



**THE CITY OF SAN DIEGO**

**M E M O R A N D U M**

DATE: November 27, 2019

TO: City of San Diego Hearing Officer

FROM: Edith Gutierrez, Development Project Manager, Development Services Department

SUBJECT: Hearing Officer Docket, December 4, 2019, continued from November 20, 2019  
MPF 4425 Convoy Street- Project No. 616814. Report No. [HO-19-106](#)

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Pursuant to SDMC Section 141.1004, Marijuana Production Facilities (MPFs) require a Conditional Use Permit (CUP), and are limited to 40 facilities citywide. Staff was recommending denial of MPF 4425 Convoy Street because 40 MPF CUPs had already been approved.

On November 20, 2019, a continuance was requested to December 4, 2019, because on November 14, 2019, the applicant of an approved MPF located at 8039 Balboa Avenue, Project No. 585585, submitted a cancellation request of their approved CUP No. 2071796. Development Services Department has completed the cancellation process for CUP No. 2071796; now there are 39 approved MPFs citywide.

Staff is recommending approval of MPF 4425 Convoy Street, CUP No. 2202096.

Attachments: (1) Draft resolution with findings  
(2) Draft permit with conditions  
(3) 100-foot radius map  
(4) 1000-foot radius map  
(5) 1000-foot radius spreadsheet

HEARING OFFICER RESOLUTION NO. HO-19-106  
CONDITIONAL USE PERMIT NO. 2202096  
**MARIJUANA PRODUCTION FACILITY 4425 CONVOY STREET - PROJECT NO. 616814**

WHEREAS, MB-STAR CENTER, LLC., a California Limited Liability Company, Owner, and XTRACTA DISTRIBUTION LLC., a California Limited Liability Company, Permittee, filed an application with the City of San Diego for a Conditional Use Permit to operate a Marijuana Production Facility in an 8,699-square-foot tenant suite within an existing 25,164-square-foot, two-story building (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. 2202096 on portions of a 1.57-acre site;

WHEREAS, the project site is located at 4425 Convoy Street, Suite 106, in the IL-3-1 Zone, and the Airport Land Use Compatibility (MCAS Miramar and Montgomery Field), Montgomery Field Safety Zone 2, the Airport Influence Area (MCAS Miramar Review Area 2 and Montgomery Field Review Area 1), the Federal Aviation Authority (FAA) Part 77 Noticing Area (MCAS Miramar and Montgomery Field), and the Transit Priority Area Overlay Zones, within the Kearny Mesa Community Plan area;

WHEREAS, the project site is legally described as: Parcel 1, of Map No. 14970, in the City of San Diego, County of San Diego, State of California, according to Map thereof filed in the office of the County Recorder of San Diego County, September 6, 1987;

WHEREAS, on April 10, 2019, 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 Sections 15301 (Existing Facilities) and 15303(c) (New Construction or Conversion of Small Structures), and the Environmental Determination was appealed to City Council, which appeal was withdrawn on July 22, 2019;

WHEREAS, on December 4, 2019, the Hearing Officer of the City of San Diego considered Conditional Use Permit No. 2202096 pursuant to the Land Development Code of the City of San Diego; NOW, THEREFORE,

BE IT RESOLVED by the Hearing Officer of the City of San Diego that it adopts the following findings with respect to Conditional Use Permit No. 2202096:

**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 project is a request for a Conditional Use Permit to operate a Marijuana Production Facility (MPF) in an 8,699-square-foot tenant space, Suite 106, within an existing 25,164-square-foot, two-story building. The 1.57-acre site is located at 4425 Convoy Street in the IL-3-1 Zone. The site is also located within the Airport Land Use Compatibility (MCAS Miramar and Montgomery Field), Montgomery Field Safety Zone 2, the Airport Influence Area (MCAS Miramar Review Area 2 and Montgomery Field Review Area 1), the Federal Aviation Authority (FAA) Part 77 Noticing Area (MCAS Miramar and Montgomery Field), and the Transit Priority Area Overlay Zones within the Kearny Mesa Community Plan area.

The Project site is designated for Industrial and Business Parks uses by the Kearny Mesa Community Plan. The Industrial and Business Parks designation is intended to accommodate manufacturing, storage, warehousing, distribution, and similar uses. The Industrial and Business Park designation would permit light manufacturing uses, thereby providing additional land suitable for manufacturing activities.

The proposed MPF, classified as an industrial use, is a compatible use for this location with a CUP and is consistent with the community plan, and therefore the proposed development 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 project is a request for a Conditional Use Permit to operate a MPF in an 8,699-square-foot tenant space within an existing 25,164-square-foot, two-story building located at 4425 Convoy Street in the IL-3-1 Zone of the Kearny Mesa Community Plan. The site has several structures consisting of multiple suites that currently include commercial office, retail, and eating and drinking establishments. The suite in the rear eastern side of the property contains an existing MPF allowed per Ordinance-20859. The total number of MPF's is restricted to forty City-wide and are allowed within light and heavy industrial zones. MPF's require compliance with San Diego Municipal Code

(SDMC), section 141.1004, which 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. MPF's also have a minimum distance requirement of 100 feet from a residential zone. The proposed MPF complies with the separation requirements as set forth in SDMC Section 141.1004 (a).

The proposed MPF is subject to specific operational requirements as set forth in SDMC Section 141.1004, including security requirements, such as lighting, security cameras, alarms and a security guard. The security guard must be licensed by the State of California and be present on the premises during business hours. MPF's must also comply with SDMC Chapter 4, Article 2, Division 15 which provides guidelines for lawful operation.

The proposed project will be required to comply with the development conditions as described in the Conditional Use Permit No. 2202096. Conditional Use Permit No. 2202096 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. 2202096, including security requirements. 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 project is a request for a Conditional Use Permit to operate a MPF in an 8,699-square-foot tenant space within an existing 25,164-square-foot, two-story building located at 4425 Convoy Street in the IL-3-1 Zone of the Kearny Mesa Community Plan.

The total number of MPF's is restricted to forty City-wide and are allowed within light and heavy industrial zones with a Conditional Use Permit. The proposed use requires compliance with San Diego Municipal Code (SDMC), Section 141.1004 and Chapter 4, Article 2, Division 15. SDMC Section 141.1004 requires a 1,000-foot separation, measured between property lines, from resource and population-based City parks, churches, child care centers, playgrounds, City libraries, minor-oriented facilities, residential care facilities, and schools. There is also a minimum distance requirement of 100 feet from a residential zone. Security requirements, expressed as conditions in the Permit, include interior and exterior lighting, security cameras, alarms and a security guard. The security guard must be licensed by the State of California and be present on the premises during business hours.



The Project site is designated for Industrial and Business Parks uses by the Kearny Mesa Community Plan. The Industrial and Business Parks designation is intended to accommodate manufacturing, storage, warehousing, distribution, and similar uses. The Industrial and Business Park designation would permit light manufacturing uses, thereby providing additional land suitable for manufacturing activities.

The proposed MPF is consistent with all land development regulations relevant for the site, the use is consistent with the Kearny Mesa Community plan, 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 is a request for a Conditional Use Permit to operate a MPF in an 8,699-square-foot tenant space within an existing 25,164-square-foot, two-story building located at 4425 Convoy Street in the IL-3-1 Zone of the Kearny Mesa Community Plan.

The Project site is designated for Industrial and Business Parks uses by the Kearny Mesa Community Plan. The Industrial and Business Parks designation is intended to accommodate manufacturing, storage, warehousing, distribution, and similar uses. The Industrial and Business Park designation would permit light manufacturing uses, thereby providing additional land suitable for manufacturing activities.

The proposed MPF conforms with adopted City Council policies and regulations of the Land Development Code. The design of the proposed Project complies with the development regulations for Industrial Use Category - Separately Regulated Uses, Marijuana Production Facilities pursuant to SDMC Chapter 14, Article 1, Division 10. 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. 2202096 is hereby APPROVED by the Hearing Officer to the referenced Owner/Permittee.

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Edith Gutierrez  
Development Project Manager  
Development Services

Adopted on: December 4, 2019  
IO#: 24008029

**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: 24008029

SPACE ABOVE THIS LINE FOR RECORDER'S USE

CONDITIONAL USE PERMIT NO. 2202096

**MARIJUANA PRODUCTION FACILITY 4425 CONVOY STREET – PROJECT NO 616814**  
HEARING OFFICER

This Conditional Use Permit No. 2202096 (Permit) is approved by the Hearing Officer of the City of San Diego to MB-STAR CENTER, LLC, Owner, and XTRACTA DISTRIBUTION, LLC, Permittee, pursuant to San Diego Municipal Code [SDMC] section 126.0305. The 1.57-acre site is located at 4425 Convoy Street, Suite 106, in the IL-3-1 Zone (Attachment 1), within the Airport Land Use Compatibility (MCAS Miramar and Montgomery Field), Montgomery Field Safety Zone 2, the Airport Influence Area (MCAS Miramar Review Area 2 and Montgomery Field Review Area 1), the Federal Aviation Authority (FAA) Part 77 Noticing Area (MCAS Miramar and Montgomery Field), and the Transit Priority Area Overlay Zones and the Kearny Mesa Community Plan area. The project site is legally described as: as Parcel 1 of Map No. 14970, in the City of San Diego, County of San Diego, State of California, according to Map thereof filed in the office of the County Recorder of San Diego County, September 6, 1987.

Subject to the terms and conditions set forth in this Permit, permission is approved to Owner/Permittee to operate a Marijuana Production Facility described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated December 4, 2019, on file in the Development Services Department.

The project shall include:

- a. Operation of a Marijuana Production Facility in an existing 8,699 square-foot suite, located on the ground floor, within an existing 25,164-square-foot, two-story building;
- b. 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;
- c. Landscaping (planting, irrigation and landscape related improvements);
- d. Off-street parking; and

## ATTACHMENT 2

- 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 18, 2022.
2. This Conditional Use Permit and corresponding use of this site shall expire on December 18, 2024. Upon expiration of this Permit, the facilities and building improvements described herein shall be removed from this site and the property restored to its original condition.
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;
  - b. The Permit is recorded in the Office of the San Diego County Recorder; and
  - c. A Marijuana Production Facility operational permit issued by the Development Services Department is approved in accordance with SDMC Section 42.1504.
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.).

## ATTACHMENT 2

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 the California Codes and Regulations in effect at the time of building permit, satisfactory to the Building Official.

### **CLIMATE ACTION PLAN REQUIREMENTS:**

13. Owner/Permittee shall comply with the Climate Action Plan (CAP) Consistency Checklist stamped as Exhibit "A." Prior to issuance of any construction permit, all CAP strategies shall be noted within the first three (3) sheets of the construction plans under the heading "Climate Action Plan Requirements" and shall be enforced and implemented to the satisfaction of the Development Services Department.

### **ENGINEERING REQUIREMENTS:**

14. Prior to the issuance of any construction permits, the Owner/Permittee shall assure, by permit and bond, the reconstruction portion of the existing sidewalk per current City Standards, adjacent to the site on Armour Street, satisfactory to the City Engineer.

15. Prior to the issuance of any construction permits, the Owner/Permittee shall assure, by permit and bond, the reconstruction of the existing driveways per current City Standards, SDG-159, adjacent to the site on Armour Street and Convoy Street, satisfactory to the City Engineer.

16. 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.

### **LANDSCAPE REQUIREMENTS:**

17. Prior to issuance of any grading permit, the Owner/Permittee shall submit complete construction documents for the revegetation and hydro-seeding of all disturbed land in accordance with the City of San Diego Landscape Standards, Stormwater Design Manual, and to the satisfaction of the Development Services Department. All plans shall be in substantial conformance to this permit (including Environmental conditions) and Exhibit "A," on file in the Development Services Department.

18. 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.

19. Prior to issuance of any construction permit, the Owner/Permittee shall submit complete landscape and irrigation construction documents, which are consistent with the Landscape Standards, to the Development Services Department for approval. The construction documents shall be in substantial conformance with Exhibit "A," Landscape Development Plan, on file in the

## ATTACHMENT 2

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.

20. 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.

21. 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.

### **PLANNING/DESIGN REQUIREMENTS:**

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

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

24. 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.

25. 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.

26. 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.

27. An annual operating permit shall be obtained as required pursuant to SDMC Chapter 4, Article 2, Division 15.

## ATTACHMENT 2

28. The retail sale of marijuana and marijuana products shall only be conducted by a marijuana outlet in accordance with SDMC Section 141.0504. A marijuana production facility is prohibited from providing marijuana and marijuana products to any person other than another marijuana production facility, a testing lab, or a marijuana outlet.

29. The marijuana production facility, adjacent public sidewalks, and areas under the control of the marijuana production facility shall be maintained free of litter and graffiti at all times.

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

### **TRANSPORTATION REQUIREMENTS:**

31. 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.

32. Prior to the issuance of any construction permit, the Owner/Permittee shall record a shared use/mutual access agreement with 4433 Convoy Street (APN 356-290-07-00) as shown in the Exhibit "A", in favor of both parties, to the satisfaction of the City Engineer.

### **INFORMATION ONLY:**

- The issuance of this discretionary permit alone does not allow the immediate commencement or continued operation of the proposed use on site. Any operation allowed by this discretionary permit may only begin or recommence after all conditions listed on this permit are fully completed and all required ministerial permits have been issued and received final inspection.
- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of this Permit, may protest the imposition within ninety days of the approval of this development permit by filing a written protest with the City Clerk pursuant to California Government Code-section 66020.
- This development may be subject to impact fees at the time of construction permit issuance.
- Cannabis businesses that operate or provide services within the City of San Diego are liable for a monthly gross receipts tax. As referenced in San Diego Municipal Code Section [34.0103 \(b\)](#), taxable activities include but are not limited to, transporting, manufacturing, cultivating, packaging, or retail sales of cannabis and any ancillary products in the City. For additional information, contact the Office of the City Treasurer at 619-615-1580.

## ATTACHMENT 2

APPROVED by the Hearing Officer of the City of San Diego on December 4, 2019 and Resolution No. XXXX.



**ATTACHMENT 2**

Permit Type/PTS Approval No.: CUP No. 2202096  
Date of Approval: December 4, 2019

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

\_\_\_\_\_  
Edith Gutierrez  
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.

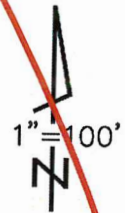
**MB-Star Center, LLC**  
Owner

By \_\_\_\_\_  
NAME  
TITLE

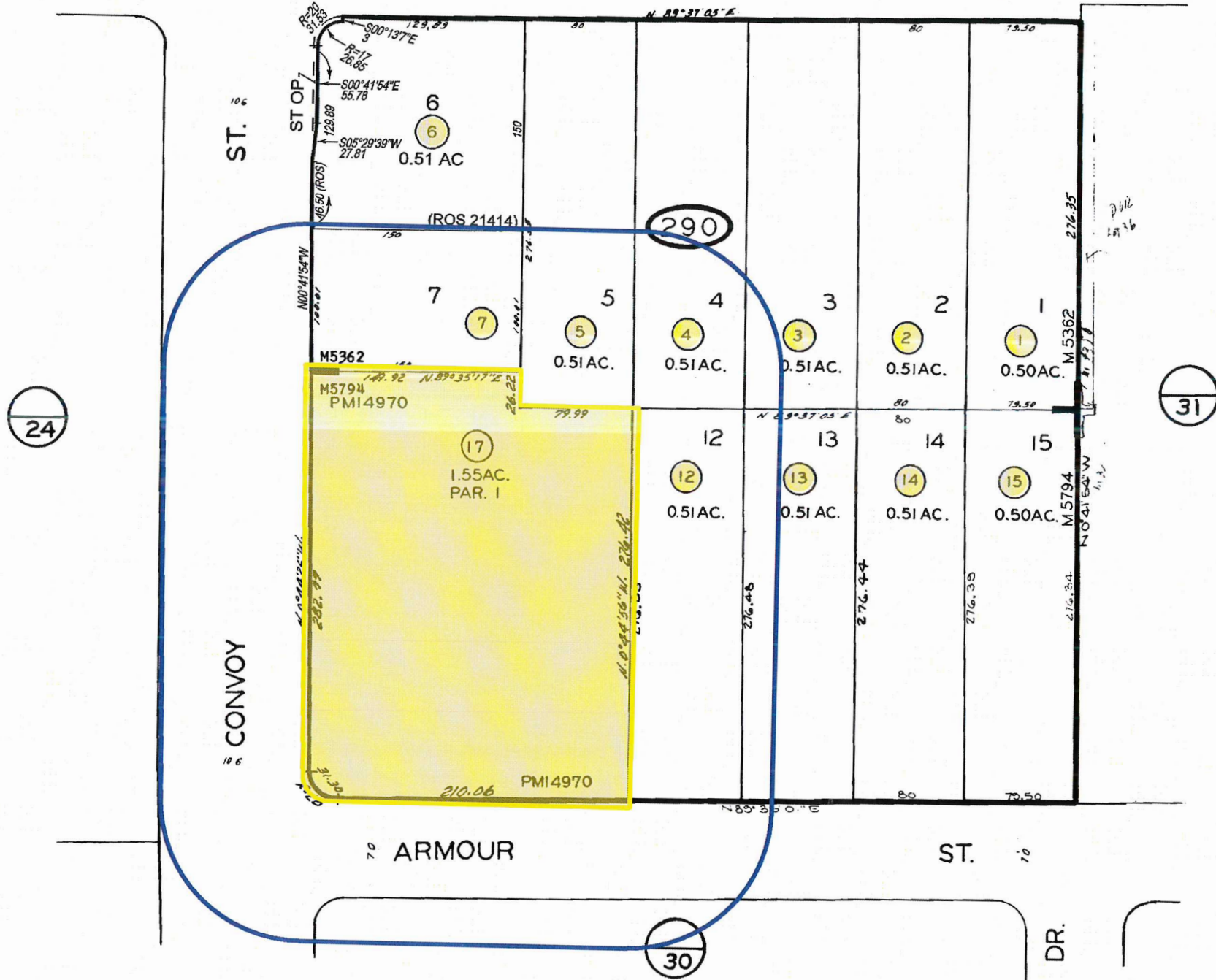
**Xtracta Distribution, LLC**  
Permittee

By \_\_\_\_\_  
NAME  
TITLE

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



362-51



5/01/13 MGC ✓

CHANGES			
BLK	OLD	NEW	CUT
849	16	71	1079
362/51	356/29	75	10520
180/16	17	88	1698
6	SAME & STOP	13	4612

- Subject Property
- Parcel within 1000' Radius
- 100' Radius
- 1000' Radius
- Zone Boundary

**NO RESIDENTIAL ZONES WITHIN 100' OF SUBJECT PROPERTY**

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCELS MAY NOT COMPLY WITH LOCAL SUBDIVISION OR BUILDING ORDINANCES.

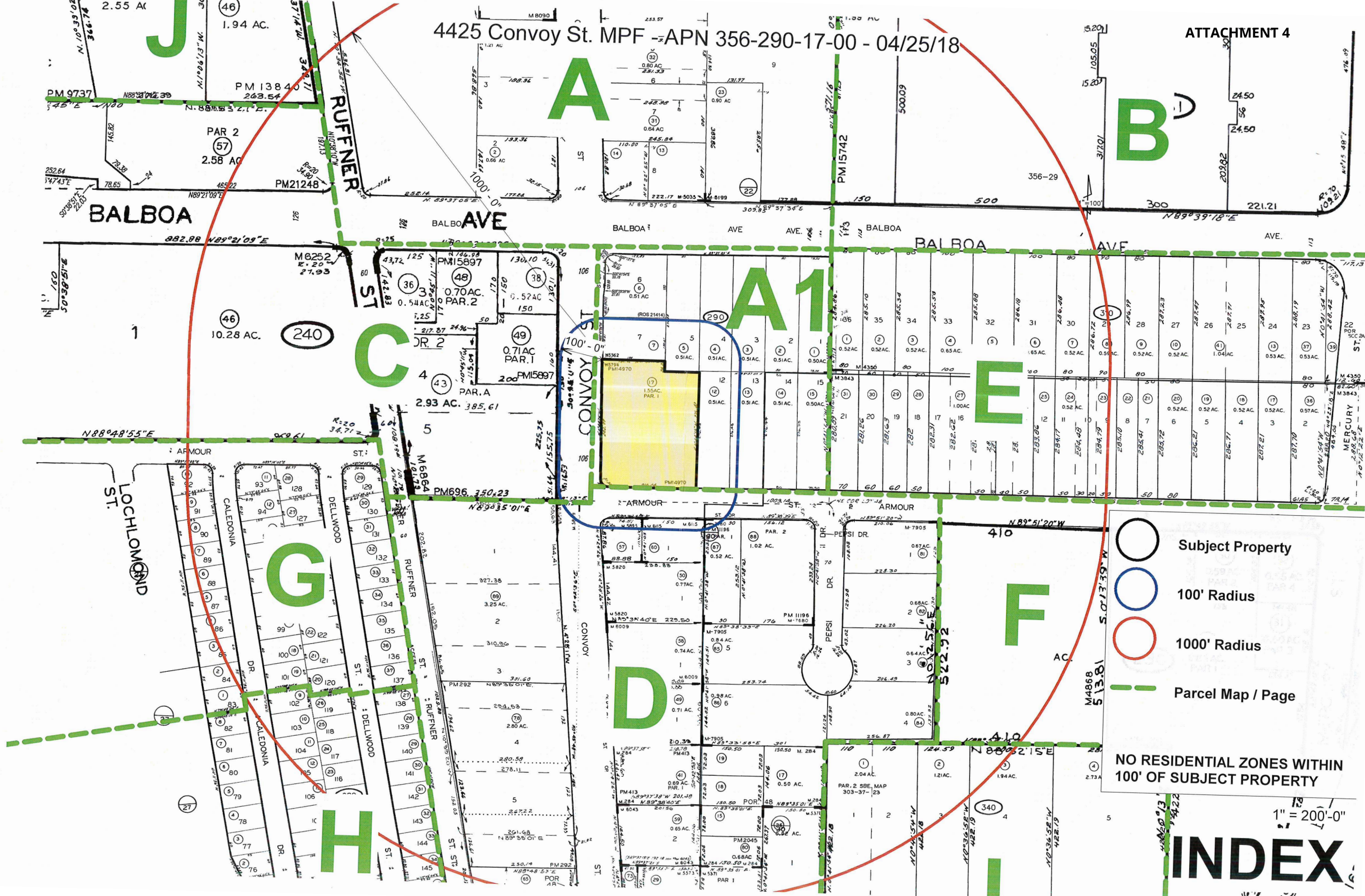
MAP 5794 - METRO COURT TRACT UNIT NO. 2  
MAP 5362 - METRO COURT TRACT UNIT NO. 1  
ROS 21414





1" = 100'-0"

# A1



4425 Convoy St. MPF - APN 356-290-17-00 - 04/25/18



-  Subject Property
-  100' Radius
-  1000' Radius
-  Parcel Map / Page

NO RESIDENTIAL ZONES WITHIN 100' OF SUBJECT PROPERTY

1" = 200'-0"

# INDEX



							356-290-17-00 1000' Listing
APN	Name	Address	City	State	Zip	Type	
356-220-01-00	CARMAX AUTO SUPERSTORES	7766 BALBOA AVE,	SAN DIEGO	CA	92111	AUTO AGENCY	
356-220-02-00	MZM FOODS INC	7786 BALBOA AVE,	SAN DIEGO	CA	92111	CAFE-FAST FOOD	
356-220-13-00	SAN DIEGO EUROPEAN	7820 BALBOA AVE,	SAN DIEGO	CA	92111	AUTO AGENCY	
356-220-14-00	EL CAJON MOTORCARS LLC	4525 CONVOY ST,	SAN DIEGO	CA	92111	AUTO AGENCY	
356-220-17-00	CARMAX AUTO SUPERSTORES	7766 CONVOY ST	SAN DIEGO	CA	92111	AUTO AGENCY	
356-220-23-00	CAMERON BROTHERS CONSTRUCTION	7870 BALBOA AVE	SAN DIEGO	CA	92111	CONSTRUCTION	
356-220-26-00	SAN DIEGO EUROPEAN	4595 CONVOY ST,	SAN DIEGO	CA	92111	AUTO AGENCY	
356-220-28-00	CARMAX AUTO SUPERSTORES	0 CONVOY STREET	SAN DIEGO	CA	92111	AUTO AGENCY	
356-220-30-00	EUROPA AUTO IMPORTS INC	7860 BALBOA AVE,	SAN DIEGO	CA	92111	AUTO BODY/FENDER	
356-220-30-00	HERTZ CORPORATION THE	7860 BALBOA AVE,	SAN DIEGO	CA	92111	AUTO-RENTAL	
356-220-31-00	CBCC1 LLC	4525 CONVOY ST	SAN DIEGO	CA	92111	BUSINESS-MISCELLANEO	
356-220-32-00	CBCC1 LLC	4531 CONVOY ST	SAN DIEGO	CA	92111	BUSINESS-MISCELLANEO	
356-231-11-00	MESA PARK LAND COMPANY	7902 BALBOA AVE	SAN DIEGO	CA	92111	BUSINESS-MISCELLANEO	
356-230-13-00	BOTTLING GROUP LLC	7995 ARMOUR ST,	SAN DIEGO	CA	92111	BOTTLED WATER COMPAN	
356-231-12-00	KEARNY MESA AUTOMOTIVE CO&	7978 BALBOA AVE,	SAN DIEGO	CA	92111	AUTO AGENCY	
356-231-12-00	VALVOLINE LLC	7978 BALBOA AVE,	SAN DIEGO	CA	92111	AUTO REPAIR SHOP	
356-240-36-00	G&M OIL CO INC	7737 BALBOA AVE,	SAN DIEGO	CA	92111	SERVICE STATION&MKTS	
356-240-38-00	ASIANA BEAUTY SPA	4488 CONVOY ST, B	SAN DIEGO	CA	92111	BODY CULTURE/MASSAGE	
356-240-38-00	DKY EDGE LLC	4488 CONVOY ST, H	SAN DIEGO	CA	92111	CAFE-FAST FOOD	
356-240-38-00	PAYDAY LOAN LLC	4488 CONVOY ST, E	SAN DIEGO	CA	92111	CHECK CASHING/MONEY	
356-240-38-00	HUHYN LUC DDS	4488 CONVOY ST, G	SAN DIEGO	CA	92111	DENTIST	
356-240-38-00	NGUYEN TUYET MAI DDS	4488 CONVOY ST, G	SAN DIEGO	CA	92111	DENTIST	
356-240-38-00	WISAN BEN	4488 CONVOY ST, D	SAN DIEGO	CA	92111	FITNESS CENTER	
356-240-38-00	ILLUSIONS SMOKESHOP	4488 CONVOY ST, F	SAN DIEGO	CA	92111	NEWS STAND&CIGAR STA	
356-240-38-00	LEMAX ENTERPRISES INC	4488 CONVOY ST, A	SAN DIEGO	CA	92111	OPTOMETRIST	
356-240-43-00	LIM JAMES H	4428 CONVOY ST, 230	SAN DIEGO	CA	92111	ACCOUNTANT	
356-240-43-00	VARGAS YOLANDA	4428 CONVOY ST, 288	SAN DIEGO	CA	92111	BALLROOM	
356-240-43-00	BANK OF HOPE	4428 CONVOY ST, 00A200	SAN DIEGO	CA	92111	BANKS	
356-240-43-00	KIM JONG C	4428 CONVOY ST, 310	SAN DIEGO	CA	92111	BILLIARD/BOWL/CARD	
356-240-43-00	LEADING TOWN SDUS INC	4428 CONVOY ST, 290	SAN DIEGO	CA	92111	CAFE	
356-240-43-00	MANNA Y&K ONE INC	4428 CONVOY ST, 210	SAN DIEGO	CA	92111	CAFE	



356-240-43-00	TI&JI INVESTMENT INC	4428 CONVOY ST, 330	SAN DIEGO CA	92111	CAFE	
356-240-43-00	LEE CRYSTAL	4428 CONVOY ST, 000220A	SAN DIEGO CA	92111	REAL ESTATE&DEVELOPE	
356-240-46-00	DONCON INC	7731 BALBOA AVE,	SAN DIEGO CA	92111	AUTO REPAIR SHOP	
356-240-46-00	JPMORGAN CHASE BANK NA	7715 BALBOA AVE,	SAN DIEGO CA	92111	BANKS	
356-240-46-00	24 HOUR FITNESS USA INC	7715 BALBOA AVE,	SAN DIEGO CA	92111	FITNESS CENTER	
356-240-46-00	BALBOA PETROLEUM INC	7731 BALBOA AVE,	SAN DIEGO CA	92111	SERVICE STATION&MKTS	
356-240-48-00	PHO FIFTH AVENUE LLC	7767 BALBOA AVE,	SAN DIEGO CA	92111	CAFE	
356-240-48-00	STOCK POT HOLDINGS LLC	7767 BALBOA AVE,	SAN DIEGO CA	92111	CAFE	
356-240-48-00	TEE EXPRESS INC	7763 BALBOA AVE,	SAN DIEGO CA	92111	MISC PROFESSIONAL	
356-240-49-00	L&M TIRE COMPANY INC	4464 CONVOY ST,	SAN DIEGO CA	92111	TIRES&GENERAL MERCH	
356-240-57-00	SSBS SDCA INC	7710 BALBOA AVE, 000209B	SAN DIEGO CA	92111	ACCOUNTANT	
356-240-57-00	ALL HEALING HYPNOSIS	7710 BALBOA AVE, 225	SAN DIEGO CA	92111	BODY CULTURE/MASSAGE	
356-240-57-00	ALLSTATE INSURANCE COMPANY	7710 BALBOA AVE, 313	SAN DIEGO CA	92111	INSURANCE BROKER	
356-240-57-00	ALAHMAD TAREIC	7710 BALBOA AVE, 000210C	SAN DIEGO CA	92111	MISC PROFESSIONAL	
356-240-57-00	DATALOG ENGINEERING INC	7710 BALBOA AVE, 000223C	SAN DIEGO CA	92111	MISC PROFESSIONAL	
356-240-57-00	DHA AMERICA INC	7710 BALBOA AVE, 000218E	SAN DIEGO CA	92111	MISC PROFESSIONAL	
356-240-57-00	DIENES LEON	7710 BALBOA AVE, 000216A	SAN DIEGO CA	92111	MISC PROFESSIONAL	
356-240-57-00	HOANG JULIE	7710 BALBOA AVE, 127	SAN DIEGO CA	92111	MISC PROFESSIONAL	
356-240-57-00	KAZIHA AMMAR M	7710 BALBOA AVE, 000228C	SAN DIEGO CA	92111	MISC PROFESSIONAL	
356-240-57-00	MARCUZZI CARL C	7710 BALBOA AVE, 000224B	SAN DIEGO CA	92111	MISC PROFESSIONAL	
356-240-57-00	PRACTEL INC	7710 BALBOA AVE, 000219B	SAN DIEGO CA	92111	MISC PROFESSIONAL	
356-240-57-00	RGI VENTURES LP	7710 BALBOA AVE, 217	SAN DIEGO CA	92111	MISC PROFESSIONAL	
356-240-57-00	SPYTECH SECURITY SOLUTIONS	7710 BALBOA AVE, 000228E	SAN DIEGO CA	92111	MISC PROFESSIONAL	
356-240-57-00	TODD M PAYNE INSURANCE SEVICES	7710 BALBOA AVE, 325	SAN DIEGO CA	92111	MISC PROFESSIONAL	
*356-240-57-00	YEBRA MARIA N	7710 BALBOA AVE, 230	SAN DIEGO CA	92111	MISC SCHOOL	
*356-240-57-00	MUSLIM AMERICAN SOCIETY OF	7710 BALBOA AVE, 000208B	SAN DIEGO CA	92111	MISCELLANEOUS ASSOC	
356-240-57-00	WEDGEWOOD ENTERPRISE CORP	7710 BALBOA AVE, 000224D	SAN DIEGO CA	92111	REAL ESTATE&DEVELOPE	
356-260-01-00	STOCKFELT FELIPE C	4192 CALEDONIA DR	SAN DIEGO CA	92111	MISC PROFESSIONAL	
356-260-02-00	CHAMPAGNE MICHAEL C&MEN PAMELA	4202 CALEDNOA DR	SAN DIEGO CA	92111	MISC PROFESSIONAL	
356-260-03-00	NEUHARTH KENNETH	4214 CALEDNIA DR	SAN DIEGO CA	92111	MISC PROFESSIONAL	
356-260-04-00	MARSHALL SCOTT L	4226 CALEDNOA DR	SAN DIEGO CA	92111	MISC PROFESSIONAL	
356-260-05-00	SALADINO ARTOLO&JANET C FAMILY T	4238 CALEDONIA DR	SAN DIEGO CA	92111	MISC PROFESSIONAL	
356-260-06-00	WATKINS SHELLEY B	4250 CALEDONIA DR	SAN DIEGO CA	92111	MISC PROFESSIONAL	



356-260-07-00	GRIFFIN MATTHEW D&JENNIFER	4262 CALEDONIA DR	SAN DIEGO CA	92111	MISC PROFESSIONAL	
356-260-08-00	BRECHT DAVID	4272 CALEDONIA DR	SAN DIEGO CA	92111	MISC PROFESSIONAL	
356-260-09-00	BADILLA ROBIN EVE	4282 CALEDONIA DR	SAN DIEGO CA	92111	MISC PROFESSIONAL	
356-260-10-00	DUTTON JUSTIN	4294 CALEDONIA DR	SAN DIEGO CA	92111	MISC PROFESSIONAL	
356-260-11-00	SONG 1985 TRUST 08-22-85	4293 CALEDONIA DR	SAN DIEGO CA	92111	MISC PROFESSIONAL	
356-260-12-00	QUIDACHAY JUAN Q&GLENNIS J	4281 CALEDONIA DR	SAN DIEGO CA	92111	MISC PROFESSIONAL	
356-260-13-00	REDMON FAMILY TRUST	4271 CALEDONIA DR	SAN DIEGO CA	92111	MISC PROFESSIONAL	
356-260-14-00	DINH HINH X&NGUYEN DUONG T	4261 CALEDONIA DR	SAN DIEGO CA	92111	MISC PROFESSIONAL	
356-260-15-00	WHALEN ANNA L TRUST 07-30-10	4247 CALEDONIA DR	SAN DIEGO CA	92111	MISC PROFESSIONAL	
356-260-16-00	RAIMONDO DIANE K REVOCABLE LIVIN	4235 CALEDONIA DR	SAN DIEGO CA	92111	MISC PROFESSIONAL	
356-260-17-00	SMITH FAMILY 2004 LIVING TRUST 04-2	4223 CALEDONIA DR	SAN DIEGO CA	92111	MISC PROFESSIONAL	
356-260-18-00	DELAFE MIA S	4211 CALEDONIA DR	SAN DIEGO CA	92111	MISC PROFESSIONAL	
356-260-19-00	AUS LIVING TRUST 10-26-92	4201 CALEDONIA DR	SAN DIEGO CA	92111	MISC PROFESSIONAL	
356-260-20-00	SIMUONG SOMXAY&KHAMSAI	4204 DELLWOOD ST	SAN DIEGO CA	92111	MISC PROFESSIONAL	
356-260-21-00	SELLERS GURLEY N III&CHERI J <DVA>	4216 DELLWOOD ST	SAN DIEGO CA	92111	MISC PROFESSIONAL	
356-260-22-00	BOMBARDO JAMES T&RITA V	4226 DELLWOOD ST	SAN DIEGO CA	92111	MISC PROFESSIONAL	
356-260-23-00	PHAM KENT KHOI&LE HONG-NGOC THI	4238 DELLWOOD ST	SAN DIEGO CA	92111	MISC PROFESSIONAL	
356-260-24-00	AU PATRICK KAI CHUNG	4248 DELLWOOD ST	SAN DIEGO CA	92111	MISC PROFESSIONAL	
356-260-25-00	TRAN PHONG D	4260 DELLWOOD ST	SAN DIEGO CA	92111	MISC PROFESSIONAL	
356-260-26-00	MAESTAS DAVID M&DENISE M	4272 DELLWOOD ST	SAN DIEGO CA	92111	MISC PROFESSIONAL	
356-260-27-00	HUYNH KEN V&NGO TRANG THI THU	4280 DELLWOOD ST	SAN DIEGO CA	92111	MISC PROFESSIONAL	
356-260-28-20	CARRIERS CLAUDINE B FAMILY TRUST	4292 DELLWOOD ST	SAN DIEGO CA	92111	MISC PROFESSIONAL	
356-260-29-00	WU WEI SHAN	4291 DELLWOOD ST	SAN DIEGO CA	92111	MISC PROFESSIONAL	
356-260-30-00	NGUYEN THEODORE M	4281 DELLWOOD ST	SAN DIEGO CA	92111	MISC PROFESSIONAL	
356-260-31-00	PHAN JUDY PAOSHOU	4271 DELLWOOD ST	SAN DIEGO CA	92111	MISC PROFESSIONAL	
356-260-32-00	RUSSELL RONNI	4259 DELLWOOD ST	SAN DIEGO CA	92111	MISC PROFESSIONAL	
356-260-33-00	PENN CHARLES JR&DEBORAH A	4249 DELLWOOD ST	SAN DIEGO CA	92111	MISC PROFESSIONAL	
356-260-34-00	GERBER LIVING TRUST 07-26-16	4237 DELLWOOD ST	SAN DIEGO CA	92111	MISC PROFESSIONAL	
356-260-35-00	RAMIREZ FAMILY TRUST 03-15-02	4225 DELLWOOD ST	SAN DIEGO CA	92111	MISC PROFESSIONAL	
356-260-36-00	VU MINH T	4215 DELLWOOD ST	SAN DIEGO CA	92111	MISC PROFESSIONAL	
356-260-37-00	WINDAR CHAD	4203 DELLWOOD ST	SAN DIEGO CA	92111	MISC PROFESSIONAL	
356-280-09-00	XU LI REVOCABLE LIVING TRUST 01-02-	4191 CALEDONIA DR	SAN DIEGO CA	92111	MISC PROFESSIONAL	
356-280-10-00	NGUYEN LUCKY TIEN&ROSE J	4181 CALEDONIA DR	SAN DIEGO CA	92111	MISC PROFESSIONAL	



356-280-11-00	LUTZ FAMILY TRUST 10-22-14	4171 CALEDONIA DR	SAN DIEGO CA	92111	MISC PROFESSIONAL	
356-280-12-00	MOYER WILLIAM T&CONNIE G	4161 CALEDONIA DR	SAN DIEGO CA	92111	MISC PROFESSIONAL	
356-280-13-00	SESSOM JAMIE L	4149 CALEDONIA DR	SAN DIEGO CA	92111	MISC PROFESSIONAL	
356-280-26-00	YOUNG SAMUEL A&DEBRA E	4194 DELLWOOD ST	SAN DIEGO CA	92024	MISC PROFESSIONAL	
356-280-25-00	EPSTEIN INVESTMENTS	4184 DELLWOOD ST	SAN DIEGO CA	92111	MISC PROFESSIONAL	
356-280-24-00	MOOKINI DEWEY K JR&LISA M	4174 DELLWOOD ST	SAN DIEGO CA	92111	MISC PROFESSIONAL	
356-280-23-00	TORREGROSA FAMILY TRUST 03-02-00	4164 DELLWOOD ST	SAN DIEGO CA	92111	BUSINESS-MISCELLANEO	
356-280-22-00	SONG 1985 TRUST 08-22-85	4154 DELLWOOD ST	SAN DIEGO CA	92111	BUSINESS-MISCELLANEO	
356-280-21-00	DAVISON PEGGY D	4124 DELLWOOD ST	SAN DIEGO CA	92111	BUSINESS-MISCELLANEO	
356-280-27-00	GOEHRING CHAD&TIFFANY	4193 DELLWOODS ST	SAN DIEGO CA	92111	BUSINESS-MISCELLANEO	
356-280-28-00	KUNOLD GAIL A SEPARATE PROPERTY	4183 DELLWOOD ST	SAN DIEGO CA	92120	BUSINESS-MISCELLANEO	
356-280-29-00	CORBY NOEL H&JANE K	4173 DELLWOOD ST	SAN DIEGO CA	92111	BUSINESS-MISCELLANEO	
356-280-30-00	D W 7 M T N TRUST 06-14-15	4163 DELLWOOD ST	SAN DIEGO CA	92111	BUSINESS-MISCELLANEO	
356-280-31-00	BURTANOG DOMINADOR B&JOSEFINA I	4153 DELLWOOD ST	SAN DIEGO CA	92111	BUSINESS-MISCELLANEO	
356-280-32-00	SLONE SUSAN M	4141 DELLWOOD ST	SAN DIEGO CA	92111	BUSINESS-MISCELLANEO	
356-280-33-00	MIELE JON 2009 TRUST	4129 DELLWOOD ST	SAN DIEGO CA	92111	BUSINESS-MISCELLANEO	
356-280-34-00	CHAN LINDA KWOK&KING CHUEN REVC	4117 DELLWOOD ST	SAN DIEGO CA	92111	BUSINESS-MISCELLANEO	
356-290-01-00	7868 BALBOA AVE LLC	7865 BALBOA AVE	SAN DIEGO CA	92111	BUSINESS-MISCELLANEO	
356-290-02-00	GF INDUSTRIES LLC	7853 BALBOA AVE,	SAN DIEGO CA	92111	MISC AMUSEMENT	
356-290-03-00	ROY RICHARD R APC	7841 BALBOA AVE, 106	SAN DIEGO CA	92111	ATTORNEY	
356-290-03-00	BALBOA COLLISON CENTER	7827 BALBOA AVE,	SAN DIEGO CA	92111	AUTO BODY/FENDER	
356-290-03-00	CALIFORNIA AUTO RESALES	7841 BALBOA AVE, 104	SAN DIEGO CA	92111	AUTO PARKING	
356-290-03-00	GOGO LEE INC	7841 BALBOA AVE, 215	SAN DIEGO CA	92111	AUTO-RENTAL	
356-290-03-00	SOREM FRANCES RIEL	7841 BALBOA AVE, 107	SAN DIEGO CA	92111	BARBER SHOP	
356-290-03-00	SOREM FRANCES RIEL	7841 BALBOA AVE, 100	SAN DIEGO CA	92111	BARBER SHOP	
356-290-03-00	SAMU DIES USA INC	7841 BALBOA AVE, 207	SAN DIEGO CA	92111	MACHINE SHOP	
356-290-03-00	CHEMTRONICS USA INC	7841 BALBOA AVE, 205	SAN DIEGO CA	92111	MISC PROFESSIONAL	
356-290-03-00	FEIDISH INC	7841 BALBOA AVE, 201	SAN DIEGO CA	92111	MISC PROFESSIONAL	
356-290-03-00	SANG HON NAM	7841 BALBOA AVE, 203	SAN DIEGO CA	92111	MISC PROFESSIONAL	
356-290-03-00	RODRIGUEZ COLLEEN	7841 BALBOA AVE, 108	SAN DIEGO CA	92111	MISC PROFESSIONAL	
356-290-03-00	BETBE INC	7841 BALBOA AVE, 208	SAN DIEGO CA	92111	MISC PROFESSIONAL	
356-290-03-00	CHANG KI MIN	7841 BALBOA AVE, 204	SAN DIEGO CA	92111	MISC PROFESSIONAL	
356-290-03-00	SHEPHERD JOSEPH	7841 BALBOA AVE, 105	SAN DIEGO CA	92111	MISC PROFESSIONAL	



356-290-03-00	HAPPY SCIENCE USA	7841 BALBOA AVE, 202	SAN DIEGO CA	92111	MISCELLANEOUS ASSOC	
356-290-03-00	LOPEZ JERRY S	7841 BALBOA AVE, 103	SAN DIEGO CA	92111	PRINTERS - GRAPHICS	
356-290-03-00	ULTIMATE SPORT NUTRITION	7710 BALBOA AVE, 117	SAN DIEGO CA	92111	SPECIALTY STORE-SOFT	
356-290-04-00	BRILL COLLISION CENTER INC	7827 BALBOA AVE,	SAN DIEGO CA	92111	AUTO BODY/FENDER	
356-290-05-00	AVIS RENT A CAR SYSTEM LLC	7815 BALBOA AVE,	SAN DIEGO CA	92111	AUTO-RENTAL	
356-290-05-00	BUDGET RENT A CAR SYSTEM INC	7815 BALBOA AVE,	SAN DIEGO CA	92111	AUTO-RENTAL	
356-290-06-00	7-ELEVEN INC	7807 BALBOA AVE,	SAN DIEGO CA	92111	GROCERY STORES	
356-290-06-00	WISEMAN GARY J&ANGIE	7807 BALBOA AVE,	SAN DIEGO CA	92111	GROCERY STORES	
356-290-07-00	DAO ARCHITECT	4433 CONVOY ST, F	SAN DIEGO CA	92111	ARCHITECT&ENGINEER	
356-290-07-00	LI RUIFANG	4433 CONVOY ST, E	SAN DIEGO CA	92111	BODY CULTURE/MASSAGE	
356-290-07-00	CHEF CHIN RESTAURANT GROUP INC	4433 CONVOY ST, A	SAN DIEGO CA	92111	CAFE	
356-290-07-00	CHINESE ACUPUNCTURE	4433 CONVOY ST, G	SAN DIEGO CA	92111	DOCTOR/OSTEOPA/CHIRO	
356-290-07-00	METRO PROPERTIES INC	4433 CONVOY ST, H	SAN DIEGO CA	92111	REAL ESTATE&DEVELOPE	
356-290-12-00	GOLDEN STATE SUPPLY LLC	7832 ARMOUR ST,	SAN DIEGO CA	92111	AUTO PARTS-WHOLESALE	
356-290-13-00	EDCO DISPOSAL CORP	7844 ARMOUR ST,	SAN DIEGO CA	92111	MISC CONTRACTOR	
356-290-14-00	CHASE ARMOUR L P	0 ARMOUR ST	SAN DIEGO CA	91902	BANKS	
356-290-15-00	CHASE ARMOUR L P	7868 ARMOUR ST	SAN DIEGO CA	91902	BANKS	
356-290-17-00	PARK SANG	4425 CONVOY ST, 103	SAN DIEGO CA	92111	AUTO BODY/FENDER	
356-290-17-00	PARK SANG	4425 CONVOY ST, 104	SAN DIEGO CA	92111	AUTO-RENTAL	
356-290-17-00	PARK SANG	4425 CONVOY ST, 105	SAN DIEGO CA	92111	AUTO-RENTAL	
356-290-17-00	SONG GYE YEUN	4425 CONVOY ST, 224	SAN DIEGO CA	92111	BEAUTY SHOP	
356-290-17-00	TENG XIANGLAN	4425 CONVOY ST, 226	SAN DIEGO CA	92111	BODY CULTURE/MASSAGE	
356-290-17-00	CHI NANCY	4425 CONVOY ST, 216	SAN DIEGO CA	92111	CAFE	
356-290-17-00	HEE SUN CHA	4425 CONVOY ST, 217	SAN DIEGO CA	92111	CAFE	
356-290-17-00	HEE SUN CHA	4425 CONVOY ST, 218	SAN DIEGO CA	92111	CAFE	
356-290-17-00	PHUNG KIM	4425 CONVOY ST, 000200A	SAN DIEGO CA	92111	CAFE-FAST FOOD	
356-290-17-00	FEDEX OFFICE&PRINT SVCS INC	4425 CONVOY ST, 000200B	SAN DIEGO CA	92111	COPY SHOP - PRINTER	
*356-290-17-00	GALVAO ANDRE	4425 CONVOY ST, 212	SAN DIEGO CA	92111	MISC SCHOOL	
*356-290-17-00	GALVAO ANDRE	4425 CONVOY ST, 215	SAN DIEGO CA	92111	MISC SCHOOL	
356-290-17-00	RIDENOUR RICHARD F	4425 CONVOY ST, 106	SAN DIEGO CA	92111	TIRES&GENERAL MERCH	
356-300-15-00	BOWMAN ED	7878 OTHELLO AVE,	SAN DIEGO CA	92111	AUTO REPAIR SHOP	
356-300-15-00	A&B TOWING	7878 OTHELLO AVE,	SAN DIEGO CA	92111	SMOG STATION	
356-300-17-00	PEPSI-COLA METROPOLITAN BOTTLING	0 OTHELO AVE	SAN DIEGO CA	92111	BOTTLED WATER COMPAN	



356-300-18-00	PEPSI-COLA METROPOLITAN BOTTLING	1 OTHELO AVE	SAN DIEGO	CA	92111	BOTTLED WATER COMPAN
356-300-19-00	PEPSI-COLA METROPOLITAN BOTTLING	2 OTHELO AVE	SAN DIEGO	CA	92111	BOTTLED WATER COMPAN
356-300-26-00	PEPSI-COLA BOTTLING CO OF	7902 OTHELLO AVE,	SAN DIEGO	CA	92111	BOTTLED WATER COMPAN
356-300-29-00	GCGC AUTOMOTIVE INC	7860 OTHELLO AVE,	SAN DIEGO	CA	92111	AUTO WASHER
356-300-41-00	BRIDGESTONE RETAIL	4161 CONVOY ST,	SAN DIEGO	CA	92111	TIRES&GENERAL MERCH
356-300-49-00	BALBOA AUTOMOTIVE SERVICES LLC	4191 CONVOY ST,	SAN DIEGO	CA	92111	AUTO REPAIR SHOP
356-300-49-00	LUIS TRANSMISSIONS	4191 CONVOY ST, B	SAN DIEGO	CA	92111	AUTO REPAIR SHOP
356-300-49-00	A&D AUTOWERKS LLC	4187 CONVOY ST,	SAN DIEGO	CA	92111	AUTO REPAIR SHOP
356-300-49-00	ESHO ESHO	4183 CONVOY ST, 201	SAN DIEGO	CA	92111	AUTO REPAIR SHOP
356-300-49-00	NGUYEN THAO VAN	4191 CONVOY ST, A	SAN DIEGO	CA	92111	SMOG STATION
356-300-49-00	ATV INC	4183 CONVOY ST,	SAN DIEGO	CA	92111	TIRES&GENERAL MERCH
356-300-49-00	VALVOLINE LLC	4183 CONVOY ST,	SAN DIEGO	CA	92111	TIRES&GENERAL MERCH
356-300-50-00	LAST CALL BEVERAGES INC	4365 CONVOY ST,	SAN DIEGO	CA	92111	BAR
356-300-50-00	CHUNG JIN SOOK	4379 CONVOY ST,	SAN DIEGO	CA	92111	BEAUTY SHOP
356-300-50-00	RIVERS YOUNG SUN	4373 CONVOY ST,	SAN DIEGO	CA	92111	CAFE
356-300-50-00	KP&K INTERNATIONAL INC	4367 CONVOY ST,	SAN DIEGO	CA	92111	CAFE
356-300-50-00	KP&K INTERNATIONAL INC	4371 CONVOY ST,	SAN DIEGO	CA	92111	CAFE-FAST FOOD
356-300-50-00	ALKATIB ADIL&NAWAL	4383 CONVOY ST,	SAN DIEGO	CA	92111	LIQUOR STORE
356-300-50-00	CORAL POOL SUPPLY INC	4377 CONVOY ST,	SAN DIEGO	CA	92111	POOL SUPPLIES
356-300-57-00	SHYNON INC	4393 CONVOY ST,	SAN DIEGO	CA	92111	CAFE-FAST FOOD
356-300-58-00	HEAVEN ON EARTH SPA INC	4237 CONVOY ST,	SAN DIEGO	CA	92111	BODY CULTURE/MASSAGE
356-300-58-00	CHUNG SANG-HA	4229 CONVOY ST,	SAN DIEGO	CA	92111	CAFE
356-300-58-00	THAI HOUSE CUISINE INC	4225 CONVOY ST,	SAN DIEGO	CA	92111	CAFE
356-300-58-00	PUMYANG SHIPPING USA INC	4227 CONVOY ST,	SAN DIEGO	CA	92111	MISC PROFESSIONAL
356-300-59-00	SERGIOS MEXICAN FOOD INC	4125 CONVOY ST,	SAN DIEGO	CA	92111	CAFE-FAST FOOD
356-300-60-00	HICKMAN ALBERT J POST 460	7815 ARMOUR ST,	SAN DIEGO	CA	92111	MISCELLANEOUS AGENCY
356-300-65-00	KOTANI KOJI&TOSHIAKI	4212 CONVOY ST,	SAN DIEGO	CA	92111	CAFE
356-300-65-00	PHUONG TRANG INC	4172 CONVOY ST,	SAN DIEGO	CA	92111	CAFE
356-300-65-00	MARBLE USA INC	4140 CONVOY ST,	SAN DIEGO	CA	92111	CAFE-FAST FOOD
356-300-65-00	CHAUR-CHOU CHENG DMD INC	4194 CONVOY ST,	SAN DIEGO	CA	92111	DENTIST
356-300-65-00	SAN DIEGO STEREO INC	4220 CONVOY ST,	SAN DIEGO	CA	92111	SPECIALTY STORE-SOFT
356-300-73-00	LUBE INC	4101 CONVOY ST,	SAN DIEGO	CA	92111	SMOG STATION
356-300-78-00	JI GINA	4208 CONVOY ST,	SAN DIEGO	CA	92111	BEAUTY SHOP



356-300-78-00	GRIMES DOROTHY L	4190 CONVOY ST,	SAN DIEGO CA	92111	BEAUTY SHOP
356-300-78-00	BIG JOY FAMILY INC	4176 CONVOY ST,	SAN DIEGO CA	92111	CAFE
356-300-78-00	PHUONG TRANG INC	4170 CONVOY ST,	SAN DIEGO CA	92111	CAFE
356-300-78-00	THI AN	4180 CONVOY ST,	SAN DIEGO CA	92111	CLOTHING
*356-300-78-00	QUANG LANA	4198 CONVOY ST,	SAN DIEGO CA	92111	DANCE
356-300-78-00	TAM THANH BIDA	4184 CONVOY ST,	SAN DIEGO CA	92111	FITNESS CENTER
356-300-78-00	CHAMPAGNE MICHAEL	4204 CONVOY ST,	SAN DIEGO CA	92111	LOCKSMITH
356-300-78-00	FIBER-TECH MANUFACTURING INC	4150 CONVOY ST,	SAN DIEGO CA	92111	MEDICAL/HOSPITAL
356-300-78-00	BLUE SKY SPA TWO INC	4182 CONVOY ST,	SAN DIEGO CA	92111	NAIL SHOP
356-300-78-00	MA PAUL	4160 CONVOY ST,	SAN DIEGO CA	92111	PET STORE
356-300-78-00	WRIGHT RON	4192 CONVOY ST,	SAN DIEGO CA	92111	REAL ESTATE&DEVELOPE
356-300-78-00	MC ALISTER WILLIAM	4210 CONVOY ST,	SAN DIEGO CA	92111	SPECIALTY STORE-SOFT
356-300-78-00	NGUYEN THERESA THYU	4220 CONVOY ST, B	SAN DIEGO CA	92111	SPECIALTY/HARD GOODS
356-300-80-00	KM CRAM CORP	7888 OTHELLO AVE,	SAN DIEGO CA	92111	KENNELS
356-300-81-00	SKIDPAD ENT INC	4396 PEPSI DR,	SAN DIEGO CA	92111	AUTO PARTS-RETAIL
356-300-82-00	PEPSI-COLA METROPOLITAN BOTTLING CO	0 PEPSI DR	SAN DIEGO CA	92111	BOTTLED WATER COMPAN
356-300-83-00	PEPSI-COLA METROPOLITAN BOTTLING CO	0 PEPSI DR	SAN DIEGO CA	92111	BOTTLED WATER COMPAN
356-300-84-00	PEPSI-COLA METROPOLITAN BOTTLING CO	0 PEPSI DR	SAN DIEGO CA	92111	BOTTLED WATER COMPAN
356-300-85-00	MULTI SALES INC	4250 PEPSI DR, B	SAN DIEGO CA	92111	BUSINESS-MISCELLANEO
356-300-85-00	CROSSFIT ATR	4250 PEPSI DR, C	SAN DIEGO CA	92111	FITNESS CENTER
356-300-85-00	XHD CORP	4250 PEPSI DR, A	SAN DIEGO CA	92111	MISC PROFESSIONAL
356-300-85-00	FELLERS INC	4394 PEPSI DR,	SAN DIEGO CA	92111	SPECIALTY STORE-SOFT
356-300-86-00	PEPSI COLA BOTTLING CO	4212 PEPSI DR,	SAN DIEGO CA	92111	BEVERAGE-SOFT DRINK
356-300-87-00	KEARNY MESA A&H	7835 ARMOUR ST,	SAN DIEGO CA	92111	AUTO REPAIR SHOP
356-300-87-00	LUONG CHRIS	7835 ARMOUR ST,	SAN DIEGO CA	92111	SMOG STATION
356-300-88-00	ALX GLOBAL LLC	7879 ARMOUR ST, A	SAN DIEGO CA	92111	HARDWARE&ELECTRICAL
356-300-88-00	MCLOGAN SILKSCREEN SIGN&	7879 ARMOUR ST, B	SAN DIEGO CA	92111	SILK SCREENING
356-300-89-00	VUONG TRI	4344 CONVOY ST, D	SAN DIEGO CA	92111	BAKERY-BAKER
356-300-89-00	KIM BONG SUN&KIM CHAN IK	4344 CONVOY ST, J	SAN DIEGO CA	92111	BEAUTY SHOP
356-300-89-00	MASSAGE OASIS SPA INC	4344 CONVOY ST, B	SAN DIEGO CA	92111	BODY CULTURE/MASSAGE
356-300-89-00	NEW IMAGE SKIN CARE	4344 CONVOY ST, J	SAN DIEGO CA	92111	BODY CULTURE/MASSAGE
356-300-89-00	ICHI INC	4344 CONVOY ST, Q	SAN DIEGO CA	92111	CAFE
356-300-89-00	JIO WORLD INC	4344 CONVOY ST, I	SAN DIEGO CA	92111	CAFE



356-300-89-00	SZECHUAN CHEF CUISINE INC	4344 CONVOY ST, F	SAN DIEGO CA	92111	CAFE	
356-300-89-00	WONGS HKON INC	4344 CONVOY ST, E	SAN DIEGO CA	92111	CAFE	
356-300-89-00	CONVOY TOFU HOUSE INC	4233 CONVOY ST,	SAN DIEGO CA	92111	CAFE	
356-300-89-00	D&D TIME INC	4344 CONVOY ST, A	SAN DIEGO CA	92111	CAFE-FAST FOOD	
356-300-89-00	BOOT WORLD INC	4344 CONVOY ST, V	SAN DIEGO CA	92111	CLOTHING	
356-300-89-00	BOOT WORLD INC	4344 CONVOY ST, U	SAN DIEGO CA	92111	CLOTHING	
356-300-89-00	PHAM JACKIE ANH-DAO DDS	4344 CONVOY ST, S	SAN DIEGO CA	92111	DENTIST	
356-300-89-00	HUBBARD MATTHEW	4344 CONVOY ST, 0000C1	SAN DIEGO CA	92111	DOCTOR/OSTEOPA/CHIRO	
356-300-89-00	DANCERS CHOICE	4344 CONVOY ST, K	SAN DIEGO CA	92111	MISC PROFESSIONAL	
*356-300-89-00	NGUYEN KIM	4344 CONVOY ST, T	SAN DIEGO CA	92111	MISC SCHOOL	
356-300-89-00	PCS CONNECTION INC THE	4344 CONVOY ST, O	SAN DIEGO CA	92111	NEW FURNITURE	
356-300-89-00	BARRY KATZMAN MD INC	4344 CONVOY ST, C2	SAN DIEGO CA	92111	OPTOMETRIST	
356-300-89-00	LUONG FRANK	4344 CONVOY ST, O	SAN DIEGO CA	92111	TICKET/TRAVEL	
356-310-01-00	ADVANCE AUTOMOTIVE AUTO	7903 BALBOA AVE,	SAN DIEGO CA	92111	AUTO BODY/FENDER	
356-310-01-00	B&B AUTOHAUS LLC	7905 BALBOA AVE, A	SAN DIEGO CA	92111	AUTO REPAIR SHOP	
356-310-01-00	US MOTORS INC	7905 BALBOA AVE, C	SAN DIEGO CA	92111	CARS - USED	
356-310-01-00	WINHAI LLC	7905 BALBOA AVE, D	SAN DIEGO CA	92111	SMOG STATION	
356-310-02-00	ORW IMPORT PARTS&MACHINE INC	7915 BALBOA AVE,	SAN DIEGO CA	92111	AUTO PARTS-RETAIL	
356-310-02-00	ORW IMPORT PARTS&MACHINE INC	7917 BALBOA AVE,	SAN DIEGO CA	92111	AUTO PARTS-RETAIL	
356-310-03-00	DO TYSON THANH	7935 BALBOA AVE,	SAN DIEGO CA	92111	AUTO REPAIR SHOP	
356-310-03-00	SRD VETERINARY SERVICES INC	7931 BALBOA AVE,	SAN DIEGO CA	92111	VET/ANIMAL HOSP	
356-310-04-00	CARRIAGE HOUSE COCKTAILS&	7945 BALBOA AVE,	SAN DIEGO CA	92111	BAR	
356-310-04-00	USA YAKYUDORI INC	7947 BALBOA AVE,	SAN DIEGO CA	92111	CAFE	
356-310-05-00	7959 BALBOA IIC	7959 BALBOA AVE	SAN DIEGO CA	92111	BUSINESS-MISCELLANEO	
356-310-06-00	FORD WHOLESALE CO INC	7973 BALBOA AVE,	SAN DIEGO CA	92111	BUSINESS-MISCELLANEO	
356-310-07-00	OSIELS AUTO DETAILING	7993 BALBOA AVE, 500	SAN DIEGO CA	92111	AUTO BODY/FENDER	
356-310-07-00	ENTERPRISE RENT A CAR CO OF	7993 BALBOA AVE,	SAN DIEGO CA	92111	AUTO-RENTAL	
356-310-07-00	ENTERPRISE RENT A CAR CO OF	7993 BALBOA AVE, 100	SAN DIEGO CA	92111	AUTO-RENTAL	
356-310-07-00	ELITE MOTORS	7993 BALBOA AVE, 300	SAN DIEGO CA	92111	CARS - USED	
356-310-07-00	SOUTHWEST AUTOS	7993 BALBOA AVE, 200	SAN DIEGO CA	92111	CARS - USED	
356-310-08-00	GRAHAM ENTERPRISES INC	7993 BALBOA AVE	SAN DIEGO CA	92111	BUSINESS-MISCELLANEO	
356-310-23-00	PEPSI-COLA BOTTLING CO OF	8014 ARMOUR ST,	SAN DIEGO CA	92111	BEVERAGE-SOFT DRINK	
356-310-24-00	HEYHAN INC	7996 ARMOUR ST,	SAN DIEGO CA	92111	AUTO REPAIR SHOP	

356-310-26-00	THOMAS FAMILY TRUST 09-15-00	0 ARMOUR ST	SAN DIEGO CA	92111	BUSINESS-MISCELLANEO	
356-310-25-00	SUSHI DELI INC	7986 ARMOUR ST,	SAN DIEGO CA	92111	BAR	
356-310-27-00	BASCON ENTERPRISES LLC	7952 ARMOUR ST,	SAN DIEGO CA	92111	AUTO REPAIR SHOP	
356-310-27-00	SEMPRE MANAGEMENT LLC	7952 ARMOUR ST,	SAN DIEGO CA	92111	MISC PROFESSIONAL	
356-310-28-00	WIRTZ QUALITY INSTALLATIONS INC	7932 ARMOUR ST,	SAN DIEGO CA	92111	BUILDING SUPPLIES GE	
356-310-28-00	WIRTZ TILE&STONE INC	7932 ARMOUR ST,	SAN DIEGO CA	92111	BUILDING SUPPLIES GE	
356-310-28-00	WIRTZ HOLDING COMPANY LLC	7932 ARMOUR ST,	SAN DIEGO CA	92111	MISC PROFESSIONAL	
356-310-29-00	MUMFORD JAMES T	7922 ARMOUR ST,	SAN DIEGO CA	92111	NURSERIES-RETAIL	
356-310-29-00	GOOD EARTH PLANT & FLOWER CO	7924 ARMOUR ST, REAR	SAN DIEGO CA	92111	NURSERIES-RETAIL	
356-310-30-00	CERTIFIED AIR CONDITIONING INC	7912 ARMOUR ST,	SAN DIEGO CA	92111	HEATING&AIR CONDITIO	
356-310-31-00	HAUGLAND JAMES	7902 ARMOUR ST,	SAN DIEGO CA	92111	AUTO REPAIR SHOP	
356-340-01-00	PACIFIC BELL	CALIFORNIA STATE ASSESSE	SAN DIEGO CA	92111	BUSINESS-MISCELLANEO	
356-340-02-00	CATITUDE L L C	7950 OTHELLO AVE	SAN DIEGO CA	92111	BUSINESS-MISCELLANEO	
356-340-03-00	CALICO LLC	7970 OTHELLO AVE	SAN DIEGO CA	92111	BUSINESS-MISCELLANEO	
356-380-46-00	PEGASUS ENTERPRISES L P	4542 RUFFNER ROAD	SAN DIEGO CA	92111	BUSINESS-MISCELLANEO	
* = Indicates Potential Sensitive Uses						
*356-240-57-00	YEBRA MARIA N	7710 BALBOA AVE, 230	SAN DIEGO CA	92111	MISC SCHOOL	
	Conclusion: Yebra Maria is the owner of Matt Driving School which is not a Minor Oriented Facility.					
*356-240-57-00	MUSLIM AMERICAN SOCIETY OF	7710 BALBOA AVE, 000208B	SAN DIEGO CA	92111	MISCELLANEOUS ASSOC	
	Conclusion: Muslim American Society is not a church. It is a Non-Profit Organization. Additionally, it does not occupy more than 50% of the site.					
*356-300-89-00	NGUYEN KIM4344	CONVOY ST, T	SAN DIEGO CA	92111	MISC SCHOOL	
	Conclusion: Kumon Math and Reading Center is an after school program. It does not occupy more than 50% of the site.					
*356-290-17-00	GALVAO ANDRE	4425 CONVOY ST, 212	SAN DIEGO CA	92111	MISC SCHOOL	
*356-290-17-00	GALVAO ANDRE	4425 CONVOY ST, 215	SAN DIEGO CA	92111	MISC SCHOOL	
	Conclusion: School is "99 Jiu-Jitsu HQ, Muay Thai, Boxing". This facility is not Minor Oriented. Courses are primarily for adults.					
*356-300-78-00	QUANG LANA	4198 CONVOY ST,	SAN DIEGO CA	92111	DANCE	
	Conclusion: Queen Bee Dance Studio is not a Minor Oriented Facility. Dance Courses are provided primarily for adults.					