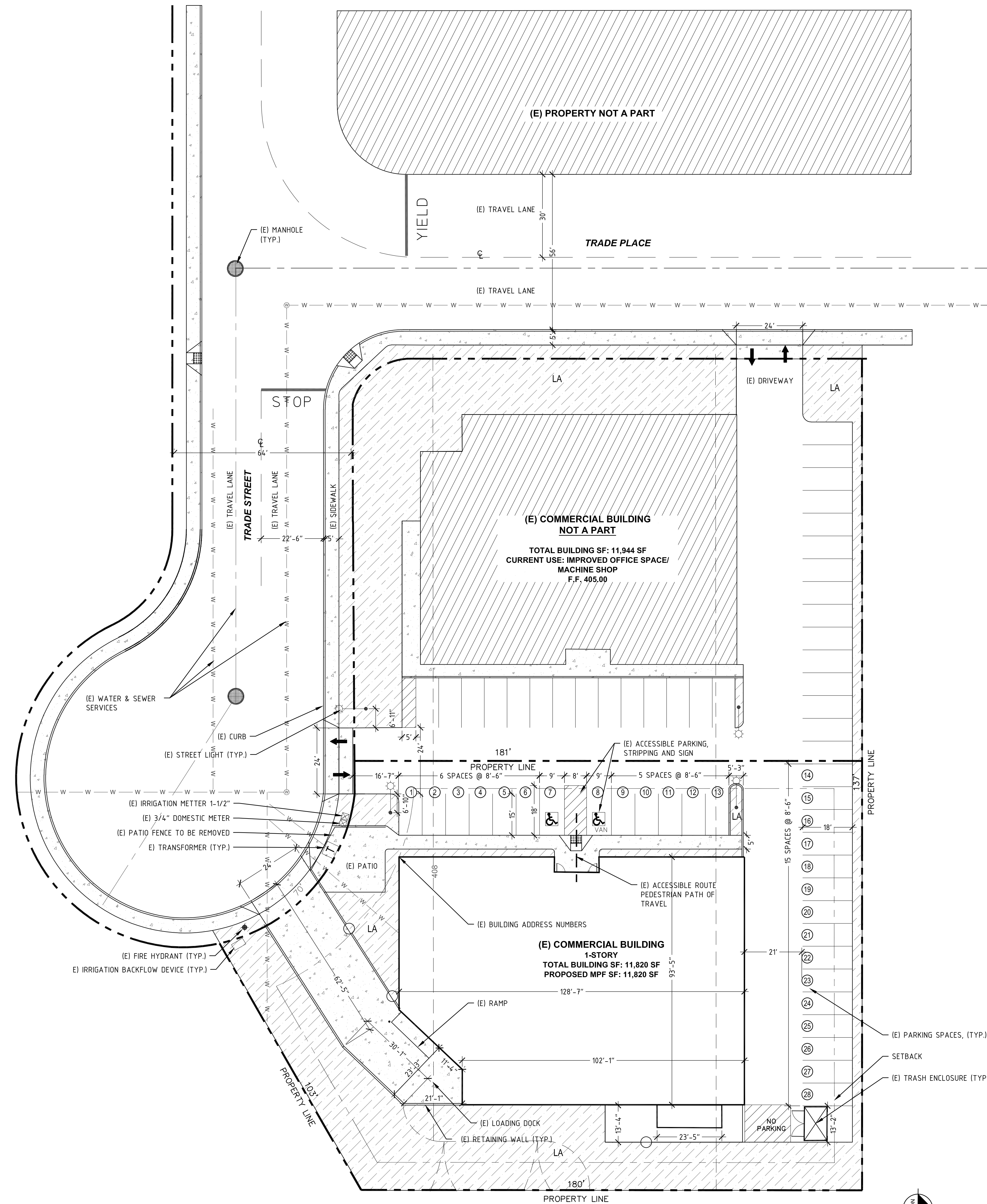


**MARIJUANA PRODUCTION FACILITY (MPF) NOTES:**

- MARIJUANA PRODUCTION FACILITIES SHALL MAINTAIN THE FOLLOWING MINIMUM SEPARATION BETWEEN USES, AS MEASURED BETWEEN PROPERTY LINES, IN ACCORDANCE WITH SECTION 113.0225:
  - 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.
  - 100 FEET FROM A RESIDENTIAL ZONE.
- 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 DEFLECT 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.
- 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:
  - THE EXTENSION SHALL BE FOR A MAXIMUM OF FIVE (5) YEARS.
  - 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.
  - 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.
  - 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).
- 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.

**DEVELOPMENT SUMMARY**

DEVELOPMENT SUMMARY	
7830 Trade St, San Diego, CA 92121	
Narrative: The proposed 11,820 square foot MPF located at 7830 Trade Street is within an existing one-story building. The building use is currently a catering company with a commercial kitchen. The project proposes re-purposing the existing commercial kitchen for the production distribution of edible cannabis products. The MPF is also proposing to produce the cannabis oil required for baking edibles in the near future. Public improvements include upgrading the existing driveways to City standard driveways and removing existing patio handrail to allow an accessible route from City ROW.	
Required Permits/Approvals	Conditional Use Permit Marijuana Production Facility
Project Team	Estrada Land Planning, Joe Esposito, 619.236.0143
Legal Description	011874 Lot 4
Assessor's Parcel Number	341-380-49-00
Owner's Name & Address	Kashou Family Trust, 10321 Hitching Post Way, Santee, CA 92071
Sheet Index	1 of 2
Type of Construction	Type V (Existing Building)
Occupancy Classification per CA Building Code	B
Zoning Designation	IL-2-1
Gross Site Area & Floor Area	Gross Site Area: 29,620 SF Building Floor Area: 11,820 SF Proposed MPF Floor Area: 11,820 SF
Existing Use	Light Industrial - Catering Service w/Kitchen
Proposed Use	Light industrial - Marijuana Production Facility (Bakery)
Year Constructed	1988
Geologic Hazard Category	52
Landscape Area Square Footage	8,380 SF



**EXISTING SITE PLAN**

SCALE: 1:20

**7830 TRADE STREET DEVELOPMENT PLANS**

VICINITY MAP  
DRAWING DATE: 11-13-2017

EXISTING SITE PLAN  
DRAWING DATE: 11-13-2017; REVISED 04-10-2018

DEVELOPMENT SUMMARY  
DRAWING DATE: 02-08-2018; REVISED 04-10-2018

MPF NOTES  
DRAWING DATE: 02-08-2018; REVISED 07-12-2018

SHEET 1 OF 3



**VICINITY MAP**

SCALE: NTS



PARKING TABLE

Parking Table per SDMC 142.0530		
Automobile Spaces		
Use	Number of Spaces Required	Number of Spaces Provided
IL-2-1	1 space per each employee	(1) Parking stall dimensions for 90-degree parking are 8'-6" wide by 20' long with 21-foot aisles; or (2) A maximum of 60 percent of the total number of spaces may be 7'-6" wide by 15' long with 18-foot aisles.
	1 x 18 = 18 spaces w/ 1 accessible space	26 total spaces provided
Accessible Parking Spaces per Americans with Disabilities Act (ADA) and SDCSD 142-117		
Use	Number of Spaces Required	Number of Spaces Provided
IL-2-1	2 accessible parking spaces for 25-50 parking spaces with at least 1 van accessible parking space for every 6 accessible parking spaces	2 accessible parking spaces w/ 1 van accessible space
Carpool and Zero Emissions Vehicles per SDMC 142.0530(d)(B)(iii)		
Use	Number of Spaces Required	Number of Spaces Provided
IL-2-1	3 designated spaces if there are 26-50 parking spaces	3 spaces
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 or 0.1 per 1,000 square feet of building area. Long-term - 1 space or 5% of the required automobile parking for any premises with more than 10 full-time employees	2 spaces 1 bike locker
Motorcycle Spaces per SDMC 142.0530(g)		
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 less	2 spaces
Loading Spaces per SDMC Table 142-10B		
Use	Number of Spaces Required	Number of Spaces Provided
IL-2-1	1 space per 10,001-50,000 SF gross floor area of structure	1 space

SITE PLAN NOTES:

- THIS PROJECT PROPOSED NO DEVELOPMENT IMPROVEMENTS OUTSIDE THE EXISTING BUILDING FOOTPRINT FOR THIS DISCRETIONARY AND THEREFORE DOES NOT REQUIRE ANY PERMANENT STORM WATER BEST MANAGEMENT PRACTICES (BMPs).
- ALL ELEMENTS EXISTING TO REMAIN UNLESS OTHERWISE NOTED.
- NEAREST TRANSIT STOP IS AT MIRAMAR ROAD AND DOWDY DRIVE, APPROXIMATELY 1.4 MILES AWAY.
- EXISTING EASEMENT FOR DRIVEWAY AND WATER LINE PURPOSES OVER WESTERLY 12.00 FEET OF SAID LOT 4, FOR BENEFIT OF LOT 5.
- NO ADJACENT RESIDENTIAL ZONES.

PROJECT DESCRIPTION:

A PROPOSED MARIJUANA PRODUCTION (MPF) FACILITY LOCATED AT 7830 TRADE STREET, SAN DIEGO, CA. THE FACILITY SHALL OBTAIN A CONDITIONAL USE 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 PROPOSED MARIJUANA PRODUCTION FACILITY AT 7830 TRADE STREET IS CURRENTLY A CATERING COMPANY WITH A COMMERCIAL KITCHEN. THE PROJECT PROPOSES RE-PURPOSING THE EXISTING COMMERCIAL KITCHEN INTO A CANNABIS MANUFACTURING EXTRACTION FACILITY WITH WHOLESALE DISTRIBUTION. THE MANUFACTURING FACILITY WILL INFUSE CANNABIS OIL INTO CARTRIDGES, TINCTURES, LOTIONS AND EDIBLE PRODUCTS. THE MANUFACTURING FACILITY SHALL ALSO PROVIDE PRODUCTION, STORAGE, PACKAGING LABELING, AND WHOLESALE DISTRIBUTION.

THE MPF MAY OPERATE AROUND THE CLOCK OVER A 24 HOUR PERIOD DEPENDING ON THE NEEDS OF THE BUSINESS WITH EMPLOYEES WORKING ON ROTATING SHIFTS AND KEEPING WITHIN THE MAXIMUM HEADCOUNT PER PARKING SPACE REQUIREMENTS SET FORTH IN THE CONDITIONAL USE PERMIT. IN ADDITION TO A KITCHEN THE MPF WILL HOUSE AN INTERNAL BREAK ROOM FOR EMPLOYEES, AN HR AND ADMINISTRATION OFFICE, A SALES OFFICE, AN ACCOUNTING OFFICE, DISTRIBUTION OFFICE, SHIPPING AND RECEIVING OFFICE, A LOADING DOCK, A SECURITY OFFICE, STORAGE ROOMS, COOLERS, RESTROOMS ACCORDING TO CODE, AND OTHER FACILITIES TYPICALLY ASSOCIATED OR REQUIRED BY A MPF OPERATION.

THE PROPOSED PRODUCTION FACILITY WILL RECEIVE CANNABIS TRIM FROM LICENSED CULTIVATORS FOR USE IN THE EXTRACTION PROCESS. THE MPF MAY USE SOLVENTS SUCH AS CO2, ETHANOL, BUTANE, AND/OR PROPANE TO SEPARATE CANNABINOIDS AND PLANT MATERIAL INTO CANNABIS OIL. THE CANNABIS OIL WILL GO THROUGH A DISTILLATION PROCESS TO REMOVE ANY SOLVENTS (2 EMPLOYEES).

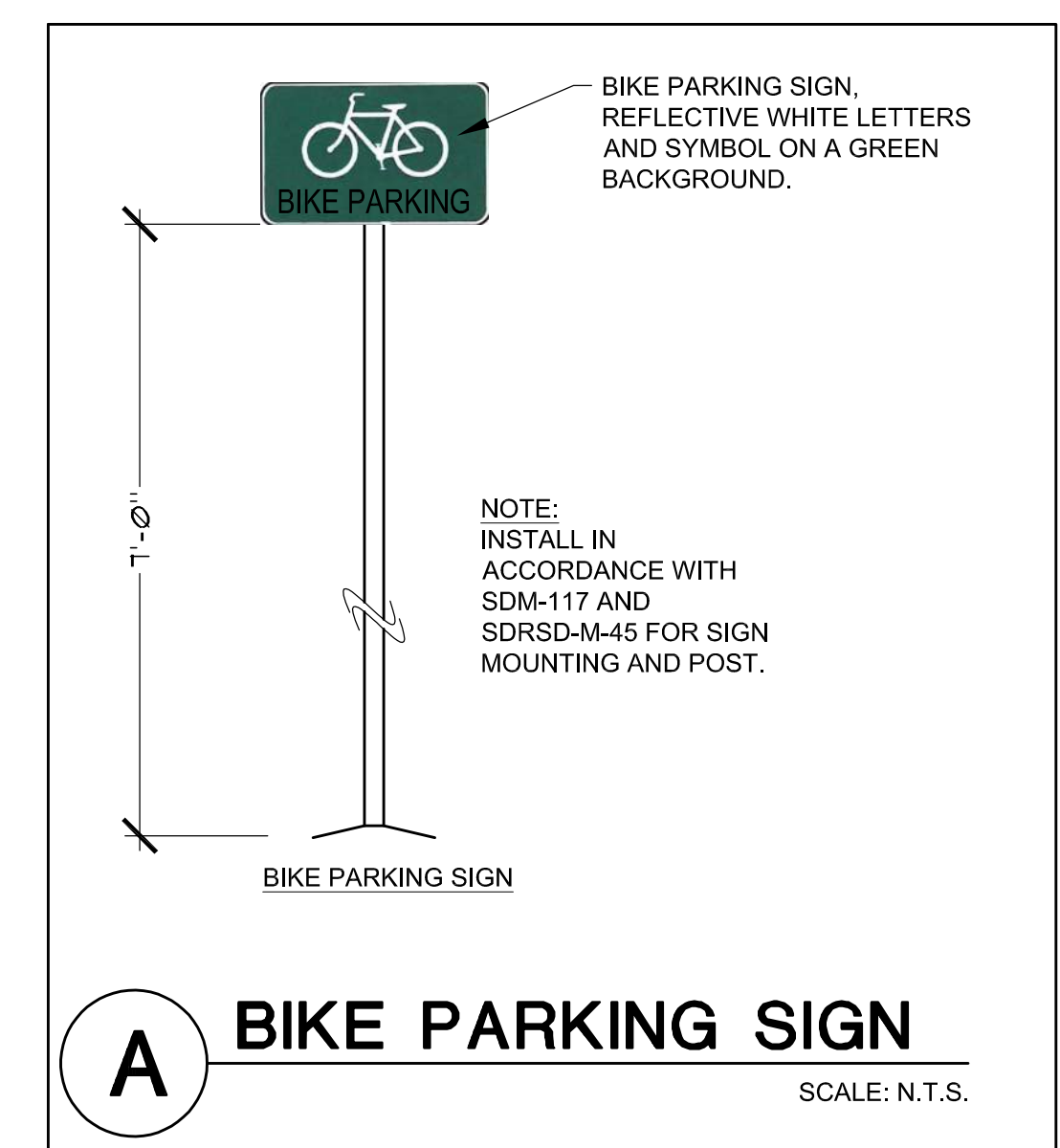
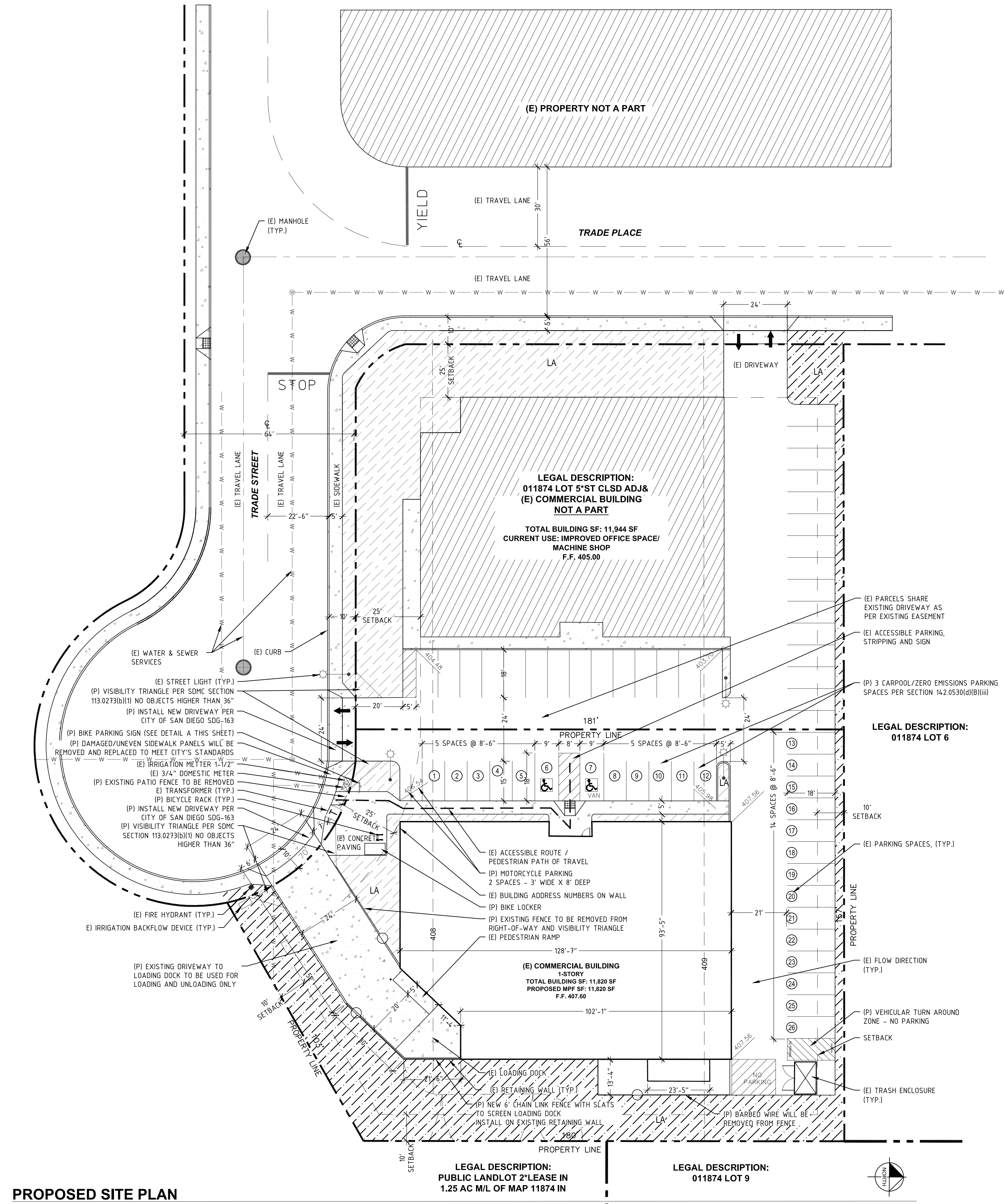
THE FINAL CANNABIS OIL WILL BE INFUSED INTO CARTRIDGES, TINCTURES, LOTIONS, AND EDIBLE PRODUCTS USING CANNABIS OIL AS THE ACTIVE INGREDIENT IN THE EDIBLES MANUFACTURING KITCHEN (4 EMPLOYEES).

THE MPF WILL PROVIDE SECURE TRANSPORTATION, STORAGE, ARRANGE FOR TESTING, AND ENSURE PROPER PACKAGING AND LABELING REQUIREMENTS ARE MET FOR ALL CANNABIS AND CANNABIS PRODUCTS (2 EMPLOYEES).

THE FACILITY SHALL NOT STORE, NOR DISTRIBUTE NON-CANNABIS GOODS. THE FACILITY SHALL BE CLOSED TO THE PUBLIC.

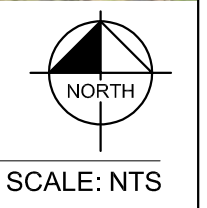
ALL WASTE MATERIALS SHALL BE DISPOSED OF IN COMPLIANCE WITH STATE AND LOCAL LAWS AND REGULATIONS.

THE FACILITY WILL ALSO HAVE A DEDICATED AREA WHERE NEW EDIBLE PRODUCTS AND RECIPES WILL BE CREATED FOR POSSIBLE FUTURE PRODUCTION (2 EMPLOYEES).



PROPOSED SITE PLAN

VICINITY MAP



SCALE: N.T.S.





(E) BUILDING FRONT



(E) BUILDING REAR

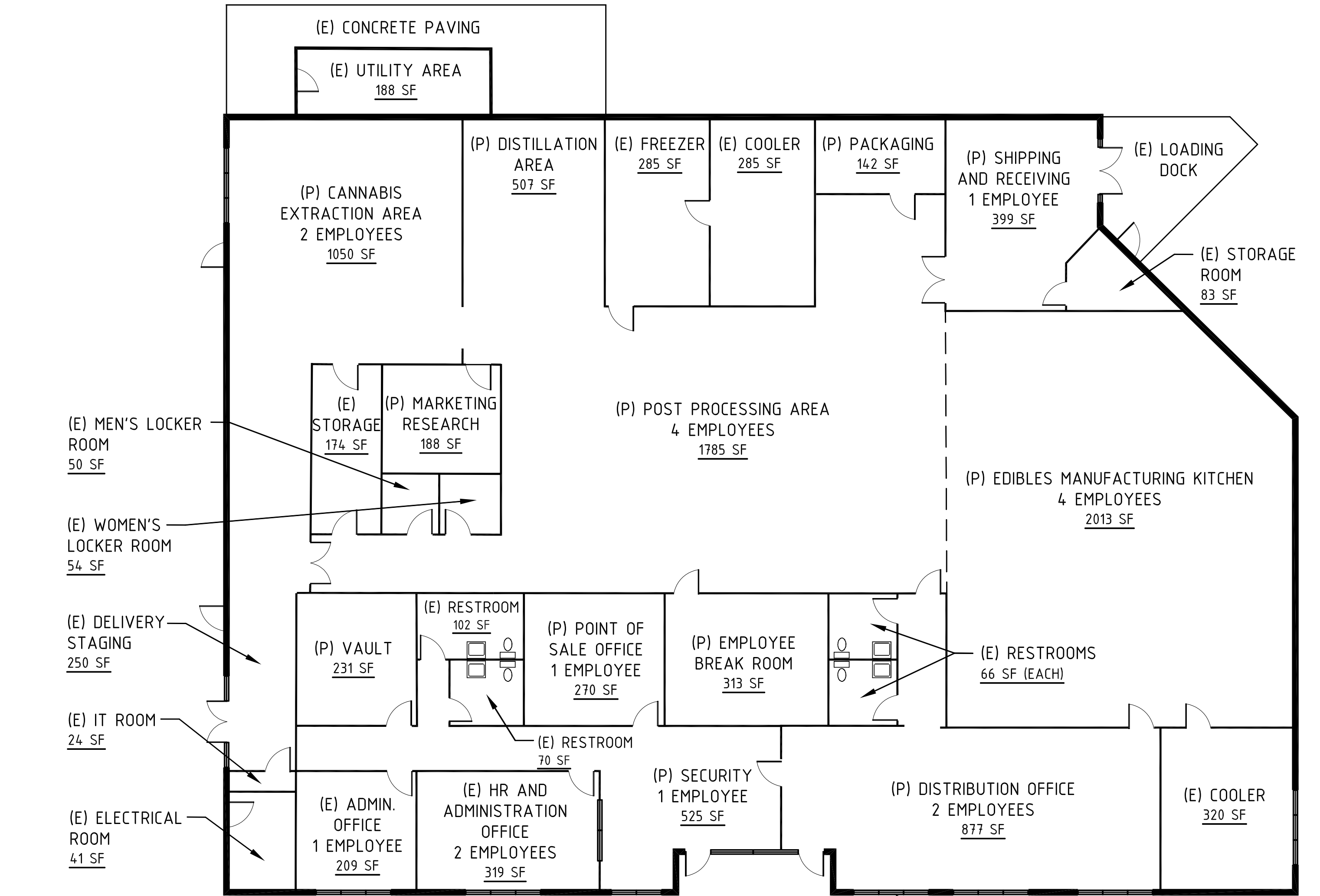


(E) BUILDING RIGHT SIDE



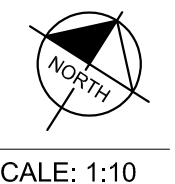
(E) BUILDING LEFT SIDE

ELEVATIONS PHOTOS

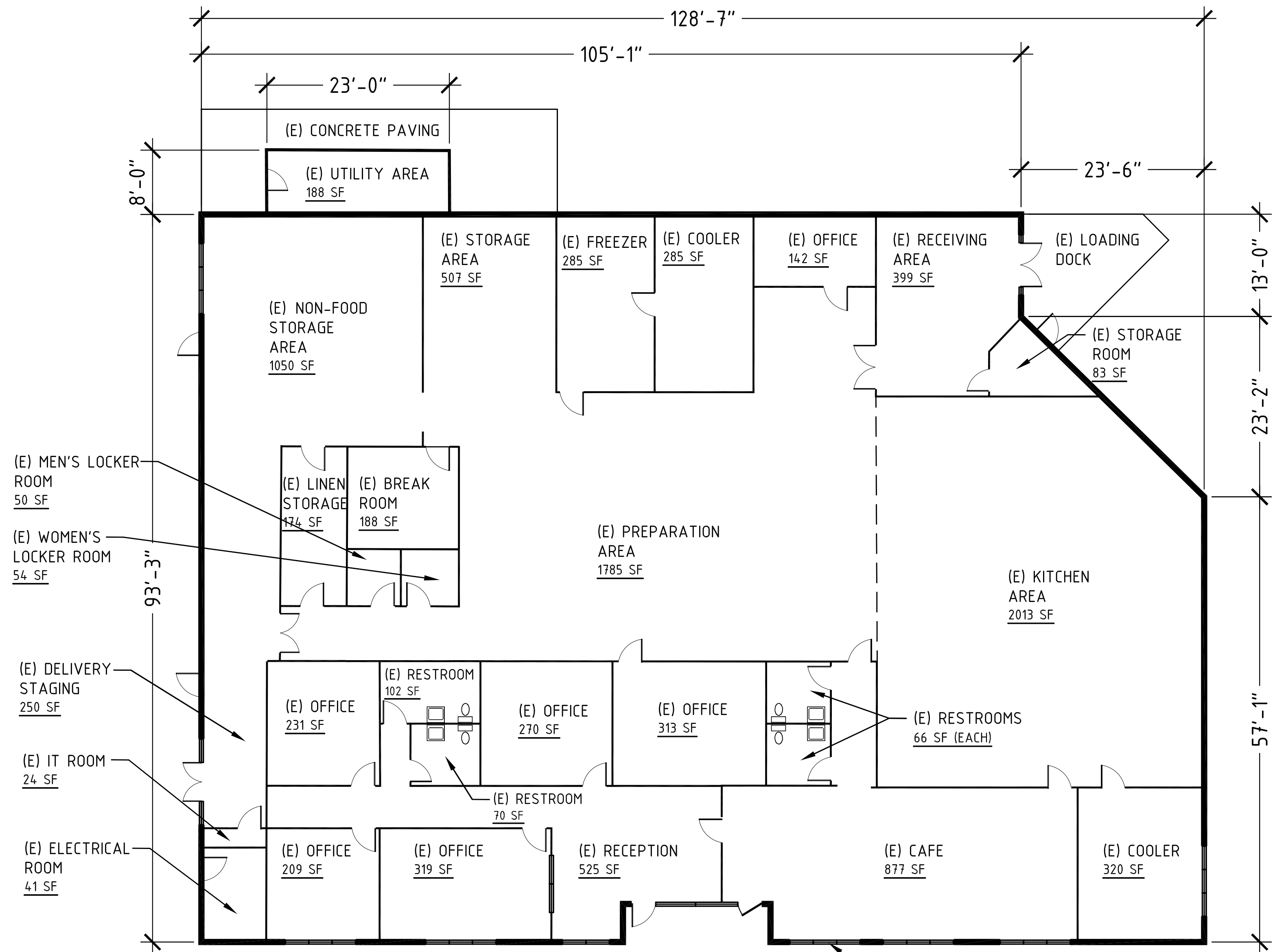


PROPOSED FLOOR PLAN - 11,820 SF (2,200 SF USED AS OFFICE SPACE)

(E) NON-OPERABLE WINDOWS (TYP.)



SCALE: 1:10



(E) NON-OPERABLE WINDOWS (TYP.)



SCALE: 1:10

EXISTING FLOOR PLAN

7830 TRADE STREET DEVELOPMENT PLANS

VICINITY MAP  
DRAWING DATE: 11-13-2017

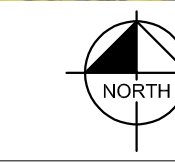
ELEVATION PHOTOS  
DRAWING DATE: 11-13-2017

EXISTING & PROPOSED FLOOR PLANS  
DRAWING DATE: 11-13-2017; REVISED: 07-12-2018

SHEET 3 OF 3



VICINITY MAP



SCALE: NTS