



THE CITY OF SAN DIEGO

Report to the Hearing Officer

DATE ISSUED: November 14, 2018 REPORT NO. HO-18-114

HEARING DATE: November 21, 2018

SUBJECT: MPF 3279 F Street, Process Three Decision

PROJECT NUMBER: [587264](#)

OWNER/APPLICANT: Dennis P. Connor and Andrea S. Connor, Owner and Abhay Schweitzer and Krishnakumar Bhakta, Applicant

SUMMARY

Issue: Should the Hearing Officer approve a Marijuana Production Facility to within an existing 3,926 square-foot, one-story building located at 3279 F Street within the IL-2-1 Zone within the Southeastern San Diego Community Plan area?

Staff Recommendation: Approve Conditional Use Permit No. 2073864.

Community Planning Group Recommendation: On September 10, 2018, the Southeastern San Diego Community Planning Group voted 7-0-0 to recommend approval of the proposed project with the following recommendations: 1) Provide internal and external security cameras. 2) Enhance the exterior of the building using Mid-Century Modern colors. 3) Provide floodlights from dusk to dawn, and to illuminate the front and rear exist and 4) the fencing around the site to be secure but attractive, so the front of the facility becomes a visual benefit to the area (Attachment 8).

Environmental Review: This project was determined to be categorically exempt from the California Environmental Quality Act (EQA) pursuant to Section 15303(c). This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on August 8, 2018, and the opportunity to appeal that determination ended August 22, 2018.

BACKGROUND

The 0.16-acre site of the proposed project is located at 3279 F Street, in the IL-2-1 Zone of the Southeastern San Diego Community Plan (Attachment 1). The project site is designated Light Industrial within the Southeastern San Diego Community Plan (Attachment 2). The building was constructed in 1954 and is currently being used for retail 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 3,926 square-foot, one-story building located at 3279 F Street, in the Southeastern San Diego Community Plan area. The project proposes landscaping and 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 0.16-acre site is designated Light Industrial within the Southeastern San Diego 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 and landscaping along F Street per current City Standards, satisfactory to the City Engineer. The facility is also subject to State California statutes and regulations.

Conclusion

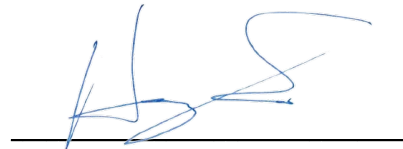
City staff has reviewed the proposed project and all issues identified through the review process have been resolved in conformance with adopted City Council policies and regulations of the Land Development Code. The design of the proposed Project complies with all development regulations of the IL-2-1 Zone and no deviations are required to approve the project. Staff has provided draft

findings (Attachment 4) to support the proposed 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. 2073864, with modifications.
2. Deny Conditional Use Permit No. 2073864, if the findings required to approve the project cannot be affirmed.

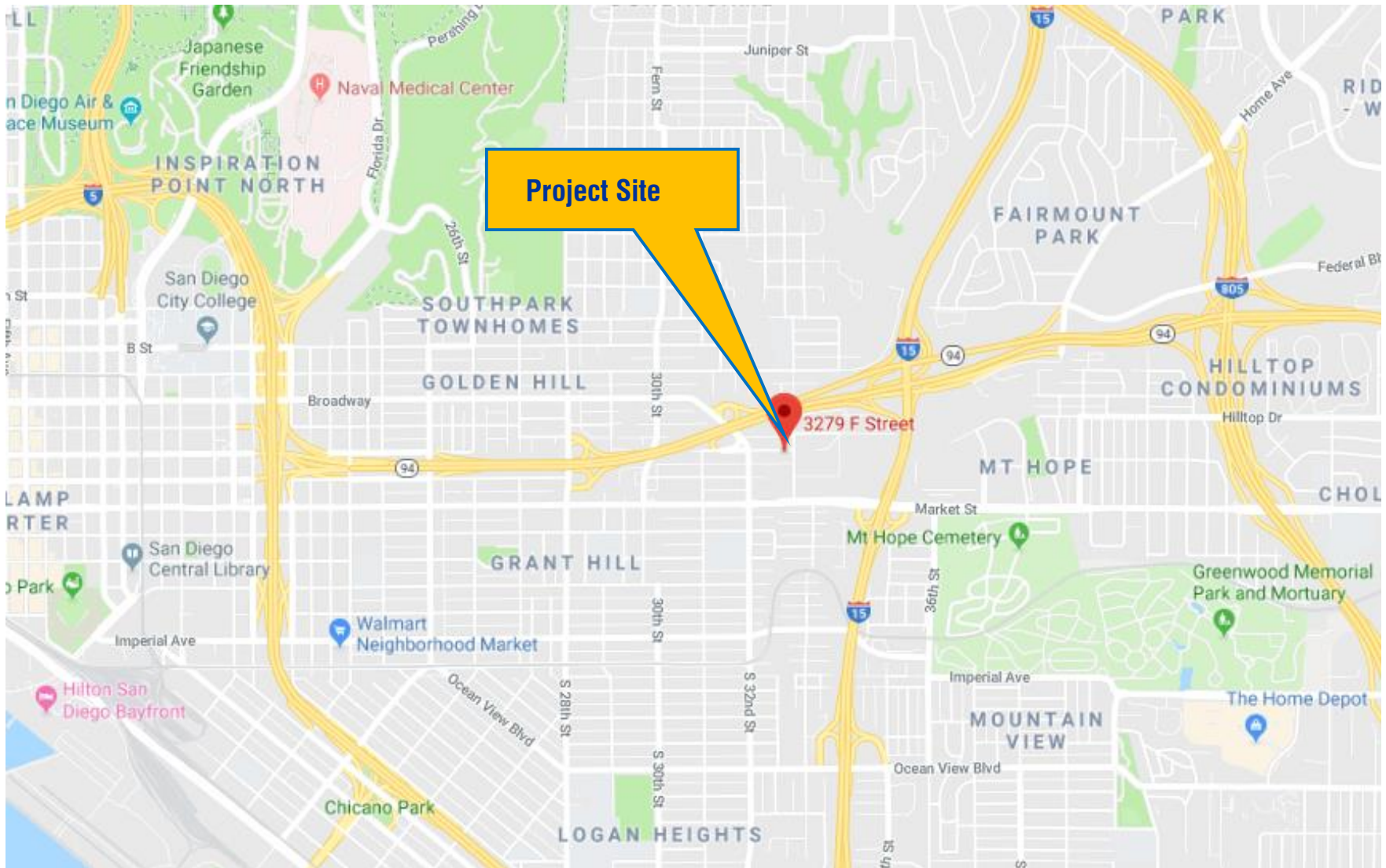
Respectfully submitted,



Hugo Castaneda
Development Project Manager

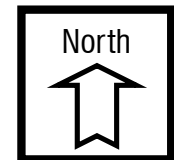
Attachments:

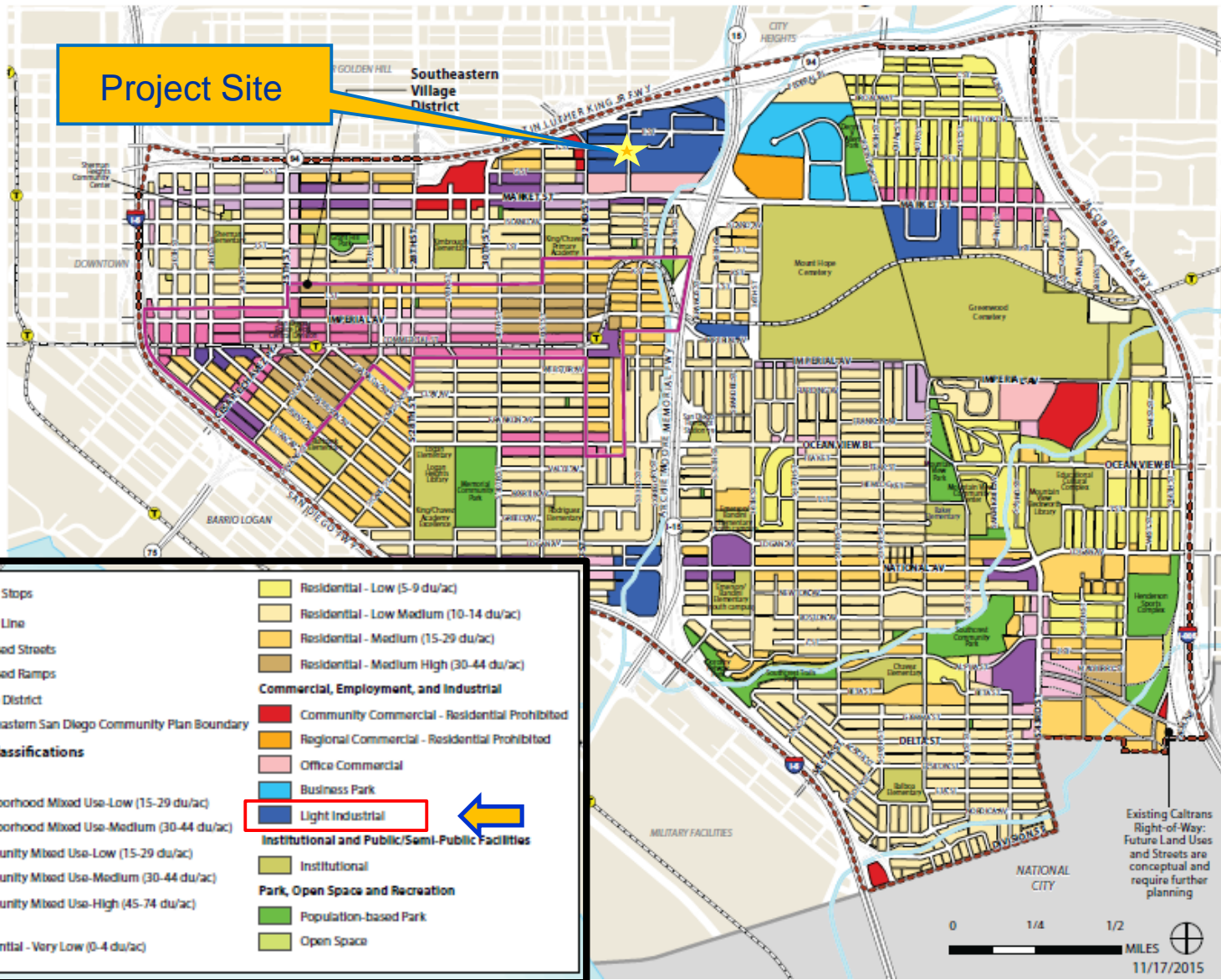
1. Project Location Map
2. Community Plan Land Use Map
3. Aerial Photograph
4. Draft Resolution with Findings
5. Draft Permit with Conditions
6. Environmental Exemption and Notice of Right to Appeal Environmental Determination
7. Ownership Disclosure Statement
8. Community Planning Group Recommendation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



Project Location Map

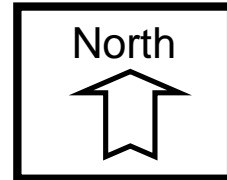
MPF 3279 F Street / 3279 F Street
PROJECT NO. 587264





Community Land Use Map

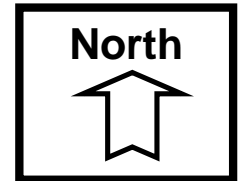
MPF 3279 F Street / 3279 F Street
PROJECT NO. 587264





Aerial Photograph

MPF 3279 F Street / 3279 F Street
PROJECT NO. 587264



HEARING OFFICER RESOLUTION NO. [REDACTED]
CONDITIONAL USE PERMIT NO. 2073864
MPF 3279 F STREET - PROJECT NO. 587264

WHEREAS, DENNIS P. CONNOR and ANDREA S. CONNOR, Owner and ABHAY SCHWEITZER and KRISHNAKUMAR BHAKTA, Permittee, filed an application with the City of San Diego for a permit to operate a Marijuana Production Facility within an existing 3,926 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. 2073864), on portions of a 0.16-acre site;

WHEREAS, the project site is located at 3279 F Street in the IL-2-1 Zone within the Southeastern San Diego Community Plan area;

WHEREAS, the project site is legally described as Lot 4 and 5 in Block 127 of Choate's Addition, filed in the Office of the County Recorder of San Diego County, November 20, 1889.

WHEREAS, on August 8, 2018, the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000 et seq.) under CEQA Guideline Section 15303(c) (New Construction or Conversion of Small Structures); and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520;

WHEREAS, on November 21, 2018, the Hearing Officer of the City of San Diego considered Conditional Use Permit No. 2073864 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 a 3,926 square-foot Marijuana Production Facility (MPF) within an existing 3,926 square-foot, one-story building located at 3279 F Street. The 0.16-acre site is located within the IL-2-1 Zone within the Southeastern San Diego Community Plan.

The site is within the Light Industrial Land Use Area of the Southeastern San Diego Community Plan. The Light Industrial designation is intended to accommodate warehousing, storage, wholesale distribution and transportation terminals 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 a 3,926 square-foot MPF within an existing 3,926 square-foot, one-story building located at 3279 F Street. The 0.16-acre site is located within the IL-2-1 Zone within the Southeastern San Diego Community Plan. The project proposes landscaping and tenant improvement including administrative facilities, 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 curb and gutter, adjacent to the site on F 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. 2073864. The CUP No. 2073864 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. 2073864. 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 a 3,926 square-foot MPF within an existing 3,926 square-foot, one-story building located at 3279 F Street. The 0.16-acre site is located within the IL-2-1 Zone within the Southeastern San Diego Community Plan. The site was developed on 1954. The project proposes landscaping and improvements including administrative facilities, storage room, extraction room, processing area, manufacturing and packaging room.

MPF's are allowed in the IL-2-1 Zone of the Southeastern San Diego 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. MPFs must also comply with SDMC Chapter 4, Article 2, Division 15 which provides guidelines for lawful operation.

The proposed MPF is consistent with all land development regulations relevant for the site and the use 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 a 3,926 square-foot MPF within an existing 3,926 square-foot, one-story building located at 3279 F Street. The site and the

surrounding parcels are located in the IL-2-1 Zone and is within the Light Industrial Land Use Area of the Southeastern San Diego Community Plan. All the surrounding parcels are zoned IL-2-1 and the existing uses are consistent with the Light Industrial designation of the community plan. The Light Industrial designation is intended to accommodate warehousing, storage, wholesale distribution and transportation terminal uses. The IL-2-1 Zone allows a mix of light industrial and office uses with limited commercial. The proposed 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. 2073864 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. 2073864, a copy of which is attached hereto and made a part hereof.

Hugo Castaneda
Development Project Manager
Development Services

Adopted on: November 21, 2018

IO#: 24007635

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: 24007635

SPACE ABOVE THIS LINE FOR RECORDER'S USE

CONDITIONAL USE PERMIT NO. 2073864
MPF 3279 F STREET, PROJECT NO. 587264
HEARING OFFICER

This Conditional Use Permit No. 2073864 is granted by the Hearing Officer of the City of San Diego to Dennis P. Connor and Andrea S. Connor, Owner, and Abhay Schweitzer and Krishnakumar Bhakta, Permittee, pursuant to San Diego Municipal Code [SDMC] Section 126.0305. The 0.16-acre site is located at 3279 F Street in the IL-2-1 Zone, within the Southeastern San Diego Community Plan area. The project site is legally described as Lot 4 and 5 in Block 127 of Choate's addition, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 167, filed in the Office of the County Recorder of San Diego County, November 20, 1889.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to operate a 3,926 square-foot Marijuana Production Facility within an existing 3,926 square-foot, one-story 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 a 3,926 square-foot Marijuana Production Facility within an existing 3,926 square-foot, one-story building, located at 3279 F 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, processing, packaging and distribution of cannabis;
- c. Landscaping (planting, irrigation and landscape related improvements);
- d. Off-street parking; and
- e. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in

accordance with the adopted community plan, the California Environmental Quality Act [CEQA] and the CEQA Guidelines, the City Engineer's requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the SDMC.

STANDARD REQUIREMENTS:

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36-month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by 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 curb with current City Standard curb and gutter adjacent to the site on F Street, satisfactory to the City Engineer.

14. Prior to the issuance of any construction permit, the Permittee shall incorporate any construction Best Management Practices necessary to comply with Chapter 14, Article 2, Division 1 (Grading Regulations) of the San Diego Municipal Code, into the construction plans or specifications.

15. 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.

16. Prior to the issuance of any building permits, the Owner/Permittee shall obtain an Encroachment Maintenance Removal Agreement, from the City Engineer, for the stone pavers, trees/landscape and irrigation within the F Street Right-of-Way.

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. A maximum of 4 employees shall be allowed on-site at any given time to correspond to the 4 provided parking spaces for the project.

19. All operations shall be conducted indoors within a secured structure. All equipment and storage shall be also located within a secure structure.

20. 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.

21. 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.

22. 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.

23. 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 Report Convictions.

24. A Conditional Use Permit for a marijuana production facility shall expire no later than five (5) years from the date of issuance.

25. 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.

26. 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.

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

LANDSCAPING REQUIREMENTS:

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

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

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

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

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.

Permit Type/PTS Approval No.: Conditional Use Permit No. 2073864
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.

Dennis P. Connor
Owner

By _____
Name:
Title:

Andrea S. Connor
Owner

By _____
Name:
Title:

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

Abhay Schweitzer

Permittee

By _____

Name:

Title:

Krishnakumar Bhakta

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 3279 F Street

Project No. / SCH No.: 587264 / N/A

Project Location-Specific: 3279 F Street, San Diego CA, 92102

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 3,926 square foot building located at 3279 F Street. The project proposes tenant improvements with no proposed development. Operations would include manufacturing of cannabis products for distribution to state licensed Marijuana Outlets. The 0.16-acre site is designated Light Industrial per the Southeastern San Diego Community Plan and is subject to the IL-2-1 zone requirements. The project is also subject to Airport FAA Part 77 Noticing Area for SDIA Lindbergh Field 180'-185' (Elevation approx. 85' AMSL), Airport Influence Area - SDIA Lindbergh Field Review Area 1, Fire Brush Management Zone (300' Buffer), Very High Fire Hazard Severity Zone, and Council District 8.

Name of Public Agency Approving Project: City of San Diego

Name of Person or Agency Carrying Out Project: Abhay Schweitzer
3956 30th Street
San Diego CA, 92104
(619) 940-5814

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 15303 (c), New Construction or Conversion of Small Structures

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

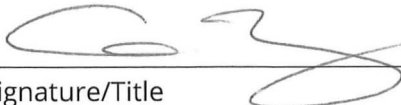
Lead Agency Contact Person: Rachael Lindquist

Telephone: (619) 446-5129

If filed by applicant:

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

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


Signature/Title

CHRIS TRACY, AICP
SENIOR PLANNER

8/23/18
Date

Check One:

- 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 8, 2018

NOTICE OF RIGHT TO APPEAL ENVIRONMENTAL DETERMINATION

DEVELOPMENT SERVICES DEPARTMENT

SAP No. 24007635

PROJECT NAME / NUMBER: MPF 3279 F STREET / 587264

COMMUNITY PLAN AREA: SOUTHEASTERN SAN DIEGO

COUNCIL DISTRICT: 8

LOCATION: 3279 F STREET, San Diego CA, 92102

PROJECT DESCRIPTION: The project is a request for a Conditional Use Permit (CUP) for a Marijuana Production Facility (MPF) to operate within an existing 3,926 square foot building located at 3279 F Street. The project proposes tenant improvements with no proposed development. Operations would include manufacturing of cannabis products for distribution to state licensed Marijuana Outlets. The 0.16-acre site is designated Light Industrial per the Southeastern San Diego Community Plan and is subject to the IL-2-1 zone requirements. The project is also subject to Airport FAA Part 77 Noticing Area for SDIA Lindbergh Field 180'-185' (Elevation approx. 85' AMSL), Airport Influence Area - SDIA Lindbergh Field Review Area 1, Fire Brush Management Zone (300' Buffer), Very High Fire Hazard Severity Zone, and Council District 8.

ENTITY CONSIDERING PROJECT APPROVAL: City of San Diego Hearing Officer

ENVIRONMENTAL DETERMINATION: Categorically exempt from CEQA pursuant to CEQA State Guidelines, Section 15303 (c), New Construction or Conversion of Small Structures.

ENTITY MAKING ENVIRONMENTAL DETERMINATION: City of San Diego

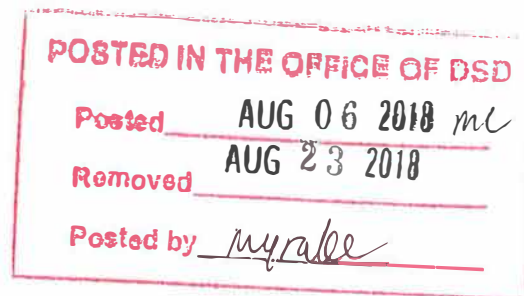
STATEMENT SUPPORTING REASON FOR ENVIRONMENTAL DETERMINATION: The City of San Diego conducted an environmental review which determined that the project is exempt from CEQA pursuant to CEQA Guidelines Section 15303 (c), which allows for the conversion of existing small structures from one use to another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

DEVELOPMENT PROJECT MANAGER: Cherlyn Cac
MAILING ADDRESS: 1222 First Avenue, MS 501
San Diego, CA 92101
PHONE NUMBER / EMAIL: (619) 236-6327 / CCac@sandiego.gov

On August 8, 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 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 22, 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.



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FORM

DS-318

October 2017



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

Ownership Disclosure Statement

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: F. STREET MPV **Project No. For City Use Only:** 587264
Project Address: 3279 F STREET
SAN DIEGO CA 92102

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.

Proprietor Owner

Name of Individual: DEBRA'S COMPANY Owner Tenant/Lessee Successor Agency
 Street Address: 4311 PAVLOV AVE
 City: SD State: CA Zip: 92122
 Phone No.: (619) 921-3528 Fax No.: _____ Email: DCSDIEGO3@GMAIL.COM
 Signature: [Signature] Date: 11/1/17
 Additional pages Attached: Yes No

Partner


Name of Individual: ABHAY SCHWEITZER Owner Tenant/Lessee Successor Agency
 Street Address: 3956 30th ST
 City: SAN DIEGO State: CA Zip: 92104
 Phone No.: 619-940-5814 Fax No.: _____ Email: abhay@techwe-us.com
 Signature: [Signature] Date: 11/03/17
 Additional pages Attached: Yes No

Other Financially Interested Persons

Name of Individual: ANDREA CORN Owner Tenant/Lessee Successor Agency
 Street Address: 4311 PAVLOV AVE
 City: SD State: CA Zip: 92122
 Phone No.: 859) 729-3047 Fax No.: _____ Email: ANDSDIEGO@AOL.COM
 Signature: [Signature] Date: 11/1/17
 Additional pages Attached: Yes No Notary: See attached Acknowledgement

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COPY - DSD HAS ORIGINAL

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

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

Project Title: F STREET MPE Project No. For City Use Only: _____

Project Address: 3279 F Street, San Diego, CA 92102

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

Applicant

Name of Individual: Krishnakumar Bhakta Owner Tenant/Lessee Successor Agency
 Street Address: 740 32nd st
 City: San Diego State: CA Zip: 92102
 Phone No.: 619 840 1200 Fax No.: _____ Email: Krishna@sdrealtgroup.net
 Signature: [Signature] Date: _____
 Additional pages Attached: Yes No

Other Financially Interested Persons

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

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DS-318 (10-17)

See attached notarial certificate.

PAGE 2 OF 2



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

Community Planning Committee Distribution Form Part 1

Project Name:	Project Number:	Distribution Date:
---------------	-----------------	--------------------

Project Scope/Location:


Applicant Name:	Applicant Phone Number:
-----------------	-------------------------

Project Manager:	Phone Number:	Email Address:
------------------	---------------	----------------

Project Issues (To be completed by Community Planning Committee for Initial Review):

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

Page 4	City of San Diego · Information Bulletin 620	August 2018
	City of San Diego Development Services 1222 First Ave., MS-302 San Diego, CA 92101	<h2 style="margin: 0;">Community Planning Committee Distribution Form Part 2</h2>
Project Name:		Project Number:
Distribution Date:		
Project Scope/Location:		
Applicant Name:		Applicant Phone Number:
Project Manager:		Phone Number:
		Email Address:
Committee Recommendations (to be completed for Initial Review):		
<input type="checkbox"/> Vote to Approve	Members Yes	Members No
<input type="checkbox"/> Vote to Approve With Conditions Listed Below	Members Yes	Members No
<input type="checkbox"/> Vote to Approve With Non-Binding Recommendations Listed Below	Members Yes	Members No
<input type="checkbox"/> Vote to Deny	Members Yes	Members No
<input type="checkbox"/> No Action (Please specify, e.g., Need further information, Split vote, Lack of quorum, etc.)	<input type="checkbox"/> Continued	
CONDITIONS:		
NAME:		TITLE:
SIGNATURE: <i>Steve Veach</i>		DATE:
<i>Attach Additional Pages if Necessary.</i>		Please return to: Project Management Division City of San Diego Development Services Department 1222 First Avenue, MS 302 San Diego, CA 92101

3279 F Street, San Diego, CA 92102

CONDITIONAL USE PERMIT

Marijuana Production Facility (MPF)

CONSULTANTS

3279 F Street,
San Diego, CA 92102

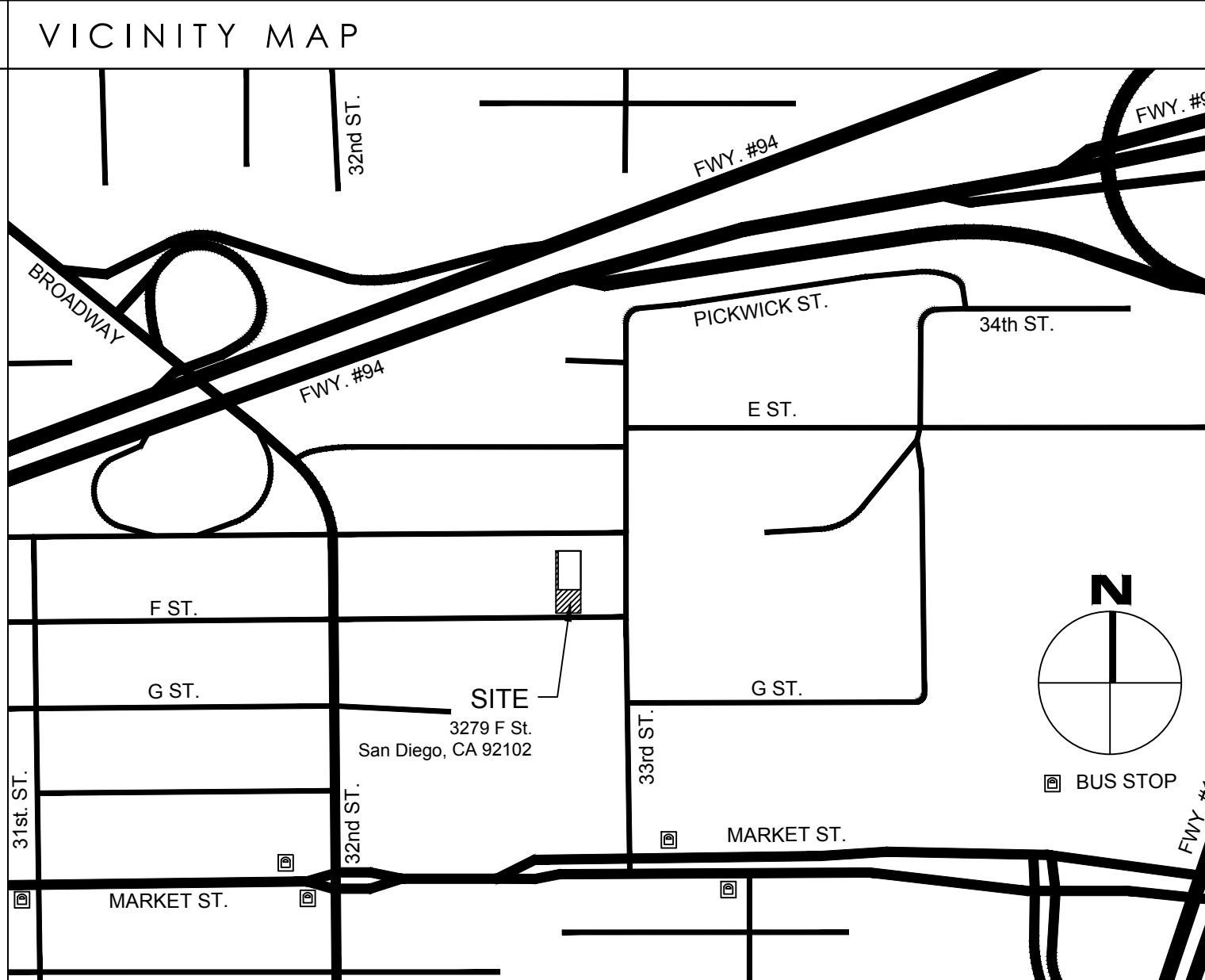
OWNER
Dennis P. Connor & Andrea S. Connor
4311 Pavlov Ave,
San Diego, CA 92122

PROJECT INFORMATION		F Street MPF
PROJECT ADDRESS:	3279 F Street San Diego, CA 92102	
ASSESSORS PARCEL NUMBER:	545-063-07-00	
LEGAL DESCRIPTION:	LOTS 4 & 5 ON BLOCK 127 OF MAP 167	
YEAR BUILT:	1954	
EXISTING OCCUPANCY CLASSIFICATION:	B - Business	
PROPOSED OCCUPANCY CLASSIFICATION:	B - Business	
EXISTING USE:	Used Appliance Retail	
PROPOSED USE:	Marijuana Production Facility	
CONSTRUCTION TYPE:	TYPE V (Non-Sprinklered)	
NUMBER OF STORIES:	1	
BUILDING HEIGHT:	11'-4" (no change)	
LOT AREA:	7,006.85 S.F.	
	0.16 ACRES	
ESTIMATED AMOUNT OF DISTURBED AREA:	188.38 S.F.	
EXISTING AMOUNT OF IMPERVIOUS AREA:	7,006.85 S.F.	
PROPOSED AMOUNT OF IMPERVIOUS AREA:	0.00 S.F.	
TOTAL IMPERVIOUS AREA:	6,818.47 S.F.	
IMPERVIOUS % DECREASE:	3%	
GROSS FLOOR AREA:	3,926.00 sf	
TOTAL BUILDING GROSS FLOOR AREA:	3,926.00 sf	

ZONING INFORMATION		F Street MPF
BASE ZONE:	IL-2-1	
Overlay Zones:	FAA Part 77 Noticing Area for SDIA Lindbergh Field (180'), Airport Influence Area for SDIA Lindbergh Field Review Area 1, Fire - Brush Zone 300' Buffer, and Fire - Very High Fire Hazard Severity Zone. Community Plan - SOUTHEASTERN SAN DIEGO	
NUMBER OF BUILDINGS:	1	
SETBACKS:		
FRONT:	15'-0" (min.) 20'-0" (std.)	
SIDE:	10'-0" (min.)	
REAR:	0'-0" (min.) 15'-0" (std.)	
MAX. STRUCTURE HEIGHT:	N/A	
MAXIMUM FLOOR AREA RATIO:	2.0 14,014 sf	
ACTUAL FLOOR AREA RATIO:	0.6 3,926.0 sf	
REQUIRED PARKING SPACES:	4 Required	
PROPOSED PARKING SPACES:	4 Proposed includes 1 van accessible space	

SHEET INDEX	
#	SHEET NAME
G001	Cover Sheet
G002	DS-560 - Storm Water Requirements Checklist
G003	CUP Conditions Topographic Survey
A101	Site Plan - Existing
A102	Site Plan - Proposed
A103	First Floor Plan - Existing
A104	First Floor Plan - Proposed
A201	Exterior Elevations - Existing
A202	Exterior Elevations - Existing
A203	Exterior Elevations - Existing
A204	Exterior Elevations - Existing
LANDSCAPE	
LDP-1	Landscape Development Plan - Proposed

PARKING CALCULATION			
Uses	Area (sf)	Ratio (1 Space Per Employee)	Parking Stalls
Project Suite			
Project Suite (MPF)	3,926.0	4 Employees Proposed	4.0
Total Parking Required			4.0
Total Building Gross Floor Area	3,926.0		
<i>Parking Ratio per Max. Number of Employees</i>			
Proposed Motorcycle Spaces (On site)	Parking Stalls	Ratio	Parking Stalls
2% of Req. Automobile Parking (Min. Req. = 2)	4	0.02	0.1
Total Motorcycle Spaces Required *			2
Proposed Carpool / Zero Emission Vehicle Parking (On Site)	Parking Spaces	Ratio	Parking Spaces
SDMC 142.0530(d)(B)(i)	4	0 to 9	0.0
Total Carpool / Zero Emission Vehicle Spaces Required *			0
Proposed Bicycle Spaces (Short Term)	Parking Stalls	Ratio	Bicycle Spaces
5% of Req. Automobile Parking (Min. Req. = 2)	4	0.05	0.2
Total Short term Bicycle Spaces Required			2
Proposed Bicycle Spaces (Long Term)	Parking Spaces	Ratio	Parking Stalls
5% of Req. Automobile Parking	4	0.05	0.2
Total Long term Bicycle Spaces Required			0
EXISTING PARKING	Number / Area (sf)	Ratio	Parking Stalls
Parking Spaces (Previously Conforming)	3,926.0	0.0	0
Accessible Spaces (Previously Conforming)	0.0	1-25 per Table 11B-208.2	0
Bicycle Parking (On Site)	0.0	0.0	0
Motorcycle Parking (On site)	0.0	0.0	0
TOTAL			0
PROPOSED PARKING	Number / Area (sf)	Ratio	Parking Stalls
Parking Spaces (On Site)	3,926.0	1 Space per Employee	4
Accessible Spaces (On Site)	4	1-25 per Table 11B-208.2	1
Carpool/Zero Emissions (On Site)	4	0 to 9	0
Bicycle Parking (On Site, Short-Term)	4	Min. Req.	2
Motorcycle Parking (On site)	4	2 Min. Req.	2
TOTAL			8
PARKING SUMMARY - Proposed Project			
	Standard Parking	Accessible Spaces	Totals
	3	1	4



SCOPE OF WORK

This project consists of the converting a single-story commercial building of approximately 3,926 sf in size into a Marijuana Production Facility. Re-stripping of existing parking lot.

- Misc. Site Improvements Include:
 - Proposed Lighting.
 - Proposed refuse and recycle area.
 - Restoration of ROW parkway
 - New landscaping near parking area

*Request for Conditional Use Permit to operate a Marijuana Production Facility.

PROJECT TEAM

OWNER:
Dennis P. Connor & Andrea S. Connor
4311 Pavlov Ave., San Diego, CA 92122

APPLICANT:
Abhay Schweitzer and Krishna Bhakta
3956 30th Street, San Diego, CA 92104
Phone #: 619-940-5814, email: abhay@techne-us.com

DESIGN FIRM:
TECHNE
Project Contact: Abhay Schweitzer - Assoc. AIA
3956 30th Street, San Diego, CA 92104
Phone #: 619-940-5814, email: abhay@techne-us.com

LANDSCAPE ARCHITECT:
Sam Wade Landscape Architect
4429 Morena Blvd.
San Diego, CA 92117
Phone #: 858-270-8688, email: swlasd@sbcglobal.net

SURVEYOR:
LG Land Surveying, Inc.
Contact: John P. Gervais
30355 Callejo Feliz Ter
Valley Center, CA 92082
Phone #: 619-535-1172

APPLICABLE CODES

- City of San Diego Municipal Code
- 2016 California Building Code
- 2016 California Green Code
- 2016 California Plumbing Code
- 2016 California Electrical Code
- 2016 California Mechanical Code

MARK	DATE	DESCRIPTION
01	11.28.17	CUP Completeness Review
02	12.13.17	CUP First Submittal
03	02.13.18	CUP Second Submittal
04	04.25.18	CUP Third Submittal
05	06.13.18	CUP Fourth Submittal
06	07.18.18	CUP Fifth Submittal

PROJECT NO: 1737
 CAD DWG FILE: 0001-G003 COVER SHEET.DWG
 DRAWN BY: ABHAY SCHWEITZER, B.P., C.G., S.V.
 CHK'D BY: ABHAY SCHWEITZER
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SHEET TITLE
COVER SHEET

G001

SHEET 1 OF 13



3956 30th Street, San Diego, CA 92104
techne-us.com sustainablearchitect.org
619-940-5814 313-595-5814

CONSULTANTS

OWNER

3279 F Street,
San Diego, CA 92102

Dennis P. Connor & Andrea S. Connor
4311 Pavlov Ave,
San Diego, CA 92122

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

Storm Water Requirements Applicability Checklist FORM DS-560 OCTOBER 2016

Project Address: **3279 F Street, San Diego, CA 92102** Project Number (for City Use Only):

SECTION 1. Construction Storm Water BMP Requirements:
All construction sites are required to implement construction BMPs in accordance with the performance standards in the **Storm Water Standards Manual**. Some sites are additionally required to obtain coverage under the State Construction General Permit (CGP), which is administered by the State Water Resources Control Board.

For all projects complete PART A: If project is required to submit a SWPPP or WPCP, continue to PART B.

PART A: Determine Construction Phase Storm Water Requirements.

- Is the project subject to California's statewide General NPDES permit for Storm Water Discharges Associated with Construction Activities, also known as the State Construction General Permit (CGP)? (Typically projects with land disturbance greater than or equal to 1 acre.)
 Yes; SWPPP required, skip questions 2-4 No; next question
- Does the project propose construction or demolition activity, including but not limited to, clearing, grading, grubbing, excavation, or any other activity resulting in ground disturbance and contact with storm water runoff?
 Yes; WPCP required, skip 3-4 No; next question
- Does the project propose routine maintenance to maintain original line and grade, hydraulic capacity, or original purpose of the facility? (Projects such as pipeline/utility replacement)
 Yes; WPCP required, skip 4 No; next question
- Does the project only include the following Permit types listed below?
 - Electrical Permit, Fire Alarm Permit, Fire Sprinkler Permit, Plumbing Permit, Sign Permit, Mechanical Permit, Spa Permit.
 - Individual Right of Way Permits that exclusively include only ONE of the following activities: water service, sewer lateral, or utility service.
 - Right of Way Permits with a project footprint less than 150 linear feet that exclusively include only ONE of the following activities: curb ramp, sidewalk and driveway apron replacement, pot holing, curb and gutter replacement, and retaining wall encroachments. Yes; no document required

Check one of the boxes below, and continue to PART B:

If you checked "Yes" for question 1, a SWPPP is REQUIRED. Continue to PART B

If you checked "No" for question 1, and checked "Yes" for question 2 or 3, a WPCP is REQUIRED. If the project proposes less than 5,000 square feet of ground disturbance AND has less than a 5-foot elevation change over the entire project area, a Minor WPCP may be required instead. Continue to PART B.

If you checked "No" for all questions 1-3, and checked "Yes" for question 4 PART B does not apply and no document is required. Continue to Section 2.

1. More information on the City's construction BMP requirements as well as CGP requirements can be found at: www.sandiego.gov/stormwater/regulations/index.shtml

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Clear Page 1

Page 2 of 4 City of San Diego • Development Services • Storm Water Requirements Applicability Checklist

PART B: Determine Construction Site Priority
This prioritization must be completed within this form, noted on the plans, and included in the SWPPP or WPCP. The city reserves the right to adjust the priority of projects both before and after construction. Construction projects are assigned an inspection frequency based on if the project has a "high threat to water quality." The City has aligned the local definition of "high threat to water quality" to the risk determination approach of the State Construction General Permit (CGP). The CGP determines risk level based on project specific sediment risk and receiving water risk. Additional inspection is required for projects within the Areas of Special Biological Significance (ASBS) watershed. **NOTE:** The construction priority does NOT change construction BMP requirements that apply to projects; rather, it determines the frequency of inspections that will be conducted by city staff.

Complete PART B and continued to Section 2

- ASBS**
a. Projects located in the ASBS watershed.
- High Priority**
a. Projects 1 acre or more determined to be Risk Level 2 or Risk Level 3 per the Construction General Permit and not located in the ASBS watershed.
b. Projects 1 acre or more determined to be LUP Type 2 or LUP Type 3 per the Construction General Permit and not located in the ASBS watershed.
- Medium Priority**
a. Projects 1 acre or more but not subject to an ASBS or high priority designation.
b. Projects determined to be Risk Level 1 or LUP Type 1 per the Construction General Permit and not located in the ASBS watershed.
- Low Priority**
a. Projects requiring a Water Pollution Control Plan but not subject to ASBS, high, or medium priority designation.

SECTION 2. Permanent Storm Water BMP Requirements.
Additional information for determining the requirements is found in the [Storm Water Standards Manual](#).

PART C: Determine if Not Subject to Permanent Storm Water Requirements.
Projects that are considered maintenance, or otherwise not categorized as "new development projects" or "redevelopment projects" according to the [Storm Water Standards Manual](#) are not subject to Permanent Storm Water BMPs.

If "yes" is checked for any number in Part C, proceed to Part F and check "Not Subject to Permanent Storm Water BMP Requirements".

If "no" is checked for all of the numbers in Part C continue to Part D.

- Does the project only include interior remodels and/or is the project entirely within an existing enclosed structure and does not have the potential to contact storm water? Yes No
- Does the project only include the construction of overhead or underground utilities without creating new impervious surfaces? Yes No
- Does the project fall under routine maintenance? Examples include, but are not limited to: roof or exterior structure surface replacement, resurfacing or reconfiguring surface parking lots or existing roadways without expanding the impervious footprint, and routine replacement of damaged pavement (grinding, overlay, and pothole repair). Yes No

Clear Page 2

City of San Diego • Development Services • Storm Water Requirements Applicability Checklist Page 3 of 4

PART D: PDP Exempt Requirements.
PDP Exempt projects are required to implement site design and source control BMPs.

If "yes" was checked for any questions in Part D, continue to Part F and check the box labeled "PDP Exempt."

If "no" was checked for all questions in Part D, continue to Part E.

- Does the project ONLY include new or retrofit sidewalks, bicycle lanes, or trails that:
 - Are designed and constructed to direct storm water runoff to adjacent vegetated areas, or other non-erodible permeable areas? Or;
 - Are designed and constructed to be hydraulically disconnected from paved streets and roads? Or;
 - Are designed and constructed with permeable pavements or surfaces in accordance with the Green Streets guidance in the City's Storm Water Standards manual? Yes; PDP exempt requirements apply No; next question
- Does the project ONLY include retrofitting or redeveloping existing paved alleys, streets or roads designed and constructed in accordance with the Green Streets guidance in the [City's Storm Water Standards Manual](#)?
 Yes; PDP exempt requirements apply No; project not exempt.

PART E: Determine if Project is a Priority Development Project (PDP).
Projects that match one of the definitions below are subject to additional requirements including preparation of a Storm Water Quality Management Plan (SWQMP).

If "yes" is checked for any number in PART E, continue to PART F and check the box labeled "Priority Development Project".

If "no" is checked for every number in PART E, continue to PART F and check the box labeled "Standard Development Project".

- New Development that creates 10,000 square feet or more of impervious surfaces collectively over the project site. This includes commercial, industrial, residential, mixed-use, and public development projects on public or private land. Yes No
- Redevelopment project that creates and/or replaces 5,000 square feet or more of impervious surfaces on an existing site of 10,000 square feet or more of impervious surfaces. This includes commercial, industrial, residential, mixed-use, and public development projects on public or private land. Yes No
- New development or redevelopment of a restaurant. Facilities that sell prepared foods and drinks for consumption, including stationary lunch counters and refreshment stands selling prepared foods and drinks for immediate consumption (SIC 5812), and where the land development creates and/or replace 5,000 square feet or more of impervious surface. Yes No
- New development or redevelopment on a hillside. The project creates and/or replaces 5,000 square feet or more of impervious surface (collectively over the project site) and where the development will grade on any natural slope that is twenty-five percent or greater. Yes No
- New development or redevelopment of a parking lot that creates and/or replaces 5,000 square feet or more of impervious surface (collectively over the project site). Yes No
- New development or redevelopment of streets, roads, highways, freeways, and driveways. The project creates and/or replaces 5,000 square feet or more of impervious surface (collectively over the project site). Yes No

Clear Page 3

Page 4 of 4 City of San Diego • Development Services • Storm Water Requirements Applicability Checklist

- New development or redevelopment discharging directly to an Environmentally Sensitive Area. The project creates and/or replaces 2,500 square feet of impervious surface (collectively over project site), and discharges directly to an Environmentally Sensitive Area (ESA). "Discharging directly to" includes flow that is conveyed overland a distance of 200 feet or less from the project to the ESA, or conveyed in a pipe or open channel any distance as an isolated flow from the project to the ESA (i.e. not commingled with flows from adjacent lands). Yes No
- New development or redevelopment projects of a retail gasoline outlet (RGO) that create and/or replaces 5,000 square feet of impervious surface. The development project meets the following criteria: (a) 5,000 square feet or more or (b) has a projected Average Daily Traffic (ADT) of 100 or more vehicles per day. Yes No
- New development or redevelopment projects of an automotive repair shops that create and/or replaces 5,000 square feet or more of impervious surfaces. Development projects categorized in any one of Standard Industrial Classification (SIC) codes 5013, 5014, 5541, 7532-7534, or 7536-7539. Yes No
- Other Pollutant Generating Project. The project is not covered in the categories above, results in the disturbance of one or more acres of land and is expected to generate pollutants post construction, such as fertilizers and pesticides. This does not include projects creating less than 5,000 sf of impervious surface and where added landscaping does not require regular use of pesticides and fertilizers, such as slope stabilization using native plants. Calculation of the square footage of impervious surface need not include linear pathways that are for infrequent vehicle use, such as emergency maintenance access or bicycle pedestrian use, if they are built with pervious surfaces or if they sheet flow to surrounding pervious surfaces. Yes No

PART F: Select the appropriate category based on the outcomes of PART C through PART E.

- The project is NOT SUBJECT TO PERMANENT STORM WATER REQUIREMENTS.
- The project is a STANDARD DEVELOPMENT PROJECT. Site design and source control BMP requirements apply. See the [Storm Water Standards Manual](#) for guidance.
- The project is PDP EXEMPT. Site design and source control BMP requirements apply. See the [Storm Water Standards Manual](#) for guidance.
- The project is a PRIORITY DEVELOPMENT PROJECT. Site design, source control, and structural pollutant control BMP requirements apply. See the [Storm Water Standards Manual](#) for guidance on determining if project requires a hydromodification plan management.

ABHAY SCHWEITZER Name of Owner or Agent (Please Print) PRUKIPAC Title
Signature Date 11/04/17

01	11.28.17	CUP Completeness Review
02	12.13.17	CUP First Submittal
03	02.13.18	CUP Second Submittal
04	04.25.18	CUP Third Submittal
05	06.13.18	CUP Fourth Submittal
06	07.18.18	CUP Fifth Submittal
MARK	DATE	DESCRIPTION

PROJECT NO: 1737
CAD DWG FILE: 0001-G003 COVER SHEET.DWG
DRAWN BY: ABHAY SCHWEITZER, B.P., C.G., S.V.
CHK'D BY: ABHAY SCHWEITZER

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SHEET TITLE
DS-560 - STORM WATER REQUIREMENTS CHECKLIST

G002



DESIGN | DEVELOPMENT

3956 30th Street, San Diego, CA 92104
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 619-940-5814 313-595-5814

CONSULTANTS

3279 F Street,
 San Diego, CA 92102

OWNER
 Dennis P. Connor & Andrea S. Connor
 4311 Pavlov Ave,
 San Diego, CA 92122

CONDITIONS FOR MPF CUP:

PLANNING/DESIGN REQUIREMENTS:

1. All operations shall be conducted indoors within a secure structure. All equipment and storage shall be also located within a secure structure.
2. 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.
3. 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.
4. 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 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.
5. A permit shall be obtained as required pursuant to Chapter 4, Article 2, Division 15.
6. A Conditional Use Permit for a marijuana production facility shall expire no later than five (5) years from the date of issuance.
7. 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.
8. A 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.
9. The marijuana production facility shall provide daily removal of trash, litter, and debris. Graffiti shall be removed from the premises within 24 hours.

6

LANDSCAPING CONDITIONS:

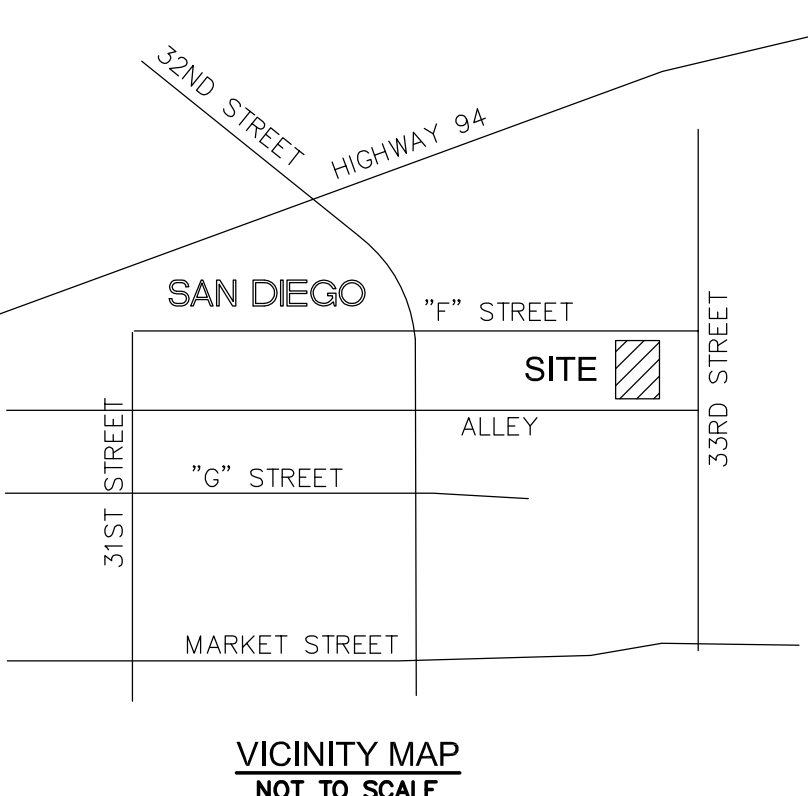
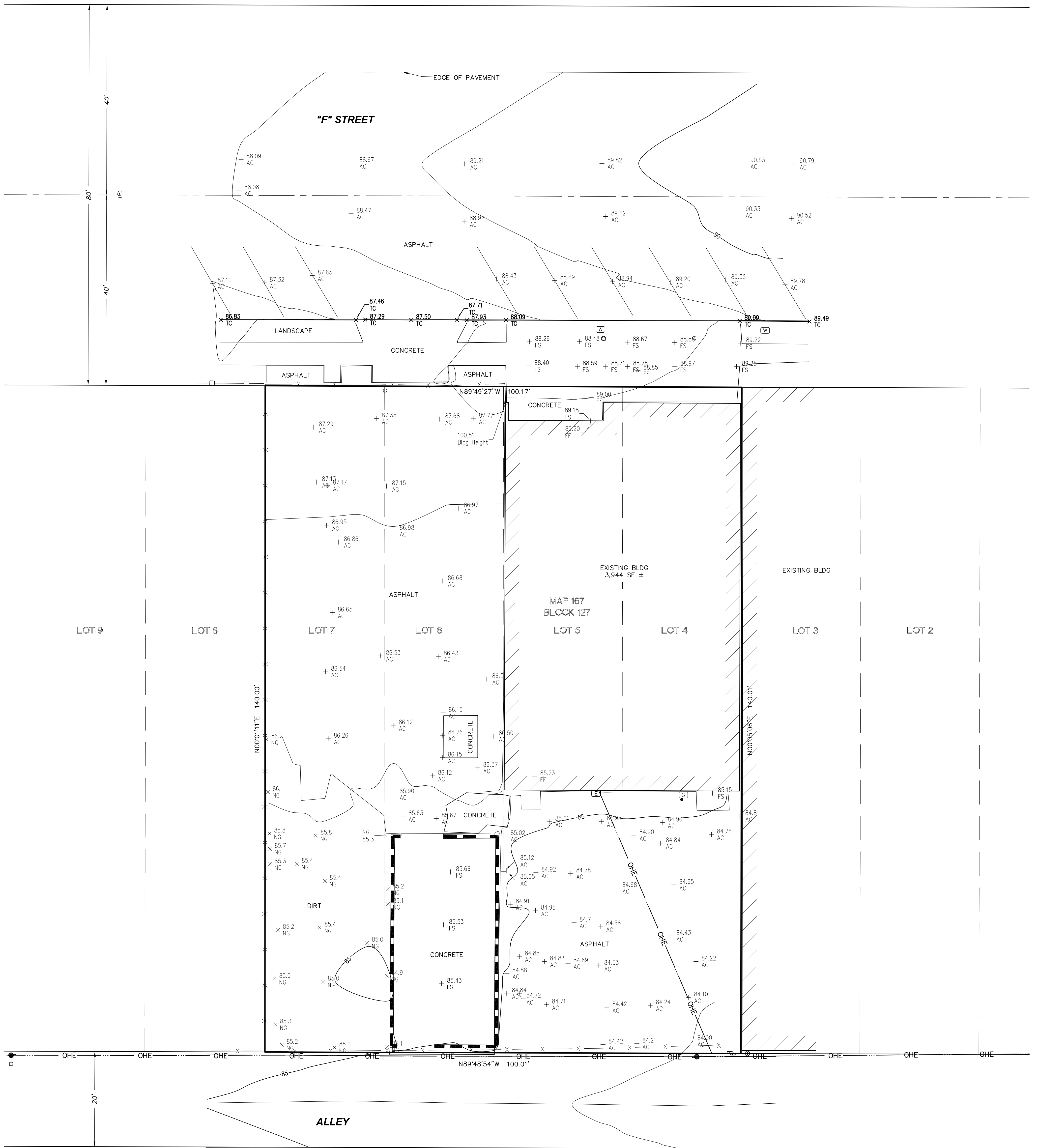
10. Prior to issuance of any public improvement permit, the Owner/Permittee shall submit complete landscape construction documents for right-of-way improvements to the Development Services Department for approval. Improvement plans shall show, label, and dimension a 40-sq. ft. area around each tree which is unencumbered by utilities. Driveways, utilities, drains, water and sewer laterals shall be designed so as not to prohibit the placement of street trees.
11. Prior to issuance of any building permit (including shell), the Owner/Permittee shall submit complete landscape and irrigation construction documents, which are consistent with the Landscape Standards, to the Development Services Department for approval. The construction documents shall be in substantial conformance with Exhibit 'A,' Landscape Development Plan, on file in the Development Services Department. Construction plans shall provide a 40-sq.ft. area around each tree that is unencumbered by hardscape and utilities unless otherwise approved per §142.0403(b)5.
12. The Owner/Permittee shall be responsible for the maintenance of all landscape improvements shown on the approved plans, including in the right-of-way, unless long-term maintenance of said landscaping will be the responsibility of another entity approved by the Development Services Department. All required landscape shall be maintained consistent with the Landscape Standards in a disease, weed, and litter free condition at all times. Severe pruning or "topping" of trees is not permitted.
13. If any required landscape (including existing or new plantings, hardscape, landscape features, etc.) indicated on the approved construction documents is damaged or removed during demolition or construction, the Owner/Permittee shall repair and/or replace in kind and equivalent size per the approved documents to the satisfaction of the Development Services Department within 30 days of damage or Certificate of Occupancy.

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MARK	DATE	DESCRIPTION

PROJECT NO: 1737
 CAD DWG FILE: 0001-G003 COVER SHEET.DWG
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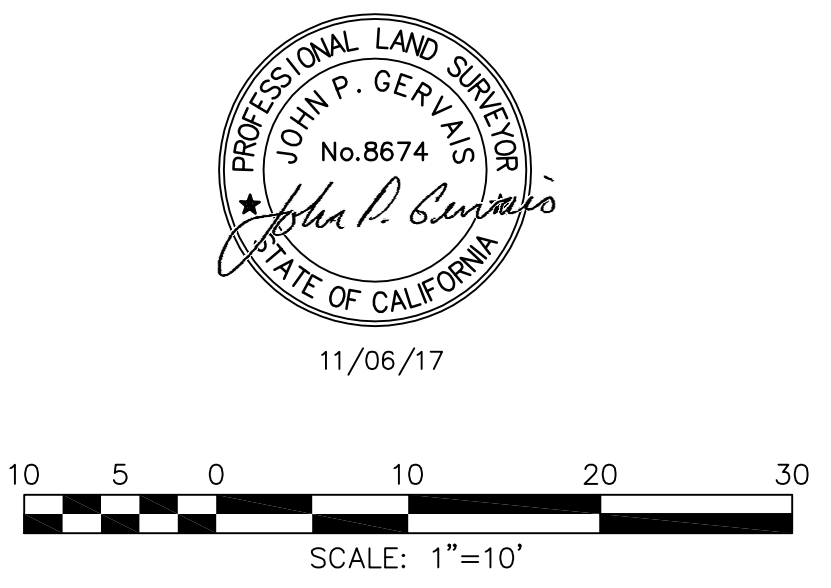
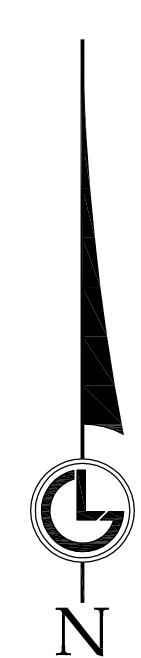
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 SHEET TITLE
CUP CONDITIONS

TOPOGRAPHIC SURVEY



LEGEND:

●	Bollard
⊕	Building Height
— X — X —	Chain Link Fence
Ⓜ	Electric Meter
Ⓜ	Gas Meter
— O —	Overhead Electric
⚡	Power Pole
⚡	Power Pole-StreetLight
Ⓜ	Sewer Cleanout
Ⓜ	Sewer Manhole
Ⓜ	Telephone Riser
Ⓜ	Utility Pole
—	Wall
Ⓜ	Water Meter
Ⓜ	Water Valve
—	Wood Fence



PROJECT DESCRIPTION:
 TOPOGRAPHIC SURVEY OF 3273 & 3279 "F" STREET, SAN DIEGO, CA
 DATE OF SURVEY: 11/03/2017

LEGAL DESCRIPTION:
 LOTS 4, 5, 6 & 7 IN BLOCK 127 OF MAP 167

GROSS LAND AREA:
 14,013 SF ±

BASIS OF BEARINGS:
 THE BASIS OF BEARINGS FOR THIS SURVEY IS THE SIDELINE OF "F" STREET PER ROS 10648, I.E. N89°49'27"W

BASIS OF ELEVATIONS:
 THE BASIS OF ELEVATIONS FOR THIS SURVEY IS THE CITY OF SAN DIEGO BRASS PIN AT THE NE CORNER OF "G" STREET AND 30TH STREET EL = 160.306', DATUM: MSL

LG LAND SURVEYING, INC.
 "Quality Service You Can Count On"

30355 CALLEJO FELIZ TER
 VALLEY CENTER, CA 92082
 p: 619-535-1172
 f: 619-618-1972
 www.lglsinc.com



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CONSULTANTS

OWNER

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 San Diego, CA 92122

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PROJECT NO: 1737

CAD DWG FILE: A101 SITE PLAN - EXISTING.DWG

DRAWN BY: ABHAY SCHWEITZER, B.P., C.G., S.V.

CHK'D BY: ABHAY SCHWEITZER

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SHEET TITLE

SITE PLAN - EXISTING

A101 4

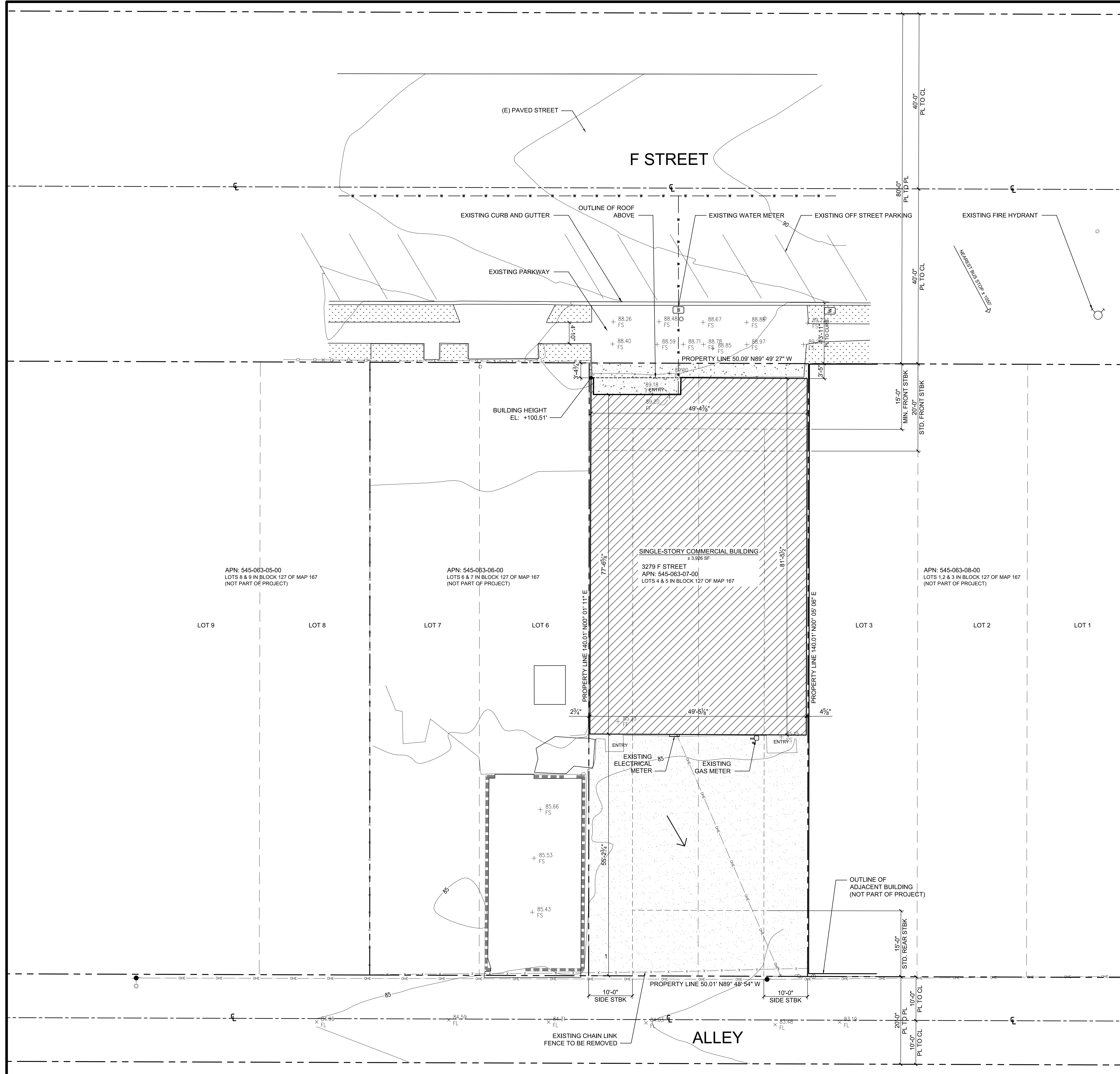
SHEET 5 OF 13

SITE PLAN NOTES

- A. The site plan is for informational and general site reference only. Refer to other construction documents for complete scope of work.
- B. Before commencing any site foundation or slab cutting or excavation, the contractor shall verify and mark locations of all site utilities, dimensions and conditions. These include but are not limited to property lines, setback location to all new or existing walls, easements (if any), existing site utilities, including water, sewer, gas and electrical lines and any other new or existing site items which could affect in any way the construction of the building. Flag or otherwise mark all locations of site property lines, easements (if any), underground utilities, and indicate utility type.
- C. The Contractor or subcontractor shall notify TECHNE if any conflicts or discrepancy occurs between the information on this plan and actual field conditions. Do not proceed with work in conflict with these drawing until written or verbal instructions are issued by TECHNE.
- D. Protect and mark all existing building structure including walls, beams, columns, area separation walls, and other items that are part of the existing structure and not part of the scope of the tenant improvement, and mark perimeter of construction zone.
- E. Coordinate with other tenants the temporary shutoff of any site utilities.
- F. Refer to Topographic Survey for additional information.
- G. If the city Building Inspector determines non-compliance with any accessibility provisions, a complete and detailed revised plans clearly showing all existing non-complying conditions and the proposed modifications to meet current accessibility requirements (including site plan, floor plans, details, etc.) will be submitted to the department for review and approval.

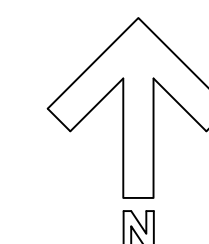
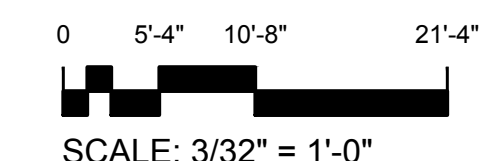
SITE PLAN LEGEND

- PROPERTY LINE
- OUTLINE OF EXISTING STRUCTURES
- EXISTING CONCRETE SURFACE
- EXISTING ASPHALT SURFACE
- AREA OF EXISTING LANDSCAPE
- SITE DRAINAGE PATTERN



1 SITE PLAN - EXISTING

SCALE: 3/32" = 1'-0"





DESIGN | DEVELOPMENT

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 San Diego, CA 92122

3279 F Street,
 San Diego, CA 92102

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- B. The Contractor or subcontractor shall notify TECHNE if any conflicts or discrepancy occurs between the information on this plan and actual field conditions. Do not proceed with work in conflict with these drawing until written or verbal instructions are issued by TECHNE.
- C. Protect and mark all existing building structure including walls, beams, columns, area separation walls, and other items that are part of the existing structure and not part of the scope of the tenant improvement, and mark perimeter of construction zone.
- D. Coordinate with other tenants the temporary shutoff of any site utilities.
- E. Refer to Topographic Survey for additional information.
- F. BUILDING ADDRESS: Building address numbers must be visible and legible from the street or road fronting the property, per FHPS Policy P-00-6 (UFC 901.4.4)
- G. TRANSIT STOP: Nearest transit stop is between Market Street and 33rd Street approximately 0.2 of a miles away from project.
- H. No obstruction including solid walls in the visibility area shall exceed 3 feet in height. Plant material, other than trees, within the public right-of-way that is located within visibility areas shall not exceed 24 inches in height, measured from the top of the adjacent curb.
- I. Prior to the issuance of any construction permit, the Owner/Permittee shall incorporate any construction Best Management Practices necessary to comply with Chapter 14, Article 2, Division 1 (Grading Regulations) of the San Diego Municipal Code, into the construction plans or specifications.
- J. 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.
- K. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the reconstruction of the existing curb with current City Standard curb and gutter adjacent to the site on F Street, satisfactory to the City Engineer.
- L. Prior to the issuance of any building permits, the Owner/Permittee shall obtain an Encroachment Maintenance Removal Agreement, from the City Engineer, for the stone pavers, trees, landscape over 30", and irrigation in the F Street Right-of-Way.
- M. See Landscape Development Plan sheet LDP-1 for on-site and ROW proposed landscape and permeable surfaces.
- N. Existing Water and Sewer services/laterals to remain.

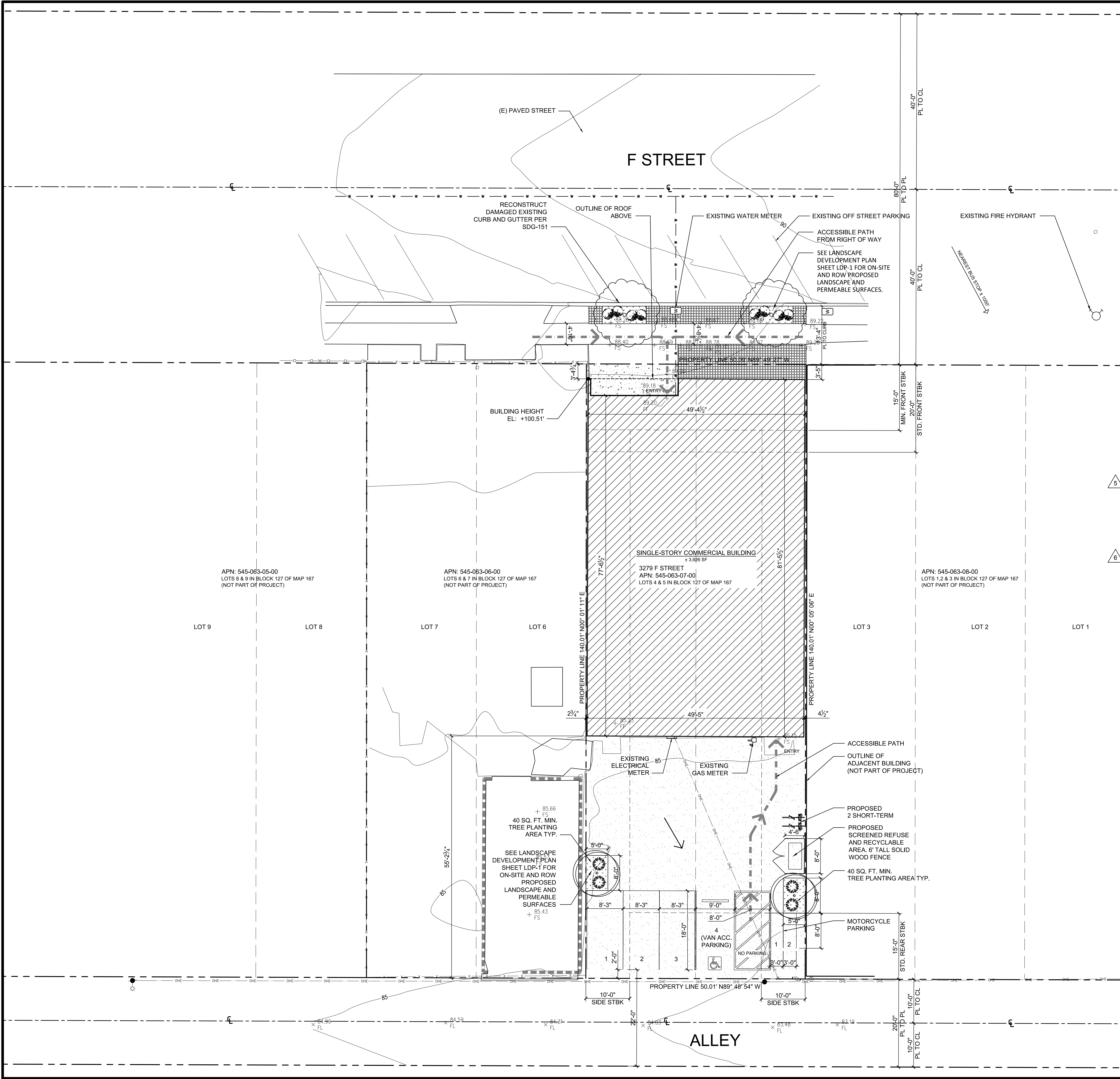
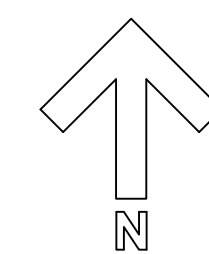
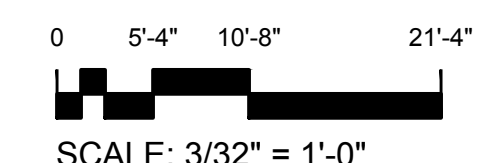
SITE PLAN LEGEND

- PROPERTY LINE
- OUTLINE OF EXISTING STRUCTURES
- EXISTING CONCRETE SURFACE
- EXISTING ASPHALT SURFACE
- AREA OF EXISTING LANDSCAPE
- AREA OF PROPOSED UNATTACHED PERMEABLE UNIT PAVERS
- SITE DRAINAGE PATTERN
- ACCESSIBLE PATH

ADDITIONAL SITE PLAN NOTES

- 1. This project proposes no soil disturbance and no development improvements outside the existing building footprint for this Discretionary Review and therefore does not require any permanent storm water Best Management Practices (BMPs).

1 SITE PLAN - PROPOSED
 SCALE: 3/32" = 1'-0"



SHEET TITLE

SITE PLAN - PROPOSED

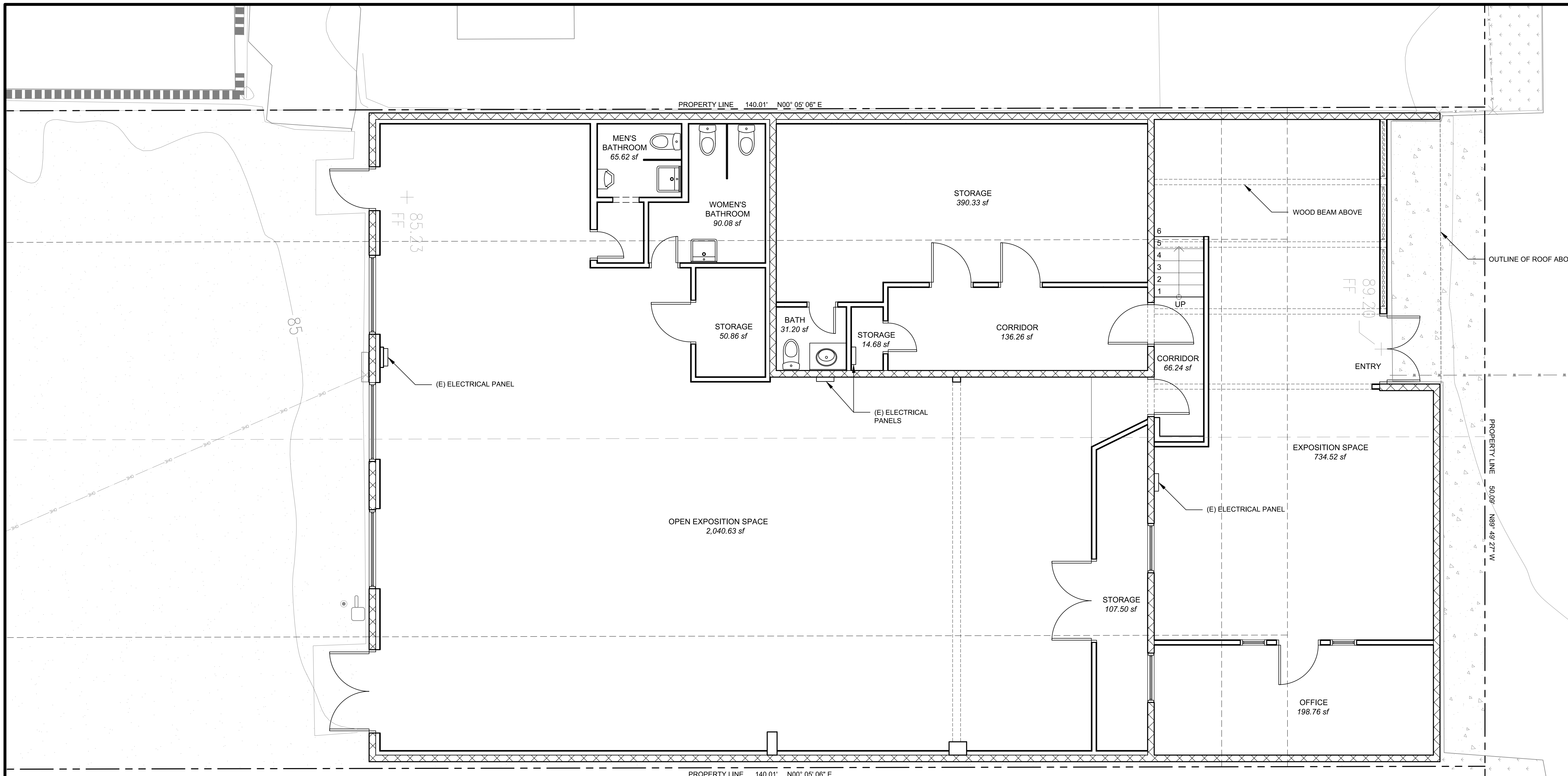
A102

CONSULTANTS

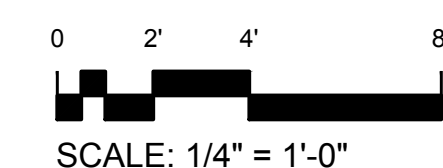
3279 F Street,
 San Diego, CA 92102

OWNER

Dennis P. Connor & Andrea S. Connor
 4311 Pavlov Ave,
 San Diego, CA 92122



1 FIRST FLOOR PLAN - EXISTING
 SCALE: 1/4" = 1'-0"



DEMOLITION GENERAL NOTES

- TECHNE shall be notified immediately when any discrepancy with Architectural or Structural drawings are found at the project site. All drawings may have to be modified upon removal of existing construction. Do not proceed with work in question until TECHNE issues directions.
- Contractor shall verify layout of existing structure, property boundaries, location of site utilities - underground and overhead, and field conditions as shown on the plans prior to demolition.
- Before start of demolition contractor shall verify with the owner any item to be saved (S), covered, or stored, verify storage locations with owner before demolition commences. Contractor to pay for and replace any item not intended for demolition but damaged during construction.
- Contractor to pay for and replace any item not intended for demolition but damaged during construction.
- Any outdoor structures or landscaping marked to be saved, shall be protected, fenced and/or covered to avoid damage.
- All demolition material shall be transported off site and properly disposed at city-approved locations by the contractor.
- Contractor to verify Dumpster location with owner before demolition commences.
- Contractor shall also refer to floor plans and other construction plans for new work to be incorporated into the project and to proceed with demolition accordingly.
- Carefully remove structure as shown on plan. Remove all materials carefully to avoid damage to adjacent surfaces.
- Contractor shall notify TECHNE and owner if any removed wood showing evidence of active water leaks, termites or dry rot.
- Prepare existing window and door framing openings (to remain) to receive new window units. Coordinate work with proposed floor plans, elevations and door & window schedules.
- When demolition is complete, the structure and site shall be broom clean and ready to receive new work.
- Remove all existing landscape and tree roots within 3 feet of the outline of new structure. If the removal of tree roots produces potentially unstable trees, the contractor shall immediately contact a tree specialist to make a recommendation.
- Demolition of openings in roof and exterior walls shall be covered each night with plastic tarps and secured to prevent water and dust from entering the building.
- Existing floors shall be covered during construction. Openings shall be taped and sealed to walls at edges of construction zone to minimize dust. Temporary wall shall be built and sealed as if needed or shown on plans.
- Should any portion of the structure being removed produce unstable of unsafe conditions the contractor shall provide shoring and bracing.
- Existing FAU & Water Heater shall be turned off to and/or salvaged units removed and stored for re-use. Existing natural gas service shall be turned off and lines temporarily capped at residence.
- Electrical service shall be turned off at residence and provisions for temporary power made during construction.
- Contractor shall verify in the field the condition of all foundations, stem walls, sill attachments, pier-footing conditions and attachment to framing. Deficiencies, cracks or other structural issues in foundations or footings or lack thereof shall be brought to the attention of TECHNE and structural engineer.
- Existing framing and floor surfaces may be out of plumb and not level. They shall be inspected and made plumb and leveled by the contractor. Wood framing adjacent to soil may be encountered and modifications and/or protection measures shall be taken.
- Elevation changes between door openings and adjacent grade shall be verified in the field and if discrepancies exist between field conditions and plans exist, notify TECHNE to make modifications and/or other corrective measures.

FLOOR PLAN LEGEND

- EXISTING NON-STRUCTURAL INTERIOR WALL
- EXISTING 6" CONCRETE BRICK WALL
- WALL OPENING: 80" high u.n.o. Finished with 5/8" gypsum board with square corners.
- 3 1/2" U.N.O.
- DOOR AND SYMBOL. See door schedule for complete information
- WINDOW AND SYMBOL. See window schedule for complete information

FLOOR PLAN NOTES

- The General Contractor or Sub-Contractor shall verify all conditions or dimensions on these plans in the field with actual site conditions.
 - Written dimensions shall take precedence over scaled dimensions and shall be verified on the job site. On-site verification of all dimensions and conditions shall be the sole responsibility of the General Contractor and Sub-Contractors.
 - The Contractor or sub-contractor shall notify TECHNE if any conflicts or discrepancy occurs between this information on this plan and actual field conditions.
 - Any discrepancies with this drawing affecting project layout shall be brought to the attention of TECHNE. Do not proceed with work until written or verbal instructions are issued by TECHNE.
- DIMENSIONS**
- EXTERIOR WALL DIMENSIONS TO FACE OF FINISH (U.N.O.)
 - INTERIOR WALL DIMENSIONS TO CENTER LINE OF STUD (U.N.O.)
 - CLEARANCE DIMENSIONS ARE TO FACE OF FINISH MATERIALS, NOTED WITH CLR.

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04	04.25.18	CUP Third Submittal
05	06.13.18	CUP Fourth Submittal
06	07.18.18	CUP Fifth Submittal
MARK DATE DESCRIPTION		

PROJECT NO: 1737
 CAD DWG FILE: A103 FIRST FLOOR PLAN - EXISTING.DWG
 DRAWN BY: ABHAY SCHWEITZER, B.P., C.G., S.V.
 CHK'D BY: ABHAY SCHWEITZER

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FIRST FLOOR PLAN - EXISTING

CONSULTANTS

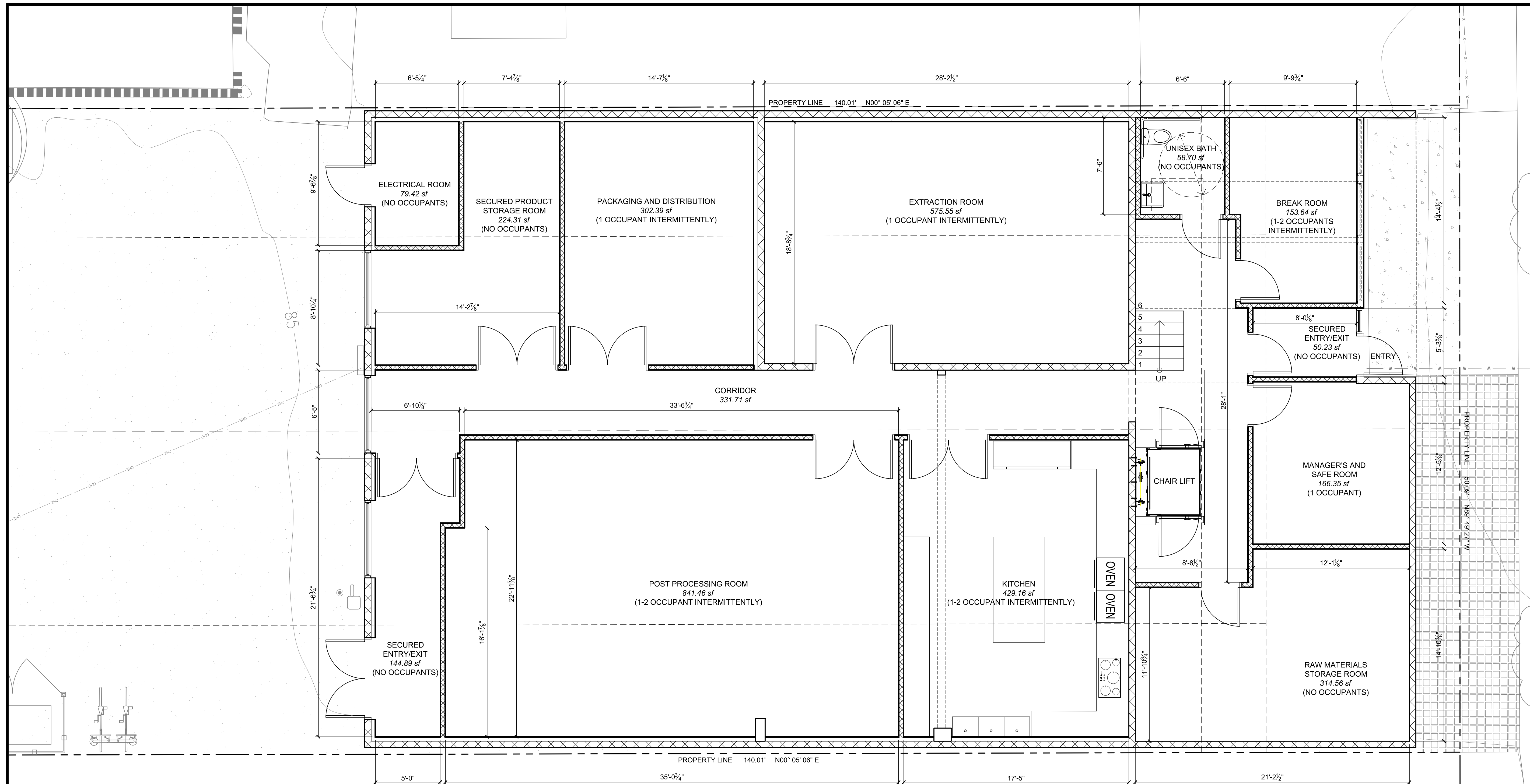
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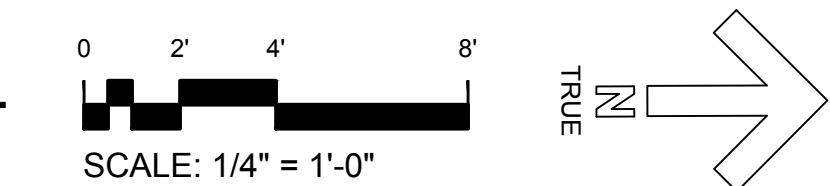
3279 F Street,
 San Diego, CA 92102

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1 FIRST FLOOR PLAN - PROPOSED
 SCALE: 1/4" = 1'-0"



DETAILED DESCRIPTION OF SPACES

- Secured Entry/Exit – These entries/exits are used by employees to enter and exit the building. It is also the visitor entrance/exit. The exterior door to the Entry Lobby is open to visitors. A bell dings alerting staff that a visitor has arrived. The exterior door from the Secured Entry to the secure areas have an electronic key pad entry. All employees have a unique digital electronic key code for entry through this door. There will be no occupants in this space.
- Manager's Office/Safe Room – This office is locked and only managers are allowed in the manager's office. It has a key lock. This room is also where any cash would be securely stored, if needed. There will be 1 occupant in this space.
- Secured Product Storage Room - Product that has been manufactured, tested, packaged, labeled, and quality assurance checked is stored in this room. It is separately locked with access by manager's only. Product stored here is waiting distribution. There will be no occupants in this room.
- Break Room – The employee break room is used for breaks, lunches, etc. It is not separately locked. There will be approximately 1-2 occupants in this space intermittently.
- Accessible Unisex Baths – Available to all employees and visitors. This room has appropriate facilities including hand washing sinks. There will be no occupants in this space.
- Packaging & Distribution Room – After manufacture, products are moved to this room for packaging, labeling, and preparation for distribution. This is also the room that is used for the quality control procedure. There will be approximately 1 occupant in this space intermittently.
- Raw Material Storage – When raw cannabis is received, inspected, and accepted from cultivators it is moved and stored in this room until processing is ready for it. There are shelves in this room that allow for separate storage of batches. There will be no occupants in this space.
- Extraction Room – Cannabinoids are extracted in this room through a variety of processes. Batches are kept separate during the extraction process. There will be 1 occupant in this space intermittently.
- Post Processing Room – This room is where the raw extract is further processed through a variety of methods into a more refined oil or extract. This room is also where batches are stored awaiting the laboratory testing process. The lab testing licensee performs the sampling of batches in this room. Manufactured product remains in this room until lab test results are returned. If a batch passes testing, it's moved to the Product Storage Room or directly enters the distribution process. There will be 1 occupant in this space.
- Kitchen – This room is used to cook and prepare pre-made edibles used for edible infusion processed. There will be approximately 1-2 occupants in this space intermittently.
- Electrical Room – No work performed in this area. There will be no occupants in this space.

FLOOR PLAN NOTES

- The General Contractor or Sub-Contractor shall verify all conditions or dimensions on these plans in the field with actual site conditions.
- Written dimensions shall take precedence over scaled dimensions and shall be verified on the job site. On-site verification of all dimensions and conditions shall be the sole responsibility of the General Contractor and Sub-Contractors.
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 - CLEARANCE DIMENSIONS ARE TO FACE OF FINISH MATERIALS, NOTED WITH CLR.

ODOR SUPPRESSION MEASURES

- The project will implement a strategy of filtering any exhaust air through a carbon scrubber to mitigate odor and will also design the HVAC system with negative and positive pressure rooms, as appropriate, to control the flow or air with others and to prevent it from escaping the building. The carbon scrubber (filtering system) shall be Air Box 4+ Stealth Edition 3,500 CFM 12" Flange or similar as specified by a qualified licensed design professional.

FLOOR PLAN LEGEND

- EXISTING 6" CONCRETE BRICK WALL
- PROPOSED NON-STRUCTURAL INTERIOR WALL: 3/8" Light Gauge Steel Stud @ 24" O.C. with 1 layer of 5/8" gypsum board each side.
- WALL OPENING: 80" high u.n.o. Finished with 3/8" gypsum board with square corners.
- 3 1/2" U.N.O.
- DOOR AND SYMBOL. See door schedule for complete information
- WINDOW AND SYMBOL. See window schedule for complete information

01	11.28.17	CUP Completeness Review
02	12.13.17	CUP First Submittal
03	02.13.18	CUP Second Submittal
04	04.25.18	CUP Third Submittal
05	06.13.18	CUP Fourth Submittal
06	07.18.18	CUP Fifth Submittal
MARK DATE DESCRIPTION		

PROJECT NO: 1737
 CAD DWG FILE: A104 FIRST FLOOR PLAN - PROPOSED DWG
 DRAWN BY: ABHAY SCHWEITZER, B.P., C.G., S.V.
 CHK'D BY: ABHAY SCHWEITZER

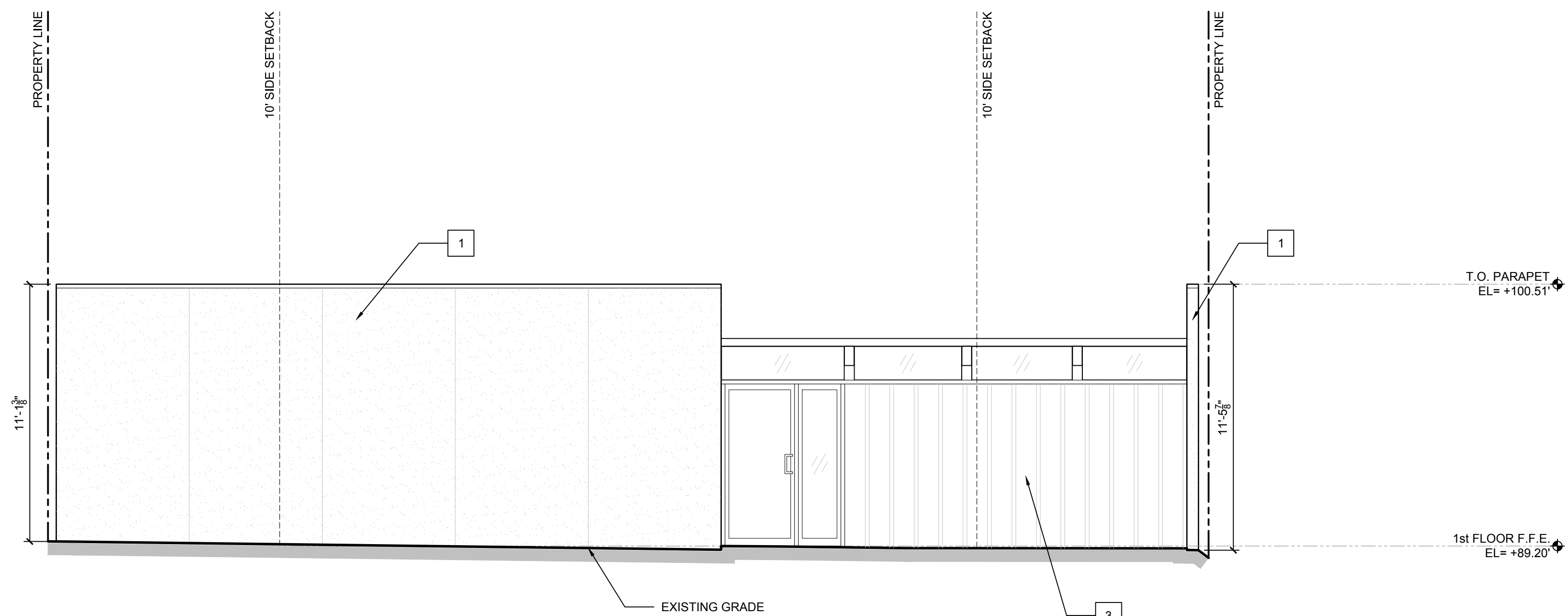
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 SHEET TITLE
FIRST FLOOR PLAN - PROPOSED
 SHEET 8 OF 13

CONSULTANTS

3279 F Street,
 San Diego, CA 92102

OWNER

Dennis P. Connor & Andrea S. Connor
 4311 Pavlov Ave,
 San Diego, CA 92122



1 NORTH ELEVATION - EXISTING
 SCALE: 1/4"=1'-0"

ELEVATION KEYNOTES

- 1. EXISTING STUCCO FINISH.
- 2. EXISTING CONCRETE BRICK WALL.
- 3. EXISTING WOOD FINISH.

ELEVATION NOTES

Elevations shown are related to sea level.

01	11.28.17	CUP Completeness Review
02	12.13.17	CUP First Submittal
03	02.13.18	CUP Second Submittal
04	04.25.18	CUP Third Submittal
05	06.13.18	CUP Fourth Submittal
06	07.18.18	CUP Fifth Submittal
MARK	DATE	DESCRIPTION

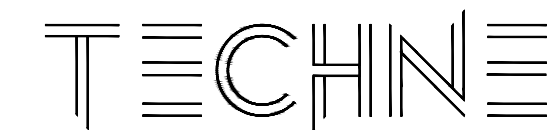
PROJECT NO: 1737
 CAD DWG FILE: A201-A204 EXTERIOR ELEVATIONS - EXISTING.DWG
 DRAWN BY: ABHAY SCHWEITZER, B.P., C.G., S.V.
 CHK'D BY: ABHAY SCHWEITZER

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SHEET TITLE

EXTERIOR
 ELEVATIONS -
 EXISTING

A201



DESIGN | DEVELOPMENT

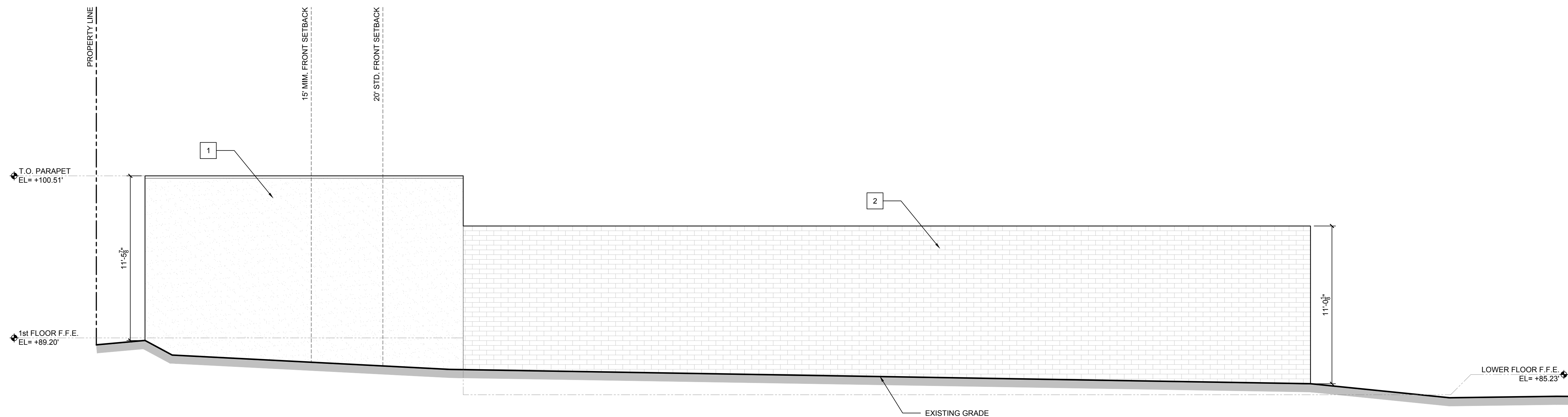
3956 30th Street, San Diego, CA 92104
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 619-940-5814 313-595-5814

CONSULTANTS

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1 WEST ELEVATION - EXISTING
 SCALE: 1/4"=1'-0"

ELEVATION KEYNOTES

1. EXISTING STUCCO FINISH.
2. EXISTING CONCRETE BRICK WALL.
3. EXISTING WOOD FINISH.

ELEVATION NOTES

Elevations shown are related to sea level.

MARK	DATE	DESCRIPTION
01	11.28.17	CUP Completeness Review
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03	02.13.18	CUP Second Submittal
04	04.25.18	CUP Third Submittal
05	06.13.18	CUP Fourth Submittal
06	07.18.18	CUP Fifth Submittal

PROJECT NO: 1737

CAD DWG FILE: A201-A204 EXTERIOR ELEVATIONS - EXISTING.DWG

DRAWN BY: ABHAY SCHWEITZER, B.P., C.G., S.V.

CHK'D BY: ABHAY SCHWEITZER

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SHEET TITLE

EXTERIOR
 ELEVATIONS -
 EXISTING

A202



DESIGN | DEVELOPMENT

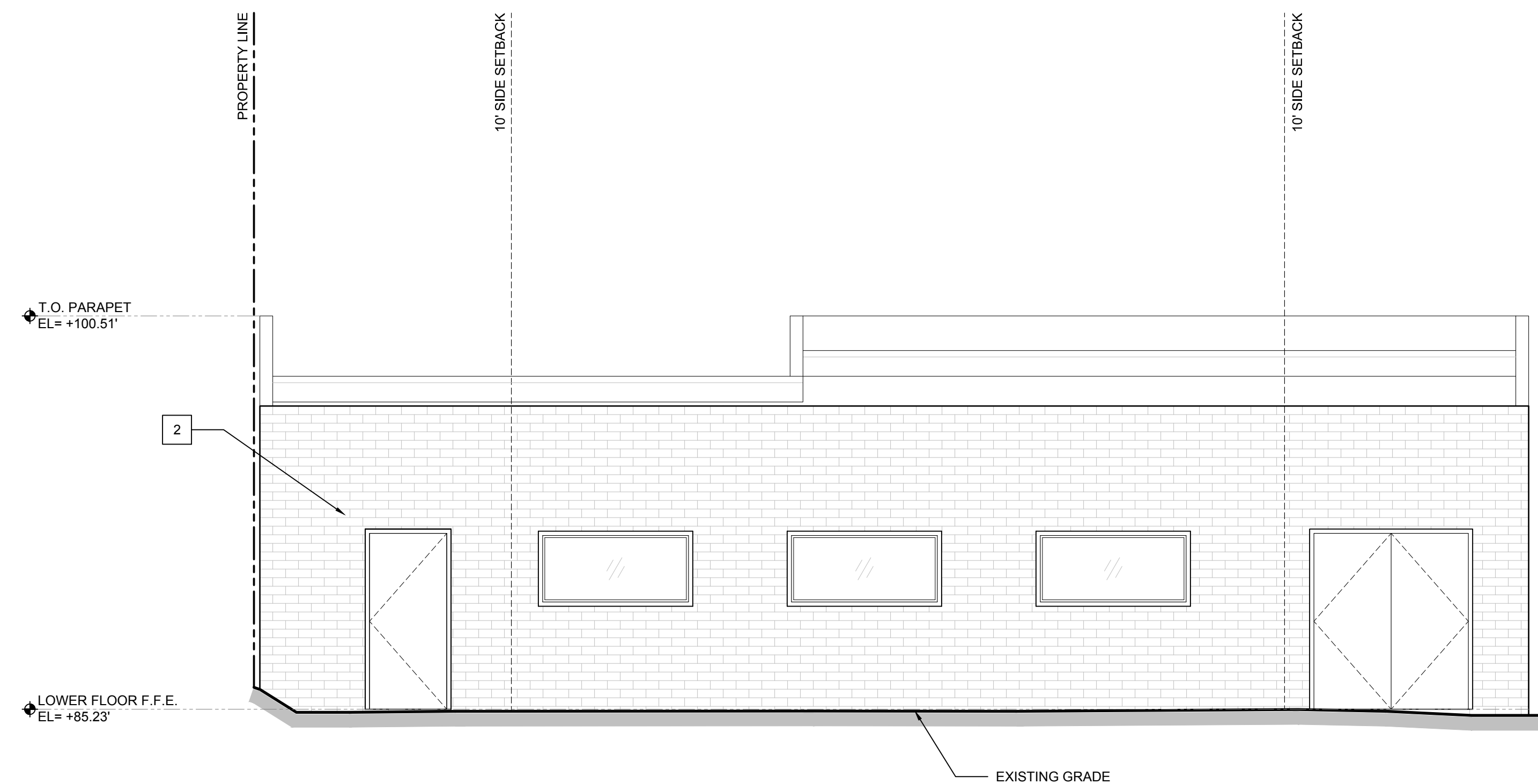
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CONSULTANTS

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1 SOUTH ELEVATION - EXISTING
 SCALE: 1/4"=1'-0"

ELEVATION KEYNOTES

1. EXISTING STUCCO FINISH.
2. EXISTING CONCRETE BRICK WALL.
3. EXISTING WOOD FINISH.

ELEVATION NOTES

Elevations shown are related to sea level.

MARK	DATE	DESCRIPTION
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03	02.13.18	CUP Second Submittal
04	04.25.18	CUP Third Submittal
05	06.13.18	CUP Fourth Submittal
06	07.18.18	CUP Fifth Submittal

PROJECT NO: 1737

CAD DWG FILE: A201-A204 EXTERIOR ELEVATIONS - EXISTING.DWG

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SHEET TITLE

EXTERIOR
 ELEVATIONS -
 EXISTING

A203



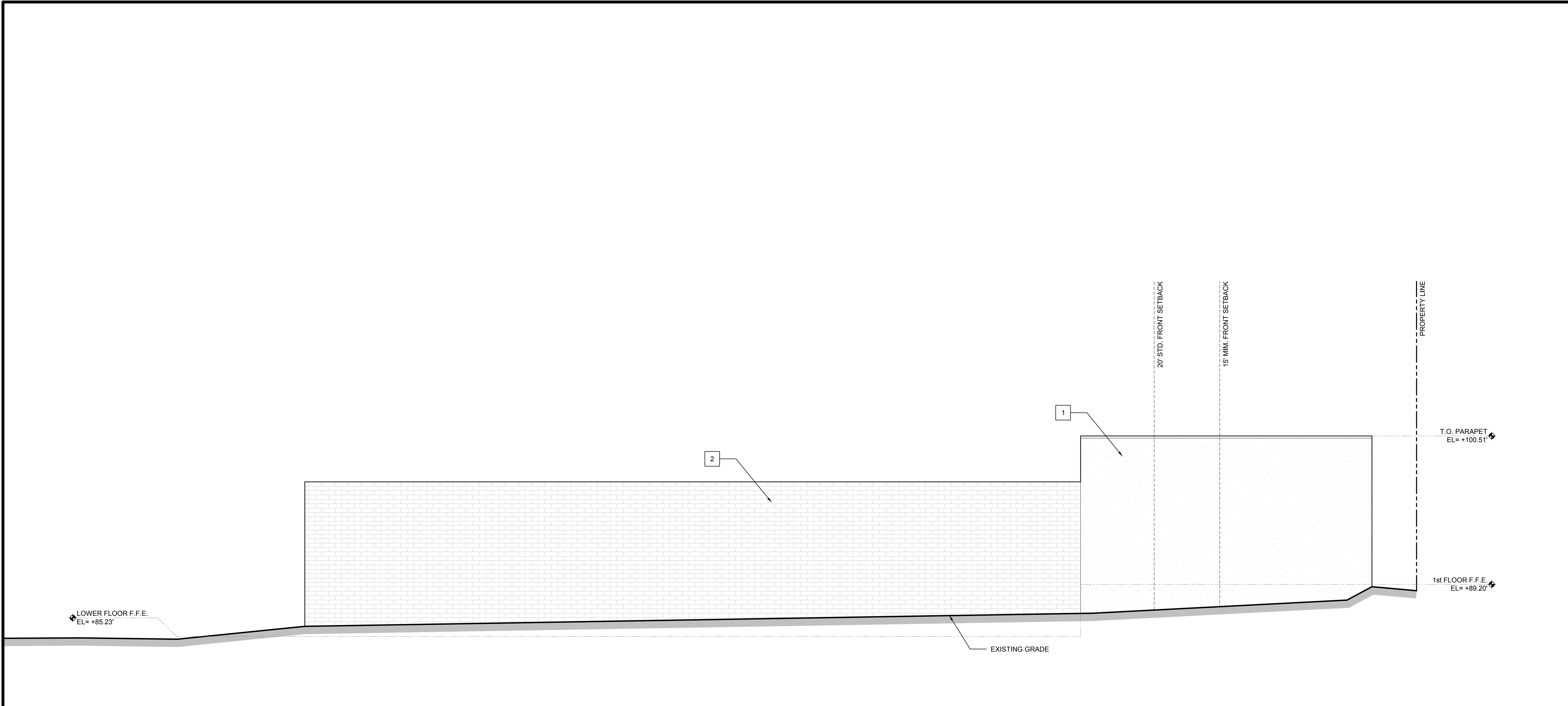
DESIGN | DEVELOPMENT

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 techne-us.com sustainablearchitect.org
 619-940-5814 313-595-5814

CONSULTANTS

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OWNER
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 San Diego, CA 92122



1 EAST ELEVATION - EXISTING
 SCALE: 1/4"=1'-0"

ELEVATION KEYNOTES

- 1. EXISTING STUCCO FINISH.
- 2. EXISTING CONCRETE BRICK WALL.
- 3. EXISTING WOOD FINISH.

ELEVATION NOTES

Elevations shown are related to sea level.

MARK	DATE	DESCRIPTION
01	11.28.17	CUP Completeness Review
02	12.13.17	CUP First Submittal
03	02.13.18	CUP Second Submittal
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05	06.13.18	CUP Fourth Submittal
06	07.18.18	CUP Fifth Submittal

PROJECT NO: 1737
 CAD DWG FILE: A201-A204 EXTERIOR ELEVATIONS - EXISTING.DWG
 DRAWN BY: ABHAY SCHWEITZER, B.P., C.G., S.V.
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SHEET TITLE
EXTERIOR ELEVATIONS - EXISTING

A204

CONSULTANTS



SAM WADE

Landscape Architect

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Tel 858-270-8688 | Fax 858-270-8689
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DESIGN STATEMENT

THE PROPOSED LANDSCAPE DESIGN CHARACTERIZES PLANT MATERIAL BENEFITTING FROM COASTAL SAN DIEGO'S MEDITERRANEAN CLIMATE ZONE THAT DEMONSTRATES RELATIVELY STABLE TEMPERATURES AND INFREQUENT FROST IMPACTS. THE CHARACTER OF THE PROPOSED PLANTS ARE DROUGHT TOLERANT, BROADLEAF TREES AND SHRUBS DISPLAYING COLORFUL BURSTS OF FLOWERS AT VARYING TIMES OF YEAR. ALL PLANTS HAVE LOW IRRIGATION REQUIREMENTS ONCE ESTABLISHED (SEE WUCOLS LIST).

GENERAL NOTES

1. AN AUTOMATIC, ELECTRICALLY CONTROLLED IRRIGATION SYSTEM SHALL BE PROVIDED AS REQUIRED PER THE CITY OF SAN DIEGO LDC 142.0403(c) FOR PROPER IRRIGATION, DEVELOPMENT, AND MAINTENANCE OF THE VEGETATION IN A HEALTHY, DISEASE-RESISTANT CONDITION. THE DESIGN OF THE SYSTEM SHALL PROVIDE ADEQUATE SUPPORT FOR THE VEGETATION SELECTED; IN-LINE DRIP EMITTER TYPE IRRIGATION (TREES, SHRUBS) IS PROPOSED FOR ALL AREAS REQUIRING IRRIGATION.
2. ALL REQUIRED LANDSCAPE ARE AS SHALL BE MAINTAINED BY THE OWNER. THE LANDSCAPE AREAS SHALL BE MAINTAINED IN FREE OF DEBRIS AND LITTER AND ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION. DISEASED OR DEAD PLANT MATERIAL SHALL BE SATISFACTORILY TREATED OR REPLACED PER THE CONDITIONS OF THE PERMIT.
3. ALL LANDSCAPE AND IRRIGATION SHALL CONFORM TO THE STANDARDS OF THE CITY WIDE LANDSCAPE REGULATIONS AND THE CITY OF SAN DIEGO LAND DEVELOPMENT MANUAL LANDSCAPE STANDARDS AND ALL OTHER LANDSCAPE RELATED CITY AND REGIONAL STANDARDS.
4. A MINIMUM ROOT ZONE OF 40 SQUARE FEET (S.F.) IN AREA SHALL BE PROVIDED FOR ALL TREES. THE MINIMUM DIMENSION FOR THIS AREA SHALL BE 5 FEET, PER THE SDMC 142.0403(b)(5).
5. TREES SHALL BE MAINTAINED SO THAT ALL BRANCHES OVER PEDESTRIAN WALKWAYS ARE 6 FEET ABOVE THE WALKWAY GRADE AND BRANCHES OVER VEHICULAR TRAVEL WAYS ARE 16 FEET ABOVE THE TRAVEL WAY PER THE SDMC 142.0403(b)(10).
6. MULCH: ALL REQUIRED PLANTING AREAS AND EXPOSED SOIL AREAS WITHOUT VEGETATION SHALL BE COVERED WITH MULCH TO A MINIMUM DEPTH OF 3 INCHES, EXCLUDING SLOPES REQUIRING REVEGETATION PER THE SDMC 142.0411.
7. IF ANY REQUIRED LANDSCAPE INDICATED ON THE APPROVED CONSTRUCTION DOCUMENT PLANS IS DAMAGED OR REMOVED DURING DEMOLITION OR CONSTRUCTION, IT SHALL BE REPAIRED AND/OR REPLACED IN KIND AND EQUIVALENT SIZE PER THE APPROVED DOCUMENTS TO THE SATISFACTION OF THE DEVELOPMENT SERVICES DEPARTMENT WITHIN 30 DAYS OF DAMAGE.

PLANTING LEGEND

SYMBOL	BOTANICAL NAME / COMMON NAME	QTY.	SIZE	HT., SPREAD	FORM / FUNCTION	POINTS
Street / Right of Way						
Trees						
●	Jacaranda mimosifolia Jacaranda	2	24" box	20' x 20'	Upright, spreading / Street tree, w/ Root Barrier	
○	Lantana m. 'Sunburst' Sunburst Lantana	8	5 gal.	2' x 2'	Low, spreading / Flowers, texture LID	
Unattached Unit Pavers - Refer to Plan						
■	Orco Pavingstones, 1 Pattern, Tuscany Color w/ Bevel; Permeable Joints					LID
Vehicular Use Area						
Trees						
●	Laurus nobilis Sweet Bay	2	36" box	18' x 14'	Upright, Weeping / Screening	100
○	Westringia f. 'Morning Light' Coast Sage	12	5 gal.	2' x 3"	Mounding / Foliage, flower	24
						Total Plant Points
						Required
						67
						Excess
						+57
Bark Mulch						
For all site planting areas (level) use "Walk On Bark", applied in a continuous 3" layer; do not apply in tree, shrub or groundcover watering basins (refer to planting detail for specific mulch application in watering basins). Available from: Sequoia Horticultural Products, Ph. 760-632-9442						

SUMMARY OF LANDSCAPE CALCULATIONS

Industrial (L) Development, IL-2-1 Base Zone / 3279 F Street
Southeastern San Diego Community Plan

VEHICULAR USE AREA (VUA) (<6,000 s.f.)

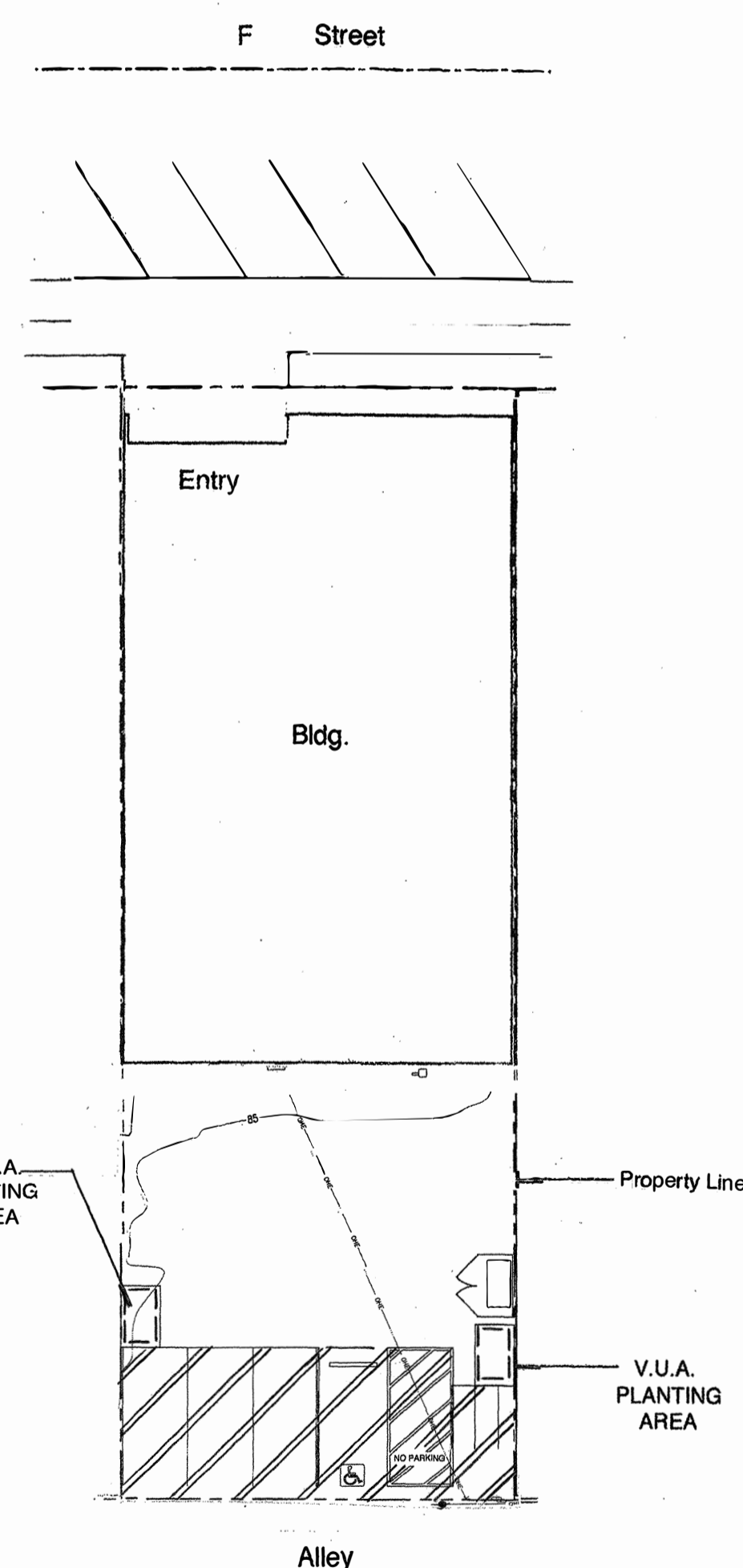
Total Area 930 s.f.

Planting Area Required: Allow 40 s.f. Per Tree

Planting Points Required 47 Provided 124 Excess Points Provided 57

Points Achieved Through Trees 100

5/29/18



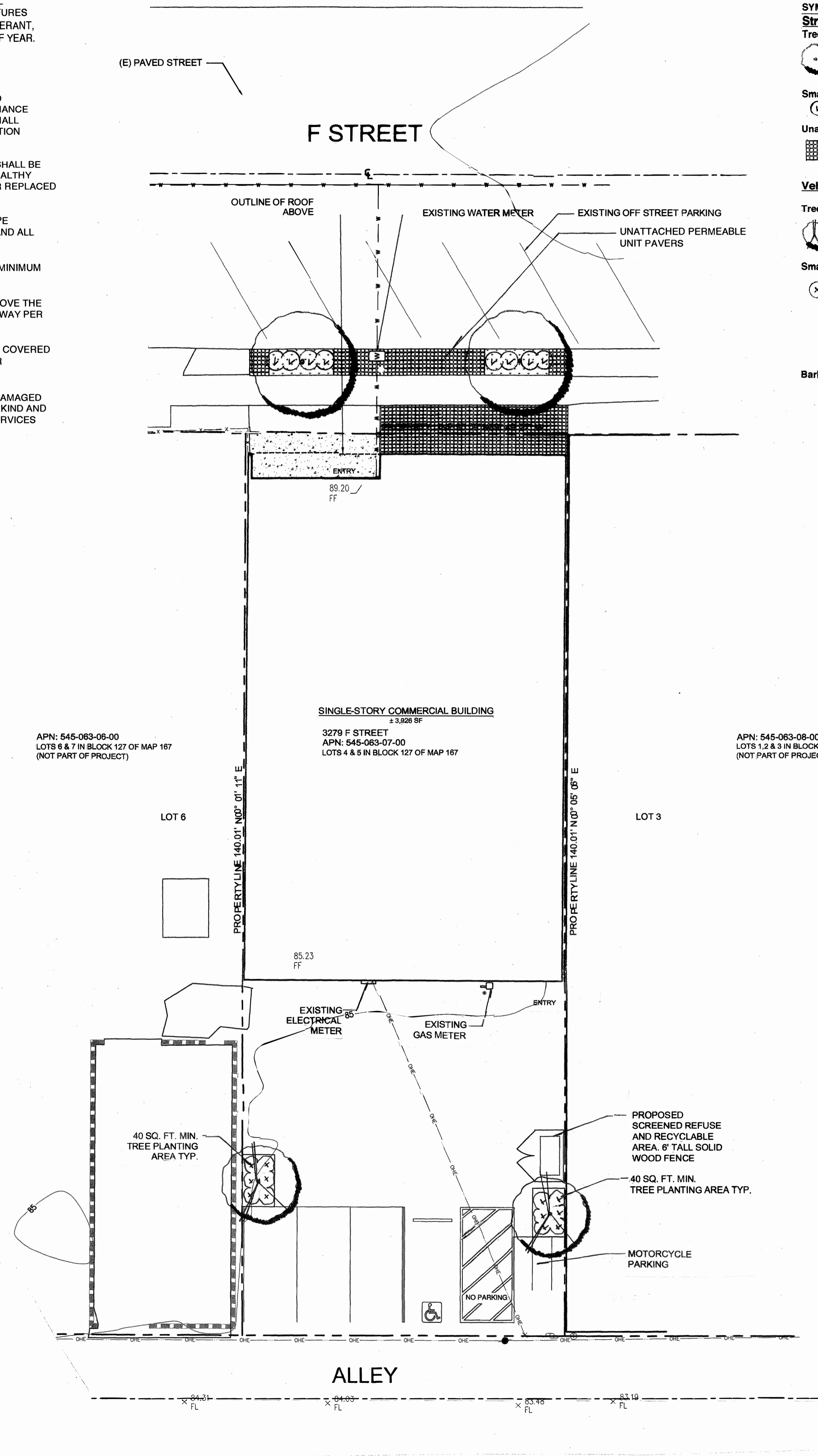
LANDSCAPE AREA CALCULATION DIAGRAM

SCALE: 1"= 20'

KEY



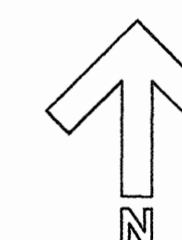
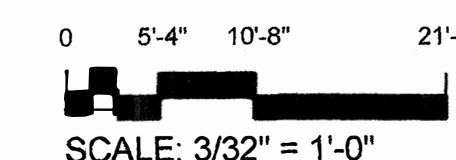
VEHICULAR USE AREA



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

ROOT BARRIERS
NON-BIODEGRADABLE ROOT BARRIERS SHALL BE INSTALLED AROUND ALL NEW STREET TREES. ROOT BARRIERS MAY BE ELIMINATED WHERE THE COMBINATION OF TREE SPECIES, SOIL TYPE, SOIL AREA AND DRAINAGE CONDITIONS CAN BE SHOWN TO AFFORD EQUIVALENT PROTECTION AGAINST TREE ROOT DAMAGE TO PUBLIC IMPROVEMENTS. (LDC 142.0403)

1 LANDSCAPE DEVELOPMENT PLAN - PROPOSED
SCALE: 3/32" = 1'-0"



MARK	DATE	DESCRIPTION
	07/20/2018 12:02:51 PM	
		PROJECT NO: 1812
		CAD DWG FILE:
		DRAWN BY: SAM WADE
		CHK'D BY:
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SHEET TITLE		

LANDSCAPE DEVELOPMENT PLAN - PROPOSED

LDP-1

SHEET OF