



THE CITY OF SAN DIEGO

Report to the Hearing Officer

DATE ISSUED: November 14, 2018 REPORT NO. HO-18-116

HEARING DATE: November 21, 2018

SUBJECT: MPF 7720 Kenamar Court, Process Three Decision

PROJECT NUMBER: [585902](#)

OWNER/APPLICANT: 7720 Kenamar Ct. Holdings LLC, Owner and Neptune Holdings SD, LLC, Applicant

SUMMARY

Issue: Should the Hearing Officer approve operation of a Marijuana Production Facility to operate within an existing 61,539 square-foot building located at 7720 Kenamar Court in Mira Mesa Community Plan area?

Staff Recommendation: Approve Conditional Use Permit No. 2074478.

Community Planning Group Recommendation: On September 17, 2018, the Mira Mesa Community Planning Group voted 15-0-0 to recommend approval of the project with no additional conditions (Attachment 7).

Environmental Review: This project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301, Existing Facilities. This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on August 13, 2018, and the opportunity to appeal that determination ended August 27, 2018.

BACKGROUND

The project site is within the Light Industrial Land Use area and the Miramar Subarea of the Mira Mesa Community Plan (Attachment 1). The Light Industrial designation is intended to accommodate manufacturing, storage, warehousing, distribution, and similar uses. The Miramar Subarea was foreseen in the community plan to be developed with a mix of light industrial and specialized commercial uses. The 2.70-acre site is located at 7720 Kenamar Court in the IL-2-1 Zone, Prime Industrial Lands, FAA Part 77 Noticing Area for MCAS Miramar, Airport Influence Area for MCAS Miramar Review Area 1, and Airport Land Use Compatibility Overlay Zone for MCAS Miramar within the Mira Mesa Community Plan (Attachment 2). The building, constructed in 1985, is currently being

used for office and warehouse uses (Attachment 3). 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 Zone allows a mix of light industrial, office, and commercial uses.

The project site is designated Industrial Employment by the Land Use and Community Planning Element of the General Plan. The General Plan identifies a citywide shortage of land suitable for manufacturing activities and a need to protect a reserve of manufacturing land from non-manufacturing uses.

The Industrial and Business Park designation would permit light manufacturing uses, thereby providing additional land suitable for manufacturing activities. The proposed project will promote the policies of the General Plan because Marijuana Production Facilities (MPFs) are industrial manufacturing uses.

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

The project proposes to operate a MPF within an existing 61,539 square-foot, two-story building at 7720 Kenamar Court. The 2.70-acre site is in the IL-2-1 Zone within the Mira Mesa Community Plan area. The MPF operations would re-purpose an existing office and warehouse facility for the cultivation, manufacturing, and distribution of marijuana products.

The project proposes interior improvements that include non-load bearing partitions, doors, lighting, security cameras and system, millwork, finishes throughout and associated mechanical, electrical and plumbing improvements. Other minor site improvements are proposed consistent with the City of San Diego requirements. Public improvements would include reconstruction of the two existing driveways on Kenamar Court, new curb ramp, and accessible ramp, all satisfactory to the City Engineer. No exterior building alterations would occur. 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. The facility is also subject to State California statutes and regulations.

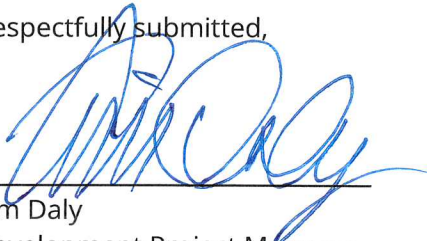
Conclusion

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. 2074478, with modifications.
2. Deny Conditional Use Permit No. 2074478, if the findings required to approve the project cannot be affirmed.

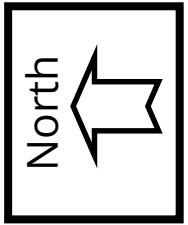
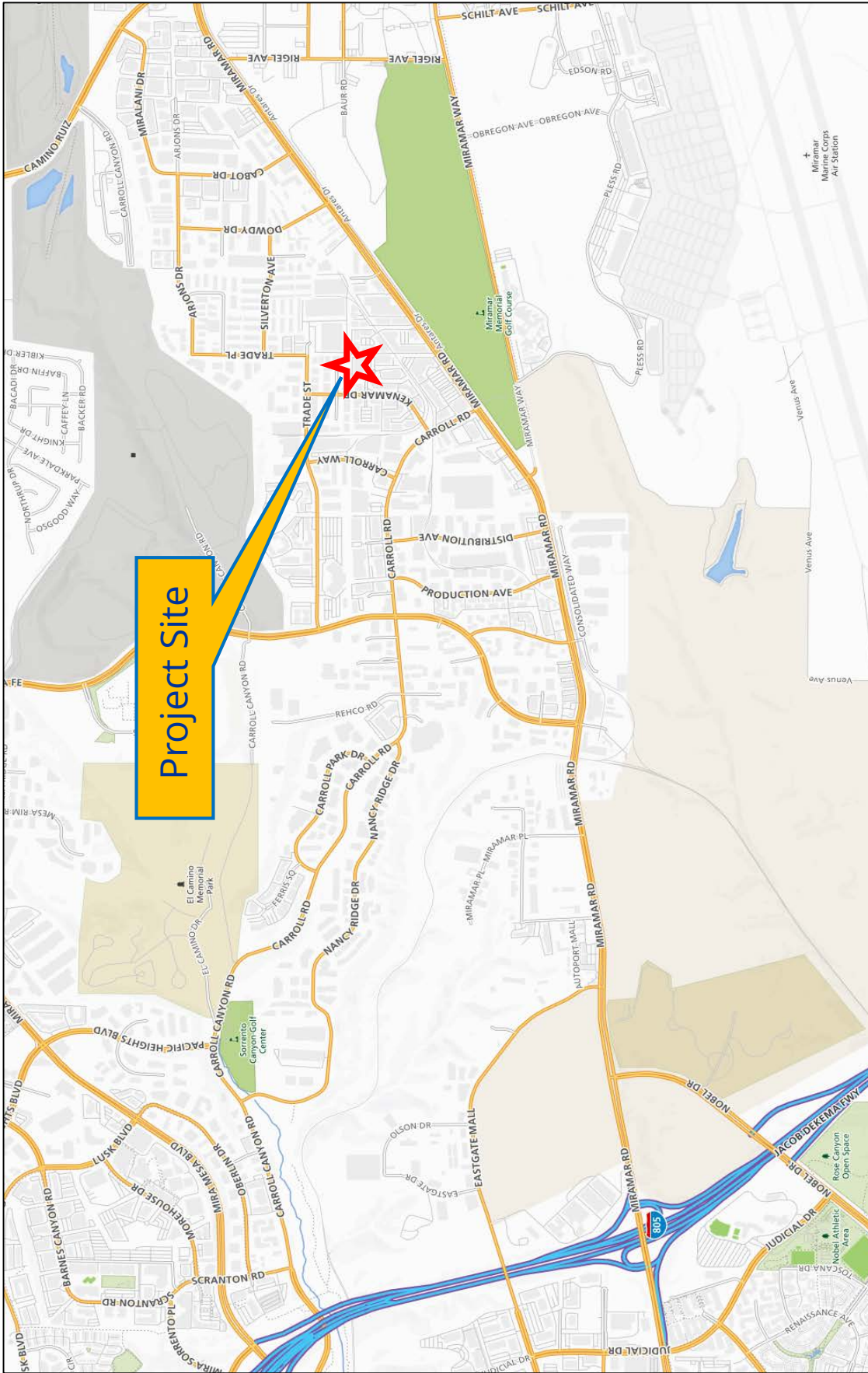
Respectfully submitted,



Tim Daly
Development Project Manager

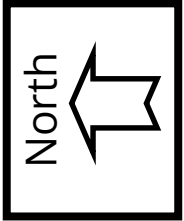
Attachments:

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



Project Location Map
PROJECT NO. 585902, MPF 7720 KENAMAR COURT
7720 KENAMAR COURT, SAN DIEGO CA 92121

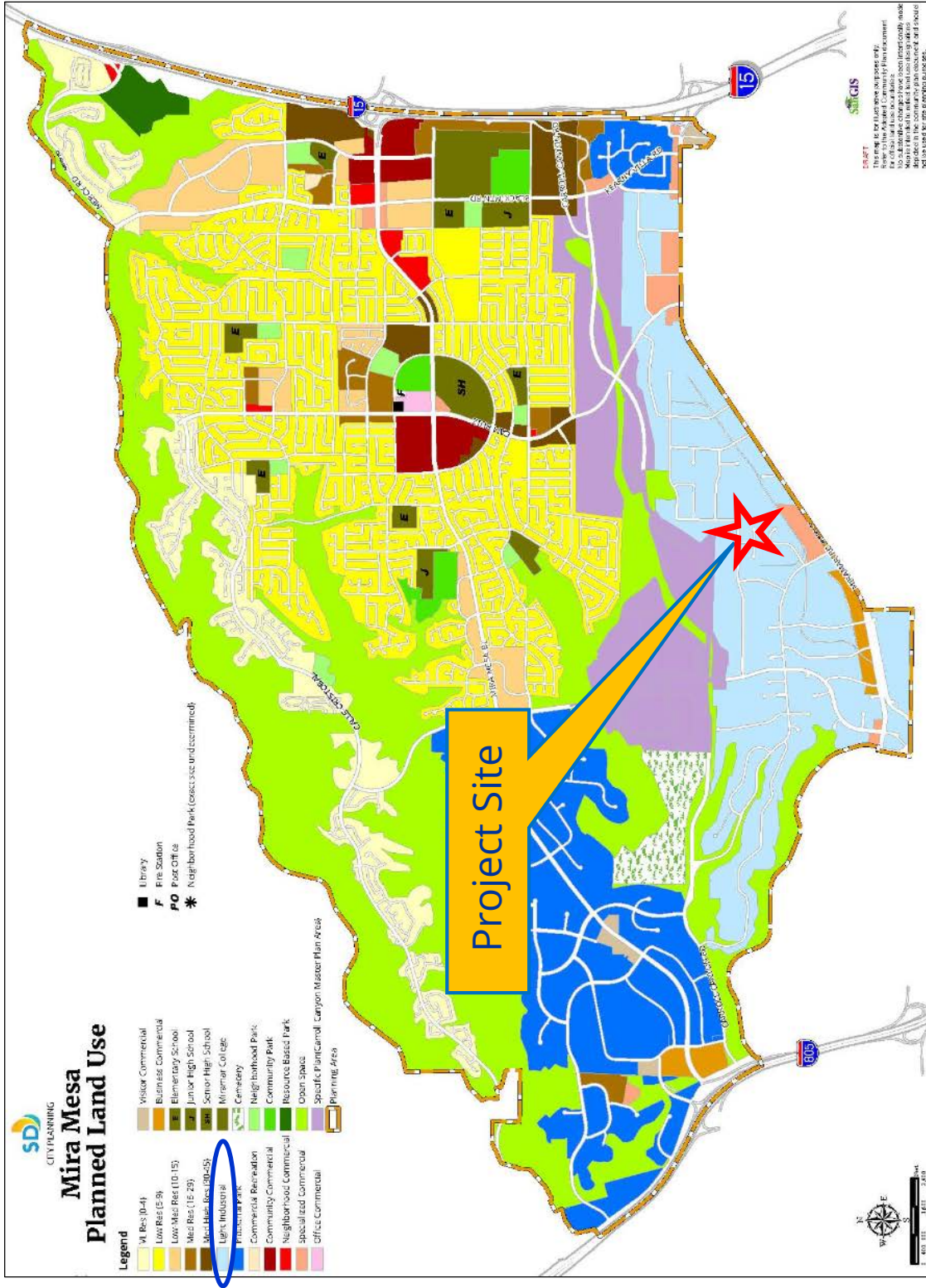




Aerial Photograph

PROJECT NO. 585902, MPF 7720 KENAMAR COURT
7720 KENAMAR COURT, SAN DIEGO CA 92121





Community Land Use Map
PROJECT NO. 585902, MPF 7720 KENAMAR COURT
7720 KENAMAR COURT, SAN DIEGO CA 92121



HEARING OFFICER RESOLUTION NO. HO-XXXX
CONDITIONAL USE PERMIT NO. 2074478
MPF 7720 KENAMAR COURT - PROJECT NO. 585902

WHEREAS, 7720 KENAMAR CT. HOLDINGS LLC, Owner and NEPTUNE HOLDINGS SD, LLC, Permittee, filed an application with the City of San Diego for a permit to operate a Marijuana Production Facility within an existing 61,539 square-foot building (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. 2074478), on portions of a 2.70-acre site;

WHEREAS, the project site is located at 7720 Kenamar Court in the IL-2-1 Zone, Prime Industrial Lands, FAA Part 77 Noticing Area for MCAS Miramar, Airport Influence Area for MCAS Miramar Review Area 1, and Airport Land Use Compatibility Overlay Zone for MCAS Miramar within the Mira Mesa Community Plan;

WHEREAS, the project site is legally described as Lots 15 and 16 of Santa Fe Business Center, according to Map thereof No. 11277, filed in the Office of the County Recorder of San Diego County, July 8, 1985 as File No. 85-243127 of official records;

WHEREAS, on August 13, 2018, the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000 et seq.) under CEQA Guideline Section 15301, Existing Facilities; and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520;

WHEREAS, on November 21, 2018, the Hearing Officer of the City of San Diego considered Conditional Use Permit No. 2074478 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 to operate a Marijuana Production Facility (MPF) within an existing 61,539 square-foot, two-story building at 7720 Kenamar Court. The 2.70-acre site is in the IL-2-1 Zone within the Mira Mesa Community Plan area.

The Mira Mesa Community Plan designates the site for Light Industrial Land Use Area and the Miramar Subarea. The Light Industrial designation is intended to accommodate manufacturing, storage, warehousing, distribution, and similar uses. The Miramar Subarea was foreseen in the community plan to be developed with a mix of light industrial and specialized commercial uses. 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 non-industrial uses in some instances. Specifically, the IL-2-1 allows a mix of light industrial, office, and commercial uses.

The project site is designated Industrial Employment by the Land Use and Community Planning Element of the General Plan. The General Plan identifies a citywide shortage of land suitable for manufacturing activities and a need to protect a reserve of manufacturing land from non-manufacturing uses.

The Industrial and Business Park designation would permit light manufacturing uses, thereby providing additional land suitable for manufacturing activities. The proposed project will promote the policies of the General Plan because MPFs are industrial manufacturing uses.

The proposed MPF, classified as an industrial use, is a compatible use for this location with a Conditional Use Permit and is consistent with the community plan, and therefore will not adversely affect the applicable land use plan.

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

The MPF is proposed within an existing 61,539 square-foot building. The project proposes interior improvements that include non-load bearing partitions, doors, lighting, security cameras and system, millwork, finishes throughout and associated mechanical, electrical and plumbing improvements. Other minor site improvements are proposed consistent with the City of San Diego requirements. No exterior building alterations would occur. 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 the reconstruction of two existing driveways, and new curb ramp, and accessible ramp, all satisfactory to the City Engineer.

MPFs are restricted to forty City-wide, within light and heavy industrial zones. MPFs require compliance with San Diego Municipal Code (SDMC) Section 141.1004, 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 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. Marijuana Production Facilities must also comply with SDMC Chapter 4, Article 2, Division 15 which provides guidelines for lawful operation.

The proposed project will be required to comply with the development conditions as described in the Conditional Use Permit No. 2074478. The Conditional Use Permit No. 2074478 will be 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 Conditional Use Permit No. 2074478. 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 MPF within an existing 61,539 square-foot building is located at 7720 Kenamar Court on a 2.70-acre site. The site is located in the IL-2-1 Zone in the Mira Mesa Community Plan area. The site was developed in 1985. The project proposes interior improvements to convert an existing office and warehouse facility for the cultivation, manufacturing,

and distribution of marijuana products. Other minor site improvements are proposed consistent with the City of San Diego requirements.

MPFs are allowed in the IL-2-1 Zone of the Mira Mesa Community Plan with a Conditional Use Permit. 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. The proposed MPF is subject to specific operational requirements for security, as referenced in Conditional Use Permit No. 2074478, in lighting, security cameras, alarms, and a security guard. The security guard must be licensed by the State of California and be present on the premises during business hours. MPFs must also comply with SDMC Chapter 4, Article 2, Division 15 which provides guidelines for lawful operation.

The proposed MPF is consistent with all land development regulations relevant for the site and the use 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 proposed MPF within an existing 61,539 square-foot building is located at 7720 Kenamar Court in the IL-2-1 Zone of the Mira Mesa Community Plan. The Mira Mesa Community Plan designates the site for Light Industrial Land Use Area and the Miramar Subarea. The Light Industrial designation is intended to accommodate manufacturing, storage, warehousing, distribution, and similar uses. The Miramar Subarea was foreseen in the community plan to be developed with a mix of light industrial and specialized commercial uses. 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 non-industrial uses in some instances. Specifically, the IL-2-1 allows a mix of light industrial, office, and commercial uses.

The project site is designated Industrial Employment by the Land Use and Community Planning Element of the General Plan. The General Plan identifies a citywide shortage of land suitable for manufacturing activities and a need to protect a reserve of manufacturing land from non-manufacturing uses.

The Industrial and Business Park designation would permit light manufacturing uses, thereby providing additional land suitable for manufacturing activities. The proposed

project will promote the policies of the General Plan because MPFs are industrial manufacturing uses.

The proposed MPF, classified as an industrial use, is a compatible use for this location with a Conditional Use Permit and is consistent with the community plan. The proposed MPF is consistent with all land development regulations relevant for the site and the use and no deviations are requested or required. The proposed MPF is a compatible use for this location with a Conditional Use Permit. 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. 2074478 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. 2074478, a copy of which is attached hereto and made a part hereof.

Tim Daly
Development Project Manager
Development Services

Adopted on: November 21, 2018

IO#: 24007616

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: 24007568

SPACE ABOVE THIS LINE FOR RECORDER'S USE

CONDITIONAL USE PERMIT NO. 2074478
MPF 7720 KENAMAR COURT PROJECT NO. 585902
HEARING OFFICER

This Conditional Use Permit No. 2074478 is granted by the Hearing Officer of the City of San Diego to 7720 Kenamar Ct. Holdings, LLC, Owner and Neptune Holdings SD, LLC, Permittee, pursuant to San Diego Municipal Code [SDMC] section 126.0305. The 2.70-acre site is located at 7720 Kenamar Court in the IL-2-1 Zone, Prime Industrial Lands, FAA Part 77 Noticing Area for MCAS Miramar, Airport Influence Area for MCAS Miramar Review Area 1, and Airport Land Use Compatibility Overlay Zone for MCAS Miramar within the Mira Mesa Community Plan. The project site is legally described as Lots 15 and 16 of Santa Fe Business Center, according to Map thereof No. 11277, filed in the Office of the County Recorder of San Diego County, July 8, 1985 as File No. 85-243127 of official records.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to operate a Marijuana Production Facility within an existing 61,539 square-foot building described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated November 21, 2018, on file in the Development Services Department.

The project shall include:

- a. Operation of a Marijuana Production Facility within an existing 61,539 square-foot, two-story building. The operation shall include the production of marijuana products consistent with the requirements of the State of California statutes and the California Departments of Food and Agriculture, Consumer Affairs and Public Health regulations; and the wholesale distribution and storage of marijuana products;
- b. The Marijuana Production Facility operations would include the cultivation, processing, manufacturing, and distribution of cannabis products to State of California licensed marijuana outlets;
- c. Off-street parking; and

- d. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality Act [CEQA] and the CEQA Guidelines, the City Engineer's requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the SDMC.

STANDARD REQUIREMENTS:

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36-month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by December 7, 2021.
2. This Conditional Use Permit [CUP] and corresponding use of this site shall expire on December 7, 2023. Upon expiration of this Permit, the facilities and improvements described herein shall be removed from this site and the property shall be restored to its original condition preceding approval of this Permit.
3. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
 - a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and
 - b. The Permit is recorded in the Office of the San Diego County Recorder.
4. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.
5. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.
6. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
7. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).

8. The Owner/Permittee shall secure all necessary construction permits. The Owner/Permittee is informed that to secure these permits, substantial building modifications and site improvements may be required to comply with applicable building, fire, mechanical, and plumbing codes, and State and Federal disability access laws.

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.

PLANNING/DESIGN REQUIREMENTS:

13. 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.
14. All operations shall be conducted indoors within a secured structure. All equipment and storage shall be also located within a secure structure.
15. Lighting shall be provided to illuminate the immediate surrounding area of the facility, including parking lots and adjoining sidewalks. Lighting shall be hooded or oriented to deflect light away from adjacent properties.
16. Security shall include operable cameras, alarms, and a security guard. The security guard shall be licensed by the State of California and be present on the premises during business hours. The security guard shall only be engaged in activities related to providing security for the facility, except on an incidental basis.
17. The name and emergency contact telephone number of an operator or manager shall be posted outside the marijuana production facility in a location visible to the public from the public right-of-way in character size at least two inches in height. The permittee shall provide this contact information to the San Diego Police Department. The operator or manager shall also be available 24 hours a day to address public nuisance complaints and interact with local, state, and federal law enforcement authorities. Other than the contact information, a marijuana production facility shall limit signage on the exterior of the property visible from the public right-of-way to the address.
18. A permit shall be obtained as required pursuant to Chapter 4, Article 2, Division 15.
19. This Conditional Use Permit for a marijuana production facility shall expire five years from the date of issuance.
20. The retail 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.
21. 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.
22. The marijuana production facility shall provide daily removal of trash, litter, and debris. Graffiti shall be removed from the premises within 24 hours.

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

ENGINEERING REQUIREMENTS:

24. Prior to the issuance of any construction permits, the Owner/Permittee shall assure by permit and bond the replacement of existing two driveways on Kenamar Court per current City Standard 9SDG-159, to satisfaction of the City Engineer.

25. Prior to the issuance of any construction permits, the Owner/Permittee shall obtain an Encroachment Maintenance Removal Agreement, from the City Engineer, for the private walk within the public right-of-way of Kenamar Court.

26. 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.

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

INFORMATION ONLY:

- The issuance of this discretionary permit alone does not allow the immediate commencement or continued operation of the proposed use on site. Any operation allowed by this discretionary permit may only begin or recommence after all conditions listed on this permit are fully completed and all required ministerial permits have been issued and received final inspection.
- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of this Permit, may protest the imposition within ninety days of the approval of this development permit by filing a written protest with the City Clerk pursuant to California Government Code-section 66020.
- This development may be subject to impact fees at the time of construction permit issuance.
- Cannabis businesses that operate or provide services within the City of San Diego are liable for a monthly gross receipts tax. As referenced in San Diego Municipal Code Section 34.0103(b), taxable activities include but are not limited to, transporting, 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. 2074478
Date of Approval: November 21, 2018

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

Tim Daly
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.

7720 Kenamar Ct. Holdings, LLC
Owner

By _____
Name:
Title:

Neptune Holdings SD, LLC
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: 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 7720 Kenamar Ct

Project No. / SCH No.: 585902 / N/A

Project Location-Specific: 7720 Kenamar Court, San Diego CA, 92121

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

Description of nature and purpose of the Project: The project is requesting a Conditional Use Permit (CUP) for a Marijuana Production Facility (MPF) to operate within an existing 61,539 square foot building located at 7720 Kenamar Court in the Mira Mesa Community Plan area. Project operations would include indoor cultivation of cannabis and manufacturing of cannabis products for distribution to State of California licensed outlets. The 2.70-acre site is designated Light Industrial of the Miramar Subarea Plan and is subject to the IL-2-1 zone requirements. The project is also subject to Prime Industrial Lands, FAA Part 77 Noticing Area - MCAS Miramar 480'-485' (elevation approx. 510' AMSL), Airport Influence Area - MCAS Miramar Review Area 1, Airport Land Use Compatibility Overlay Zone - MCAS Miramar, and Council District 6.

Name of Public Agency Approving Project: City of San Diego

Name of Person or Agency Carrying Out Project: Marc Lipschitz
3021 McGraw Street
San Diego CA, 92117
(619) 857-2882

Exempt Status: (CHECK ONE)

- Ministerial (Sec. 21080(b)(1); 15268);
- Declared Emergency (Sec. 21080(b)(3); 15269(a));
- Emergency Project (Sec. 21080(b)(4); 15269 (b)(c))
- Categorical Exemption: CEQA State Guidelines Section 15301, Existing Facilities

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

Lead Agency Contact Person: Rachael Lindquist

Telephone: (619) 446-5129


ATTACHMENT 6

If filed by applicant:

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

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

CHRIS TRACY, ACP
SENIOR PLANNER



Signature/Title

8/13/18

Date

Check One:

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

Date Received for Filing with County Clerk or OPR:

MIRA MESA COMMUNITY PLANNING GROUP

Meeting Minutes

Date/Time: Monday, September 17, 2018, 7:00pm

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

Prepared by Chris Morrow, AICP

Items follow the agenda sequence; items were heard in a different order.

Highlighted were in attendance:

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

Guests in attendance: Patty Schreibman, Pam Stevens, Lisa Bridges, Andrew Sang

Call to Order/Confirm quorum:

1. Non-Agenda Public Comments: 3 Minutes per speaker.
 - a. Joe Frichtel: Need guidance on making new Salem Street a 15mph street. Its 25mph; seeking a consistent 15 mph speed limit.
 - b. Kathy Lippitt: Educational consultant; speaks against Marijuana Production Facilities (MPF). Process is not transparent. Concerns over noticing.
 - c. Kelly McCormick: Land use affects public health; MPF can affect public health. Potential odor and wastewater disposal impacts.
 - d. Judy Strang: Concern over clustering of MPF. Relays concerns to PTA. Noticing concerns. Vaping products are a concern.

2. Modifications to the Agenda.
 - a. Jeff will reorder the agenda so the two Marijuana Production Facilities (MPF) can be heard consecutively.

3. Adopt Previous Meeting Minutes (Action).

- a. Approved as written.

4. Report of the Chair

- a. CPU was discussed earlier this evening. Provided corrections to Community Atlas. Reviewed sustainability/conservation components this evening.
- b. November 11th from 4-7pm will be the CPU open house.
- c. 3Roots is here in October to present park design; EIR may be released in December; applicant seeking discretionary project approvals in early 2019.
- d. October 6th will be Mira Mesa Street Fair. Planning Group will have a space in the MMTC booth. October 20th is the Challenged Athletes Foundation 25th Anniversary Block Party. Waples Street between Huennekens and Steadman Streets.
- e. Scranton Court SCR was approved.
- f. Mira Mesa Market Center was approved.
- g. Received various notices. Terra Alta RZ is on City Council agenda 9/27.

5. Old Business

- a. Mira Mesa Community Plan Update – Alex Frost
 - CPU kick off meeting will be at Mira Mesa Recreation Center on October 11, 4-7 PM.
- b. MPF 585902 – 7720 Kenamar Court (Action) – Jessica McElfresh
 - Action item. Ms. McElfresh presents project. 7720 Kenamar-see attachment. Craig Jackson had asked this to return from last month; missing water pollution control. Applicant responds, “It is pending-will be done after project approved.” Responses are adequate for the group states Craig. Applicant notes that the, “Required contact information will be posted onsite. OSHA specifically addresses these facilities; Fire Department is heavily involved as well. Heavily regulated facilities.” Additional discussions. Applicant states that, “Cultivation, manufacturing, and distribution will take place at the facility.” Craig notes that there are no volatile solvents at the proposed facility. Craig recommends that the group find it acceptable; motion approved 15-0. Robert Mixon seconds.

6. New Business

- a. NFC Strategic Plan – Chris Cate
 - Councilperson Chris Cate overviews Neighborhood First Coalition (NFC) and requests input from the community. Wants three year community plan update process. What will improve your quality of life? Budget priorities released January 2019. CIP is also discussed. Q and A with group. Discussion of pension plan; alleged procedural violations; working to resolve.
- b. Department of Transportation – Cory Binns
 - Cory Binns, District Director for Caltrans District 11 provides DOT update. Caltrans mission has changed/broadened to include supporting the economy and addressing mobility aspects. District 11 includes a very diverse range of geographies. Overviews the transformation of I-15. Multi-model system now. Illustrates the new lanes since

1995. Overviews SB1; 26M is being generated for both State and local governments. Performance measurements are in place to track progress. Program creates job and infrastructure improvements.

Joe F: Does SB1 money go to High Speed Rail? "No"

Marv: What happens to the dollars that come in? "We are getting less dollars as fuel efficiencies have improved. This is the next pot of money. Perhaps a federal program could come into place. Do congestion management pricing and more tolling."

How much money comes to San Diego? "Varied distribution; San Diego typically gets around 10%."

What's planned for our planning group? "I-15 is much better; SR-78 is a choke point. Hope to extend HOV connections. Unaware of I-805 projects; will try to create Fastpass."

Miramar Road to 15 South? "Funding comes to different pots. Looking now at these types of operational issues."

Northbound trucks to avoid Miramar Road? "How to educate and enforce-no answer to at this time."

Can we get an update in three months? With a focus on I-5 access, truck movements, and Miramar Road. "Smart signals could help; will gladly come back to discuss." Mr. Binns will make the PowerPoint available to the group.

- c. MPF 585378 – 9220 Mira Este Court (Action) – Jessica McElfresh
- Manufacturing and distribution facility. Ms. McElfresh provides project overview. 10,000 square foot building. Describes parking; building layout; security plan; Craig Jackson noted that the cycle issues report is incomplete. "Handful of minor comments that have been addressed." Audience member wants the group to wait for CEQA determination. "All projects are deemed exempt." Discussion amongst group- Jeff notes that all the MPF have been deemed categorically exempt from CEQA. Ted Brengel makes motion to approve as acceptable. Julia Schriber seconds, project is approved. (15-0)
Discussion of potential future MPF projects with the applicant's representative.

7. Elected Officials/Government Agencies


- a. United States Congress – California 52nd District – None.
- b. California Senate – District 39 – None.
- c. California Assembly – District 77 – None.
- d. San Diego County – Board of Supervisors District 3 – None.
- e. San Diego – Mayor's Office – None.
- f. San Diego – City Council District 6 – None.
- g. MCAS Miramar – None.
- h. CalTrans/SANDAG – None.

8. Announcements: None.

9. Reports

- a. Stone Creek Subcommittee – Not a lot of project activity at this time.
- b. Community Park Subcommittee – 3Roots park is coming up for a vote at the next Mira Mesa Recreation Council meeting.
- c. Marijuana Dispensaries Subcommittee (joint with Torrey Pines) – Torrey Pines Community Planning Group approved two dispensaries.
- d. Community Planners Committee – has not met since last MMCPG meeting and will not meet in September.
- e. Los Peñasquitos Canyon Preserve Citizens Advisory Committee – Meeting cancelled. November is the next meeting.

10. Adjourn: Meeting ended at 8:21PM.

	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: Marijuana Production Facility **Project No. For City Use Only:** 585902
Project Address: 7720 Kenamar Ct, San Diego, CA 92126

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


Corporation Limited Liability -or- General - What State? CA Corporate Identification No. 201202010046
 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: Marc Lipschitz, 7720 Kenamar Ct Holdings, LLC Owner Tenant/Lessee Successor Agency
Street Address: 7065 Neptune Place
City: La Jolla **State:** CA **Zip:** 92037
Phone No.: 619-857-2882 **Fax No.:** _____ **Email:** mlipschitz@canterbrokerage.com
Signature:  **Date:** 3/21/18
Additional pages Attached: Yes No

Applicant

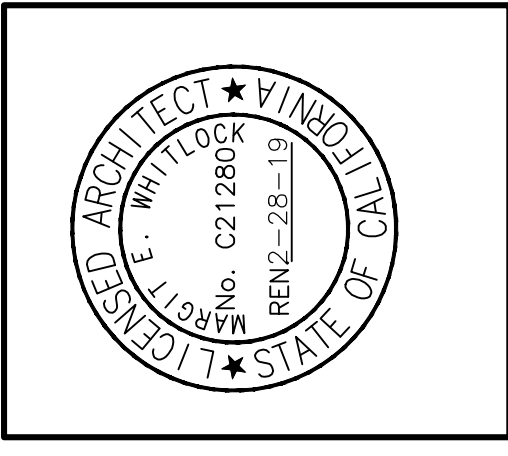
Name of Individual: Marc Lipschitz, Neptune Holdings SD, LLC Owner Tenant/Lessee Successor Agency
Street Address: 3021 McGraw St
City: San Diego **State:** CA **Zip:** 92117
Phone No.: 619-857-2882 **Fax No.:** _____ **Email:** mlipschitz@canterbrokerage.com
Signature:  **Date:** 3/21/18
Additional pages 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

Printed on recycled paper. Visit our web site at www.sandiego.gov/development-services.
 Upon request, this information is available in alternative formats for persons with disabilities.

Table with 2 columns: REVISIONS, and empty rows for revision tracking.



ARCHITECTURAL CONCEPTS logo and contact information: 958 FIRST AVENUE, SAN DIEGO, CA 92103, ADMN@4DESIGNS.COM, 619.531.0110

7720 KENAMAR COURT
CONDITIONAL USE PERMIT
PROJECT #585902
7720 KENAMAR COURT
SAN DIEGO, CA 92121

COVER SHEET

Table with project details: DATE PRINTED: 2018-07-20, DATE: 2017-12-18, SCALE: AS NOTED, DRAWING: YC, PROJECT AC NO.: 2779, SHEET NO.: A0.0, SHEET 1 OF 8

7720 KENAMAR COURT
CONDITIONAL USE PERMIT
7720 KENAMAR COURT, SAN DIEGO, CA 92121

REQUESTING ENTITLEMENT IN THE FORM OF A CONDITIONAL USE PERMIT TO OPEN AND OPERATE A MARIJUANA PRODUCTION FACILITY IN ACCORDANCE WITH SDMC 141.1004. THE OPERATIONS WILL BE CLOSED TO THE GENERAL PUBLIC. ALL SALES WILL BE DONE IN WHOLESALE MANNER AND SALES WILL BE PREVIOUSLY CONTRACTED.

DEVELOPMENT SUMMARY - SCOPE OF WORK
ASSESSOR PARCEL NO. 34-9321-04-00
HISTORIC: NO
LEGAL DESCRIPTION: THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF SAN DIEGO, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

EXISTING: B 4-5-1 (OFFICES, WAREHOUSE, MODERATE HAZARD)
PROPOSED: B 4-F-1 (FACTORY, MODERATE HAZARD)
CONSTRUCTION TYPE: V-B
SPRINKLERED: YES
ALLOWABLE AREAFLOOR: 25,500
ALLOWABLE STORES/HEIGHT: 2 / 60 FEET

APPLICABLE CODES:
2016 CALIFORNIA BUILDING CODE
2016 CALIFORNIA MECHANICAL CODE
2016 CALIFORNIA ELECTRICAL CODE
2016 CALIFORNIA PLUMBING CODE
2016 CALIFORNIA ENERGY CODE
2016 CALIFORNIA ELEVATOR SAFETY CODE
2016 CALIFORNIA HISTORICAL BUILDING CODE
2016 CALIFORNIA FIRE CODE
2016 CALIFORNIA GREEN BUILDING CODE
2016 CALIFORNIA GREEN BUILDING CODE (SDMC)
CITY OF SAN DIEGO MUNICIPAL CODE (SDMC)

PROJECT INFORMATION
COVER SHEET
7720 KENAMAR COURT
SAN DIEGO, CA 92121
PROJECT #585902
REQUEST: A NEW CONDITIONAL USE PERMIT FOR A MARIJUANA PRODUCTION FACILITY
ORIGINAL APPLICATION DATE: 12-20-2017
CYCLE 1 REVISION DATE: 03-23-2018
CYCLE 2 REVISION DATE: 06-12-2018
CYCLE 3 REVISION DATE: 07-20-2018



GENERAL BUILDING HEIGHTS AND AREAS CALCULATION table with columns for building type, floor, area, and height.

GENERAL BUILDING AREAS CALCULATION table with columns for sheet, description, date, and area.

DRAWING LIST
OWNER: 7720 KENAMAR CT HOLDINGS LLC
ARCHITECT: ARCHITECTURAL CONCEPTS INC.
CONTRACTOR: TO BE SELECTED

PROJECT TEAM
PROJECT INFORMATION
COVER SHEET
7720 KENAMAR COURT
SAN DIEGO, CA 92121

PARKING ANALYSIS table showing required vs provided parking for light manufacturing, automobile, and various vehicle types.

PARKING ANALYSIS
N.T.S.
SITE LOCATION map showing the project site and surrounding area with transit stops.

MINIMUM PARKING DIRECTIVE - MPF table with columns for building type, floor, area, and height.

TRANSIT STOP INFORMATION
1. ALL MPF-RELATED ACTIVITIES WILL BE CONDUCTED INDOORS.
2. LIGHTING SHALL BE PROVIDED FOR EXTERIOR AREAS AND THE LIGHTING SHALL BE DIRECTED DOWNWARD, OR DOWNWARD AND OUTWARD, TO PREVENT LIGHT POLLUTION AND GLARE ON ADJACENT PROPERTIES.

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2. LIGHTING SHALL BE PROVIDED FOR EXTERIOR AREAS AND THE LIGHTING SHALL BE DIRECTED DOWNWARD, OR DOWNWARD AND OUTWARD, TO PREVENT LIGHT POLLUTION AND GLARE ON ADJACENT PROPERTIES.

MPF-SPECIFIC NOTES
1. Applications proposing new development will be required to provide 2.5 parking spaces per 1,000 square feet of gross floor area.

From: Vecchi, Robert
Sent: Friday, April 06, 2018 1:59 PM
To: Sokolowski, Michelle <msokolowski@sandiego.gov>; Hopkins, Gregory <ghopkins@sandiego.gov>
Cc: FitzGerald, PI <PI@higraire@sandiego.gov>; Alberto, Edmond <alberto@sanidiego.gov>; Fisher, John <JFisher@sandiego.gov>
Subject: Parking Ratios for Marijuana Production Facilities

Appropriate documentation shall be provided to City staff describing the number of employees required to operate the MPF including but not limited to: hours of operation, expected shift schedules, number of employees associated with each function of the facility, etc.

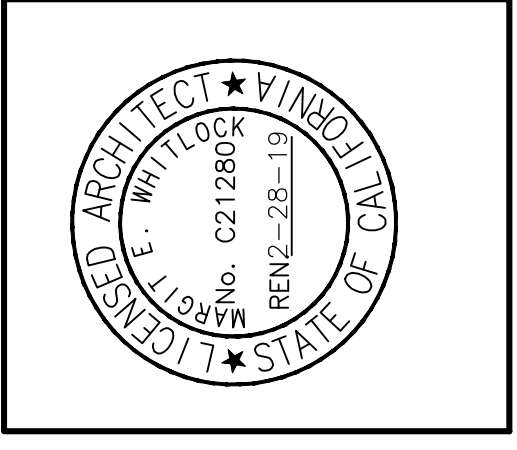
MINIMUM PARKING DIRECTIVE - MPF
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Table with 3 columns: REVISIONS, # FLOOR, NUMBER, NAME, DESCRIPTION. Includes details for floor 1 and 2.

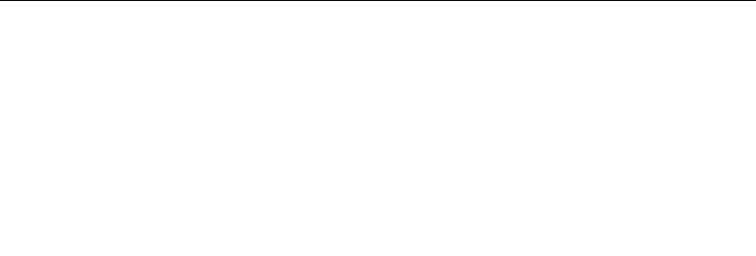


7720 KENAMAR COURT
CONDITIONAL USE PERMIT
PROJECT #585902
7720 KENAMAR COURT
SAN DIEGO, CA 92121

TABULAR DATA
SHEET TITLE
DATE: 2018-07-20
SCALE: AS NOTED
DRAWN: YC
PROJECT AC NO.: 2779
SHEET NO.: A0.1
SHEET 2 of 9

TABULAR DATA
7720 KENAMAR COURT
SAN DIEGO, CA 92121
PROJECT #585902
REQUEST:
A NEW CONDITIONAL USE PERMIT FOR A MARIJUANA
PRODUCTION FACILITY
ORIGINAL APPLICATION DATE: 12-20-2017
CYCLE 1 REVISION DATE: 03-23-2018
CYCLE 2 REVISION DATE: 06-12-2018
CYCLE 3 REVISION DATE: 07-20-2018

Table with 3 columns: UNIT #, FLOOR, NUMBER, NAME, DESCRIPTION. Includes details for unit 2.



7720 KENAMAR COURT
CONDITIONAL USE PERMIT
PROJECT #585902
7720 KENAMAR COURT
SAN DIEGO, CA 92121

TABULAR DATA
SHEET TITLE
DATE: 2018-07-20
SCALE: AS NOTED
DRAWN: YC
PROJECT AC NO.: 2779
SHEET NO.: A0.1
SHEET 2 of 9

TABULAR DATA
7720 KENAMAR COURT
SAN DIEGO, CA 92121
PROJECT #585902
REQUEST:
A NEW CONDITIONAL USE PERMIT FOR A MARIJUANA
PRODUCTION FACILITY
ORIGINAL APPLICATION DATE: 12-20-2017
CYCLE 1 REVISION DATE: 03-23-2018
CYCLE 2 REVISION DATE: 06-12-2018
CYCLE 3 REVISION DATE: 07-20-2018

Table with 5 columns: UNIT #, FLOOR, NUMBER, NAME, DESCRIPTION, SIZE SF, SUBTOTAL EMPLOYEES, # FULL TIME EMPLOYEES, SUBTOTAL. Includes a TOTALS row at the bottom.

Table with 5 columns: UNIT #, FLOOR, NUMBER, NAME, DESCRIPTION, SIZE SF, SUBTOTAL EMPLOYEES, # FULL TIME EMPLOYEES, SUBTOTAL. Includes a TOTALS row at the bottom.

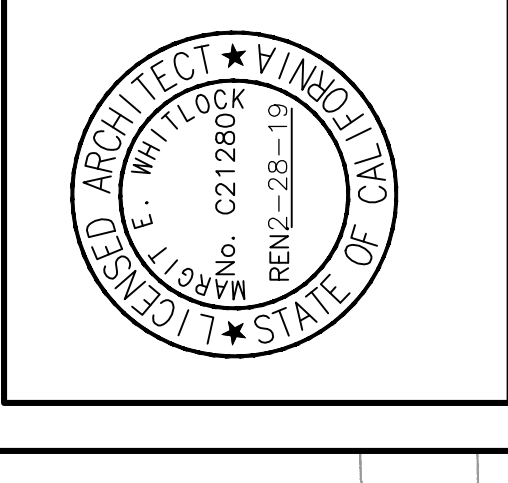
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NO.	DATE	DESCRIPTION

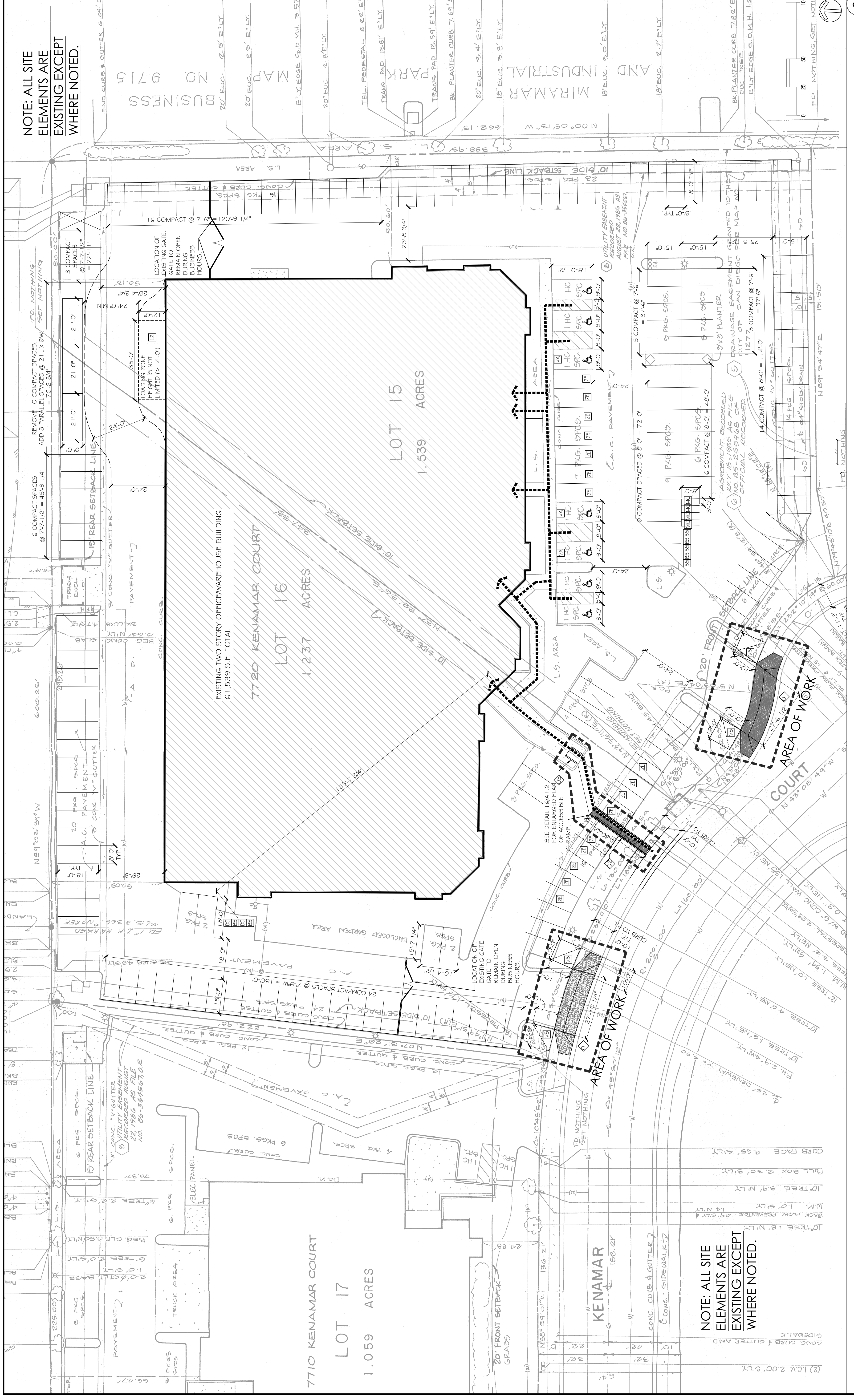


ARCHITECTURAL CONCEPTS
 958 FIRST AVENUE
 SAN DIEGO, CA 92103
 ADMIN@DESIGNS.COM
 619.531.0110

7720 KENAMAR COURT
 CONDITIONAL USE PERMIT
 PROJECT #585902
 7720 KENAMAR COURT
 SAN DIEGO, CA 92121

SITE PLAN
 SHEET TITLE

DATE	2018-07-20
SCALE	AS NOTED
DRAWN	YC
PROJECT NO.	2779
SHEET NO.	A1.0
TOTAL SHEETS	3 OF 9



SITE PLAN
 1" = 20'-0" 3

PRE-2000 PARKING NOTE, KEYED NOTES N.T.S. 16

SITE PLAN GENERAL NOTES N.T.S. 12

SITE PLAN LEGEND N.T.S. 8

SITE PLAN
 7720 KENAMAR COURT
 SAN DIEGO, CA 92121
 PROJECT #585902

REQUEST:
 A NEW CONDITIONAL USE PERMIT FOR A MARIJUANA PRODUCTION FACILITY

ORIGINAL APPLICATION DATE: 12-20-2017
CYCLE 1 REVISION DATE: 03-23-2018
CYCLE 2 REVISION DATE: 06-12-2018
CYCLE 3 REVISION DATE: 07-20-2018

NOTE: ALL SITE ELEMENTS ARE EXISTING EXCEPT WHERE NOTED.

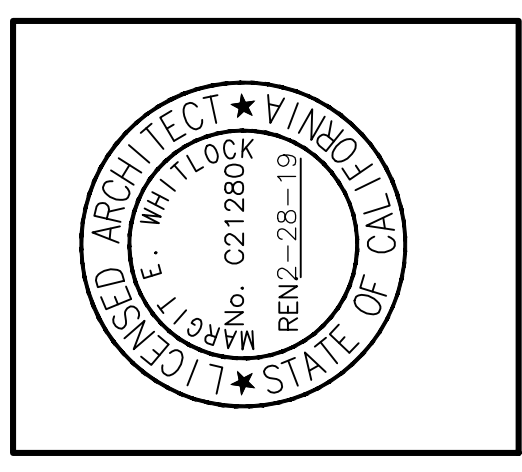
1. ALL BUILDING ELEMENTS SHOWN ARE EXISTING TO REMAIN.
 2. DIMENSIONS REFLECT EXISTING DIMENSIONS.
 3. ALL PARKING IS EXISTING TO REMAIN. SEE NOTE BELOW REGARDING PRE-JANUARY 2000 PARKING LAYOUTS.
 4. ALL TRAFFIC STOP SIGNS SHALL BE REMOVED FROM THE SITE.
 5. ALL TRAFFIC STOP SIGNS SHALL BE PROVIDED ON BUILDING PER PHPS POLICY P-00-6 (UPC 901.4.4).
 6. BUILDING ADDRESSES WITHIN 600 FEET ARE SHOWN ON THE VICINITY MAP ON SHEET A.O.0.
 7. FIRE HYDRANTS WITHIN 600 FEET ARE SHOWN ON THE VICINITY MAP ON SHEET A.O.0.
 8. REFER TO SHEET A.O.0 FOR DEVELOPMENT SUMMARY, BUILDING AREA TABULATIONS, EXISTING AND PROPOSED USES, AND AREA PROPOSED TO BE USED FOR MPF.
 9. THIS PROJECT PROPOSES TO OPERATE ON LOTS 15 AND 16.
 10. A VPCF WILL BE REQUIRED FOR THIS PROJECT.
 11. 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).

KEYED NOTES
 1. THE DRIVEWAY TO BE RECONSTRUCTED TO CURRENT CITY STANDARDS, COMPLIANT WITH CALIFORNIA TITLE 24 ACCESSIBILITY REQUIREMENTS, AND TO THE SATISFACTION OF THE CITY ENGINEER.
 2. NEW ACCESSIBLE RAMP FROM EXISTING SIDEWALK TO EXISTING PARKING LEVEL, PER CITY STANDARDS AND CALIFORNIA TITLE 24 REQUIREMENTS.
 3. NEW CURB RAMP FROM EXISTING PARKING LEVEL TO EXISTING SIDEWALK, PER CITY STANDARDS AND CALIFORNIA TITLE 24 REQUIREMENTS.

LEGEND:
 NORTH ARROW
 AREA OF SITE WORK TO BE PERFORMED, SEE DETAIL I/A.O.0 FOR SCOPE OF WORK.
 ACCESSIBLE ROUTE FROM PARKING TO BUILDING ENTRANCES
 DENOTES AREA OF PROPOSED SITE WORK TO BE PERFORMED, SEE DETAIL I/A.O.0 FOR SCOPE OF WORK.

DESIGNATED CARPOOL OR ZERO EMISSION VEHICLE SPACE WITH REQUIRED SIGNAGE
BICYCLE - SHORT TERM
BICYCLE - LONG TERM
MOTORCYCLE - 3'-0" W X 8'-0" MIN.
LOADING ZONE - 12'-0" W X 35'-0" L, 14'-0" H
VAN ACCESSIBLE SPACE - SPACE TO BE DESIGNATED, STRIPED AND PROVIDED WITH SIGNAGE.
VISIBILITY AREA - NO FENCES OR SHRUBS HIGHER THAN 36" IN HEIGHT ARE PERMITTED IN THE VISIBILITY AREA.

REVISIONS:



ARCHITECTURAL CONCEPTS

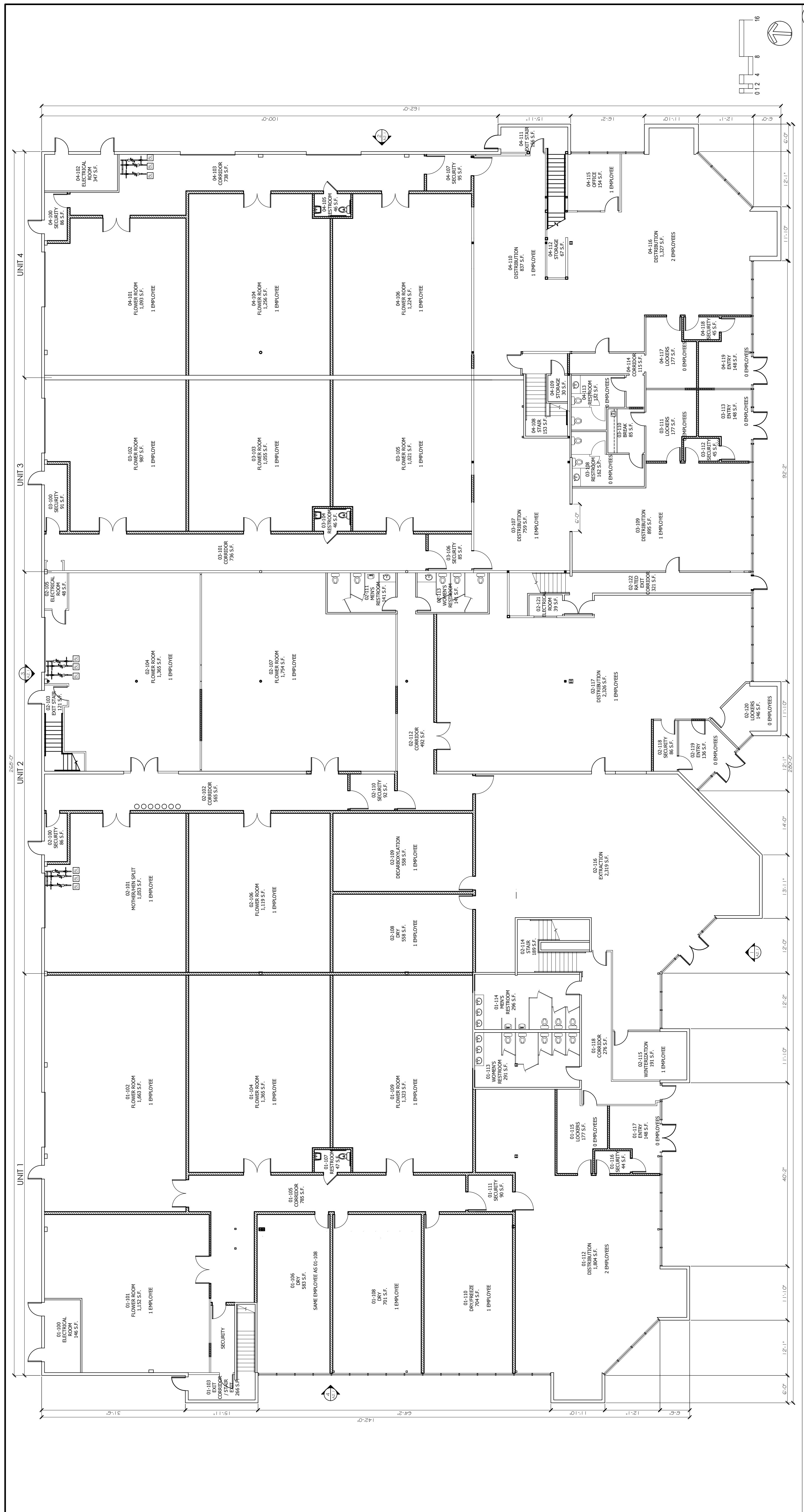
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958 FIRST AVENUE
 SAN DIEGO, CA 92103
 PROJECT #585902
 7720 KENAMAR COURT
 SAN DIEGO, CA 92121

7720 KENAMAR COURT
CONDITIONAL USE PERMIT
FLOOR 1

PROPOSED
FLOOR PLAN
FLOOR 1

DATE: 2018-07-20
SCALE: AS NOTED
DATE: 2017-12-14
PROJECT NO.: 2779
PROJECT NAME: 7720 KENAMAR COURT
PROJECT ADDRESS: 7720 KENAMAR COURT, SAN DIEGO, CA 92121
PROJECT PHONE: 619.531.0110
PROJECT FAX: 619.531.0110
PROJECT WEBSITE: WWW.ACCONCEPTS.COM
PROJECT ARCHITECT: ARCHITECTURAL CONCEPTS
PROJECT ENGINEER: ARCHITECTURAL CONCEPTS
PROJECT DESIGNER: ARCHITECTURAL CONCEPTS
PROJECT CONSTRUCTOR: ARCHITECTURAL CONCEPTS
PROJECT OWNER: ARCHITECTURAL CONCEPTS
PROJECT CONTRACT NO.: ARCHITECTURAL CONCEPTS
PROJECT CONTRACT DATE: ARCHITECTURAL CONCEPTS
PROJECT CONTRACT VALUE: ARCHITECTURAL CONCEPTS
PROJECT CONTRACT TYPE: ARCHITECTURAL CONCEPTS
PROJECT CONTRACT ADDRESS: ARCHITECTURAL CONCEPTS
PROJECT CONTRACT CITY: ARCHITECTURAL CONCEPTS
PROJECT CONTRACT STATE: ARCHITECTURAL CONCEPTS
PROJECT CONTRACT ZIP: ARCHITECTURAL CONCEPTS
PROJECT CONTRACT COUNTY: ARCHITECTURAL CONCEPTS
PROJECT CONTRACT COUNTRY: ARCHITECTURAL CONCEPTS
PROJECT CONTRACT LEGAL DESCRIPTION: ARCHITECTURAL CONCEPTS
PROJECT CONTRACT LEGAL ADDRESS: ARCHITECTURAL CONCEPTS
PROJECT CONTRACT LEGAL CITY: ARCHITECTURAL CONCEPTS
PROJECT CONTRACT LEGAL STATE: ARCHITECTURAL CONCEPTS
PROJECT CONTRACT LEGAL ZIP: ARCHITECTURAL CONCEPTS
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PROJECT CONTRACT LEGAL LEGAL ZIP: ARCHITECTURAL CONCEPTS
PROJECT CONTRACT LEGAL LEGAL COUNTY: ARCHITECTURAL CONCEPTS
PROJECT CONTRACT LEGAL LEGAL COUNTRY: ARCHITECTURAL CONCEPTS



FLOOR 1 PLAN - PROPOSED
 7720 KENAMAR COURT
 SAN DIEGO, CA 92121

PROJECT #585902

REQUEST:
 A NEW CONDITIONAL USE PERMIT FOR A MARIJUANA
 PRODUCTION FACILITY

ORIGINAL APPLICATION DATE: 12-20-2017
 CYCLE 1 REVISION DATE: 03-28-2018
 CYCLE 2 REVISION DATE: 06-12-2018
 CYCLE 3 REVISION DATE: 07-20-2018

FLOOR PLAN LEGEND

NORTH ARROW

BUILDING SECTION

WALL SECTION

DETAIL CUT

DETAIL BUBBLE

EXTERIOR ELEVATION

EXISTING SPACE USE
 PROPOSED SPACE USE
 OCC 2

EXISTING PARTITION TO REMAIN

EXISTING DOOR TO REMAIN

EXISTING PARTITION TO BE REMOVED

EXISTING DOOR TO BE REMOVED

NEW PARTITION

NEW DOOR

BIKES

BICYCLE PARKING - LONG TERM

GENERAL NOTES

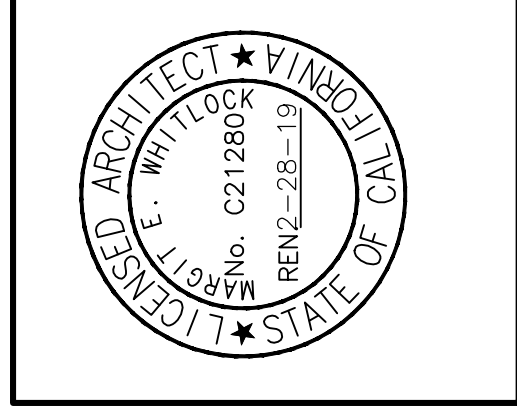
- ALL BUILDING ELEMENTS SHOWN ARE EXISTING TO REMAIN EXCEPT AS NOTED.
- DIMENSIONS REFLECT EXISTING DIMENSIONS.
- EXISTING AND PROPOSED USES SHOWN. OCCUPANCY BASED ON CBC CHAPTER 10.

FLOOR 1 AREA CALCULATIONS

MANUFACTURING	2,508 S.F.
DISTRIBUTION	6,130 S.F.
CULTIVATION/GROW	17,430 S.F.
DRYING	3,104 S.F.
CIRCULATION, REST ROOMS, ETC.	9,050 S.F.
TOTAL	40,226 S.F.

UNIT #	FLOOR	SIZE SF	SUBTOTAL	EMPLOYEES	SUBTOTAL
1	FLOOR1	11,861	8		
1	FLOOR2	7,866	7		
	TOTAL UNIT 1		19,728		15
2	FLOOR1	13,846	12		
3	FLOOR1	6,732	5		
3	FLOOR2	7,149	8		
	TOTAL UNIT 3		13,441		13
4	FLOOR1	8,226	7		
4	FLOOR2	6,299	7		
	TOTAL UNIT 4		14,525		14
	TOTALS		61,539		54

REVISIONS:

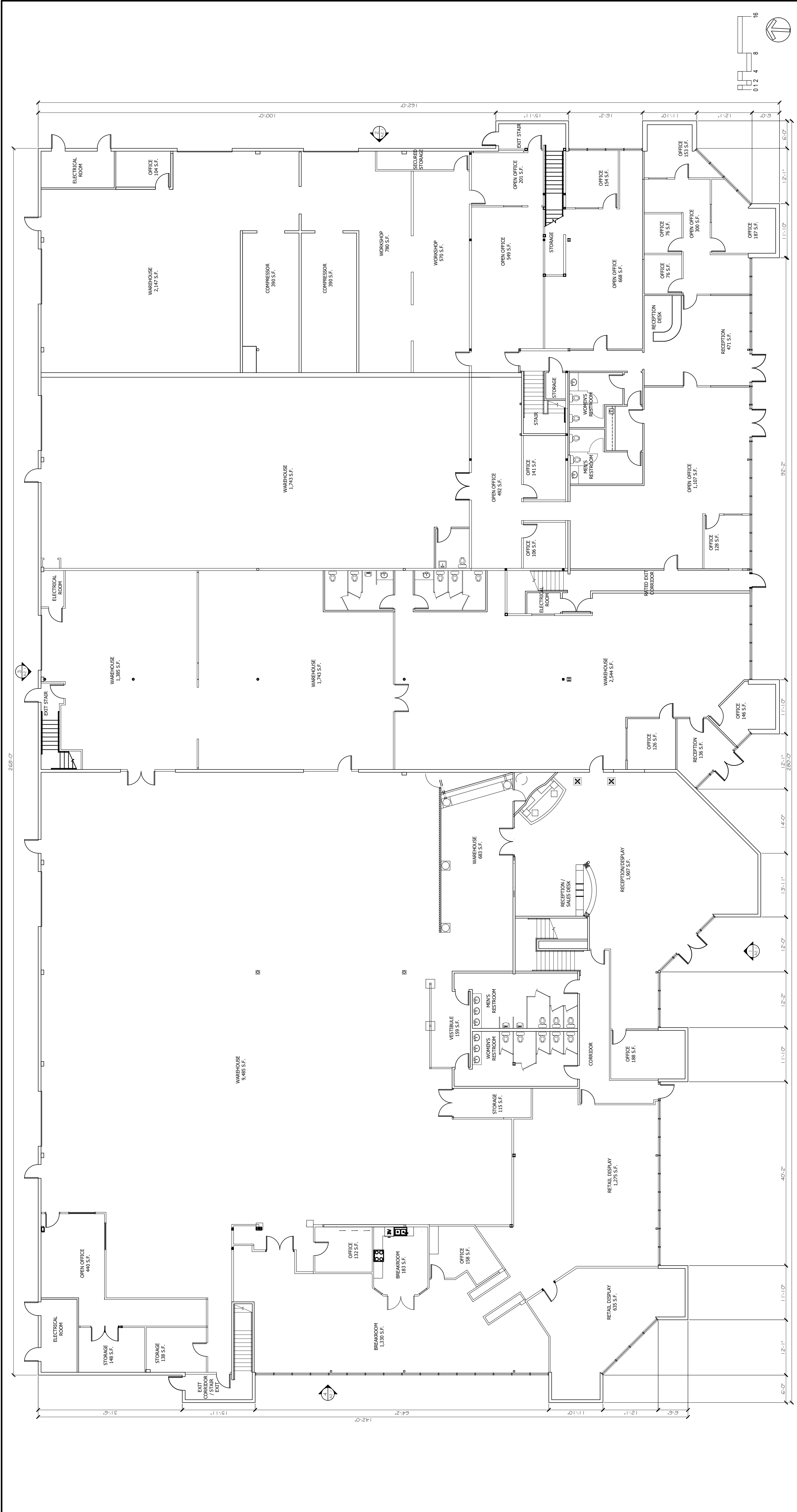


ARCHITECTURAL CONCEPTS
 ADMIN@DESIGNS.COM
 619.531.0110
 SAN DIEGO, CA 92103
 958 FIRST AVENUE

7720 KENAMAR COURT
 CONDITIONAL USE PERMIT
 PROJECT #585902
 7720 KENAMAR COURT
 SAN DIEGO, CA 92121

FLOOR PLAN
 EXISTING
 FLOOR 1

DATE: 2018-07-20
 DATE: 2017-12-14
 SCALE: AS NOTED
 DRAWN: YC
 PROJECT NO: 2779
 SHEET NO: A1.1.1
 SHEET 5 OF 9



FLOOR 1 PLAN 1/8" = 1'-0" 3

FLOOR 1 PLAN - EXISTING
 7720 KENAMAR COURT
 SAN DIEGO, CA 92121
 PROJECT #585902
 REQUEST:
 A NEW CONDITIONAL USE PERMIT FOR A MARIJUANA
 PRODUCTION FACILITY
 ORIGINAL APPLICATION DATE: 12-20-2017
 CYCLE 1 REVISION DATE: 03-28-2018
 CYCLE 2 REVISION DATE: 06-12-2018
 CYCLE 3 REVISION DATE: 07-20-2018

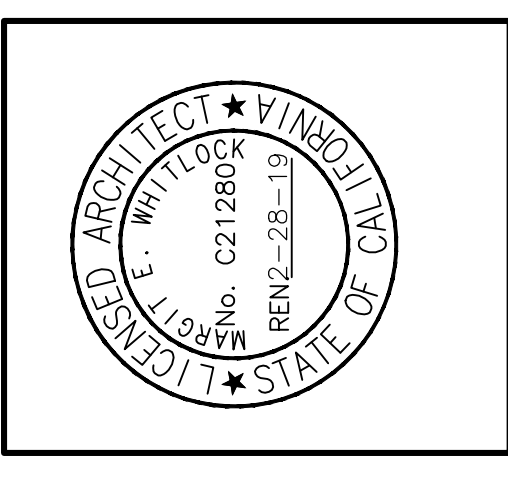
NORTH ARROW		DOOR NUMBER		EXISTING PARTITION TO REMAIN	

WAREHOUSE ● — EXISTING SPACE USE
 1,743 S.F. ● — SQUARE FOOTAGE
 B1 BICYCLE PARKING - LONG TERM

GENERAL NOTES

- ALL BUILDING ELEMENTS SHOWN ARE EXISTING TO REMAIN EXCEPT AS NOTED.
- DIMENSIONS REFLECT EXISTING DIMENSIONS.
- EXISTING USES SHOWN. OCCUPANCY BASED ON CBC CHAPTER 10.

REVISIONS:

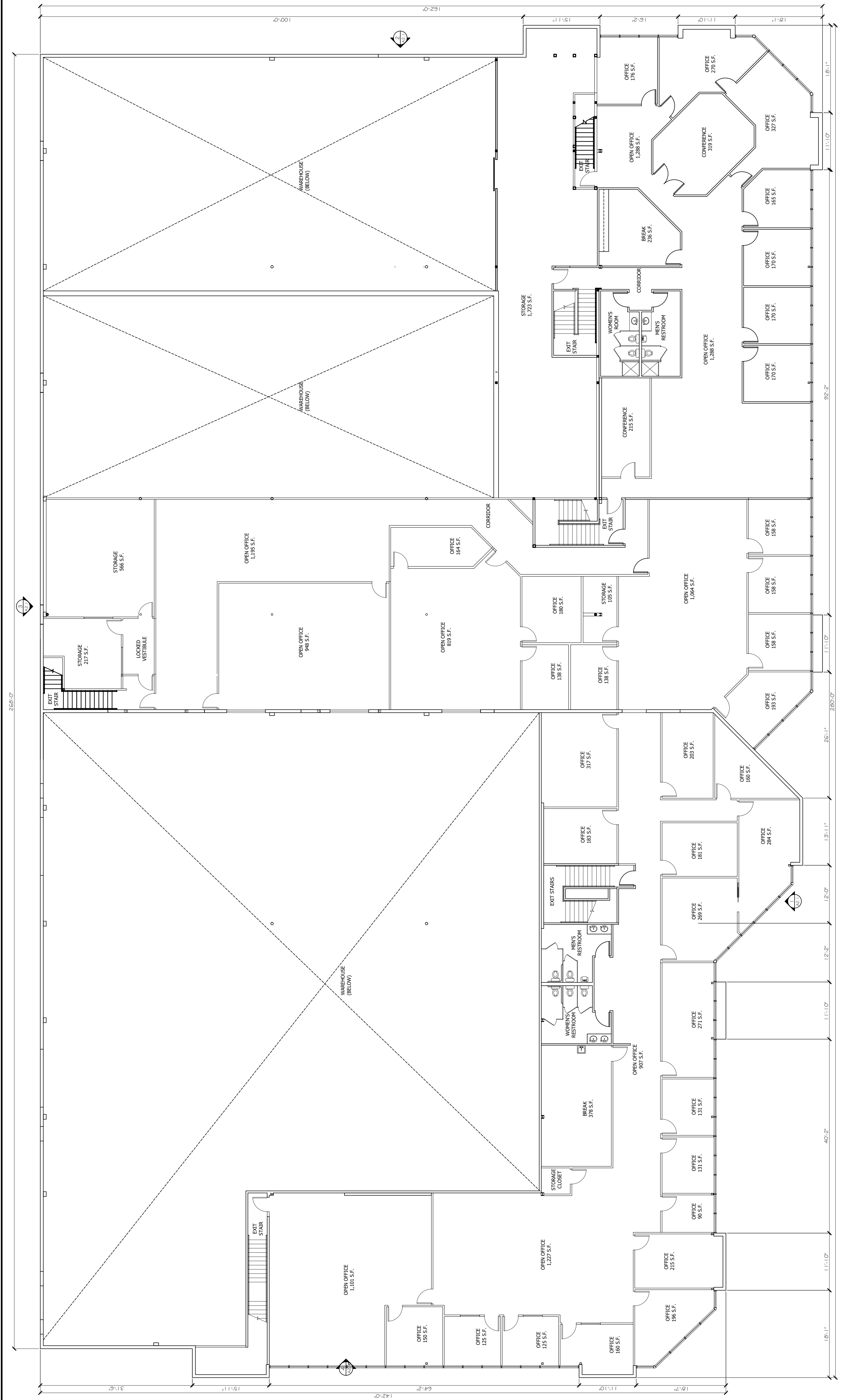


ARCHITECTURAL CONCEPTS
 958 FIRST AVENUE
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 ADMIN@DESIGNS.COM
 619.531.0110

7720 KENAMAR COURT
 CONDITIONAL USE PERMIT
 PROJECT # 585902
 7720 KENAMAR COURT
 SAN DIEGO, CA 92121

EXISTING
 FLOOR PLAN
 FLOOR 2

DATE: 2018-07-20
 DATE: 2017-12-14
 SCALE: AS NOTED
 DRAWN: YC
 PROJECT NO.: 2779
A1.2.1
 SHEET NO. 7 OF 9



FLOOR 2 PLAN - EXISTING
 7720 KENAMAR COURT
 SAN DIEGO, CA 92121
 PROJECT #585902
 REQUEST:
 A NEW CONDITIONAL USE PERMIT FOR A MARIJUANA
 PRODUCTION FACILITY
 ORIGINAL APPLICATION DATE: 12-20-2017
 CYCLE 1 REVISION DATE: 03-23-2018
 CYCLE 2 REVISION DATE: 06-12-2018
 CYCLE 3 REVISION DATE: 07-20-2018

FLOOR 2 PLAN

3
1/8" = 1'-0"

12 N.T.S.

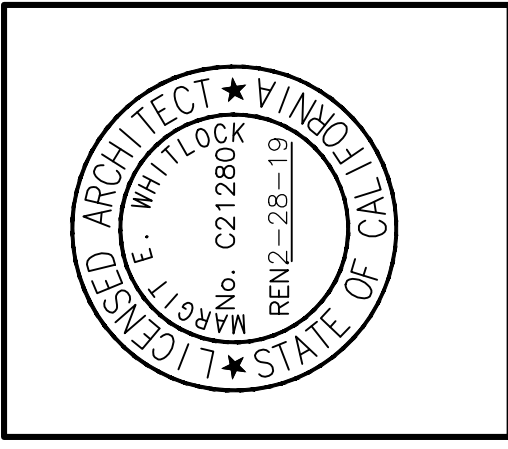
GENERAL NOTES

1. ALL BUILDING ELEMENTS SHOWN ARE EXISTING TO REMAIN.
2. DIMENSIONS REFLECT EXISTING DIMENSIONS.
3. EXISTING USES SHOWN. OCCUPANCY BASED ON CBC CHAPTER 10.

8 N.T.S.

FLOOR PLAN LEGEND

REVISIONS:



ARCHITECTURAL CONCEPTS

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3958 FIRST AVENUE

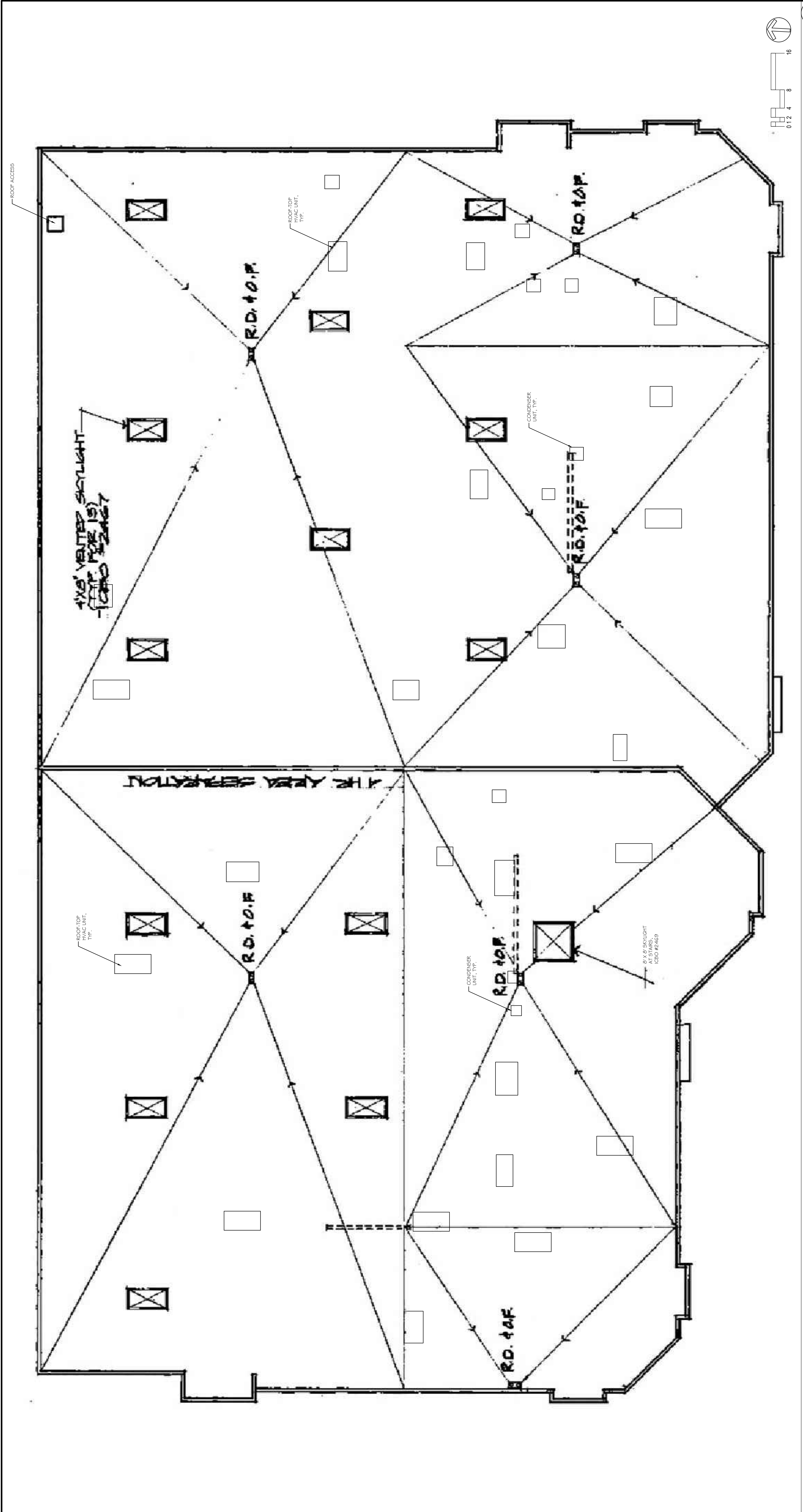
7720 KENAMAR COURT
CONDITIONAL USE PERMIT

PROJECT #585902
7720 KENAMAR COURT
SAN DIEGO, CA 92121

ROOF PLAN

SHEET TITLE

DATE PRINTED:	2018-07-20
DATE:	2017-12-14
SCALE:	AS NOTED
DRAWN:	YC
PROJECT NO.:	2779
SHEET NO.:	A1.3
SHEET TOTAL:	8 OF 9



FLOOR 2 PLAN 1/8" = 1'-0" 3

ROOF PLAN
7720 KENAMAR COURT
SAN DIEGO, CA 92121

PROJECT #585902

REQUEST:
A NEW CONDITIONAL USE PERMIT FOR A MARIJUANA PRODUCTION FACILITY

ORIGINAL APPLICATION DATE: 12-20-2017
CYCLE 1 REVISION DATE: 03-23-2018
CYCLE 2 REVISION DATE: 06-12-2018
CYCLE 3 REVISION DATE: 07-20-2018

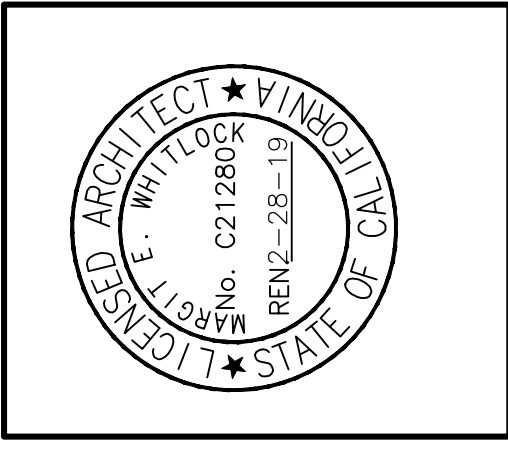
	NORTH ARROW		DOOR NUMBER		EXISTING PARTITION TO REMAIN
	BUILDING SECTION		WINDOW NUMBER		EXISTING DOOR TO REMAIN
	WALL SECTION		GRID LINE		REVISION BUBBLE WITH DELTA
	DETAIL CUT		BUILDING ELEVATION		DIMENSION
	DETAIL BUBBLE		ALIGN UP		ALIGN DOWN
	EXTERIOR ELEVATION		ROOM NAME AND NUMBER		EXAM

GENERAL NOTES

1. ALL BUILDING ELEMENTS SHOWN ARE EXISTING TO REMAIN.
2. DIMENSIONS REFLECT EXISTING DIMENSIONS.

N.T.S.	12	ROOF PLAN LEGEND	N.T.S.	8
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REVISIONS:

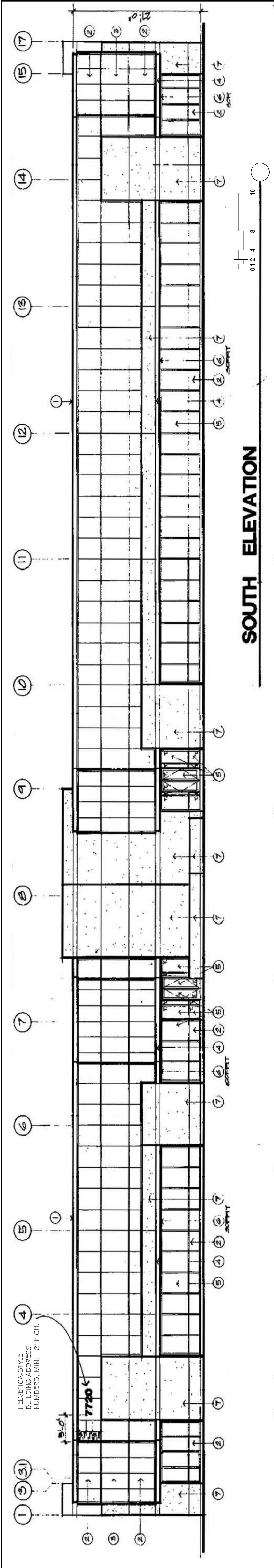


ARCHITECTURAL CONCEPTS
 9558 FIRST AVENUE
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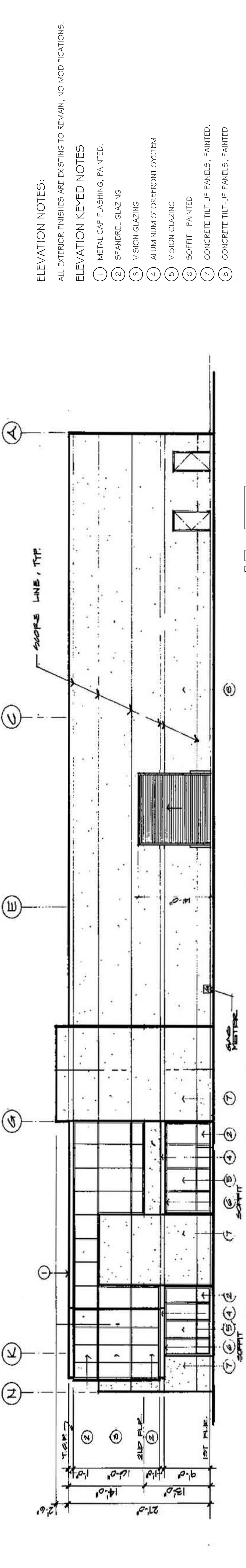
7720 KENAMAR COURT
 CONDITIONAL USE PERMIT
 PROJECT #585902
 7720 KENAMAR COURT
 SAN DIEGO, CA 92121

BUILDING
 ELEVATIONS

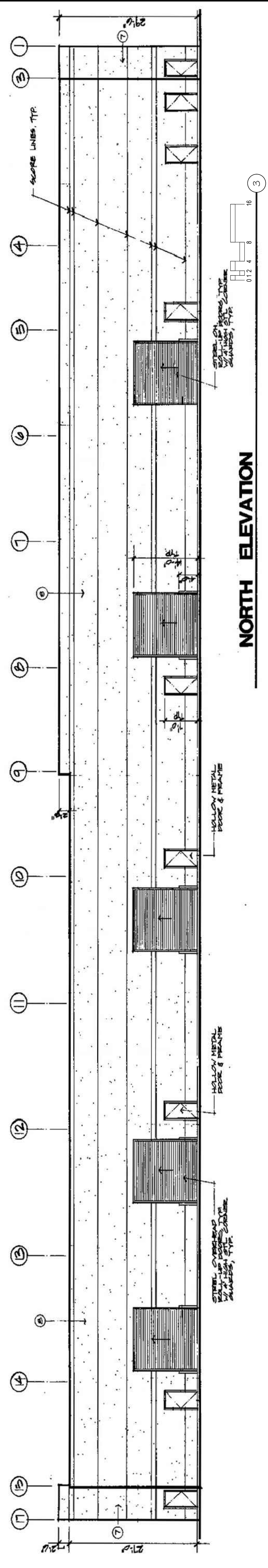
SHEET TITLE: BUILDING ELEVATIONS
 PRINTED: 2018-07-20
 DATE: 2017-12-14
 SCALE: AS NOTED
 DRAWN: YC
 PROJECT NO.: 2779
 SHEET NO.: A2.1
 OF 9



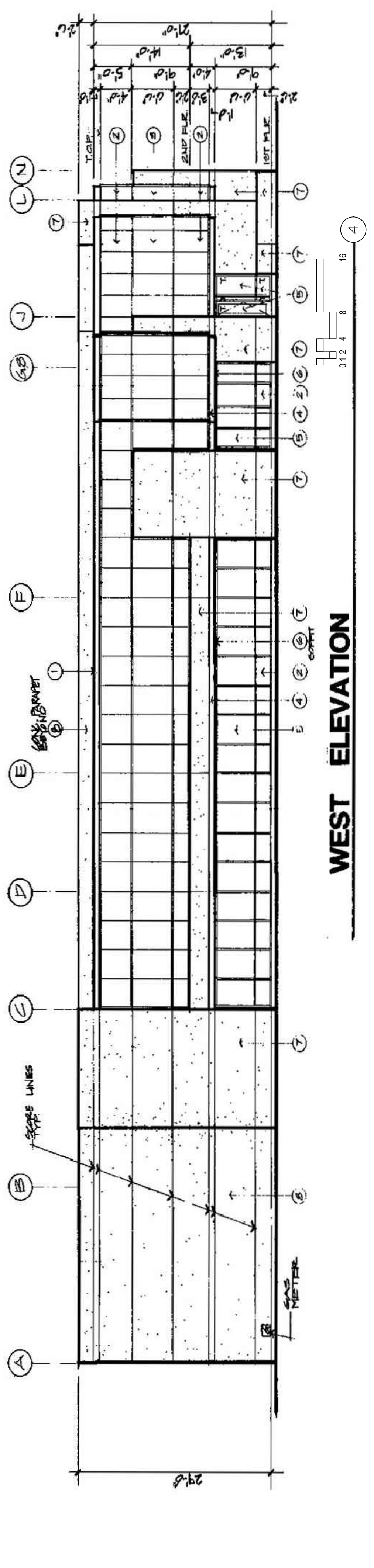
SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION

ELEVATION NOTES:
 ALL EXTERIOR FINISHES ARE EXISTING TO REMAIN, NO MODIFICATIONS.

ELEVATION KEYED NOTES

- ① METAL CAP FLASHING, PAINTED.
- ② SPANDREL GLAZING
- ③ VISION GLAZING
- ④ ALUMINUM STOREFRONT SYSTEM
- ⑤ VISION GLAZING
- ⑥ SOFFIT - PAINTED
- ⑦ CONCRETE TILT-UP PANELS, PAINTED.
- ⑧ CONCRETE TILT-UP PANELS, PAINTED

BUILDING ELEVATIONS

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