



THE CITY OF SAN DIEGO

Report to the Hearing Officer

DATE ISSUED: February 12, 2020 REPORT NO. HO-20-009

HEARING DATE: February 19, 2020

SUBJECT: MARIJUANA OUTLET 7625 CARROLL ROAD, Process Three Decision

PROJECT NUMBER: [632038](#)

OWNER/APPLICANT: Green Road, LLC., a California Limited Liability Company

SUMMARY

Issue: Should the Hearing Officer approve an amendment of an approved Conditional Use Permit for a Medical Marijuana Consumer Cooperative to convert to a Marijuana Outlet located at 7625 Carroll Road within the Mira Mesa Community Planning area?

Staff Recommendation: Approve Conditional Use Permit No. 2272235.

Community Planning Group Recommendation: On August 19, 2019, the Mira Mesa Community Planning Group voted 16-1-0 to recommend approval of the proposed project with no conditions (Attachment 8).

Environmental Review: This project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Section 15301, Existing Facilities. This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on November 19, 2019, and the opportunity to appeal that determination ended on December 4, 2019 (Attachment 6).

PERMIT BACKGROUND

On March 25, 2014, the City of San Diego adopted [Ordinance No. O-20356](#) that implemented regulations for Medical Marijuana Consumer Cooperatives (MMCCs), to allow the sale of medicinal marijuana with the approval of a Conditional Use Permit (CUP) for five years.

On February 22, 2017, [Ordinance No. O-20793](#) was approved, repealing the MMCC commercial services use with a Marijuana Outlet (Outlet) retail use. Ordinance O-20793, Section 18, allows MMCCs to operate as an Outlet without the need for an amendment until the expiration of the CUP.

Outlets are subject to the same regulations as the MMCCs, but allow the sale of both medicinal and recreational marijuana until the expiration of the CUP.

On April 22, 2015, the Hearing Officer approved CUP No. 1338819 for a MMCC at 7625 Carroll Road and on May 5, 2015, an appeal of the Hearing Officer's decision was filed. On July 9, 2016, the Planning Commission continued the appeal hearing for the project to an indefinite hearing date as described in [Memorandum to the City of San Diego Planning Commission](#), dated February 7, 2019.

On March 22, 2018, a MMCC in Council District 6 became available and on March 28, 2018, the project returned to Planning Commission for the appeal hearing.

On February 14, 2019, the Planning Commission denied the appeal, affirmed the Hearing Officer's decision to approve CUP No.1338819.

PROJECT BACKGROUND

The 1.29-acre project site, developed in 1973, is located at 7625 Carroll Road, east of Interstate 805 and north of Miramar Road. The site is in the IL-3-1 Zone, Airport Influence Area (Marine Corps Air Station Miramar – Review Area 1), Airport Land Use Compatibility Overlay Zone (Marine Corps Air Station Miramar), and Federal Aviation Authority (FAA) Part 77 Noticing Area within the Mira Mesa Community Plan area. The lot contains one building totaling 4,581 square feet, which includes the 2,731 square feet MMCC and 1,850 square feet of vacant space to be remained. The MMCC tenant suite is currently undergoing tenant improvements per the approved CUP and Ministerial Project No. 628643.

The site is in the Miramar Subarea and designated Light Industrial by the Mira Mesa Community Plan. The Light industrial designation is intended for manufacturing, storage, warehousing, distribution and similar uses. The Miramar Subarea encourages a mix of light industrial and specialized commercial uses. The proposed Outlet, classified as retail, is a compatible use for this location with a CUP within this community plan.

DISCUSSION

Project Description:

The proposed project is a request to amend CUP No. 1338819 to convert an approved MMCC to an Outlet in a 2,731-square-foot tenant space, with 1,850 square feet of vacant space to be remained, within an existing 4,581-square-foot building located at 7625 Carroll Road. The existing CUP will expire on February 14, 2024 (Attachment 7).

Although Ordinance O-20793, Section 18, allows MMCCs to operate as an Outlet without the need for an amendment until the expiration of the CUP, the approved CUP No. 1338819 included a condition (No. 17) that prohibited the subject MMCC to operate as an Outlet. The applicant agreed to the condition because it eliminated the requirement to provide an access analysis.

The project is currently undergoing tenant improvements to accommodate operations of the Outlet, which include the retail sale of marijuana and marijuana products. The improvements would also

require a change of use/occupancy building permit consistent with all California Codes and Regulations in effect at the time of building permit. The Project is also required to construct and complete the public improvements per [Approval No. 2252576](#), which include the reconstruction of the existing driveway and curb ramp per current City Standard, satisfactory to the City Engineer. The site meets the required off-street parking requirement of minimum of 14 parking spaces.

Separation Requirements:

The SDMC allows the operation of Outlets in specific land use zones of the City with specific regulations. SDMC Section 141.0504(a) requires a 1,000-foot separation from resource and population-based city parks, other marijuana outlets, churches, child care centers, playgrounds, libraries owned and operated by the City of San Diego, minor-oriented facilities, residential care facilities, and schools. In addition, there is a minimum distance requirement of 100 feet from residentially zoned properties. City staff has reviewed the 100/1,000-foot radius map and spreadsheets provided by the applicant identifying all the existing uses and determined that the Outlet complies with the minimum separation requirements.

Operational and Security Requirements:

The Outlet CUP imposes security conditions to improve the safety of the building and surrounding neighborhood, including the requirement to have operable surveillance cameras; a metal detector; security guards during business hours; exterior and interior lighting; hours limited from 7:00 a.m. to 9:00 p.m.; emergency contact information posted on the outside of the business; an emergency contact available 24/7; odor absorbing ventilation; signs limited to business name only; and all litter and graffiti removal within 24 hours. Outlets prohibit consultants by medical professionals on site and do not allow certain types of vending machines. Outlets must also comply with SDMC Chapter 4, Article 2, Division 15 which provides guidelines for lawful operation.

Conclusion:

City staff has reviewed the proposed project and all issues identified through the review process have been resolved in conformance with adopted City Council policies and regulations of the Land Development Code. The proposed project complies with all development regulations of the IL-3-1 Zone and no deviations are required to approve the project. Staff has provided draft findings (Attachment 4) to support the proposed development and draft conditions of approval (Attachment 5). Staff is recommending the Hearing Officer approve the project as presented.

ALTERNATIVES

1. Approve Conditional Use Permit No. 2272235, with modifications.
2. Deny Conditional Use Permit No. 2272235, if the findings required to approve the project cannot be affirmed.

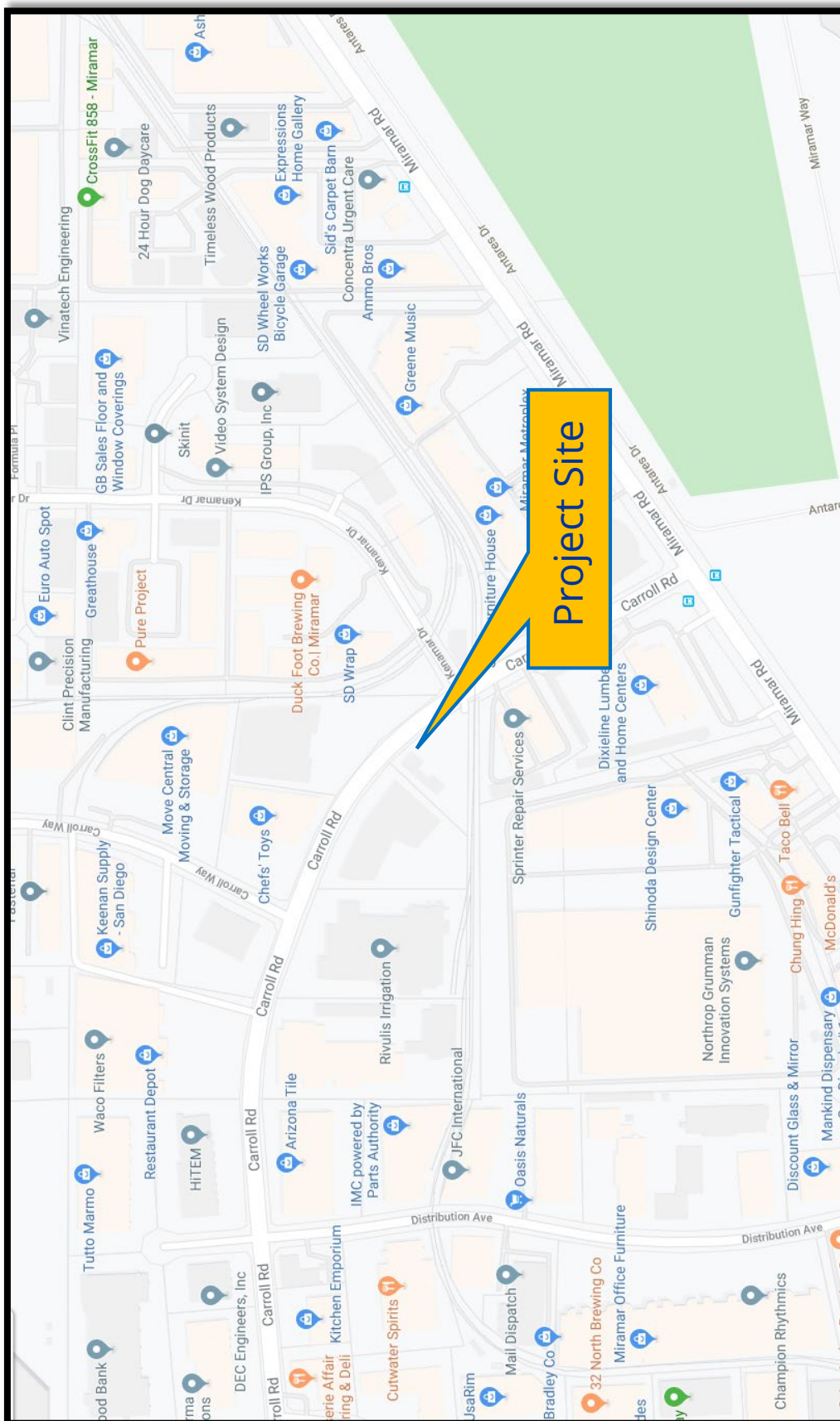
Respectfully submitted,



Sammi Ma, Development Project Manager

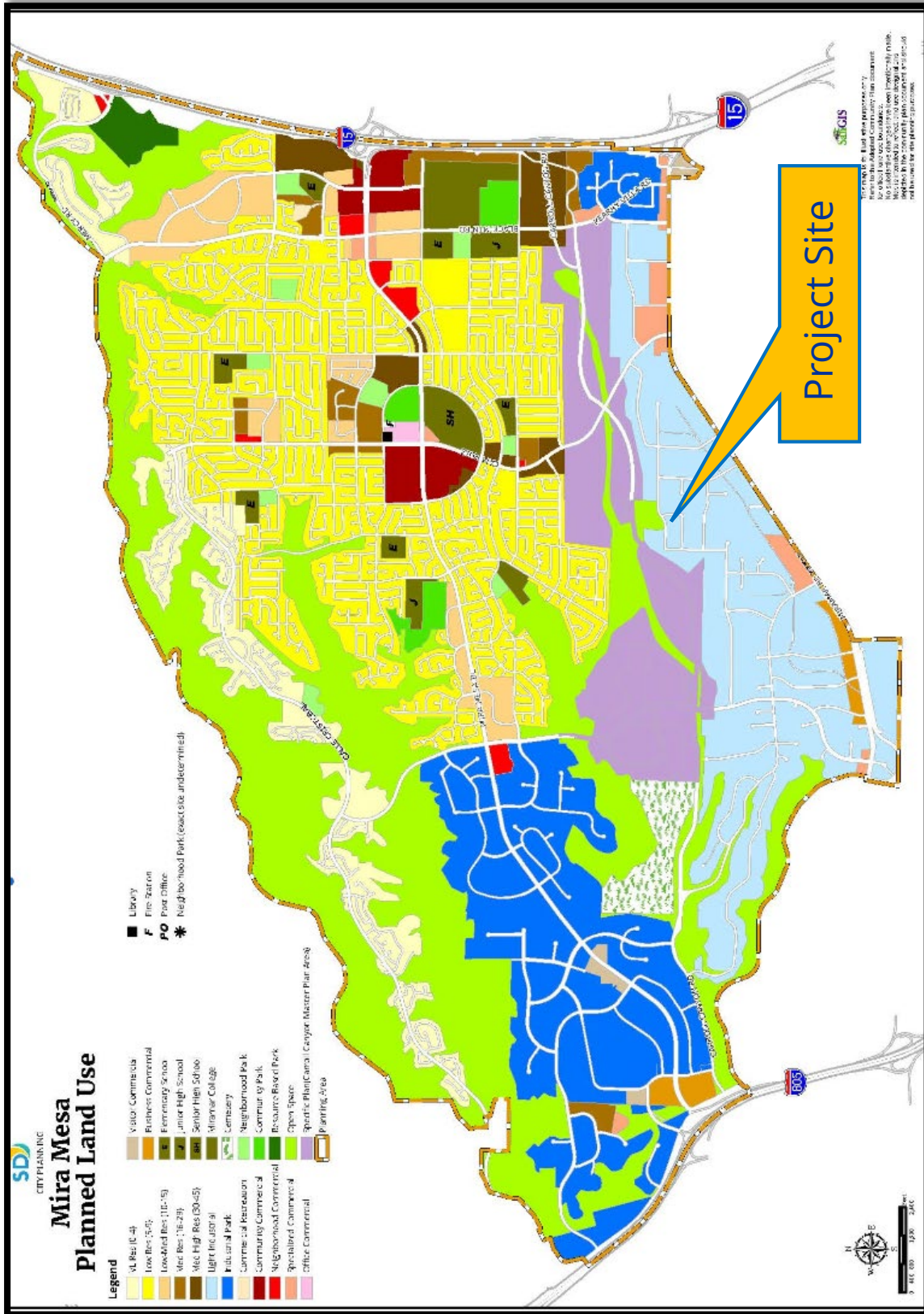
Attachments:

1. Project Location Map
2. Community Plan Land Use Map
3. Aerial Photograph
4. Draft Resolution with Findings
5. Draft Permit with Conditions
6. Environmental Exemption
7. Copy of Recorded CUP No. 1338819
8. Community Planning Group Recommendation
9. Ownership Disclosure Statement
10. Project Plans



Marijuana Outlet (MO) 7625 Carroll Road

PROJECT NO. 632038

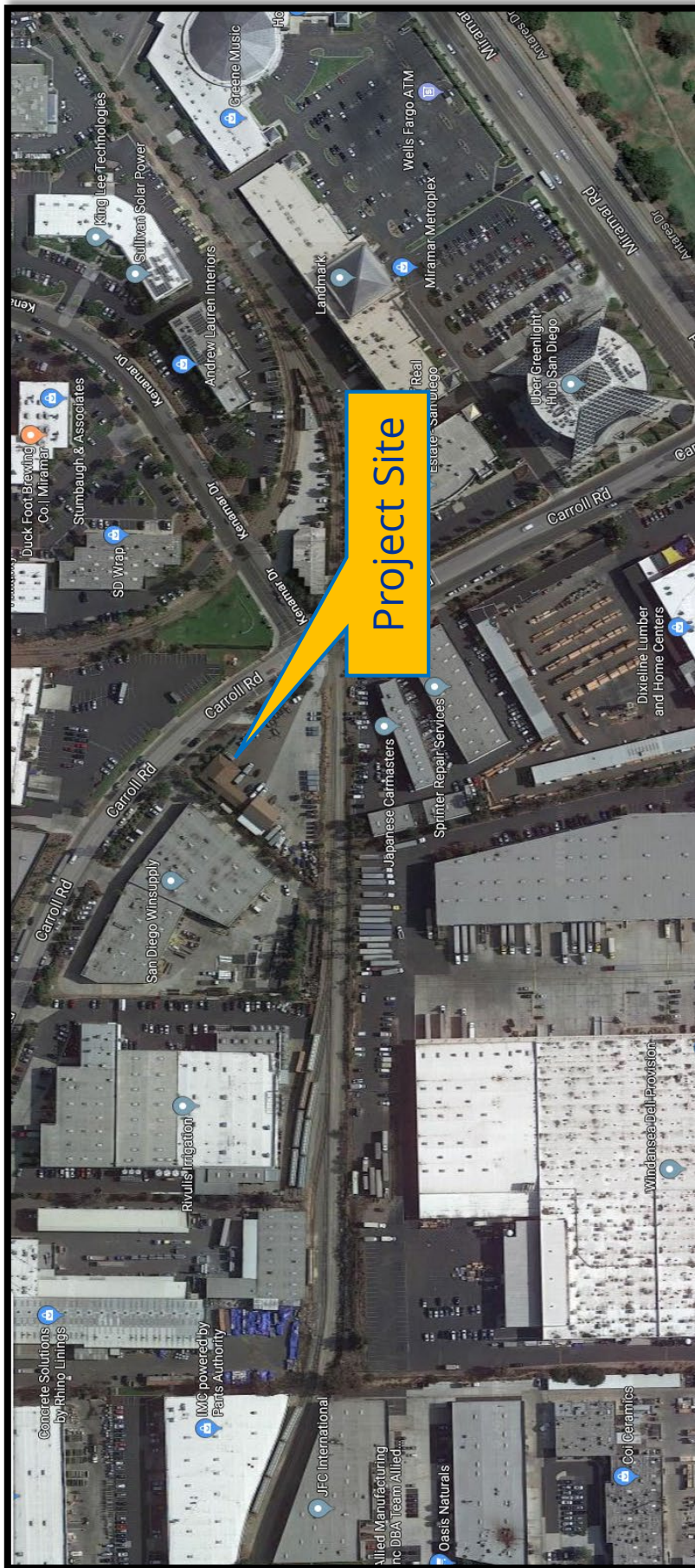
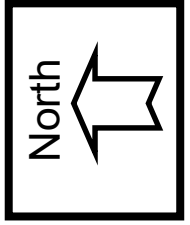


Community Plan Land Use Map

Marijuana Outlet (MO) 7625 Carroll Road

PROJECT NO. 632038





Aerial Photograph

Marijuana Outlet (MO) 7625 Carroll Road

PROJECT NO. 632038



HEARING OFFICER
RESOLUTION NO. _____
CONDITIONAL USE PERMIT NO. 2272235
MARIJUANA OUTLET 7625 CARROLL ROAD - PROJECT NO. 632038
AMENDMENT TO CONDITIONAL USE PERMIT NO. 1338819

WHEREAS, Green Road, LLC., a California Limited Liability Company, Owner/Permittee, filed an application with the City of San Diego for a permit to amend Conditional Use Permit No. 1338819, to convert an existing Medical Marijuana Consumer Cooperative to a Marijuana Outlet in a 2,731-square-foot tenant suite, with 1,850 square feet of vacant space to be remained, within an existing 4,581-square-foot building (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. 2272235), on portions of a 1.29-acre site;

WHEREAS, the project site is located 7625 Carroll Road in the IL-3-1 Zone, Airport Influence Area (Marine Corps Air Station Miramar - Review Area 1), Airport Land Use Compatibility Overlay Zone (Marine Corps Air Station Miramar), and Federal Aviation Authority (FAA) Part 77 Noticing Area within the Mira Mesa Community Plan area;

WHEREAS, the project site is legally described as Parcel D of Parcel Map No. 904, in the City of San Diego, County of San Diego, State of California, according to Parcel Map thereof filed in the Office of the County Recorder of San Diego County on July 18, 1972 as File No. 18524 of Official Records, being a portion of Lot 1 of G-W Industrial Park No. 1, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 7120, filed in the Office of the County Recorder of San Diego County, November 18, 1971;

WHEREAS, on November 19, 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 Section 15301, Existing Facilities, and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520;

WHEREAS, on February 19, 2020, the Hearing Officer of the City of San Diego considered Conditional Use Permit No. 2272235. pursuant to the Land Development Code of the City of San Diego;

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. 2272235:

A. CONDITIONAL USE PERMIT [SDMC Section 126.0305]

1. Findings for all Conditional Use Permits:

a. The proposed development will not adversely affect the applicable land use plan.

The proposed project is a request for an amendment to Conditional Use Permit (CUP) No. 1338819 to convert an existing Medical Marijuana Consumer Cooperative (MMCC) to a Marijuana Outlet (Outlet) in an existing 2,731-square-foot tenant suite, with 1,850 square feet of vacant space to be remained, within an existing 4,581-square-foot building. The 1.29-acre is located at 7625 Carroll Road in the IL-3-1 Zone, Airport Influence Area (Miramar – Review Area 1), Airport Land Use Compatibility Overlay Zone (MCAS Miramar), Federal Aviation Authority Part 77 Noticing Area (MCAS Miramar) within the Mira Mesa Community Plan area.

The project site is in the Miramar Subarea, designated Light Industrial by the Mira Mesa Community Plan. The Light Industrial designation is intended for manufacturing, storage, Warehousing, distribution and similar uses. The Miramar Subarea encourages a mix of light industrial and specialized commercial uses.

The parcels to the north, east and west are within the IL-3-1 Zone and the parcel to the southeast is within the CC-3-5 Zone. The existing surrounding uses within the IL-3-1 Zone are consistent with the Light Industrial designation of the community plan. The proposed Outlet, classified as commercial services, is a compatible use for this location with a CUP and is consistent with the community plan, 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 proposed project is a request for an amendment to CUP No. 1338819 to convert an existing MMCC to an Outlet in an existing 2,731-square-foot tenant suite, with 1,850 square feet of vacant space to be remained, within an existing 4,581-square-foot building. Tenant improvements require compliance with the California Building Code, Plumbing Code, Mechanical Code, Electrical Code, Fire Code and all adopted referenced standards. The Project is also required to construct and complete the public improvements per [Approval No. 2252576](#), which include the reconstruction of the existing driveway and curb ramp per current City Standard, satisfactory to the City Engineer. In addition, the site meets the required off-street parking requirement of minimum of 14 parking spaces.

The City of San Diego conducted an environmental review of this site in accordance with the California Environmental Quality Act (CEQA) guidelines. The project was determined to be categorically exempt from CEQA pursuant to Section 15301, Existing Facilities.

Outlets are restricted to four per Council District, 36 City-wide, within commercial and industrial zones in order to minimize the impact on the City and residential neighborhoods. Outlets require compliance with San Diego Municipal Code (SDMC) Section 141.0614 which require a 1,000-foot separation, measured between property lines, from: public parks, churches, child care centers, playgrounds, libraries, minor-oriented facilities, other MMCCs/Outlets, residential care facilities, and schools. There is also a minimum distance requirement of 100 feet from a residential zone. The Outlet CUP imposes security conditions to improve the safety of the building and surrounding neighborhood, including the requirement to have operable surveillance cameras; a metal detector; security guards during business hours; exterior and interior lighting; hours limited from 7:00 a.m. to 9:00 p.m.; emergency contact information posted on the outside of the business; an emergency contact available 24/7; odor absorbing ventilation; signs limited to business name only; and all litter and graffiti removal within 24 hours. Outlets prohibit consultants by medical professionals on site and do not allow certain types of vending machines. Outlets must also comply with SDMC Chapter 4, Article 2, Division 15 which provides guidelines for lawful operation.

The project requires compliance with the development conditions in effect for the subject property as described in CUP No. 2272235. The CUP is valid for five years, however may be revoked if the use violates the terms, conditions, lawful requirements, or provisions of the permit. 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 and therefore, the proposed Outlet will not be detrimental to the public health, safety and welfare.

c. The proposed development will comply with the regulations of the Land Development Code including any allowable deviations pursuant to the Land Development Code.

The proposed project is a request for an amendment to CUP No. 1338819 to convert an existing MMCC to an Outlet in an existing 2,731-square-foot tenant suite, with 1,850

square feet of vacant space to be remained, within an existing 4,581-square-foot building. The proposed improvements require a change of use/occupancy building permit consistent with all California Codes and Regulations in effect at the time of building permit. Tenant improvements require compliance with the California Building Code, Plumbing Code, Mechanical Code, Electrical Code, Fire Code and all adopted referenced standards. The site meets the required off-street parking requirement of minimum of 14 parking spaces.

Outlets are permitted in the IL-3-1 Zone with a CUP. The CUP requires Outlets to comply with SDMC Section 141.0614, which require a 1,000-foot separation, measured between property lines, from: public parks, churches, child care centers, playgrounds, libraries, minor-oriented facilities, other Outlets, residential care facilities, and schools. There is also a minimum distance requirement of 100 feet from a residential zone. The Outlet CUP imposes security conditions to improve the safety of the building and surrounding neighborhood, including the requirement to have operable surveillance cameras; a metal detector; security guards during business hours; exterior and interior lighting; hours limited from 7:00 a.m. to 9:00 p.m.; emergency contact information posted on the outside of the business; an emergency contact available 24/7; odor absorbing ventilation; signs limited to business name only; and all litter and graffiti removal within 24 hours. Outlets prohibit consultants by medical professionals on site and do not allow certain types of vending machines. Outlets must also comply with SDMC Chapter 4, Article 2, Division 15 which provides guidelines for lawful operation.

The proposed Outlet is consistent with the land use designation of Light Industrial. The proposed Outlet meets all development regulations, no deviations are requested, and the permit as conditioned assures compliance with the development regulations of the SDMC.

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

The proposed project is a request for an amendment to CUP No. 1338819 to convert an existing MMCC to an Outlet in an existing 2,731-square-foot tenant suite, with 1,850 square feet of vacant space to be remained, within an existing 4,581-square-foot building. The site is in the IL-3-1 Zone and designated Light Industrial by the Mira Mesa Community Plan. The Light Industrial designation is intended for manufacturing, storage, warehousing, distribution and similar uses. The Miramar Subarea encourages a mix of light industrial and specialized commercial uses. The proposed Outlet, classified as commercial services, is therefore consistent with the community plan.

Outlets are allowed in the IL-3-1 Zone with a CUP. The CUP requires Outlets to comply with SDMC Section 141.0614, which require a 1,000-foot separation, measured between property lines, from: public parks, churches, child care centers, playgrounds, libraries, minor-oriented facilities, other Outlets, residential care facilities, and schools. There is also a minimum distance requirement of 100 feet from a residential zone. The Outlet CUP imposes security conditions to improve the safety of the building and surrounding neighborhood, including the requirement to have operable surveillance cameras; a metal detector; security guards during business hours; exterior and interior lighting; hours limited from 7:00 a.m. to 9:00 p.m.; emergency contact information posted on the

outside of the business; an emergency contact available 24/7; odor absorbing ventilation; signs limited to business name only; and all litter and graffiti removal within 24 hours. Outlets prohibit consultants by medical professionals on site and do not allow certain types of vending machines. Outlets must also comply with SDMC Chapter 4, Article 2, Division 15 which provides guidelines for lawful operation.

Outlets are restricted to four per Council District, 36 City-wide, within commercial and industrial zones in order to minimize the impact on the City and residential neighborhoods. The parcels to the north, east and west are within the IL-3-1 Zone and the parcel to the southeast is within the CC-3-5 Zone. The existing surrounding uses in the IL-3-1 Zone are consistent with the Light Industrial designation of the community plan and compatible uses with Outlets. The site also meets the required off-street parking requirement of minimum of 14 parking spaces. Therefore, the proposed Outlet 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. 2272235. is hereby GRANTED by the Hearing Officer to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit No. 2272235, a copy of which is attached hereto and made a part hereof.

Sammi Ma
Development Project Manager
Development Services

Adopted on: February 19, 2020

IO#: 24008195

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: 24008195

SPACE ABOVE THIS LINE FOR RECORDER'S USE

CONDITIONAL USE PERMIT NO. 2272235
MARIJUANA OUTLET 7625 CARROLL ROAD - PROJECT NO. 632038
AMENDMENT TO CONDITIONAL USE PERMIT NO. 1338819
HEARING OFFICER

This Conditional Use Permit No. 2272235, amendment to Conditional Use Permit No. 1338819, is granted by the Hearing Officer of the City of San Diego to Green Road, LLC, a California Limited Liability Company, Owner and Permittee, pursuant to San Diego Municipal Code [SDMC] Section 126.0305. The 1.29-acre site is located at 7625 Carroll Road in the IL-3-1 Zone, Airport Influence Area (Miramar – Review Area 1), Airport Land Use Compatibility Overlay Zone (MCAS Miramar), Federal Aviation Authority Part 77 Noticing Area (MCAS Miramar) within the Mira Mesa Community Plan area. The project site is legally described as: Parcel D of Parcel Map No. 904, in the City of San Diego, County of San Diego, State of California, according to Parcel Map thereof filed in the Office of the County Recorder of San Diego County on July 18, 1972 as File No. 185254 of Official Records, being a portion of Lot 1 of G-W Industrial Park Unit No. 1, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 7120, filed in the Office of the County Recorder of San Diego County, November 18, 1971.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to convert an existing Medical Marijuana Consumer Cooperative to a Marijuana Outlet described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated February 19, 2020, on file in the Development Services Department.

The project shall include:

- a. Conversion of a Medical Marijuana Consumer Cooperative to a Marijuana Outlet in a 2,731-square-foot tenant suite, with 1,850 square feet of vacant space to remain, within an existing 4,581-square-foot building;
- b. Off-street parking;
- c. 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 March 4, 2023.
2. This Conditional Use Permit [CUP] and corresponding use of this site shall expire on March 4, 2025. Upon expiration of this Permit, the facilities and improvements described herein shall be removed from this site and the property shall be restored to its original condition preceding approval of this Permit.
3. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
 - a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and
 - b. The Permit is recorded in the Office of the San Diego County Recorder.
4. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.
5. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.
6. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
7. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).
8. The Owner/Permittee shall secure all necessary 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.

CLIMATE ACTION PLAN REQUIREMENTS:

12. 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:

13. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, to construct and complete the public improvements per the [Approval No. 2252576](#), which include the reconstruction of the existing driveway and curb ramp per current City Standard, satisfactory to the City Engineer.

PLANNING/DESIGN REQUIREMENTS:

14. The sale of recreational marijuana shall be prohibited without a valid license from the State authorizing such activity.

15. Consultations by medical professionals shall not be a permitted accessory use at the Marijuana Outlet.

16. Lighting shall be provided to illuminate the interior of the Marijuana Outlet, facade, and the immediate surrounding area, including any accessory uses, parking lots, and adjoining sidewalks. Lighting shall be hooded or oriented so as to deflect light away from adjacent properties.

17. Security shall be provided at the Marijuana Outlet which 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.

18. Primary signs shall be posted on the outside of the Marijuana Outlet and shall only contain the name of the business, which shall contain only alphabetic characters, and shall be limited to two colors.

19. The name and emergency contact phone number of an operator or manager shall be posted in a location visible from outside the Marijuana Outlet in character size at least two inches in height.

20. The Marijuana Outlet shall operate only between the hours of 7:00 a.m. and 9:00 p.m., seven days a week.

21. The use of vending machines which allow access to marijuana and marijuana products except by a responsible person, as defined in San Diego Municipal Code Section 42.1502, is prohibited. For purposes of this Section, a vending machine is any device which allows access to marijuana and marijuana products without a human intermediary.

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

23. The Conditional Use Permit for the Marijuana Outlet shall expire five years from the date of issuance.

24. Deliveries shall be permitted as an accessory use only from Marijuana Outlets with a valid Conditional Use Permit unless otherwise allowed pursuant to the Compassionate Use Act of 1996.

25. The Marijuana Outlet, adjacent public sidewalks, and areas under the control of the Marijuana Outlet, shall be maintained free of litter and graffiti at all times.
26. The Marijuana Outlet shall provide daily removal of trash, litter, and debris. Graffiti shall be removed from the premises within 24 hours.
27. A topographical survey conforming to the provisions of the SDMC may be required if it is determined, during construction, that there may be a conflict between the building(s) under construction and a condition of this Permit or a regulation of the underlying zone. The cost of any such survey shall be borne by the Owner/Permittee.
28. All signs associated with this development shall be consistent with sign criteria established by either the approved Exhibit "A" or City-wide sign regulations.

TRANSPORTATION REQUIREMENTS

29. The Owner/Permittee shall provide and maintain 10 feet x 10 feet visibility triangle areas along the property line on both sides of the driveway on Carroll Road. No obstacles, such as landscape, walls, columns, signs, shrubs, and others, can be higher than 36 inches shall be located within these areas.
30. The Owner/Permittee shall provide and maintain a major road sight triangular area of 2,190 square feet on the property along the projects' frontage on Carroll Road, as shown on Exhibit "A." No obstacles, such as landscape, walls, columns, signs, shrubs, and others, can be higher than 36 inches shall be located within these areas.
31. A minimum of 14 parking spaces (including 1 van accessible space) for the proposed Marijuana Outlet (with 27 parking spaces including 2 accessible spaces (1 van) provided), shall be maintained on the property at all times in the approximate locations shown on Exhibit "A". 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.

INFORMATION ONLY:

- The issuance of this discretionary permit alone does not allow the immediate commencement or continued operation of the proposed use on site. Any operation allowed by this discretionary permit may only begin or recommence after all conditions listed on this permit are fully completed and all required ministerial permits have been issued and received final inspection.
- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of this Permit, may protest the imposition within ninety days of the approval of this development permit by filing a written protest with the City Clerk pursuant to California Government Code-section 66020.

- This development may be subject to impact fees at the time of construction permit issuance.
- Cannabis businesses that operate or provide services within the City of San Diego are liable for a monthly gross receipts tax. As referenced in San Diego Municipal Code Section [34.0103\(b\)](#), taxable activities include but are not limited to, transporting, manufacturing, cultivating, packaging, or retail sales of cannabis and any ancillary products in the City. For additional information, contact the Office of the City Treasurer at (619) 615-1580.

APPROVED by the Hearing Officer of the City of San Diego on February 19, 2020 and Resolution No. XXXX.

DRAFT

ATTACHMENT 5

Permit Type/PTS Approval No.: Conditional Use Permit No. 2272235
Date of Approval: February 19, 2020

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

Sammi Ma
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.

**Green Road, LLC,
a California Limited Liability Company**
Owner/Permittee

By _____
Rick Engebretsen
Manager

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

NOTICE OF EXEMPTION

(Check one or both)

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

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

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

Project Name/Number: MO 7625 Carroll Road / 632038**SCH No.:** N/A**Project Location-Specific:** 7625 Carroll Road, San Diego, CA 92121**Project Location-City/County:** San Diego/San Diego

Description of nature and purpose of the Project: The project requests a Conditional Use Permit (CUP), amendment to CUP No. 1338819, for a Marijuana Outlet (MO) to operate within an existing 2,731-square foot tenant suite located at 7625 Carroll Road. The project site contains an existing MMCC (PTS #370687) currently in operation. The 1.29-acre site is designated Light Industrial of the Miramar Subarea pursuant to the Mira Mesa Community Plan and is subject to the IL-3-1 zoning requirements. The project is also subject to Airport Influence Area - MCAS Miramar Review Area 1, Airport Land Use Compatibility Overlay Zone - MCAS Miramar, Airport FAA Part 77 Noticing Area - MCAS Miramar 485' (Elevation at approx. 420'), and Council District 6.

Name of Public Agency Approving Project: City of San Diego

Name of Person or Agency Carrying Out Project: Rick Engebretsen
568 North Tulip Street
Escondido, CA 92025
(760) 519-3521

Exempt Status: (CHECK ONE)

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

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


Lead Agency Contact Person: Rachael Lindquist

Telephone: (619) 446-5129

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

1/27/2020

Date

Check One:

☒ (X) Signed By Lead Agency

☐ () Signed by Applicant

Date Received for Filing with County Clerk or OPR:

DOC# 2019-0070069



Feb 27, 2019 11:07 AM

OFFICIAL RECORDS

Ernest J. Dronenburg, Jr.,

SAN DIEGO COUNTY RECORDER

FEES: \$56.00 (SB2 Atkins: \$0.00)

PAGES: 15

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: 24004715

SPACE ABOVE THIS LINE FOR RECORDER'S USE

CONDITIONAL USE PERMIT NO. 1338819
7625 CARROLL ROAD MMCC - PROJECT NO. 370687
PLANNING COMMISSION

This Conditional Use Permit No. 1338819 [Permit] is granted by the Planning Commission of the City of San Diego to Green Road LLC, a California limited liability company, Owner and Permittee, pursuant to San Diego Municipal Code [SDMC] section 126.0305. The 1.29-acre site is located at 7625 Carroll Road in the IL-3-1 Zone, Airport Land Use Compatibility Overlay Zone, and the 70-75 dB CNEL for Miramar within the Mira Mesa Community Plan Area. The project site is legally described as: Parcel D of Parcel Map No. 904, July 18, 1972, File No. 185254, a portion of Lot 1 of G-W Industrial Park Unit No. 1, Map No. 7120, November 18, 1971.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to operate a Medical Marijuana Consumer Cooperative (MMCC) and subject to the City's land use regulations described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated February 14, 2019, on file in the Development Services Department.

The project shall include:

- a. Operation of a Medical Marijuana Consumer Cooperative (MMCC) in an existing 4,581 square-foot building on a 1.29-acre site;
- b. Existing landscaping (planting, irrigation and landscape related improvements);
- c. Existing off-street parking; and
- d. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality Act

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[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 February 14, 2022.
2. This Conditional Use Permit [CUP] and corresponding use of this site shall expire on February 14, 2024. Upon expiration of this Permit, the facilities and improvements described herein shall be removed from this site and the property shall be restored to its original condition preceding approval of this Permit.
3. In addition to the provisions of the law, the MMCC must comply with; Chapter 4, Article 2, Division 15 and Chapter 14, Article 1, Division 6 of the San Diego Municipal Code.
4. No construction, occupancy, or operation of any facility or improvement described herein shall commence, 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.
5. While this Permit is in effect, the MMCC 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.
6. This Permit is a covenant running with the MMCC 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.
7. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
8. 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.).

9. 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.

10. 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.

11. 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.

12. 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:

13. Prior to the commencement of operations granted by this Permit, the Owner/Permittee shall obtain a change of use/occupancy building permit consistent with all California Codes and Regulations in effect at the time of building permit, satisfactory to the Building Official.

PLANNING/DESIGN REQUIREMENTS:

14. No fewer than 23 parking spaces (including 1 van accessible space) shall be maintained on the property at all times in the approximate locations shown on Exhibit "A". 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 Development Services Director.

15. The use within the 4,581 square-foot building shall be limited to the MMCC and any use permitted in the IL-3-1 Zone.

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

17. The MMCC shall be maintained as an MMCC throughout the life of the CUP and shall not be converted to a Marijuana Outlet. Sale of recreational marijuana/marijuana products is prohibited.

18. Consultations by medical professionals shall not be a permitted accessory use at the MMCC.

19. Lighting shall be provided to illuminate the interior of the MMCC, facade, and the immediate surrounding area, including any accessory uses, parking lots, and adjoining sidewalks. Lighting shall be hooded or oriented so as to deflect light away from adjacent properties.

20. Security shall include operable cameras, alarms, and a security guard. The security guard shall be licensed by the State of California and be present on the premises during business hours. The security guard should only be engaged in activities related to providing security for the facility, except on an incidental basis.

21. The name and emergency contact phone number of an operator or manager shall be posted in a location visible from outside of the MMCC in character size at least two inches in height.

22. The MMCC shall operate only between the hours of 7:00 a.m. and 9:00 p.m., seven days a week.

23. The utilization of this Permit is contingent upon the approval of a permit obtained as required and pursuant to Chapter 4, Article 2, Division 15. The issuance of this Permit does not guarantee that a permit will be granted in accordance with Chapter 4, Article 2, Division 15.

24. The use of vending machines which allow access to medical marijuana except by a responsible person, as defined in San Diego Municipal Code Section 42.1502, is prohibited. For purposes of this section and condition, a vending machine is any device which allows access to medical marijuana without a human intermediary.

25. The Owner/Permittee or operator shall maintain the MMCC, adjacent public sidewalks, and areas under the control of the owner or operator, free of litter and graffiti at all times.
26. The Owner or operator shall provide for daily removal of trash, litter, and debris. Any graffiti shall be removed within 48 hours.
27. Medical marijuana shall not be consumed anywhere within the 1.29-acre site.
28. The Owner/Permittee or operator shall post anti-loitering signs near all entrances of the MMCC.
29. All signs associated with this development shall be consistent with sign criteria established by City-wide sign regulations and shall further be restricted by this permit. Sign colors are limited to two. A sign is required to be posted on the outside of the medical marijuana consumer cooperative and shall only contain the name of the business.
30. Interior spaces exposed to exterior aircraft noise sources shall be attenuated to achieve an indoor noise level of 50 dB CNEL.
31. The Owner/Permittee shall provide a sufficient odor absorbing ventilation and exhaust system capable of minimizing excessive or offensive odors emanating outside of the permitted MMCC to the satisfaction of the Development Services Department.

PLANNING COMMISSION CONDITIONS:

32. The Owner/Permittee shall install a combination of full-height bullet resistant glass, plastic or laminate shield and bullet resistant armor panels or solid grouted masonry block walls, designed by a licensed professional, at the reception area.
33. The Owner/Permittee shall install full-height bullet-resistant armor panels or solid grouted masonry block walls, designed by a licensed professional, at all walls adjoining common areas and other tenants, and vault room.

LANDSCAPE REQUIREMENTS:

34. Prior to issuance of any construction permits for public right-of-way improvements, 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.
35. Prior to issuance of any construction permits, the Owner/Permittee shall submit complete landscape and irrigation construction documents consistent with the Landscape Standards to the Development Services Department for approval. The construction documents shall be in substantial

conformance with Exhibit "A," Landscape Development Plan, on file in the Development Services Department. Construction plans shall show, label, and dimension a 40 square-foot area around each tree which is unencumbered by hardscape and utilities as set forth under SDMC sec. 142.0403(b)(5).

36. Prior to issuance of any construction permits for structures, the Owner/Permittee shall submit a water budget in accordance with the Water Conservation Requirements per SDMC sec. 142.0413, Table 142-04I, to be included with the construction documents. An irrigation audit shall be submitted consistent with Section 2.7 of the Landscape Standards of the Land Development Manual at final inspection. The irrigation audit shall certify that all irrigation systems have been installed and operate as approved by the Development Services Department.

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

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

ENGINEERING REQUIREMENTS:

39. Prior to the issuance of any construction permits, the Owner/Permittee shall assure by permit and bond the closure of the northerly driveway on Carroll Road with City standard curb, gutter and sidewalk, satisfactory to the City Engineer.

40. Prior to the issuance of any construction permits, the Owner/Permittee shall assure by permit and bond the reconstruction of the existing curb ramp per current city standards, adjacent to the site on Carroll Road, satisfactory to the City Engineer.

41. Prior to the issuance of any construction permits, the Owner/Permittee shall assure by permit and bond the relocation of the existing retaining wall outside of the public right of way and reconstruction of sidewalk transition to accommodate a minimum 5 feet width path of travel behind curb ramp and traffic signal, adjacent to the site on Carroll Road, satisfactory to the City Engineer.

42. Prior to the issuance of any construction permits, the Owner/Permittee shall assure by permit and bond, to remove the existing stairs and walkway/landing and restore parkway to original condition, adjacent to the site on Carroll Road.

43. Prior to the issuance of any construction permits, the Owner/Permittee shall obtain an Encroachment Maintenance Removal Agreement, from the City Engineer, for the private walkway, landscape, irrigation and backflow preventer in the Carroll Road public right of way.

44. Prior to the issuance of any construction permits, the Owner/Permittee shall incorporate any construction Best Management Practices necessary to comply with Chapter 14, Article 2, Division 1 (Grading Regulations) of the SDMC, into the construction plans or specifications.

45. Prior to the issuance of any construction permits, 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.

TRANSPORTATION REQUIREMENTS:

46. The Owner/Permittee shall provide and maintain 10 feet by 10 feet visibility triangle areas along the property line on both sides of the driveway on Carroll Road. No obstacles higher than 36 inches shall be located within these areas e.g. landscape, walls, columns, signs, shrubs etc.

47. The Owner/Permittee shall provide and maintain a major road site triangular area of 2,190 square feet on the property along the projects' frontage on Carroll Road, as shown on Exhibit "A." No new obstacles higher than 36 inches shall be located within this area e.g. landscape, walls, columns, signs, shrubs etc.

POLICE DEPARTMENT RECOMMENDATIONS:

- The San Diego Police Department recommends that a Crime Prevention Through Environmental Design (CPTED) review be requested by their department and implemented for the MMCC.

INFORMATION ONLY:

- The issuance of this discretionary use permit alone does not allow the immediate commencement or continued operation of the proposed use on site. The operation allowed by this discretionary use 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.

APPROVED by the Planning Commission of the City of San Diego on February 14, 2019 and Resolution No. 4986-PC.

Permit Type/PTS Approval No.: Conditional Use Permit No.1338819

Date of Approval: February 14, 2019

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

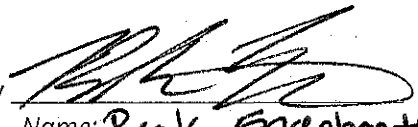


Tim Daly
Development Project Manager

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

The undersigned Owner/Permittee, by execution hereof, agrees to each and every condition of this Permit and promises to perform each and every obligation of Owner/Permittee hereunder.

**Green Road LLC,
a California limited liability company
Owner/Permittee**

By  *Manager*
Name: *Rick Engbretsen*
Title: *manager*

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

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of San Diego)

On February 25, 2019 before me, Stacie L. Maxwell, Notary Public,
Date Here Insert Name and Title of the Officer

personally appeared --- Tim Daly ---
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature [Signature]
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: 7625 Carroll Road MMCC - Project No. 370687
Document Date: February 14, 2019 Number of Pages: 8
Signer(s) Other Than Named Above: Rick Engebretsen

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____
Signer Is Representing: _____

Signer's Name: _____
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____
Signer Is Representing: _____

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CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**CIVIL CODE § 1189**

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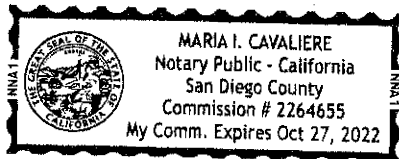
State of California)

County of San Diego)On February 20, 2019 before me, Maria I. Cavaliere, Notary Public
Date Here Insert Name and Title of the Officerpersonally appeared Rick Engbretsen
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Maria I. Cavaliere
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____ Document Date: _____

Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

☐ Corporate Officer — Title(s): _____☐ Partner — ☐ Limited ☐ General☐ Individual ☐ Attorney in Fact☐ Trustee ☐ Guardian or Conservator☐ Other: _____

Signer Is Representing: _____

Signer's Name: _____

☐ Corporate Officer — Title(s): _____☐ Partner — ☐ Limited ☐ General☐ Individual ☐ Attorney in Fact☐ Trustee ☐ Guardian or Conservator☐ Other: _____

Signer Is Representing: _____

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PLANNING COMMISSION RESOLUTION NO. 4986-PC
CONDITIONAL USE PERMIT NO. 1338819
7625 CARROLL ROAD MMCC - PROJECT NO. 370687

WHEREAS, GREEN ROAD LLC, a California limited liability company, Owner and Permittee, filed an application with the City of San Diego for a permit to operate Medical Marijuana Consumer Cooperative (MMCC) in a 4,581 square-foot building (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. 1338819), on portions of a 1.29-acre site;

WHEREAS, the application was deemed complete on May 21, 2014, prior to the adoption of Marijuana regulations Ordinance No. O-20793 N.S. on February 22, 2017, and is subject to MMCC regulations Ordinance No. O-20356 N.S. adopted on March 25, 2014 in effect at the time when the application was deemed complete;

WHEREAS, the project site is located at 7625 Carroll Road in the IL-3-1 Zone, Airport Land Use Compatibility Overlay Zone, and the 70-75 dB CNEL for Miramar within the Mira Mesa Community Plan;

WHEREAS, the project site is legally described as Parcel D of Parcel Map No. 904, July 18, 1972, File No. 185254, a portion of Lot 1 of G-W Industrial Park Unit No. 1, Map No. 7120, November 18, 1971;

WHEREAS, on November 26, 2014, 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 Guidelines Section 15303 (New Construction or Conversion of Small Structures); and the Environmental Determination was appealed to City Council, which heard and denied the appeal on March 3, 2015 pursuant to Resolution No. 309533;

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WHEREAS, on February 14, 2019, the Planning Commission of the City of San Diego considered the appeal of Conditional Use Permit No. 1338819 pursuant to the Land Development Code of the City of San Diego;

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of San Diego as follows:

That the Planning Commission adopts the following written Findings, dated February 14, 2019.

A. CONDITIONAL USE PERMIT [SDMC Section 126.0305]

1. Findings for all Conditional Use Permits:

a. The proposed development will not adversely affect the applicable land use plan.

The proposed project is a request for a Conditional Use Permit to operate a MMCC in an existing 4,581 square-foot building. The 1.29-acre site is located at 7625 Carroll Road in the IL-3-1 Zone, Airport Land Use Compatibility Overlay Zone and the 70-75 dB CNEL for Miramar within the Mira Mesa Community Plan area.

The site is in the Miramar Subarea, designated Light Industrial by the Mira Mesa Community Plan. The Light Industrial designation is intended for manufacturing, storage, warehousing, distribution and similar uses. The Miramar Subarea encourages a mix of light industrial and specialized commercial uses. The proposed MMCC was reviewed by MCAS Miramar and determined to be consistent with the Air Installation Compatible Use Zone (AICUZ) noise and safety compatibility guidelines.

The parcels to the north, east and west are within the IL-3-1 Zone and the parcel to the southeast is within the CC-3-5 Zone. The existing surrounding uses within the IL-3-1 Zone are consistent with the Light Industrial designation of the community plan. The proposed MMCC, classified as commercial services, is a compatible use for this location with a Conditional Use Permit and is consistent with the community plan, 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 proposed project is a request for a Conditional Use Permit to operate an MMCC within an existing 4,581 square-foot building located at 7625 Carroll Road. The building is currently being used by West-Tech Inc. for heavy equipment storage and maintenance yard. The project proposes interior improvements that include a reception area,

dispensary area, office, storage and employee lounge. The tenant improvement building permit will require compliance with the California Building Code, Plumbing Code, Mechanical Code, Electrical Code, Fire Code and all adopted referenced standards. Public improvements for this project include closure of the northerly driveway, on Carroll Road with City standard curb, gutter and sidewalk and the construction of a new curb ramp adjacent to the existing driveway located at the signalized entrance to the project.

The City of San Diego conducted an environmental review of this site in accordance with the California Environmental Quality Act (CEQA) guidelines. The project was determined to be categorically exempt from CEQA pursuant to Section 15303 (New Construction or Conversion of Small Structures).

MMCCs are restricted to four per Council District, 36 City-wide, within commercial and industrial zones in order to minimize the impact on the City and residential neighborhoods. MMCCs require compliance with San Diego Municipal Code (SDMC), section 141.0614 which require a 1,000-foot separation, measured between property lines, from: public parks, churches, child care centers, playgrounds, libraries, minor-oriented facilities, other medical marijuana consumer cooperatives, residential care facilities, and schools. There is also a minimum distance requirement of 100 feet from a residential zone. In addition to minimum distance requirements, MMCCs prohibit consultations by medical professionals on site and do not allow certain types of vending machines. 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. Hours of operation are limited from 7:00 a.m. to 9:00 p.m. seven days a week. MMCCs must also comply with Chapter 4, Article 2, Division 15 which provides guidelines for lawful operation.

The project requires compliance with the development conditions in effect for the subject property as described in Conditional Use Permit No. 1338819. The Conditional Use Permit is valid for five years, however may be revoked if the use violates the terms, conditions, lawful requirements, or provisions of the permit.

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 and therefore, the proposed MMCC will not be detrimental to the public health, safety and welfare.

c. The proposed development will comply with the regulations of the Land Development Code including any allowable deviations pursuant to the Land Development Code.

The proposed project is a request for a Conditional Use Permit to operate an MMCC in an existing 4,581 square-foot building located at 7625 Carroll Road on a 1.29-acre site. The project proposes interior improvements that include a reception area, dispensary area, office, storage and employee lounge. The tenant improvement building permit will require compliance with the California Building Code, Plumbing Code, Mechanical Code, Electrical Code, Fire Code and all adopted referenced standards. Public improvements

for this project include closure of the northerly driveway, on Carroll Road with City standard curb, gutter and sidewalk and the construction of a new curb ramp adjacent to the existing driveway located at the signalized entrance to the project.

MMCCs are allowed in the IL-3-1 Zone with a Conditional Use Permit (CUP). The CUP requires MMCCs to comply with SDMC, section 141.0614 which requires a 1,000-foot separation, measured between property lines, from: public parks, churches, child care centers, playgrounds, libraries, minor-oriented facilities, other medical marijuana consumer cooperatives, residential care facilities, and schools. There is also a minimum distance requirement of 100 feet from a residential zone. In addition to minimum distance requirements, MMCCs prohibit consultations by medical professionals on site and do not allow certain types of vending machines. 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. Hours of operation are limited from 7:00 a.m. to 9:00 p.m. seven days a week. MMCCs must also comply with Chapter 4, Article 2, Division 15 which provides guidelines for lawful operation.

The proposed MMCC is consistent with the land use designation of Light Industrial. The proposed MMCC meets all development regulations, no deviations are requested, and the permit as conditioned assures compliance with all the development regulations of the San Diego Municipal Code. The proposed MMCC therefore complies with the regulations of the Land Development Code.

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

The proposed project is a request for a Conditional Use Permit to operate an MMCC in an existing 4,581 square-foot building. The site is in the IL-3-1 Zone, Airport Land Use Compatibility Overlay Zone, the 70-75 dB CNEL for Miramar and within the Miramar Subarea which is designated Light Industrial by the Mira Mesa Community Plan. The Light Industrial designation is intended for manufacturing, storage, warehousing, distribution and similar uses. The Miramar Subarea encourages a mix of light industrial and specialized commercial uses. The proposed MMCC was reviewed by MCAS Miramar and determined to be consistent with the Air Installation Compatible Use Zone (AICUZ) noise and safety compatibility guidelines. The proposed MMCC, classified as commercial services, is therefore consistent with the community plan.

MMCCs are allowed in the IL-3-1 Zone with a Conditional Use Permit (CUP). The CUP requires MMCCs to comply with SDMC, section 141.0614 which requires a 1,000 foot separation, measured between property lines, from: public parks, churches, child care centers, playgrounds, libraries, minor-oriented facilities, other medical marijuana consumer cooperatives, residential care facilities, and schools. There is also a minimum distance requirement of 100 feet from a residential zone. In addition to minimum distance requirements, MMCCs prohibit consultations by medical professionals on site and do not allow certain types of vending machines. 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. Hours of operation are limited from 7:00 a.m. to 9:00 p.m. seven days a week. MMCCs must also comply with Chapter 4, Article 2, Division 15 which provides guidelines for lawful operation.

The San Diego Municipal code limits MMCCs to commercial and industrial zones and the number of MMCCs to only four per Council District, 36 city-wide, in order to minimize the impact on the City and residential neighborhoods. The parcels to the north, east and west are within the IL-3-1 Zone and the parcel to the southeast is within the CC-3-5 Zone. The existing surrounding uses in the IL-3-1 Zone are consistent with the Light Industrial designation of the community plan and compatible uses with MMCCs. Therefore, the proposed MMCC 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 Planning Commission, Conditional Use Permit No. 1338819 is hereby GRANTED by the Planning Commission to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit No. 1338819, a copy of which is attached hereto and made a part hereof.

A handwritten signature in black ink, appearing to read "Tim Daly", is written over a horizontal line.

Tim Daly
Development Project Manager
Development Services

Adopted on: February 14, 2019

IO#: 24004715

Mira Mesa Community Planning Group Meeting Minutes

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

(HIGHLIGHTED INDICATES ATTENDANCE)

Mira Mesa Community Planning Group Minutes

Date/Time: Monday, August 19, 2019, 7:00pm

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

Call to Order/Confirm quorum: quorum present

- 1) Non-Agenda Public Comments: 3 Minutes per speaker.
 - a) Joann Nguyen – US Census B. 2020 census coming up. Online response available. \$675 Billion gets allocated, filling out the census will help in allocation with this budget. April 1st, 2020.
 - b) Resident – Complaint about Michaels sign on Reagan Road.
 - i) Ted – Write a letter to Michael’s – Talk to the mall manager
- 2) Modifications to the Agenda.
 - a) Move 6a up the agenda
 - b) MCAS Miramar commander Col. Charles Dockery – Introduction
 - i) F35 coming Jan 2020
 - ii) Redo traffic patterns on and off base
- 3) Adopt Previous Meeting Minutes (Action).
 - a) None
- 4) Report of the Chair
 - a) NORA MM Street Fair
 - b) Approved - Sunny Meadow Companion unit
 - c) Approved - Mira Mesa Sign permit
 - d) Received - Nancy Ridge assessment letter
- 5) Old Business
 - a) 3Roots – Allegra Parisi (Action)
 - i) Can the overlook (as proposed in the presentation) be west facing? (AP) explained that due to site conditions there is no current plan to develop an overlook that faces the west.

Mira Mesa Community Planning Group Meeting Minutes

ii) Motion – Modify motion in November.

(1) Motion to approve project – with the following comments

- (a) The new master plan is a significant improvement over the master plan approved in 1994.
- (b) The GDP for the “Seed” Community Park is a good design that has had considerable community review and been approved by the Mira Mesa Recreation Advisory Group.
- (c) The GDP for the “Seed” Community Park leaves a space for a future recreation center. The new recreation center currently planned for Mira Mesa Community Park should be moved to this location.
- (d) Completion of Carroll Canyon Road from I-805 to Camino Ruiz is essential to avoid traffic impacts on the existing community.
- (e) The City must work with the developer as early as possible to ensure that the section of Carroll Canyon Road through El Camino Memorial Park, which is funded by the FBA, is developed concurrent with the section of Carroll Canyon Road through the project.
- (f) A financing plan should be developed to ensure that Carroll Canyon Road, Seed Park and the Recreation Center at Seed park are all developed concurrent with the residential development.
- (g) The project proposes to reallocate money currently in the FBA for acquisition and construction of Parkdale Park to construction of Seed Park, and to only build a trailhead at the southern end of Parkdale.
 - (i) FBA credits used for Seed Park should be limited to the funds currently allocated for Parkdale park.
 - (ii) A small overlook park should be developed together with the trailhead at the southern end of Parkdale.
- (h) This project includes right of way for an LRT or BRT transit line as well as a transit stop, but MTS has not included any rapid transit for this project in its master plan. The City, MTS and the developer must ensure that quality transit support is available for the residents of this project.

(2) Motion voted: Jeff Stevens/Ted Brengel, Passed 14 - 0 – 2; Recusals (Chris Morrow, Michael Linton)

6) New Business

a) Nancy Ridge Business Park Project No. 637151 – Brent Caldwell (Action)

- i) Existing SCR for a new pad
- ii) Proposing – 3 new buildings
- iii) Motion to approve Jon Labaw/Ted Brengel – 16-1-1

b) Marijuana Outlet 7625 Carroll Road, Project 632038 – Jason Law (Action)

- i) David Demian – Legal Counsel
- ii) Not subject to 40 MPFs. It is a dispensary
- iii) 3 current outlets operating. This is the 4th and final
- iv) Motion to approve – Marv Miles/Ralph Carolin 16 -1-0 (Craig Jackson opposed)

Mira Mesa Community Planning Group Meeting Minutes

7) Elected Officials/Government Agencies

- a) San Diego County – Board of Supervisors District 3
 - i) Anthony P George (Anthony.george@sdcounty.ca.gov)
 - ii) Kristen Gaspar – representative
 - iii) Gaspar wants to re-allocate \$1 tax not to SANDAG new plan but to update existing eye sores
- b) San Diego – City Council District 6
 - i) Free school supplies to Walker Elementary
 - ii) Joe Frichtel – audit for Mira Mesa Park Budget
- c) Tony Atkins Office – Diana Lara
 - i) Oct 1st, Homeland security required REAL ID to enter federal buildings or travel on airplanes.

8) Reports

- a) Stone Creek Subcommittee – no report
- b) Community Park Subcommittee
 - i) Salk park start construction in Jan
 - ii) Park at Wangenheim to start fall 2019
 - iii) Park expansion -Pool/plaza – revise design for final approval
 - iv) Rec Center – needed at 3 Roots, not at current location at Mira Mesa
- c) Community Planners Committee – Wayne Cox reported on previous meeting
- d) Los Peñasquitos Canyon Preserve Citizens Advisory Committee – Craig Radke attended last meeting. No quorum, but report on mountain lions and discussion of The Preserve development

9) Adjourn

	City of San Diego Development Services 1222 First Ave., MS 302 San Diego, CA 92101 (619) 446-5000	<h1 style="margin: 0;">Ownership Disclosure Statement</h1>	FORM DS-318 October 2017
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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 Amendment

Project Title: 7625 CARROLL ROAD MD **Project No. For City Use Only:** 632038
Project Address: 7625 CARROLL ROAD, SAN DIEGO, CA 92121

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

☐ Corporation ☒ Limited Liability -or- ☐ General - What State? CA Corporate Identification No. 201519710207
☐ 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: RICK ENGEBRETSSEN ☒ Owner ☐ Tenant/Lessee ☐ Successor Agency
 Street Address: 568 NORTH TULIP STREET
 City: ESCONDIDO State: CA Zip: 92025
 Phone No.: 760-519-3521 Fax No.: _____ Email: RICK@WTCINC.BIZ
 Signature: [Signature] Date: 2/20/2019
 Additional pages Attached: ☒ Yes ☐ No

Applicant

Name of Individual: RICK ENGEBRETSSEN ☐ Owner ☐ Tenant/Lessee ☐ Successor Agency
 Street Address: 568 NORTH TULIP
 City: ESCONDIDO State: _____ Zip: _____
 Phone No.: _____ Fax No.: _____ Email: RICK@WTCINC.BIZ
 Signature: [Signature] Date: 2/20/2019
 Additional pages Attached: ☒ Yes ☐ No

Other Financially Interested Persons

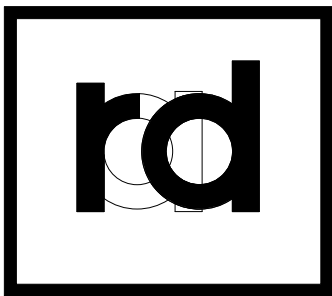
Name of Individual: _____ ☐ Owner ☐ Tenant/Lessee ☐ Successor Agency
 Street Address: _____
 City: _____ State: _____ Zip: _____
 Phone No.: _____ Fax No.: _____ Email: _____
 Signature: _____ Date: _____
 Additional pages Attached: ☐ Yes ☐ No

DATE: 09.05.19

JOB NO: 001

DRAWN: STAFF

CHECKED: CB



Members of the American Institute of Architects

rad Architects, Inc.

1286 University ave. #137
San Diego, California 92103
(p) 619 991-8194

ALL DESIGNS, IDEAS, AND ARRANGEMENTS AS INDICATED ON THESE DRAWINGS ARE THE LEGAL PROPERTY OF RAD ARCHITECTS, AND SHALL BE RESTRICTED TO THE ORIGINAL SITE AND SPECIFIC PROJECT FOR WHICH THEY ARE PREPARED. REPRODUCTION, PUBLICATION OR RE-USE BY ANY METHOD, WHOLE OR PART, WITHOUT THE EXPRESS WRITTEN CONSENT OF RAD ARCHITECTS IS PROHIBITED. THERE SHALL BE NO CHANGES OR DEVIATIONS FROM THESE DRAWINGS OR ACCOMPANYING SPECIFICATIONS WITHOUT THE WRITTEN CONSENT OF RAD ARCHITECTS. ANY ATTEMPT TO BIFURCATE OR BREAK-UP THESE DRAWINGS WILL VOID THE STAMPS AND SIGNATURES AND ABSOLVE THE DESIGN TEAM OF ANY AND ALL LIABILITY.

SHOW GROW - MO
CUP 3
7625 CARROLL RD
SAN DIEGO, CA 92121

CONTRACTOR SHALL BUILD ONLY FROM SETS
STAMPED "CONSTRUCTION SET" HEREIN

SUBMITTAL SET
ISSUE DATE: 09.05.19



REVISIONS:

SHEET TITLE:

PROJECT INFORMATION

SHEET NO:

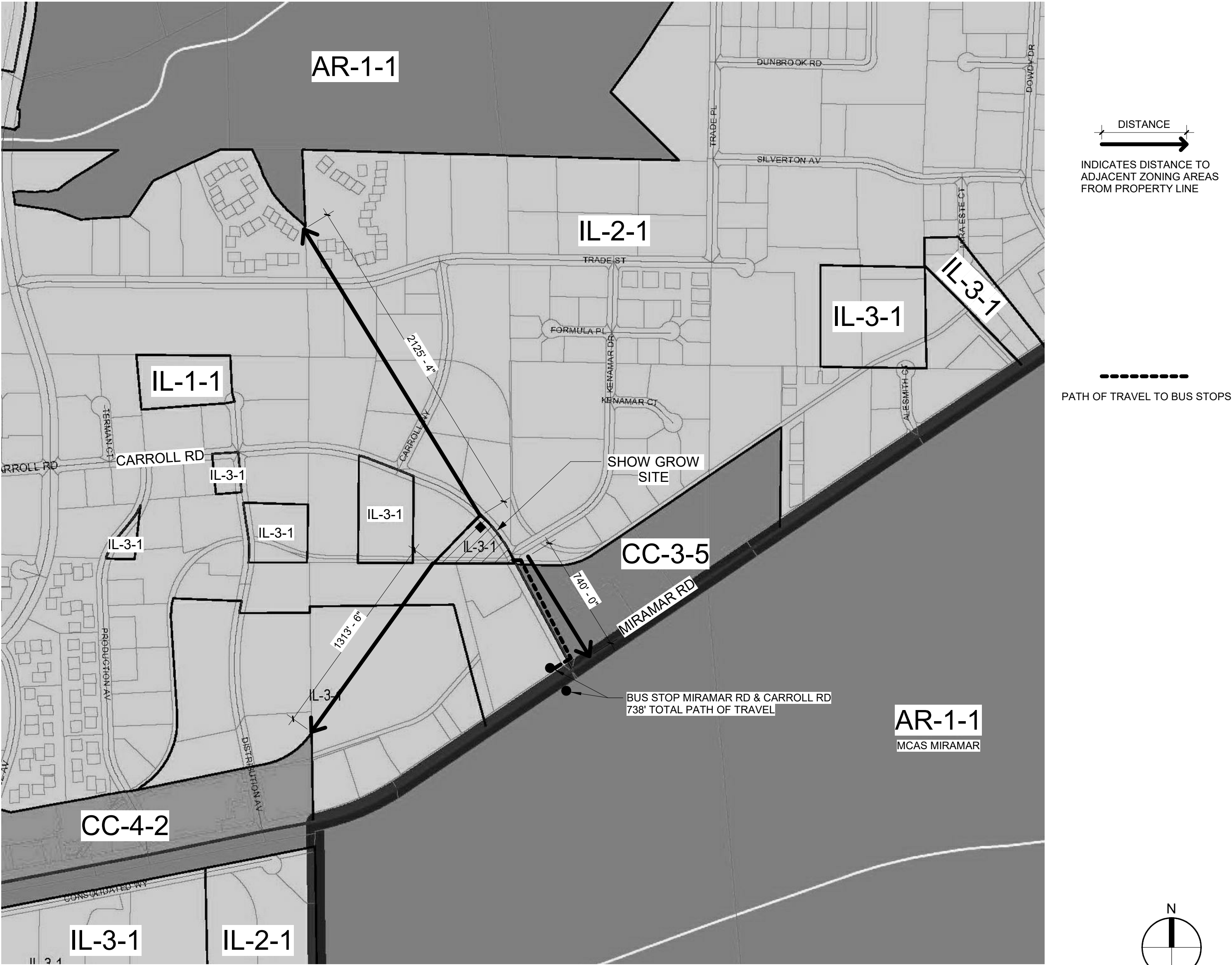
P1.0

SHOW GROW - MO

7625 CARROLL RD

SAN DIEGO, CALIFORNIA 92121

NOTE: FOR LEGAL DESCRIPTION OF ADJACENT LOTS SEE SITE PLAN ON P2.0



1 ZONING MAP
1" = 500'-0"

TENANT LIST FOR BUILDING 7625

BUILDING 7625	
NAME	SQ. FT. / USE
SHOW GROW	2,731 MARIJUANA OUTLET
VACANT	1,850 VACANT
TOTAL S.F. OF TENANTS	4,581

INDUSTRIAL ZONE IL-3-1 FAR

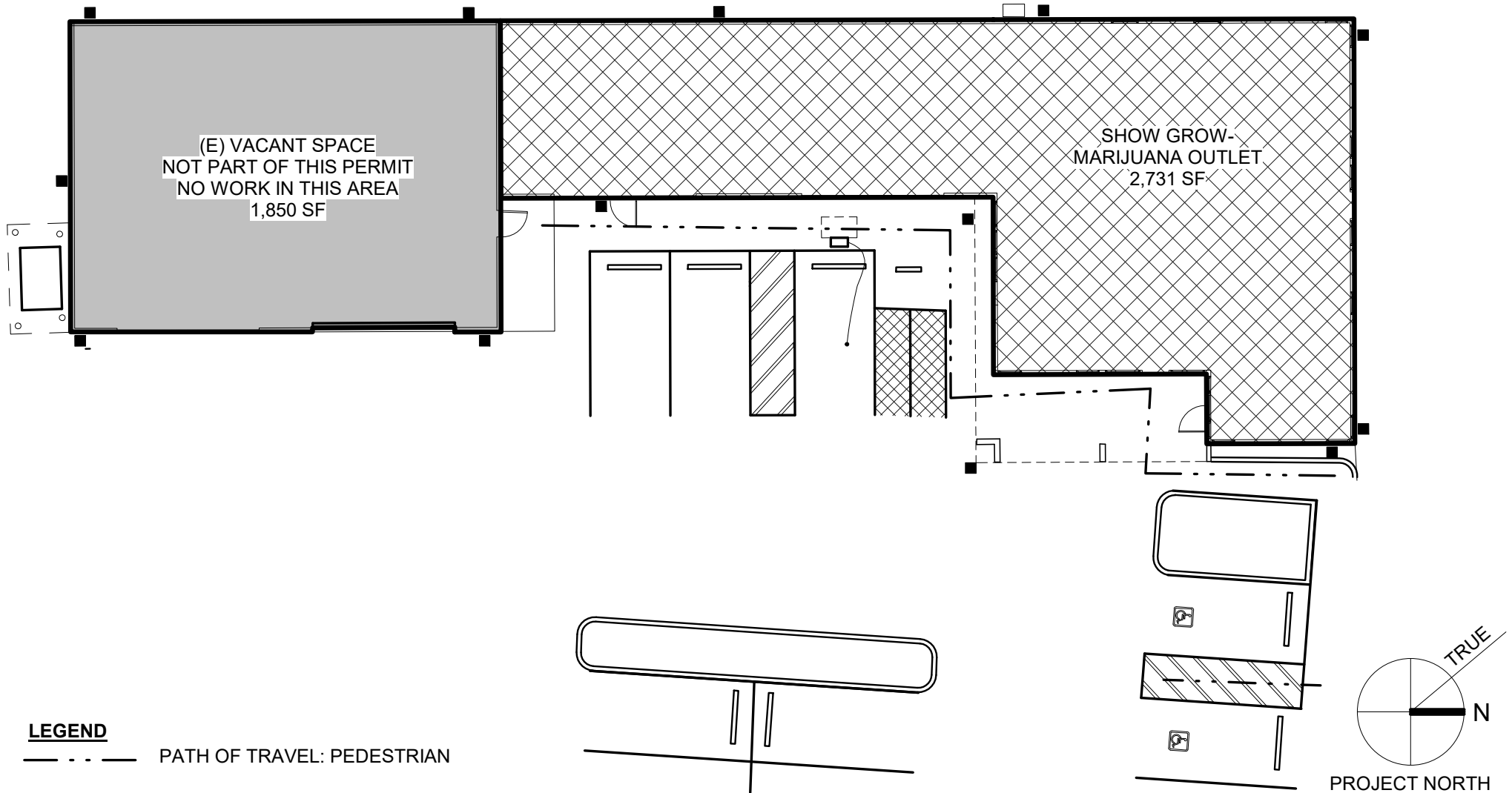
TOTAL EXISTING BUILDING SF:

7625	SHOW GROW - MO	2,731
	VACANT	1,850
	TOTAL	4,581

FAR = BUILDING SF / PARCEL SF

4,581 SF / 56,192.4 SF = 0.08

FAR = 8% < 200%



PROJECT DIRECTORY

OWNER: GREEN ROAD LLC, RICK ENGBRETSSEN 568 N. TULIP ST. ESCONDIDO, CA 92025 EMAIL: rick@wtcinc.biz	ARCHITECT: RAD ARCHITECTS INC 1286 UNIVERSITY AVENUE #137 SAN DIEGO, CA 92103 TEL: 619.991.8194 CONTACT: CARYN BAILEY EMAIL: cbailey@rad-architects.com
TENANT: SHOW GROW CONTACT: DAVID BARAKETT 2730 S HARNOR BLVD SANTA ANA, CA 92704 TEL: 949.302.7423 EMAIL: david@showgrow.com	LANDSCAPE ARCHITECT: SOTELLO LANDSCAPE ARCHITECTS 2643 FOURTH AVE SAN DIEGO, CA 92103 TEL: 619.544.1977 CONTACT: ANGELINA SOTELLO EMAIL: angelina@sotello.com
	TRAFFIC ANALYSIS: LINSCOTT LAW & GREENSPAN ENGINEERS 4542 RUFFNER STREET SUITE 100 SAN DIEGO, CA 92111 TEL: 858.300.8800 CONTACT: Chris J. Mendiara EMAIL: mendiara@lengengineers.com
	CITY OF SAN DIEGO: DEVELOPMENT SERVICES DEPARTMENT 1222 FIRST AVENUE MS 301 SAN DIEGO, CA 92101-4101 TEL: 619.446.5000

EXISTING OCCUPANCY: (MMCC) (M) MERCANTILE - SHOW GROW

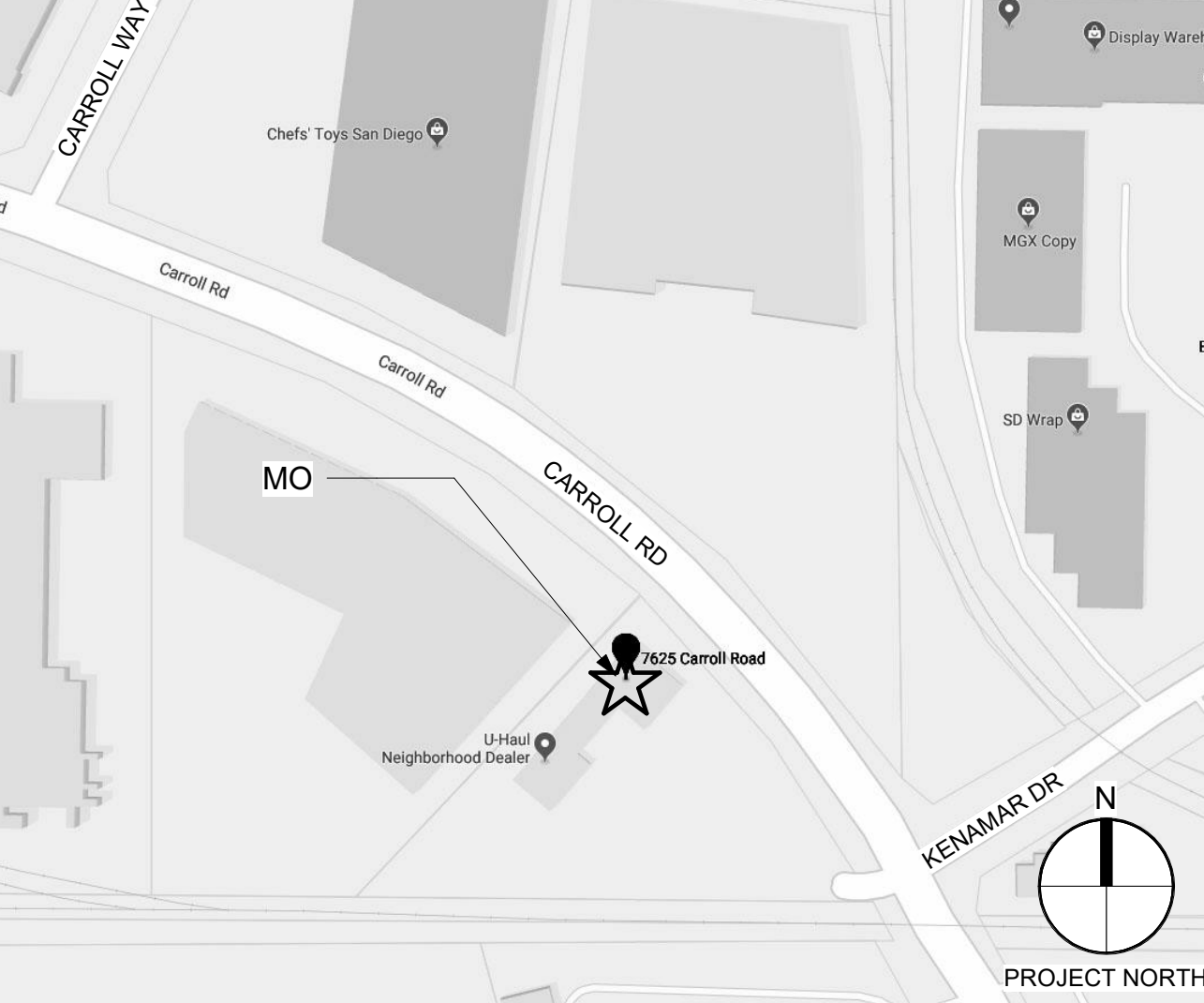
OCCUPANT LOAD CALCULATIONS FOR MIRAMAR (SHOW GROW)			
OCCUPANCY	OCCUPANCY LOAD FACTOR	AREA	LOAD
RECEPTION	60	204	4
MAIN SALES AREA	60	1429	24
OFFICE	100	135	2
STORAGE & VAULT	300	204	1
BREAKROOM	15	205	14
JANITOR'S CLOSET	300	12	1
HALLWAY	0	282	0
RESTROOM	0	58	0
RESTROOM	0	71	0
TOTAL		2588	46
REQUIRED EXITS			1
PROVIDED EXITS			2

EGRESS WIDTH PER SECTION 1005: ALL COMPLY
BACK DOOR: 23 X .2 = 4.6" - (N) DOOR = 36"
FRONT ENTRY: 22 X .2 = 4.4" - (N) DOOR = 36"

PLUMBING FIXTURE CALCULATIONS

BASED ON 2016 CPC CHAPTER 04 TOTAL OCCUPANT LOAD: (2731 SF / 200) = 14 OCCUPANTS ARE LESS THAN 50, THEREFORE SEC. 422.2 (3) APPLIES. (1) RESTROOM FOR USE BY BOTH SEXES IS PERMITTED.		
FEMALE FIXTURES	REQUIRED: 1/500	PROVIDED: 0
WATER CLOSETS:	1/750	0
LAVATORIES:		
MALE FIXTURES	REQUIRED: 1/500	PROVIDED: 0
WATER CLOSETS:	1/500	0
URINALS:	0	0
LAVATORIES:	1/750	0
UNISEX TOILET	REQUIRED: 1/500	PROVIDED: 2
WATER CLOSETS:	1/500	0
URINALS:	0	0
LAVATORIES:	1/750	2
DRINKING FOUNTAIN	REQUIRED: 1/1000	ADA COMPLIANT DRINKING STATION PROVIDED: 1
MOP SINK	REQUIRED: 1	PROVIDED: 1

SITE LOCATION



INDEX OF DRAWINGS

SHEET	DESCRIPTION	DELTA					
		1	2	3	4	5	6
CUP							
P1.0	PROJECT INFORMATION		*	*			
P1.2	STORM WATER NOTES						
P2.1	SITE PLAN & PARKING		*	*			
P3.0	DESCRIPTIVE PLAN		*				
P4.0	LINE OF SITE IMAGES						
P5.0	PROJECT BOUNDARY PHOTOS						

LANDSCAPING	
* L1.0	PLANTING PLAN
* L1.1	PLANTING NOTES & DETAILS

* SHEETS ARE INCLUDED FOR REFERENCE ONLY. WORK IS BEING COMPLETED UNDER PREVIOUSLY APPROVED MMCC PERMIT #370687

FAA SELF CERTIFICATION

I CARYN BAILEY DO HEREBY CERTIFY THAT THE STRUCTURE(S) OR MODIFICATION TO EXISTING STRUCTURE(S) SHOWN ON THESE PLANS DO NOT REQUIRE FEDERAL AVIATION ADMINISTRATION NOTIFICATION BECAUSE PER SECTION 77.15(A) OF TITLE 14 OF THE CODE OF FEDERAL REGULATIONS CFR PART 77, NOTIFICATION IS NOT REQUIRED.

PROJECT SUMMARY

PROJECT SUMMARY: THE PROPOSED PROJECT IS A CONVERSION FROM A 'MEDICAL MARIJUANA CONSUMER COOPERATIVE' (MMCC), PREVIOUSLY PERMITTED #370687, TO A 'MARIJUANA OUTLET' (MO), CUP3, CONDITIONAL USE PERMIT (CUP). BUILDING WAS BUILT IN 1973.

SCOPE OF WORK: MIRA MESA CONDITIONAL USE PERMIT (PROCESS 3) FOR A 2,731 SF MARIJUANA OUTLET (MO) TO OPERATE WITHIN AN EXISTING 4,581 SQUARE FOOT EXISTING BUILDING LOCATED AT 7625 CARROLL ROAD.

THE 1.29-ACRE SITE IS LOCATED IN ZONE IL-3-1. THIS PROJECT IS SUBJECT TO THE FOLLOWING LANDSCAPE REGULATIONS §142.0403-142.0407, 142.0409, 142.0410(A), 142.0413, MIRA MESA COMMUNITY PLAN AREA AND SAN DIEGO GENERAL PLAN'S URBAN DESIGN ELEMENT.

APPLYING FOR A CONDITIONAL USE PERMIT. EXISTING BUILDING TO BE USED FOR A PROPOSED MARIJUANA OUTLET. BUILDING TO REMAIN AS-IS.

- EXTERIOR LIGHTING FOR THE IMMEDIATE SURROUNDING AREA. LIGHTING SHALL BE ORIENTED TO DEFLECT LIGHT AWAY FROM ADJACENT PROPERTIES.
- INTERIOR LIGHTING.
- SECURITY: SECURITY GUARD, OPERABLE CAMERAS, AND ALARMS.
- EXTERIOR BUSINESS SIGN POSTED WILL BE LIMITED TO TWO COLORS

LIMITED INTERIOR SCOPE CONSISTS OF REMOVING RECEPTION / SALES SEPARATION WALLS, WINDOWS & DOOR.
NO EXTERIOR FACADE WORK.
NO MECHANICAL, PLUMBING OR ELECTRICAL WORK REQUIRED.
NO CHANGES IN GRADE.
NO ENVIRONMENTALLY SENSITIVE LAND OR CHANGE DRAINAGE PATTERNS.
NO PROPOSED STREET IMPROVEMENTS, BUS STOPS, OR EASEMENTS.
NOT DANGEROUS OR A HAZARD TO THE ENVIRONMENT.
PROPOSED BUILDING OF OPERATION HAS SUFFICIENT PARKING.

HISTORICAL RESOURCES INFORMATION: COMPLETED UNDER ORIGINAL MMCC PERMIT #370678.

LANDSCAPE DEVELOPMENT PACKAGE: INCLUDED IN SET, FOR REFERENCE ONLY OTHER TECHNICAL STUDIES: - TRAFFIC ANALYSIS DATED 03.29.19 BY LINSCOTT LAW & GREENSPAN

HOURS OF OPERATIONS: 7:00AM TO 9:00PM, SEVEN DAYS A WEEK.

APPLICABLE CODES: ALL WORK SHALL CONFORM TO APPLICABLE GOVERNING CODES, INCLUDING THE LATEST EDITIONS OF THE FOLLOWING:

BUILDING: 2016 CALIFORNIA BUILDING CODE
MECHANICAL: 2016 CALIFORNIA MECHANICAL PLUMBING CODE
ELECTRICAL: 2016 CALIFORNIA ELECTRICAL CODE
FIRE: 2016 CALIFORNIA FIRE CODE, CITY MUNICIPAL CODES & APPLICABLE FIRE / LIFE SAFETY CODES.
ENERGY: 2016 CALIFORNIA ENERGY CODE
GREEN: 2016 CALIFORNIA GREEN BUILDING STANDARDS CODE
ACCESSIBILITY: AMERICANS WITH DISABILITIES ACT (FEDERAL, STATE & LOCAL), REQUIREMENTS NOTED IN CHAPTER 11 OF THE 2016 CALIFORNIA BUILDING CODE

PARCEL ID#: 343-100-35-00
PROPERTY DESCRIPTION: PARCEL: D MAP NO: PM0094
PARCEL ZONE: MIRA MESA COMMUNITY PLAN
ACREAGE = 1.29 X 43,560 = 56,192.4 SF
GEOLOGIC HAZARD CATEGORY: 51 AND 53

ZONING: IL-3-1 - LIGHT INDUSTRIAL
OVERLAY ZONES: THE 1.29-ACRE PROJECT SITE IS LOCATED AT 7625 CARROLL ROAD IN THE MIRA MESA COMMUNITY PLAN AREA; IT IS DESIGNATED FOR LIGHT INDUSTRIAL USE AND ZONED IL-3-1. IT IS ALSO SUBJECT TO THE AIRPORT INFLUENCE AREA FOR MIRAMAR, PART 77 NOTICING, 70-75 DB CNEL FOR MCAS MIRAMAR, AND THE AIRPORT LAND USE COMPATIBILITY OVERLAY ZONE.

DISTRICT: THE PROPOSED TENANT SPACE FALLS INTO COUNCIL DISTRICT 6.

BUILDING DATA: OCCUPANCIES MIXED USE: (B) BUSINESS & (M) MERCANTILE
EXIST. TENANT OCCUPANCY: (M) MERCANTILE - MIRAMAR - (SHOW GROW)
TYPE OF CONSTRUCTION: TYPE VB
FULLY SPRINKLERED: NO
GROSS TENANT AREA: 2,731 SQUARE FEET
TOTAL BUILDING AREA: 4,581 SQUARE FEET
ACTUAL BUILDING HEIGHT: 9'-3" TO TOP OF DECK, ONE STORY
ALLOWABLE HEIGHT: 36'

CONSTRUCTION RATINGS: TENANT SEPARATION: NON-RATED
COLUMNS: NON-RATED
INTERIOR BEARING WALLS: NON-RATED
INTERIOR NON-BEARING WALLS: NON-RATED
BEAMS, GIRDERS, TRUSSES: NON-RATED
FLOOR CONSTRUCTION: NON-RATED
ROOF / CEILING CONSTRUCTION: NON-RATED

PREVIOUS MMCC PROJECT NO. 370687. CONDITIONAL USE PERMIT NO. 1338819

CITY OF SD PROJECT NUMBER:

STORM WATER REQUIREMENTS APPLICABILITY CHECKLIST

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

7. New development or redevelopment discharging directly to an Environmentally Sensitive Area. The project creates and/or replaces 2,500 square feet of impervious surface (collectively over project site), and discharges directly to an Environmentally Sensitive Area (ESA). "Discharging directly to" includes flow that is conveyed overland a distance of 200 feet or less from the project to the ESA, or conveyed in a pipe or open channel any distance as an isolated flow from the project to the ESA (i.e. not commingled with flows from adjacent lands).

☐ Yes☒ No

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.

☐ Yes☒ No

9. New development or redevelopment projects of an automotive repair shops that creates and/or replaces 5,000 square feet or more of impervious surfaces. Development projects categorized in any one of Standard Industrial Classification (SIC) codes 5013, 5014, 5541, 7532-7534, or 7536-7539.

☐ Yes☒ No

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 sf of impervious surface and where added landscaping does not require regular use of pesticides and fertilizers, such as slope stabilization using native plants. Calculation of the square footage of impervious surface need not include linear pathways that are for infrequent vehicle use, such as emergency maintenance access or bicycle pedestrian use, if they are built with pervious surfaces of if they sheet flow to surrounding pervious surfaces.

☐ Yes☒ No

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

1. The project is **NOT SUBJECT TO PERMANENT STORM WATER REQUIREMENTS**.

☐

2. The project is a **STANDARD DEVELOPMENT PROJECT**. Site design and source control BMP requirements apply. See the [Storm Water Standards Manual](#) for guidance.

☒

3. The project is **PDP EXEMPT**. Site design and source control BMP requirements apply. See the [Storm Water Standards Manual](#) for guidance.

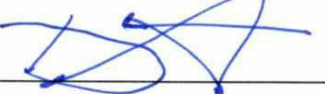
☐

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

☐

David BarckettCEO

Name of Owner or Agent (Please Print)Title

05.14.2019

SignatureDate

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

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 to be hydraulically disconnected from paved streets and roads? Or;
- Are designed and constructed with permeable pavements or surfaces in accordance with the Green Streets guidance in the City's Storm Water Standards manual?

☐ Yes; PDP exempt requirements apply☒ No; next question

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?

☐ Yes; PDP exempt requirements apply☒ No; project not exempt.

PART E: Determine if Project is a Priority Development Project (PDP).

Projects that match one of the definitions below are subject to additional requirements including preparation of a Storm Water Quality Management Plan (SWQMP).

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

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

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.

☐ Yes☒ 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.

☐ Yes☒ 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 and/or replace 5,000 square feet or more of impervious surface.

☐ Yes☒ 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 will grade on any natural slope that is twenty-five percent or greater.

☐ Yes☒ 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).

☐ Yes☒ 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).

☐ Yes☒ No

Page 2 of 4City 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. ☐ ASBS

a. Projects located in the ASBS watershed.

2. ☐ High Priority

a. Projects that qualify as Risk Level 2 or Risk Level 3 per the Construction General Permit (CGP) and not located in the ASBS watershed.

b. Projects that qualify as LUP Type 2 or LUP Type 3 per the CGP and not located in the ASBS watershed.

3. ☐ Medium Priority

a. Projects that are not located in an ASBS watershed or designated as a High priority site.

b. Projects that qualify as Risk Level 1 or LUP Type 1 per the CGP and not located in an ASBS watershed.

c. WPCP projects (>5,000sf of ground disturbance) located within the Los Penasquitos watershed management area.

4. ☒ Low Priority

a. Projects not subject to a Medium or High site priority designation and are not located in an ASBS watershed.

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?


☐ Yes☒ No

2. Does the project only include the construction of overhead or underground utilities without creating new impervious surfaces?

☐ Yes☒ 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).

☐ Yes☒ No

City of San Diego
Development Services
1222 First Ave., MS-302
San Diego, CA 92101
7625 CARROLL RD SAN DIEGO, CA 92121

Storm Water Requirements Applicability Checklist

FORM DS-560
November 2018

Project Address: 7625 Carroll Road, San Diego, CA 92121

Project Number: 628643

SECTION 1. Construction Storm Water BMP Requirements:

All construction sites are required to implement construction BMPs in accordance with the performance standards in the [Storm Water Standards Manual](#). Some sites are additionally required to obtain coverage under the State Construction General Permit (CGP), which is administered by the State Regional Water Quality 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.)

☐ Yes; SWPPP required, skip questions 2-4☒ 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/or contact with storm water?

☒ Yes; WPCP required, skip questions 3-4☐ 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 pipeline/utility replacement)

☐ Yes; WPCP required, skip question 4☐ 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 ramp, sidewalk and driveway apron replacement, pot holing, curb and gutter replacement, and retaining wall encroachments.

☐ Yes; no document required

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

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

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

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

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

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

DS-560 (11-18)

SITE DESIGN BMP CHECKLIST FOR STANDARD PROJECTS

Source Control BMP ChecklistForm I-4A

All development projects must implement source control BMPs. Refer to Chapter 4 and Appendix E of the BMP Design Manual for information to implement BMPs shown in this checklist. **Note: All selected BMPs must be shown on the construction plans.**

Source Control Requirement

Applied⁽¹⁾?

4.2.1 Prevention of Illicit Discharges into the MS4

☐ Yes☐ No☒ N/A

4.2.2 Storm Drain Stendling or Signage

☐ Yes☐ No☒ N/A

4.2.3 Protect Outdoor Materials Storage Areas from Rainfall, Run-On, Runoff, and Wind Dispersal

☒ Yes☐ No☐ N/A

4.2.4 Protect Materials Stored in Outdoor Work Areas from Rainfall, Run-On, Runoff, and Wind Dispersal

☐ Yes☐ No☒ N/A

4.2.5 Protect Trash Storage Areas from Rainfall, Run-On, Runoff, and Wind Dispersal

☒ Yes☐ No☐ N/A

4.2.6 BMPs based on Potential Sources of Runoff Pollutants

On-site storm drain inlets

☐ Yes☐ No☒ N/A

Interior floor drains and elevator shaft sump pumps

☐ Yes☐ No☒ N/A

Interior parking garages

☐ Yes☐ No☒ N/A

Need for future indoor & structural pest control

☐ Yes☐ No☒ N/A

Landscape/Outdoor Pesticide Use

☐ Yes☐ No☒ N/A

Pools, spas, ponds, decorative fountains, and other water features

☐ Yes☐ No☒ N/A

Food service

☐ Yes☐ No☒ N/A

Refuse areas

☐ Yes☐ No☒ N/A

Industrial processes

☐ Yes☐ No☒ N/A

Outdoor storage of equipment or materials

☐ Yes☐ No☒ N/A

Vehicle/Equipment Repair and Maintenance

☐ Yes☐ No☒ N/A

Fuel Dispensing Areas

☐ Yes☐ No☒ N/A

Loading Docks

☐ Yes☐ No☒ N/A

Fire Sprinkler Test Water

☐ Yes☐ No☒ N/A

Miscellaneous Drain or Wash Water

☐ Yes☐ No☒ N/A

Plazas, sidewalks, and parking lots

☐ Yes☐ No☒ N/A

SC-6A: Large Trash Generating Facilities

☐ Yes☐ No☒ N/A

SC-6B: Animal Facilities

☐ Yes☐ No☒ N/A

SC-6C: Plant Nurseries and Garden Centers

☐ Yes☐ No☒ N/A

SC-6D: Automotive Facilities

☐ Yes☐ No☒ N/A

Discussion / justification for all "No" answers shown above:

Site Design BMP ChecklistForm I-5A

All development projects must implement site design BMPs. Refer to Chapter 4 and Appendix E of the BMP Design Manual for information to implement BMPs shown in this checklist. **Note: All selected BMPs must be shown on the construction plans.**

Site Design Requirement

Applied⁽¹⁾?

4.3.1 Maintain Natural Drainage Pathways and Hydrologic Features

☒ Yes☐ No☐ N/A

4.3.2 Conserve Natural Areas, Soils, and Vegetation

☐ Yes☐ No☒ N/A

4.3.3 Minimize Impervious Area

☐ Yes☐ No☒ N/A

4.3.4 Minimize Soil Compaction

☐ Yes☐ No☒ N/A

4.3.5 Impervious Area Dispersion

☐ Yes☐ No☒ N/A

4.3.6 Runoff Collection

☐ Yes☐ No☒ N/A

4.3.7 Landscaping with Native or Drought Tolerant Species

☒ Yes☐ No☐ N/A

4.3.8 Harvest and Use Precipitation

☐ Yes☐ No☒ N/A

Discussion / justification for all "No" answers shown above:

⁽¹⁾ Answer for each source control and site design category shall be pursuant to the following:

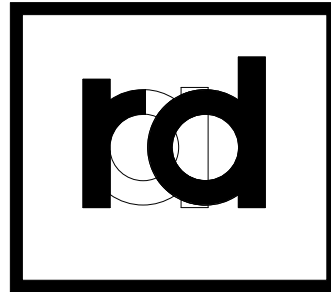
- "Yes" means the project will implement the BMP as described in Chapter 4 and/or Appendix E of the BMP Design Manual. Discussion / justification is not required.
- "No" means the BMP is applicable to the project but it is not feasible to implement. Discussion / justification must be provided.
- "N/A" means the BMP is not applicable at the project site because the project does not include the feature that is addressed by the BMP (e.g., the project has no outdoor materials storage areas). Discussion / justification may be provided.

DATE: 09.05.19

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ISSUE DATE: 09.05.19



REVISIONS:

SHEET TITLE:

STORM WATER NOTES

SHEET NO:

P1.2

SITE PLAN GENERAL NOTES

- A. PROVIDE BUILDING ADDRESS NUMBERS, VISIBLE AND LEGIBLE FROM STREET OR ROAD FRONTING THE PROPERTY PER FHPS POLICY P-00-6 (UFC 901.4.4)
- B. FIRE HYDRANTS - SEE SITE PLAN DRAWING FOR LOCATIONS

SITE PLAN LEGEND

	SHOW GROW MO		PROPERTY LINE
	OTHER TENANT		SETBACK LINE
	(EX) MOTORCYCLE PARKING		INDICATES ADA STREET PARKING
	MAJOR ROAD STOPPING SITE DISTANCE 2,190 SF		EXITING / PATH OF TRAVEL
			INDICATES EXISTING DEMISING WALL
	(E) BUILDING LIGHT		RAILROAD TRACKS
	(E) LIGHT POLE		
	PARKING STALLS		
	COMPACT STALLS		

PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT, THE OWNER/PERMITTEE SHALL ASSURE BY PERMIT AND BOND THE CLOSURE OF THE NORTHERN DRIVEWAY ON CARROLL ROAD AND REPLACE WITH STANDARD HEIGHT CURB, GUTTER AND SIDEWALK, SATISFACTORY TO THE CITY ENGINEER. RESTORE PARKWAY TO ORIGINAL CONDITION

ALL NEW PARKING, ACCESS AISLES AND WALKWAYS WILL BE AT SAME LEVEL AND WHEELCHAIR ACCESSIBLE ALONG THE PATH OF TRAVEL

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.

SITE PLAN KEYNOTES

- (E) HANDICAP PARKING STALL - (1) STANDARD STALL & (1) VAN STALL TO REMAIN
- (E) VAN ACCESSIBLE ELECTRIC VEHICLE CHARGING STATION TO REMAIN
- (E) EV (ELECTRIC VEHICLE) CHARGER, UNDERGROUND EMPTY CONDUIT & PULL STRING FOR FUTURE INSTALLATION IS EXISTING TO REMAIN. OPERABLE PARTS AND POINT-OF-SALE DEVICES SHALL BE COMPLIANT WITH ACCESSIBLE FRONT /SIDE APPROACH REQUIREMENTS AS PER CBC 11B-309, FIGURES 11B-308.2.1 AND 11B-308.3.1. ALL REQUIRED PAINTING & SIGNAGE SHALL BE PER CITY STANDARDS
- (E) ADA CURB RAMP
- (E) CMU RETAINING WALL, COMPLYING WITH CITY STANDARDS TO REMAIN
- NO OBJECTS HIGHER THAN 36 INCHES WILL BE PROPOSED IN THE VISIBILITY AREAS
- (E) REQUIRED DESIGNATED SPACE FOR ZE / CP (ZERO EMISSIONS / CARPOOL) VEHICLES TO REMAIN
- (E) BICYCLE PARKING STALL TO REMAIN
- (E) MOTORCYCLE PARKING TO REMAIN
- (E) PARKING LOT LIGHT POLE TO REMAIN
- (E) TRASH AREA AND LIDED DUMPSTERS TO REMAIN
- MAINTAIN A SIGHT DISTANCE ALONG THE PROJECTS FRONTAGE ON CARROLL ROAD. NO OBSTACLES HIGHER THAN 36" SHALL BE LOCATED WITHIN THIS AREA
- (E) TRAFFIC SIGNAL TO REMAIN
- (E) RAILROAD CROSSING SIGNAL & ARM TO REMAIN
- (E) CURB RAMP BEING REBUILT UNDER RIGHT OF WAY PERMIT #2252576
- NO OBJECTS HIGHER THAN 36 INCHES SHALL BE LOCATED IN THIS AREA. SUCH AS LANDSCAPE, WALLS, COLUMNS, SIGNS, SHRUBS ETC.

EXISTING PARKING COUNT IL-3-1

BUILDING 7625 (4,581 SF)
-MARIJUANA OUTLET (PROPOSED): 2,731 SF X 5.0 SPACES PER 1,000 SF = 13.66 AUTOMOBILE PARKING SPACES
-FUTURE TENANT 1,850 SF X 5.0 SPACES PER 1,000 SF = 9.25 AUTOMOBILE PARKING SPACES
TOTAL SPACES REQUIRED FOR 7625: 22.91 = 23 AUTOMOBILE PARKING SPACES

BUILDING 7625
TOTAL SPACES REQUIRED: 23 AUTOMOBILE PARKING SPACES INCLUDING ADA PARKING
TOTAL SPACES PROPOSED: 27 AUTOMOBILE PARKING SPACES INCLUDING ADA PARKING

2 ADA PARKING SPACES REQUIRED: 1 STANDARD SPACE + 1 VAN SPACE PROVIDED

REQUIRED BICYCLE PARKING FOR SITE
SHORT TERM REQUIREMENTS
2,731 SF / 1000 = 3 X .01 = 1 STALL REQUIRED; (2) STALLS PROVIDED

LONG TERM REQUIREMENTS
NOT REQUIRED PER 142.0530 (E)(2)(A) LESS THAN 10 EMPLOYEES

REQUIRED MOTORCYCLE PARKING FOR SITE
2% OF PARKING = 27 X .02 = 1 STALL - (2) STALLS PROVIDED

REQUIRED PARKING FOR CARPOOL / ZERO EMISSIONS
23 PARKING SPACES REQUIRED = (2) SPACES PROVIDED. PER TABLE A5.106.5.1.1 OF 2016 CGBC

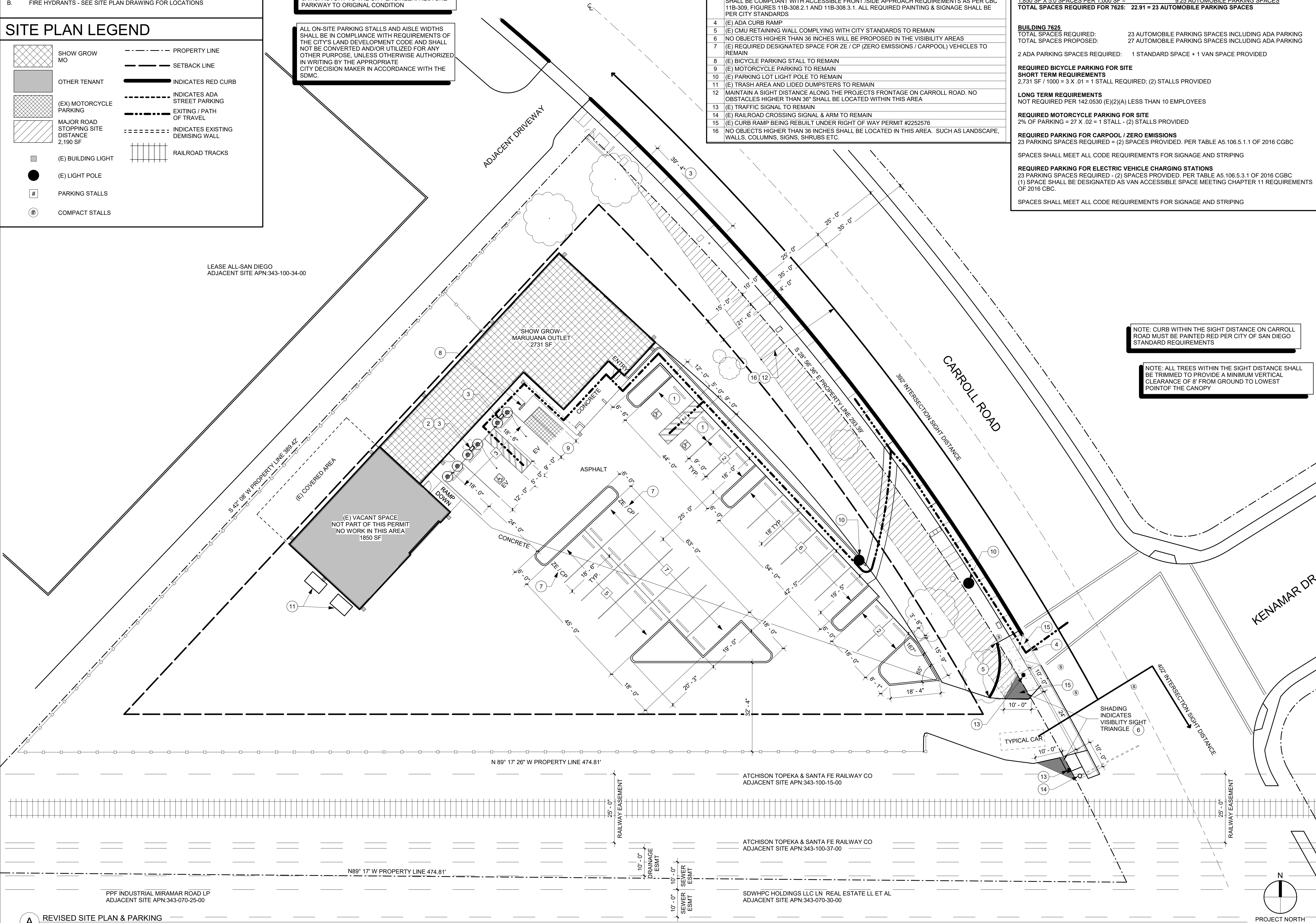
SPACES SHALL MEET ALL CODE REQUIREMENTS FOR SIGNAGE AND STRIPING

REQUIRED PARKING FOR ELECTRIC VEHICLE CHARGING STATIONS
23 PARKING SPACES REQUIRED - (2) SPACES PROVIDED. PER TABLE A5.106.5.3.1 OF 2016 CGBC
(1) SPACE SHALL BE DESIGNATED AS VAN ACCESSIBLE SPACE MEETING CHAPTER 11 REQUIREMENTS OF 2016 CBC.

SPACES SHALL MEET ALL CODE REQUIREMENTS FOR SIGNAGE AND STRIPING

NOTE: CURB WITHIN THE SIGHT DISTANCE ON CARROLL ROAD MUST BE PAINTED RED PER CITY OF SAN DIEGO STANDARD REQUIREMENTS

NOTE: ALL TREES WITHIN THE SIGHT DISTANCE SHALL BE TRIMMED TO PROVIDE A MINIMUM VERTICAL CLEARANCE OF 8' FROM GROUND TO LOWEST POINT OF THE CANOPY

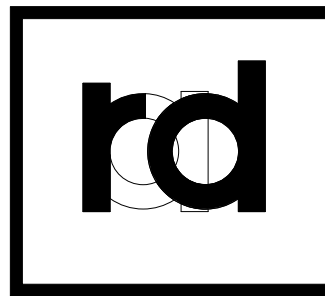


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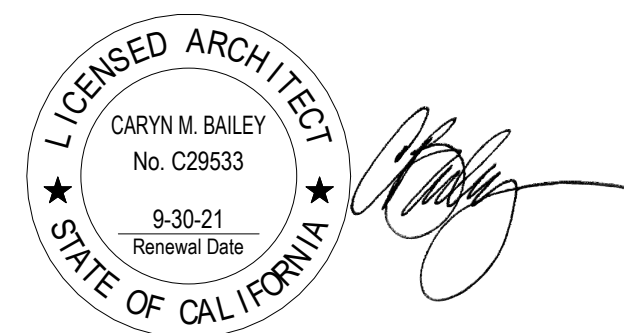
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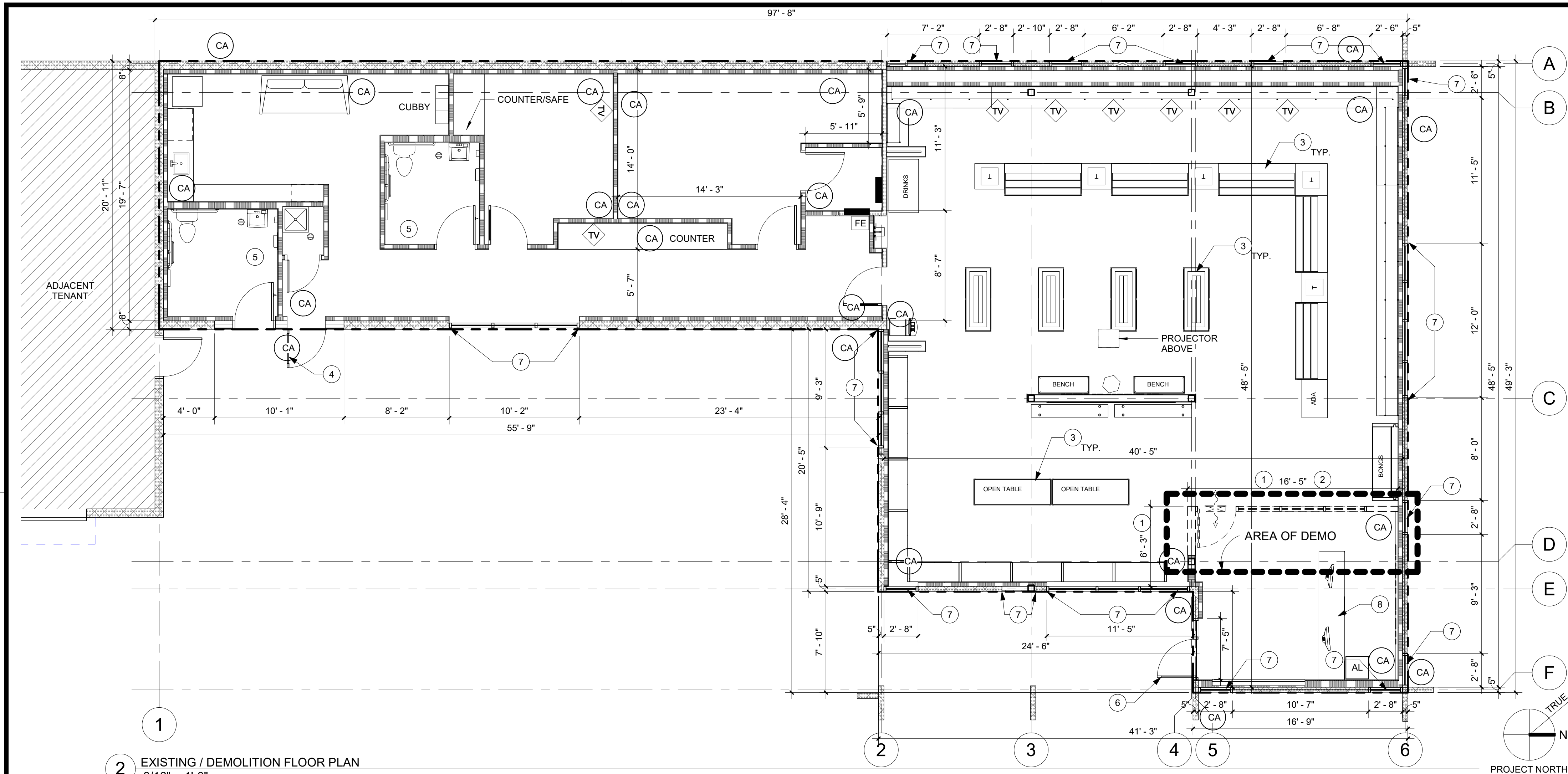
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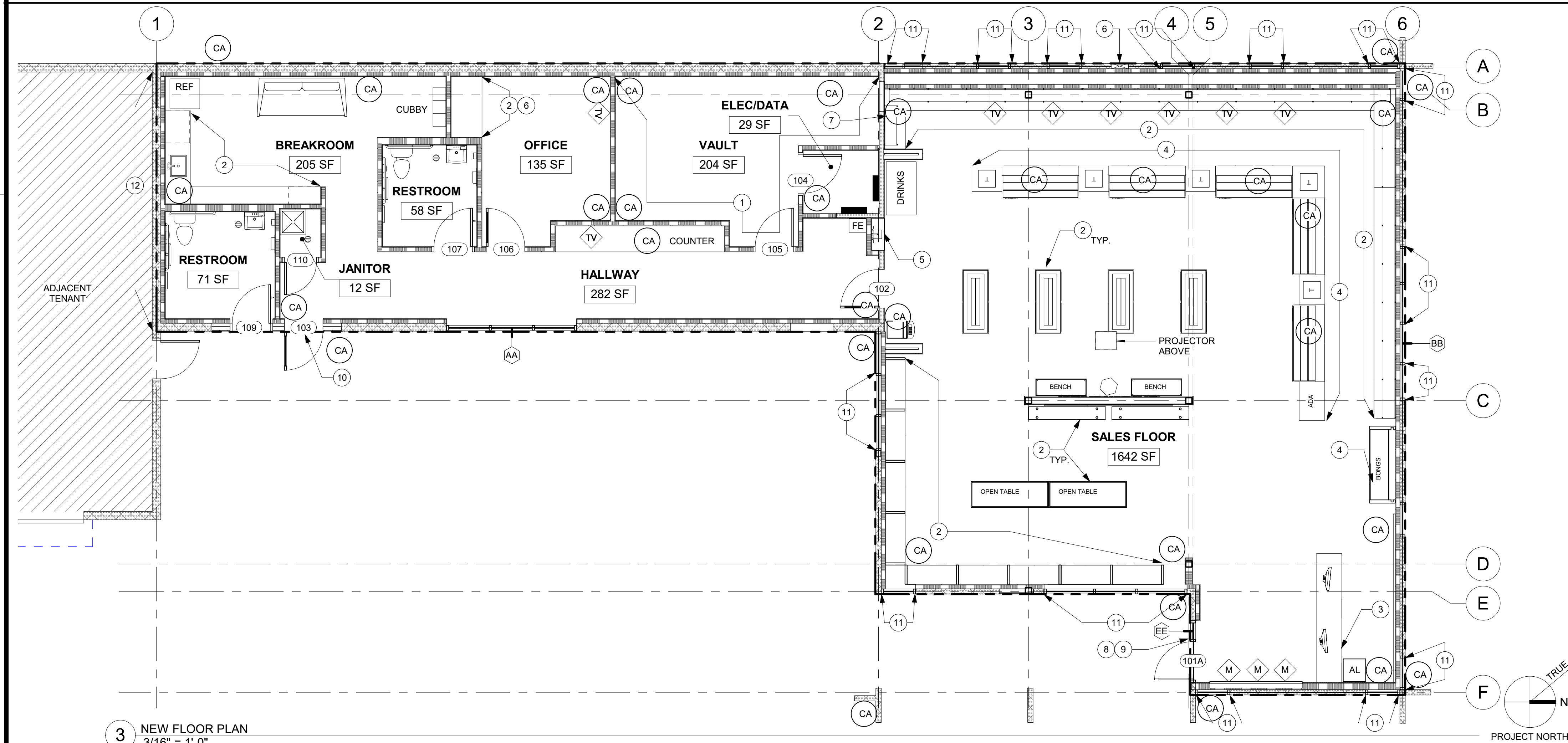
SITE PLAN & PARKING

SHEET NO:

P2.1



2 EXISTING / DEMOLITION FLOOR PLAN
3/16" = 1'-0"



3 NEW FLOOR PLAN
3/16" = 1'-0"

WALL LEGEND

	INDICATES EXISTING ADOBE EXTERIOR WALLS TO REMAIN
	INDICATES EXISTING PARTITIONS AND EXTERIOR WALLS TO REMAIN
	INDICATES EXISTING WINDOWS
	INDICATES NEW INTERIOR WALLS
	INDICATES EXISTING WALLS TO BE REMOVED
	INDICATES LOCATION OF CAMERAS
	INDICATES LOCATION OF ALARMS
	(E) CONCRETE SIDEWALK TO BE DEMOED

GENERAL NOTES

- FOR ALL EXISTING DIMENSIONS NOT SHOWN, SEE EXISTING ARCHITECTURAL DRAWINGS.
- OWNER / CONTRACTOR TO FIELD VERIFY ALL NECESSARY EXISTING DIMENSIONS.
- CONTRACTOR TO VERIFY ALL EXACT DIMENSIONS OF DEMOLITION AREA PRIOR TO REMOVAL.
- CONTRACTOR TO CAREFULLY DEMOLISH EXISTING STUDS, HDRS, WINDOW SILLS, ETC. FOR POSSIBLE REUSE OF MATERIAL.
- CONTRACTOR TO HAUL ALL DAMAGED OR UNUSABLE MATERIAL TO THE CITY / COUNTY APPROVED LOCATIONS.
- CONTRACTOR TO REROUT OR CAP OFF ALL NECESSARY VENTILATION, SEWER AND WATER PIPES

MANDATORY (CBEES 150.0(K)): BATHROOMS: ALL LIGHTING FIXTURES AND SWITCHES INSTALLED SHALL DEMONSTRATE THE FOLLOWING: AT LEAST ON HIGH EFFICIENCY FIXTURE SHALL BE INSTALLED IN EACH BATHROOM. ALL OTHER BATHROOM LIGHTING SHALL BE HIGH EFFICIENCY OR CONTROLLED BY A VACANCY SENSOR. GARAGES, LAUNDRY ROOMS, AND UTILITY ROOMS: LIGHTING FIXTURES AND SWITCHES INSTALLED SHALL DEMONSTRATE ALL LIGHTING IS HIGH EFFICIENCY AND CONTROLLED BY A VACANCY SENSOR.

DEMOLITION KEYNOTES

1	DEMO EXISTING WALL AS INDICATED
2	DEMO EXISTING DOOR AND GLAZING SYSTEM IN ENTRY
3	(EX) MILLWORK TO REMAIN
4	(E) DOOR, EMERGENCT EXIT ONLY.
5	(E) ADA COMPLIANT RESTROOM
6	(E) DOOR, ENTRY/EXIT
7	(E) WINDOW TO REMAIN
8	EXISTING RECEPTION DESK TO REMAIN

NEW KEYNOTES

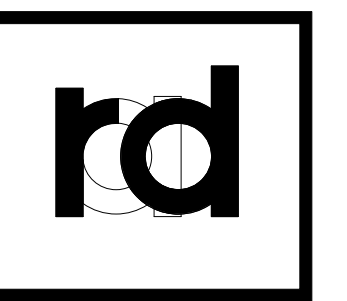
1	EXISTING VAULT ROOM WITH FULL HEIGHT BULLET RESISTANT ARMOR PANELS
2	(E) MILLWORK TO REMAIN
3	(E) RECEPTION DESK
4	(E) DISPLAY CASES
5	(E) WATER STATION
6	EXISTING SAFE
7	(E) CAMERA RECORDING DEVICES
8	(E) POSTED SIGN INDICATING THE NAME AND EMERGENCY CONTACT PHONE OF AN OPERATOR OR MANAGER IN CHARACTER SIZE OF MINIMUM 2" IN HEIGHT.
9	(E) POSTED SIGN INDICATING THE OPERATION HOURS OF 7:00 AM TO 9:00 PM SEVEN DAYS A WEEK
10	(E) EXIT ONLY DOOR
11	(E) ALUMINUM FRAMES AND WINDOWS TO REMAIN
12	(E) SOLID GROUTED MASONRY BLOCK WALLS, DESIGNED BY A LICENSED PROFESSIONAL

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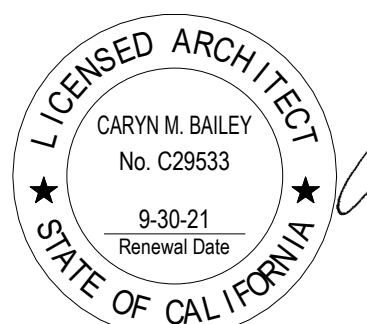
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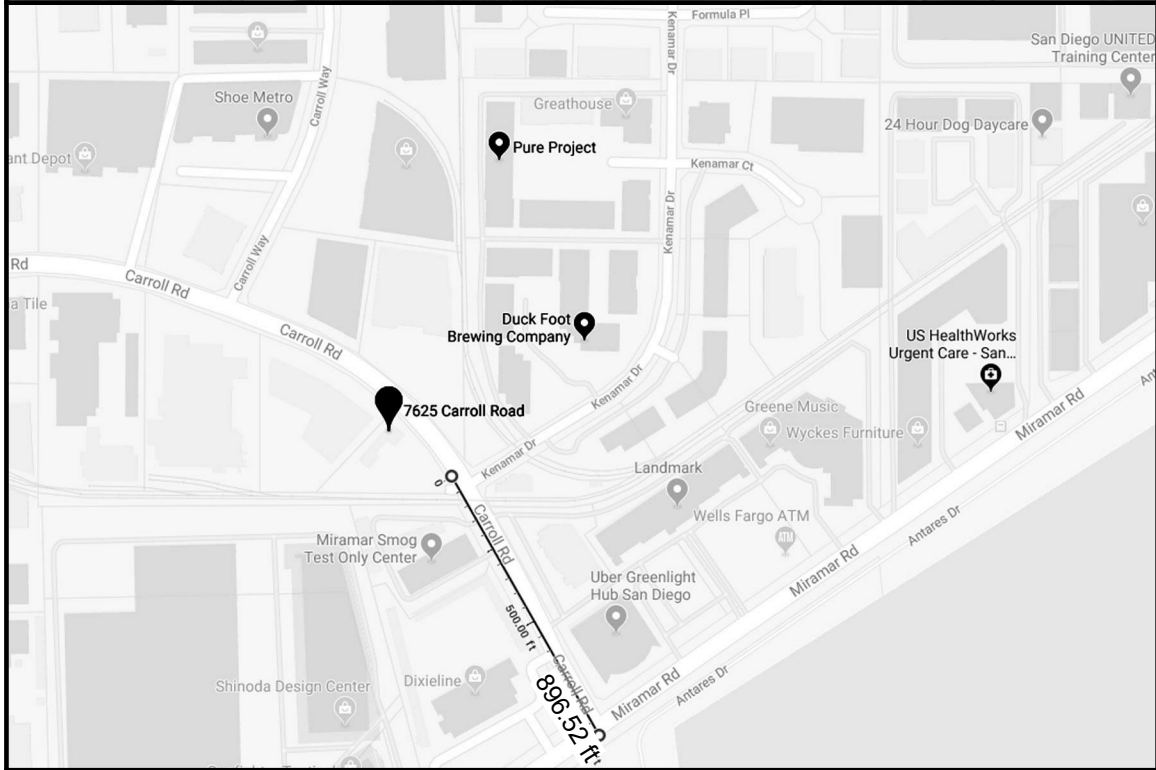
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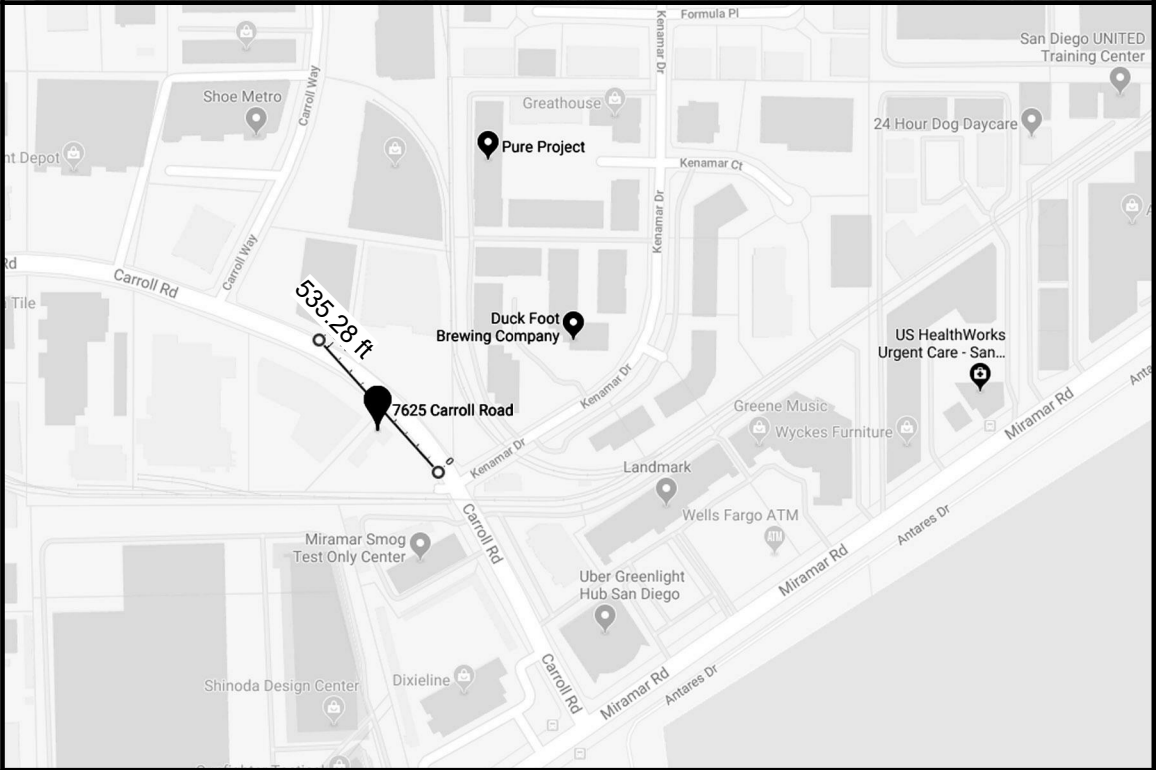
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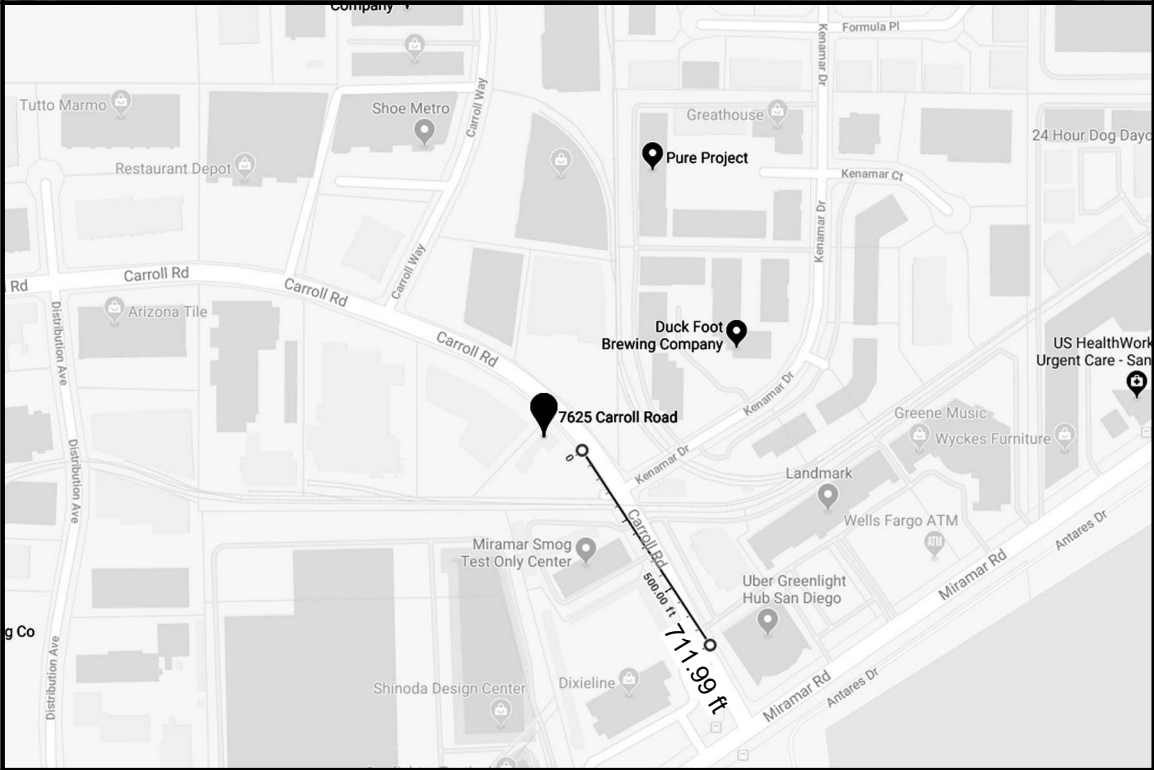
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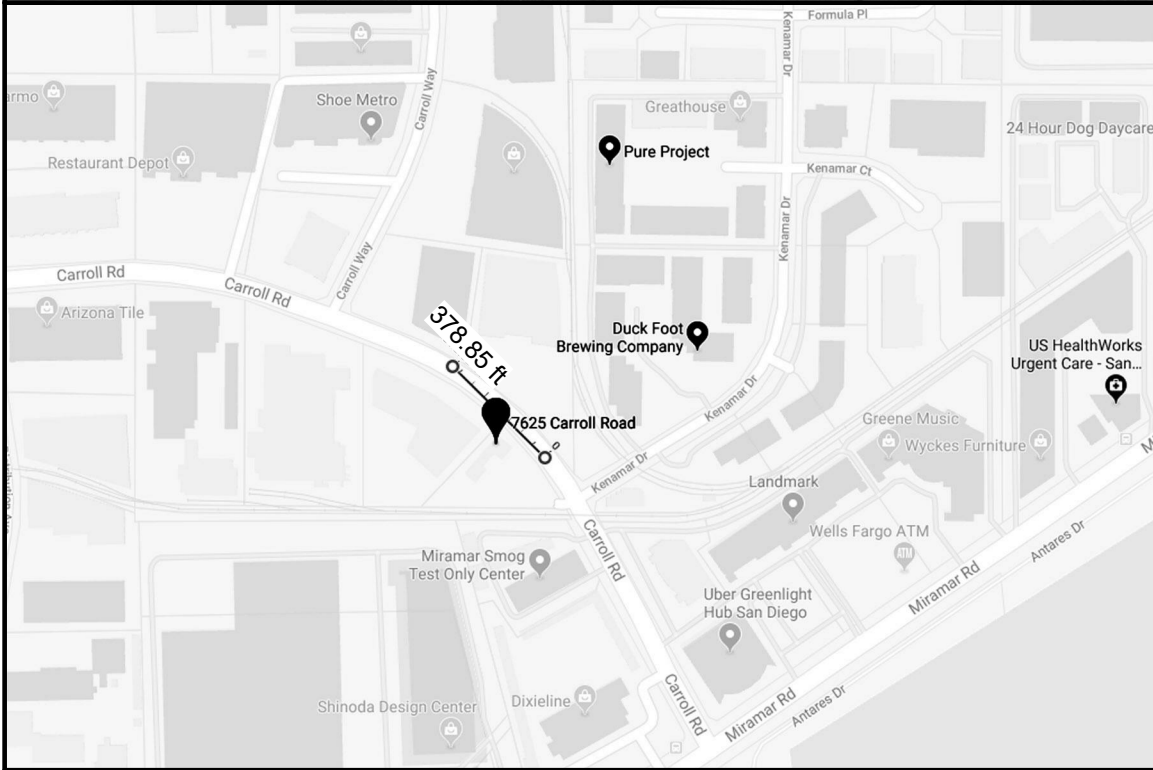
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FACING NORTHWEST ②

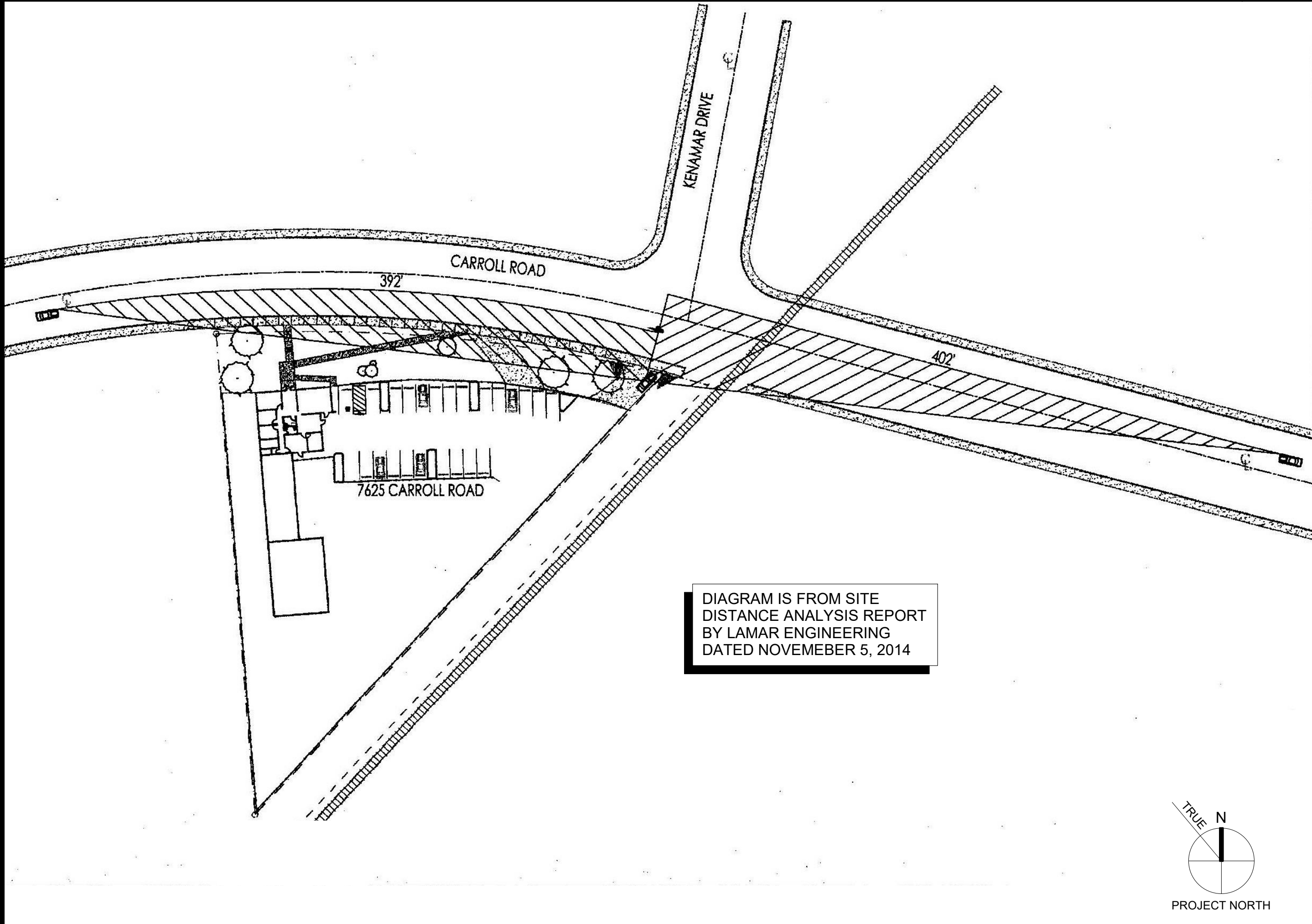


FACING SOUTHEAST ③



FACING NORTHWEST ④

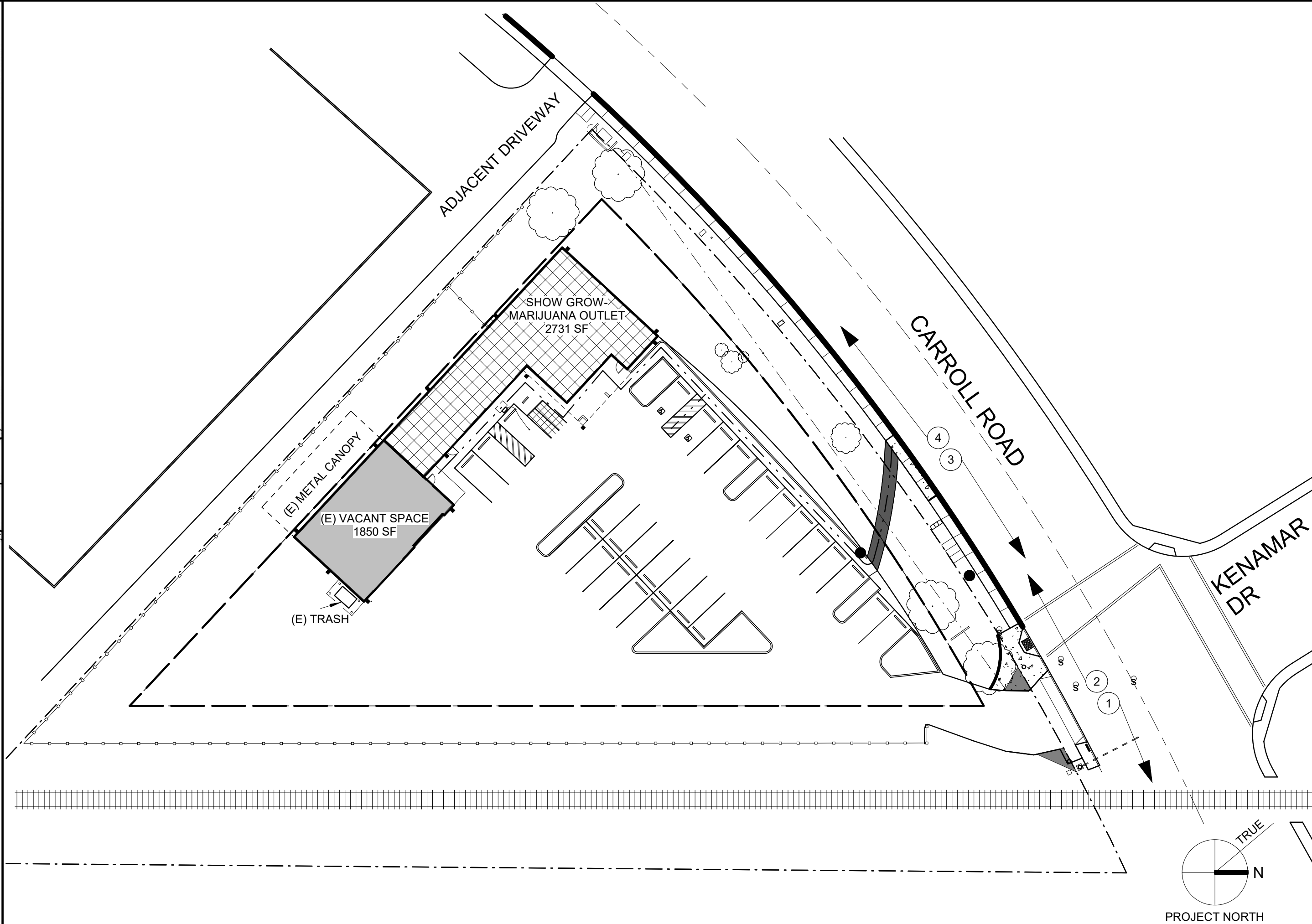
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A INTERSECTION SIGHT DISTANCE

N.T.S.

WEST DRIVEWAY: TO BE ABANDONED



KEY PLAN

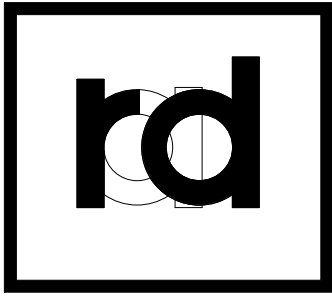
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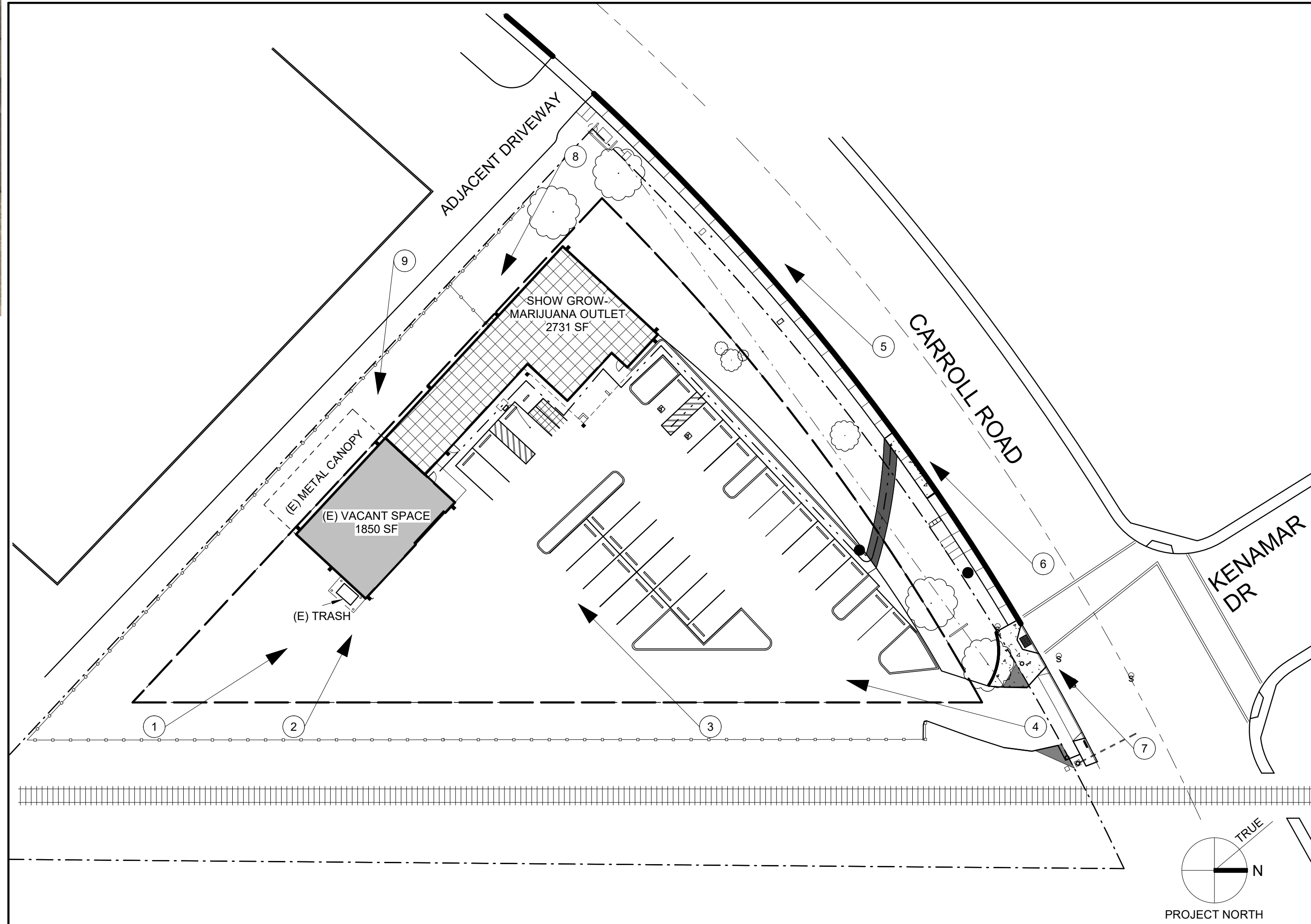
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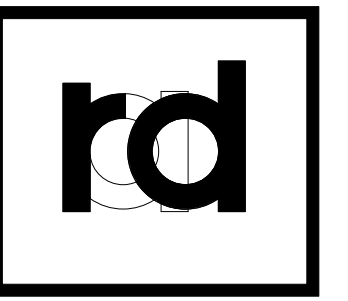
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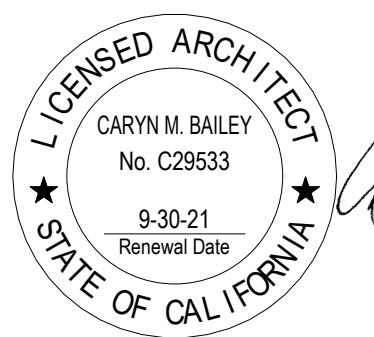
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GENERAL NOTES

PLANT MATERIAL REQUIREMENTS

(1) PLANTING OF INVASIVE PLANT SPECIES, AS DESCRIBED IN THE LANDSCAPE STANDARDS OF THE LAND DEVELOPMENT MANUAL, IS NOT PERMITTED.

(2) ALL EXISTING, INVASIVE PLANT SPECIES, INCLUDING VEGETATIVE PARTS AND ROOT SYSTEMS, SHALL BE COMPLETELY REMOVED FROM THE PREMISES WHEN THE COMBINATION OF SPECIES TYPE, LOCATION, AND SURROUNDING ENVIRONMENTAL CONDITIONS PROVIDES A MEANS FOR THE SPECIES TO INVADE OTHER AREAS OF NATIVE PLANT MATERIAL THAT ARE ON OR OFF OF THE PREMISES.

(3) PLANT MATERIAL SPECIES SHALL BE USED THAT WILL CONTINUE TO MEET THE REQUIREMENTS OF THIS DIVISION AFTER INSTALLATION.

(4) TREE LOCATIONS SHALL BE MEASURED HORIZONTALLY FROM THE CENTERLINE OF THE TREE TRUNK AT PROPOSED GRADE.

(5) A MINIMUM ROOT ZONE OF 40 SQUARE FEET IN AREA SHALL BE PROVIDED FOR ALL TREES. THE MINIMUM DIMENSION FOR THIS AREA SHALL BE 5 FEET. THIS MINIMUM DIMENSION AND ROOT ZONE AREA MAY BE REDUCED WITH THE USE OF STRUCTURAL SOIL OR WHERE THE COMBINATION OF SOIL CONDITIONS, ROOT ZONE AREA, ADJACENT IMPROVEMENTS, AND SELECTED TREE SPECIES CAN BE DEMONSTRATED TO PROVIDE CONDITIONS FOR HEALTHY TREE GROWTH THAT WILL NOT DAMAGE ADJACENT IMPROVEMENTS.

(6) PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY, DISEASE-FREE, GROWING CONDITION AT ALL TIMES.

(7) ALL PRUNING SHALL COMPLY WITH THE STANDARDS OF THE NATIONAL ARBORIST ASSOCIATION.

(8) ANY PLANT MATERIAL REQUIRED BY THIS DIVISION THAT DIES WITHIN 3 YEARS OF INSTALLATION SHALL BE REPLACED WITHIN 30 CALENDAR DAYS OF PLANT DEATH WITH THE SAME SIZE AND SPECIES OF PLANT MATERIAL SHOWN ON THE APPROVED PLAN. REQUIRED SHRUBS THAT DIE 3 YEARS OR MORE AFTER INSTALLATION SHALL BE REPLACED WITH 15-GALLON SIZE, AND REQUIRED TREES THAT DIE 3 YEARS OR MORE AFTER INSTALLATION SHALL BE REPLACED WITH 60-INCH BOX SIZE MATERIAL. THE CITY MANAGER MAY AUTHORIZE ADJUSTMENT OF THE SIZE AND QUANTITY OF REPLACEMENT MATERIAL WHERE MATERIAL REPLACEMENT WOULD OCCUR IN INACCESSIBLE AREAS OR WHERE THE EXISTING PLANT BEING REPLACED IS LARGER THAN A 15 GALLON SHRUB OR 60-INCH BOX TREE.

(9) TREES REQUIRED BY THIS DIVISION SHALL BE SELF-SUPPORTING, WOODY PLANTS WITH AT LEAST ONE WELL DEFINED TRUNK AND SHALL NORMALLY ATTAIN A MATURE HEIGHT AND SPREAD OF AT LEAST 15 FEET.

(10) TREES REQUIRED BY THIS DIVISION SHALL BE MAINTAINED SO THAT ALL BRANCHES OVER PEDESTAL WALKWAYS ARE 6 FEET ABOVE THE WALKWAY GRADE AND SO THAT ALL BRANCHES OVER VEHICULAR TRAVEL WAYS ARE 16 FEET ABOVE THE GRADE OF THE TRAVEL WAY.

(11) SHRUBS REQUIRED BY THIS DIVISION SHALL BE WOODY OR PERENNIAL PLANTS THAT ARE LOW BRANCHING OR HAVE MULTIPLE STEMS.

(12) TREE ROOT BARRIERS OR STRUCTURAL SOIL SHALL BE INSTALLED WHERE TREES ARE PLACED WITHIN 5 FEET OF PUBLIC IMPROVEMENTS INCLUDING WALKS, CURBS, OR STREET PAVEMENT OR WHERE NEW PUBLIC IMPROVEMENTS ARE PLACED ADJACENT TO EXISTING TREES. THE CITY MANAGER MAY WAIVE THIS REQUIREMENT WHERE THE COMBINATION OF SOIL CONDITIONS, ROOT ZONE AREA, ADJACENT IMPROVEMENTS, AND SELECTED TREE SPECIES CAN BE DEMONSTRATED TO PROVIDE CONDITIONS FOR HEALTHY TREE GROWTH THAT WILL NOT DAMAGE PUBLIC IMPROVEMENTS.

(13) NATIVE PLANTS SHALL BE LOCALLY INDIGENOUS.

(14) NATURALIZED PLANT MATERIAL SHALL BE PLANTINGS THAT CAN SURVIVE WITHOUT IRRIGATION AFTER INITIAL PLANT ESTABLISHMENT.

(15) PLANT MATERIALS SHALL BE GROUPED INTO HYDROZONES THAT CONSIST OF PLANT SPECIES HAVING SIMILAR WATER DEMAND AND BY THEIR SOIL, SUN, AND SHADE REQUIREMENTS.

(16) PLANT MATERIAL SHALL BE SELECTED TO MEET A MAXIMUM APPLIED WATER ALLOWANCE AS DETERMINED BY THE WATER BUDGET FORMULA AND SPECIFICATIONS IN SECTION 142.0413(D).

IRRIGATION REQUIREMENTS

(1) ALL REQUIRED PLANT MATERIAL SHALL BE IRRIGATED WITH A PERMANENT, BELOW-GRADE IRRIGATION SYSTEM UNLESS SPECIFIED OTHERWISE IN THIS DIVISION.

(2) ALL REQUIRED IRRIGATION SYSTEMS SHALL BE AUTOMATIC, ELECTRICALLY CONTROLLED, AND DESIGNED TO PROVIDE WATER TO ALL REQUIRED PLANTINGS TO MAINTAIN THEM IN A HEALTHY, DISEASE-RESISTANT CONDITION.

(3) IRRIGATION SYSTEMS SHALL MEET THE FOLLOWING DESIGN REQUIREMENTS:

(A) NO IRRIGATION RUNOFF OR OVERSPRAY SHALL CROSS PROPERTY LINES OR PAVED AREAS;

(B) THE VELOCITY OF WATER FLOWING IN IRRIGATION SYSTEM PIPING OR SUPPLY PIPES SHALL NOT EXCEED 5 FEET PER SECOND DOWNSTREAM OF THE WATER METER;

(C) IRRIGATION SYSTEMS SHALL BE DESIGNED TO MINIMIZE SYSTEM MAINTENANCE REQUIREMENT AFTER INSTALLATION. ABOVE-GROUND IRRIGATION SYSTEM EQUIPMENT THAT IS EXPOSED TO POTENTIAL DAMAGE SHALL BE DESIGNED TO BE DAMAGE-RESISTANT; AND

(D) AN APPROVED RAIN SENSOR SHUTOFF DEVICE IS REQUIRED FOR ALL SYSTEMS AND A MOISTURE-SENSING DEVICE THAT REGULATES THE IRRIGATION SYSTEM FOR ALL LAWN AREAS IS REQUIRED.

PLANT AREA REQUIREMENTS

(1) PLANTING AREAS REQUIRED BY THIS DIVISION SHALL CONSIST OF THE FOLLOWING:

(A) LOW-GROWING WOODY OR HERBACEOUS GROUNDCOVER, TURF, SHRUBS, OR TREES;

(B) UNATTACHED UNIT PAVERS, LOOSE ORGANIC OR INORGANIC MATERIALS, OR HARDSCAPE; OR

(C) BUILT IMPROVEMENTS INCLUDING WATER FEATURES, OVERHEAD STRUCTURES (SUCH AS GAZEBOES, TRELIS STRUCTURES, ETC.), OR FIXED SEATING.

(2) PLANTING AREAS MAY BE COUNTED TOWARD THE PLANTING AREA REQUIRED BY THIS DIVISION IF THEY ARE GREATER THAN 30 SQUARE FEET IN SIZE WITH NO DIMENSION LESS THAN 3 FEET.

(3) ALL REQUIRED PLANTING AREAS SHALL BE MAINTAINED FREE OF WEEDS, DEBRIS, AND LITTER.

STREET TREE REQUIREMENTS

(A) STREET TREE REQUIREMENTS

WHEN NEW STRUCTURES, ADDITIONS TO STRUCTURES, CONDOMINIUM CONVERSIONS, OR NEW VEHICULAR USE AREAS ARE SUBJECT TO THIS SECTION IN ACCORDANCE WITH TABLE 142-04A, STREET TREES WITHIN THE PARKWAY SHALL BE PROVIDED IN ACCORDANCE WITH THE FOLLOWING REGULATIONS:

(1) STREET TREE QUANTITY. STREET TREES SHALL BE PLANTED BETWEEN THE CURB AND ABUTTING PROPERTY LINE. THE NUMBER OF REQUIRED STREET TREES SHALL BE CALCULATED AT THE RATE OF ONE 24-INCH BOX TREE FOR EVERY 30 FEET OF STREET FRONTAGE. THE INSTALLED TREE SPACING MAY BE VARIED TO ACCOMMODATE SITE CONDITIONS OR DESIGN CONSIDERATIONS; HOWEVER, THE NUMBER OF TREES REQUIRED FOR EACH STREET FRONTAGE ON A LOT BOUNDED BY MORE THAN ONE STREET SHALL BE PLANTED ALONG THE CORRESPONDING STREET FRONTAGE. WHERE SITE CONDITIONS DO NOT ALLOW THE INSTALLATION OF THE STREET TREES REQUIRED BY THIS SECTION IN THE PARKWAY, TREES MAY BE LOCATED ON THE PRIVATE PROPERTY WITHIN 10 FEET OF THE PROPERTY LINE ALONG THAT STREET FRONTAGE. WHERE PALM TREES ARE PROPOSED TO SATISFY THIS REQUIREMENT IN ACCORDANCE WITH SECTION 142.0409(A)(3), THEY SHALL BE PLANTED AT A RATE OF ONE 10-FOOT BROWN TRUNK HEIGHT PALM FOR EACH 20 FEET OF STREET FRONTAGE. FOR PROJECTS IN THE IL AND IH ZONES THAT HAVE LOADING DOCKS ALONG MORE THAN 25 PERCENT OF THE BUILDING STREET WALL, THE STREET TREE REQUIREMENT SHALL BE INCREASED TO THE RATE OF ONE 24-INCH BOX TREE FOR EVERY 20 FEET OF STREET FRONTAGE OR ONE 10-FOOT BROWN TRUNK HEIGHT PALM FOR EACH 10 FEET OF STREET FRONTAGE; (2) STREET TREE LOCATIONS

(A) STREET TREES SHALL BE LOCATED 7 FEET FROM THE FACE OF CURB ON STREETS CLASSIFIED IN THE APPLICABLE LAND USE PLAN AS MAJOR STREETS, PRIMARY ARTERIALS, OR EXPRESSWAYS THAT HAVE A POSTED SPEED OF 50 MILES PER HOUR OR GREATER. FOR ALL OTHER STREET CLASSIFICATIONS, STREET TREES SHALL BE LOCATED NO CLOSER THAN 30 INCHES TO THE FACE OF CURB OR WITHIN MEDIAN ISLANDS, NO CLOSER THAN FOUR FEET TO THE FACE OF CURB.

(B) STREET TREES SHALL BE SEPARATED FROM IMPROVEMENTS BY THE MINIMUM DISTANCE SHOWN IN TABLE BELOW:

MINIMUM TREE SEPARATION DISTANCE IMPROVEMENT MINIMUM DISTANCE TO STREET TREE TRAFFIC SIGNAL STOP SIGN 20 FEET UNDERGROUND UTILITY LINES (EXCEPT SEWER) 5 FEET SEWER LINES 10 FEET ABOVE GROUND UTILITY STRUCTURES (TRANSFORMERS, HYDRANTS, UTILITY POLES, ETC) 10 FEET DRIVEWAYS 10 FEET INTERSECTIONS INTERSECTING CURB LINES OF TWO STREETS 25 FEET

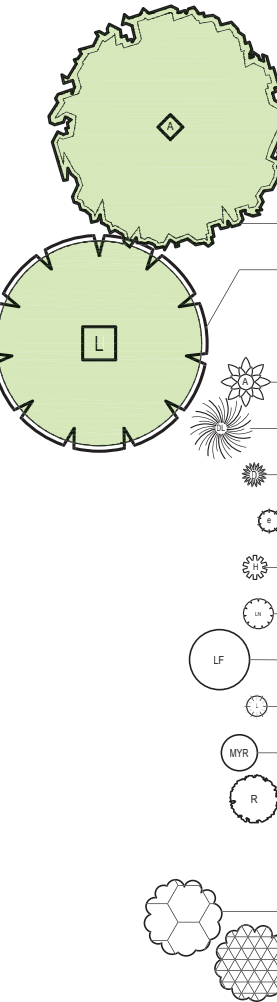
(C) TREES SHALL BE SELECTED AND LOCATED SO THAT AT MATURITY THEY DO NOT CAUSE DAMAGE OR CONFLICT WITH OVERHEAD UTILITY LINES.

(3) STREET TREE SPECIES SELECTION. TREES SHALL BE SELECTED IN ACCORDANCE WITH THE LANDSCAPE STANDARDS OF THE LAND DEVELOPMENT MANUAL. PALM TREES MAY ONLY BE USED TO SATISFY THE STREET TREE REQUIREMENT WHERE IDENTIFIED AS AN ACCEPTABLE STREET TREE SPECIES IN AN ADOPTED LAND USE PLAN.

(B) ADDITIONAL PUBLIC RIGHT-OF-WAY REGULATIONS

(1) AREAS WITHIN THE PUBLIC RIGHT-OF-WAY THAT ARE NOT PAVED FOR REQUIRED PEDESTRIAN WALKS OR FOR VEHICLE ACCESS SHALL BE PLANTED OR COVERED WITH MULCH, UNATTACHED UNIT PAVERS, OR OTHER PERMEABLE MATERIAL ACCEPTABLE TO THE CITY.

(2) PLANT MATERIAL, OTHER THAN TREES, WITHIN THE PUBLIC RIGHT-OF-WAY THAT IS LOCATED WITHIN VISIBILITY AREAS SHALL NOT EXCEED 24 INCHES IN HEIGHT, MEASURED FROM THE TOP OF THE ADJACENT CURB.



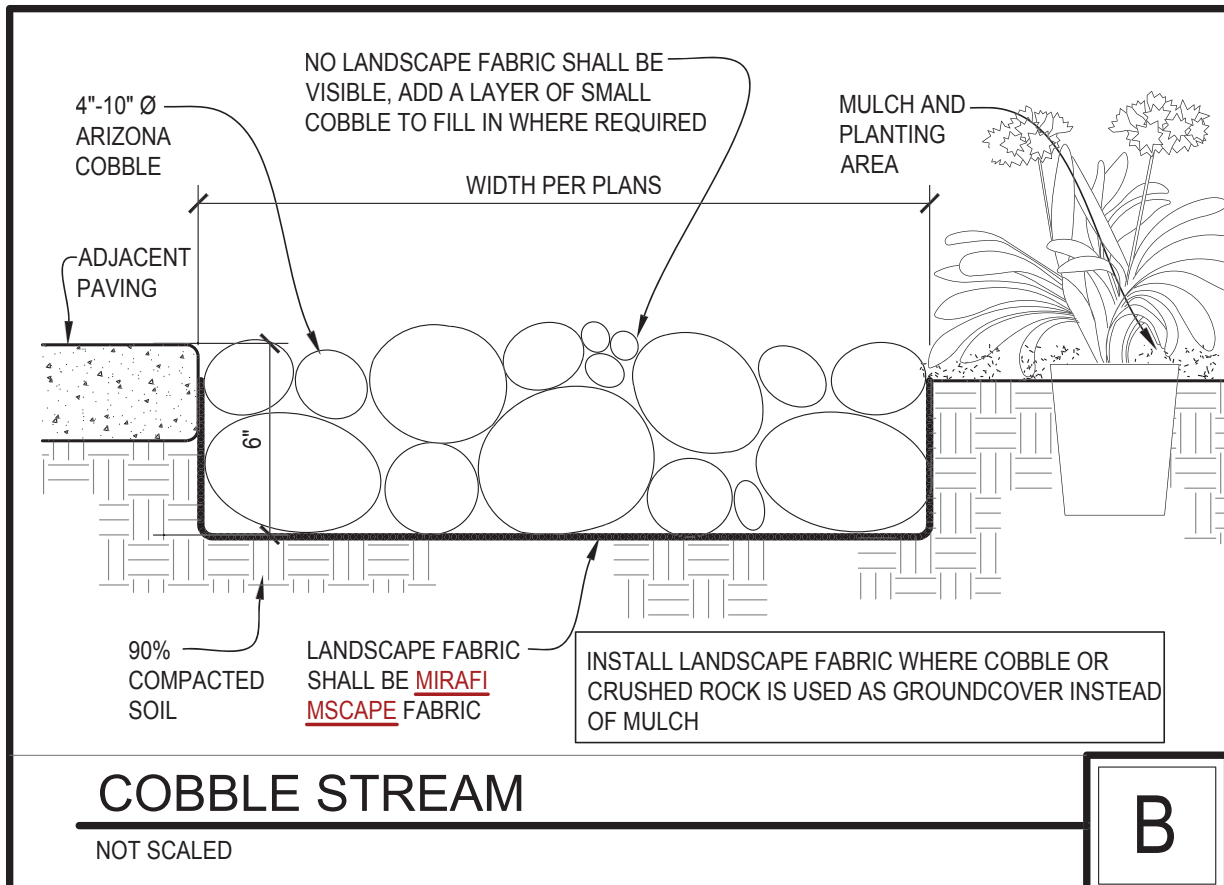
PLANT LIST

ABBR	SIZE	QTY	SCIENTIFIC NAME	COMMON NAME	WUCOLS
TREES					
ARB. MAR.	24" BOX	4	ARBUTUS MARINA STANDARD	STRAWBERRY TREE	L
LAG. FAU.	36" BOX	8	LAGERSTROEMIA FAURIEI 'MUSKOGEE'	LAVENDER CRAPE MYRTLE	M
SHRUBS					
AGA. ANG.	5 GAL.	18	AGAVE ANGUSTIFOLIA	CARIBBEAN AGAVE	L
DAS. LON.	5 GAL.	5	DASYLIRION LONGISSIMUM	MEXICAN GRASS TREE	VL
DIA. L.R.	1 GAL.	35	DIANELLA REVOLUTA 'LITTLE REV'	LITTLE REV FLAX LILY	L
ECH. GRU.	5 GAL.	41	ECHINOCACTUS GRUSONII	GOLDEN BARREL CACTUS	VL
HES. PAR.	1 GAL.	120	HESPERALOE PARVIFLORA	RED YUCCA	VL
LAN. N.G.	5 GAL.	30	LANTANA NEW GOLD	YELLOW LANTANA	VL
LEU. FRU.	5 GAL.	31	LEUCOPHYLLUM FRUTESCENS 'GREEN CLOUD'	TEXAS RANGER	L
LOM. LON.	1 GAL.	65	LOMANDRA LONGIFOLIA	SPINY HEAD MAT RUSH	L
MYR. C.C.	5 GAL.	38	MYRTUS COMMUNIS 'COMPACTA'	COMPACT MYRTLE	L
RHA. SPR.	5 GAL.	54	RHAPHIOLEPS INDICA 'SPRINGTIME'	SPRINGTIME INDIAN HAWTHORN	L
GROUNDCOVERS					
CAR. TUT.	1 GAL.	36" O.C.	CARISSA MACROCARPA 'TUTTLE'	TUTTLE NATAL PLUM	L
SEN. MAN.	FLATS	12" O.C.	SENECIO MANDRALISCAE	BLUE ICE PLANT	L



PLANTING PLAN

SCALE 1/16"=1'-0"

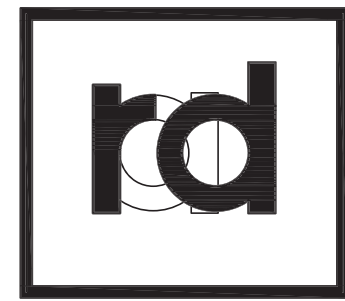


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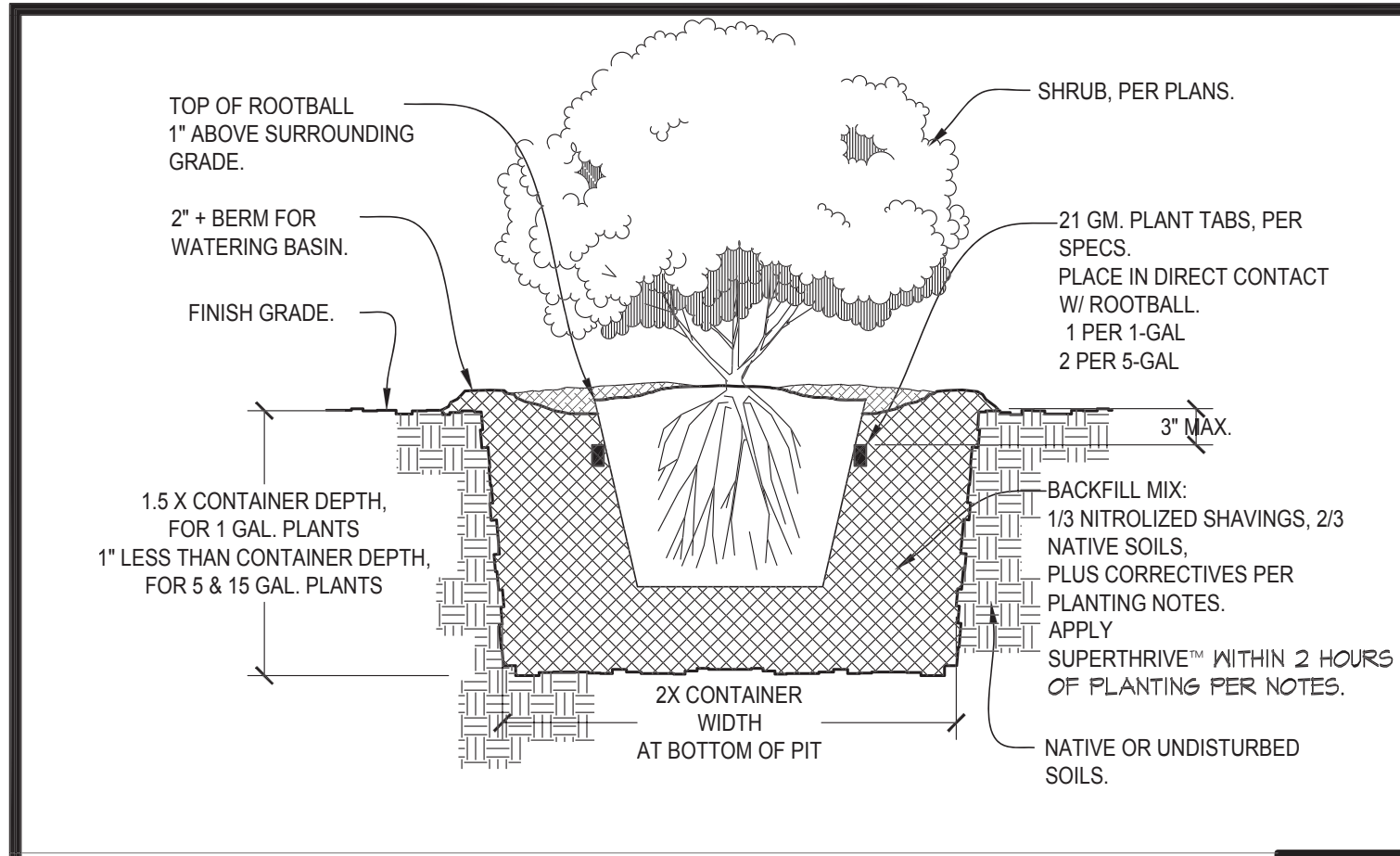
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SHEETS ARE INCLUDED FOR REFERENCE. WORK IS BEING COMPLETED UNDER PREVIOUSLY APPROVED MMCC PERMIT #370687

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PLANTING
PLAN

SHEET NO:

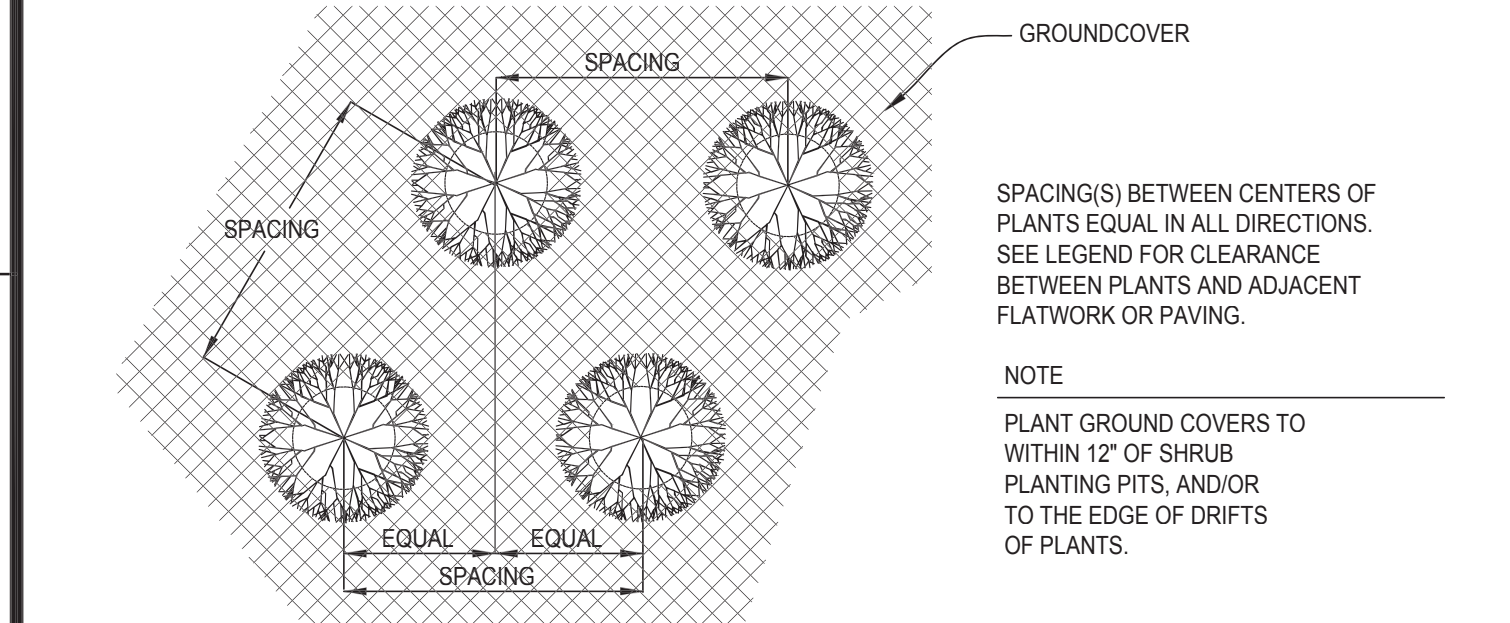
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SHRUB PLANTING

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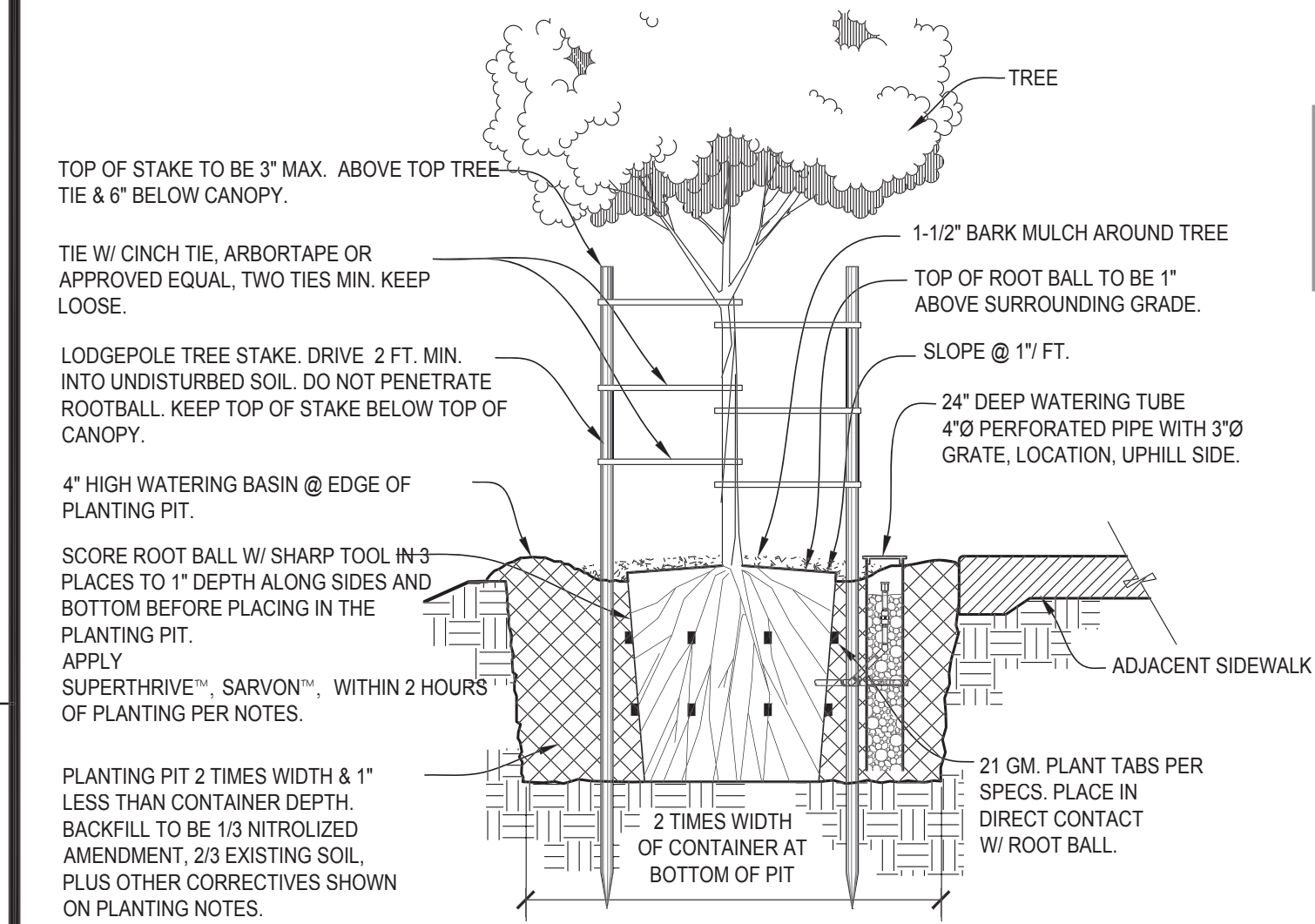
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TRIANGULAR SPACING
GROUNDCOVERS & SHRUBS

NOT TO SCALE

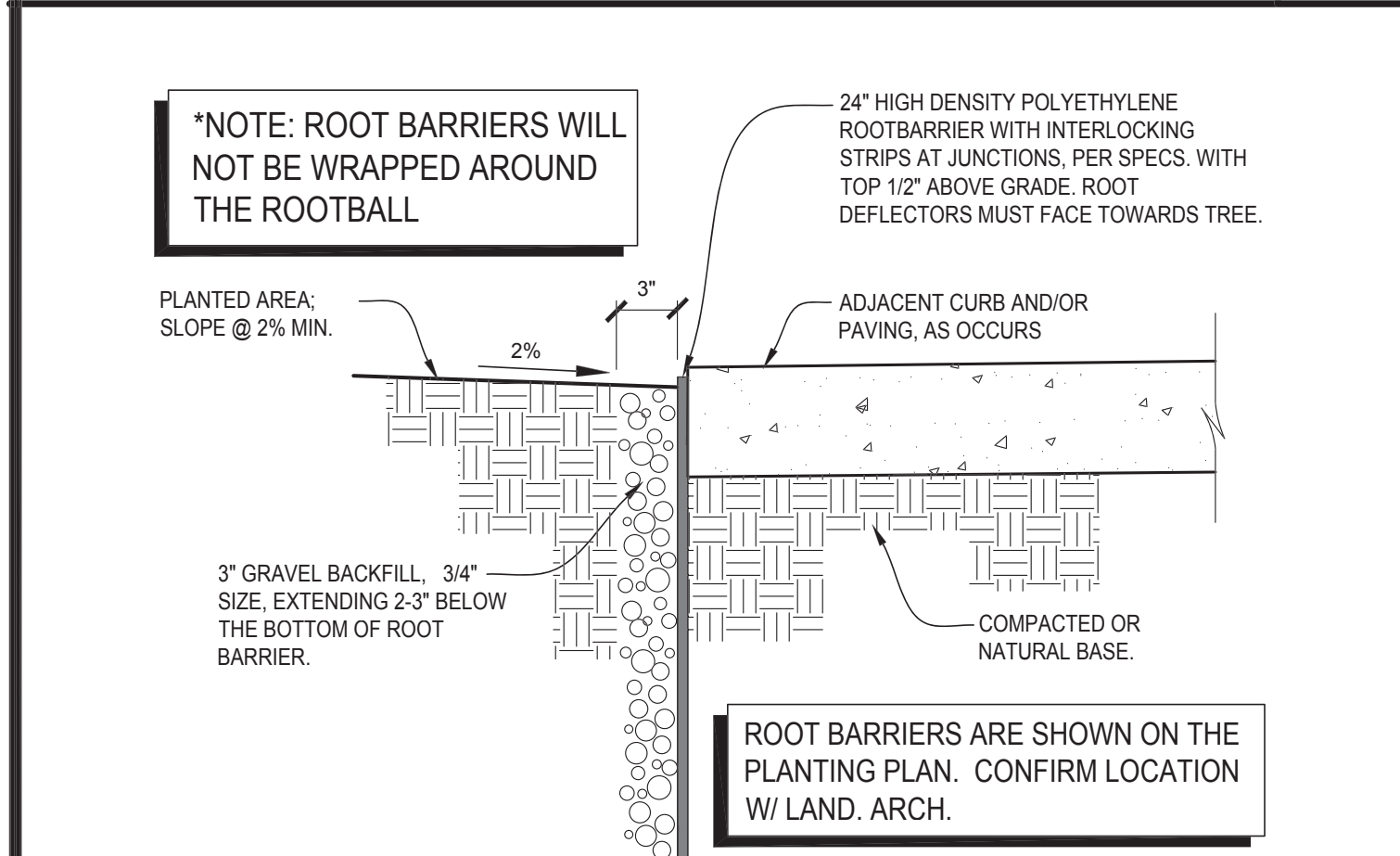
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TREE PLANTING

NOT TO SCALE

D



ROOT BARRIER

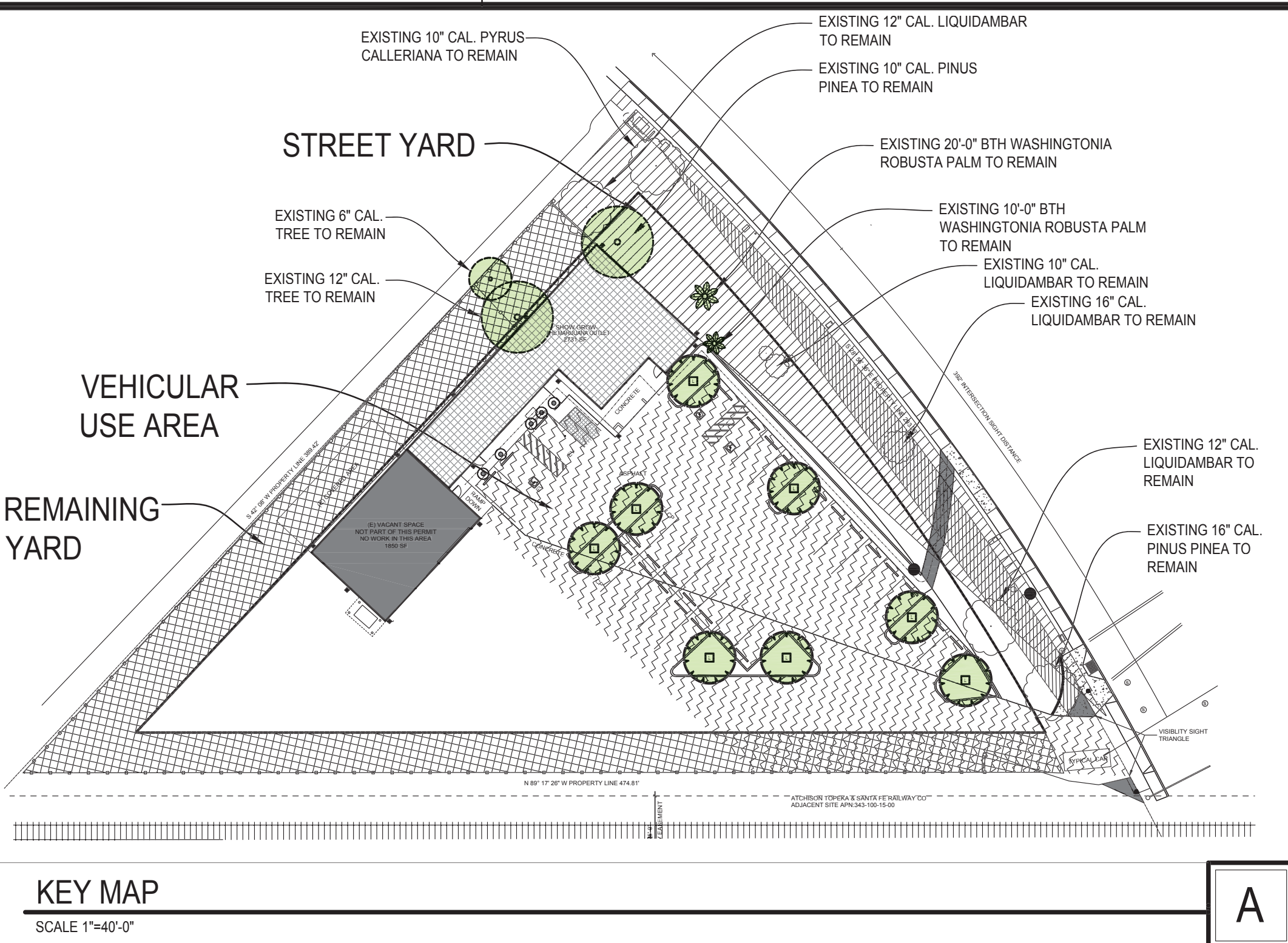
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PLANTING NOTES

1. LANDSCAPE CONTRACTOR SHALL RECEIVE THE SITE AS IS.
2. THE PLANTING PLANS ARE DIAGRAMMATIC. MINOR ADJUSTMENTS IN PLANT LOCATIONS AND TYPE MAY BE MADE AT THE DISCRETION OF THE OWNER/LANDSCAPE ARCHITECT.
3. ALL PLANT MATERIAL SHALL BE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT AND REPLACED UPON REQUEST BEFORE OR AFTER THE PLANTING.
4. THE LANDSCAPE CONTRACTOR WILL COORDINATE HIS WORK WITH THE OTHER TRADES AND MAINTAIN DRAINAGE DURING CONSTRUCTION.
5. PLANT QUANTITIES AND AREAS SHOWN ON LEGENDS ARE FOR CONTRACTORS' CONVENIENCE IN ESTIMATING ONLY. CONTRACTOR IS RESPONSIBLE FOR PROVIDING PLANT MATERIALS TO COVER ALL AREAS AS SHOWN ON PLANS.
6. SLOPE ALL PLANTING AREAS AWAY FROM BUILDING AT 2% MINIMUM FOR 5 FEET MINIMUM, WHERE APPLICABLE.
7. LANDSCAPE ARCHITECT SHALL APPROVE FINAL PLACEMENT OF ALL TREES, SHRUBS, AND VINES PRIOR TO PLANTING.
8. TREE AND SHRUB PITTS 5 GALLONS AND SMALLER SHALL BE TWO TIMES ROOTBALL DIAMETER WIDE AND 1-1/2 TIMES CONTAINER DEPTH.
9. TREE AND SHRUB PITTS 15 GALLONS AND LARGER SHALL BE TWO TIMES ROOTBALL DIAMETER WIDE AND 1" LESS THAN CONTAINER DEPTH.
10. TREE STAKING SHALL BE DONE ONLY IF ESSENTIAL AND REQUIRED BY THE LANDSCAPE ARCHITECT. TREES THAT CANNOT STAND WITHOUT THE NURSERY STAKE SHALL BE REJECTED. CONTRACTOR SHALL BE RESPONSIBLE FOR THE TREE'S STABILITY DURING THE LENGTH OF THE GUARANTEE PERIOD. ALL STAKING AND GUYING MATERIALS SHALL BE REMOVED AT THE END OF THE 1-YEAR TREE GUARANTEE PERIOD.
11. DO NOT DAMAGE PLANT ROOTBALL DURING TRANSPORTATION OR PLANTING.
12. CONTRACTOR SHALL USE THE FOLLOWING AMENDMENT SCHEDULE FOR BIDDING PURPOSES ONLY. A SOIL TEST SHALL BE MADE BY LANDSCAPE ARCHITECT, AND RECOMMENDED AMENDMENTS SHALL BE USED FOR ACTUAL INSTALLATION.
 - 100 LBS. OF GYPSUM PER 1000 SQ. FT.
 - 70 LBS. OF TRI-C (6-2-4 W/ 5% SULFUR) PER 1000 SQ. FT.
 - 8 LBS. OF IRON SULFATE PER 1000 SQ. FT.
 - 25 LBS. OF SOIL SULFUR PER 1000 SQ. FT.
 - 5 CUBIC YARDS OF NITROLIZED ORGANIC AMENDMENT PER 1000 SQ. FT. (SEE NOTE 16)
13. AMENDED SOIL SHALL BE ROTOTILLED TO A DEPTH OF 8".
14. NO IRON SULFATE SHALL COME IN CONTACT WITH ANY MASONRY SURFACE.
15. NITROLIZED ORGANIC AMENDMENT SHALL BE WILBUR-ELLIS WIL-GRO™ SOIL AMENDMENT, LOAMEX™, OR APPROVED EQUAL.
16. A. PLANTING BACKFILL MIX FOR ALL CONTAINER PLANTS SHALL CONSIST OF 1/3 NITROLIZED ORGANIC AMENDMENT AND 2/3 EXISTING SOIL, PLUS 2-1/2 LBS. OF SOIL SULFUR, 2 LBS. IRON SULFATE PER CU. YD., 4 LBS. GYPSUM, AND 8 LBS. OF TRI-C (6-2-4 W/ 5% SULFUR) PER CUBIC YARD.
B. ALL PLANTED AREAS SHALL BE WATERED IN THOROUGHLY WITH SARVON™, PER MANUFACTURERS' SPECIFICATIONS IN ADVANCE OF PLANTING. ALL PLANTS SHALL BE WATERED THOROUGHLY WITH SUPERTHRIVE™ WITHIN 2 HOURS OF PLANTING.
17. ALL PLANTS 1-GALLON SIZE OR LARGER SHALL RECEIVE AGRIFORM 21-GRAM 20-10-5 FERTILIZER TABLETS AT THE FOLLOWING RATES:
 - ONE PER 1-GALLON; TWO PER 5-GALLON; FIVE PER 15-GALLON; 12 PER 24" BOXED TREES; 18 PER 36" BOXED TREES (SEE L.A. FOR RATES FOR LARGER STOCK). PLACE TABLETS AT HALF THE DEPTH OF THE PLANTING PIT AND 1" FROM ROOTBALL (BOXED TREES SHALL BE IN 2 LAYERS GOING UP ALONG SIDES OF THE ROOTBALL).
18. ALL PLANTS INSTALLED FROM FLATS SHALL RECEIVE ONE AGRIFORM 5-GRAM 20-10-5 TABLET EACH, MIXED WITH A HANDFUL OF PREPARED BACKFILL PER NOTE 16.
19. ALL PLANTS PLANTED FROM CONTAINERS SHALL HAVE THEIR ROOTBALLS SCORED WITH A SHARP TOOL TO A DEPTH OF 1" IN THREE LONGITUDINAL INCISIONS AT LOCATIONS SPACED AROUND THE ROOTBALL BEFORE PLACING PLANT IN PLANTING HOLE.
20. ALL TYING MATERIALS AND MARKING TAPES SHALL BE REMOVED AT THE TIME OF PLANTING.
21. STAKES SHALL BE REMOVED FROM VINES AND VINES SHALL BE PROVIDED WITH AN APPROVED MEANS OF SUPPORT.
22. ALL SHRUB PLANTING AREAS, EXCEPT AS NOTED BELOW, SHALL BE COVERED WITH A 2" DEEP LAYER OF SHREDDED FIR BARK, OR APPROVED EQUAL. ALL BARK TO BE NITROLIZED WITH 5% NITROGEN.
23. IF THE SOIL TEST PREVIOUSLY MENTIONED SHOWS THAT PERMEABILITY RATES ARE LESS THAN .5" PER HOUR, LANDSCAPE ARCHITECT MAY REQUIRE A TREE DRAIN SYSTEM.
24. A LANDSCAPE MAINTENANCE PERIOD OF 90 DAYS SHALL BE CONSIDERED PART OF THIS CONTRACT. REFER TO THE PROJECT SPECIFICATIONS FOR DETAILS.

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21. STAKES SHALL BE REMOVED FROM VINES AND VINES SHALL BE PROVIDED WITH AN APPROVED MEANS OF SUPPORT.
22. ALL SHRUB PLANTING AREAS, EXCEPT AS NOTED BELOW, SHALL BE COVERED WITH A 2" DEEP LAYER OF SHREDDED FIR BARK, OR APPROVED EQUAL. ALL BARK TO BE NITROLIZED WITH 5% NITROGEN.
23. IF THE SOIL TEST PREVIOUSLY MENTIONED SHOWS THAT PERMEABILITY RATES ARE LESS THAN .5" PER HOUR, LANDSCAPE ARCHITECT MAY REQUIRE A TREE DRAIN SYSTEM.
24. A LANDSCAPE MAINTENANCE PERIOD OF 90 DAYS SHALL BE CONSIDERED PART OF THIS CONTRACT. REFER TO THE PROJECT SPECIFICATIONS FOR DETAILS.



A

FOR REFERENCE ONLY

City of San Diego
Development Services
1222 First Ave., MS-501
San Diego, CA 92101-4154
(619) 444-5000

Landscape Calculations Worksheet
Vehicular Use Areas (VUA)

Provide the following information on the Landscape Plans. The Landscape Calculations determine the planting area and points required by the Landscape Regulations, Chapter 14, Article 2, Division 4 of the Land Development Code.

One tree (minimum 24-inch box size) is required within 30 ft. of each parking space. (If palm trees are used, one palm (minimum 8 ft. brown trunk height) is required within 15 ft. of each parking space.)

VEHICULAR USE AREA (<6,000 sq ft) [142.0406 - 142.0407]

Planting Area Required: provide 40 sq. ft. per tree (with no dimension less than 5')

Plant Points Required	Plant Points Provided	Excess Points Provided
Total VUA: _____ sq. ft. x 0.05 = _____ points	_____ points	_____ points

Points achieved through trees (at least half): _____ points

VEHICULAR USE AREA (≥6,000 sq ft) [142.0406 - 142.0407]

Required Planting Area	Planting Area Provided	Excess Area Provided
VUA inside Street Yard: _____ sq. ft. x 0.05 = _____ sq. ft.	_____ sq. ft.	_____ sq. ft.
VUA outside Street Yard: 13,432 sq. ft. x 0.03 = 403 sq. ft.	1,083 sq. ft.	680 sq. ft.

Required Plant Points	Plant Points Provided	Points Provided with Trees (at least half)
VUA inside Street Yard: _____ sq. ft. x 0.05 = _____ points	_____ points	_____ points
VUA outside Street Yard: 13,432 sq. ft. x 0.03 = 403 points	543 points	400 points

TEMPORARY VEHICULAR USE AREA [142.0408]

Required Planting Area	Planting Area Provided
Length of Public Right-of-Way adjacent to VUA: _____ ft. x 3 ft. = _____ sq. ft.	_____ sq. ft.

- Provide planting area between Public Right-of-Way and VUA.
- Plant with evergreen shrubs.
- Shrubs must achieve a minimum height of 30" within 2 years of installation over at least 50% of the required planting area.

ADDITIONAL YARD PLANTING AREA AND POINT REQUIREMENTS

If any of the requirements of Landscape Regulations, Section 142.0406 (a) 1, 2, or 3 apply to your project, provide a written summary explaining how requirements are being met.

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Upon request, this information is available in alternative formats for persons with disabilities.

DS-5 (03-06)

City of San Diego
Development Services
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Landscape Calculations Worksheet
Industrial Development in RM and C Zones
Commercial Development in All Zones

Provide the following information on the Landscape Plans. The Landscape Calculations determine the planting area and points required by the Landscape Regulations, Chapter 14, Article 2, Division 4 of the Land Development Code.

STREET YARD

Industrial and Commercial Development (except Auto Service Stations; see below):

Planting Area Required [142.0404]	Planting Area Provided	Excess Area Provided
Total Area 3333 sq. ft. x 25% = 833 sq. ft.	3240 sq. ft.	2407 sq. ft.
Planting Points Required [142.0404]	Plant Points Provided - To be achieved with trees only	Excess Points Provided
Total Area 3333 sq. ft. x 0.05 = 166 points	890 points	724 points

EXISTING 12" CAL. TREE = 300 PTS
EXISTING 20'-0" BTH FEATHER PALM = 60 PTS
EXISTING 10'-0" BTH FEATHER PALM = 30 PTS
EXISTING 10" CAL. TREE = 250 PTS
EXISTING 10" CAL. TREE = 250 PTS
890 PTS

REMAINING YARD

Planting Area Required [142.0404]	Planting Area Provided	Excess Area Provided
Total Area 9636 sq. ft. x 30% = 2168 sq. ft.	2125 sq. ft.	43 sq. ft.
2980 WITH 25% REDUCTION = 2168		
Plant Points Required [142.0404]	Plant Points Provided	Excess Points Provided
Total Area 9636 sq. ft. x 0.05 = 481 points	558 points	77 points
(1) EXISTING 12" CAL. TREE = 350 PTS + (1) EXISTING 6" CAL. TREE = 150 PTS + (1) 36" BOX TREE = 50 PTS + (8) 1 GAL. SHRUB = 8 PTS		TOTAL: 558 PTS

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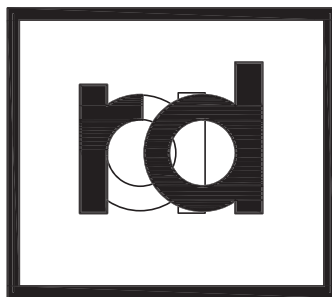
DS-4 (03-06)

DATE: 03.04.19

JOB NO: 001

DRAWN: STAFF

CHECKED: CB



Members of the American Institute of Architects

rAd Architects, Inc.

1286 University Ave. #137
San Diego, California 92103
(p) (619) 991-8194

SHOW GROW - MO

7625 CARROLL RD
SAN DIEGO, CA 92121

CONTRACTOR SHALL BUILD ONLY FROM SETS
STAMPED "CONSTRUCTION SET" HEREIN

CONSTRUCTION SET
ISSUE DATE: 03.04.19



REVISIONS:

NOTE:
SHEETS ARE INCLUDED FOR
REFERENCE. WORK IS BEING
COMPLETED UNDER
PREVIOUSLY APPROVED MMCC
PERMIT #370687

SHEET TITLE:

PLANTING
NOTES &
DETAILS

SHEET NO:

L1.1