



THE CITY OF SAN DIEGO

## Report to the Hearing Officer

DATE ISSUED: November 28, 2018 REPORT NO. HO-18-113

HEARING DATE: December 5, 2018

SUBJECT: MPF 1555 LAUREL BAY LANE, Process Three Decision

PROJECT NUMBER: [585579](#)

OWNER/APPLICANT: Mark J. Faucher and Melissa A. Faucher Holding Trust, and Theresa M Faucher Holding Trust, Owners/His & Herbs, Inc., Applicant

### SUMMARY

Issue: Should the Hearing Officer approve a Marijuana Production Facility within a 19,240 square-foot building in an industrial park complex located north of Otay Mesa Road and East of Air Wing Road, within the Otay Mesa Community Plan area?

Staff Recommendation: Approve Conditional Use Permit No. 2145816.

Community Planning Group Recommendation: On September 26, 2018, the Otay Mesa Planning Group voted 14-0-1 to recommend approval of the project with no conditions (Attachment 7).

Environmental Review: This project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Section 15301 (Existing Facilities). An appeal of the CEQA determination was previously made and the City Council denied the CEQA appeal on October 23, 2018. The scope of the subject hearing only includes the project, and not the environmental determination.

### BACKGROUND

The project is a request for a Conditional Use Permit pursuant to San Diego Municipal Code (SDMC) Section 126.0303 to operate a Marijuana Production Facility (MPF) within eight existing commercial condominiums encompassing an entire 19,240 square-foot building located at 1555, 1561, 1567, 1573, 1579, 1585 Laurel Bay Lane, 8705 Mesa Point Terrace, and 8706 Sherwood Terrace. The building is located within an industrial park complex on an 8.44-acre site. The project site is in the IL-2-1 Zone and the Community Plan Implementation Overlay Zone -Type A (CPIOZ-A) within the Otay Mesa Community Plan area (Attachment 1). The site is also located within Brown Field Airport Land Use Compatibility (Noise – 60-65 CNEL, Safety Zones 2/3/6), Brown Field Airport Influence Area

(Review Area 1), and the Federal Aviation Authority (FAA) Part 77 Noticing Area (Brown Field) Overlay Zones. The 8.44-acre project site is improved with eight multi-tenant industrial buildings constructed in 2008. The MPF is proposed within one of the eight buildings (Attachment 3). The majority of the building is currently occupied by an electrical/solar manufacture, and a small portion of the building provides storage for an automobile canvas cargo manufacture.

The project site is designated Prime Industrial Land in the Prosperity Element, and 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 manufacturing land from non-manufacturing uses. The project site is designated Light Industrial within the Airport District of the Otay Mesa Community Plan (Attachment 2). The Light Industrial designation is intended for manufacturing, research and development, storage, warehousing, distribution and similar uses. The IL Zones are intended to permit a range of uses, including nonindustrial uses in some instances. Specifically, the IL-2-1 Zone allows a mix of light industrial, office, and commercial uses. Surrounding properties to the north and west are zoned IL-2-1. Properties to the south, south of Otay Mesa Road, are zoned IL-3-1, and designated Heavy Commercial by the Otay Mesa Community Plan, which is intended for a range of commercial uses including heavier commercial uses such as wholesale, distribution, storage and vehicular sales and services. The site border San Diego County to the east. The project site is surrounded by commercial and industrial uses consistent with the Light Industrial and Heavy Commercial designations of the community plan. The proposed MPF, classified as an industrial use, is consistent with the underlying zone and land use designation.

MPF's are restricted to forty City-wide, within light and heavy industrial zones. MPF's 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. MPF's also require a minimum distance 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. MPF's must also comply with Chapter 4, Article 2, Division 15 which provides guidelines for lawful operation.

## DISCUSSION

### Project Description:

The project proposes to operate a MPF within a 19,240 square-foot, two-story building. The project proposes tenant improvements to accommodate operations, including interior walls to reconfigure space, lighting, security cameras and system, finishes throughout and associated mechanical, electrical, and plumbing improvements. No exterior building alterations would occur. Operations include cannabis cultivation, extraction, manufacturing, and distribution. Public improvements would include reconstruction of the existing driveway, and reconstruction of the damaged sidewalk along Otay Mesa Road, satisfactory to the City Engineer.

The proposed MPF is subject to specific operational and security requirements as set forth in SDMC Section 141.1004. 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 (Attachment 5, Condition No. 12). 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 project complies with all development regulations of the IL-2-1 zone and no deviations are requested. 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. 2145816, with modifications.
2. Deny Conditional Use Permit No. 2145816, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,

  
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Firouzeh Tirandazi  
Development Project Manager

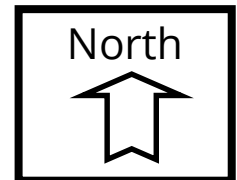
Attachments:

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



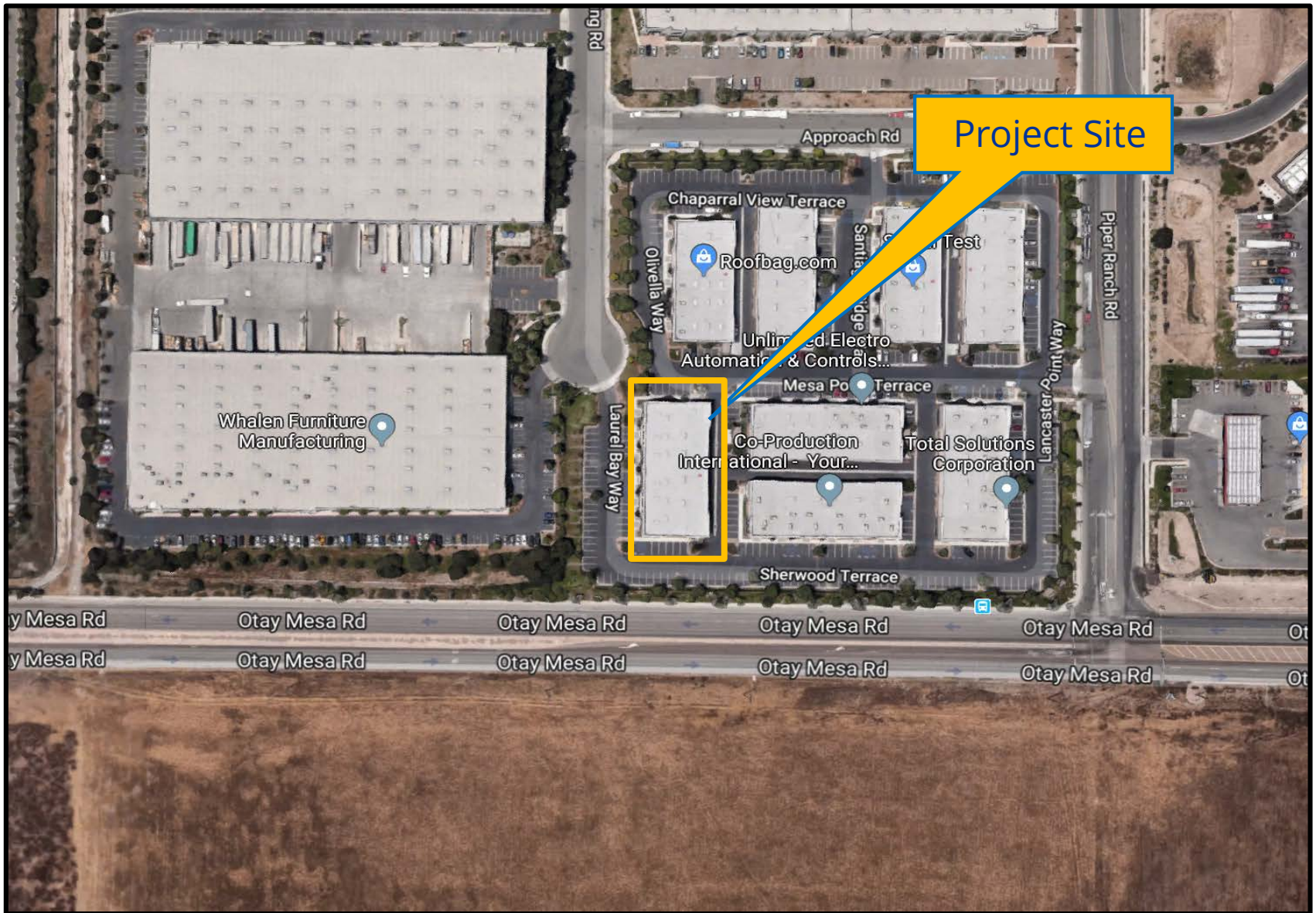
## Project Location Map

MPF 1555 Laurel Bay / 1555, 1561, 1567, 1573, 1579, 1585 Laurel Bay and Lane;  
8705 Mesa Point Terrace and 8706 Sherwood Terrace  
 PROJECT NO. 585579



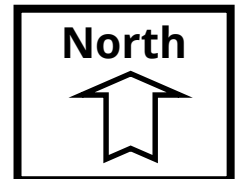






## Aerial Photograph

MPF 1555 Laurel Bay / 1555, 1561, 1567, 1573, 1579, and 1585 Laurel Bay Lane;  
8705 Mesa Point Terrace and 8706 Sherwood Terrace  
 PROJECT NO. 585579





HEARING OFFICER RESOLUTION NO. HO-XXXX  
CONDITIONAL USE PERMIT NO. 2145816  
**MPF 1555 LAUREL BAY LANE - PROJECT NO. 585579**

WHEREAS, Mark J. Faucher and Melissa A. Faucher, trustees of the Mark J. Faucher and Melissa A. Faucher Holding Trust, dated April 11, 2003, and Theresa M. Faucher, trustee of the Theresa M. Faucher Holding Trust dated February 27, 2003, Owners, and His & Herbs, Inc., a California corporation, Permittee, filed an application with the City of San Diego for a permit to operate a Marijuana Production Facility within eight existing commercial condominiums encompassing an entire 19,240 square-foot building (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. 2145816), on portions of a 8.44-acre site;

WHEREAS, the project site is located at 1555, 1561, 1567, 1573, 1579, 1585 Laurel Bay Lane, 8705 Mesa Point Terrace and 8706 Sherwood Terrace in the IL-2-1 Zone of the Otay Mesa Community Plan;

WHEREAS, the project site is legally described as Units 1555, 1561, 1567, 1573, 1579, 1585, 8705, 8706 as shown and defined on the Condominium Plan for Venture Commerce Center – Otay, recorded April 7, 2008, as Instrument No. 2008-018159, Being a Portion of Parcel 1 of Parcel Map No. 20460, in the City of San Diego, County of San Diego, State of California, Filed in the Office of the County Recorder of San Diego, On April 2, 2008, more particularly described in Grant Deed recorded January 13, 2015, as Document No. 2015-0015344;

WHEREAS, on August 20, 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, and the Environmental Determination

was appealed to City Council, which heard and denied the appeal on October 23, 2018, pursuant to Resolution No. R-312022;

WHEREAS, on December 5, 2018, the Hearing Officer of the City of San Diego considered Conditional Use Permit No. 2145816 pursuant to the Land Development Code of the City of San Diego; NOW, THEREFORE,

BE IT RESOLVED by the Hearing Officer of the City of San Diego that it adopts the following findings with respect to Conditional Use Permit No. 2145816:

**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 is a request for a Conditional Use Permit to operate a Marijuana Production Facility (MPF) within eight existing commercial condominiums encompassing an entire 19,240 square-foot, two-story building located at 1555, 1561, 1567, 1573, 1579, 1585 Laurel Bay Lane, 8705 Mesa Point Terrace, and 8706 Sherwood Terrace. The building is located within an industrial park complex on an 8.44-acre site. The project site is in the IL-2-1 Zone and the Community Plan Implementation Overlay Zone -Type A (CPIOZ-A) within the Otay Mesa Community Plan area. The site is also located within Brown Field Airport Land Use Compatibility (Noise – 60-65 CNEL, Safety Zones 2/3/6), Brown Field Airport Influence Area (Review Area 1), and the Federal Aviation Authority (FAA) Part 77 Noticing Area (Brown Field) Overlay Zones.

The project site is designated Prime Industrial Land in the Prosperity Element, and 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 manufacturing land from non-manufacturing uses. The project site is designated Light Industrial within the Airport District of the Otay Mesa Community Plan. The Airport District is one of five Districts within Otay Mesa. The variety of industrial land use designations in Otay Mesa is intended to protect and enhance the existing industrial uses while providing an opportunity to increase industrial capacity to encourage new and relocated industries that provide employment opportunities for community residents. The Light Industrial designation is intended for manufacturing, research and development, storage, warehousing, distribution and similar uses.

The proposed MPF, classified as an industrial use, is a compatible use for this location with a Conditional Use Permit and is consistent with the community plan, and therefore 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 MPF is proposed within eight existing commercial condominiums encompassing an entire 19,240 square-foot, two-story building. The project proposes tenant improvements to accommodate operations, including interior walls to reconfigure space, lighting, security cameras and system, finishes throughout and associated mechanical, electrical, and plumbing improvements. The proposed improvements would require the Owners/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 the existing driveway, and reconstruction of the damaged sidewalk along Otay Mesa Road, satisfactory to the City Engineer.

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 have a minimum distance requirement of 100 feet from a residential zone. The proposed MPF complies with the separation requirements as 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. 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 Conditional Use Permit No. 2145816. The Conditional Use Permit No. 2145816 will be valid for five years and may be revoked if the Owners/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 Conditional Use Permit No. 2145816. 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 is a request for a Conditional Use Permit to operate a MPF within

eight existing commercial condominiums encompassing an entire 19,240 square-foot, two-story building located at 1555,1561,1567, 1573,1579, 1585 Laurel Bay Lane, 8705 Mesa Point Terrace, and 8706 Sherwood Terrace. The building is located within an industrial park complex on an 8.44-acre site. The building is one of eight multi-tenant industrial buildings on the 8.44-acre site, constructed in 2008. The project site is in the IL-2-1 Zone within the Otay Mesa Community Plan area. The project proposes tenant improvements to accommodate operations, including interior walls to reconfigure space, lighting, security cameras and system, finishes throughout and associated mechanical, electrical, and plumbing improvements. Operations include cannabis cultivation, extraction, manufacturing, and distribution. Public improvements would include reconstruction of the existing driveway, and reconstruction of the damaged sidewalk along Otay Mesa Road, satisfactory to the City Engineer.

MPF's are allowed in the IL-2-1 Zone with a Conditional Use Permit. The proposed use requires compliance with San Diego Municipal Code (SDMC), Section 141.1004 and 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. 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 MPF is proposed within eight existing commercial condominiums encompassing an entire 19,240 square-foot, two-story building located at 555,1561,1567, 1573,1579, 1585 Laurel Bay Lane, 8705 Mesa Point Terrace, and 8706 Sherwood Terrace. The building is located within an industrial park complex on an 8.44-acre site. The project site is in the IL-2-1 Zone of the Otay Mesa Community Plan. The project site is designated Prime Industrial Land in the Prosperity Element, and 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 manufacturing land from non-manufacturing uses. The project site is designated Light Industrial within the Airport District of the Otay Mesa Community Plan. The Airport District is one of five Districts within Otay Mesa. The variety of industrial land use designations in Otay Mesa is intended to protect and enhance the existing industrial uses while providing an opportunity to increase industrial capacity to encourage new and relocated industries that provide employment opportunities for community residents. The Light Industrial designation is intended for manufacturing, research and development, storage, warehousing, distribution and similar uses.

The IL Zones are intended to permit a range of uses, including non-industrial uses in some instances. 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. Specifically, the IL-2-1 Zone allows a mix of light industrial, office, and commercial uses.

The proposed MPF, classified as an industrial use, is a compatible use for this location with a Conditional Use Permit and is consistent with all land development regulations relevant for the site and the use and no deviations are requested or required. The proposed project is consistent with the Light Industrial designation of the Otay Mesa Community Plan. 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. 2145816 is hereby GRANTED by the Hearing Officer to the referenced Owners/Permittee, in the form, exhibits, terms and conditions as set forth in Permit No. 2145816, a copy of which is attached hereto and made a part hereof.

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Firouzeh Tirandazi  
Development Project Manager  
Development Services

Adopted on: December 5, 2018

IO#: 24007612



**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: 24007612

SPACE ABOVE THIS LINE FOR RECORDER'S USE

CONDITIONAL USE PERMIT NO. 2145816  
**MPF 1555 LAUREL BAY LANE - PROJECT NO. 585579**  
Hearing Officer

This Conditional Use Permit No. 2145816 is granted by the Hearing Officer of the City of San Diego to Mark J. Faucher and Melissa A. Faucher, trustees of the Mark J. Faucher and Melissa A. Faucher Holding Trust, dated April 11, 2003, and Theresa M. Faucher, trustee of the Theresa M. Faucher Holding Trust dated February 27, 2003, Owners, and His & Herbs, Inc., a California corporation, Permittee, pursuant to San Diego Municipal Code [SDMC] section 126.0305. The 8.44-acre site is located at 1555, 1561, 1567, 1573, 1579, 1585 Laurel Bay Lane, 8705 Mesa Point Terrace and 8706 Sherwood Terrace in the IL-2-1 Zone of the Otay Mesa Community Plan. The project site is legally described as Units 1555, 1561, 1567, 1573, 1579, 1585, 8705, 8706 as shown and defined on the Condominium Plan for Venture Commerce Center – Otay, recorded April 7, 2008, as Instrument No. 2008-018159, Being a Portion of Parcel 1 of Parcel Map No. 20460, in the City of San Diego, County of San Diego, State of California, Filed in the Office of the County Recorder of San Diego, On April 2, 2008, more particularly described in Grant Deed recorded January 13, 2015, as Document No. 2015-0015344.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owners/Permittee to operate a Marijuana Production Facility within eight existing commercial condominiums encompassing an entire 19,240 square-foot building within an industrial park complex described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated December 5, 2018, on file in the Development Services Department.

The project shall include:

- a. Operation of a Marijuana Production Facility within an approximately 19,240 square-foot building. The operation shall include requirements consistent with State of California statutes and the California Departments of Food and Agriculture, Consumer Affairs and Public Health regulations;
- b. The Marijuana Production Facility operations include cannabis cultivation, extraction, manufacturing, and distribution;

- 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 20, 2021.
2. This Conditional Use Permit [CUP] and corresponding use of this site shall expire on December 20, 2023. Upon expiration of this Permit, the facilities and improvements described herein, excluding any 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 Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).

8. The Owners/Permittee shall secure all necessary construction permits. The Owners/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 Owners/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 Owners/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 Owners/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 Owners/Permittee of any claim, action, or proceeding and, if the City should fail to cooperate fully in the defense, the Owners/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, Owners/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 Owners/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 Owners/Permittee shall not be required to pay or perform any settlement unless such settlement is approved by Owners/Permittee.

**BUILDING OFFICIAL REQUIREMENTS:**

12. Prior to the commencement of operations granted by this Permit, the Owners/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 construction permits, the Owners/Permittee shall assure, by permit and bond, the reconstruction of the existing driveway to current City Standards, adjacent to the site on Air Wing Road, satisfactory to the City Engineer.
14. Prior to the issuance of any construction permits, the Owners/Permittee shall assure, by permit and bond, the reconstruction of the damaged sidewalk to current City Standards, adjacent to the site on Otay Mesa Road, satisfactory to the City Engineer.
15. Prior to the issuance of any construction permit, the Owners/Permittee shall incorporate Construction and Permanent Storm Water Best Management Practices (BMPs) 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.
16. Prior to the issuance of any construction permit the Owners/Permittee shall submit a Water Pollution Control Plan (WPCP). The WPCP shall be prepared in accordance with the guidelines in Part 2 Construction BMP Standards Chapter 4 of the City's Storm Water Standards.

**PLANNING/DESIGN REQUIREMENTS:**

17. 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.
18. All operations shall be conducted indoors within a secured structure. All equipment and storage shall be also located within a secure structure.
19. 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 to deflect light away from adjacent properties.
20. 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.
21. The name and emergency contact telephone 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.

22. A permit shall be obtained as required pursuant to SDMC Chapter 4, Article 2, Division 15.

23. 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.

24. 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.

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

26. The Owners/Permittee 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 of the 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, 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 December 5, 2018 by Resolution No. HO-XXXX.

## ATTACHMENT 5

Permit Type/PTS Approval No.: Conditional Use Permit No. 2145816  
Date of Approval: December 5, 2018

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

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Firouzeh Tirandazi  
Development Project Manager

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

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**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.

**MARK J. FAUCHER AND MELISSA A. FAUCHER,  
TRUSTEES OF THE MARK J. FAUCHER AND  
MELISSA A. FAUCHER HOLDING TRUST DATED  
APRIL 11, 2003**  
Owner

By \_\_\_\_\_  
Mark J. Faucher  
Trustee

By \_\_\_\_\_  
Melissa A. Faucher  
Trustee

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

## ATTACHMENT 5

**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.

**THERESA M. FAUCHER, TRUSTEE OF THE  
THERESA M. FAUCHER HOLDING TRUST  
DATED FEBRUARY 27, 2003**

Owner

By \_\_\_\_\_  
Theresa M. Faucher  
Trustee

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



## ATTACHMENT 5

**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.

**HIS & HERBS, INC., A CALIFORNIA  
CORPORATION**  
Permittee

By \_\_\_\_\_  
Annemarie Tanner  
President, CEO, and Director

**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 1555 Laurel Bay Lane / 585579

**SCH No.:** N.A.

**Project Location-Specific:** 1555,1561,1567,1573,1579,1585 Laurel Bay Lane, 8705 Mesa Point Terrace and 8706 Sherwood Terrace San Diego, CA 92154

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

**Description of nature and purpose of the Project:** Conditional Use Permit (CUP) for a Marijuana Production Facility within an existing 19,240 square-foot building located at 1555,1561,1567, 1573,1579, 1585 Laurel Bay Lane, 8705 Mesa Point Terrace and 8706 Sherwood Terrace. Project operations would include the cultivation, trimming, manufacturing, extraction, and distribution of cannabis products to State of California licensed outlets. The building will incorporate a solar roof array system to offset energy usage and is located within 8.44-acre site with seven other multi-tenant industrial buildings. The project is located within the IL-2-1 zone, Community Plan Implementation Zone 'A' (CPIOZ-A), Geologic Hazard 53, Very High Severity Zone, Airport FAA Part 77 Noticing Area – Otay Mesa 561' – 571', Airport Influence Area Review Area 1 – Brown Field, Airport Land Use Compatibility Overlay Zone – Brown Field, Airport Land Use Compatibility Overlay Zone – Noise – 60-65 CNEL, Tijuana Watershed, Water Tanks 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:** His & Herbs Inc., Annie Marie Tanner, 4730 Palm Avenue, Suite #204, La Mesa, CA, 91941, (858) 821-4131

**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: CEQA Exemption 15301 (Existing Facilities)
- ☐ Statutory Exemptions:

**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 as the use will be contained within the existing building. 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: Chris Tracy, AICP Senior Planner

Telephone: (619) 446-5381

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

 CHRIS TRACY, AICP  
Senior Planner

Signature/Title

9/6/18  
Date

Check One:

☒ (X) Signed By Lead Agency☐ ( ) Signed by Applicant

Date Received for Filing with County Clerk or OPR:



City of San Diego  
Development Services  
1222 First Ave., MS-302  
San Diego, CA 92101

## Community Planning Committee Distribution Form Part 2

<b>Project Name:</b> MPF 1555 Laurel Bay Lane		<b>Project Number:</b> 585579	<b>Distribution Date:</b> 12/13/2017
<b>Project Scope/Location:</b> OTAY MESA (Process 3) Conditional Use Permit for a Marijuana Production Facility, 19,240- square-feet, to operate within an existing 75,332-square-foot building is located at 1555 Laurel Bay Lane. The 4.42-acre site is located within the IL 2-1 base zone and Community Plan Implementation Zone 'A' within Airport Influence Area of Brown Field and the Prime Industrial lands of the Otay Mesa Community Plan area in Council District 8.			
<b>Applicant Name:</b> Tanner, Annemarie		<b>Applicant Phone Number:</b> (619) 821-4131	
<b>Project Manager:</b> John Fisher	<b>Phone Number:</b> (619) 446-5231	<b>Fax Number:</b> (619) 446-5245	<b>E-mail Address:</b>
<b>Committee Recommendations (To be completed for Initial Review):</b>			
<input checked="" type="checkbox"/> Vote to Approve	<b>Members Yes</b> 14	<b>Members No</b>	<b>Members Abstain</b> One (1)
<input type="checkbox"/> Vote to Approve With Conditions Listed Below	<b>Members Yes</b>	<b>Members No</b>	<b>Members Abstain</b>
<input type="checkbox"/> Vote to Approve With Non-Binding Recommendations Listed Below	<b>Members Yes</b>	<b>Members No</b>	<b>Members Abstain</b>
<input type="checkbox"/> Vote to Deny	<b>Members Yes</b>	<b>Members No</b>	<b>Members Abstain</b>
<input type="checkbox"/> No Action (Please specify, e.g., Need further information, Split vote, Lack of quorum, etc.)			<input type="checkbox"/> Continued
<b>CONDITIONS:</b>			
<b>NAME:</b> Rob Hixson		<b>TITLE:</b> Planning Group Chair	
<b>SIGNATURE:</b>		<b>DATE:</b> 10/1/18	
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	
Printed on recycled paper. Visit our web site at <a href="http://www.sandiego.gov/development-services">www.sandiego.gov/development-services</a> . Upon request, this information is available in alternative formats for persons with disabilities.			



	<b>City of San Diego Development Services</b> 1222 First Ave., MS 302 San Diego, CA 92101 (619) 446-5000	<h1 style="margin: 0;">Ownership Disclosure Statement</h1>	<b>FORM 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:** White Tea Project Number One

**Project No. For City Use Only:** 585579

**Project Address:** 1555 Laurel Bay Lane, San Diego, CA 92154

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

☐ Corporation ☐ Limited Liability -or- ☐ General - What State? \_\_\_\_\_ Corporate Identification No. \_\_\_\_\_  
☐ Partnership ☒ Individual

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter will be filed with the City of San Diego on the subject property with the intent to record an encumbrance against the property. Please list below the owner(s), applicant(s), and other financially interested persons of the above referenced property. A financially interested party includes any individual, firm, co-partnership, joint venture, association, social club, fraternal organization, corporation, estate, trust, receiver or syndicate with a financial interest in the application. If the applicant includes a corporation or partnership, include the names, titles, addresses of all individuals owning more than 10% of the shares. If a publicly-owned corporation, include the names, titles, and addresses of the corporate officers. (A separate page may be attached if necessary.) If any person is a nonprofit organization or a trust, list the names and addresses of **ANY** person serving as an officer or director of the nonprofit organization or as trustee or beneficiary of the nonprofit organization. A signature is required of at least one of the property owners. Attach additional pages if needed. Note: The applicant is responsible for notifying the Project Manager of any changes in ownership during the time the application is being processed or considered. Changes in ownership are to be given to the Project Manager at least thirty days prior to any public hearing on the subject property. Failure to provide accurate and current ownership information could result in a delay in the hearing process.

**Property Owner**

Name of Individual: Mark J. Faucher and Melissa A. Faucher Holding Trust, dated April 11, 2003 ☒ Owner ☐ Tenant/Lessee ☐ Successor Agency

Street Address: 1555 Laurel Bay Lane

City: San Diego State: CA Zip: 92154

Phone No.: 858-277-7676 Fax No.: \_\_\_\_\_ Email: mark@foshayelectric.com

Signature: Mark J. Faucher Melissa A. Faucher Date: 11/7/17

Additional pages Attached: ☐ Yes ☒ No

**Applicant**

Name of Individual: His & Herbs, Inc. ☐ Owner ☒ Tenant/Lessee ☐ Successor Agency

Street Address: 4730 Palm Avenue, Suite 204

City: La Mesa State: CA Zip: 91941

Phone No.: 619-821-4131 Fax No.: \_\_\_\_\_ Email: at@hisandherbs.org

Signature: Anne Marie Tannek Date: 11/7/17

Additional pages Attached: ☐ Yes ☒ No

**Other Financially Interested Persons**

Name of Individual: Theresa M. Faucher Holding Trust dated Feb. 27, 2003 ☒ Owner ☐ Tenant/Lessee ☐ Successor Agency

Street Address: 1555 Laurel Bay Lane

City: San Diego State: CA Zip: 92154

Phone No.: 858-277-7676 Fax No.: \_\_\_\_\_ Email: theresa@foshayelectric.com

Signature: Theresa Faucher Date: 11/7/17

Additional pages Attached: ☐ Yes ☒ No

DS-318 Ownership Disclosure Statement Attachment

List of Owners and Corporate Officers

Project # 585579 MPF 1555 Laurel Bay Lane

President, CEO, and Director

Annemarie Tanner

4730 Palm Avenue, Suite 204

La Mesa, CA 91941

Secretary, CFO, and Director

Christopher D'Avignon

4730 Palm Avenue, Suite 204

La Mesa, CA 91941







STAMP

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**PROJECT**

**His & Herbs, Inc.**  
White Tea Project  
Number One

1555 LAUREL BAY LANE  
SAN DIEGO, CA

REVISION

DATE:	6.28.2018
JOB NUMBER:	
PHASE:	
ISSUED FOR:	MPF CUP
PERMIT NUMBER:	
SCALE:	AS NOTED

TITLE	SDMC MPF GENERAL REGULATIONS
-------	------------------------------



PARKING CALCULATIONS:

PREVIOUSLY CONFORMING PARKING STALLS ( 379 ) DIVIDED BY PREVIOUSLY CONFORMING BUILDING AREA ( 125,326 KSF ) EQUALS 3.02 PARKING STALLS PER 1,000 SF

REMAINING PREVIOUSLY CONFORMING BUILDING AREA ( 106,086 KSF ) MULTIPLIED BY 3.02 PARKING STALLS PER 1,000 SF EQUALS 320 PARKING STALLS

PROPOSED MARIJUANA PRODUCTION FACILITY AREA (19,24 KSF) MULTIPLIED BY 2.50 PARKING STALLS PDF 1,000 SF EQUALS 48 PARKING STALLS

PREVIOUSLY CONFORMING PARKING STALLS ( 320 ) PLUS PROPOSED MPF PARKING STALLS ( 48 ) EQUALS 368 TOTAL REQUIRED PARKING STALLS

39 STANDARD PARKING SPACES  
2 VAN ACCESSIBLE SPACES  
2 ACCESSIBLE SPACES  
1 ELECTRIC VEHICLE SPACE  
3 CARPOOL SPACES  
1 VANPOOL SPACE  
48 PARKING SPACES TOTAL

2 MOTORCYCLE SPACES PROVIDED ( IN LIEU OF ONE EXISTING PARKING SPACE )  
2 SHORT-TERM BICYCLE PARKING EXTERIOR SPACES PROVIDED  
6 LONG-TERM BICYCLE PARKING INTERIOR SPACES PROVIDED

8% OF REQUIRED PARKING SPACES SHALL BE DEDICATED FOR CARPOOL & ZERO EMISSION VEHICLES:  
48 X 8% = 3.84, USE 4  
PROVIDED: 5 CAR POOL, VAN POOL & ZERO EMISSION VEHICLE SPACES PROVIDED

MOTORCYCLE PARKING SHALL BE PROVIDED AT A RATIO OF 2% OF THE REQUIRED PARKING SPACES, OR 2 MINIMUM SPACES, WHICHEVER IS GREATER:  
48 X 2% = 0.96, PROVIDE 2 MINIMUM  
PROVIDED: 2 MOTORCYCLE PARKING SPACES (3'-0" WIDE BY 8'-0" LONG MINIMUM) PROVIDED

KEY NOTES:

- (A) CAR POOL (CP) PARKING SPACE
- (B) VAN POOL (VP) PARKING SPACE
- (C) ELECTRIC VEHICLE (EV) PARKING SPACE
- (D) ELECTRIC VEHICLE CHARGING (EVSE)
- (E) MOTORCYCLE PARKING (2 STALLS)
- (F) ACCESSIBLE PARKING SPACE
- (G) VAN ACCESSIBLE PARKING SPACE
- (H) SECURE LOADING BAY (CARGO VAN) SEE SHEET A03
- (J) 2 SHORT-TERM EXTERIOR BICYCLE PARKING SPACES PROVIDED
- (K) VISIBILITY TRIANGLE (TYP.) NO OBSTRUCTION INCLUDING LANDSCAPING OR WALLS IN THE VISIBILITY AREA SHALL EXCEED 3 FEET IN HEIGHT
- (L) DAMAGED SIDEWALK TO BE REMOVED & REPLACED ALONG OTAY MESA ROAD PER CURRENT CITY STANDARDS
- (M) REMOVE (E) & REPLACE CONCRETE SIDEWALK & CONCRETE DRIVEWAY APRON PER CURRENT CITY STANDARDS (REF. STD. DWG. SDG-163)
- (N) EXISTING STREET LIGHT/POLE
- (3) DRAINAGE EASEMENT GRANTED TO THE CITY OF SAN DIEGO PER MAP NO. 12346
- (4) 32' X 164' STORM DRAINAGE EASEMENT GRANTED TO THE CITY OF SAN DIEGO PER DEED RECORDED 9/26/97 AS F/P 97-0488101 O.R.
- (5) 20' SEWER AND DRAINAGE EASEMENT GRANTED TO THE CITY OF SAN DIEGO PER MAP NO 12346
- (6) 16' IRREVOCABLE OFFER OF DEDICATION FOR STREET PURPOSES PER 2007-229891, SAID OFFER WAS REJECTED BY THE CITY OF SAN DIEGO
- (8) JOINT USE AGREEMENT RECORDED 04-05-07 PER 2007-229910



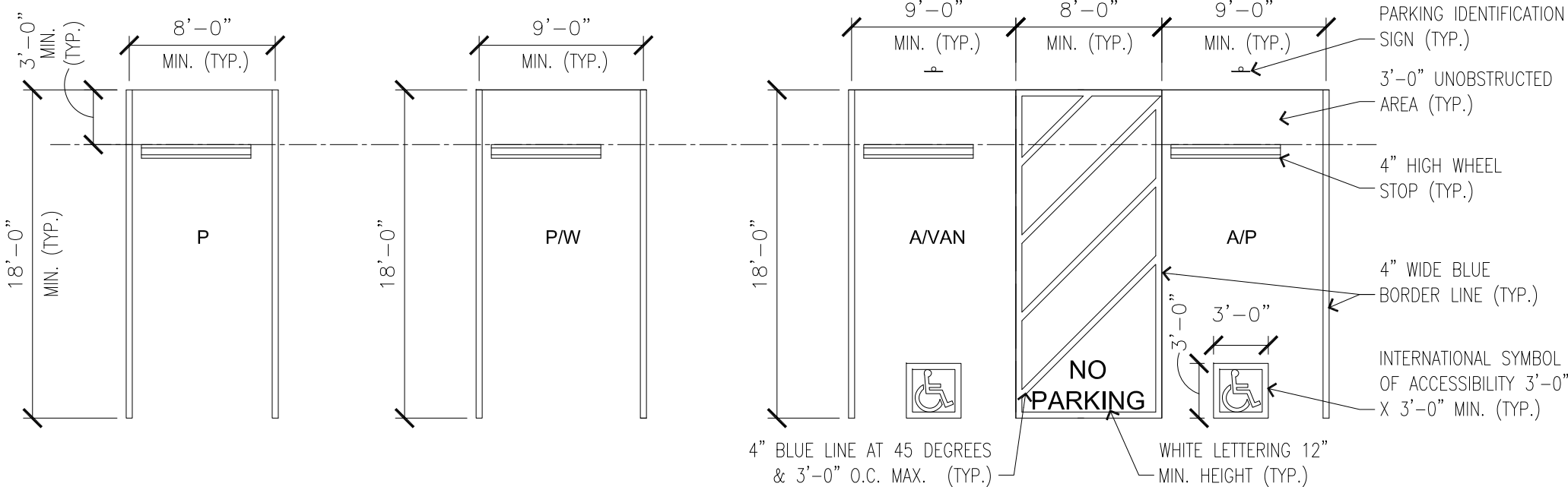
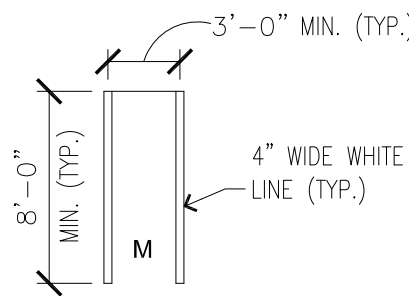
- NOTES:
1. PROVIDE BUILDING ADDRESS NUMBERS, VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY PER FHPS POLICY P-00-6 (UFC 901.4.4)
  2. SEE DETAIL 2/A01 FOR A PHOTOGRAPH OF THE EXISTING BUILDING ADDRESS NUMBERS
  3. NO NEW EASEMENTS ARE PROPOSED - REFER TO CIVIL SHEETS C01 AND C02
  4. NOT USED
  5. NO IMPROVEMENTS TO EXISTING STREETS, SIDEWALKS, CURB CUTS, DRIVEWAYS OR REVISIONS TO EXISTING CURB-TO-PROPERTY LINE DISTANCES ARE PROPOSED, EXCEPT AT KEYNOTES L & M
  6. THE EXISTING PARKWAY - PUBLIC RIGHT-OF-WAY ON AIR WING ROAD IS 10 FEET, THE EXISTING PARKWAY - PUBLIC RIGHT-OF-WAY ON OTAY MESA ROAD IS 8 FEET.
  7. THE EXISTING DRIVEWAY ON AIRWING ROAD IS TO BE UPGRADED TO CURRENT CITY & ADA STANDARDS

2 A01 (E) BUILDING ADDRESS NUMBERS

1 A01 OVERALL SITE PLAN

CITY OF SAN DIEGO MINIMUM REQUIRED PARKING STALL DIMENSIONS

P	STANDARD PARKING STALL	8'-0" X 18'-0"
P/W	STANDARD PARKING STALL ADJACENT TO WALL/OBSTRUCTION	9'-0" X 18'-0"
A/P	ACCESSIBLE PARKING STALL	9'-0" (+5'-0" AISLE) X 18'-0"
A/VAN	VAN ACCESSIBLE PARKING STALL	9'-0" (+8'-0" AISLE) X 18'-0"
M	MOTORCYCLE PARKING STALL	3'-0" X 8'-0"



1" = 50'-0"

SITE LEGEND

- EXISTING POLE MOUNTED LIGHT FIXTURE
- EXISTING TRANSFORMER WITH CONCRETE PAD
- EXISTING FIRE LANE (HATCHED)
- EXISTING 9'-0" X 18'-0" PARKING STALL COUNT TOTAL
- EXISTING GRADE LEVEL TRUCK DOOR
- EXISTING FIRE HYDRANT
- EXISTING FIRE DEPARTMENT CONNECTION
- EXISTING EASEMENT HATCH
- EXISTING PEDESTRIAN CIRCULATION / ACCESSIBLE PATH OF TRAVEL
- EXISTING STREET TREES TO REMAIN (TYP.)
- EXISTING BUS STOP





A  
A02 VIEW LOOKING SOUTHEAST  
FROM END OF AIR WING ROAD



B  
A02 VIEW LOOKING SOUTH  
FROM ADJACENT BUILDING A



C  
A02 VIEW LOOKING NORTHEAST  
FROM NORTHWEST CORNER OF BUILDING H



D  
A02 VIEW LOOKING SOUTHWEST  
FROM IN-BETWEEN BUILDINGS A & B



E  
A02 VIEW LOOKING SOUTH  
FROM IN-BETWEEN BUILDINGS H & F



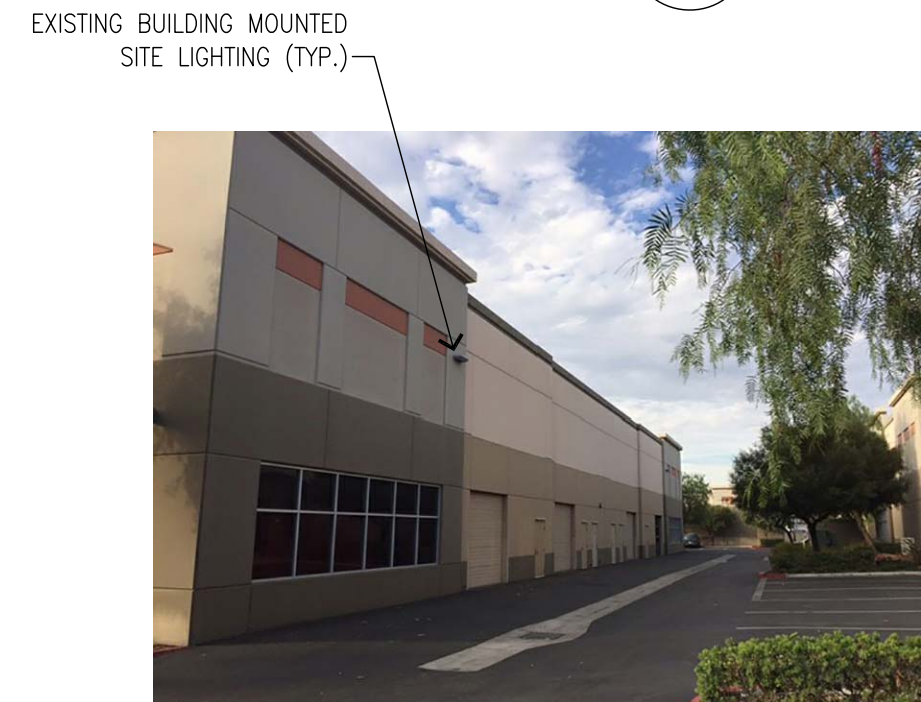
G  
A02 VIEW LOOKING SOUTHEAST  
ADJACENT TO SW CORNER OF BLDG H



H  
A02 VIEW LOOKING NORTHEAST  
FROM PLANTER AT PARKING NEAR SW CORNER OF BUILDING H



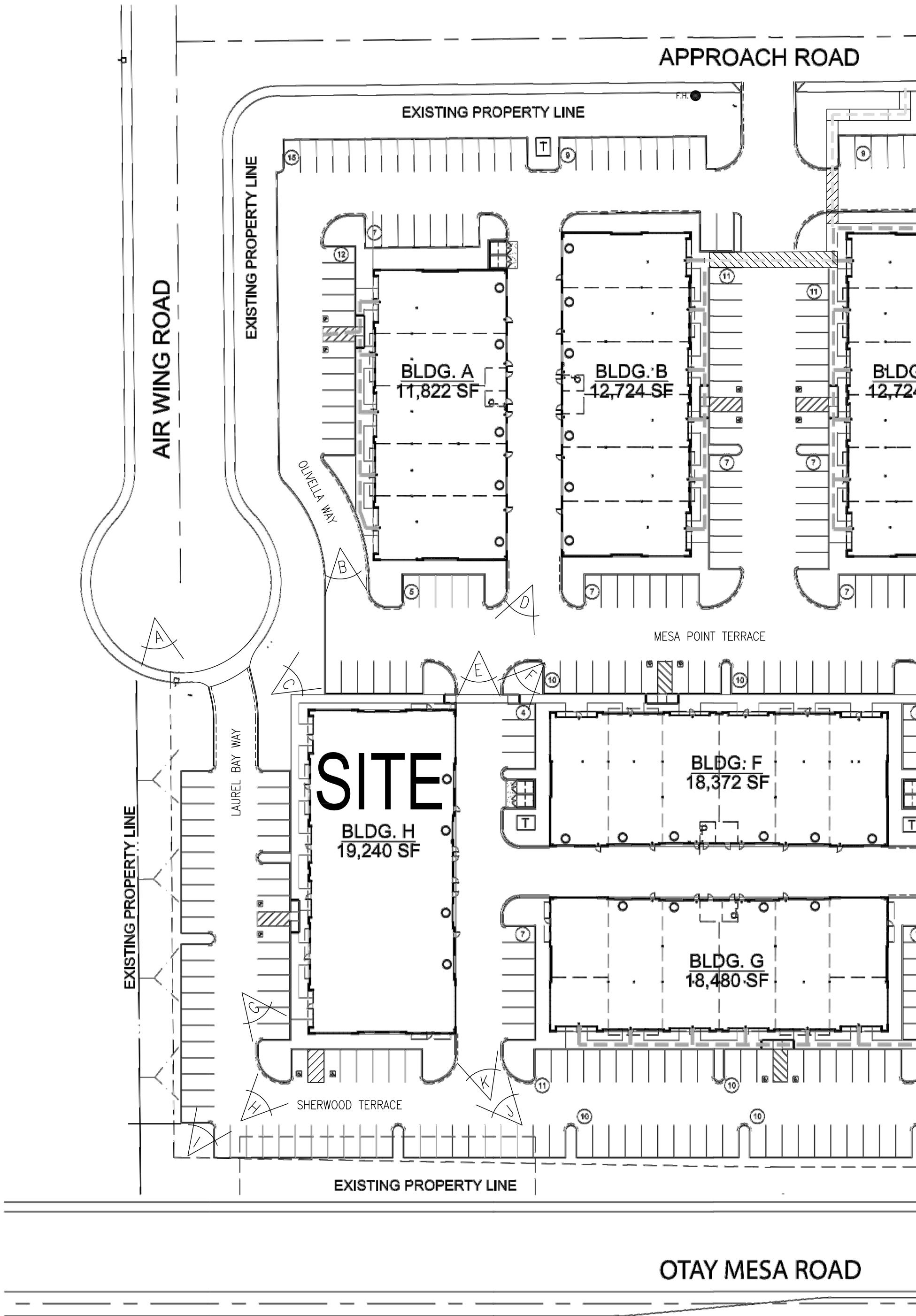
I  
A02 VIEW LOOKING NORTHEAST  
FROM SW CORNER OF PARKING LOT



K  
A02 VIEW LOOKING NORTHWEST  
FROM PARKING SE OF BLDG H



J  
A02 VIEW LOOKING NORTHEAST  
FROM IN-BETWEEN BUILDINGS H & G



1  
A02 VICINITY MAP WITH PHOTOS KEYED  
1" = 50'-0"

tannerhecht  
architecture

James L. Tanner, AIA, NCARB  
514 Pennsylvania Ave  
San Diego, CA 92103  
T 619-433-7111

www.tannerhecht.com

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PROJECT

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White Tea Project  
Number One  
1555 LAUREL BAY LANE  
SAN DIEGO, CA

REVISION

DATE: 6.28.2018  
JOB NUMBER:  
PHASE:  
ISSUED FOR: MPF CUP  
PERMIT NUMBER:  
SCALE: AS NOTED

TITLE

VICINITY MAP  
& PHOTOS

SHEET

A02



tannerhecht  
architecture

James L. Tanner, AIA, NCARB  
514 Pennsylvania Ave  
San Diego, CA 92103  
619-433-7111  
www.tannerhecht.com

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1555 LAUREL BAY LANE  
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REVISION

DATE: 6.28.2018  
JOB NUMBER:  
PHASE:  
ISSUED FOR: MPF CUP  
PERMIT NUMBER:  
SCALE: AS NOTED

TITLE

FIRST FLOOR PLAN

SHEET

A03a

CALIFORNIA CODE OF REGULATIONS:

- THE CALIFORNIA CODE OF REGULATIONS, TITLE 3, DIVISION 8 § 8106. CULTIVATION PLAN REQUIREMENTS
- (a) THE CULTIVATION PLAN FOR SPECIALTY COTTAGE, SPECIALTY, SMALL AND MEDIUM LICENSES SHALL INCLUDE ALL OF THE FOLLOWING:
- (A) CANOPY AREA(S) (WHICH SHALL CONTAIN MATURE PLANTS, AT ANY POINT IN TIME) INCLUDING AGGREGATE SQUARE FOOTAGE WILL TAKE PLACE IN ROOMS 107, 114, 115, 119, AND 206 (10,001 TO 22,000 SF OF CANOPY).
- THE LICENSEE WILL OPERATE UNDER THE CALIFORNIA DEPARTMENT OF FOOD & AGRICULTURE CALCANNABIS MEDIUM MIXED-LIGHT CULTIVATION LICENSE, WHICH ALLOWS FOR 10,001-22,000 SF OF CANOPY. CANOPY IS DEFINED BY THE CALIFORNIA CODE OF REGULATIONS, TITLE 3, DIVISION 8, CHAPTER 1 AS THE DESIGNATED AREA(S) AT A LICENSED PREMISE THAT WILL CONTAIN MATURE PLANTS AT ANY POINT IN TIME. MATURE PLANT IS DEFINED BY THE CALIFORNIA CODE OF REGULATIONS, TITLE 3, DIVISION 8, CHAPTER 1 AS A CANNABIS PLANT THAT IS FLOWERING.
- (B) AREA(S) OUTSIDE OF THE CANOPY WHERE ONLY IMMATURE PLANTS SHALL BE MAINTAINED WILL TAKE PLACE IN ROOMS 208 AND 210 (1,705 TOTAL SF)
- (C) DESIGNATED PESTICIDE AND OTHER AGRICULTURAL CHEMICAL STORAGE AREA(S) WILL TAKE PLACE IN ROOMS 110, 111, AND 207 (181 TOTAL SF)
- (D) DESIGNATED PROCESSING AREA(S) WILL TAKE PLACE IN ROOMS 106, 112, 113, AND 203 (1,821 TOTAL SF)
- (E) DESIGNATED PACKAGING AREA(S) WILL TAKE PLACE IN ROOM 109 (266 TOTAL SF)
- (F) DESIGNATED COMPOSTING AREA(S) IF THE LICENSEE WILL COMPOST CANNABIS WASTE ON SITE - NOT APPLICABLE
- (G) DESIGNATED SECURED AREA(S) FOR CANNABIS WASTE IF DIFFERENT THAN SUBSECTION (F) ABOVE, WILL TAKE PLACE IN ROOM 126 (117 TOTAL SF)
- (H) DESIGNATED AREA(S) FOR HARVESTED CANNABIS STORAGE WILL TAKE PLACE IN ROOM 205 (109 TOTAL SF)

GENERAL NOTES:

- 24 HOUR ARMED SECURITY
- ROOF MOUNTED SOLAR PV ARRAY (PROJECT #583512) PERMIT IS APPROVED & PV ARRAY IS IN USE.
- NOT USED
- REVERSE OSMOSIS (R/O) SYSTEM FOR WATER SUPPLY
- WATER RECLAMATION SYSTEM
- OWNER IS COMMITTED TO PROVIDING HVAC FILTRATION AND ODOR SUPPRESSION. THE HVAC SYSTEM WILL BE DESIGNED WITH THE SPECIFIC INTENT TO MINIMIZE THE BUILDUP AND RELEASE OF ODORS TO THE SURROUNDING ENVIRONMENT. ODOR BUILD UP WITHIN THE SPACE WILL BE MINIMIZED BY DILUTION OR PHOTO-CATALYTIC OXIDATION (PCO) PANELS. ALL EXHAUST STREAMS WILL BE PROVIDED WITH ADDITIONAL FILTRATION PRIOR TO EXITING THE BUILDING WITH THE USE OF HEPA/CHARCOAL FILTERS OR DUCT MOUNTED PHOTO-CATALYTIC OXIDATION (PDO) FILTERS. FURTHER DETAIL WILL BE PROVIDED IN THE CONSTRUCTION DOCUMENTS & PERMIT PHASES AFTER APPROVAL OF THE CUP.
- NOT USED
- COMPREHENSIVE RECYCLING AND WASTE MANAGEMENT
- REINFORCED CMU WALLS AT SECURE LOADING BAY
- EXISTING FIRE SPRINKLER SYSTEM
- LOCKERS, SHOWER & BIKE STORAGE PROVIDED
- EVE - ELECTRIC VEHICLE CHARGING STATION PROVIDED
- ALL EXISTING TRANSPARENT GLAZING WILL RECEIVE INTERIOR WINDOW FILM MAKING THE GLAZING OBSCURE
- NO INTERIOR FUNCTIONS WILL BE VISIBLE THROUGH EXTERIOR WINDOWS

FIRST FLOOR:

ROOM # & NAME:

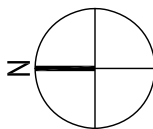
100 FACILITY ENTRANCE	172 SF
101 BIKE RACKS	40 SF
102 SHIPPING OFFICE	127 SF
103 BATHROOM	62 SF
104 SHOWER/LOCKERS	62 SF
105 SEED TO SALE TRACKING OFFICE	114 SF
106 DRYING ROOM	370 SF
107 FLOWER ROOM	2,263 SF
108 SEED TO SALE SERVER	47 SF
109 PACKAGING & LABELING	266 SF
110 SUPPLY CLOSET	33 SF
111 STORAGE	18 SF
112 MFG. & CO2 EXTRACTION (NON-FLAMMABLE)	576 SF
113 KITCHEN	489 SF
114 FLOWER ROOM	467 SF
115 FLOWER ROOM	478 SF
116 CIRCULATION	
117 WASH STATION & FIRST AID	59 SF
118 REVERSE OSMOSIS & WATER RECLAMATION SYSTEMS	37 SF
119 FLOWER ROOM	2,517 SF
120 24 HOUR ARMED SECURITY & MAIN SECURITY OFFICE	469 SF
121 BATHROOM	62 SF
122 FIRE CONTROL	94 SF
123 ELECTRICAL ROOM	138 SF
124 CLEAN ROOM	142 SF
125 LOADING BAY	525 SF
126 SECURE CANNABIS WASTE MANAGEMENT	117 SF

AREA:

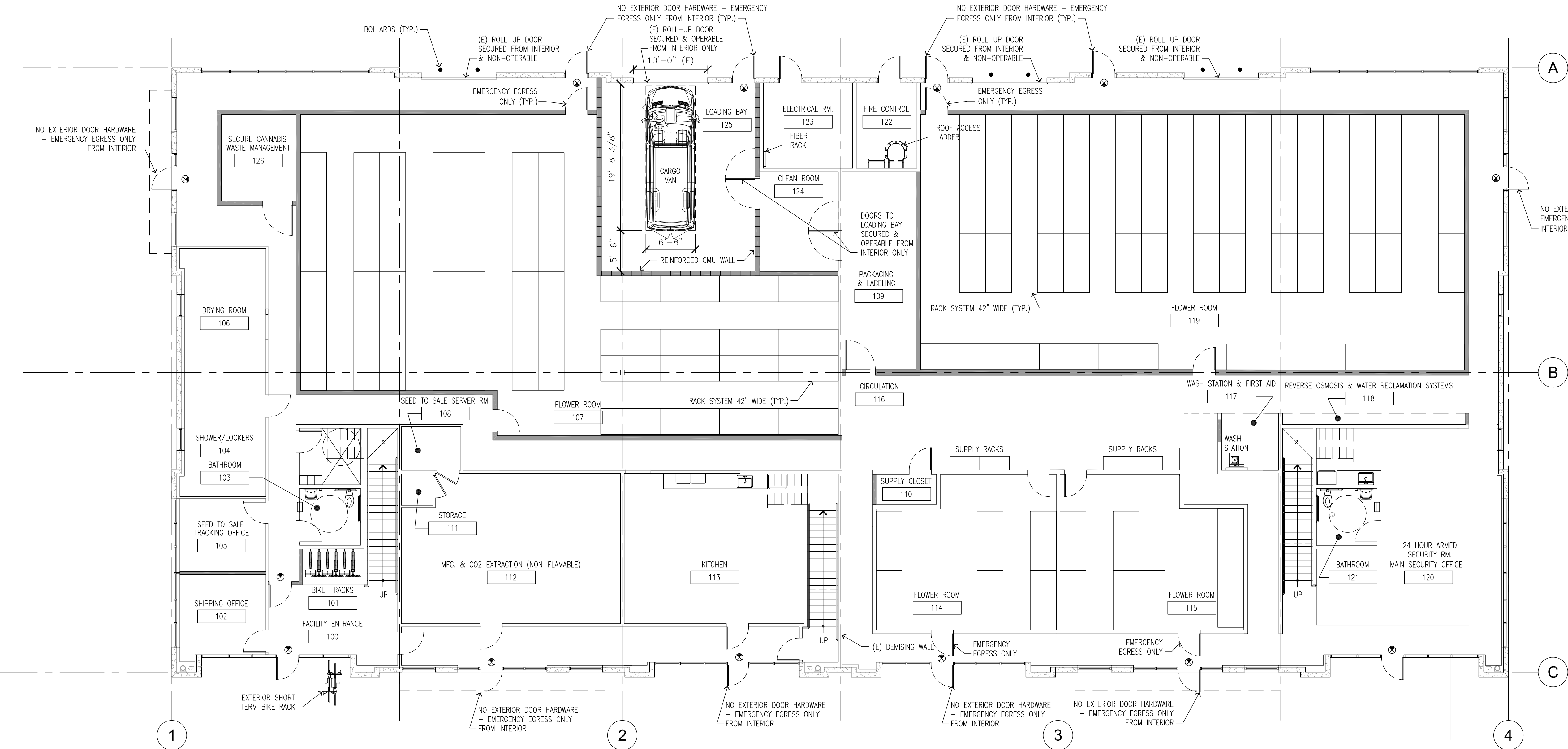
172 SF
40 SF
127 SF
62 SF
62 SF
114 SF
370 SF
2,263 SF
47 SF
266 SF
33 SF
18 SF
576 SF
489 SF
467 SF
478 SF
59 SF
37 SF
2,517 SF
469 SF
62 SF
94 SF
138 SF
142 SF
525 SF
117 SF

LEGEND:

- EXISTING WALLS
- NEW WALLS



1/8"=1'-0"



1 FIRST FLOOR PLAN

A03a

STAMP

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His & Herbs, Inc.  
White Tea Project  
Number One  
1555 LAUREL BAY LANE  
SAN DIEGO, CA

REVISION

DATE: 6.28.2018  
JOB NUMBER:  
PHASE:  
ISSUED FOR: MPF CUP  
PERMIT NUMBER:  
SCALE: AS NOTED

TITLE

SECOND FLOOR  
PLAN

SHEET

A03b

GENERAL NOTES:

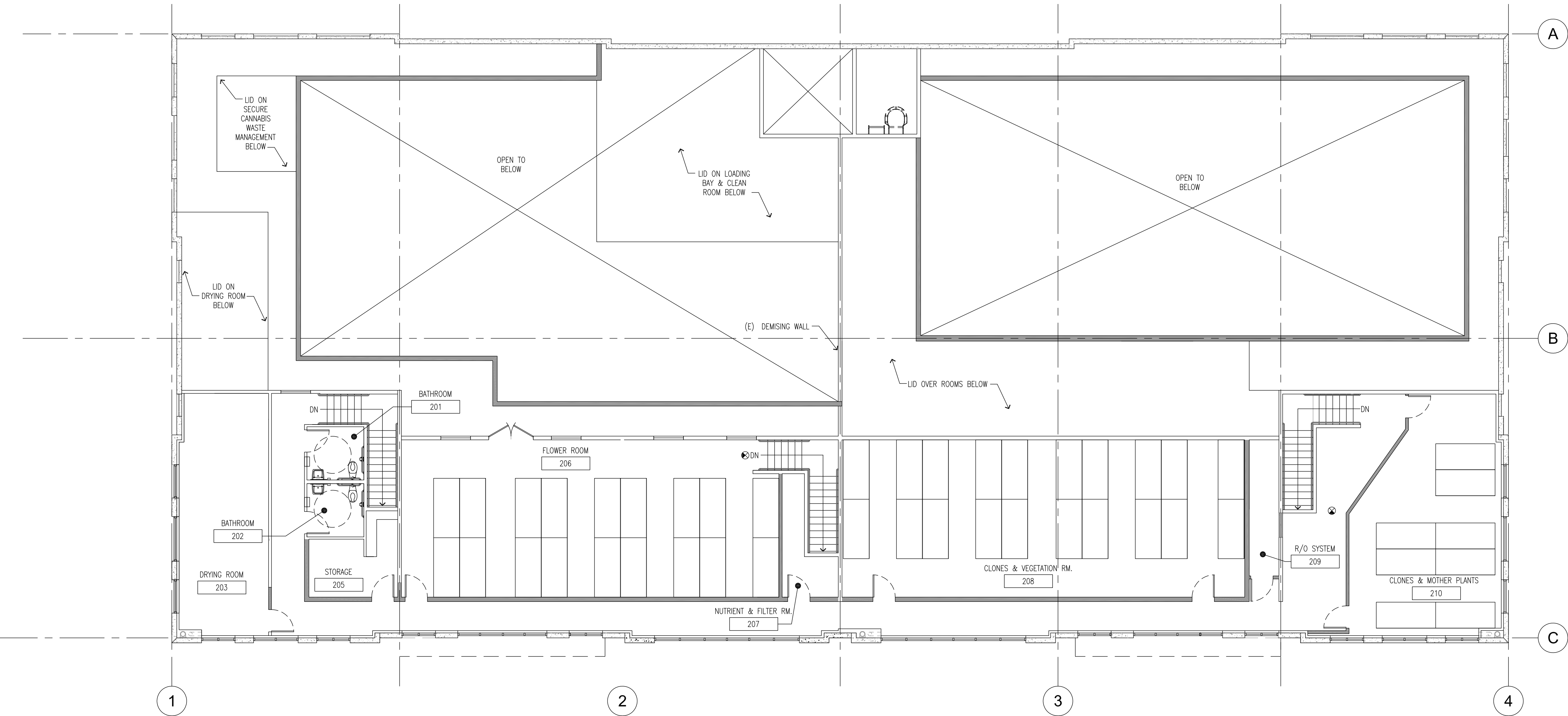
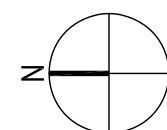
- 24 HOUR ARMED SECURITY
- ROOF MOUNTED SOLAR PV ARRAY (PROJECT #583512) PERMIT IS APPROVED & PV ARRAY IS IN USE.
- NOT USED
- REVERSE OSMOSIS (R/O) SYSTEM FOR WATER SUPPLY
- WATER RECLAMATION SYSTEM
- OWNER IS COMMITTED TO PROVIDING HVAC FILTRATION AND ODOR SUPPRESSION. THE HVAC SYSTEM WILL BE DESIGNED WITH THE SPECIFIC INTENT TO MINIMIZE THE BUILDUP AND RELEASE OF ODORS TO THE SURROUNDING ENVIRONMENT. ODOR BUILD UP WITHIN THE SPACE WILL BE MINIMIZED BY DILUTION OR PHOTO-CATALYTIC OXIDATION (PCO) PANELS. ALL EXHAUST STREAMS WILL BE PROVIDED WITH ADDITIONAL FILTRATION PRIOR TO EXITING THE BUILDING WITH THE USE OF HEPA/CHARCOAL FILTERS OR DUCT MOUNTED PHOTO-CATALYTIC OXIDATION (PCO) FILTERS. FURTHER DETAIL WILL BE PROVIDED IN THE CONSTRUCTION DOCUMENTS & PERMIT PHASES AFTER APPROVAL OF THE CUP.
- NOT USED
- COMPREHENSIVE RECYCLING AND WASTE MANAGEMENT
- REINFORCED CMU WALLS AT SECURE LOADING BAY
- EXISTING FIRE SPRINKLER SYSTEM
- LOCKERS, SHOWER & BIKE STORAGE PROVIDED
- EVSE - ELECTRIC VEHICLE CHARGING STATION PROVIDED
- ALL EXISTING TRANSPARENT GLAZING WILL RECEIVE INTERIOR WINDOW FILM MAKING THE GLAZING OBSCURE
- NO INTERIOR FUNCTIONS WILL BE VISIBLE THROUGH EXTERIOR WINDOWS

SECOND FLOOR:

ROOM # & NAME:	AREA:
201 BATHROOM	55 SF
202 BATHROOM	55 SF
203 DRYING ROOM	386 SF
204 NOT USED	
205 STORAGE	109 SF
206 FLOWER ROOM	1003 SF
207 NUTRIENT & FILTER ROOM	130 SF
208 CLONES & VEGETATION ROOM	1130 SF
209 R/O SYSTEM	73 SF
210 CLONES & MOTHER PLANTS	575 SF

LEGEND:

- EXISTING WALLS
- NEW WALLS



SECOND FLOOR PLAN

1/8"=1'-0"

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PROJECT

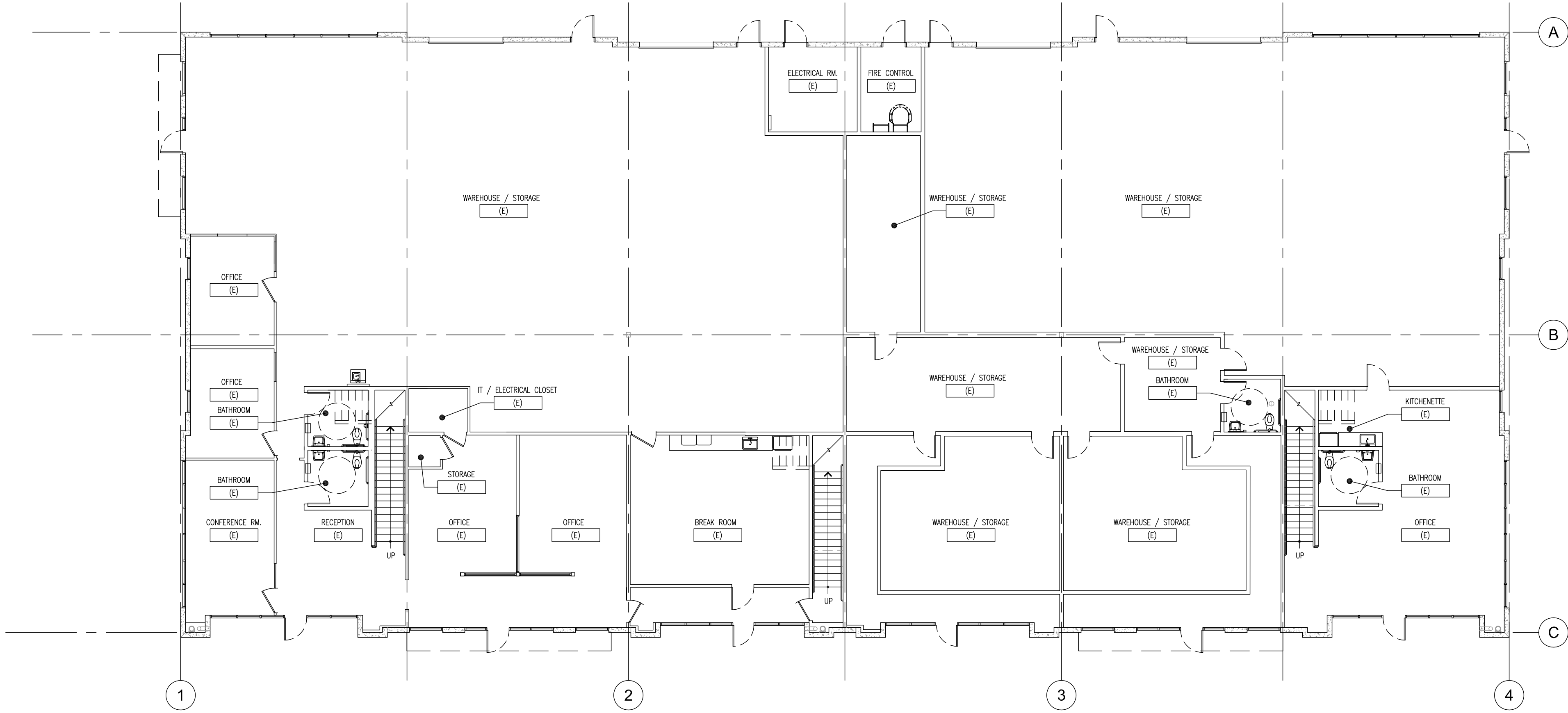
His & Herbs, Inc.  
White Tea Project  
Number One  
1555 LAUREL BAY LANE  
SAN DIEGO, CA

REVISION

DATE: 6.28.2018  
JOB NUMBER:  
PHASE:  
ISSUED FOR: MPF CUP  
PERMIT NUMBER:  
SCALE: AS NOTED

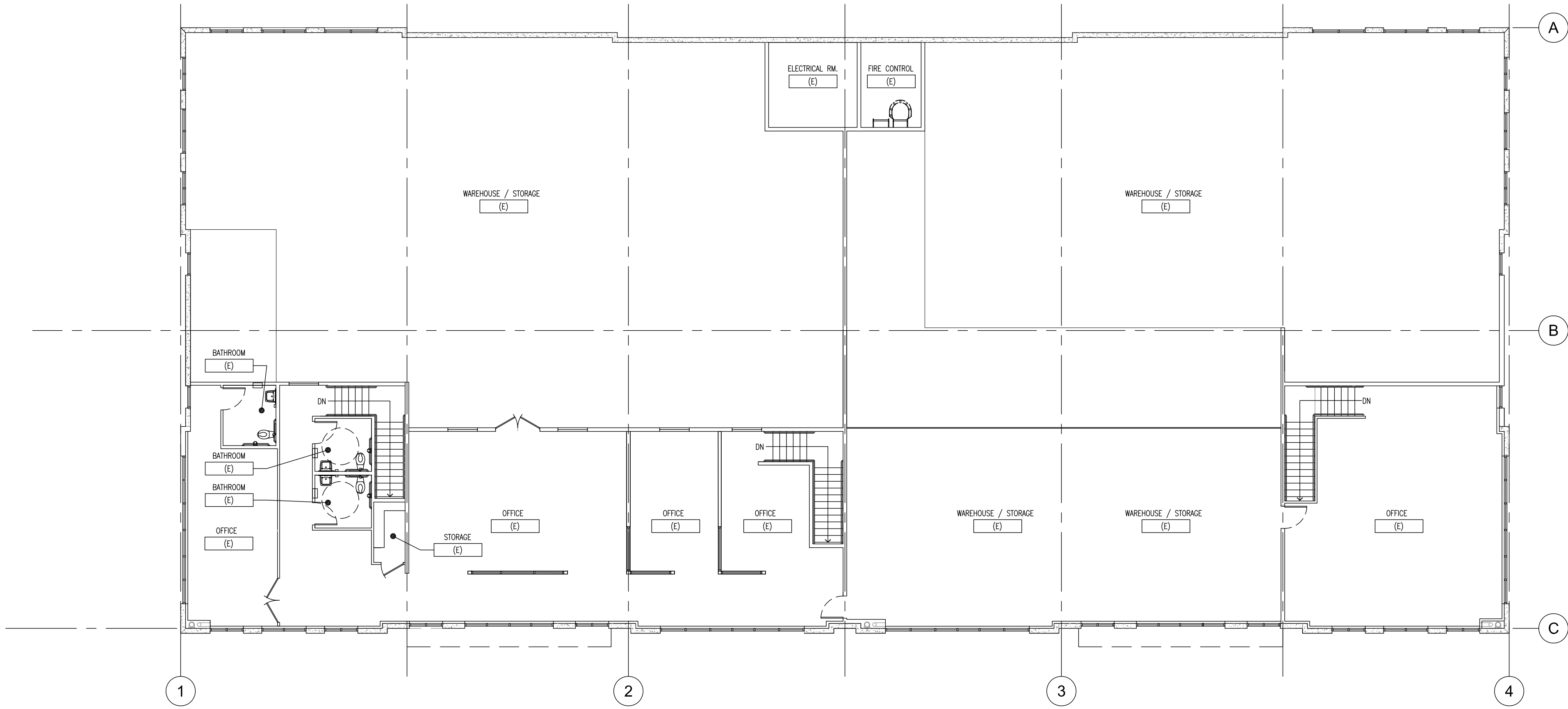
TITLE  
EXISTING 1ST & 2ND  
FLOOR PLANS

SHEET  
A03c



2  
A03c  
EXISTING FIRST FLOOR PLAN

3/32"=1'-0"



1  
A03c  
EXISTING SECOND FLOOR PLAN

3/32"=1'-0"

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PROJECT

His & Herbs, Inc.  
White Tea Project  
Number One  
1555 Laurel Bay Lane  
SAN DIEGO, CA

REVISION

09.14.2017 DRB SUBMITTAL  
5.02.2018 1 PLAN CHECK #1

TITLE

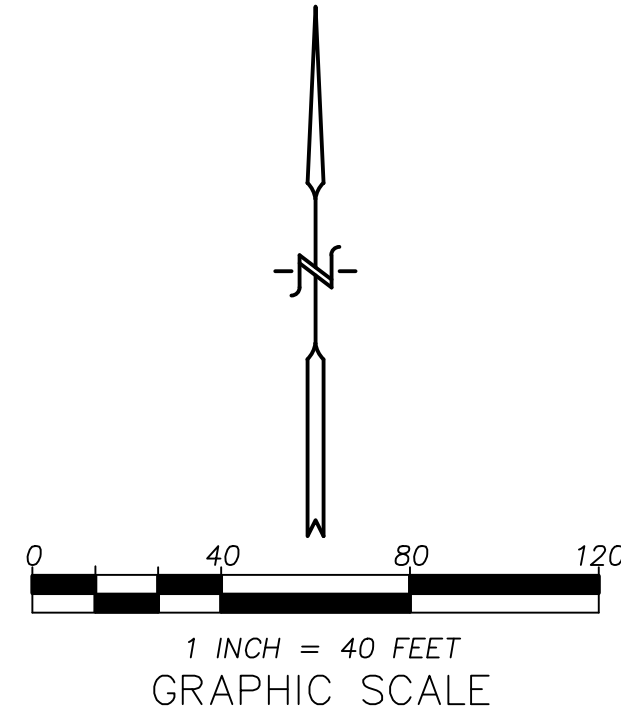
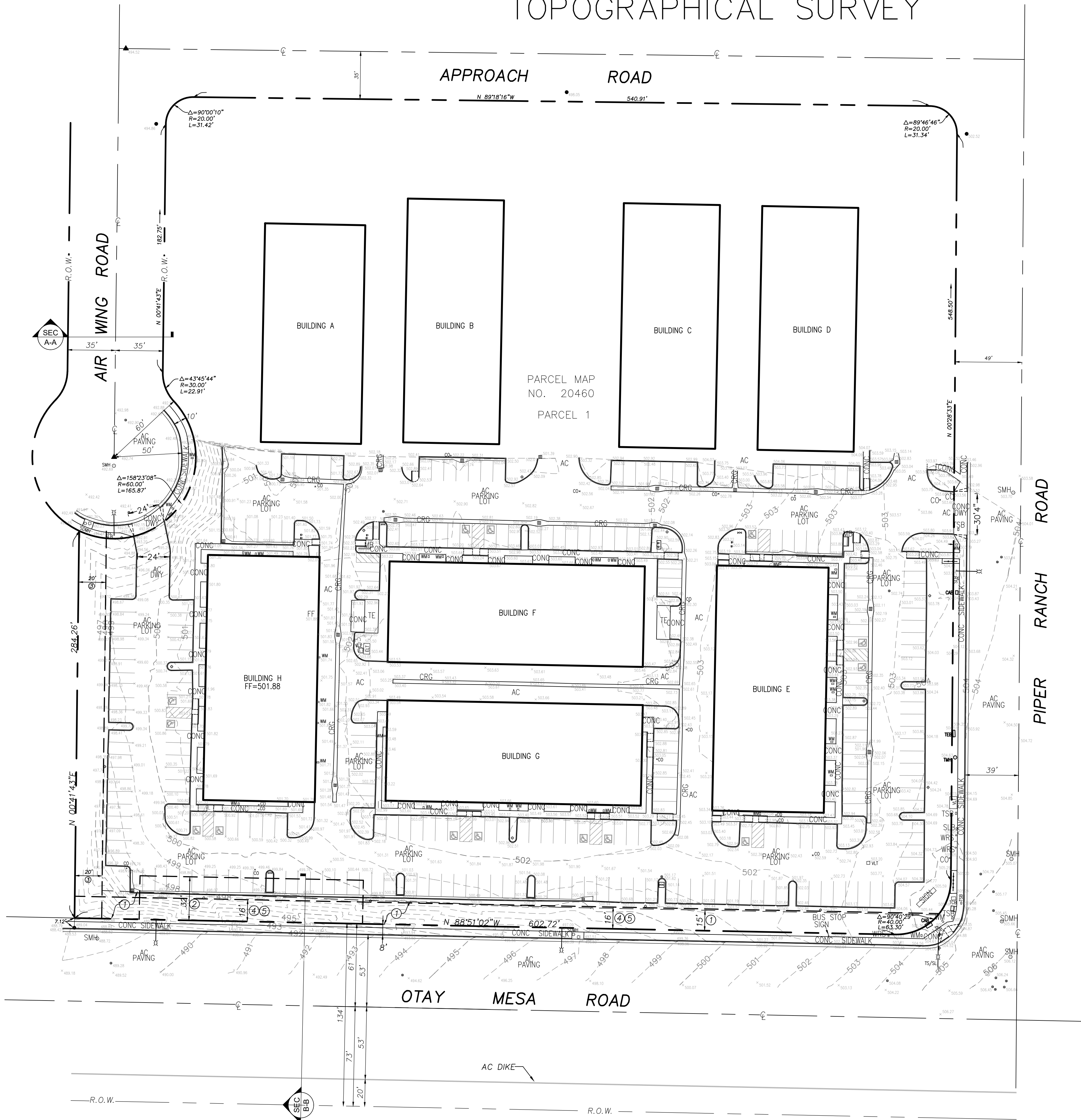
TOPOGRAPHICAL  
SURVEY

SHEET

C1.00

ORIGINAL SHEET SIZE: 36"x24"  
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# 1555 LAURAL BAY LANE TOPOGRAPHICAL SURVEY



## LEGEND AND ABBREVIATIONS

- PROPERTY LINE
- 500 --- EXISTING CONTOURS AT 1' INTERVALS
- FOUND LEAD AND DISK STAMPED "LS 4611" PER PM NO. 20460
- ▲ FOUND M-10 STREET SURVEY MONUMENT PER PM NO. 20460
- x 503.58 SPOT ELEVATION
- CONCRETE CURB
- CONCRETE CURB AND GUTTER
- RAMP
- HANDICAP PARKING SPACE
- STORM DRAIN INLET
- LIGHT STANDARD
- STREET LIGHT
- WATER VALVE
- FIRE HYDRANT
- FIRE SERVICE
- WATER SHUTOFF
- AC ASPHALT
- CAB CABLE BOX
- CI CURB INLET
- CO SEWER CLEANOUT
- CONC CONCRETE
- CRG CONCRETE RIBBON GUTTER
- DWY DRIVEWAY
- ELT ELECTRICAL TRANSFORMER
- FF FINISH FLOOR
- MB MAILBOX
- PM PARCEL MAP
- SDMH STORM DRAIN MANHOLE
- SL STREET LIGHT
- SLB STREET LIGHT BOX
- SMH SEWER MANHOLE
- TCB TRAFFIC CONTROL BOX
- TE TRASH ENCLOSURE
- TEB TELEPHONE BOX
- TMH TELEPHONE MANHOLE
- TS TRAFFIC SIGNAL
- TSB TRAFFIC SIGNAL BOX
- VLT VAULT
- WM WATER METER
- WRS WATER RISER

## BENCH MARK

COUNTY OF SAN DIEGO STANDARD BRASS DISK  
STAMPED "JM 154 1989" LOCATED 3.09 MILES  
E. ALONG OTAY MESA RD. FROM THE INTERSECTION  
OF OTAY VALLEY RD. AND OTAY MESA RD., 20.5  
S. OF C/L OF OTAY MESA RD. ABOUT 170' E. OF  
C/L OF HARVEST RD. 0.3' BELOW C/L OF OTAY  
MESA RD. AND FLUSH WITH GROUND.

ELEVATION: 541.101 FEET (NGVD 1929)

## GENERAL NOTES

- BOUNDARY SHOWN HEREON IS BASED ON A FIELD SURVEY AND RECORD DATA PER PARCEL MAP NO. 20460.
- ASSESSOR'S PARCEL NUMBER: 646-240-79.

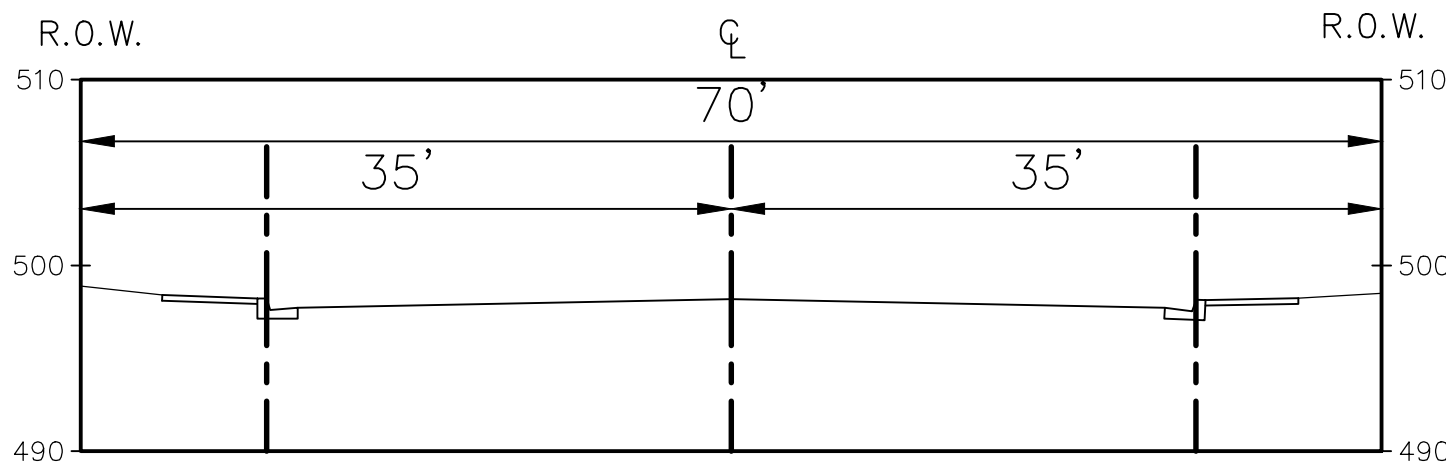
## PLOTTABLE EASEMENTS

- DRAINAGE EASEMENT GRANTED TO THE CITY OF SAN DIEGO PER MAP NO. 12346.
- 32' WIDE STORM DRAIN EASEMENT GRANTED TO THE CITY OF SAN DIEGO PER DEED RECORDED SEPTEMBER 26, 1997 AS INSTRUMENT NO. 97-0478101 OF OFFICIAL RECORDS.
- 20' WIDE SEWER AND DRAINAGE EASEMENT GRANTED TO THE CITY OF SAN DIEGO PER MAP NO. 12346.
- 16' IRREVOCABLE OFFER OF DEDICATION PER DOC. 2007-0229891 O.R.
- JOINT USE AGREEMENT RECORDED 04-05-07 PER 2007-229910

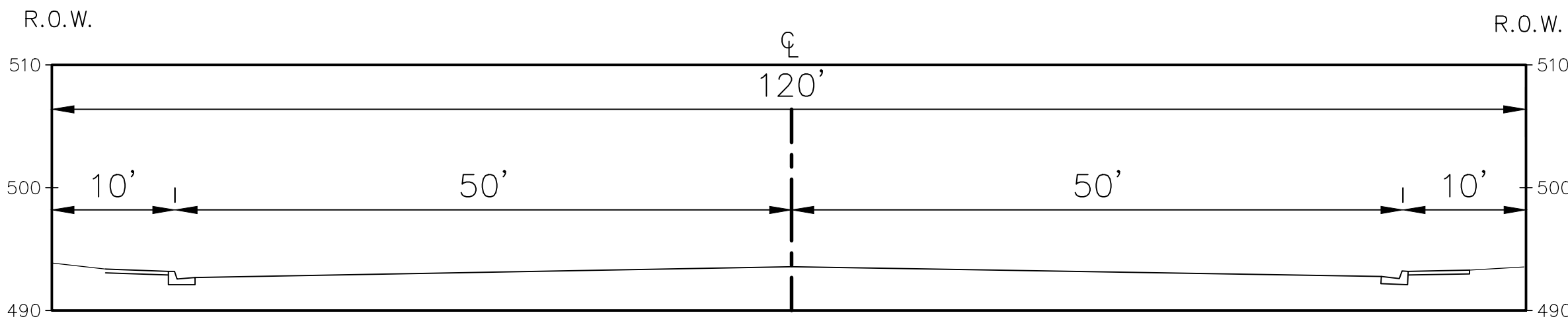




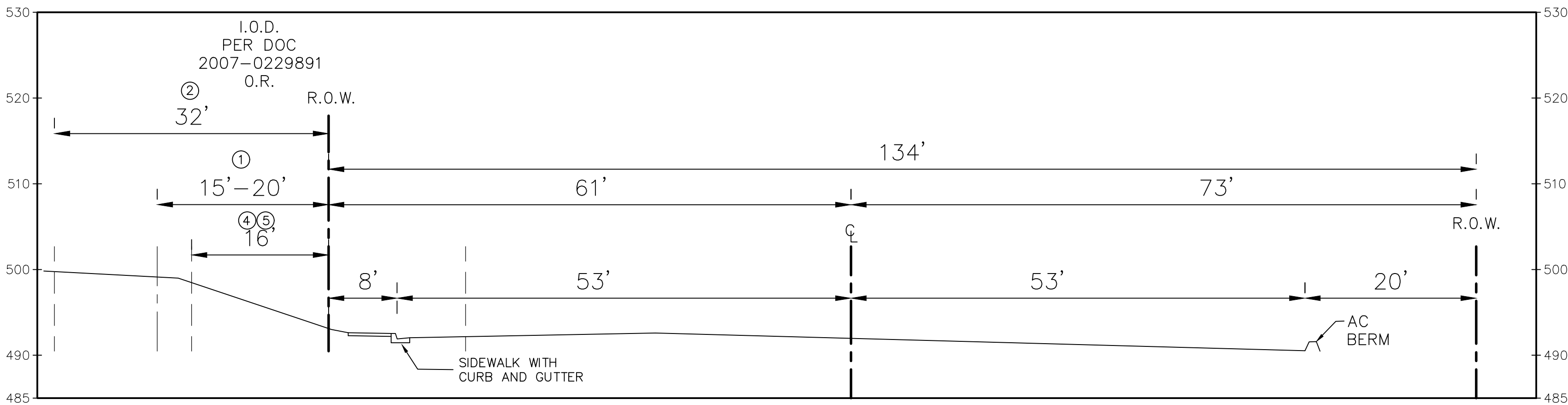
1555 LAUREL BAY LANE  
CROSS-SECTIONS



SECTION A-A  
AIR WING ROAD  
(TYPICAL SECTION)  
SCALE: 1"=10'



SECTION A-A  
AIR WING ROAD CUL-DE-SAC  
(TYPICAL SECTION)  
SCALE: 1"=10'



SECTION B-B  
OTAY MESA ROAD  
(TYPICAL SECTION)  
SCALE: 1"=10'

PLOTTABLE EASEMENTS

- ① DRAINAGE EASEMENT GRANTED TO THE CITY OF SAN DIEGO PER MAP NO. 12346.
- ② 32' WIDE STORM DRAIN EASEMENT GRANTED TO THE CITY OF SAN DIEGO PER DEED RECORDED SEPTEMBER 26, 1997 AS INSTRUMENT NO. 97-0478101 OF OFFICIAL RECORDS.
- ③ NOT USED.
- ④ 16' IRREVOCABLE OFFER OF DEDICATION PER DOC. 2007-0229891 O.R.
- ⑤ JOINT USE AGREEMENT RECORDED 04-05-07 PER 2007-229910

ENGINEER OF WORK:

*Frank Florez*

FRANK FLOREZ PE R.C.E. 55555 EXPIRES ON 12/31/18

7/10/2018

DATE



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PROJECT

09.14.2017 DRB SUBMITTAL  
5.02.2018 1 PLAN CHECK #1

REVISION

DATE: 07.03.2018  
JOB NUMBER: 1717.00  
PHASE: CONCEPTUAL  
ISSUED FOR: DSD SUBMITTAL  
PERMIT NUMBER: XXX-XXX, XXX, XXX  
SCALE: 1" = 40"

CROSS-SECTIONS

TITLE

C2.00

SHEET

ORIGINAL SHEET SIZE: 36"X24"

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