



THE CITY OF SAN DIEGO

Report to the Hearing Officer

DATE ISSUED: November 13, 2019 REPORT NO. HO-19-106

HEARING DATE: November 20, 2019

SUBJECT: Marijuana Production Facility 4425 Convoy Street; Process Three Decision

PROJECT NUMBER: [616814](#)

OWNER/APPLICANT: MB-Star Center, LLC, Owner and Xtracta Distribution LLC, Applicant

SUMMARY

Issue: Should the Hearing Officer approve a Conditional Use Permit (CUP) for a Marijuana Production Facility (MPF) within a tenant suite located at 4425 Convoy Street in the IL-3-1 Zone of the Kearny Mesa Community Plan?

Staff Recommendation: Deny Conditional Use Permit No. 2202096.

Community Planning Group Recommendation: On September 18, 2019, the Kearny Mesa Community Planning Group voted 5-4-0 to recommend approval if the maximum permit limit of 40 MPFs had not been met (Attachment 6).

Environmental Review: This project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Sections 15301 (Existing Facilities) and 15303(c) New Construction or Conversion of Small structures (Attachment 5). This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on April 10, 2019, and the opportunity to appeal that determination ended May 9, 2019.

BACKGROUND

The project is a request for a CUP pursuant to San Diego Municipal Code (SDMC) Section 126.0303 to operate a MPF at 4425 Convoy Street, Suite 106. The 8,699-square-foot, ground floor suite, is located within an existing 25,164-square-foot, two-story building. The 1.57-acre site is located in the IL-3-1 Zone, 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. The Kearny Mesa Community Plan designates the site for General Commercial (Attachment 2).

The site has several structures constructed in 1987 (Building Permit NO. B004732) consisting of multiple suites that currently include commercial office, retail, and eating and drinking establishments (Attachment 3). Suite 106, located in the rear eastern side of the property, currently contains an existing MPF allowed per Section 21 of [Ordinance-20859](#). The ordinance allowed MPFs that obtained a Business Tax Certificate (BTC) and Zoning Use Certificate (ZUC) clearance prior to January 31, 2017, to continue to operate for up to 24 months; the MPF had to obtain the required permits or cease operation by October 17, 2019. The existing MPF obtained the required BTC (No.2016010542) and ZUC in October 2016 and the California Department of Health annual license (CDPH-10002083) on March 13, 2019.

Discussion

MPFs are restricted to forty City-wide, and allowed within certain 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.

Although the site obtained the previous ministerial approvals required to operate, and meets the distance requirements, the CUP cannot be approved since the 40 MPF limit has been reached.

Conclusion

Pursuant to [Ordinance-20859](#), SDMC [Section 141.1004](#), no more than 40 MPFs may be permitted in the City of San Diego. Approval of the proposed MPF would exceed the limitation established by the SDMC. City staff cannot support the Project's CUP findings for approval (Attachment 4) and recommends the Hearing Officer deny the project as no more than 40 MPFs are allowed City-wide by the adopted City Ordinance.

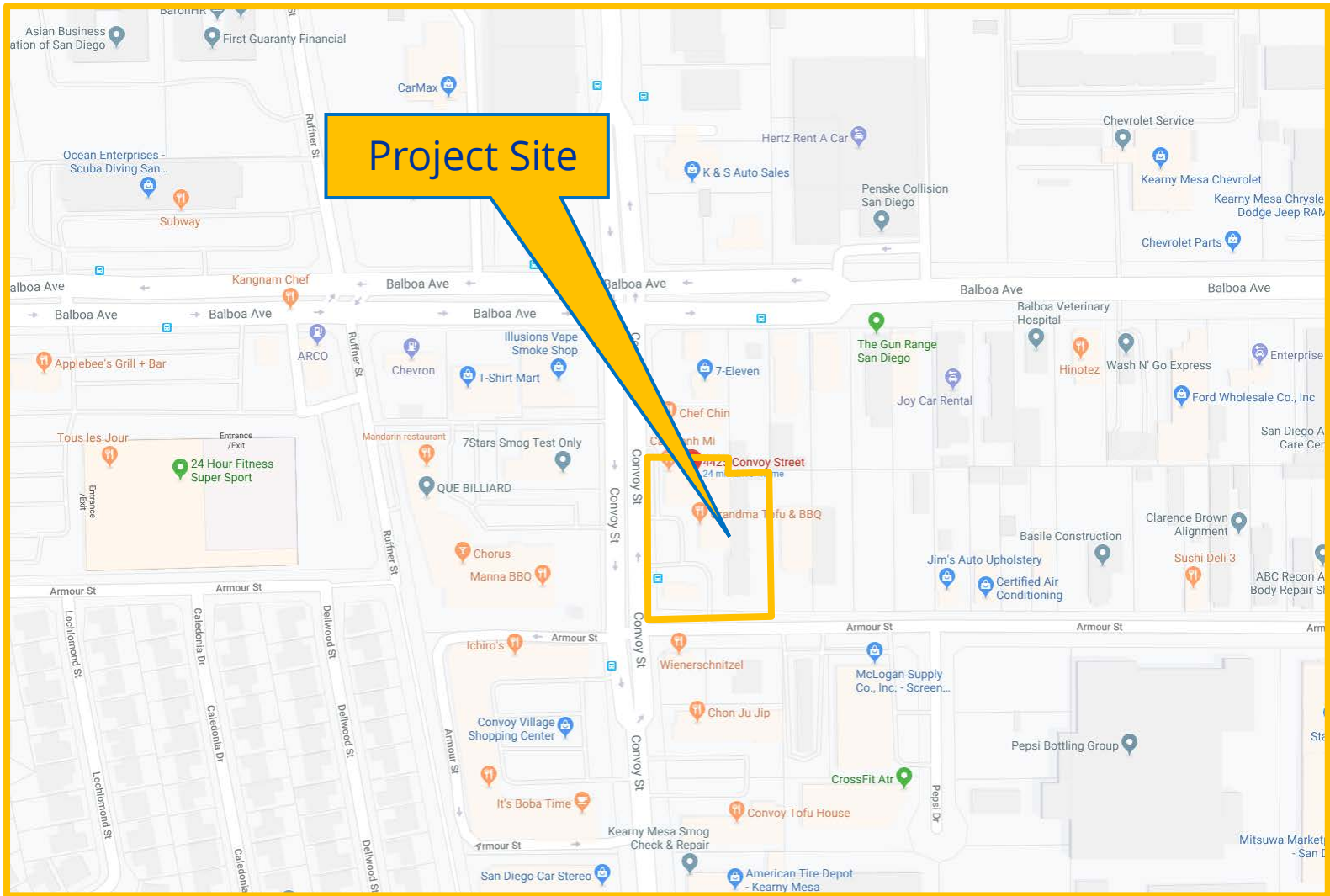
Respectfully submitted,



Edith Gutierrez
Development Project Manager

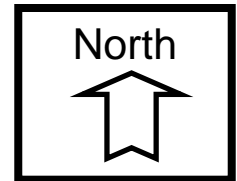
Attachments:

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



Project Location Map

Marijuana Production Facility CUP - 4425 Convoy Street
PROJECT NO. 616814



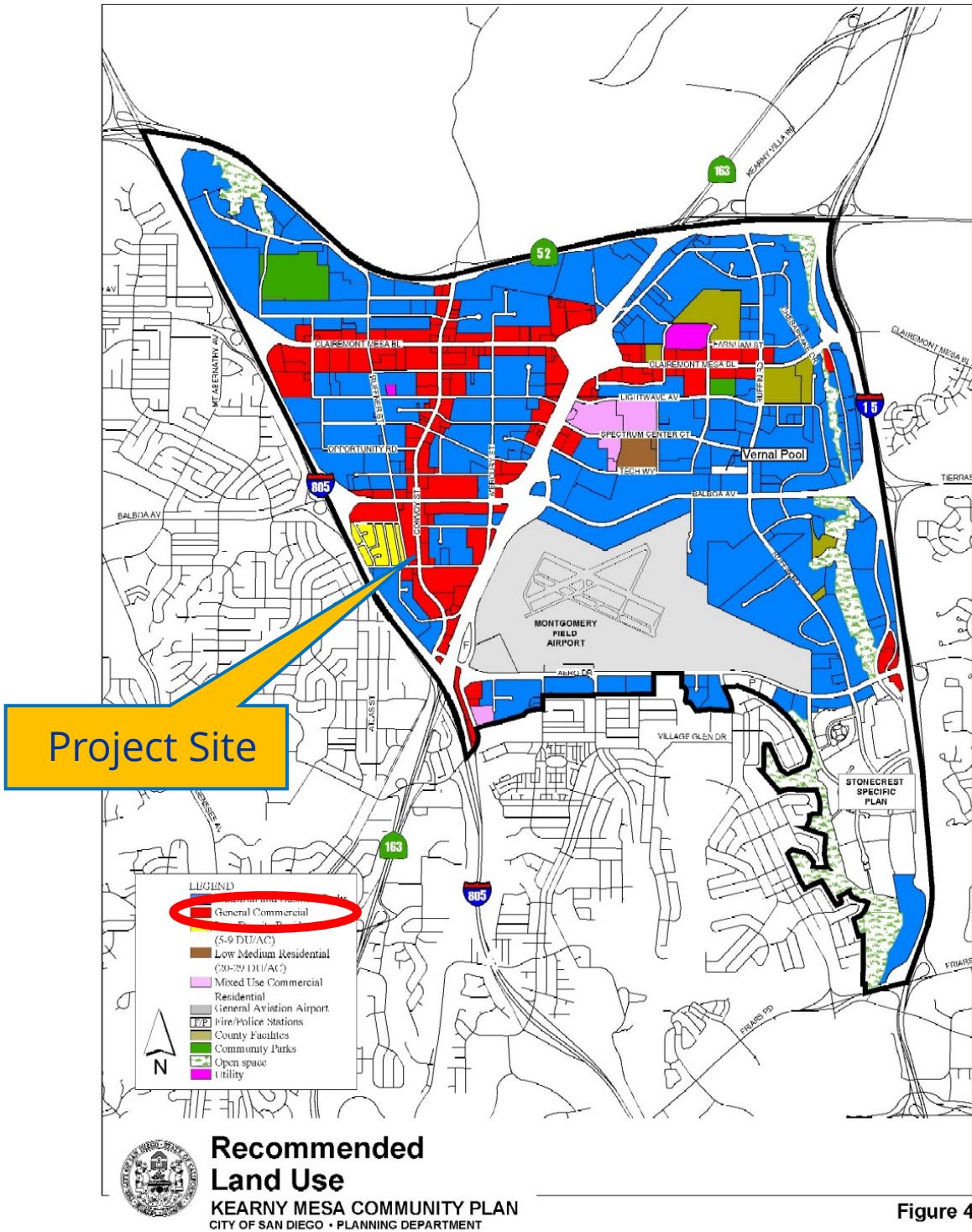
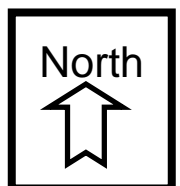


Figure 4



Kearny Mesa Land Use Map

Marijuana Production Facility CUP - 4425 Convoy Street
PROJECT NO. 616814

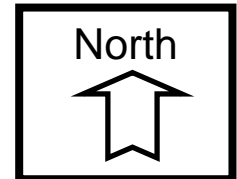




Aerial Photo

Marijuana Production Facility CUP - 4425 Conroy Street

PROJECT NO. 616814



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 November 20, 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 (CUP) to operate a Marijuana Production Facility (MPF) in an 8,699-square-foot tenant space, Suite 106, with 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 Commercial Employment, Retail, and Services by the Land Use and Community Planning Element of the General Plan. The General Plan identifies a citywide shortage of land suitable for manufacturing activities and a need to protect manufacturing land from non-manufacturing uses. The Commercial Employment, Retail, and Services designation allows a broad range of uses including industrial. The project site is designated General Commercial by the Kearny Mesa Community Plan. The General Commercial designation is intended for commercial and industrial uses.

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 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 8,699 square feet of an existing 25,164 square-foot, two story building. The project proposes tenant improvements to accommodate operations, including interior walls to reconfigure space, lighting, security cameras and system, finishes throughout and associated mechanical, electrical, and plumbing improvements. The proposed improvements would require the 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.

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 have a minimum distance requirement of 100 feet from a residential zone.

As of June 18, 2019, 40 CUP applications for MPFs have been approved with final decisions and are not pending any appeals. Pursuant to SDMC Section 141.1004, no more than 40 MPFs may be permitted in the City of San Diego. Therefore, the proposed MPF would 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.

MPFs are allowed in the IL-3-1 Zone with a CUP. MPFs are restricted to forty City-wide and require compliance with SDMC section 141.1004, which require a 1,000-foot separation, measured between property lines, from resource and population-based City parks, churches, child care centers, playgrounds, City libraries, minor-oriented facilities, residential care facilities, and schools. MPFs also have a minimum distance requirement of 100 feet from a residential zone.

As of June 18, 2019, 40 CUP applications for MPFs have been approved with final decisions and are not pending any appeals. Pursuant to SDMC Section 141.1004, no more than 40 MPFs may be permitted in the City of San Diego. Therefore, the proposed MPF will not comply with the regulations of the Land Development Code as 40 CUP applications for an MPF have been previously approved.

d. The proposed use is appropriate at the proposed location.

The MPF is proposed within 8,699 square feet (Suite 106) of an existing 25,164-square-foot, two-story building located at 4425 Convoy Street. The project site is in the IL-3-1 Zone of the Kearny Mesa Community Plan. The project site is designated Commercial Employment, Retail, and Services by the Land Use and Community Planning Element of the General Plan. The General Plan identifies a citywide shortage of land suitable for manufacturing activities and a need to protect manufacturing land from non-manufacturing uses. The Commercial Employment, Retail, and Services designation allows a broad range of uses including industrial. The project site is designated General Commercial by the Kearny Mesa Community Plan. The General Commercial designation is intended for commercial and industrial uses.

The IL Zones are intended to permit a range of uses, including non-industrial uses in some instances. The purpose and intent of the IL-3-1 Zone is to accommodate a range of industrial and manufacturing activities in designated areas to promote balanced land use and provide flexibility in the design of new and redeveloped industrial projects, while

assuring high quality development and protecting land for industrial uses and limiting nonindustrial uses. The development standards of this zone are intended to encourage sound industrial development by providing an attractive environment free from adverse impacts associated with some heavy industrial uses. Specifically, the IL-3-1 Zone allows a mix of light industrial, office, and commercial uses.

MPFs are restricted to forty City-wide, within light and heavy industrial zones. MPFs require compliance with SDMC section 141.1004, which require a 1,000-foot separation, measured between property lines, from resource and population-based City parks, churches, child care centers, playgrounds, City libraries, minor-oriented facilities, residential care facilities, and schools. MPFs also have a minimum distance requirement of 100 feet from a residential zone.

As of June 18, 2019, 40 CUP applications for MPFs have been approved with final decisions and are not pending any appeals. Pursuant to SDMC Section 141.1004, no more than 40 MPFs may be permitted in the City of San Diego. Therefore, the proposed MPF is not 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 DENIED by the Hearing Officer to the referenced Owner/Permittee.

Edith Gutierrez
Development Project Manager
Development Services

Adopted on: November 20, 2019

IO#: 24008029

NOTICE OF EXEMPTION

(Check one or both)

TO: Recorder/County Clerk
 P.O. Box 1750, MS A-33
 1600 Pacific Hwy, Room 260
 San Diego, CA 92101-2400

FROM: City of San Diego
 Development Services Department
 1222 First Avenue, MS 501
 San Diego, CA 92101

Office of Planning and Research
 1400 Tenth Street, Room 121
 Sacramento, CA 95814

Project Name/Number: MPF 4425 Convoy Street / 616814

SCH No.: N/A

Project Location-Specific: 4425 Convoy Street, San Diego CA, 92111

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

Description of nature and purpose of the Project: The project requests a Conditional Use Permit (CUP) for a Marijuana Production Facility (MPF) to operate within Suite 106, comprising of an operational area of 8,699-square-feet. This would be contained within an existing 24,247-square-foot commercial building located at 4425 Convoy Street. Project operations would include manufacturing, packaging, and distribution of cannabis products to state licensed Marijuana Outlets. The 1.57-acre site is designated General Commercial in the Kearny Mesa Community Plan and is subject to the IL-3-1 zoning requirements. The project is also subject to FAA Part 77 Noticing Area (MCAS Miramar 585' AMSL and Montgomery Field 452' AMSL - Site elevation 415' AMSL), Airport Influence Area - MCAS Miramar - Review Area 2; Montgomery Field - Review Area 1, Airport Land Use Compatibility Overlay Zone - MCAS Miramar and Montgomery Field, Airport Safety Zone - Montgomery Field Safety Zone 2, Transit Priority Area, and Council District 6.

Name of Public Agency Approving Project: City of San Diego

Name of Person or Agency Carrying Out Project: Steven Dang
 16921 Via de Santa Fe, Suite C5005-157
 Rancho Santa Fe, CA 92067
 (619) 488-3868

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 Guidelines, Section 15301 (Existing Facilities) and Section 15303(c) (New Construction or Conversion of Small Structures)

Reasons why project is exempt: The City of San Diego determined that the project would qualify to be categorically exempt from CEQA pursuant to Sections 15301 (Existing Facilities) and 15303(c) (New Construction or Conversion of Small Structures). The exemptions are appropriate because Section 15301 allows for the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing facilities (public or private), involving negligible or no expansion of existing or former use. Section 15303(c) allows for the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure; and applies to up to four such commercial buildings not exceeding 10,000 square feet in floor area. No environmental impacts were identified for the proposed project. Additionally, none of the exceptions described in CEQA Guidelines Section 15300.2 apply.

ATTACHMENT 5

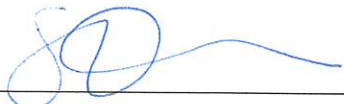
Lead Agency Contact Person: Rachael Lindquist

Telephone: (619) 446-5129

If filed by applicant:

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

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



Signature/Title

Senior Planner

10/22/19
Date

Check One:

Signed By Lead Agency

Signed by Applicant

Date Received for Filing with County Clerk or OPR:

Minutes of the Monthly Meeting of the
Kearny Mesa Planning Group
September 18, 2019
Serra Mesa/Kearny Mesa Public Library
9005 Aero Drive, San Diego, CA 92123

Planning Group Members in Attendance:

<input checked="" type="checkbox"/> Derek Applbaum	<input checked="" type="checkbox"/> Juan Arriaga	<input checked="" type="checkbox"/> Robyn Badilla	<input checked="" type="checkbox"/> Dave Dilday
<input checked="" type="checkbox"/> Buzz Gibbs	<input checked="" type="checkbox"/> Dana Hooper	<input checked="" type="checkbox"/> Mike Huntoon	<input type="checkbox"/> Tana Lorah
<input type="checkbox"/> Meridith Marquis	<input type="checkbox"/> John Mulvihill	<input type="checkbox"/> Tim Nguyen	<input checked="" type="checkbox"/> Ray Richmond
<input type="checkbox"/> Karen Ruggels	<input type="checkbox"/> Jeff Sallen	<input type="checkbox"/> Isaac Wang	<input type="checkbox"/> Paul Yung


Community Members in Attendance:

Rabbi Weiser, Jairo Vargas and Jonathan Shiner.

1. **Call to Order:** The Meeting was brought to order at 11:38 AM by Jeff Sallen, chair of the Kearny Mesa Planning Group.
2. **Meeting Minutes:** Copies of the Minutes of the June 2019 meeting were distributed. The minutes were reviewed during the meeting. A motion to approve the minutes was given and the minutes were approved (6-0-3).
3. **Non-Agenda Public Comments:**
 - Representative from Friends of the San Diego Public Library asked for donations to the corporation to take care of the Library maintenance needs. Envelopes with instruction on how to donate were provided to all attendees.
4. **Information Item(s):**
 - Jeff Sallen introduced Jonathan Shiner as the new Community Representative for Kearney Mesa. His email address is jshiner@sandiego.gov
5. **Action Item(s):**
 - Marijuana Production Facility Conditional Use Permit / 4425 Convoy Street / PTS 616814. City Staff asked applicant to present their project to the KMPG. Applicant realizes that 40 permits have already been issued; however, they still intend to meet with the hearing officer. Gina Austin with Austin Legal Group presented on behalf of the applicant. Facility is currently under operation. Applicant requested conditional approval only if there is a permit available. Board and community member expressed concern with parking requirements and availability for this facility. Jeff Sallen called for members to vote on the approval of the project. Request was approved (5-4-0).
 - Jim Phillips (General Manager) of the Studio Diner is requesting to remove three (3) two 2-Hour parking signs located on the east side of Ruffin Road and immediately north of Spectrum Blvd. The KMPG previously voted in favor (9-0-0) of the installation of 2-Hour parking signs on this road. The parking signs not directly in front of the Diner are causing a negative impact for employee parking. Jeff Sallen called for members to vote on the removal of the 2-Hour parking

signs installed by the City in Ruffin Road not directly in front of the Studio Diner. Request was approved (9-0-0).

- Doug Toleno with MD7 is the acquisition agent for Crown Castle; operator of a wireless facility located at 9565 Yolanda Avenue in Kearny Mesa. Doug seeks a vote of approval to renew an existing CUP of a wireless station and turn it into what's known as a "stealth site". Jeff Sallen called for members to vote on the approval of the project. Request was approved (9-0-0).
 - Jairo Vargas with Mitchell J Architecture, Inc. seeks approval to a five year Condition Use Permit in order to open an adult day health center located at 4428 Convoy Street, Suite 288. The property will be primarily be occupied by seniors during the hours of 9am and 2pm. Seniors will be shuttled in from a senior's home to the site and shuttled back. Services on site include musical therapy, bingo, vital signs monitoring, caregiver support, sensory stimulation, personalized exercise programs, counseling, living skills and many more. Jeff Sallen called for members to vote on the approval of the project. Request was approved (9-0-0).
6. **Adjournment to next regular meeting:** October 16, 2019. Jeff Sallen thanked everyone for coming and concluded the meeting.

	City of San Diego Development Services 1222 First Ave., MS 302 San Diego, CA 92101 (619) 446-5000	Ownership Disclosure Statement	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 CUP **Project No. For City Use Only:** 616814
Project Address: 4425 Convoy Street, San Diego, CA. 92111

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

Corporation Limited Liability -or- General - What State? _____ Corporate Identification No. _____
 Partnership Individual

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

Property Owner

Name of Individual: MB- Star Center, LLC Owner Tenant/Lessee Successor Agency
 Street Address: 120 S. Sierra Avenue
 City: Solana Beach State: CA Zip: 92075
 Phone No.: 858-683-7100 Fax No.: _____ Email: triser@brixtoncapital.com
 Signature: [Signature] Date: _____
 Additional pages Attached: Yes No

Applicant

Name of Individual: Steven Dang, Owner Tenant/Lessee Successor Agency
 Street Address: 4425 Convoy, Suite 106
 City: San Diego State: CA Zip: 92111
 Phone No.: 619-488-3868 Fax No.: _____ Email: shawna@millersvcs.com
 Signature: [Signature] Date: 8/31/2018
 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.sandiegogov.com/development-services.
 Upon request, this information is available in alternative formats for persons with disabilities.




Conditional Use Permit Marijuana Production Facility

4425 Convoy Street, Suite 106
San Diego, CA 92111





General Notes		Governing Building Codes		Project Information		Scope of Work		Sheet Index																																																													
<p>1. I am the designer/owner in responsible charge of this tenant improvement. I have inspected the site/premises and determined that existing conditions are in full compliance with current site accessibility requirements to the extent required by law.</p> <p>Print name: <u>Kent Coston</u> Signature: _____</p> <p>2. If the city building inspection determines non-compliance with any accessibility provisions, a complete detailed reused plans clearly showing all existing non-complying conditions and the proposed modifications to meet current accessibility requirements (including site plan, floor plans, details, and etc.) will be submitted to the department or review and approval.</p> <p>3. 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 (BMP's).</p> <p>4. The Marijuana Production Facility will implement an odor suppression system to address potential odor impacts. This will include Carbon Filters on all exhaust and return Duct.</p> <p>5. The exhaust carbon scrubber to address any release of odors from operations and the project's HVAC system shall be designed in manner with positive and negative air flow consistent industry standards and the California Building Code.</p> <p>6. Existing Gate to remain locked with secure access during business hours.</p> <p>7. Per the City of San Diego Street Design manual, minimum parkway width configuration shall be 10 feet.</p>		<p>1. All construction, including material and workmanship shall conform to the following California Building Codes:</p> <ul style="list-style-type: none"> a. 2016 California Building Code (Title 24 Part 2) b. 2016 California Residential Code (Title 24 Part 2.5) c. 2016 California Electrical Code (Title 24 Part 3) d. 2016 California Mechanical Code (Title 24 Part 4) e. 2016 California Plumbing Code (Title 24 Part 5) f. 2016 California Energy Code (Title 24 Part 6) g. 2016 California Fire Code (Title 24 Part 9) h. 2016 California Building Energy Efficiency Standards <p>2. Wherever code or California Building Code (CBC) is referred in the following general notes or other note sections, it shall imply the CBC code with governing agency amendments.</p>		<p>Project Address: 4425 Convoy Street, Suite 106 San Diego, CA 92111</p> <p>APN: 356-290-17-00</p> <p>Legal Description: Being the consolidation of lots 8,9,10 and 11 of metro court track 2, in the city of San Diego, County of San Diego, State of California according to map thereof No. 5794, filed in the office of the county recorder of San Diego, October 10, 1966 Lot 11, Parcel 1, Parcel Map #14970.</p> <p>Existing Building Construction Date: 1983 (Permit #B004732, A008928)</p> <p>Zone: IL-3-1</p> <p>Overlays: Airport Influence Area (AIA), Residential Tandem Parking, Airport FAA Part 77, Airport Land Use Compatibility Overlay Zone, ALUCP Noise Contours 65-70 Transit Priority</p> <p>Environmentally Sensitive Lands: Sensitive Biologic Resources No Sleep Hillside No Coastal Beaches No Sensitive Coastal Bluffs No 100-Year Floodplain No</p> <p>Historic District No Designated Historic No Geologic Hazard Categories 52 Earthquake Fault Buffer No</p> <p>Existing Occupancy: F-1, B, S-1</p> <p>Proposed Use: F-1</p> <p>Existing Use: Marijuana Production Facility (Operating under BTC #B2016010542)</p> <p>Proposed Use: Marijuana Production Facility</p> <p>Construction Type: VB</p> <p>Site Area: 68,249 SF (1.57 Acres) Building Area: 25,164 SF</p> <p>FAR: 0.37 25,164 SF / 68,249 SF = 0.37</p> <p>Coverage: 0.32 21,894 SF / 68,249 SF = .32</p> <p>Landscape Area: 7% 5,234 SF / 68,249 SF = 0.07</p> <p>Building Height: 25'-3"; 431.42' Above MSL</p>		<p>1. Convert existing 8,699 SF Marijuana Production Facility currently operating under BTC #B2016010542 within Existing two-story building to new 8,699 SF Marijuana Production Facility.</p> <p>2. No new floor area proposed.</p> <p>3. No work is proposed in second story.</p> <p>4. Previously approved Landscape to replace (2) unpermitted Parking Spaces.</p>		<table border="1"> <thead> <tr> <th>Sheet Name</th> <th>Issue Date</th> <th>Revision #</th> <th>Issue Date</th> </tr> </thead> <tbody> <tr><td colspan="4">Architectural</td></tr> <tr><td>A0.0</td><td>Cover Sheet</td><td></td><td>10/21/2019</td></tr> <tr><td>A0.1</td><td>Stormwater Checklist</td><td></td><td>10/21/2019</td></tr> <tr><td>A0.2</td><td>Area Analysis</td><td></td><td>10/21/2019</td></tr> <tr><td>A1.0</td><td>Transit Stop Map</td><td></td><td>10/21/2019</td></tr> <tr><td>A1.1</td><td>Site Plan</td><td></td><td>10/21/2019</td></tr> <tr><td>A1.3</td><td>Parking Plan & Analysis</td><td></td><td>10/21/2019</td></tr> <tr><td>A3.1</td><td>Proposed Floor Plans</td><td></td><td>10/21/2019</td></tr> <tr><td>A3.2</td><td>Operation Plan</td><td></td><td>10/21/2019</td></tr> <tr><td>A3.3</td><td>Existing Roof Plan</td><td></td><td>10/21/2019</td></tr> <tr><td>A4.0</td><td>Existing Exterior Elevations</td><td></td><td>10/21/2019</td></tr> <tr><td colspan="4">Landscape</td></tr> <tr><td>L1.10</td><td>Existing Landscape Plan</td><td></td><td>10/21/2019</td></tr> <tr><td>L1.20</td><td>Proposed Landscape Plan</td><td></td><td>10/21/2019</td></tr> </tbody> </table>		Sheet Name	Issue Date	Revision #	Issue Date	Architectural				A0.0	Cover Sheet		10/21/2019	A0.1	Stormwater Checklist		10/21/2019	A0.2	Area Analysis		10/21/2019	A1.0	Transit Stop Map		10/21/2019	A1.1	Site Plan		10/21/2019	A1.3	Parking Plan & Analysis		10/21/2019	A3.1	Proposed Floor Plans		10/21/2019	A3.2	Operation Plan		10/21/2019	A3.3	Existing Roof Plan		10/21/2019	A4.0	Existing Exterior Elevations		10/21/2019	Landscape				L1.10	Existing Landscape Plan		10/21/2019	L1.20	Proposed Landscape Plan		10/21/2019
Sheet Name	Issue Date	Revision #	Issue Date																																																																		
Architectural																																																																					
A0.0	Cover Sheet		10/21/2019																																																																		
A0.1	Stormwater Checklist		10/21/2019																																																																		
A0.2	Area Analysis		10/21/2019																																																																		
A1.0	Transit Stop Map		10/21/2019																																																																		
A1.1	Site Plan		10/21/2019																																																																		
A1.3	Parking Plan & Analysis		10/21/2019																																																																		
A3.1	Proposed Floor Plans		10/21/2019																																																																		
A3.2	Operation Plan		10/21/2019																																																																		
A3.3	Existing Roof Plan		10/21/2019																																																																		
A4.0	Existing Exterior Elevations		10/21/2019																																																																		
Landscape																																																																					
L1.10	Existing Landscape Plan		10/21/2019																																																																		
L1.20	Proposed Landscape Plan		10/21/2019																																																																		
		<p>Vicinity Map</p>		<p>Project Directory</p> <p>Owner: MB-Star Center, LLC 120 S. Sierra Avenue Solana Beach, CA 92075 Contact: MB-Star Center, LLC triser@brixtoncapital.com 858-683-7100</p> <p>Applicant: Xtracta Distribution, LLC 16921 Via De Santa Fe, Suite C5006-157 Rancho Santa Fe, CA 92067 Contact: E.C. Co Packing LLC shawna@millerwvcs.com 619-488-3868</p> <p>Architect: Coston Architects Incorporated 8415 La Mesa Blvd Ste 4 La Mesa, CA 91942 Contact: Kent Coston kc@kentcoston.com 619-518-8071</p>		<p>1415 La Mesa Blvd Ste 4 La Mesa, CA 91942</p> <p>Conditional Use Permit Marijuana Production Facility 4425 Convoy Street, Suite 106 San Diego, CA 92111</p> <p>Cover Sheet</p> <table border="1"> <thead> <tr> <th>DATE</th> <th>Revision Schedule</th> </tr> </thead> <tbody> <tr><td>10/21/2019</td><td></td></tr> <tr><td></td><td></td></tr> <tr><td></td><td></td></tr> <tr><td></td><td></td></tr> <tr><td></td><td></td></tr> <tr><td></td><td></td></tr> <tr><td></td><td></td></tr> <tr><td></td><td></td></tr> <tr><td></td><td></td></tr> <tr><td></td><td></td></tr> </tbody> </table> <p>DRAWN: CR</p> <p>PROJECT: 1731</p> <p style="font-size: 2em; font-weight: bold; text-align: center;">A0.0</p> <p style="text-align: center;">1 OF 10</p>		DATE	Revision Schedule	10/21/2019																																																											
DATE	Revision Schedule																																																																				
10/21/2019																																																																					

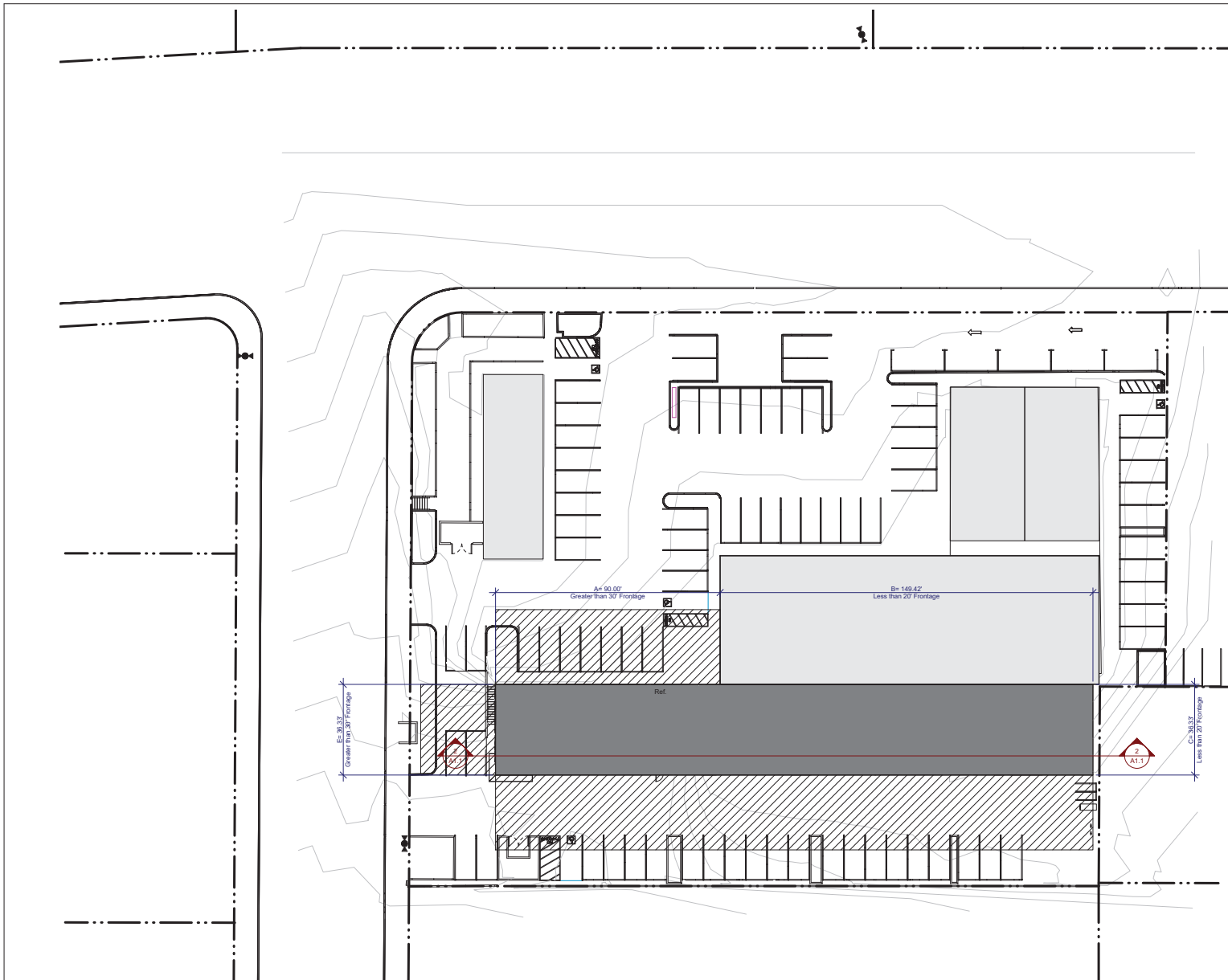
 Storm Water Requirements Applicability Checklist	FORM DS-560 <small>October 2016</small>
	City of San Diego Development Services 1222 First Ave., MC303 San Diego, CA 92101 619.448.5000
Project Address: 4425 Convo St., San Diego CA 92111	Project Number (for City use only):
SECTION T: Construction Storm Water BMP Requirements: All construction sites are required to implement construction BMPs in accordance with the performance standards in the Storm Water Standards Manual. Some sites are additionally required to obtain coverage under the State Construction General Permit (CGP), which is administered by the State Water Resources Control Board.	
For all projects complete PART A: If project is required to submit a SWPPP or WPCP, continue to PART B.	
PART A: Determine Construction Phase Storm Water Requirements.	
1. Is the project subject to California's statewide General NPDES permit for Storm Water Discharges Associated with Construction Activities, also known as the State Construction General Permit (CGP)? (Typically projects with land disturbance greater than or equal to 1 acre.) <input type="checkbox"/> Yes; SWPPP required, skip questions 2-4 <input checked="" type="checkbox"/> No; next question	
2. Does the project propose construction or demolition activity, including but not limited to, clearing, grading, grubbing, excavation, or any other activity resulting in ground disturbance and contact with storm water runoff? <input type="checkbox"/> Yes; WPCP required, skip 3-4 <input checked="" type="checkbox"/> No; next question	
3. Does the project propose routine maintenance to maintain original line and grade, hydraulic capacity, or original purpose of the facility? (Projects such as pipe/utility replacement) <input type="checkbox"/> Yes; WPCP required, skip 4 <input checked="" type="checkbox"/> No; next question	
4. Does the project only include the following Permit types listed below? • Electrical Permit, Fire Alarm Permit, Fire Sprinkler Permit, Plumbing Permit, Sign Permit, Mechanical Permit, Spa Permit. • Individual Right of Way Permits that exclusively include only ONE of the following activities: water service, sewer lateral, or utility service. • Right of Way Permits with a project footprint less than 150 linear feet that exclusively include only ONE of the following activities: curb ramps, sidewalks and driveway apron replacement, pot holing, curb and gutter replacement, and retaining wall encroachments. <input type="checkbox"/> Yes; no document required	
Check one of the boxes below, and continue to PART B: <input checked="" type="checkbox"/> If you checked "yes" for question 1, a SWPPP is REQUIRED. Continue to PART B. <input type="checkbox"/> If you checked "no" for question 1, and checked "yes" for question 2 or 3, a WPCP is REQUIRED. If the project proposes less than 5,000 square feet of ground disturbance AND has less than a 5-foot elevation change over the entire project area, a Minor WPCP may be required instead. Continue to PART B. <input type="checkbox"/> If you checked "no" for all questions 1-3, and checked "yes" for question 4, PART B does not apply and no document is required. Continue to Section 2.	
1. More information on the City's Construction BMP requirements as well as CGP requirements can be found at: www.sandiego.gov/development-services Please do not recycle paper. Use our web site at www.sandiego.gov/development-services for permit information. This information is available in physical format for persons with disabilities. Call 619.448.5000 for more information.	
<input type="button" value="Clear Page 1"/>	

Page 2 of 4 City of San Diego - Development Services - Storm Water Requirements Applicability Checklist	
PART B: Determine Construction Site Priority This prioritization must be completed within this form, noted on the plans, and included in the SWPPP or WPCP. The City reserves the right to adjust the priority of projects both before and after construction. Construction projects are assigned an inspection frequency based on if the project has a "high threat to water quality." The City has aligned the local definition of "high threat to water quality" to the risk determination approach of the State Construction General Permit (CGP). The CGP determines risk level based on project specific sediment risk and receiving water risk. Additional inspection is required for projects within the Areas of Special Biological Significance (ASBS) watershed. NOTE: The construction priority does NOT change construction BMP requirements that apply to projects; rather, it determines the frequency of inspections that will be conducted by city staff.	
Complete PART B and continued to Section 2	
1. <input checked="" type="checkbox"/> ASBS a. Projects located in the ASBS watershed.	
2. <input checked="" type="checkbox"/> High Priority a. Projects 1 acre or more determined to be Risk Level 2 or Risk Level 3 per the Construction General Permit and not located in the ASBS watershed. b. Projects 1 acre or more determined to be LUP Type 2 or LUP Type 3 per the Construction General Permit and not located in the ASBS watershed.	
3. <input checked="" type="checkbox"/> Medium Priority a. Projects 1 acre or more but not subject to an ASBS or high priority designation. b. Projects determined to be Risk Level 1 or LUP Type 1 per the Construction General Permit and not located in the ASBS watershed.	
4. <input checked="" type="checkbox"/> Low Priority a. Projects requiring a Water Pollution Control Plan but not subject to ASBS, high, or medium priority designation.	
SECTION 2. Permanent Storm Water BMP Requirements. Additional information for determining the requirements is found in the Storm Water Standards Manual.	
PART C: Determine if Not Subject to Permanent Storm Water Requirements. Projects that are considered maintenance, or otherwise not categorized as "new development projects" or "redevelopment projects" according to the Storm Water Standards Manual are not subject to Permanent Storm Water BMPs.	
If "yes" is checked for any number in Part C, proceed to Part F and check "Not Subject to Permanent Storm Water BMP Requirements". If "no" is checked for all of the numbers in Part C continue to Part D.	
1. Does the project only include interior remodels and/or is the project entirely within an existing enclosed structure and does not have the potential to contact storm water? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
2. Does the project only include the construction of overhead or underground utilities without creating new impervious surfaces? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
3. Does the project fall under routine maintenance? Examples include, but are not limited to: roof or exterior structure surface replacement, resurfacing or reconfiguring surface parking lots or existing roadways without expanding the impervious footprint, and routine replacement of damaged pavement (grinding, overlay, and pothole repair). <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
<input type="button" value="Clear Page 2"/>	

City of San Diego - Development Services - Storm Water Requirements Applicability Checklist Page 3 of 4	
PART D: PDP Exempt Requirements. PDP Exempt projects are required to implement site design and source control BMPs. If "yes" was checked for any questions in Part D, continue to Part F and check the box labeled "PDP Exempt". If "no" was checked for all questions in Part D, continue to Part E.	
1. Does the project ONLY include new or retrofit sidewalks, bicycle lanes, or trails that: • Are designed and constructed to direct storm water runoff to adjacent vegetated areas, or other non-erodible permeable areas? Or; • Are designed and constructed with hydrologically disconnected from paved streets and roads? Or; • Are designed and constructed with permeable pavements or surfaces in accordance with the Green Streets guidance in the City's Storm Water Standards Manual? <input type="checkbox"/> Yes; PDP exempt requirements apply <input checked="" type="checkbox"/> No; next question	
2. Does the project ONLY include retrofitting or redeveloping existing paved alleys, streets or roads designed and constructed in accordance with the Green Streets guidance in the City's Storm Water Standards Manual? <input type="checkbox"/> Yes; PDP exempt requirements apply <input checked="" type="checkbox"/> No; project not exempt.	
PART E: Determine if Project is a Priority Development Project (PDP). Projects that match one of the definitions below are subject to additional requirements including preparation of a Storm Water Quality Management Plan (SWQMP). If "yes" is checked for any number in Part E, continue to Part F and check the box labeled "Priority Development Project". If "no" is checked for every number in Part E, continue to Part F and check the box labeled "Standard Development Project".	
1. New Development that creates 10,000 square feet or more of impervious surfaces collectively over the project site. This includes commercial, industrial, residential, mixed-use, and public development projects on public or private land. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
2. Redevelopment project that creates and/or replaces 5,000 square feet or more of impervious surfaces on an existing site of 10,000 square feet or more of impervious surfaces. This includes commercial, industrial, residential, mixed-use, and public development projects on public or private land. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
3. New development or redevelopment of a restaurant. Facilities that sell prepared foods and drinks for consumption, including stationary lunch counters and refreshment stands selling prepared foods and drinks for immediate consumption (SIC 5812), and where the land development creates or replaces 5,000 square feet or more of impervious surface. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
4. New development or redevelopment on a hillside. The project creates and/or replaces 5,000 square feet or more of impervious surface (collectively over the project site) and where the development includes a slope that is steeper than 10% on any part of the project. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
5. New development or redevelopment of a parking lot that creates and/or replaces 5,000 square feet or more of impervious surface (collectively over the project site). <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
6. New development or redevelopment of streets, roads, highways, freeways, and driveways. The project creates and/or replaces 5,000 square feet or more of impervious surface (collectively over the project site). <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
<input type="button" value="Clear Page 3"/>	

Page 4 of 4 City of San Diego - Development Services - Storm Water Requirements Applicability Checklist	
7. New development or redevelopment discharging directly to an Environmentally Sensitive Area (ESA). The project creates and/or replaces 2,500 square feet of impervious surface (collectively over project site), and discharges directly to an Environmentally Sensitive Area (ESA). "Discharging directly" includes flow that is conveyed overland a distance of 200 feet or less from the project to the ESA, or conveyed in a pipe or open channel any distance as an isolated flow from the project to the ESA (i.e. not commingled with flows from adjacent lands). <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
8. New development or redevelopment projects of a retail gasoline outlet (RGO) that create and/or replaces 5,000 square feet of impervious surface. The development project meets the following criteria: (a) 5,000 square feet or more; or (b) has a projected Average Daily Traffic (ADT) of 100 or more vehicles per day. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
9. New development or redevelopment projects of an automotive repair shops that create and/or replaces 5,000 square feet or more of impervious surface. Development projects categorized in any one of Standard Industrial Classification (SIC) codes 5013, 5014, 5041, 7332-7334, or 7336-7339. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
10. Other Pollutant Generating Project. The project is not covered in the categories above, results in the disturbance of one or more acres of land and is expected to generate pollutants post construction, such as fertilizers and pesticides. This does not include projects creating less than 5,000 of impervious surface and where added landscaping does not require regular use of pesticides and fertilizers, such as slope stabilization using native plants. Calculation of the square footage of impervious surface need not include linear pathways that are for infrequent vehicle use, such as emergency maintenance access or bicycle pedestrian use, if they are built with pervious surfaces of 1/8" they sheet flow to surrounding pervious surfaces. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
PART F: Select the appropriate category based on the outcomes of PART C through PART E.	
1. The project is NOT SUBJECT TO PERMANENT STORM WATER REQUIREMENTS. <input checked="" type="checkbox"/>	
2. The project is a STANDARD DEVELOPMENT PROJECT. Site design and source control BMP requirements apply. See the Storm Water Standards Manual for guidance. <input type="checkbox"/>	
3. The project is PDP EXEMPT. Site design and source control BMP requirements apply. See the Storm Water Standards Manual for guidance. <input type="checkbox"/>	
4. The project is a PRIORITY DEVELOPMENT PROJECT. Site design, source control, and structural pollutant control BMP requirements apply. See the Storm Water Standards Manual for guidance on determining if project requires a hydromodification plan management. <input type="checkbox"/>	
Kent Coston <input type="text" value="Agent"/>	
Name of Owner or Agent (Please Print) <input type="text" value="Title"/>	
Signature <input type="text" value="10/12/2018"/>	
Date <input type="text" value="Date"/>	
<input type="button" value="Clear Page 4"/>	
<input type="button" value="Clear Form"/>	

<h3>Storm Water Quality Notes</h3>	
1. The contractor shall be responsible for cleanup of all silt & mud on adjacent street(s), due to construction vehicles or any other construction BMP's which may compromise Storm Water Quality within any street(s). A stabilized construction exit may be required to prevent construction vehicles or equipment from tracking mud or silt onto the street.	
2. All stockpiles of soil &/or building materials that are intended to be left for a period greater than 7 calendar days are to be covered. All removable BMP devices shall be in place at the end of each working day when 5 day rain probability forecast exceeds 40%.	
3. A concrete washout shall be provided on all projects which propose the construction of any concrete improvements which are to be poured in place on site.	
4. The contractor shall restore all erosion/sediment control devices to working order after each run-off producing rainfall or after any material breach in effectiveness.	
5. All slopes that are created or disturbed by construction activity must be protected against erosion and sediment transport at all times.	
6. The storage of all construction materials and equipment must be protected against any potential release of pollutants into the environment.	
 	
15150 MacArthur Blvd, Suite 4 La Mesa, CA 91940	
<h3>Conditional Use Permit</h3> <h3>Marijuana Production Facility</h3> <p>4425 Convo Street, Suite 106 San Diego, CA 92111</p>	
<h3>Stormwater Checklist</h3>	
DATE	Revision Schedule
	10/12/2018
DRAWN	
	CR
PROJECT	
	1731
<h1>A0.1</h1>	
	2 OF 10



Code Analysis

- Limit of Work
- (E) Building per plan (No Work Proposed)
- Area greater than 30' frontage

Code Analysis

Floor Area	Allowable	Existing/Proposed
1st Floor	11,985	8,699
2nd Floor	11,985	3,270
Total	23,970	11,969

See A0.00 to reference Project Area Analysis.

Building Area Modifications
per CBC 506

Allowable Area Aa = [At + (NS x If)] x Sa
 Allowable Area Aa = [8,500 + (8,500 x 0.41)] x 2
 Allowable Area Aa = [8,500 + (3,485)] x 2
 Allowable Area Aa = 23,970 Total
 Allowable Area Aa = 11,985 Max. per story

Frontage Increase If
per CBC 506.3

If = [F/P - 0.25] W / 30
 If = [365.75/551.5 - 0.25] 30 / 30 = 0.41

Frontage Increase Calculation

A = 90.00
 D = 239.42
 E = 36.33
 365.75

B = 149.42
 C = 36.33
 185.75

Total Perimeter= 551.5

Notes

- Exit access doors equipped with a key operated locking device shall have a readily visible, durable sign posted on the egress side adjacent to the door stating: **THIS DOOR TO REMAIN UNLOCKED WHEN THIS SPACE IS OCCUPIED.** The sign shall have 1 inch high letters on a contrasting background.



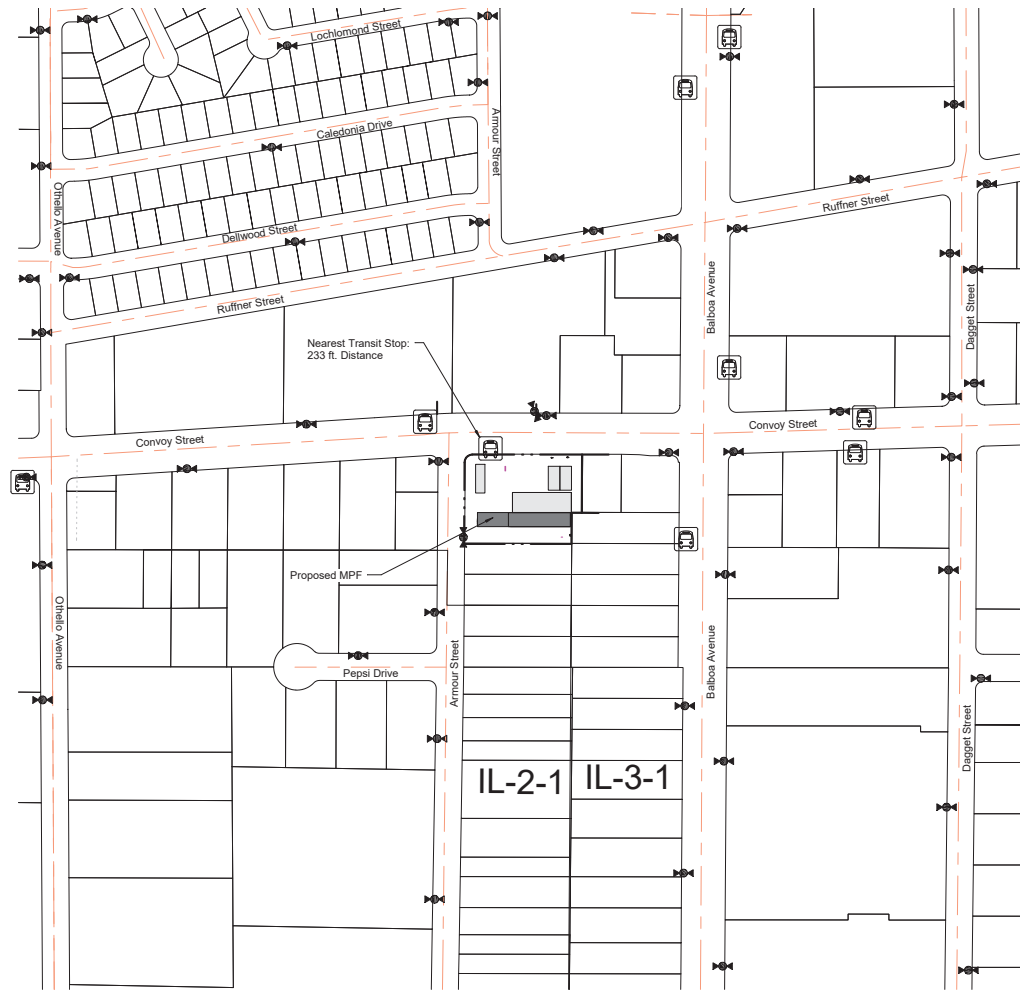
Conditional Use Permit
 Marijuana Production Facility
 4425 Convo Street, Suite 106
 San Diego, CA 92111

Area Analysis





DATE	Revision Schedule
04/18/18	
DRAWN	Author
PROJECT	1731
A0.2	
3 OF 10	

Area Analysis Plan 1
 1" = 20'-0"

Note: See A1.1 for Condo Legal Descriptions



Legend

-  Limit of Work
-  (E) Building per plan (No Work Proposed)
-  (E) Transit Stop
-  (E) Fire Hydrant



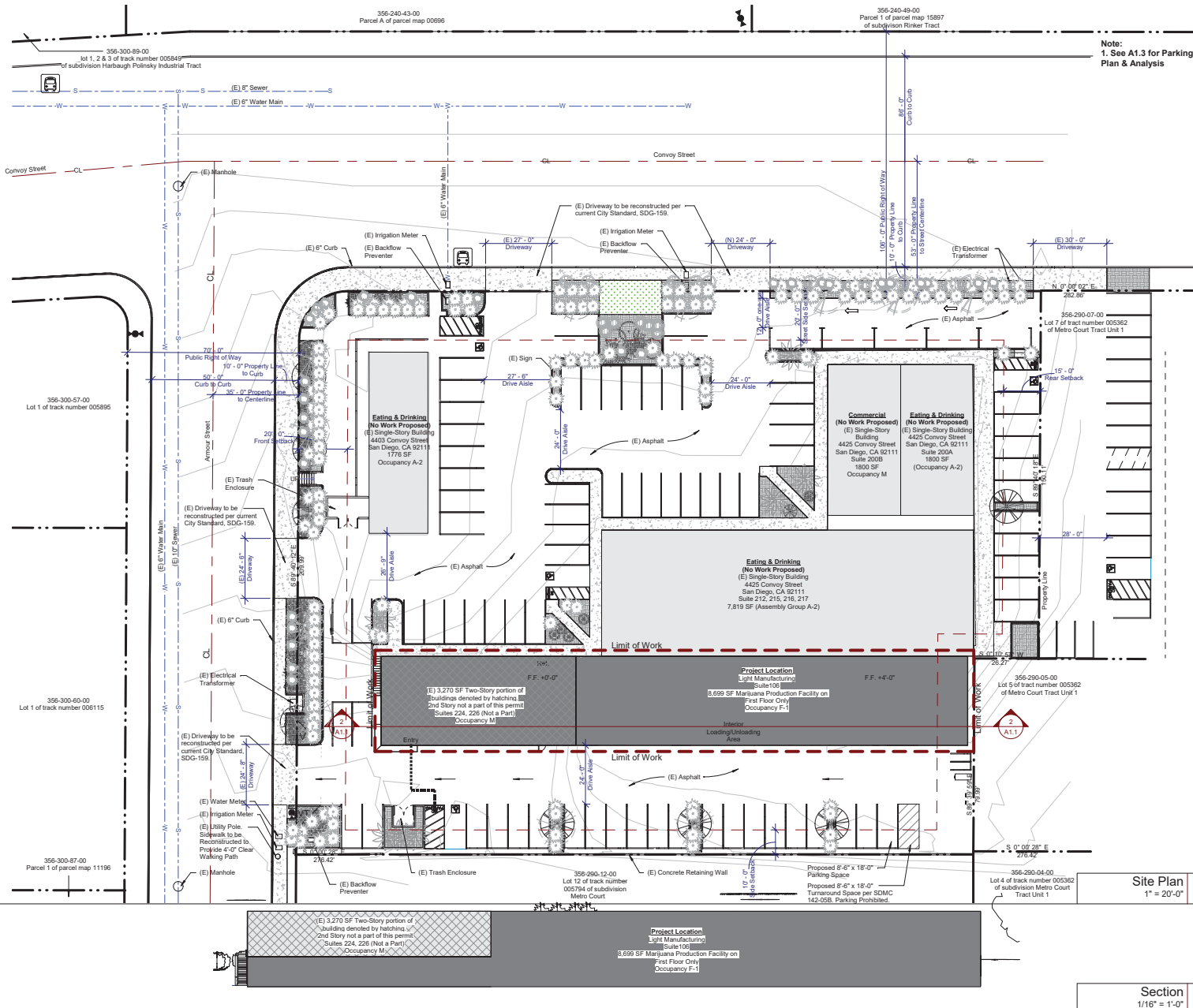
Conditional Use Permit
 Marijuana Production Facility
 4425 Convoy Street, Suite 106
 San Diego, CA 92111

Transit Stop Map

DATE	01/11/18	Revision Schedule	
DRAWN	CR		
PROJECT	1731		
		A1.0	
		4	OF 10

Transit Stop Map
 1" = 160'-0"





Note:
1. See A1.3 for Parking Plan & Analysis

Legend

- Accessible path of travel with 98" min. vertical clearance at access aisles serving accessible parking spaces per CBC 11B-501. Minimum 80" vertical clearance along all accessible routes and within all accessible spaces per CBC 11B-307.4 All Accessible route surface will consist of stable, firm, and slip-resistant material per CBC 11B-302.1.
- Limit of Work
- (E) Building per plan (No Work Proposed)
- ▨ (E) Landscape Area
- ▤ (E) Concrete Path
- 🚏 (E) Transit Stop
- 🔥 (E) Fire Hydrant
- 📐 Visibility Triangle per SDMC 113.0273. No obstruction including solid walls in the Visibility Area shall exceed 3'-0" in height. Plant Material, other than trees, within the public right-of-way that is located within the visibility areas shall not exceed 0'-24" in height, measured from the top of the adjacent curb.

General Notes

1. No existing or proposed Easements.
2. Existing Sidewalk Damage to be repaired per Current City Standards.
3. New public improvements to be installed per SDMC 142.0610.

Site Area Analysis

Landscape Calculation

Existing Landscape Area: 5,566 SF

Use	Existing (area)	Proposed (area)
Lower Level		
Manufacturing Facility	8,699	8,699
Total	8,699	8,699
Upper Level		
Retail/Professional	3,270	0
Eating & Drinking	11,395	0
Commercial	1,800	0
Total	16,465	0
Total Site Gross Floor Area	25,164	8,699

1515 La Mesa Blvd, Suite 4
La Mesa, CA 91942

Kent Coston
C-28877
08/2019

Conditional Use Permit
Marijuana Production Facility
4425 Convoey Street, Suite 106
San Diego, CA 92111

Site Plan

DATE	Revision Schedule
12/04/2017	
DRAWN	CR
PROJECT	1731
A1.1	
5 OF 10	

Site Plan
1" = 20'-0"

Section
1/16" = 1'-0"

Site Parking Calculations

APN	Address	Regulated Use	Area	Required Regulations per 1,000 SF	Min. Parking Required Per Area/1,000 SF x 2.5
356-290-17-00	4403 Convoey Street	Commercial Services	1776	3.46	6,144.96
356-290-17-00	4425 Convoey Street, Suite 212	Commercial Services	1562	3.46	5,404.52
356-290-17-00	4425 Convoey Street, Suite 215	Commercial Services	1500	3.46	5,190
356-290-17-00	4425 Convoey Street, Suite 200A	Commercial Services	1800	3.46	6,228
356-290-17-00	4425 Convoey Street Suite 200B	Commercial Services	1800	3.46	6,228
356-290-17-00	4425 Convoey Street Suite 216, 217	Commercial Services	4757	3.46	16,459.22
356-290-17-00	4425 Convoey Street Suite 224, 226	Commercial Services	3270	3.46	11,314.2
356-290-17-00	4425 Convoey Street Suite 106	Light Manufacturing	8,699	2.5	21,747.5
Total Site Area			25164	Total Min. Required Parking	78,716.4
				Total Existing Parking	87

Proposed MPF (No Change in Use)
(Per CBC Table 11B-208.2 & 11B-208.4)

Accessibility Parking Requirements

Existing Parking Spaces:	87
Existing ADA Spaces:	4
Required ADA Spaces:	4
Existing ADA Van Accessible Spaces:	2
Required ADA Van Accessible Spaces:	1

Additional Site Parking Requirements

Requirement	Regulations	Calculation	Total Required	Total Existing	Total Proposed
Short-Term Bicycle	Per SDMC 142.0530(e)(1); SF/1,000 x .1 or 2 required; Whichever is greater	8,699 SF/1,000 x 0.1 = 0.87	2	0	2
Long-Term Bicycle	Per SDMC 142.0530(e)(2); 5% of Total Parking	22 x .05 = 1.1	1	0	1
Motorcycle	Per SDMC 142.0533; 2% of Total Parking or 2 Spaces; Whichever is greater	22 x .02 = 0.44	1	0	2
Zero Emissions	Per SDMC 142.0530; 8% of Total Parking	22 x .08 = 1.12	1	0	1
Electric Vehicle Charging Station	Per Table CGBSD 5.106.5.3.3	N/A	1	0	1

Proposed Development Parking Requirements

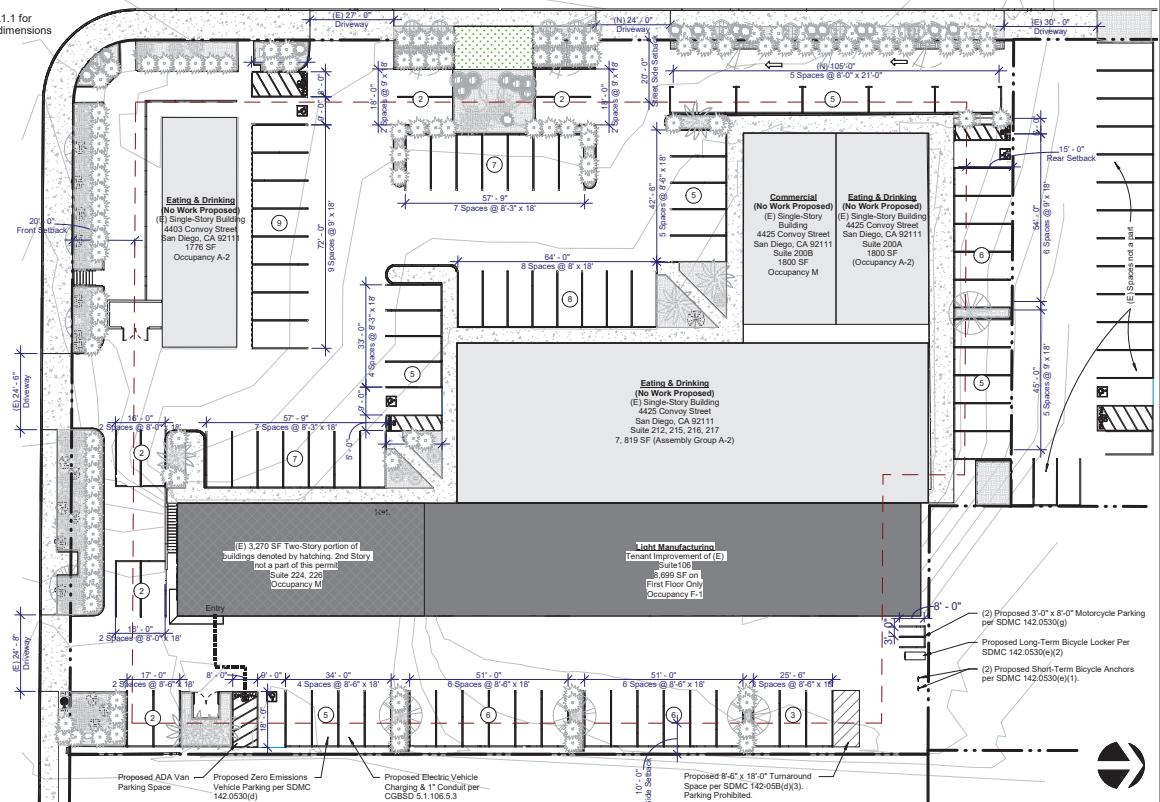
Use	Calculation	Total Spaces	ADA Parking Requirements (Proposed Development) (Per CBC Table 11B-208.2 & 11B-208.4)
Light Manufacturing: (Proposed Development)	8,699 SF/1,000 x 2.5	22	Existing Standard Spaces: 22 Required ADA Spaces: 1 Proposed ADA Van Accessible Space: 1 Required ADA Van Accessible Spaces: 1
Required Parking:		22	
Existing Parking:		22	

Compact Parking

Compact Stalls Provided:	0
Compact Stalls Proposed:	0

Note: Site Parking Dimensions are a minimum of 8' x 18' and a maximum of 9' x 18'. No Compact Stalls are Provided.

Note: See A1.1 for Drive Aisle dimensions



General Notes

- Surface Slopes of Accessible Parking Spaces and Access Aisles in both directions shall not be steeper than 1:48 per CBC, Sec. 11B-502.4

Parking Plan 1

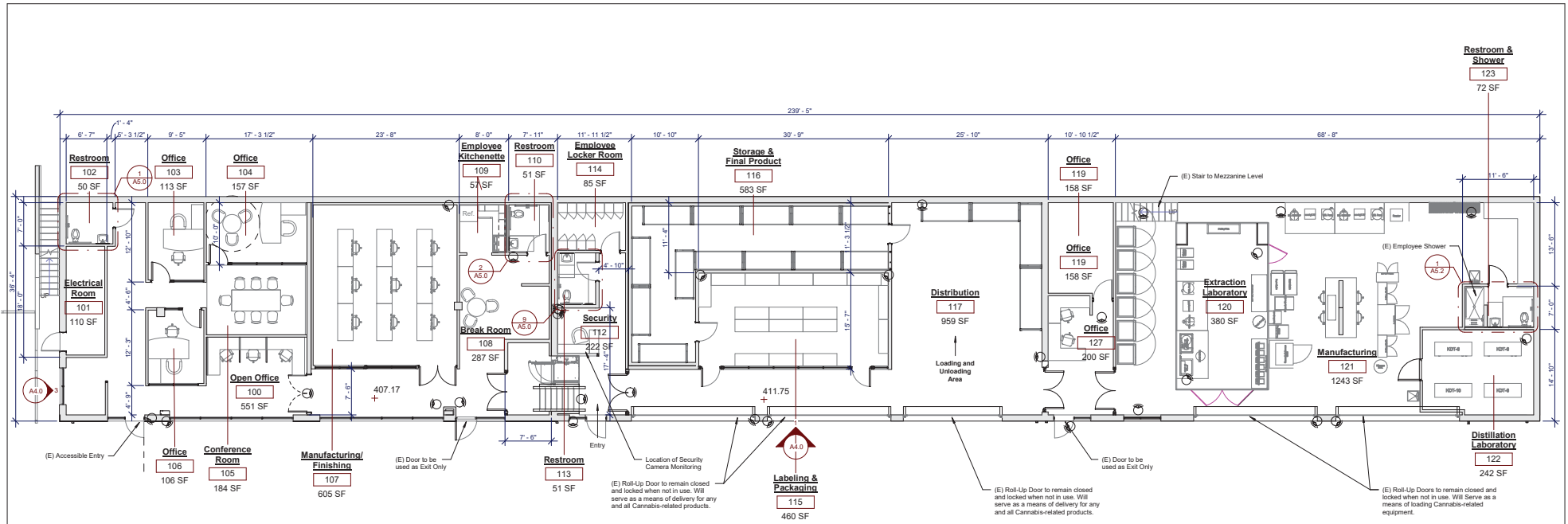
COSTON ARCHITECTS INCORPORATED
 Kent Coston
 C-29897
 08/2019
 815 La Mesa Blvd, Suite 4
 La Mesa, CA 91942

**REGISTERED ARCHITECT
 STATE OF CALIFORNIA**

Conditional Use Permit
 Marijuana Production Facility
 4425 Convoey Street, Suite 106
 San Diego, CA 92111

Parking Plan & Analysis

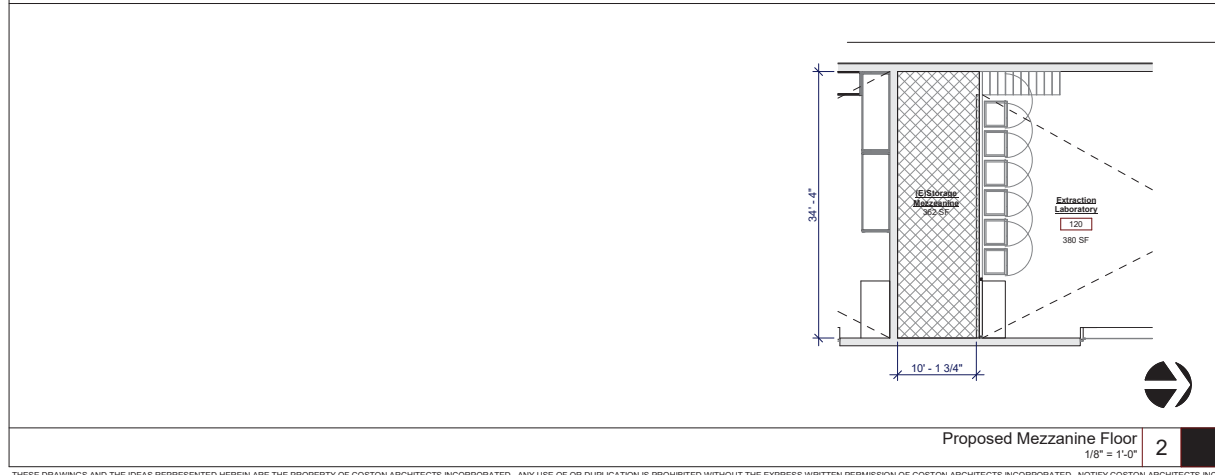
DATE	Revision Schedule	
	04/18/18	
DRAWN	Author	
PROJECT	1731	A1.3
	6	OF 10



Note: Proposed Floor Plans reflect what is existing to remain. No new work Proposed.



Proposed First Floor Plan
1/8" = 1'-0" 1



Legend

- Existing Wall to Remain
- Existing CMU wall
- Existing Video Surveillance Camera

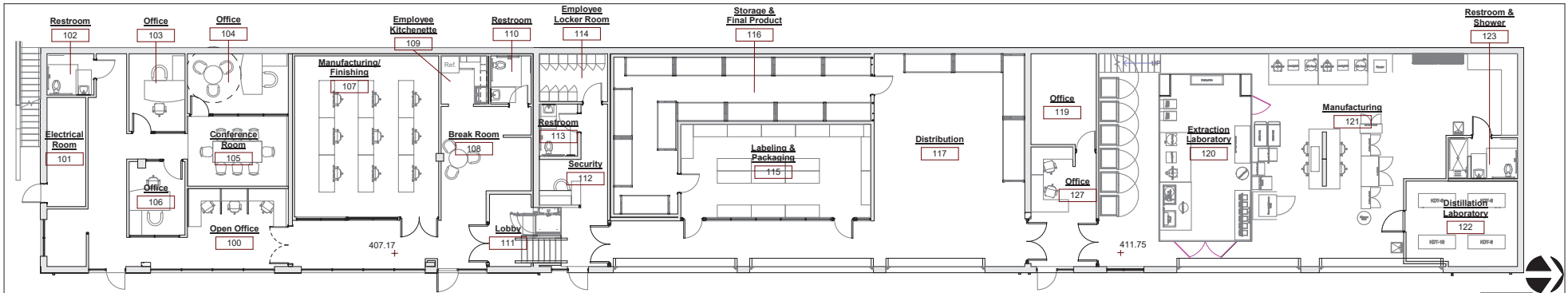
COSTON ARCHITECTS INCORPORATED
 Kent Coston
 C-29877
 08/2019
 8450 Mira Mesa Blvd, Suite 4
 San Diego, CA 92126

LICENSED ARCHITECT
 Kent Coston
 C-29877
 08/2019
 STATE OF CALIFORNIA

Conditional Use Permit
 Marijuana Production Facility
 4425 Convo Street, Suite 106
 San Diego, CA 92111

Proposed Floor Plans

DATE	12/04/2017	Revision Schedule	
DRAWN	CR		
PROJECT	1731		
		A3.1	
		7	OF 10



Operation Plan
1/8" = 1'-0" 2

Operation Schedule

Room	Name	Area	Description	Chemicals	Number of Employees
100	Open Office	551 SF	For employee administrative tasks only. No Cannabis manufacturing will take place.	No chemical will be used	3
101	Electrical Room	110 SF			
102	Restroom	50 SF	For employee use only. No Cannabis manufacturing will take place.	No chemical will be used	0
103	Office	113 SF	For employee administrative tasks only. No Cannabis manufacturing will take place.	No chemical will be used	1
104	Office	157 SF	For employee administrative tasks only. No Cannabis manufacturing will take place.	No chemical will be used	1
105	Conference Room	184 SF	For employee administrative tasks only. No Cannabis manufacturing will take place.	No chemical will be used	2
106	Office	106 SF	For employee administrative tasks only. No Cannabis manufacturing will take place.	No chemical will be used	1
107	Manufacturing/ Finishing	605 SF	After THC/CBD distillate is mixed, it will be packaged into standard cartridges or one gram vials. Operations will include: Sorting & filling.	Flavorings are stored in 1 liter containers and added to 1ml vape cartridges	5
108	Break Room	287 SF	For Employee use only. No Cannabis operations or tasks relating to will take place.	No chemical will be used	1
109	Employee Kitchenette	57 SF	For Employee use only. No Cannabis operations or tasks relating to will take place.	No chemical will be used	0
110	Restroom	51 SF	For employee use only. No Cannabis operations or tasks relating to will take place.	No chemical will be used	0
111	Lobby	81 SF	Controlled access lobby for circulation of select employees & means of egress.	No chemical will be used	0
112	Security	222 SF	Will serve as a secure access check-in to all other areas. No Cannabis operations or tasks relating to will take place.	No chemical will be used	1
113	Restroom	51 SF	For employee use only. No Cannabis operations or tasks relating to will take place.	No chemical will be used	0
114	Employee Locker Room	85 SF	For employee use only. No Cannabis operations or tasks relating to will take place.	No chemical will be used	0
115	Labeling & Packaging	460 SF	Operations include that the finished product will be packaged in secure containments and labeled accordingly.	No chemical will be used	5
116	Storage & Final Product	583 SF	Secure storage will house Cannabis & Cannabis related product.	No chemical will be used	0
117	Distribution	959 SF	Employees will receive shipments of raw Cannabis. The area is large enough to fit a delivery van. All deliveries will be added to inventory, inspected and weighed.	No chemical will be used	4
119	Office	158 SF	Any and all items relating to the process of distribution will be managed and in this area.	No chemical will be used	4
120	Extraction Laboratory	380 SF	Will involve placing purchased, dried cannabis in the ethanol extraction system to extract oils. The system is closed loop. Approximately 2/3 of the ethanol is captured for reuse, the remaining 1/3 is in the extracted material.	There is a maximum of 90 gallons of ethanol in use in the closed loop system. The system is filled with 15 gallons per hour which includes reuse of the captured solvent.	1
121	Manufacturing	1243 SF	Excess ethanol is removed from the extracted material using rotary evaporators	No additional chemicals are introduced to the system. The ethanol in the extracted material is removed.	3
122	Distillation Laboratory	242 SF	Excess ethanol is removed from the extracted material using rotary evaporators	No additional chemicals are introduced to the system. The ethanol in the extracted material is removed.	1
123	Restroom & Shower	72 SF	For Employee use only. No Cannabis operations or tasks relating to will take place.	No chemical will be used	0
124	Cold Storage	334 SF	Commercial-grade refrigerators/freezers will store cannabis products. Area is not to be an enclosed refrigerated room.	No chemical will be used	0
127	Office	200 SF	For employee administrative tasks only. No Cannabis manufacturing will take place.	No chemical will be used	2

Legend

- Existing Wall to Remain
- Existing CMU wall
- Existing Video Surveillance Camera

Notes

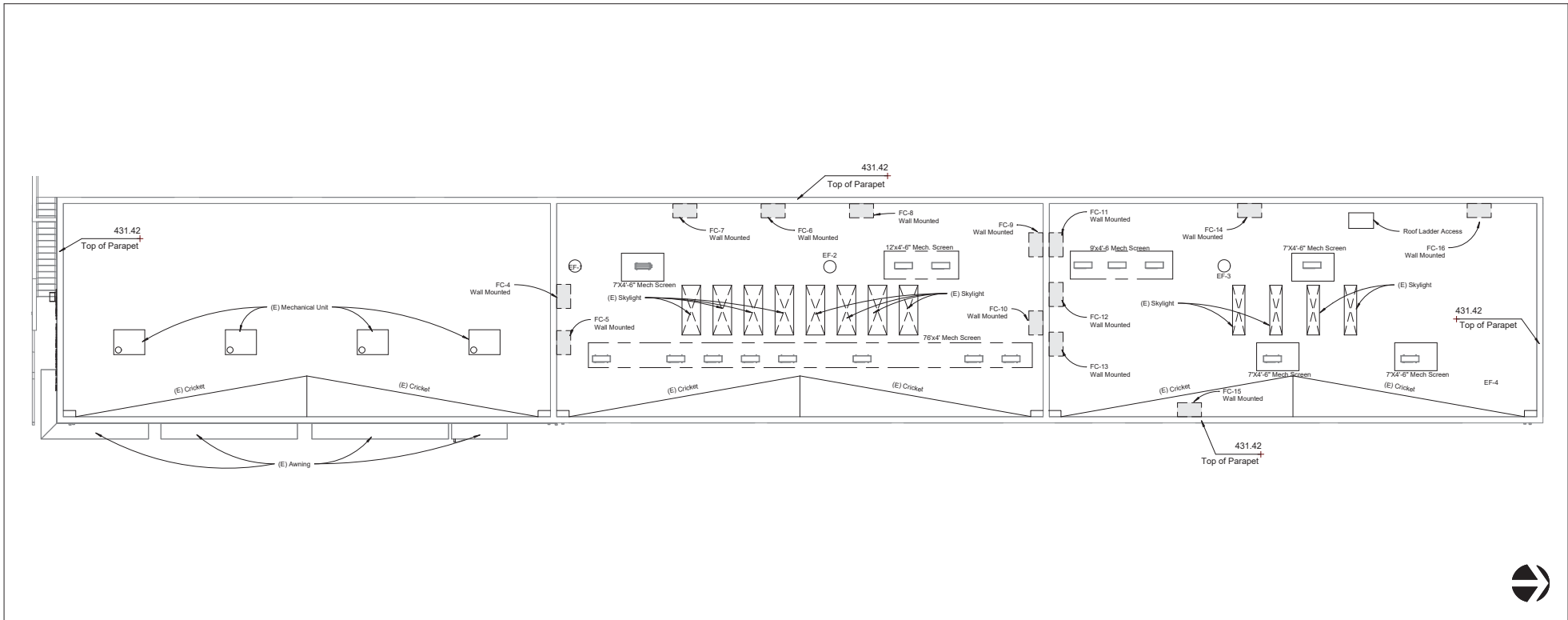
- Max Number of Employees working on site per shift:
 - 8:00-5:00- 12 Employees
 - 4:00-12:00- 12 Employees
 - 12:00 - 8:00- 15 Employees
- Hours of operation:
 - 24 hrs/day, 7 days/week
- Expected Shift Schedules:
 - 8:00-5:00
 - 4:00-12:00
 - 12:00-8:00
- Expected Number and type of Deliveries per day:
 - Distributor deliveries will occur as needed 1-3 times daily.
 - Armored vehicles to make deliveries. Deliveries will consist of distributing Cannabis product in bulk
 - Delivery schedule will vary during non-peak traffic hours.
- Delivery Vehicle Dimensions:
 - 18' x 6'-6" x 6'-8"



Conditional Use Permit
Marijuana Production Facility
4425 Convo Street, Suite 106
San Diego, CA 92111

Operation Plan

DATE	Revision Schedule
01/11/18	
DRAWN	Author
PROJECT	1731
A3.2	
8 OF 10	



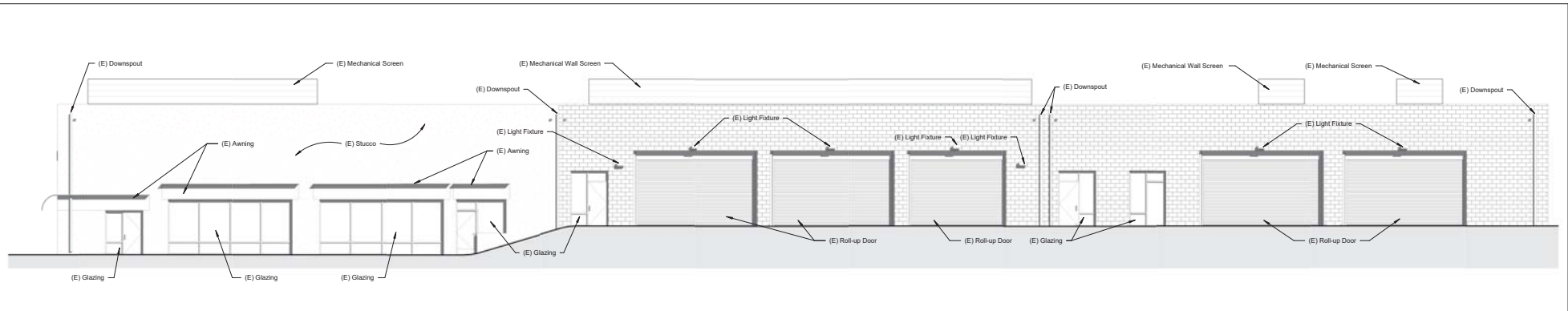
Existing Roof Plan 1
1/8" = 1'-0"

Notes

1. No proposed modifications to existing roof.
2. All mechanical Rooftop units Existing.
3. All Mechanical Unit Screens Existing.
2. Building Height: 25'-3"; 431.42' Above MSL

Conditional Use Permit
Marijuana Production Facility
4425 Convoy Street, Suite 106
San Diego, CA 92111

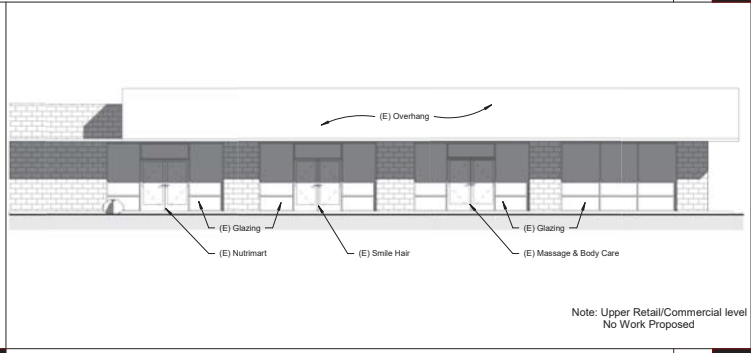
Existing Roof Plan	
DATE	Revision Schedule
12/04/2017	
DRAWN	
CR	
PROJECT	
1731	A3.3
	9 OF 10



Existing East Elevation
1/8" = 1'-0" 1



South Elevation
1/8" = 1'-0" 3




Note: Upper Retail/Commercial level
No Work Proposed


West Elevation
1/8" = 1'-0" 2

Notes

1. No Exterior Modifications Proposed.
2. Existing Awning Per Permit #B003466, Approval #A000710.



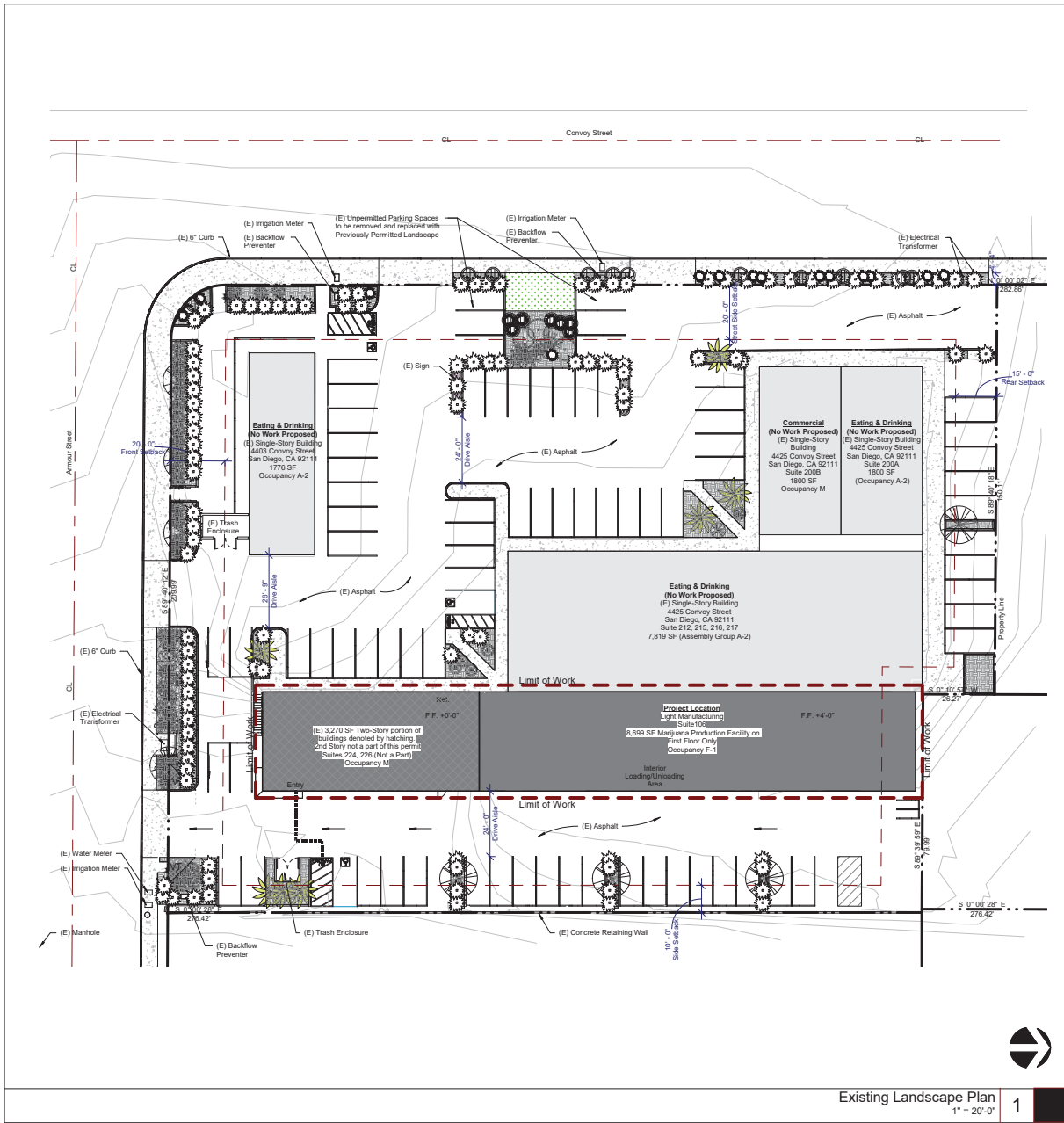
COSTON ARCHITECTS INCORPORATED
Kent Coston
C-29877
08/2019
15150 MacArthur Blvd, Suite 4
San Diego, CA 92128



Conditional Use Permit
Marijuana Production Facility
4425 Convo Street, Suite 106
San Diego, CA 92111

Existing Exterior Elevations

Revision Schedule	
DATE	12/04/2017
DRAWN	CR
PROJECT	1731
A4.0	
10 OF 10	




Legend


Symbol	Botanical Name	Size	Quantity
[Symbol]	(E) Grass		
[Symbol]	(E) Red Mulch Ground Cover		
[Symbol]	(E) Concrete Path		
[Symbol]	(E) Syagrus Romanzoffiana	20' tall	7
[Symbol]	(E) Pittosporaceae Species: Pittosporum Tenuifolium	10' tall	9
[Symbol]	(E) Coprosma Repens	>24" Spread & Height	4
[Symbol]	(E) Rhampholepis Indica	>24" Spread & Height	223
[Symbol]	(E) Muhlenbergia Capillaris	>24" Spread & Height	7
[Symbol]	(E) Pennisetum Alopecuroides	12"-24" Spread & Height	14
[Symbol]	(E) Stipa Tenuissima	12"-24" Spread & Height	10
[Symbol]	(E) Westringia Fruticosa	>24" Spread & Height	1
[Symbol]	(E) Cycas Revoluta	12"-24" Spread & Height	1
[Symbol]	(E) Bougainvillea	>24" Spread & Height	5
[Symbol]	(E) Agapanthus Africanus	12"-24" Spread & Height	10
[Symbol]	(E) Pittosporum Shrub Species: Tenuifolium	>24" Spread & Height	90
[Symbol]	(E) Asteraceae Species: Gazania Rigens	12"-24" Spread & Height	45
[Symbol]	(E) Fire Hydrant		

Notes

- Existing (2) Unpermitted parking spaces to be removed and replaced with Previously approved Landscape Area.
- All other landscape existing to remain.



COSTON ARCHITECTS INCORPORATED
1415 La Jolla Village Drive, Suite 4
La Jolla, CA 92037



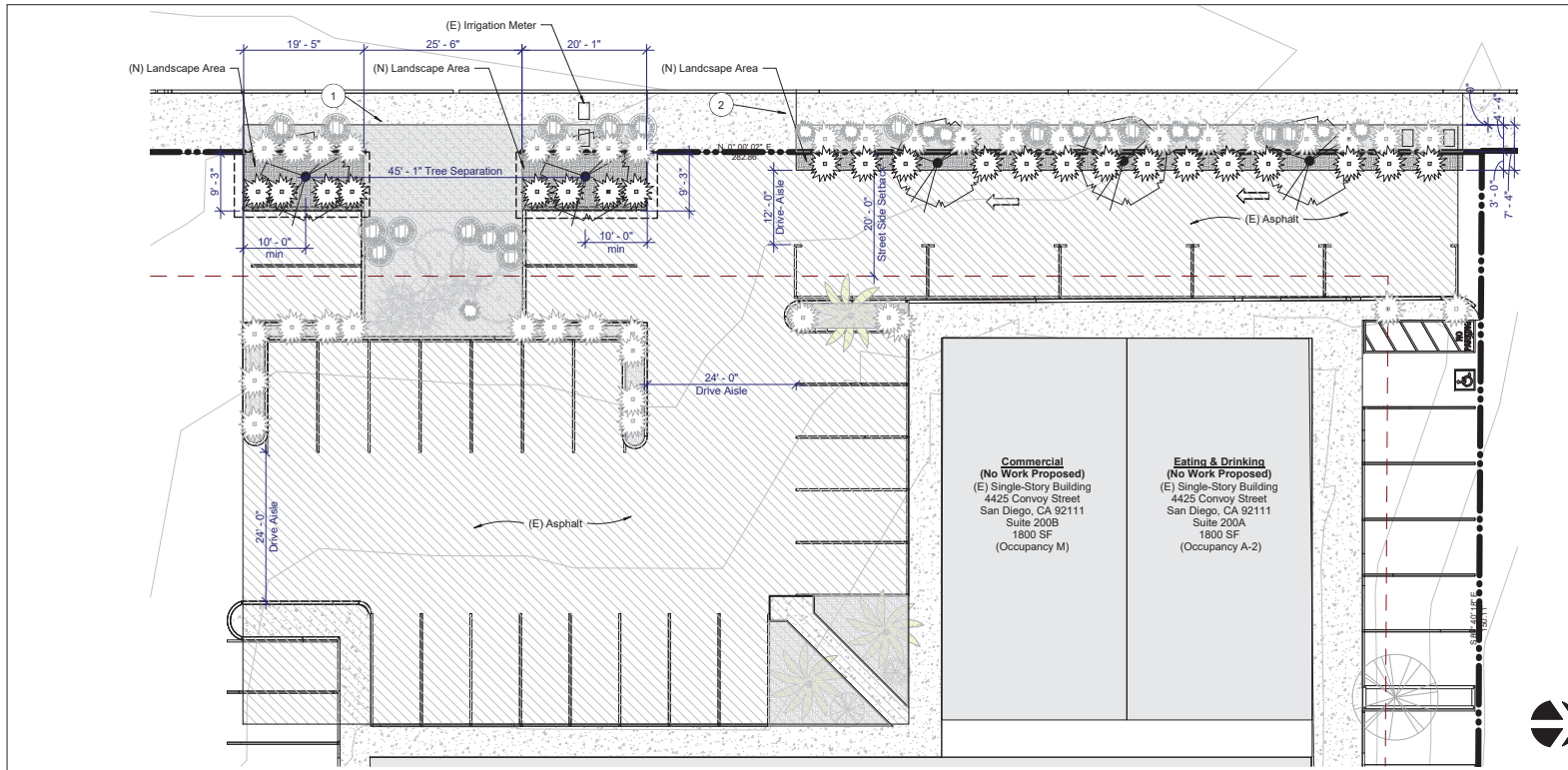
Kent Coston
C-25877
08/2019
STATE OF CALIFORNIA

Conditional Use Permit
Marijuana Production Facility
4425 Convoey Street, Suite 106
San Diego, CA 92111

Existing Landscape Plan

Revision Schedule	
DATE	11/19/18
DRAWN	Author
PROJECT	1731
L1.10	
OF	

Existing Landscape Plan
1" = 20'-0"

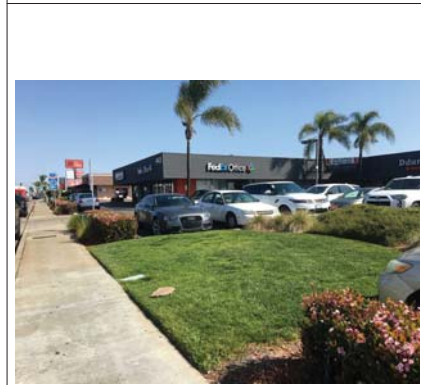


Legend

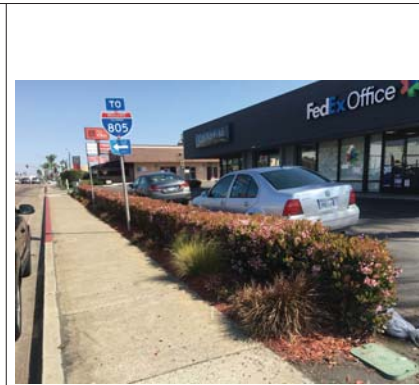
Symbol	Species/Type	Size	Quantity
	(N) Red Mulch Ground Cover		
	VUA Rehabilitation Area		
	(N) Cupaniopsis Anacardioides	24" Box	5
	(N) Rhampholepis Indica	5 gal.	22
	(E) Fire Hydrant		
	Specifies Photo Reference		

- ### Notes
- Existing (2) Unpermitted parking spaces to be removed and replaced with Previously approved Landscape Area.
 - All other landscape existing to remain.
 - All landscape and irrigation shall conform of the City-Wide Landscape Regulations and the City of San Diego Land Development Manual Landscape Standards and all other landscape related City and Regional Standards.
 - Minimum Tree Separation Distance:
 - Traffic signals/stop signs- 20 ft
 - Underground utility lines- 5 ft
 - Above ground utility structures- 10 ft
 - Driveway (entries)- 10 ft
 - Intersections (intersecting curb lines of two streets)- 25 ft
 - Irrigation: An automatic, electrically controlled irrigation system shall be provided as required by LDC 142.0403(c) for proper irrigation, development, and maintenance of the vegetation in a healthy, disease-resistant condition. The design of the system shall provide adequate support for the vegetation selected.
 - Maintenance: All required landscape areas shall be maintained by OWNER. Landscape and irrigation areas in the public right-of-way shall be maintained by OWNER. The landscape areas shall be maintained free of debris and litter, and all plant material shall be maintained in a healthy growing condition. Diseased or dead plant material shall be satisfactorily treated or replaced per the conditions of the permit.
 - A minimum root zone of 40 sf in area shall be provided for all trees. The minimum dimension for this area shall be 5 ft, per SDMC 142.0403(b)(5).

Proposed Landscape Plan
1" = 10'-0" 1



① (E) Landscape Photo



② (E) Landscape Photo

Site Details

VEHICULAR USE AREA (≥ 6,000 sf) [142,0406 - 142,0407]

	Required Planting Area	Planting Area Provided	Excess Area Provided
VUA inside Street Yard:	12,746 sq. ft. x 0.05 = 637 sq. ft.	2,798 sq. ft.	2,161 sq. ft.
VUA outside Street Yard:	NA sq. ft. x 0.03 = NA sq. ft.	NA sq. ft.	NA sq. ft.

Conditional Use Permit
Marijuana Production Facility
4425 Convo Street, Suite 106
San Diego, CA 92111

Proposed Landscape Plan

DATE	Revision Schedule
	11/19/18
DRAWN	Author
PROJECT	1731
	L1.20
	OF