



THE CITY OF SAN DIEGO

Report to the Hearing Officer

DATE ISSUED: June 2, 2021 REPORT NO. HO-21-029

HEARING DATE: June 9, 2021

SUBJECT: 2605 CAMINO DEL RIO CANNABIS OUTLET CUP, Process Three Decision

PROJECT NUMBER: [622996](#)

OWNER/APPLICANT: 420 Oceanside, LLC, a California Limited Liability Company, Owner
Adam Knopf, Permittee

SUMMARY

Issue: Should the Hearing Officer approve a Conditional Use Permit (CUP) to allow the operation of a 2,596-square-foot Cannabis Outlet in Suite 100, with 8,725 square feet of space to remain vacant, within an existing four-story, 27,117-square-foot commercial building located at 2605 Camino Del Rio South in the CO-2-2 Zone within the Mission Valley Community Plan Area?

Staff Recommendation: Approve CUP No. 2233027.

Community Planning Group Recommendation: On April 7, 2021, the Mission Valley Planning Group voted 13-2-1 to recommend approval of the proposed project without additional conditions (Attachment 7).

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 March 9, 2021, and the opportunity to appeal that determination ended March 23, 2021 (Attachment 6).

BACKGROUND

On March 25, 2014, the City of San Diego adopted Ordinance No O-20356 to implement regulations for Medical Marijuana Consumer Cooperatives (MMCCs), which allowed the sale of medicinal marijuana with the approval of a Conditional Use Permit (CUP). On February 22, 2017, Ordinance No. O-20793 was approved, which included amendments to the Land Development Code and the Local Coastal Program, replacing the MMCC use with a new retail sales use, Marijuana Outlet. On January 8, 2020, the San Diego Municipal Code (SDMC) was amended by Council Ordinance [O-21163](#). The

revision replaced the word “marijuana” with “cannabis”, to reflect consistency with the State of California cannabis regulations. Therefore, Marijuana Outlet was renamed to Cannabis Outlet. A Cannabis Outlet may be allowed with the approval of a Process Three CUP, pursuant to [SDMC Section 126.0303](#), in specific land use zones of the City. Pursuant to [SDMC Section 141.0504](#), these types of facilities are limited to no more than four per Council District (CD), and 36 City-wide. A Cannabis Outlet is allowed to sell both medicinal and retail cannabis/cannabis products and is subject to State licensing requirements as defined in California Business and Professions Code section 26001. A total of three CUPs for Cannabis Outlets have been approved in CD 7; therefore, there remains capacity for one additional Cannabis Outlet to be approved in CD 7.

The 0.99-acre site is located at 2605 Camino Del Rio South, west of Interstate 805, south of Interstate 8, in the CO-2-2 Zone, Federal Aviation Authority (FAA) Part 77 Noticing Area, Airport Land Use Compatibility Overlay Zone, Airport Influence Area (Montgomery and San Diego International Airport – Review Area 2), Fire Brush Zones, High Fire Severity Zone, and Transit Priority Area within the Mission Valley Community Plan Area (Attachment 1). The project site is located within Council Districts 3 and 7; however, the building structure where the proposed Cannabis Outlet is located at is entirely within Council District 7.

The project site is currently developed with an existing four-story commercial building that was constructed in 1979, which includes several professional office and commercial services suites. The proposed Cannabis Outlet will be located on the basement level in Suite 100. Adjacent uses include multi-story commercial office buildings to the east and west, open space/hillside to the south, and interstate 8 to the north (Attachment 3). The project site abuts the North Park Community Plan area to the south.

DISCUSSION

Project Description:

This project is a request for a CUP to allow the operation of a 2,596-square-foot of Cannabis Outlet in Suite 100, with an additional 8,725 square feet of space to remain vacant, within an existing four-story, 27,117-square-foot commercial building located at 2605 Camino Del Rio South in the CO-2-2 Zone, Federal Aviation Authority (FAA) Part 77 Noticing Area, Airport Land Use Compatibility Overlay Zone, Airport Influence Area (Montgomery and San Diego International Airport – Review Area 2), Fire Brush Zones, High Fire Severity Zone, and Transit Priority Area within the Mission Valley Community Plan Area. Cannabis Outlet, classified as retail sales, is allowed in the CO-2-2 Zone with a CUP pursuant to [SDMC Section 126.0303](#). The project was reviewed to be in compliance with the Airport Land Use Compatibility Plans policies, and staff determined that a consistency determination is not required for this application.

The proposed Cannabis Outlet features interior improvements that include an entry/security area, reception, dispensary floor, pick-up areas, manager’s room, safe room, information technology room, inventory storage room, employee break room, an exit area, and delivery hub area totaling 2,596 square feet in Gross Floor Area. The project is required to allocate 8,725 square feet of space to be kept vacant and unoccupied throughout the duration of the CUP as conditioned; Suite No. 101 and No. 102 (2,796 square feet) located on the basement level, combining with Suite No. 200 and No. 210 (5,929 square feet) located on the first floor (Attachment 5, Condition No. 30).

The vacant floor space is not to be used for any purpose, including storage. Prior to issuance of any public improvement or building permits being issued for the proposed development, construction plans will be reviewed for compliance with all Building, Electrical, Mechanical, Plumbing and Fire Code requirements, and City construction standards. Public improvements include restriping parking spaces and reconstruction of a 24-foot wide driveway consistent with current City Standards, located adjacent to the site on Camino Del Rio South. Cannabis Business Division (CBD) staff will ensure all cannabis related permits and state licensing requirements are met prior to issuance of a certificate of occupancy. Cannabis Business Division (CBD) staff will ensure all cannabis related permits and state licensing requirements are met prior to issuance of a certificate of occupancy. These compliance checks will ensure the proposed development will not be detrimental to the public health, safety and welfare.

The project is required to restripe parking spaces in order to comply with the 63 off-street parking for all uses on the premises, which includes 11 spaces for the proposed 2,596-square-foot Cannabis Outlet at a rate of five spaces per 1,000 square feet of floor area, and 52 spaces for the remaining commercial services and office use within the building at a rate of 3.3 spaces per 1,000 square feet of floor area.

General Plan and Community Plan Consistency:

The project site is designated Commercial Employment, Retail and Services by the General Plan, and Office and Visitor Commercial use by the Mission Valley Community Plan (Attachment 2). Both land use designations are intended to provide a variety of commercial uses such as goods, services, and employment opportunities for community members. The proposed Cannabis Outlet, classified as a retail sales use category by the SDMC, is consistent with the community plan land use designation and objective of encouraging a range of retail uses integrated with other uses, and with a CUP, is a compatible use with the surrounding commercial establishments.

Separation Requirements:

[SDMC Section 141.0504 \(a\)\(1\) and \(2\)](#) contain specific siting requirements for placement of Cannabis Outlets, only allowing this use in certain commercial and industrial zones and limiting quantity to no more than four per Council District, 36 city-wide. A total of three CUPs for Cannabis Outlets have been approved in Council District 7 and there is capacity for one additional Cannabis Outlet CUP to be approved. A Cannabis Outlet use is allowed in the CO-2-2 Zone with a CUP and subject to separation requirements set forth in SDMC Section 141.0504(a), including a 1,000-foot separation from resource and population-based city parks, other Cannabis Outlets, churches, childcare centers, playgrounds, libraries owned and operated by the City of San Diego, minor-oriented facilities, residential care facilities, and schools, measured in accordance with SDMC [Section 141.0504](#) and [Section 113.0225](#); there is also a minimum distance requirement of 100 feet from the property line of a residentially zoned lot or premises. City staff has reviewed the 100/1,000-foot radius map and the 100/1,000-foot radius map spreadsheet submitted by the applicant identifying all the existing surrounding uses, and determined that the proposed Cannabis Outlet complies with the minimum separation requirements between uses. See analysis below:

The Academy of Our Lady of Peace: a school as defined in SDMC [Section 113.0103](#), located at 4860 Oregon Street, is within the 1,000-radius of the proposed Cannabis Outlet. However,

the existing topographic barrier impedes direct physical direct access between this school and the proposed Cannabis Outlet. Per SDMC [Section 113.0225\(c\)](#), when measuring distance between uses, natural topographical barriers and constructed barriers such as freeways or flood control channels that would impede direct physical access between the uses can be taken into consideration. In such case, the distance is measured as the most direct route around the barrier in a manner that establishes direct access. A direct public route to the school from the proposed Cannabis Outlet would be greater than 1,000 feet. Therefore, the proposed Cannabis Outlet is in compliance with the minimum separation requirements.

March & Ash: a permitted Cannabis Outlet located at 2835 Camino Del Rio S., Suite #100, is measured to be over 1,000 feet from the proposed Cannabis Outlet. Therefore, the proposed Cannabis Outlet is in compliance with the minimum separation requirements.

If approved by the Hearing Officer, the proposed project would be the fourth Cannabis Outlet CUP approved within Council District 7 and the 25th within the City and would bring forward another new business in San Diego's emerging cannabis industry.

Operational and Security Requirements:

The proposed Cannabis Outlet is subject to specific operational and security requirements and restrictions as set forth in SDMC Section 141.0504(b) through (m), which have also been incorporated as conditions in the CUP including prohibition of consultation by medical professionals on-site; prohibition of the use of specified vending machines except by a responsible person (as defined by the SDMC); provision of interior and exterior lighting, operable cameras, alarms, security guard; restriction of hours of operation to between 7:00 am and 9:00 pm daily; maintenance of area and adjacent public sidewalks free of litter and graffiti, and removal of graffiti within 24 hours; restriction of signage to business name, two-color signs, and alphabetic characters; and signage advertising cannabis may not be visible from the public right-of-way. Cannabis Outlets must also comply with Chapter 4, Article 2, Division 15 which provides guidelines for lawful operation.

Conclusion:

City staff has reviewed the application for a CUP for a Cannabis Outlet at this location and has determined that the project is consistent with adopted City Council policies and the recommended land use and development standards in effect for this site per the SDMC, including all development regulations of the CO-2-2 Zone and the minimum separation requirements. The project is not requesting, nor does it require any deviation or variance from the applicable regulations and policy documents. The permit has been conditioned to ensure the proposed Cannabis Outlet would not be detrimental to the public, health, safety and welfare. Staff has prepared draft findings (Attachment 4) for consideration and draft conditions of approval (Attachment 5) and is recommends approval of the project as proposed.

ALTERNATIVES

1. Approve Conditional Use Permit No. 2233027, with modifications.
2. Deny Conditional Use Permit No. 2233027, if the findings required to approve the project cannot be affirmed.

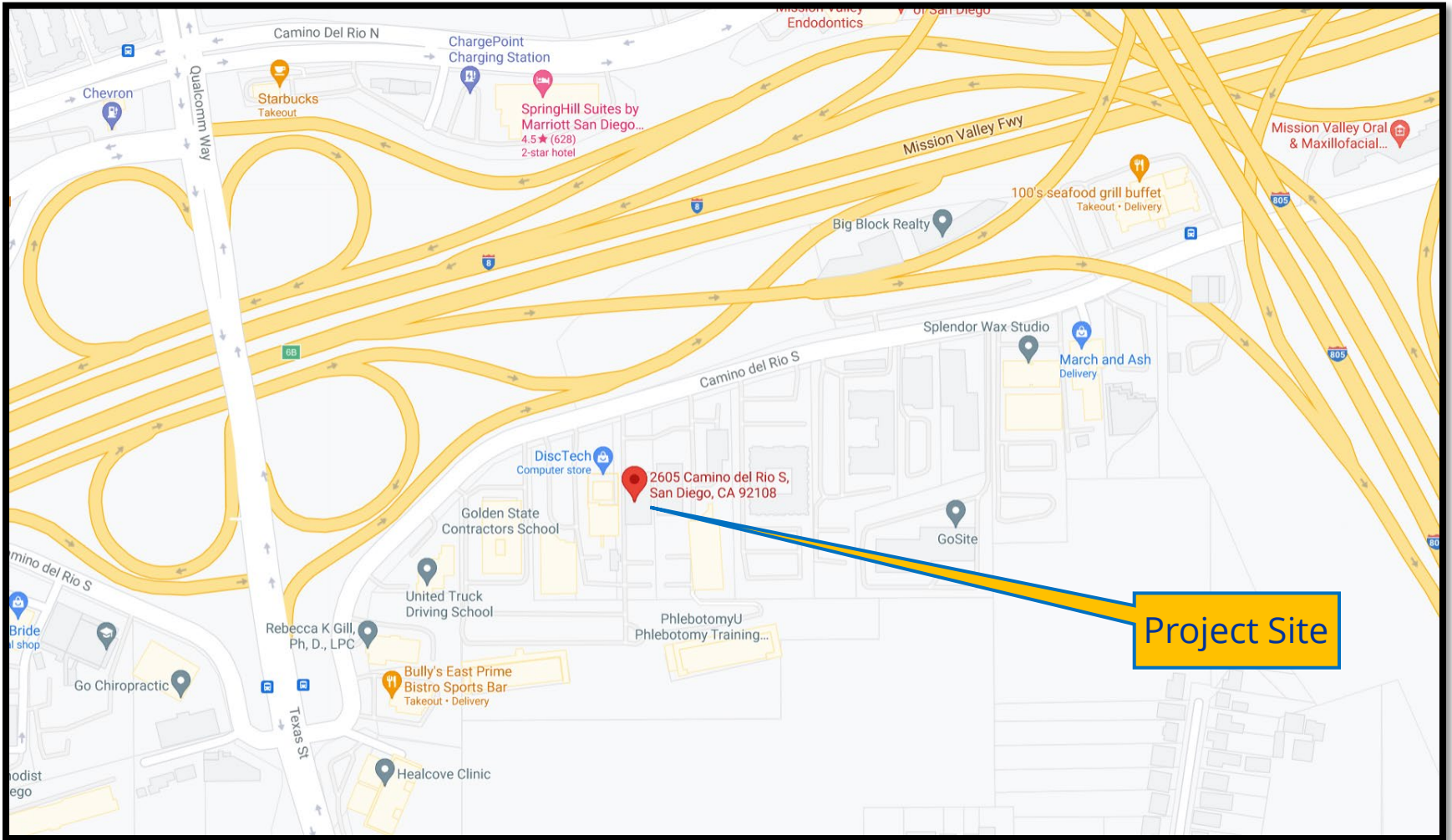
Respectfully submitted,



Sammi Ma, Development Project Manager

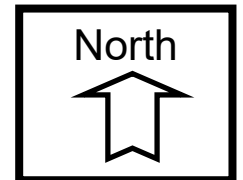
Attachments:

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. Community Planning Group Recommendation
8. Ownership Disclosure Statement
9. Project Plans

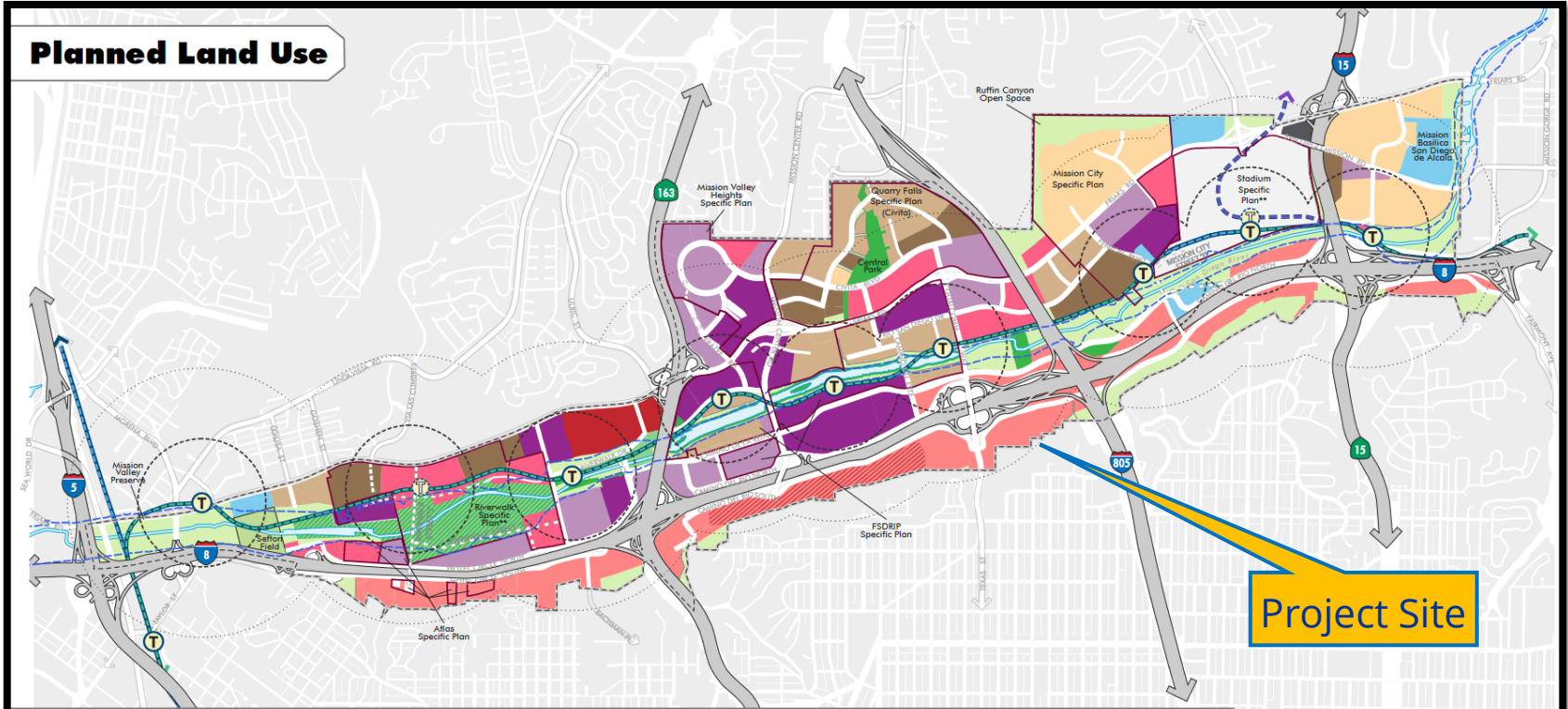


Project Location Map

2605 Camino Del Rio S Cannabis Outlet CUP
PROJECT NO. 622996



Planned Land Use



Project Site

General Information

- Mission Valley Community Plan Area
- 100 Year Floodway
- Specific Plan
- Parcels
- Planned Roadway
- San Diego River

Transit

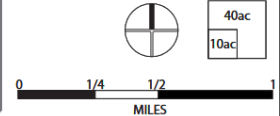
- Existing Trolley (Blue Line)
- Existing Trolley (Green Line)
- Planned Trolley (Purple Line)
- Planned Trolley Stop (Riverwalk)
- Trolley Station Design District (1/4 mile)
- Transit Priority Area (1/2 mile)

Land Use

- Mixed Use (HD)
- Mixed Use (MD)
- Residential (HD)
- Residential (MD)
- Residential (LD)
- Public/Institutional

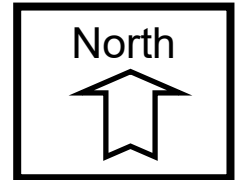
Park and Open Space

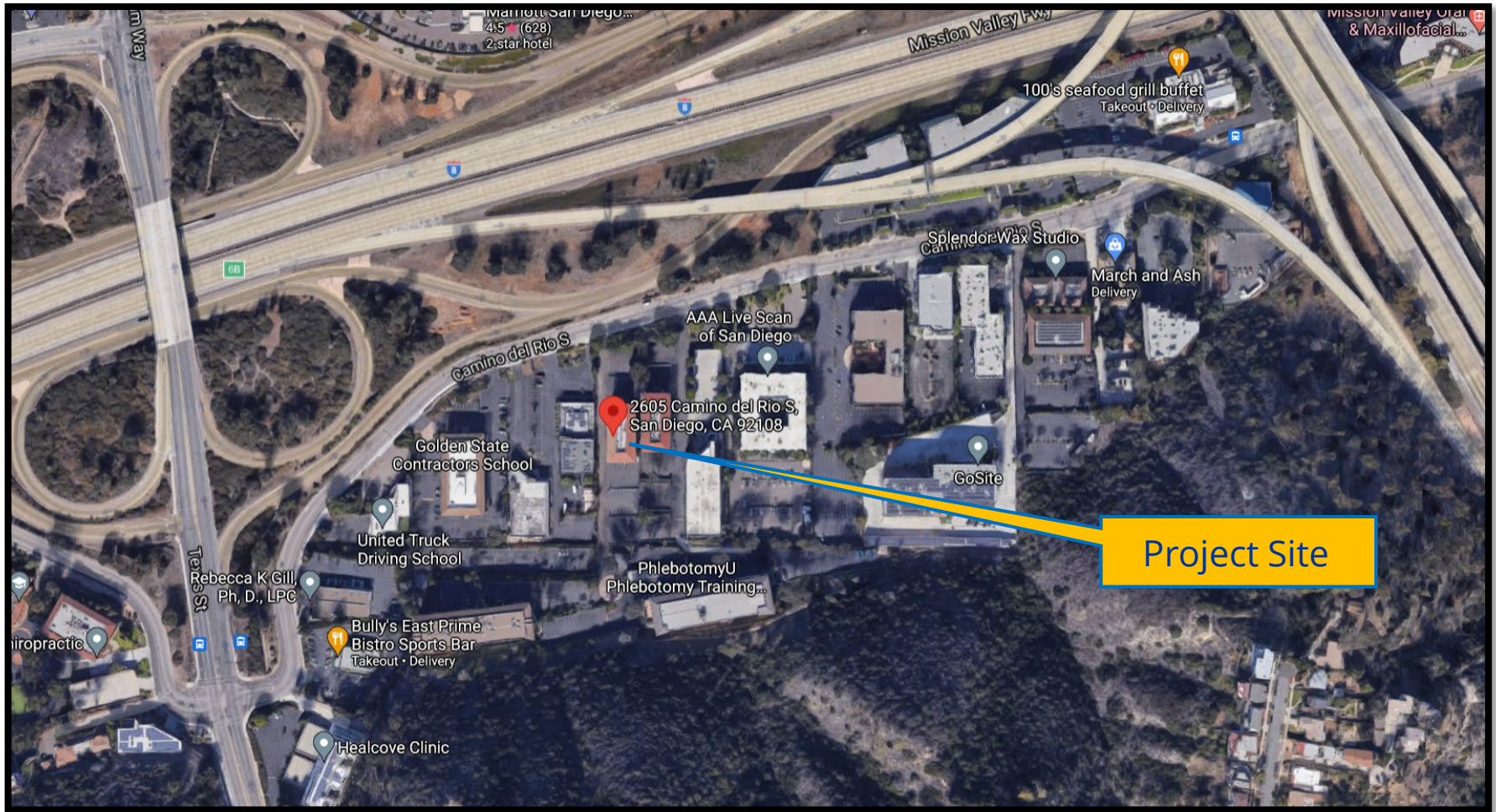
- Office and Visitor Commercial
 - Office and Visitor Commercial*
 - Regional Commercial*
 - Regional Office and Visitor Commercial*
 - Industrial
 - Existing Park
 - Existing Open Space
 - Potential Park
 - Potential Open Space
 - Potential Park/Open Space
- *Residential Prohibited
**To be completed



Community Plan Land Use Map

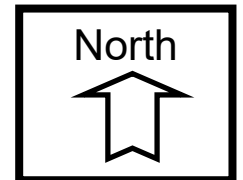
2605 Camino Del Rio S Cannabis Outlet CUP
PROJECT NO. 622996





Aerial Photograph

2605 Camino Del Rio S Cannabis Outlet CUP
PROJECT NO. 622996



HEARING OFFICER
RESOLUTION NO. XXXX
CONDITIONAL USE PERMIT NO. 2233027
2605 CAMINO DEL RIO S CANNABIS OUTLET CUP - PROJECT NO. 622996

WHEREAS, 420 Oceanside, LLC, a California Limited Liability Company, Owner, and Adam Knopf, Permittee, filed an application with the City of San Diego for a Conditional Use Permit to allow the operation of a 2,596-square-foot Cannabis Outlet in Suite 100, with 8,725 square feet of vacant space, within an existing four-story 27,117-square-foot commercial building (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No 2233027), on portions of a 0.99-acre site; and

WHEREAS, the project site is located at 2605 Camino Del Rio South in the CO-2-2 Zone, Federal Aviation Authority (FAA) Part 77 Noticing Area, Airport Land Use Compatibility Overlay Zone, Airport Influence Area (Montgomery and San Diego International Airport – Review Area 2), Fire Brush Zones, High Fire Severity Zone, and Transit Priority Area of the Mission Valley Community Plan area; and

WHEREAS, the project site is legally described as Lot 1 of the Pepper Tree Company, In the City of San Diego, County of San Diego, State of California, according to Map thereof No. 8051, filed in the office of the County Recorder of San Diego County, December 30, 1974; and

WHEREAS, on March 9, 2021, 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; and

WHEREAS, on June 9, 2021, the Hearing Officer of the City of San Diego considered Conditional Use Permit No. 2233027 pursuant to the Land Development Code of the City of San Diego; NOW, THEREFORE,

BE IT RESOLVED by the Hearing Officer of the City of San Diego, that it adopts the following findings with respect to Conditional Use Permit No. 2233027:

A. CONDITIONAL USE PERMIT FINDINGS [SDMC Section 126.0305]

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

This project is a request for a Conditional Use Permit (CUP) to operate a 2,596-square-foot Cannabis Outlet in Suite 100, with 8,725 square feet of vacant space and 15,796 square feet of existing office use, within an existing four-story, 27,117-square-foot commercial building located at 2605 Camino Del Rio South. The 0.99-acre site is in the CO-2-2 Zone, Federal Aviation Authority (FAA) Part 77 Noticing Area, Airport Land Use Compatibility Overlay Zone, Airport Influence Area (Montgomery and San Diego International Airport – Review Area 2), Fire Brush Zones, High Fire Severity Zone, and Transit Priority Area of the Mission Valley Community Plan area. The project site is located within Council Districts 3 and 7; however, the building structure where the proposed Cannabis Outlet is located at is entirely within Council District 7.

The project site is designated Commercial Employment, Retail and Services by the General Plan, and Office and Visitor Commercial use by the Mission Valley Community Plan. Both land use designations are intended to provide a variety of commercial uses such as goods, services, and employment opportunities for community members. The proposed Cannabis Outlet, classified as a retail sales use category by the SDMC, is consistent with the community plan land use designation and objective of encouraging a range of retail uses integrated with other uses, and with a CUP, is a compatible use with the surrounding commercial establishments.

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

This project is a request for a CUP to operate a 2,596-square-foot Cannabis Outlet, located on the basement level of an existing four-story, 27,117-square-foot commercial building. The proposed Cannabis Outlet features interior improvements that include an entry/security area, reception, dispensary floor, pick-up areas, manager's room, safe room, information technology room, inventory storage room, employee break room, an exit area, and delivery hub area totaling 2,596 square feet in Gross Floor Area. The project is required to allocate 8,725 square feet of space to be kept vacant and unoccupied throughout the duration of the CUP as conditioned. The vacant space includes Suite No. 101 and No. 102 (2,796 square feet) located on the basement level,

combining with Suite No. 200 and No. 210 (5,929 square feet) located on the first floor (Attachment 5, Condition No. 30). The vacant floor space is not to be used for any purpose, including storage.

The project site is surrounded by existing development and contained within an urbanized area. The site does not contain sensitive habitat, and it does not contain nor is it adjacent to Multi-Habitat Planning Area designated lands. Furthermore, the existing building structure is more than 100 feet away from native and naturalized vegetation to the south. Therefore, this project does not require a brush management plan.

Cannabis Outlets are restricted to four per Council District, 36 city-wide, within commercial and industrial zones. Cannabis Outlets require compliance with SDMC Section 141.0504, which requires a 1,000-foot separation, measured in accordance with SDMC sections 141.0504 and 113.0225, from resource and population-based city parks, other Cannabis Outlets, churches, child care centers, playgrounds, libraries owned and operated by the City of San Diego, minor-oriented facilities, residential care facilities, and schools including private or public institutions of learning providing instruction in kindergarten grades 1 to 12; there is also a minimum distance requirement of 100 feet from the property line of a residentially zoned lot or premises. The proposed project meets all separation requirements.

The proposed Cannabis Outlet is subject to specific operational and security requirements and restrictions as set forth in SDMC Section 141.0504(b) through (m), which have also been incorporated as conditions in the CUP including prohibition of consultation by medical professionals on-site; prohibition of the use of specified vending machines except by a responsible person (as defined by the SDMC); provision of interior and exterior lighting, operable cameras, alarms, security guard; restriction of hours of operation to between 7:00 am and 9:00 pm daily; maintenance of area and adjacent public sidewalks free of litter and graffiti, and removal of graffiti within 24 hours; restriction of signage to business name, two-color signs, and alphabetic characters; and signage advertising cannabis may not be visible from the public right-of-way. Cannabis Outlets must also comply with Chapter 4, Article 2, Division 15 which provides guidelines for lawful operation, including designating one officer or manager to act as a responsible managing officer, fingerprinting and background checks, cannabis facility operational requirements, and regulatory actions which can be taken in the event of non-compliance. The CUP is valid for five years, however, it may be revoked if the use violates the terms, conditions, lawful requirements, or provision of the permit.

The project is required to restripe parking spaces in order to comply with the 63 off-street parking for all uses on the premises, which includes 11 spaces for the proposed 2,596-square-foot Cannabis Outlet at a rate of five spaces per 1,000 square feet of floor area, and 52 spaces for the remaining commercial services and office use within the building at a rate of 3.3 spaces per 1,000 square feet of floor area. Public improvements include restriping parking spaces and reconstruction of a 24-foot wide driveway consistent with current City Standards, located adjacent to the site on Camino Del Rio South. The discretionary permit controlling the development of this site contains specific regulatory conditions of approval. These regulations, which are implemented and

enforced through the permit, are specifically intended to reduce, mitigate and/or prevent all adverse impacts to the public and community at large. The operation of the Cannabis Outlet in the CO-2-2 Zone, is allowed with a CUP at this location, and consistent with the goals and policies of the Mission Valley Community Plan. Based on the above analysis, project features and conditions of approval, the proposed development will not be detrimental to the public health, safety, and welfare.

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

This project is a request for a CUP to operate a 2,596-square-foot Cannabis Outlet, located on the basement level of an existing four-story, 27,117-square-foot commercial building. The SDMC has very specific siting requirements for placement of Cannabis Outlets, allowing this use in certain commercial and industrial zones and limiting quantity to no more than four per Council District, 36 city-wide. A total of three CUPs for Cannabis Outlets have been approved in CD 7; therefore, there remains capacity for one additional Cannabis Outlet to be approved in CD 7. A Cannabis Outlet use is allowed in the project site's MV-CO base zones with a CUP and subject to separation requirements set forth in SDMC Section 141.0504(a), including a 1,000-foot separation from resource and population-based city parks, other Cannabis Outlets, churches, childcare centers, playgrounds, libraries owned and operated by the City of San Diego, minor-oriented facilities, residential care facilities, and schools, measured in accordance with SDMC sections 141.0504 and 113.0225; there is also a minimum distance requirement of 100 feet from the property line of a residentially zoned lot or premises. The proposed Cannabis Outlet complies with all required separation requirements.

The project is required to restripe parking spaces in order to comply with the 63 off-street parking for all uses on the premises, which include 11 spaces for the proposed 2,596-square-foot Cannabis Outlet at a rate of five spaces per 1,000 square feet of floor area, and 52 spaces for the remaining commercial services and office use within the building at a rate of 3.3 spaces per 1,000 square feet of floor area. Public improvements include restriping parking spaces and reconstruction of a 24-foot wide driveway consistent with current City Standards, located adjacent to the site on Camino Del Rio South.

The permit for the project includes various conditions and corresponding exhibits of approval to ensure compliance with the SDMC, including those relative to parking, signage, lighting, security measures, hours of operation, and site maintenance. No variance or deviations are required as part of this application, and the proposed development will comply with the regulations of the Land Development Code.

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

This project is a request for a CUP to operate a 2,596-square-foot Cannabis Outlet within an existing 27,117-square-foot commercial building located at 2605 Camino Del Rio South. The 0.99-acre site is in the CO-2-2 Zone, Federal Aviation Authority (FAA) Part 77

Noticing Area, Airport Land Use Compatibility Overlay Zone, Airport Influence Area (Montgomery and San Diego International Airport – Review Area 2), Fire Brush Zones, High Fire Severity Zone, and Transit Priority Area of the Mission Valley Community Plan area. The project site is located within Council Districts 3 and 7, however, the proposed Cannabis Outlet is located within Council District 7.

The project site is designated Commercial Employment, Retail and Services by the General Plan, and Office and Visitor Commercial use by the Mission Valley Community Plan. Both land use designations are intended to provide a variety of commercial uses such as goods, services, and employment opportunities for community members. The proposed Cannabis Outlet, classified as a retail sales use category by the SDMC, is consistent with the community plan land use designation and objective of encouraging a range of retail uses integrated with other uses, and with a CUP, is a compatible use with the surrounding commercial establishments.

The project site is currently developed with an existing four-story commercial building that was constructed in 1979, which includes several professional office and commercial services suites. The proposed Cannabis Outlet will be located on the basement level in Suite 100. Adjacent uses include multi-story commercial office buildings to the east and west, open space/hillside to the south, and interstate 8 to the north. The project site abuts the North Park Community Plan area to the south.

The SDMC has very specific requirements for siting of Cannabis Outlets, only allowing this use in certain commercial and industrial zones and limiting quantity to no more than four per Council District, 36 city-wide. A total of three CUPs for Cannabis Outlets have been approved in Council District 7 and there is capacity for one additional Cannabis Outlet CUP to be approved. A Cannabis Outlet use is allowed in the CO-2-2 Zone with a CUP and subject to separation requirements set forth in SDMC Section 141.0504(a), including a 1,000-foot separation, measured in accordance with SDMC sections 141.0504 and 113.0225, from specified uses; there is also a minimum distance requirement of 100 feet from the property line of a residentially zoned lot or premises. The proposed Cannabis Outlet is in compliance with the required separation requirements.

Cannabis Outlets are also subject to specific operational requirements and restrictions set forth in SDMC Section 141.0504(b) – (m), which have also been incorporated as conditions in the CUP, including: (1) prohibiting consultation by medical professionals on-site; (2) prohibiting the use of specified vending machines except by a responsible person (as defined by the SDMC); (3) provision of interior and exterior lighting, operable cameras, alarms, and security guards; (4) restriction of hours of operation to between 7:00 am and 9:00 pm daily; (5) maintenance of the project site and adjacent public sidewalks free of litter and graffiti, and removal of graffiti within 24 hours; and (6) restriction of signage to business name, two-color signs, and alphabetic characters. Cannabis Outlets must also comply with Chapter 4, Article 2, Division 15 which provides guidelines for lawful operation. The proposed project would be the fourth Cannabis Outlet CUP approved within CD 7 and the 25th within the City, and would establish another new business in San Diego's emerging cannabis industry, providing community access to a facility where consumers can purchase cannabis products meeting State

safety and testing requirements. Therefore, based on the above analysis, the proposed use is appropriate 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. 2233027 is hereby GRANTED by the Hearing Officer to the referenced Owner and Permittee, in the form, exhibits, terms and conditions as set forth in Permit No. 2233027, a copy of which is attached hereto and made a part hereof.

Sammi Ma
Development Project Manager
Development Services

Adopted on: June 9, 2012

IO#: 24008101

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: 24008101

SPACE ABOVE THIS LINE FOR RECORDER'S USE

CONDITIONAL USE PERMIT NO. 2233027
2605 CAMINO DEL RIO CANNABIS OUTLET CUP - PROJECT NO. 622996
HEARING OFFICER

This Conditional Use Permit No. 2233027 ("Permit") is granted by the Hearing Officer of the City of San Diego to 420 Oceanside, LLC, a California Limited Liability Company, Owner and Adam Knopf, Permittee, pursuant to San Diego Municipal Code [SDMC] Section 126.0305. The 0.99-acre site is located at 2605 Camino Del Rio South in the CO-2-2 Zone, Airport Land Use Compatibility Overlay Zone, Federal Aviation Authority (FAA) Part 77 Notification Area, Airport Influence Area (Montgomery and San Diego International Airport – Area 2), Fire Brush Zones, High Fire Severity Zone, and Transit Priority Area within the Mission Valley Community Plan area. The project site is legally described as Lot 1 of the Pepper Tree Company, In the City of San Diego, County of San Diego, State of California, according to Map thereof No. 8051, filed in the office of the County Recorder of San Diego County, December 30, 1974.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner and Permittee to operate a Cannabis Outlet, described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated June 9, 2021, on file in the Development Services Department.

The project shall include:

- a. Operation of a 2,596-square-foot Cannabis Outlet in Suite 100, located on the basement level of an existing four-story, 27,117-square-foot commercial building at 2605 Camino Del Rio South;
- b. Suite No. 101 and No. 102 (2,796 square feet) located on the basement level, combining with Suite No. 200 and No. 210 (5,929 square feet) located on the first floor of the 27,117-square-foot building, totaling 8,725 square feet as shown on Exhibit "A", to remain vacant and unoccupied for the term of the subject Conditional Use Permit;
- b. Existing landscaping (planting, irrigation and landscape related improvements);
- c. Off-street parking;

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

STANDARD REQUIREMENTS:

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36 month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by June 23, 2024.
2. This Conditional Use Permit [CUP] and corresponding Cannabis Outlet use of this site shall expire on June 23, 2026.
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.

BUILDING OFFICIAL REQUIREMENT:

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

CLIMATE ACTION PLAN REQUIREMENTS:

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

ENGINEERING REQUIREMENTS:

14. The project proposes to export no material from the project site. Any excavated material that is exported, shall be exported to a legal disposal site in accordance with the Standard Specifications for Public Works Construction (the "Green Book"), 2015 edition and Regional Supplement Amendments adopted by Regional Standards Committee.

15. Prior to the issuance of any building permits, the Owner/Permittee shall obtain an Encroachment Maintenance and Removal Agreement (EMRA), from the City Engineer, for the private sidewalk in the Camino Del Rio South Right-of-Way.

16. Prior to the issuance of any building 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.

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

18. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the reconstruction of a 24-foot wide driveway consistent with current City Standards, adjacent to the site on Camino Del Rio South, satisfactory to the City Engineer.

PLANNING/DESIGN REQUIREMENTS:

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

20. Security shall be provided at the cannabis 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.

21. Signage: Primary signs shall be posted on the outside of the cannabis outlet and shall only contain the name of the business, which shall contain only alphabetic characters, and shall be limited to two colors. Secondary signs advertising cannabis, window signs and any display visible from the public right-of-way, are not permitted. No marketing or advertising for cannabis or

cannabis products shall be displayed visible from the public right-of-way. All cannabis licensees, and any person acting on behalf of a licensee, must comply with the State of California statutes and regulations governing commercial cannabis advertising and/or promoting.

22. Odor Control: 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 cannabis outlet, to the satisfaction of the Development Services Department.

23. The name and emergency contact phone number of the designated responsible managing operator shall be posted in a location visible from outside the cannabis outlet in character size at least two inches in height.

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

25. The use of vending machines which allow access to cannabis and cannabis 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 cannabis and cannabis products without a human intermediary.

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

27. Deliveries shall be permitted as an accessory use only from cannabis outlets with a valid Conditional Use Permit unless otherwise allowed pursuant to state law.

28. The cannabis outlet, adjacent public sidewalks, and areas under the control of the cannabis outlet, shall be maintained free of litter and graffiti at all times.

29. The cannabis outlet shall provide daily removal of trash, litter, and debris. Graffiti shall be removed from the premises within 24 hours.

30. Consultations by medical professionals shall not be a permitted accessory use at a cannabis outlet.

TRANSPORTATION REQUIREMENTS

31. All automobile, motorcycle and bicycle parking spaces must be constructed in accordance with the requirements of the SDMC. All on-site parking stalls and aisle widths shall be in compliance with requirements of the City's Land Development Code and shall not be converted and/or utilized for any other purpose, unless otherwise authorized in writing by the appropriate City decision maker in accordance with the SDMC.

32. The Owner/Permittee shall enter into, and maintain a lease for an additional 8,725 square feet within the 27,117-square-foot building and retain it as vacant space. The lease shall specifically state

that the additional 8,725 square feet leased space is to be kept vacant and not to be occupied at any time during the entire term, for any use whatsoever, including storage space.

33. The Owner/Permittee must provide and maintain an accessible path from the building entrance to the public street.

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 June 9, 2021 and Resolution No. XXXX.

ATTACHMENT 5

Permit Type/PTS Approval No.: Conditional Use Permit No. 2233027
Date of Approval: June 9, 2021

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.

420 OCEANSIDE, LLC
A California Limited Liability Company
Owner

By _____
NAME
TITLE

ADAM KNOPF
Permittee

By _____
NAME
TITLE

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: 2605 Camino del Rio CO CUP / 622996

SCH No.: N/A

Project Location-Specific: 2605 Camino del Rio South, San Diego, CA 92108

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

Description of nature and purpose of the Project: Conditional Use Permit to operate a 2,596-square-foot Cannabis Outlet, with 8,725.2 square feet of vacant space and 15,795.5 square feet of existing office use in an existing building at 2605 Camino Del Rio South, Suite 100. Site improvements include motorcycle parking, long term and short term bicycle parking, security cameras, and landscaping as needed. The 0.99-acre site is in the Mission Valley Planned District MV-CO Zone of the Mission Valley Community Plan area. The project site is located within Council Districts 3 and 7, however, the proposed Marijuana Outlet is located within Council District 7.

Name of Public Agency Approving Project: City of San Diego

Name of Person or Agency Carrying Out Project: Adam Knopf, Farwest Management, 7242 Herschel Ave., La Jolla, CA, 619-886-2300

Exempt Status: (CHECK ONE)

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

Reasons why project is exempt: The City of San Diego determined that the project would qualify to be categorically exempt from CEQA pursuant to Section 15301, Existing Facilities which allows for permitting of existing facilities; and where the exceptions listed in Section 15300.2 would not apply.

Lead Agency Contact Person: Courtney Holowach

Telephone: 619-446-5187

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

ATTACHMENT 6

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



for Jeff Szymanski, Senior Planner

Signature/Title

4/16/21

Date

Check One:

- Signed By Lead Agency
- Signed by Applicant

Date Received for Filing with County Clerk or OPR:

**MINUTES OF THE REGULAR MEETING OF THE
MISSION VALLEY PLANNING GROUP**

April 7, 2021

Via Zoom/Virtual Meeting

Members Present:

Steve Abbo, Michelle Addington, Ken Calloway, Kaye Durant, Rachel Erwin, Jonathan Frankel, Elizabeth Leventhal, Andrew Michajlenko, Keith Pittsford, Marco Sessa, Pete Shearer, Colton Speas, Josh Weiselberg. Alan Grant, Kathy McSherry, Marissa Feliciano, Michael Sherman

Members Absent: Cameron Bucher, Derek Hutsel, John La Raia

City/Government Staff: Anthony Hackett, Officer Dave Gibson, Mayor Todd Gloria, Nancy Graham

Guests: Rob Hutsel, Rachel Gregg, Phil Prath, Gina Austin, Kathleen Lippett, Carol Kelley, Vince Schwitzer

A. CALL TO ORDER

Jonathan Frankel called the regular meeting of the Mission Valley Planning Group (MVPG) to order at 12:02 via Zoom.

Verify Quorum: 17 members were present, constituting a quorum.

B. PLEDGE OF ALLEGIANCE

None

C. INTRODUCTIONS / OPENING REMARKS/REPORT OF THE CHAIR

Jonathan Frankel welcomed everyone to the meeting and reminded all there would be a record of the meeting made.

D. APPROVAL OF MINUTES

Ken Calloway moved to approve the minutes of the March 3, 2021 meeting; Michelle Addington seconded the motion. Minutes were approved 17-0-___ with Steve Abbo, Michelle Addington, Ken Calloway, Kaye Durant, Rachel Erwin, Jonathan Frankel, Elizabeth Leventhal, Andrew Michajlenko, Keith Pittsford, Marco Sessa, Pete Shearer, Colton Speas, Josh Weiselberg. Alan Grant, Kathy McSherry, Marissa Feliciano, Michael Sherman approving

Anthony Hackett: 100 day district newsletter issues supporting rental assistance program, extreme heat, potholes, encampments, Councilmember Campillo and Mayor Todd Gloria will have a zoom meeting, link will be shared in chatbox. Councilmember Campillo supports Measure C.

Officer Gibson: Crime stats 1 street robbery, assault with deadly weapon with a frying pan, assault with deadly weapon with knife at Mission Valley Trolley suspect in custody, strongarm

robbery at Nordstrom Rack, 13 auto thefts. 9 batteries, 2 residences broken into, 6 business broken into, 21 cars broken into, 11 vandalism,
Dragnet issue last Sunday, cars were impounded and citations issued. If anyone sees a car starting to stage and report immediately.

Rob Hutsel: Conrad Prebys organization has given a million dollar grant with the River Coalition

Jonathan Frankel commended Anthony Hackett for assistance with parking issues in Escala

F. Membership Committee – Michele Addington

1. Open positions on the MVPG Board 3 vacancies, property owner, residence or property tax payer. Anyone that would like to join can email either Jonathan or Michelle.

G. Treasurer’s Report – Elizabeth Leventhal

1. Reported that the balance remains the same; \$1,344.16.

H. Information Items

Mayor Todd Gloria joined the meeting with information regarding infrastructure improvements and means to combat homelessness in Mission Valley

Most time is being spent on Covid 19. Train EMTs, Firefighters and Life Guards to administer vaccine. Mobile efforts and Balboa Park vaccine sites. Moved to Orange Tier today. Permitting outdoor dining on a permanent basis post Covid with advice and assistance.

Economy 45 million dollar budget deficit when he took office and we are now at 80 million and next year 150 million budget deficit. The city has received 306 million dollars from the federal government relief bill. All will be used for the next two years and be as frugal as possible. April 15th will be the new budget proposal by the Mayor.

Convention Center held over 4000 homeless persons in the last year. 1300 were placed in permanent houses. Remaining 600 in the Center have been transitioned to other shelters.

It is now being used to house unaccompanied minors 1400 to date. Mostly girls but some younger male siblings through July 15th . Transition in 30 days and close in July.

New encampment policy to clean up not at night or during inclement weather. Leads will be homeless assistance and fewer police officers.

Homeless Outreach Team, PATH, with social worker dedicated to District 7

Budget will be introduced April 15, 2021, updating City Climate Action Plan and will be good for Mission Valley, working on new electricity and gas franchise, closes April 15.

Questions from the Board:

Matt Griffin will follow up on any items not addressed.

Jonathan Frankel hopes the City will support the County’s EIFD.

Rob Hutsel, supports the EIFD, and San Diego River taskforce, homeless issues and works with PATH on the Riverbed. Mayor Gloria asks where the River Park has made good use of Clean SD and he will keep that in mind in budget issue.

Michael Sherman, concern is where does the Mayor sit on Home Depot permit. Council makes this decision. The MVPG has supported this project. Mayor encourages the questions to Council Campillo as the council makes the decisions.

Kathleen Lippett question about code update April 7, 2020, path of travel was codified. Path of travel seems to be reserved for Cannabis Outlets, wonder why it was changed. Was the public aware of this changed done in April 2020. These processes are discussed for various other processes in Claremont and Pacific Beach housing near transit centers where path of travel is also used.

Meet your Mayor zoom meeting on April 17th at 11:00 am with Councilman Campillo. Link will be shared by Matt Griffin in the chat.

I. Action Items

Phil Prath, Gina Austin and Vince Schwitzer Lawyer and architect for applicant. CUP Availability permit for Cannabis Outlet, at 2605 Del Rio South, previous CUP was rescinded and the developer is seeking another CUP to replace previous CUP

Comments from: Ken Calloway, said it was phrased that there were no odor complaints, there have been no odor complaints at the owners facilities, Elizabeth Leventhal, requested where the closest Cannabis facility are: closest to the west SDRC near 163 and the closest to the east is March and Ash near the 805

Marco Sessa, is this an amendment to the previous CUP or a new CUP, where is the verification of deletion of previous CUP Gina Austin, Legal Group. There is no formal process to show that the previous CUP was rescinded. The city would not recommend approval unless there was an open permit. 2700 sq feet will be set aside and sit empty, is that for expansion? Gina: originally in order to meet the DID overlay, the 2700 square feet was necessary, so the DID has gone away but they don't want to amend the permit and slow down the process. It will remain empty. It would be a violation of the CUP if it is used.

Judy Strain, building size says the outlet is 2600 square feet and 8700 square feet of vacant space and is part of 15 to 16000 sq feet of office. Who are the existing tenants. Applicant owns the building and leases to offices that are comfortable to be near cannabis outlets.

Ken Calloway, that there are one to the west and one to the east and two others in the area, Phil explains that there are two council districts. Jonathan Frankel asks to clarify that this will not exceed the 4 total in District 7, that is correct.

Jonathan Frankel explains the CUP findings, the land use plan, the CUP will not be detrimental to health and safety.

Elizabeth Leventhal just because we can approve, doesn't mean we should.

Ken Calloway, a personal objection however he is not convinced the underage activity is not far enough away.

ATTACHMENT 7

Jonathan Frankel made the motion to approve, Kaye Durant seconded the motion. Ken Calloway and Elizabeth Leventhal oppose the CUP, 14 members approve vote is 14-2-1 to approve. Steve Abbo recused himself from this action item due to personal interest in the application.

Pete Shearer left the call.

Steve Rawlings made a presentation for a CUP for Total Wine and More in the previous Office Depot, store is 23000 square feet. Floor plan will have 3 areas for tasting. One room will be set up as classroom. Total Wine and More has 200+ stores in US, 28 stores in CA and these will be the first two in San Diego. Fifty to seventy five employees are full time and will live within a few miles of the store. These stores are destination stores due to variety and scarcity of wines. Met with SDPD and will have a report into the CUP and met with Councilman Campillo.

Questions: Ken Calloway different type of facility, taking wineries to the market. The store must have a type 42 license which requires only onsite servings limited to those areas. Cigars will also be sold and state license and regulated by Federal government. Typically only complaint is availability of outlets, serving to minors and inebriated patrons. Must be 21 to enter the store. The employees are trained to observe and handle these types of issues.

Elizabeth Leventhal, due you know the number of permits allowed and operating. There are 10 existing off sale licenses in the census track. ABC allows 4 in the census track without getting approval for public convenience and necessity and they are typically over saturated due to the type of commercial activities in the areas.

Josh Weinberg says the store might draw to the small businesses around the site.

Marco Sessa must recuse himself from the vote.

Jonathan Frankel asks is zoning is not allowed by right but through the CUP. SDPD separate application for the finding of public convenience and necessity. Det Sgt Ben McKurry and will put together a recommendation for any modifications or requirements.. Should be submitted by end of April 2021.

Jonathan Frankel cycle review process is in place and SDPD and after that is going to hearing. That is correct, cycle review process is complete, just waiting on SDPD and MVPG comments. Kathleen Lippett states there are 12 off sales CUP in the census track.

Ken Calloway asks what the census track and ABC number of permits allowed. And how that effects the MVPG. Jonathan Frankel states that licenses are regulated by crime rates and ABC licenses. SDPD can say that the license can be supported due to the excess of licenses.

The state ABC used to have total control of licenses, in the 1980's the cities took back the licenses.

Steve Rawlings explains that the number of licenses is arbitrary and after that number is reached, it must have a CUP. It's a common issue due to the concentration of commercial activities.

Public convenience and necessity will be made by SDPD.

Elizabeth Leventhal, since the SDPD has not made a recommendation, she makes a motion to continue the item subsequent to information from SDPD on the public convenience and necessity.

Kaye Durant asks to modify the motion to approve the motion contingent upon positive determination of approval by SDPD.

Elizabeth has withdrawn her motion

Kaye Durant makes a motion to recommend approval of the CUP subject to positive determination by the SDPD of public convenience and necessity.

Michelle Addington seconds the motion.

13 in favor Elizabeth Leventhal opposes. Marco Sessa and Steve Abbo recuse themselves due to financial interest in the building and competitive store in the area.. Final vote is 13-1-2

J. Committee/Community Reports:

1. Subcommittee Reports:

a. Standing Committees:

- 1) Design Advisory Board – normally meets the Monday prior to the MVPG meeting at 3:30 p.m. at the Mission Valley Library- Andrew Michajlenko
No meeting last month and none in the coming month

b. Ad Hoc Committees

- 1) Public Health, Safety and Welfare – Elizabeth Leventhal thanks Mayor Gloria on his attention on homeless. County Board of supervisors voted to support County wide homeless issue.

- 2) MV Stadium Redevelopment - Kaye Durant Old stadium is down and new stands are rising. SDSU is in discussion with MLS to have soccer at the new Aztec stadium.

1. Community Reports

- a. San Diego River Coalition – Alan Grant-Normally meets the third Friday of each month at 3:00 p.m. at the Mission Valley Library. No meetings scheduled.

- b. Community Planning Chairs Meeting –Michele Addington/Jonathan Frankel Councilmember Joe La Cava, District 1, discussed Updates on 600-24, no specifics yet. Development services is going to online totally.

Library master plan is being updated and a community outreach will be done by email at <https://supportmylibrary.org/master-plan/>

2. Miscellaneous Mail/Items-For the Good of the Order – none

K. Adjournment: Meeting was adjourned at 1:29__ P.M. Next Regular Meeting Date – May 5, 2021at noon with location likely to be electronic (Zoom).

Kaye Durant for Cameron Bucher, Secretary

	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 _____

Project Title: 2605 CDRS Cannabis Outlet **Project No. For City Use Only:** 622996

Project Address: 2605 Camino Del Rio South
San Diego, CA 92108-3752

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

Corporation Limited Liability -or- General – What State? CA Corporate Identification No. 201720810229
 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: 420 Oceanside LLC Owner Tenant/Lessee Successor Agency

Street Address: 2424 CERRO SERENO

City: El Cajon State: CA Zip: 92019

Phone No.: _____ : No.: _____ Email: _____

Signature:  Date: 3/9/2021

Additional pages Attached: Yes No


Applicant

Name of Individual: Adam Knopf Owner Tenant/Lessee Successor Agency

Street Address: 3446 Hancock St.

City: San Diego State: CA Zip: 92110

Phone No.: 619-886-4251 : No.: _____ Email: adamearth73@gmail.com

Signature:  Date: 3/9/2021

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

FILED

In the office of the Secretary of State
of the State of California

AUG 02, 2017

This Space For Office Use Only


Secretary of State
Statement of Information
 (Limited Liability Company)

LLC-12

IMPORTANT — Read instructions before completing this form.

Filing Fee – \$20.00

Copy Fees – First page \$1.00; each attachment page \$0.50;
Certification Fee - \$5.00 plus copy fees**1. Limited Liability Company Name** (Enter the exact name of the LLC. If you registered in California using an alternate name, [see instructions.](#))

420 OCEANSIDE, LLC

2. 12-Digit Secretary of State File Number

201720810229

3. State, Foreign Country or Place of Organization (only if formed outside of California)

CALIFORNIA

4. Business Addresses

a. Street Address of Principal Office - Do not list a P.O. Box 420 N. COAST HIGHWAY	City (no abbreviations) OCEANSIDE	State CA	Zip Code 92054
b. Mailing Address of LLC, if different than item 4a 2424 CERRO SERENO	City (no abbreviations) EL CAJON	State CA	Zip Code 92019
c. Street Address of California Office, if Item 4a is not in California - Do not list a P.O. Box 420 N. COAST HIGHWAY	City (no abbreviations) OCEANSIDE	State CA	Zip Code 92054

5. Manager(s) or Member(s)

If no **managers** have been appointed or elected, provide the name and address of each **member**. At least one name and address must be listed. If the manager/member is an individual, complete Items 5a and 5c (leave Item 5b blank). If the manager/member is an entity, complete Items 5b and 5c (leave Item 5a blank). Note: The LLC cannot serve as its own manager or member. If the LLC has additional managers/members, enter the name(s) and addresses on Form LLC-12A ([see instructions](#)).

a. First Name, if an individual - Do not complete Item 5b ANDY	Middle Name	Last Name HIRMEZ	Suffix
b. Entity Name - Do not complete Item 5a			
c. Address 420 N. COAST HIGHWAY	City (no abbreviations) OCEANSIDE	State CA	Zip Code 92054

6. Service of Process (Must provide either Individual OR Corporation.)

INDIVIDUAL – Complete Items 6a and 6b only. Must include agent's full name and California street address.

a. California Agent's First Name (if agent is not a corporation) ANDY	Middle Name	Last Name HIRMEZ	Suffix
b. Street Address (if agent is not a corporation) - Do not enter a P.O. Box 420 N. COAST HIGHWAY	City (no abbreviations) OCEANSIDE	State CA	Zip Code 92054

CORPORATION – Complete Item 6c only. Only include the name of the registered agent Corporation.

c. California Registered Corporate Agent's Name (if agent is a corporation) – Do not complete Item 6a or 6b

7. Type of Business

a. Describe the type of business or services of the Limited Liability Company
OWNERSHIP & MANAGEMENT OF REAL PROPERTY

8. Chief Executive Officer, if elected or appointed

a. First Name	Middle Name	Last Name	Suffix
b. Address	City (no abbreviations)	State	Zip Code

9. The Information contained herein, including any attachments, is true and correct.

08/02/2017

Date

ANDY HIRMEZ

Type or Print Name of Person Completing the Form

MEMBER

Title

Signature

Return Address (Optional) (For communication from the Secretary of State related to this document, or if purchasing a copy of the filed document enter the name of a person or company and the mailing address. This information will become public when filed. [SEE INSTRUCTIONS](#) BEFORE COMPLETING.)

Name: []

Company:

Address:

City/State/Zip: []



2934 Lincoln Ave., San Diego, CA 92104
technne-us.com sustainablearchitecture.org
619-940-5814 313-595-5814

2605 Camino Del Rio South , San Diego CA. 92108 Conditional Use Permit Cannabis Outlet(CO)

CONSULTANTS



2605 Camino Del Rio S.
San Diego CA. 92108

OWNER
Camino Del Rio LLC
2605 Camino Del Rio South
San Diego, CA. 92108

PROJECT INFORMATION		CDRS - CO
PROJECT ADDRESS:	2605 Camino Del Rio S. San Diego, CA 92108	
ASSESSORS PARCEL NUMBER:	438-180-32-00	
LEGAL DESCRIPTION:	LOT 1 OF THE PEPPER TREE COMPANY, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 8051, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, DECEMBER 30, 1974.	
YEAR BUILT:	1979	
EXISTING OCCUPANCY CLASSIFICATION:	B - Business	
PROPOSED OCCUPANCY CLASSIFICATION:	M - Mercantile and B - Business	
EXISTING USE:	Office	
PROPOSED USE:	Cannabis Outlet	
CONSTRUCTION TYPE:	TYPE VB - (Non-Sprinklered)	
NUMBER OF STORIES:	2	
BUILDING HEIGHT:	54'-9 5/8" Approximate height, no proposed change	
LOT AREA:	43,124.0 sf 0.99 ACRES	
GROSS FLOOR AREA PROJECT SUITE (Ground Floor):	2,596.0 sf (Proposed CO; Suite 100)	
GROSS FLOOR AREA TO REMAIN VACANT (Ground Floor):	2,796.1 sf (Adjacent suites 101 & 102 on basement floor to remain vacant; Not part of CO)	
GROSS FLOOR AREA REMAINDER (Ground Floor):	1,619.7 sf (Common Area; Not part of CO)	
TOTAL GROSS FLOOR AREA (Ground Floor):	7,011.8 sf	
GROSS FLOOR AREA TO REMAIN VACANT (First Floor):	5,929.3 sf (Suite 200 & 210 on first floor to remain vacant)	
GROSS FLOOR AREA REMAINDER (First Floor):	772.3 sf	
TOTAL GROSS FLOOR AREA (First Floor):	6,701.7 sf (Not part of CO)	
TOTAL GROSS FLOOR AREA (Second Floor):	6,701.7 sf (Not part of CO)	
TOTAL GROSS FLOOR AREA (Third Floor):	6,701.7 sf (Not part of CO)	
TOTAL BUILDING GROSS FLOOR AREA:	27,116.7 sf	
EXISTING LANDSCAPE AREA	5,269.2 sf (12.2% of Total Lot Area)	

ZONING INFORMATION		CDRS - CO
BASE ZONE:	MVPD-MV-CO	
Overlay Zones:	Montgomery Field (ALUCOZ), Transit Priority Area, Montgomery Field and San Diego International Airport - Airport Influence Area (AIA), Airport FAA Height Notification Area Part 77; Very High Fire Hazard Severity Zone; Fire Brush Zone	
Geologic Hazard Zone:	53	
NUMBER OF BUILDINGS:	1	
SETBACKS:	FRONT: 15'-0" (min) SIDE: 10'-0" (min) REAR: 8'-0" (min)	
MAX. STRUCTURE HEIGHT:	N/A	
MAX. STRUCTURAL COVERAGE:	50% 21,562 sf (50% of lot area per §1514.0305(d))	
ACTUAL STRUCTURAL COVERAGE:	63% 27,116.7 sf (Previously conforming)	
MAXIMUM FLOOR AREA RATIO:	0.5 21,562 sf	
ACTUAL FLOOR AREA RATIO:	0.6 27,117 sf (Previously conforming)	

PARKING CALCULATION		PARKING CALCULATIONS*		
Use	Number / Area	Ratio	Parking Stalls	
Business/Professional Office Uses (Existing Use)	15,795.5	2.90	Per 1,000 S.F. 45.8	
Cannabis Outlet (Suite #100)	2,596.0	4.30	Per 1,000 S.F. 11.2	
Vacant Area (Suites #101, #102, #200, #210)	8,725.2	0.00	Per 1,000 S.F. 0.00	
Total Parking Required			57	
Total Building Area	27,116.7			
* Per SDMC Sec. 142.0530- Table 142-05E Table 142-05G				
Proposed Carpool / ZOV / Electric Vehicle Parking	Req. Parking Spaces	Ratio	Parking Spaces	
SDMC Section 142.0530(d)(iv)	11	10 To 25	1.0	
Total Carpool / ZOV / Electric Vehicle Spaces Required *			1	
Proposed Motorcycle Spaces (On Site)	Req. Parking Spaces	Ratio	Parking Stalls	
2% of Req. Automobile Parking (Min. Req. = 2)	11	0.02	0.2	
Total Motorcycle Spaces Required *			2	
Proposed Bicycle Spaces (Short Term)	Req. Parking Spaces	Ratio	Bicycle Spaces	
10% per 1,000 sf of building floor area (Min. Req. = 2)	2,596.0	0.10	0.3	
Total Short term Bicycle Spaces Required			2	
Proposed Bicycle Spaces (Long Term)	Parking Spaces	Ratio	Parking Stalls	
5% of Req. Automobile Parking (Min. Req. = 1)	11	0.05	0.6	
Total Long term Bicycle Spaces Required			1	
EXISTING PARKING	Number / Area (sf)	Ratio	Parking Stalls	
Parking Spaces (On Site, Previously Conforming)	27,116.7	2.77	75	
Accessible Spaces (On Site, Previously Conforming)	75.0	51 - 75 Table 11B-208.2	3	
Total Existing Parking (Previously Conforming)			75	
Proposed Parking (Required On Site)	Number / Area	Ratio	Parking Stalls	
Parking Spaces (On Site)	27,116.7	Varies	63	
Accessible Spaces (On Site)	57	51 - 75 Table 11B-208.2	3	
Carpool / ZOV / Electric Vehical Parking (On Site)	11	SDMC Section 142.0530(d)(iv)	2	
Bicycle Parking (On Site - Short/Long-Term)	11	Varies	3	
Motorcycle Parking (On Site)	2,596.0	0.02	1	
Total Parking (On Site)			63	
PARKING SUMMARY - Proposed Project	Standard Parking	Accessible Spaces	EV Parking Spaces	Totals
2605 Camino del Rio South, San Diego CA. 92108	58	3	2	63
* Per SDMC Sec. 142.0530- Table 142-05E				

SHEET INDEX	
#	SHEET NAME
G001	Cover Sheet
G002	Cannabis Outlet CUP Notes
G003	Abbreviations / General Notes
G004	Existing Approved Site Plan Exhibit
G005	Source Control BMP Checklist - 14 & 15
A101	Topographic Survey
A101a	Site Plan - Existing Key Map
A101a	Site Plan - Existing
A101b	Site Plan - Existing
A102	Site Plan - Proposed Key Map
A102a	Site Plan - Proposed
A102b	Site Plan - Proposed
A102c	Site Plan - Floodway
A103	Basement Floor Plan - Existing/Demo
A104	First Floor Plan - Existing
A105	Basement Floor Plan - Proposed
A106	Roof Plan - Existing
A107	Basement Floor Accessibility Plan - Proposed
A108	Basement Floor Egress Plan - Proposed
A109	Basement Floor Security Plan - Proposed
A110	Basement Floor Lighting Plan - Proposed
A201	Exterior Elevations - Existing
A202	Exterior Elevations - Existing
A203	Exterior Elevations - Existing
A204	Exterior Elevations - Existing
A301	Site Section - Proposed
LANDSCAPE	
LDP-1	Conceptual Landscape Plan
LDP-2	Conceptual Landscape Plan

DEVELOPMENT INTENSITY CALCULATIONS			
District K	Threshold 1 = 200	Threshold 2 = 424	
DID Calculation: Gross Lot Area x Threshold 2	259 average Daily Trips Allowed		
GROSS FLOOR AREA Project Suite (Ground Floor):		2,596.0 sf	
GROSS FLOOR AREA (Remainder Ground Floor):		4,415.8 sf	
TOTAL GROSS FLOOR AREA (Ground Floor)		7,011.8 sf	
GROSS FLOOR AREA (First Floor)		6,701.7 sf	
GROSS FLOOR AREA (Second Floor)		6,701.7 sf	
GROSS FLOOR AREA (Third Floor)		6,701.7 sf	
GROSS LOT AREA (acres)	43,124.0 sf	0.9899908 acres	
TOTAL BUILDING GROSS FLOOR AREA:		27,116.7 sf	
DEVELOPMENT INTENSITY FACTOR (proposed)	* Per SDMC Chapter 15- Table 1514-03B		
Use	GFA (gross square feet)	Rate/Units per 1,000sf of GFA	Total Units
Offices	11,341.9 sf	20	226.8
Cannabis Outlet	2,596.0 sf	40	103.8
Vacant Area (Proposed)	8,725.2 sf	0	0.0
Common Bathrooms / Common Janitorial Closet	4,453.6 sf	20	89.1
Total	27,116.7 sf		419.7501
Total per gross acre			423.9939
DEVELOPMENT INTENSITY FACTOR (existing)	* Per SDMC Chapter 15- Table 1514-03B		
Use	GFA (gross square feet)	Rate/Units per 1,000sf of GFA	Total Units
Offices (entry building)	27,116.7	20	542
Total			542
Total per gross acre			548

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

- SCOPE OF WORK
- This project consists of:
- Tenant Improvement of first floor to include:
 - Converting 2,596 sf portion of first floor in an existing 27,116 sf multi-story commercial building into a Cannabis Outlet .
 - Site Improvements to Include:
 - Site improvements include motorcycle parking, long term and short term bicycle parking, security cameras, site lighting and landscaping as needed.
 - Re-striping parking on the lower parking level to be used by the proposed Cannabis Outlet.
 - Re-striping of upper parking lot to add turnaround areas.
 - (2) new re-striped ADA van accessible and standard accessible parking spaces to be provided on the upper parking area.
 - Partial removal of existing retaining wall
 - New accessible path from the ROW to the project entry
 - Landscaping
 - Replacement of Driveway Curb cut to current standard

PROJECT TEAM

PROPERTY OWNER:
Camino Del Rio LLC
2605 Camino Del Rio South
San Diego, CA. 92108
Phone#: 619-354-3407

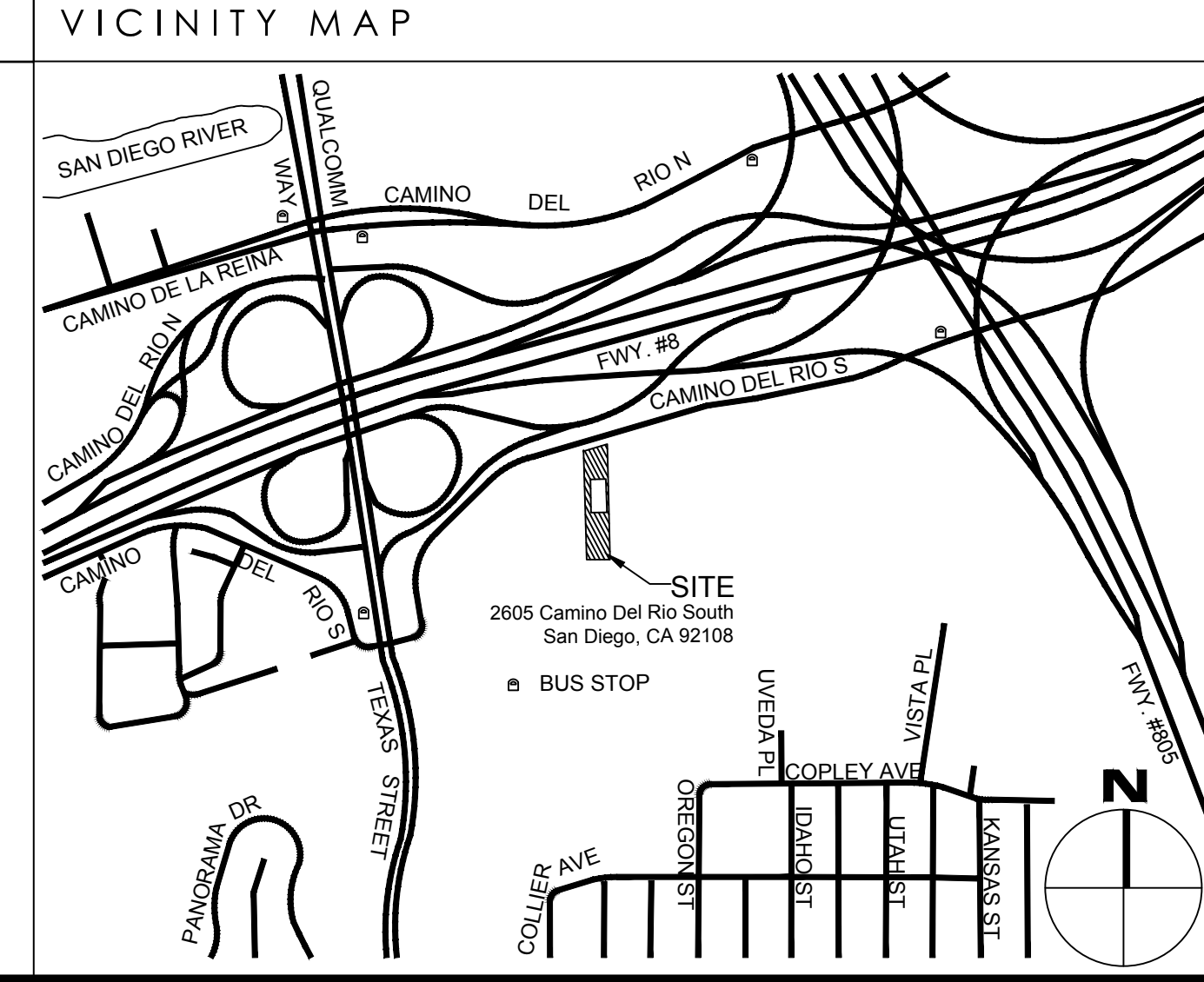
APPLICANT:
Adam Knopf
3446 Hancock St.
San Diego, CA. 92110
Phone#: 619-886-4251
email: adamearth73@gmail.com

DESIGN FIRM:
TECHNE
Project Contact: Abhay Schweitzer -
Assoc. AIA
2934 Lincoln Ave., San Diego, CA 92104
Phone #: 619-940-5814, email:
abhay@technne-us.com

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

LANDSCAPE ARCHITECT
Sam Wade Landscape Architect
2204 Garnet Ave., Suite 205
San Diego, CA. 92109
Phone #: 858.270.8688
email: swlasd@sbcglobal.net

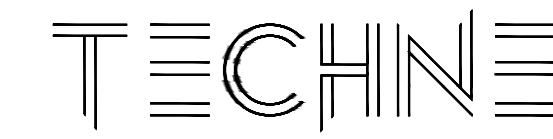
TRAFFIC ENGINEER
Urban Systems Associates, Inc.
Andrew P. Schlaefli
8451 Miralani Drive, Suite A
San Diego, CA. 92126
Phone #: 858.560.4911
email: andy@urbansystems.net



MARK DATE	DESCRIPTION
01/11/18	Completeness Review - Submittal 1
02/12/18	CUP - Submittal 1
03/04/19	CUP - Submittal 2
04/06/19	CUP - Submittal 3
05/07/19	CUP - Submittal 4
06/03/21	CUP - Final Set

PROJECT NO: 1825
CAD DWG FILE: 0001-0005 COVER SHEET.DWG
DRAWN BY: A.S., B.P., C.G., G.R.
CHK'D BY: A.S.
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SHEET TITLE
COVER SHEET
G001
SHEET 1 OF 28



DESIGN | DEVELOPMENT

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

CONSULTANTS



2605 Camino Del Rio S.
 San Diego CA. 92108

OWNER

Camino Del Rio LLC
 2605 Camino Del Rio South
 San Diego, CA. 92108

CONDITIONS FOR CANNABIS OUTLET CUP:

PLANNING/DESIGN REQUIREMENTS:

1. Lighting shall be provided to illuminate the interior, facade, and the immediate surrounding area of the cannabis outlet, including any accessory uses, parking lots, and adjoining sidewalks. Lighting shall be hooded or oriented to deflect light away from adjacent properties.
2. Primary sign shall be posted on the outside of the cannabis outlet and shall only contain the name of the business, which shall contain only alphabetic characters, and shall be limited to two colors.
3. The name and emergency contact phone number of an operator or manager shall be posted in a location visible from outside the cannabis outlet in character size of at least two inches in height.
4. The cannabis outlet shall operate only between the hours of 7:00 a.m. and 9:00 p.m., seven days a week.
5. The use of vending machines which allow access to cannabis and cannabis 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 cannabis and cannabis products without a human intermediary.
6. A permit shall be obtained as required pursuant to Chapter 4, Article 2, Division 15.
7. A Conditional Use Permit for a cannabis outlet shall expire no later than five years from the date of issuance.
8. Deliveries shall be permitted as an accessory use only from cannabis outlets with a valid Conditional Use Permit unless otherwise allowed pursuant to the Compassionate Use Act of 1996.
9. The cannabis outlet, adjacent public sidewalks, and areas under the control of the cannabis, shall be maintained free of litter and graffiti at all times.
10. The cannabis outlet shall provide daily removal of trash, litter, and debris. Graffiti shall be removed from the premises within 24 hours.
11. Consultations by medical professionals shall not be a permitted accessory use at a cannabis outlet.
12. Security shall be provided at the cannabis 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.
13. Prior to issuance of any construction permit the Owner/Permittee shall submit a Water Pollution Control Plan (WPCP). The WPCP shall be prepared in accordance with the guidelines in Part 2 Construction BMP Standards Chapter 4 of the City's Storm Water Standards.
14. Prior to the issuance of any building permits, the Owner/Permittee shall obtain an Encroachment Maintenance Removal Agreement, from the City Engineer, for the private sidewalk in the Camino Del Rio South Right of Way.
15. Prior to the issuance of any construction permit, the Owner/Permittee shall incorporate any construction Best management Practices necessary to comply with Chapter 14, Article 2, Division 1 (Grading Regulations) of the SDMC, into the construction plans or specifications.
16. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the construction of a current City Standard 24 ft wide driveway, adjacent to the site on Camino Del Rio South, satisfactory to the City Engineer.
17. The project proposes to export no material from the project site. Any excavated material that is exported, shall be exported to a legal disposal site in accordance with the Standard Specifications for Public Works Construction (the "Green Book"), 2015 edition and Regional Supplement Amendments adopted by Regional Standards Committee.

01	11.13.18	Completeness Review - Submittal 1
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04	06.04.19	CUP - Submittal 3
05	07.09.19	CUP - Submittal 4
06	03.17.21	CUP - Final Set
MARK	DATE	DESCRIPTION
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PROJECT NO: 1825
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SHEET TITLE
CO NOTES

ABBREVIATIONS

Table with multiple columns listing abbreviations and their corresponding full names in a grid format.

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Table with multiple columns listing abbreviations and their corresponding full names in a grid format.



2934 Lincoln Ave., San Diego, CA 92104

CONSULTANTS

C. Construction Quality:

D. Substitutions:

E. Clean Up:

F. Fire:

OWNER

G. Draft Conditions:

MARK DATE DESCRIPTION

PROJECT NO: 00000

CAD DWG FILE: G001-G005 COVER SHEET.DWG

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CHK'D BY: [Signature]

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SHEET TITLE

GENERAL NOTES

G003

SHEET 3 OF 28

The following notes apply, unless indicated otherwise.

A. Existing Conditions:

CONSULTANTS

Blank area for listing consultants.



2605 Camino Del Rio S.
San Diego CA. 92108

OWNER

Camino Del Rio LLC
2605 Camino Del Rio South
San Diego, CA. 92108

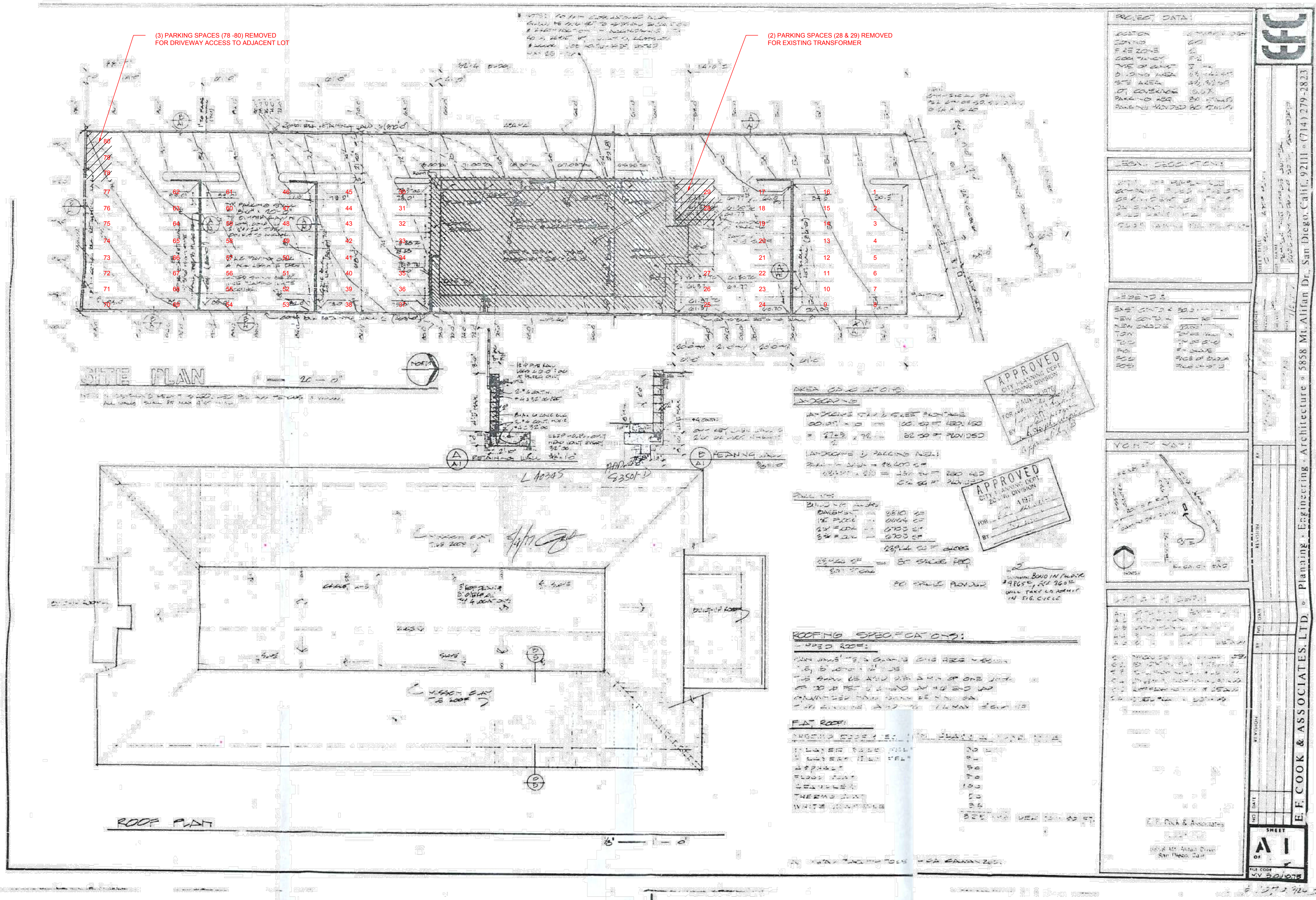
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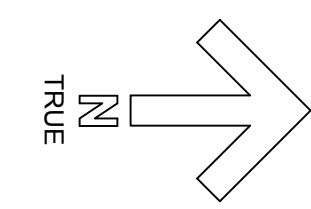
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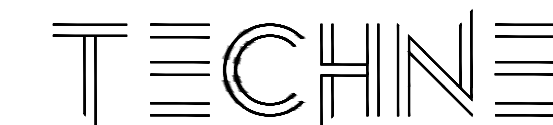
SHEET TITLE
**EXISTING APPROVED
 SITE PLAN - EXHIBIT**

G004
 SHEET 4 OF 28



1 EXISTING SITE PLAN EXHIBIT- APPROVED 1977
 NTS





DESIGN | DEVELOPMENT

2934 Lincoln Ave., San Diego, CA 92104
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 619-940-5814 313-595-5814

CONSULTANTS



2605 Camino Del Rio S.
 San Diego CA. 92108

OWNER

Camino Del Rio LLC
 2605 Camino Del Rio South
 San Diego, CA. 92108

Source Control BMP Checklist for Standard Projects Form 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	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
4.2.2 Storm Drain Stenciling or Signage	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
4.2.3 Protect Outdoor Materials Storage Areas from Rainfall, Run-On, Runoff, and Wind Dispersal	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
4.2.4 Protect Materials Stored in Outdoor Work Areas from Rainfall, Run-On, Runoff, and Wind Dispersal	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
4.2.5 Protect Trash Storage Areas from Rainfall, Run-On, Runoff, and Wind Dispersal	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
4.2.6 BMPs based on Potential Sources of Runoff Pollutants			
On-site storm drain inlets	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
Interior floor drains and elevator shaft sump pumps	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> N/A
Interior parking garages	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> N/A
Need for future indoor & structural pest control	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> N/A
Landscape/Outdoor Pesticide Use	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> N/A
Pools, spas, ponds, decorative fountains, and other water features	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> N/A
Food service	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> N/A
Refuse areas	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
Industrial processes	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> N/A
Outdoor storage of equipment or materials	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> N/A
Vehicle/Equipment Repair and Maintenance	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> N/A
Fuel Dispensing Areas	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> N/A
Loading Docks	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> N/A
Fire Sprinkler Test Water	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> N/A
Miscellaneous Drain or Wash Water	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> N/A
Plazas, sidewalks, and parking lots	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
SC-6A: Large Trash Generating Facilities	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> N/A
SC-6B: Animal Facilities	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> N/A
SC-6C: Plant Nurseries and Garden Centers	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> N/A
SC-6D: Automotive Facilities	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> N/A

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



Site Design BMP Checklist for Standard Projects Form 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	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
4.3.2 Conserve Natural Areas, Soils, and Vegetation	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
4.3.3 Minimize Impervious Area	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
4.3.4 Minimize Soil Compaction	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
4.3.5 Impervious Area Dispersion	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
4.3.6 Runoff Collection	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
4.3.7 Landscaping with Native or Drought Tolerant Species	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
4.3.8 Harvest and Use Precipitation	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> 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.



MARK	DATE	DESCRIPTION
01	11.13.18	Completeness Review - Submittal 1
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03	04.30.19	CUP - Submittal 2
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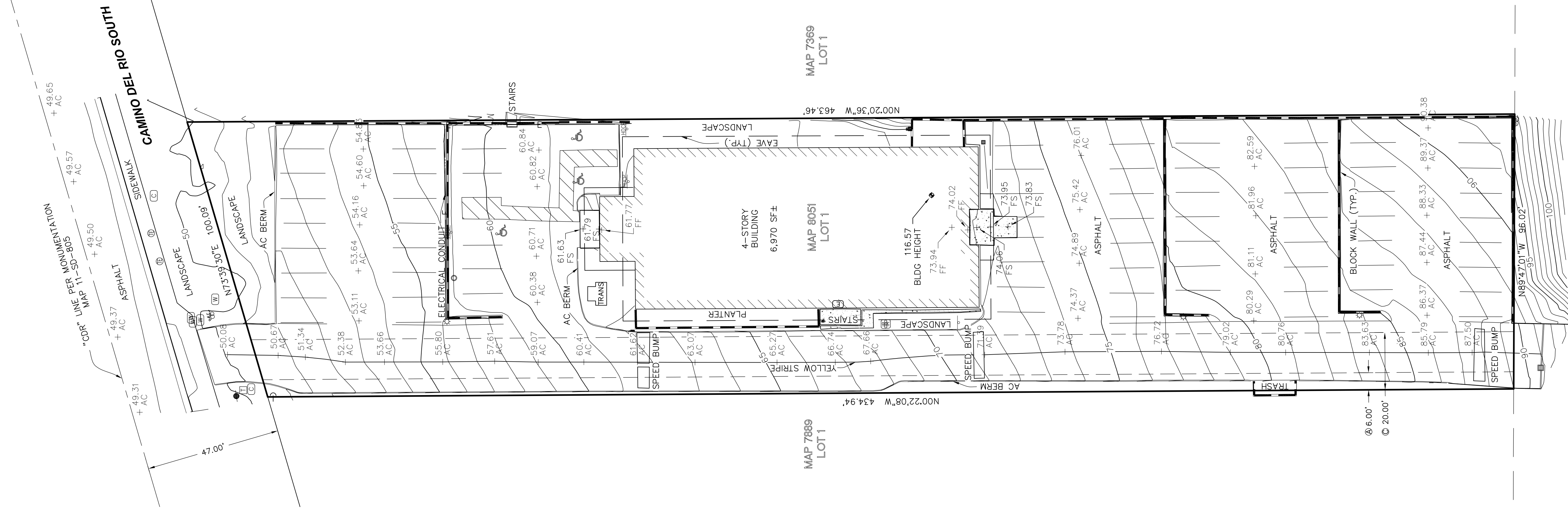
PROJECT NO: 1825
 CAD DWG FILE: 0001-G005 COVER SHEET.DWG
 DRAWN BY: A.S., B.P., C.G., G.R.
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SHEET TITLE
**SOURCE CONTROL
 BMP CHECKLIST -
 14 & 15**

G005

TOPOGRAPHIC SURVEY OF 2605 CAMINO DEL RIO SOUTH, SAN DIEGO



EASEMENTS:
 ⓐ EASEMENT TO SDG&E FOR UNDERGROUND CONDUITS AND TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS, RECORDED 07/29/1946 BOOK 2184 PAGE 106, O.R. - PLOTTED HEREON.
 ⓑ EASEMENT TO SDG&E FOR POLE LINES, UNDERGROUND CONDUITS AND TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS RECORDED 10/19/1976 AS DOC #76-344853, O.R. - NOT PLOTTABLE
 Ⓒ EASEMENT FOR PRIVATE UTILITIES RECORDED 08/18/1981 AS DOCUMENT #81-264005, O.R. - PLOTTED HEREON.
 Ⓓ EASEMENT TO SDG&E FOR POLE LINES, UNDERGROUND CONDUITS AND TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS RECORDED 07/28/1992 AS DOC #1992-0470861, O.R. - NOT PLOTTABLE

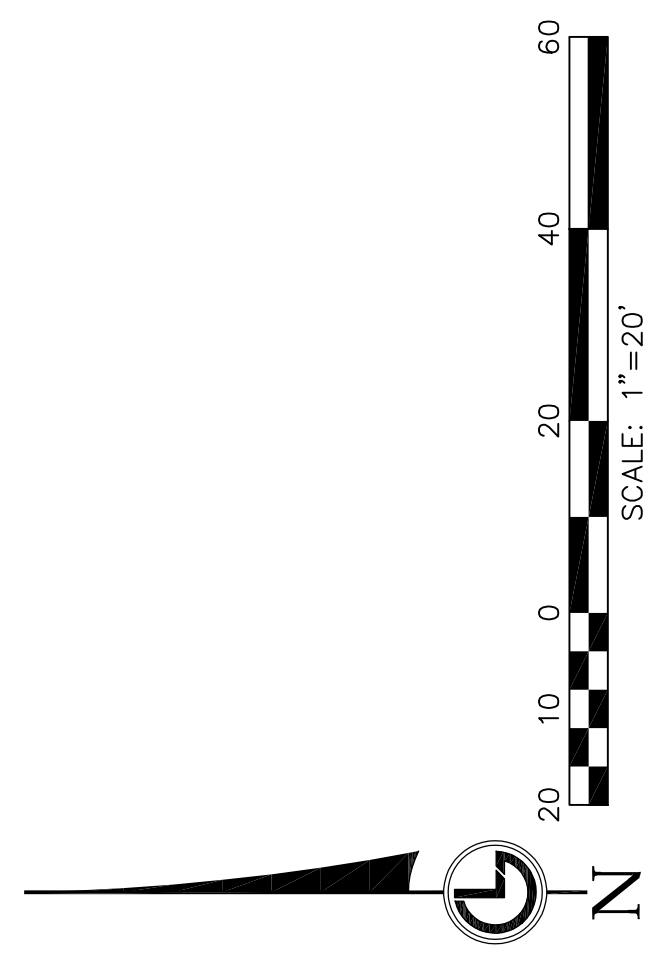
BASIS OF BEARINGS:
 THE BASIS OF BEARINGS FOR THIS SURVEY IS A PORTION OF THE SOUTHERLY RIGHT OF WAY OF CAMINO DEL RIO SOUTH PER MAP 8051, I.E. N75°39'30"E

BASIS OF ELEVATIONS:
 THE BASIS OF ELEVATIONS FOR THIS SURVEY IS THE CITY OF SAN DIEGO BENCHMARK LOCATED ACROSS FROM 2515 CAMINO DEL RIO SOUTH BEING A BRASS PIN IN N 1" CURB PC, EL=53.337' MSL

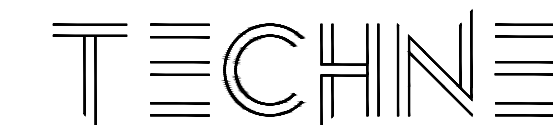
DATE OF SURVEY:
 08/09/2018

LEGEND:

ⓐ	Backflow Assembly
ⓑ	Building Height
Ⓒ	Cable Box
Ⓓ	Electric Meter
Ⓔ	Guy Pole
Ⓚ	Irrigation Box
Ⓛ	Light Standard
Ⓜ	Mailbox
Ⓝ	Power Pole
Ⓟ	SIGN HDGP
Ⓠ	SIGN Misc.
Ⓡ	Sewer Cleanout
Ⓢ	Storm Catch Basin
Ⓣ	Telephone Box
Ⓤ	Water Meter



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2934 Lincoln Ave., San Diego, CA 92104
 techne-us.com sustainablearchitect.org
 619-940-5814 313-595-5814

CONSULTANTS



2605 Camino Del Rio S.
 San Diego CA. 92108

OWNER

Camino Del Rio LLC
 2605 Camino Del Rio South
 San Diego, CA. 92108

SITE PLAN NOTES

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- G. The existing water and sewer services will remain.
- H. No obstruction including solid walls in the visibility area shall exceed 2 feet in height. Plant material, other than trees, within the public right-of-way that is located within visibility areas shall not exceed 24 inches in height, measured from the top of the adjacent curb.

SITE PLAN LEGEND

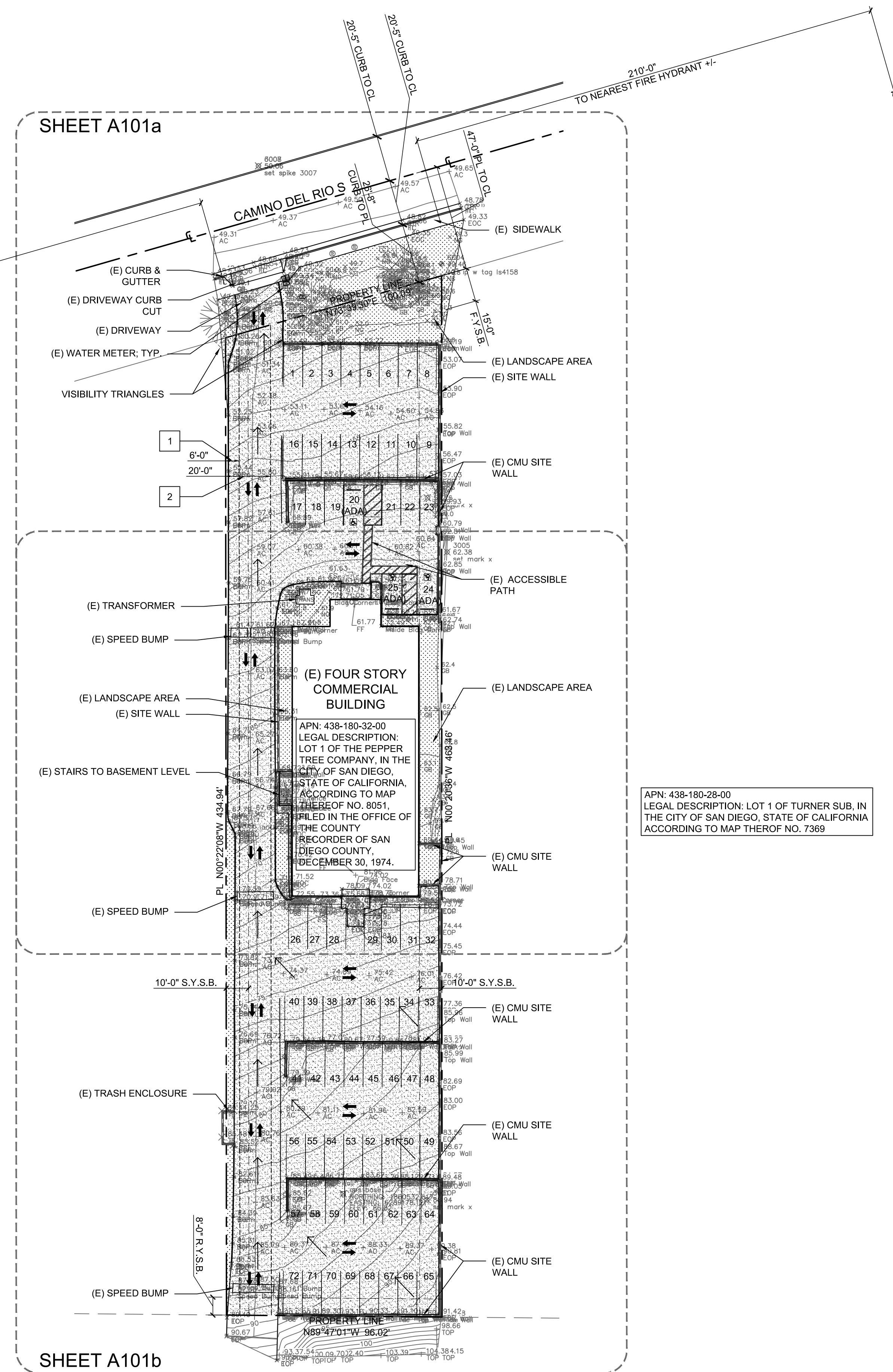
- PROPERTY LINE
- OUTLINE OF EXISTING STRUCTURES
- AREA OF EXISTING LANDSCAPE
- AREA OF EXISTING HARDSCAPE
- SITE DRAINAGE PATTERN
- VEHICULAR CIRCULATION

ADDITIONAL SITE PLAN NOTES

1. TRANSIT STOPS: Closest transit stop is about 1,500ft away from project site on Texas St.
2. BUILDING ADDRESS: Building address numbers must be visible and legible from the street or road fronting the property, per FHPS Policy P-00-6 (UFC 901.4.4)

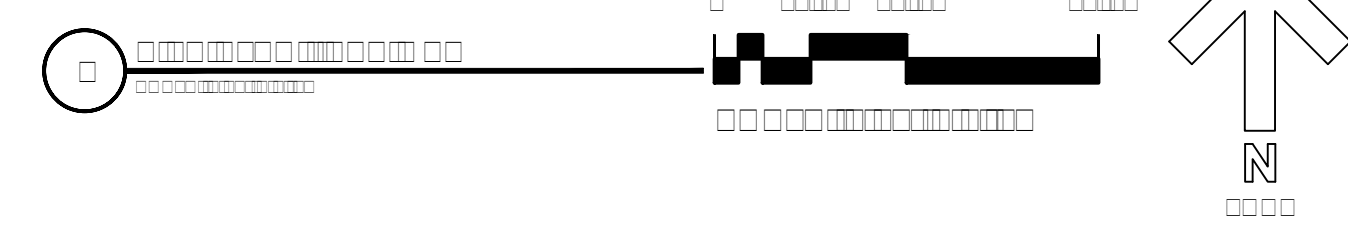
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APN: 438-180-31-00
 LEGAL DESCRIPTION: LOT 1 OF I.C.W. SUB. IN THE CITY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 7889

APN: 438-180-28-00
 LEGAL DESCRIPTION: LOT 1 OF TURNER SUB. IN THE CITY OF SAN DIEGO, STATE OF CALIFORNIA ACCORDING TO MAP THEREOF NO. 7369



SITE PLAN -
 EXISTING
 KEY MAP

A101

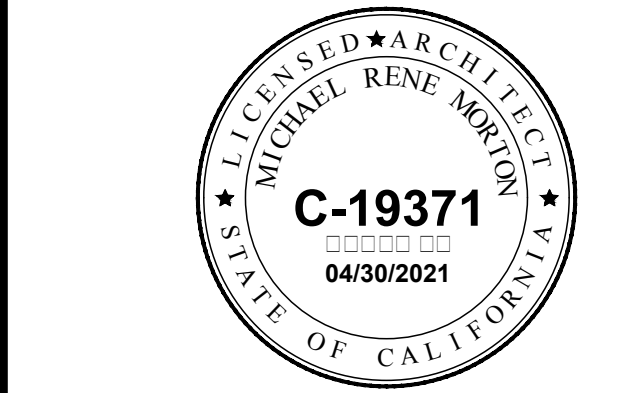
SHEET 1 OF 1

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SITE PLAN LEGEND

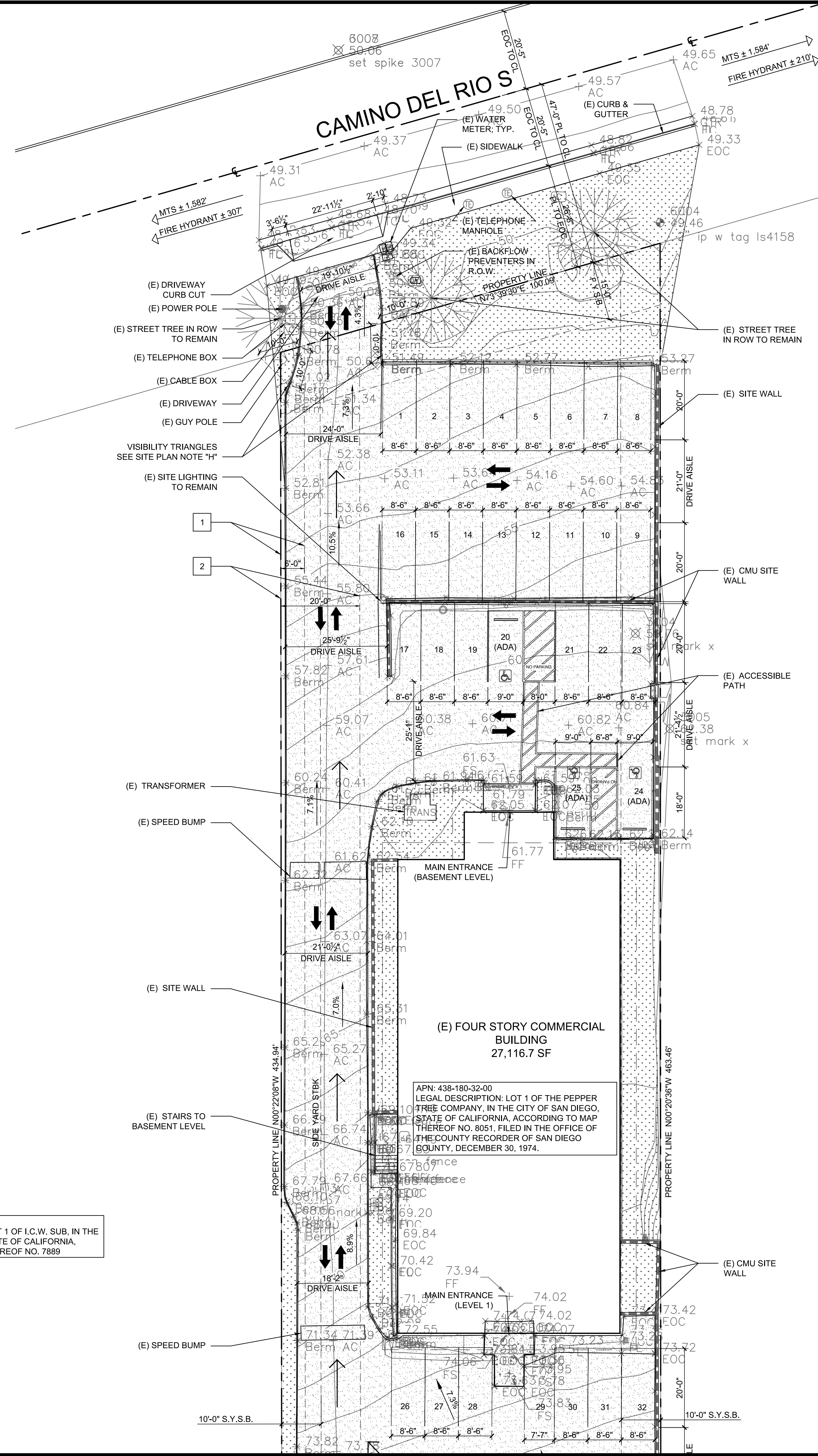
- PROPERTY LINE
- OUTLINE OF EXISTING STRUCTURES
- AREA OF EXISTING LANDSCAPE
- AREA OF EXISTING HARDSCAPE
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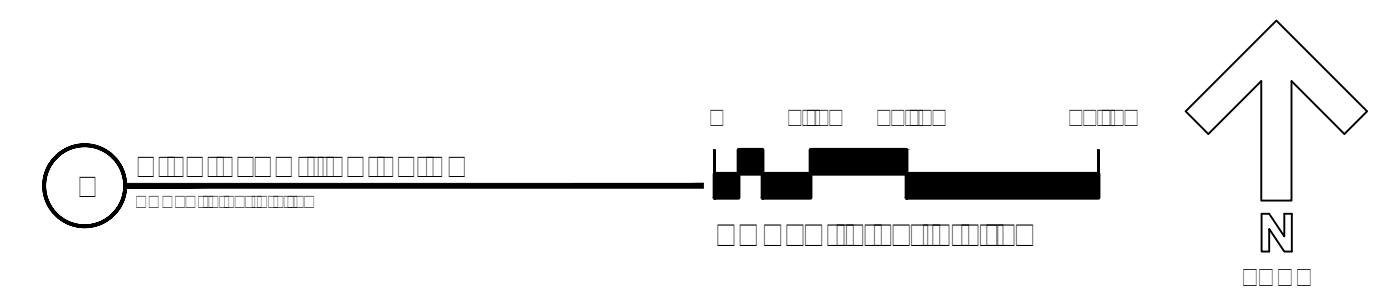
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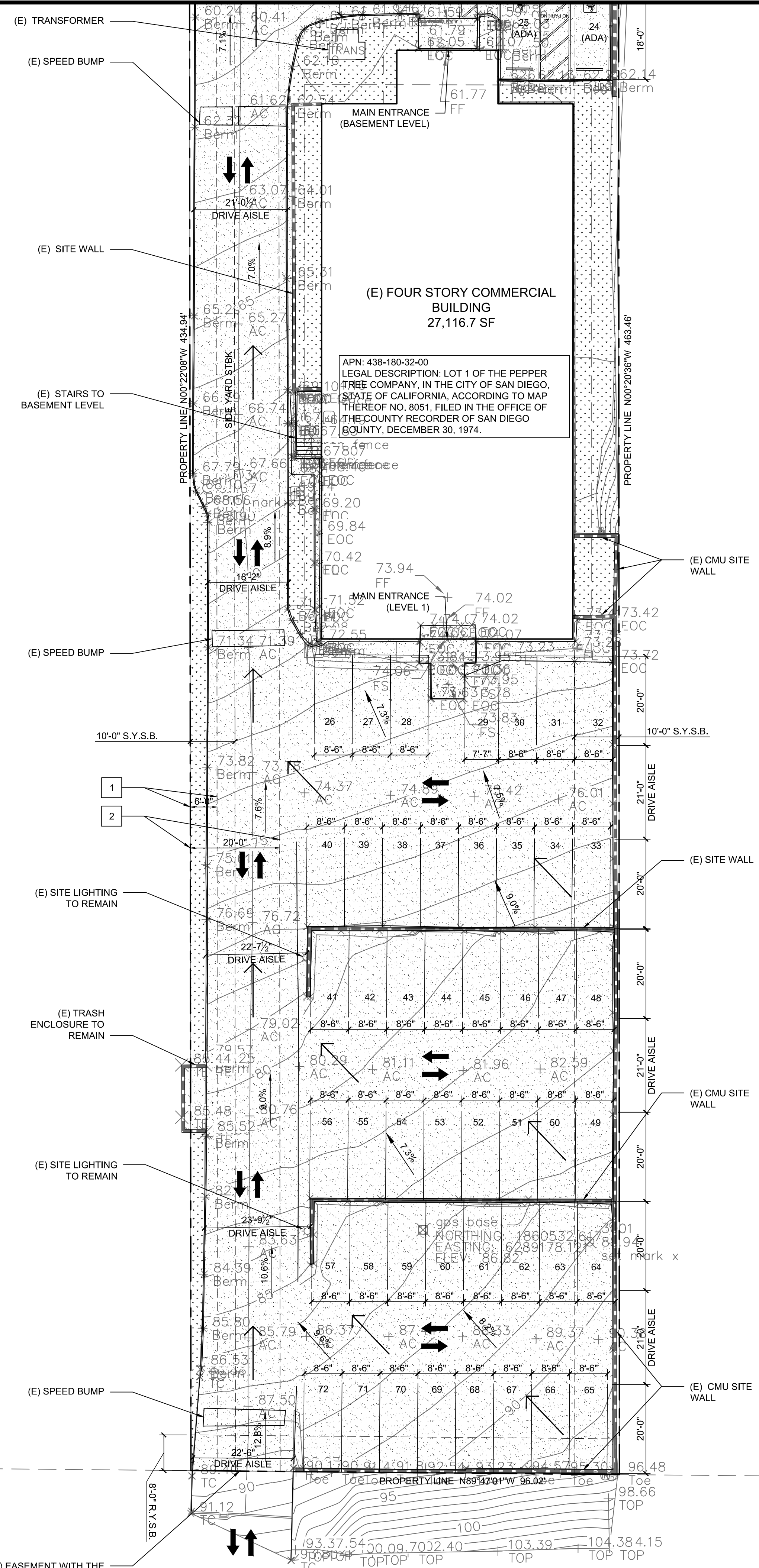
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LEGAL DESCRIPTION: LOT 1 OF I.C.W. SUB, IN THE CITY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 7889

APN: 438-180-28-00
LEGAL DESCRIPTION: LOT 1 OF TURNER SUB, IN THE CITY OF SAN DIEGO, STATE OF CALIFORNIA ACCORDING TO MAP THEREOF NO. 7369



SITE PLAN - EXISTING

A101a
SHEET 1 OF 1



APN: 438-180-31-00
 LEGAL DESCRIPTION: LOT 1 OF I.C.W. SUB. IN THE CITY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 7889

APN: 438-180-28-00
 LEGAL DESCRIPTION: LOT 1 OF TURNER SUB. IN THE CITY OF SAN DIEGO, STATE OF CALIFORNIA ACCORDING TO MAP THEREOF NO. 7369

(E) EASEMENT WITH THE NON-EXCLUSIVE RIGHT OF INGRESS AND EGRESS, RECORDED AUGUST 18, 1981 AS INSTRUMENT NO. 81-264005 OF OFFICIAL RECORDS.

APN: 438-190-06-00
 APN: 438-190-07-00
 LEGAL DESCRIPTION: PM13716 PAR 4

SITE PLAN NOTES

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SITE PLAN LEGEND

- PROPERTY LINE
- OUTLINE OF EXISTING STRUCTURES
- AREA OF EXISTING LANDSCAPE
- AREA OF EXISTING HARDSCAPE
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CONSULTANTS

OWNER

Camino Del Rio LLC
 2605 Camino Del Rio South
 San Diego, CA. 92108



2605 Camino Del Rio S.
 San Diego CA. 92108

OWNER

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 2605 Camino Del Rio South
 San Diego, CA. 92108

MARK	DATE	DESCRIPTION
01	11.13.18	Completeness Review - Submittal 1
02	12.07.18	CUP - Submittal 1
03	04.30.19	CUP - Submittal 2
04	06.04.19	CUP - Submittal 3
05	07.09.19	CUP - Submittal 4
06	03.17.21	CUP - Final Set

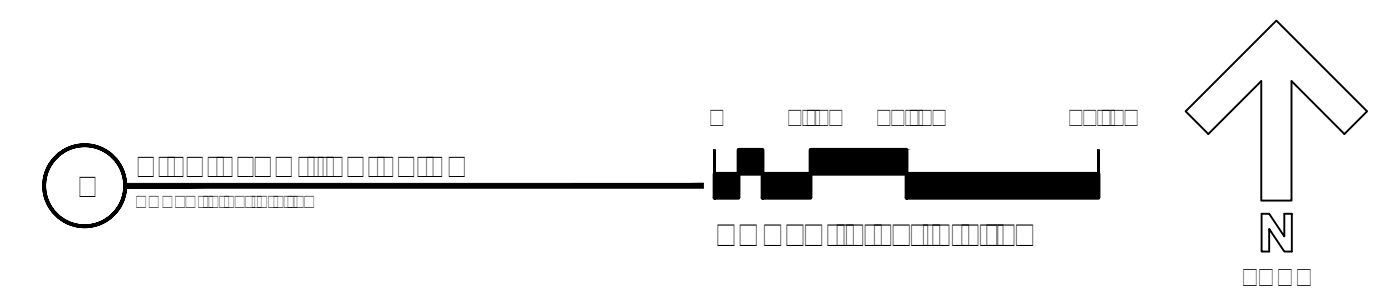
PROJECT NO:	1825
CAD DWG FILE:	
DRAWN BY:	A.S., B.P., C.G., G.R.
CHK'D BY:	A.S.
COPYRIGHT:	

SHEET TITLE

SITE PLAN - EXISTING

A101b

SHEET 1 OF 1



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- PROPERTY LINE
- OUTLINE OF EXISTING STRUCTURES
- AREA OF PROPOSED PROJECT
- AREA OF EXISTING HARDSCAPE
- AREA OF PROPOSED HARDSCAPE
- AREA OF EXISTING LANDSCAPE
- SITE DRAINAGE PATTERN
- ACCESSIBLE ROUTE
- VEHICULAR CIRCULATION
- PROPOSED TREE

ADDITIONAL SITE PLAN NOTES

- a. BUILDING ADDRESS: Building address numbers must be visible and legible from the street or road fronting the property, per FHPS Policy P-00-6 (UFC 901.4.4)
- b. If the City Building Inspector determines non-compliance with any accessibility provisions, a complete and detailed revised plans clearly showing all existing non-complying conditions and the proposed modifications to meet current accessibility requirements (including site plans, floor plans, details, etc.) will be submitted to the department for review and approval.
- c. TRANSIT STOPS: Closest transit stop is about 1,500ft away from project site on Texas St.
- d. Prior to the issuance of any construction permit the Owner/Permittee shall submit a Water Pollution Control Plan (WPCP). The WPCP shall be prepared in accordance with the guidelines in Part 2 Construction BMP Standards Chapter 4 of the City's Storm Water Standards
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FAA SELF-CERTIFICATION STATEMENT

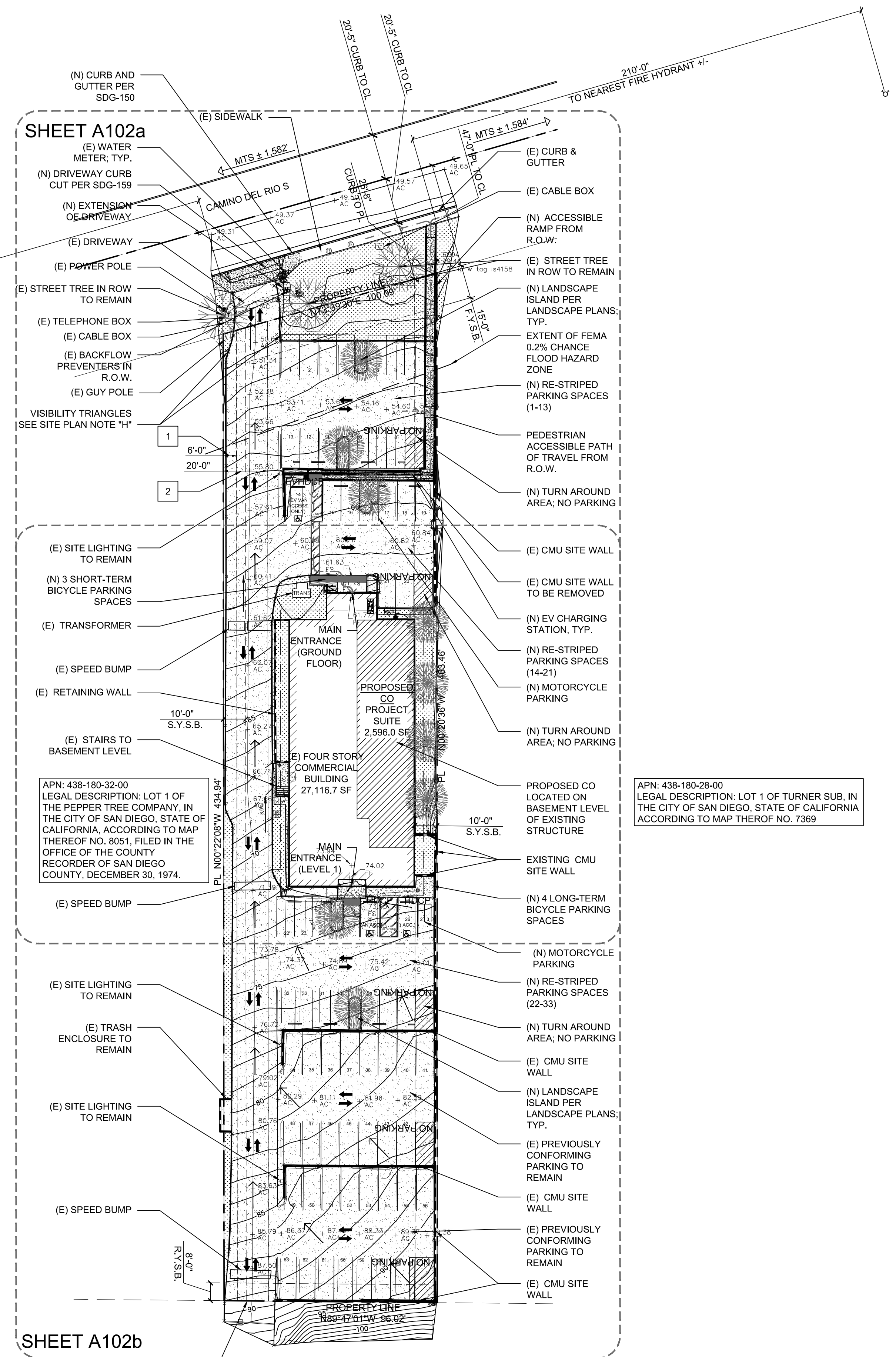
I Michael R. Morton, California Licensed Architect C-19371, do hereby certify that the structure(s) or modification to existing structure(s) shown on these plans do not require Federal Aviation Administration notification because per Section 77.15 (a) of Title 14 of the Code of Federal Regulations CFR Part 77, notification is not required.

SHEET TITLE

SITE PLAN - PROPOSED KEY MAP

A102

SHEET 01 OF 01



APN: 438-180-31-00
LEGAL DESCRIPTION: LOT 1 OF I.C.W. SUB, IN THE CITY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 7889

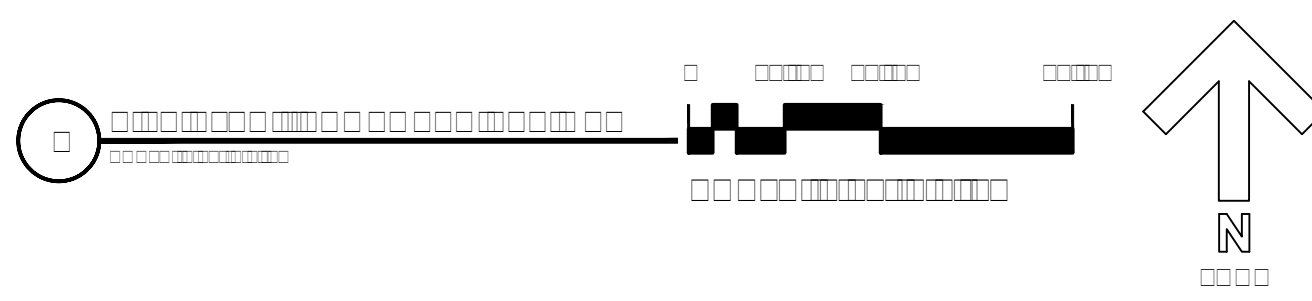
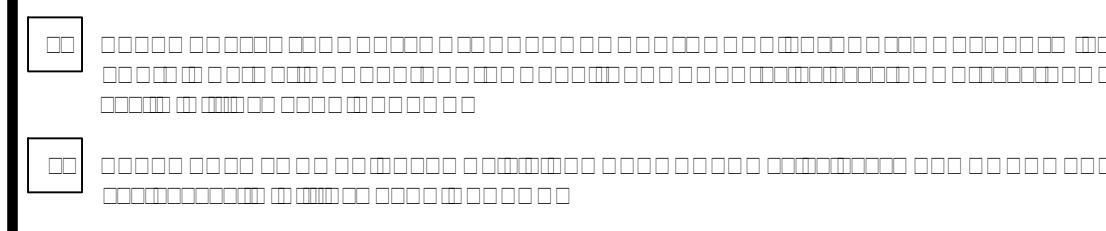
APN: 438-180-32-00
LEGAL DESCRIPTION: LOT 1 OF THE PEPPER TREE COMPANY, IN THE CITY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 8051, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, DECEMBER 30, 1974.

APN: 438-180-28-00
LEGAL DESCRIPTION: LOT 1 OF TURNER SUB, IN THE CITY OF SAN DIEGO, STATE OF CALIFORNIA ACCORDING TO MAP THEREOF NO. 7369

(E) EASEMENT WITH THE NON-EXCLUSIVE RIGHT OF INGRESS AND EGRESS, RECORDED AUGUST 18, 1981 AS INSTRUMENT NO. 81-264005 OF OFFICIAL RECORDS.

APN: 438-190-06-00
APN: 438-190-07-00
LEGAL DESCRIPTION: PM13716 PAR 4

EASEMENTS KEYNOTES



GRADING DATA TABLE

2605 Camino Del Rio South			
Project Site	CUT (ft ³)	FILL (ft ³)	CUT (yd ³) FILL (yd ³)
	(cu/ft)	(cu/ft)	(cu/ft)
TOTAL CUT maximum excavation quantity	47	673	1.8 24.9
TOTAL FILL			
GRAND TOTAL CUT/FILL (cu/ft)			-23.2
IMPORT/EXPORT (cu/ft) import quantity			-23.2
MAX. EXCAVATION DEPTH (ft)			2.0
MAX. FILL DEPTH (ft)			1.0

EASEMENTS KEYNOTES

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- AREA OF EXISTING LANDSCAPE
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- ACCESSIBLE ROUTE
- VEHICULAR CIRCULATION
- PROPOSED TREE
- ELECTRIC VEHICLE CHARGING STATION

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CONSULTANTS

OWNER

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San Diego CA. 92108

Camino Del Rio LLC
2605 Camino Del Rio South
San Diego, CA. 92108

PROJECT NO: 1825
CAD DWG FILE: [redacted]
DRAWN BY: A.S., B.P., C.G., G.R.
CHK'D BY: A.S.
COPYRIGHT: [redacted]

MARK	DATE	DESCRIPTION
01	11.13.18	Completeness Review - Submittal 1
02	12.07.18	CUP - Submittal 1
03	04.30.19	CUP - Submittal 2
04	06.04.19	CUP - Submittal 3
05	07.09.19	CUP - Submittal 4
06	03.17.21	CUP - Final Set

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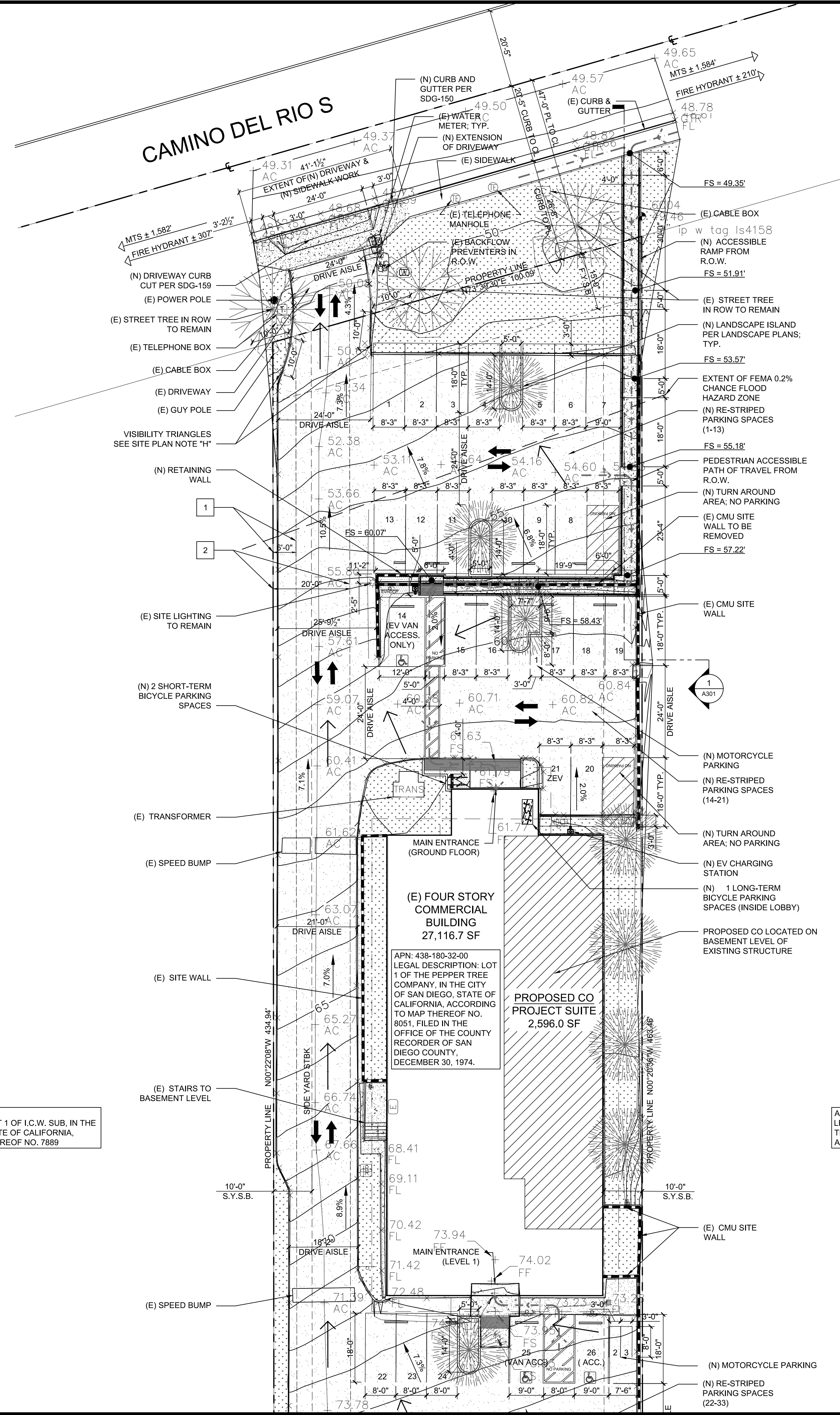
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SHEET TITLE

SITE PLAN - PROPOSED

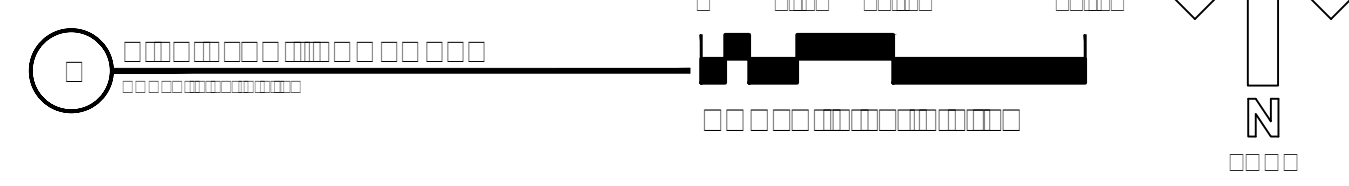
A102a

SHEET 01 OF 01



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CONSULTANTS

OWNER

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Camino Del Rio LLC
2605 Camino Del Rio South
San Diego, CA. 92108

PROJECT NO: 1825
CAD DWG FILE:
DRAWN BY: A.S., B.P., C.G., G.R.
CHK'D BY: A.S.

Table with 3 columns: MARK, DATE, DESCRIPTION. Rows include: 01 11.13.18 Completeness Review - Submittal 1, 02 12.07.18 CUP - Submittal 1, 03 04.30.19 CUP - Submittal 2, 04 06.04.19 CUP - Submittal 3, 05 07.09.19 CUP - Submittal 4, 06 03.17.21 CUP - Final Set

SHEET TITLE

SITE PLAN - PROPOSED

A102b

SHEET 01 OF 01

GRADING DATA TABLE for 2605 Camino Del Rio South. Columns: Project Site, CUT (ft³), FILL (ft³), CUT (yd³), FILL (yd³). Rows include: TOTAL CUT maximum excavation quantity, TOTAL FILL, GRAND TOTAL CUT/FILL (cu/yd), IMPORT/EXPORT (cu/yd) import quantity, MAX. EXCAVATION DEPTH (ft), MAX. FILL DEPTH (ft).

EASEMENTS KEYNOTES. Includes symbols for easements and their corresponding descriptions.

- SITE PLAN NOTES: A. The site plan is for informational and general site reference only. B. Before commencing any site foundation or slab cutting or excavation, the contractor shall verify and mark locations of all site utilities, dimensions and conditions. C. The Contractor or subcontractor shall notify TECHNE if any conflicts or discrepancy occurs between the information on this plan and actual field conditions. D. Protect and mark all existing building structure including walls, beams, columns, area separation walls, and other items that are part of the existing structure and not part of the scope of the tenant improvement, and mark perimeter of construction zone. E. Coordinate with other tenants the temporary shutoff of any site utilities. F. Refer to Topographic Survey for additional information. G. The existing water and sewer services will remain. H. No obstruction including solid walls in the visibility area shall exceed 2 feet in height. Plant material, other than trees, within the public right-of-way that is located within visibility areas shall not exceed 24 inches in height, measured from the top of the adjacent curb.

SITE PLAN LEGEND

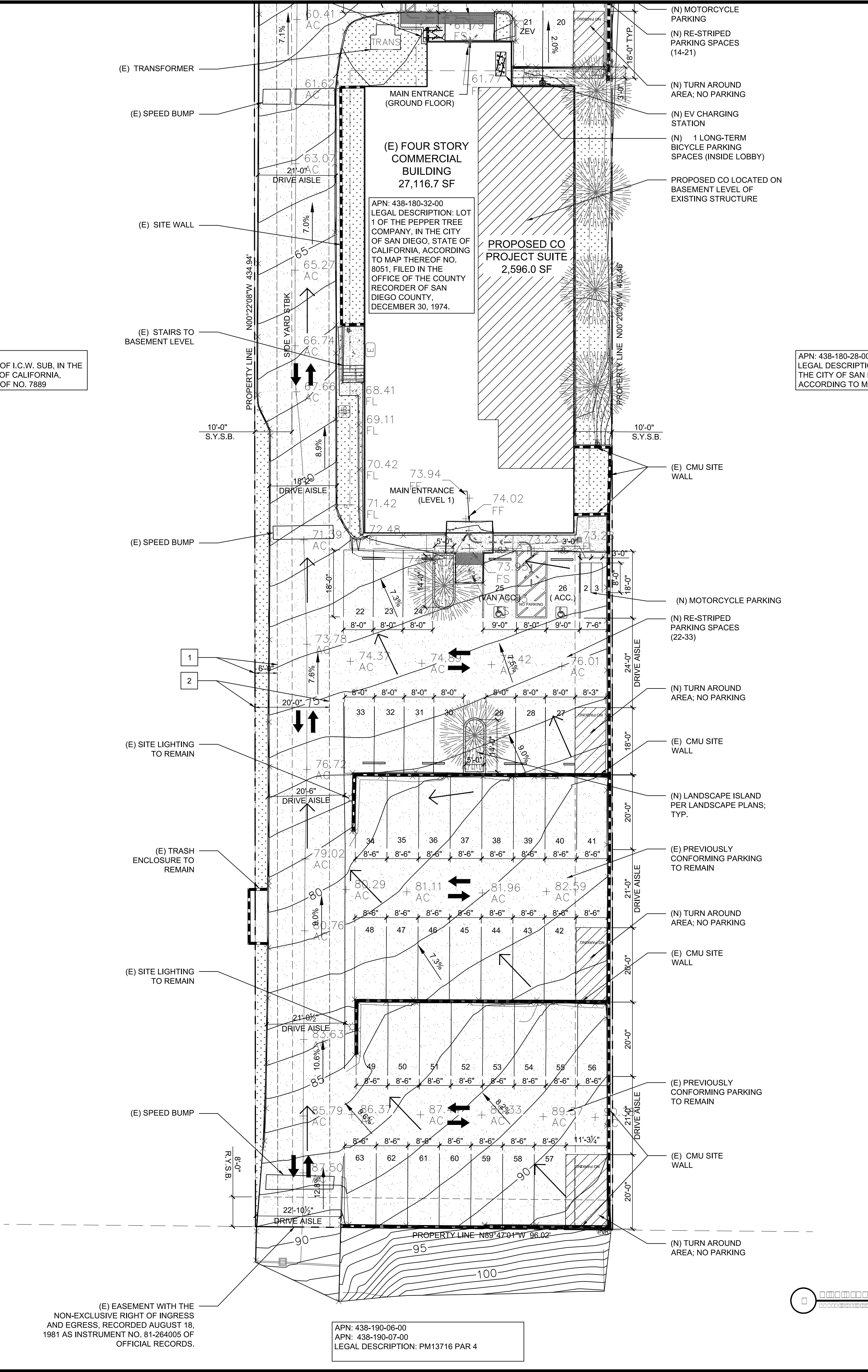
- PROPERTY LINE (dashed line symbol)
OUTLINE OF EXISTING STRUCTURES (solid line symbol)
AREA OF PROPOSED PROJECT (hatched symbol)
AREA OF EXISTING HARDSCAPE (dotted symbol)
AREA OF EXISTING LANDSCAPE (stippled symbol)
SITE DRAINAGE PATTERN (arrow symbol)
ACCESSIBLE ROUTE (dashed arrow symbol)
VEHICULAR CIRCULATION (double arrow symbol)
PROPOSED TREE (tree symbol)

ADDITIONAL SITE PLAN NOTES

- a. BUILDING ADDRESS: Building address numbers must be visible and legible from the street or road fronting the property, per FHPS Policy P-00-6 (UFC 901.4.4)
b. If the City Building Inspector determines non-compliance with any accessibility provisions, a complete and detailed revised plans clearly showing all existing non-complying conditions and the proposed modifications to meet current accessibility requirements (including site plans, floor plans, details, etc.) will be submitted to the department for review and approval.
c. TRANSIT STOPS: Closest transit stop is about 1,500ft away from project site on Texas St.
d. Prior to the issuance of any construction permit the Owner/Permittee shall submit a Water Pollution Control Plan (WPCP). The WPCP shall be prepared in accordance with the guidelines in Part 2 Construction BMP Standards Chapter 4 of the City's Storm Water Standards
e. Prior to the issuance of any building permits, the Owner/Permittee shall obtain an Encroachment Maintenance Removal Agreement, from the City Engineer, for the private sidewalk in the Camino Del Rio South Right-of-Way

FAA SELF-CERTIFICATION STATEMENT

I Michael R. Morton, California Licensed Architect C-19371, 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.

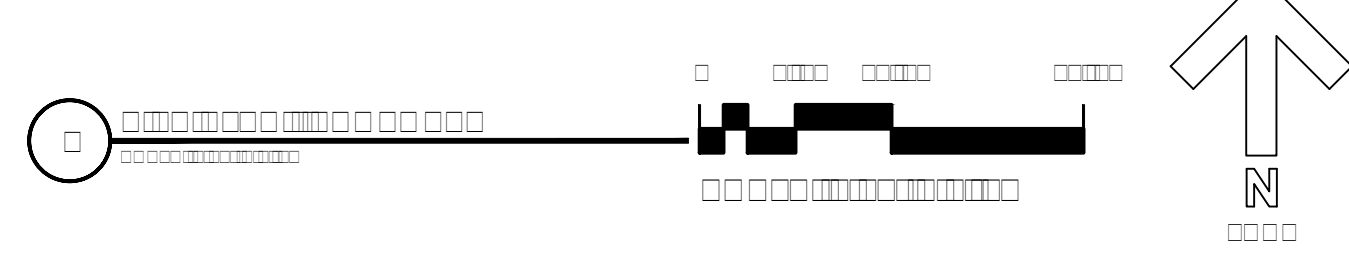


APN: 438-180-31-00
LEGAL DESCRIPTION: LOT 1 OF I.C.W. SUB. IN THE CITY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 7889

APN: 438-180-28-00
LEGAL DESCRIPTION: LOT 1 OF TURNER SUB. IN THE CITY OF SAN DIEGO, STATE OF CALIFORNIA ACCORDING TO MAP THEREOF NO. 7369

APN: 438-190-06-00
APN: 438-190-07-00
LEGAL DESCRIPTION: PM13716 PAR 4

(E) EASEMENT WITH THE NON-EXCLUSIVE RIGHT OF INGRESS AND EGRESS, RECORDED AUGUST 18, 1991 AS INSTRUMENT NO. 81-264005 OF OFFICIAL RECORDS.



TECHNE
DESIGN | DEVELOPMENT

2934 Lincoln Ave., San Diego, CA 92104
 techne-us.com sustainablearchitect.org
 619-940-5814 313-595-5814

SITE PLAN LEGEND

- PROPERTY LINE
- OUTLINE OF EXISTING STRUCTURES
- AREA OF PROPOSED PROJECT

FLOODWAY LEGEND

COMMUNITY: SAN DIEGO, CITY OF
 NUMBER: 060295
 PANEL: 1619
 SUFFIX: G

0.2% ANNUAL CHANCE FLOOD HAZARD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE.

CONSULTANTS

OWNER



2605 Camino Del Rio S.
San Diego CA. 92108

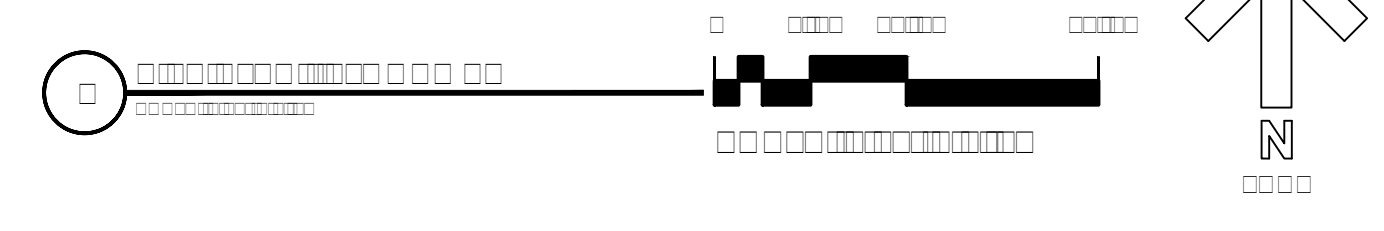
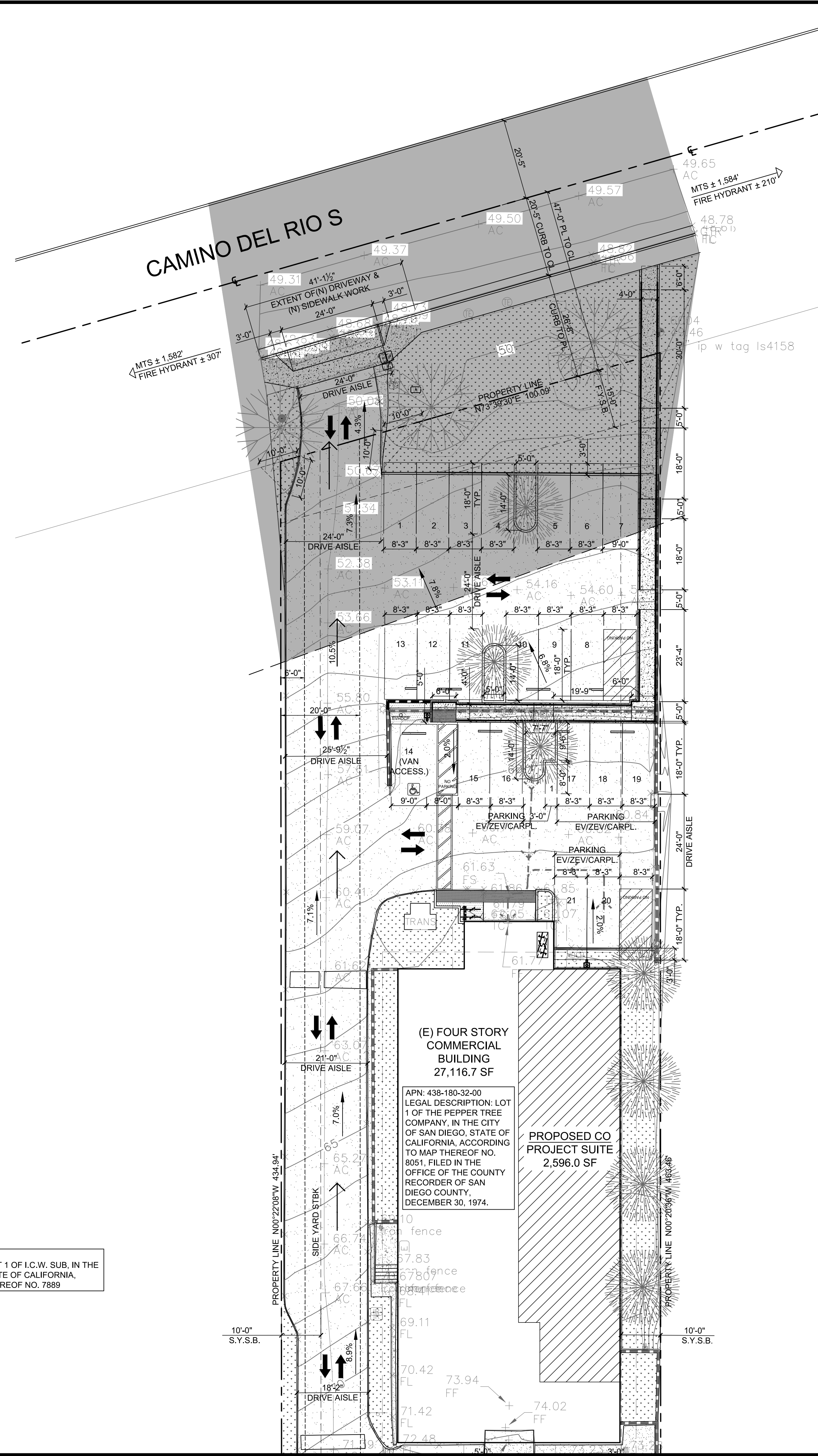
Camino Del Rio LLC
2605 Camino Del Rio South
San Diego, CA. 92108

MARK	DATE	DESCRIPTION
01	11.13.18	Completeness Review - Submittal 1
02	12.07.18	CUP - Submittal 1
03	04.30.19	CUP - Submittal 2
04	06.04.19	CUP - Submittal 3
05	07.09.19	CUP - Submittal 4
06	03.17.21	CUP - Final Set

PROJECT NO: 1825
 CAD DWG FILE:
 DRAWN BY: A.S., B.P., C.G., G.R.
 CHK'D BY: A.S.
 COPYRIGHT:

SHEET TITLE
SITE PLAN - FLOODWAY

A102c
 SHEET OF



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 o 619-940-5814 m 313-595-5814

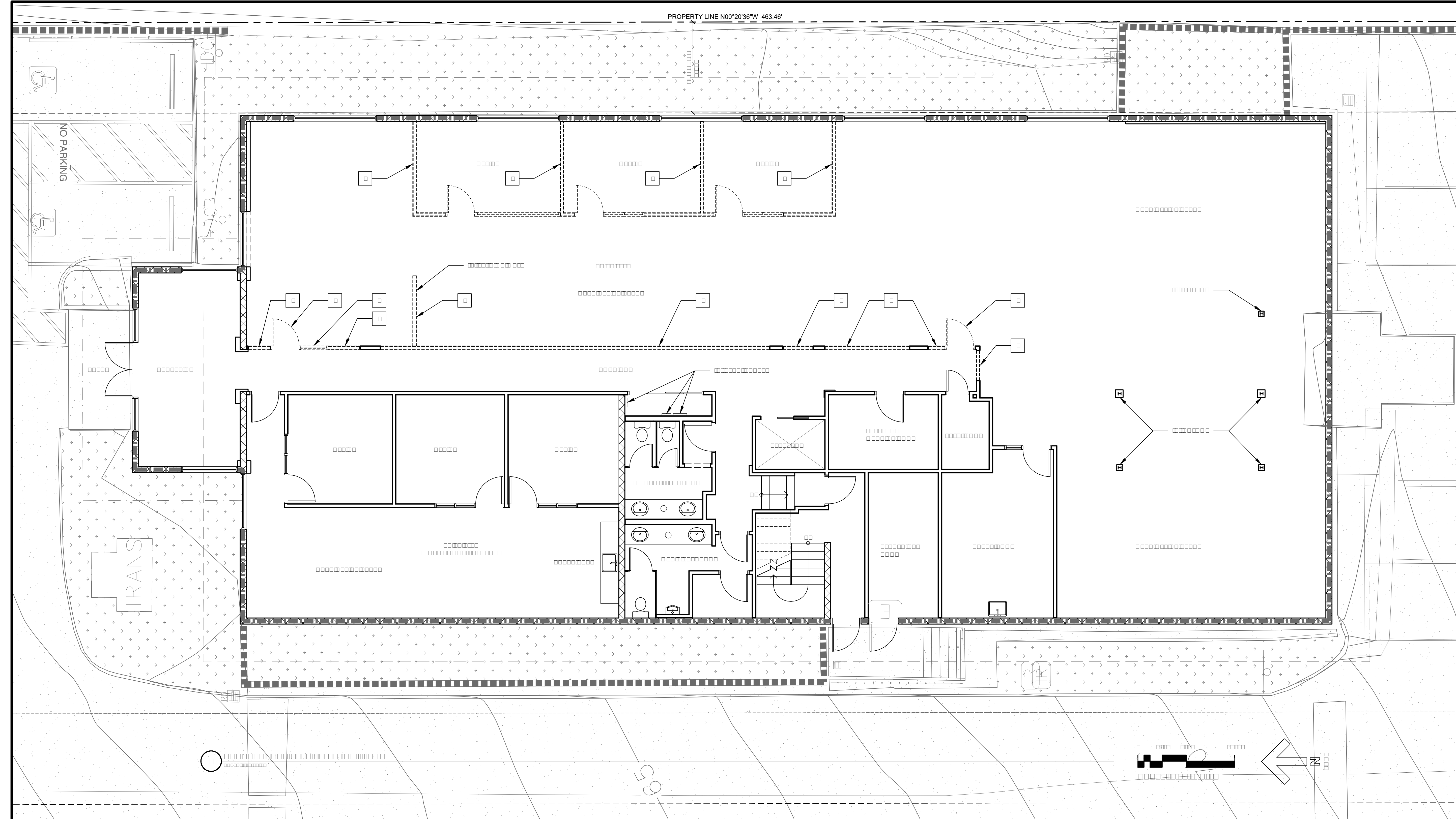
CONSULTANTS



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San Diego CA. 92108

OWNER

Camino Del Rio LLC
2605 Camino Del Rio South
San Diego, CA. 92108



DEMOLITION PLAN KEYNOTES

- REMOVE EXISTING DOOR.
- REMOVE EXISTING INTERIOR WALL.
- REMOVE EXISTING INTERIOR WINDOW.
- REMOVE EXISTING INTERIOR WALL AND PREPARE FOR NEW FENESTRATION

DEMOLITION PLAN LEGEND

- EXISTING WALL TO BE REMOVED
- EXISTING DOOR TO BE REMOVED
- EXISTING WINDOW TO BE REMOVED
- EXISTING INTERIOR WALL TO REMAIN
- EXISTING EXTERIOR 8" CMU WALL 1-HR FIRE RATED TO REMAIN
- EXISTING DOOR TO REMAIN
- EXISTING WINDOW TO REMAIN
- EXISTING MISC. ITEM TO BE REMOVED

FLOOR PLAN NOTES

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

DEMOLITION GENERAL NOTES

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

MARK	DATE	DESCRIPTION
01	11.13.18	Completeness Review - Submittal 1
02	12.07.18	CUP - Submittal 1
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04	06.04.19	CUP - Submittal 3
05	07.09.19	CUP - Submittal 4
06	03.17.21	CUP - Final Set

PROJECT NO: 1825
 CAD DWG FILE: [path]
 DRAWN BY: A.S., B.P., C.G., G.R.
 CHK'D BY: A.S.

COPYRIGHT: [text]
 SHEET TITLE
GROUND FLOOR PLAN - EXISTING / DEMO
 A103
 SHEET [] OF []

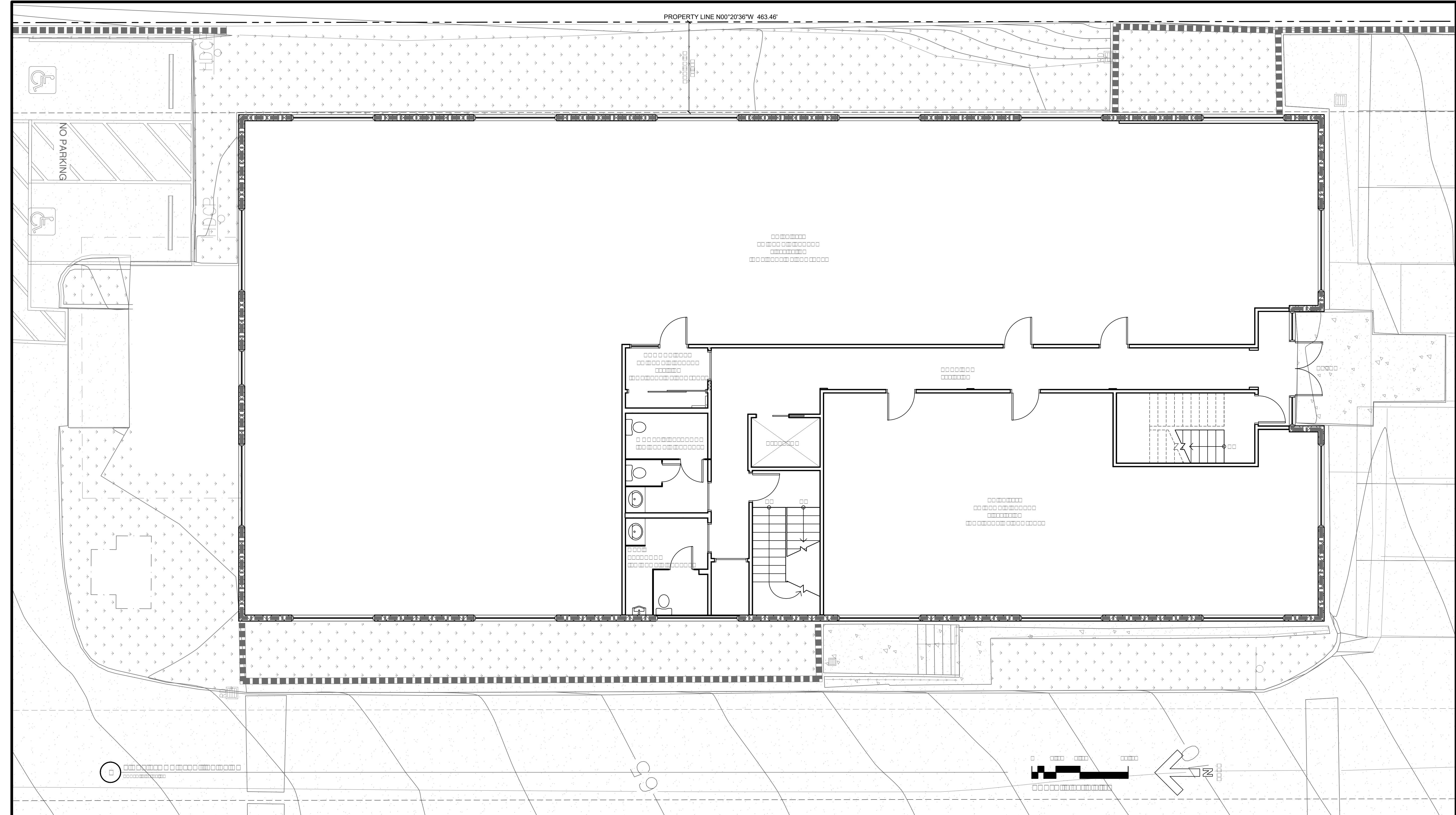
CONSULTANTS



2605 Camino Del Rio S.
San Diego CA. 92108

OWNER

Camino Del Rio LLC
2605 Camino Del Rio South
San Diego, CA. 92108



DEMOLITION PLAN LEGEND

	EXISTING WALL TO BE REMOVED
	EXISTING DOOR TO BE REMOVED
	EXISTING WINDOW TO BE REMOVED
	EXISTING INTERIOR WALL TO REMAIN
	EXISTING EXTERIOR 8" CMU WALL 1-HR FIRE RATED TO REMAIN
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05	07.09.19	CUP - Submittal 4
06	03.17.21	CUP - Final Set

PROJECT NO: 1825
 CAD DWG FILE:
 DRAWN BY: A.S., B.P., C.G., G.R.
 CHK'D BY: A.S.
 COPYRIGHT:

FIRST FLOOR PLAN - EXISTING

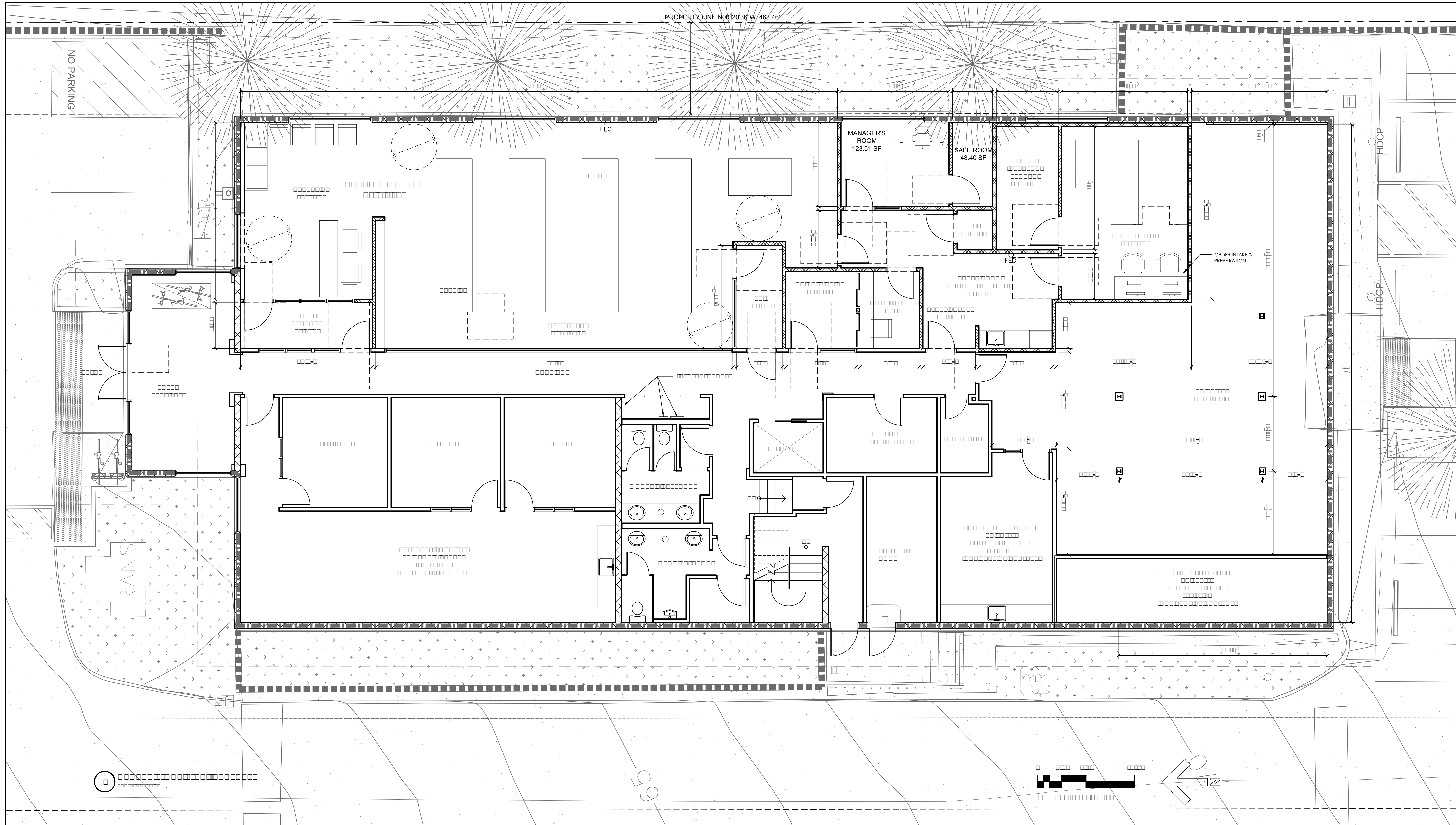
CONSULTANTS



2605 Camino Del Rio S.
San Diego CA. 92108

OWNER

Camino Del Rio LLC
2605 Camino Del Rio South
San Diego, CA. 92108



DESCRIPTION OF SPACES

- ENTRY / SECURITY** - This area is one of two background check points and will be occupied by a licensed security guard by the state of California. Security will provide screening for visiting occupants before entering the facility. Once the security guard has cleared the visiting occupant, he/she will then be buzzed in through a secured door to the reception area.
- RECEPTION AREA** - This area is the second background check point. Receptionist will require all visitors to check in with the necessary documentation such as a valid driver's license or identification card before entering the dispensary retail space. Once the visiting occupant has checked in, they will wait in the receptionist seating area to be circulated through the dispensary area.
- DISPENSARY** - This room will contain tested and licensed cannabis products for recreational purchase. The Dispensary Area will be occupied by knowledgeable staff assisting visiting occupants with cannabis products through the point of sale. Employees will handle all products until the point of sales has been completed.
- EXIT** - Once the acquisition has been completed, the visiting occupant will exit through the EXIT mantrap area. Visitors will not be allowed to re-open the dispensary exit door once inside the mantrap area. The second door will lead the visiting occupant back out to the common corridor and proceed to the vestibule area, and from there exiting the building.
- QUICK PICKUP** - This area will be used for customers who have been pre-screened with information stored in the database for call ahead purchasing.
- STAFF ENTRY/DELIVERY** - This entrance will be used by staff for back of house office use and delivery. The door from the corridor to the secure area will have an electronic key pad entry. All employees will have a unique digital electronic key code for entry through this door.
- PURCHASING / OPEN OFFICE** - This area will be used by employees to take in deliveries and inventory the purchased products.
- DELIVERY HUB** - The Delivery Hub will area will be used by employees for sorting cannabis products that have been delivered.
- SAFE PRODUCT STORAGE ROOM** - This room shall be used for the storage of Cannabis Products that is ready to be placed on the dispensary floor for retail. The door to this room shall be equipped with an electronic key pad entry. Managerial staff will be provided with a unique digital electronic key code for access. All other staff members will not have access to this room without strict supervision.
- MANAGER'S OFFICE** - This room is to be used by management staff for daily research of operation activities. This room is not separately locked and will be used by 1 occupant at a time.
- SAFE ROOM** - This room will consist of a security vault in order to better protect and manage records on deposits, withdrawals, deliveries and private information used for day to day operations.

FLOOR PLAN NOTES

- The General Contractor or Sub-Contractor shall verify all conditions or dimensions on these plans in the field with actual site conditions.
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 - INTERIOR WALL DIMENSIONS TO CENTER LINE OF STUD (U.N.O.)
 - CLEARANCE DIMENSIONS ARE TO FACE OF FINISH MATERIALS, NOTED WITH CLR.

FLOOR PLAN LEGEND

	EXISTING EXTERIOR 8" CMU WALL 1-HR FIRE RATED TO REMAIN
	EXISTING NON-STRUCTURAL INTERIOR WALL TO REMAIN
	PROPOSED NON-STRUCTURAL INTERIOR WALL: 3 3/8" Light Gauge Steel Stud @ 24" O.C. with 1 layer of 5/8" gypsum board each side.
	DOOR AND SYMBOL See door schedule for complete information
	3 3/8" U.N.O.
	FEC

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05	07.09.19	CUP - Submittal 4
06	03.17.21	CUP - Final Set

PROJECT NO: 1825
 CAD DWG FILE:
 DRAWN BY: A.S., B.P., C.G., G.R.
 CHECK'D BY: A.S.
 COPYRIGHT:

SHEET TITLE
GROUND FLOOR PLAN - PROPOSED

A105
SHEET OF



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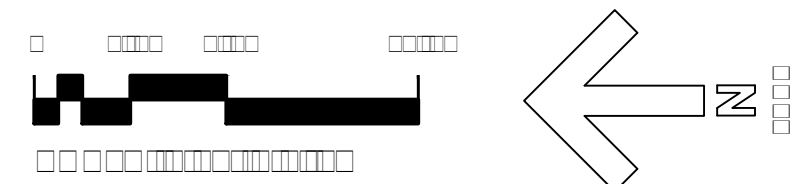
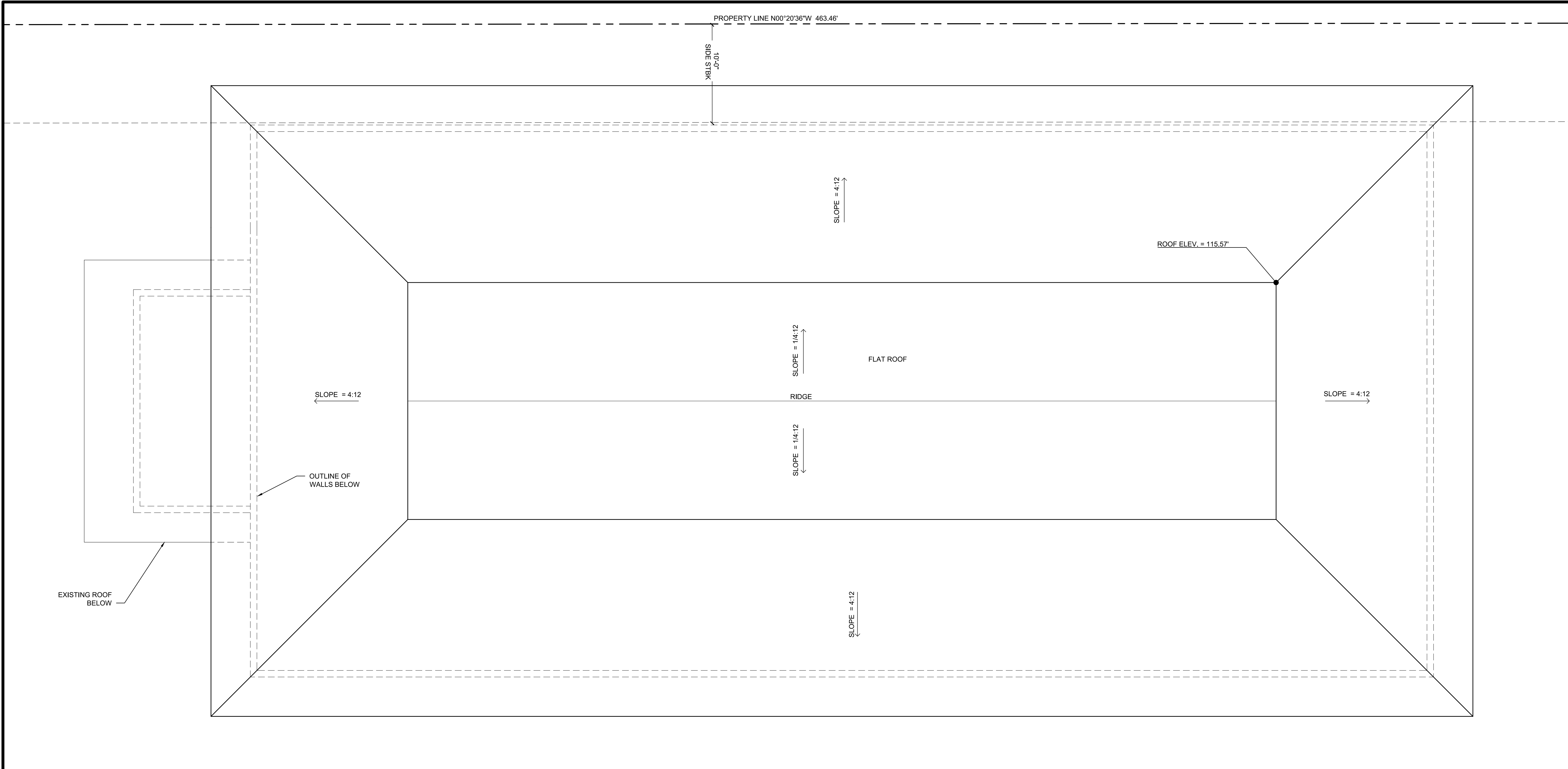
CONSULTANTS



2605 Camino Del Rio S.
San Diego CA. 92108

OWNER

Camino Del Rio LLC
2605 Camino Del Rio South
San Diego, CA. 92108



ROOF PLAN LEGEND

- ROOF SLOPE INDICATOR
- OUTLINE OF WALLS BELOW
- PLUMBING VENT OR MISC. VENT

ROOF PLAN NOTES

- EXISTING ROOF TOP EQUIPMENT TO REMAIN
- NO NEW ROOF TOP EQUIPMENT PROPOSED

MARK	DATE	DESCRIPTION
01	11.13.18	Completeness Review - Submittal 1
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04	06.04.19	CUP - Submittal 3
05	07.09.19	CUP - Submittal 4
06	03.17.21	CUP - Final Set

PROJECT NO: 1825
 CAD DWG FILE:
 DRAWN BY: A.S., B.P., C.G., G.R.
 CHK'D BY: A.S.
 COPYRIGHT:

SHEET TITLE
ROOF PLAN - EXISTING

A106

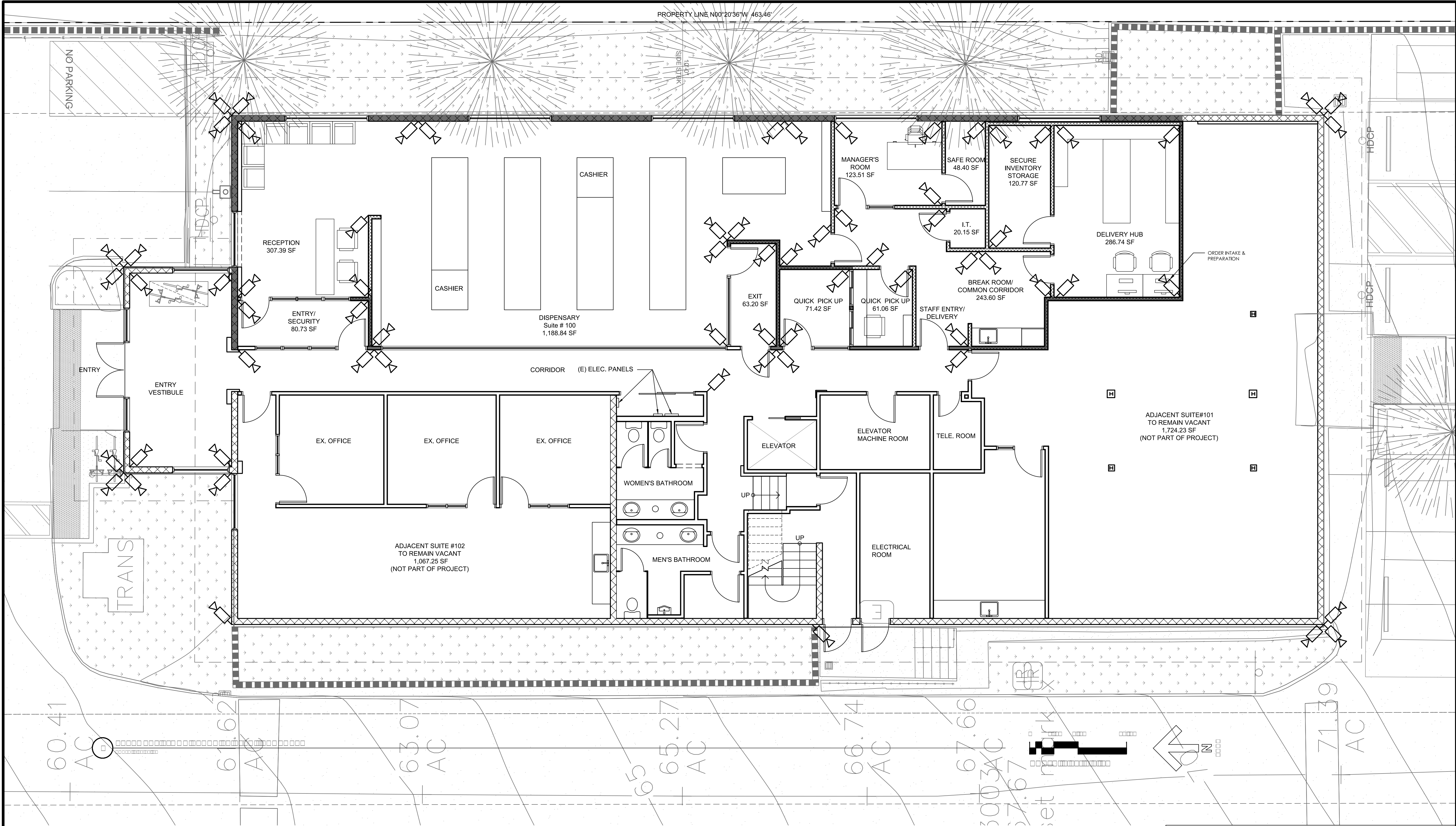
CONSULTANTS



2605 Camino Del Rio S.
San Diego CA. 92108

OWNER

Camino Del Rio LLC
2605 Camino Del Rio South
San Diego, CA. 92108



SECURITY PLAN LEGEND

- SECURITY CAMERA
- 51 - INTERIOR SECURITY CAMERAS
- 18 - EXTERIOR SECURITY CAMERAS
- LEVEL 1 BULLET RESISTANT WALL.

SECURITY PLAN NOTES

- REFER TO CONDITION USE PERMIT CONDITIONS FOR ADDITIONAL INFORMATION.
- ALL EXTERIOR WINDOWS SHALL BE PROVIDED WITH 1" LAMINATED GLASS MIN.
- ALL EXTERIOR DOORS SHALL BE BULLET RESISTANT.

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PROJECT NO: 1825
 CAD DWG FILE:
 DRAWN BY: A.S., B.P., C.G., G.R.
 CHK'D BY: A.S.

SHEET TITLE
BASEMENT FLOOR
SECURITY PLAN -
PROPOSED

A109

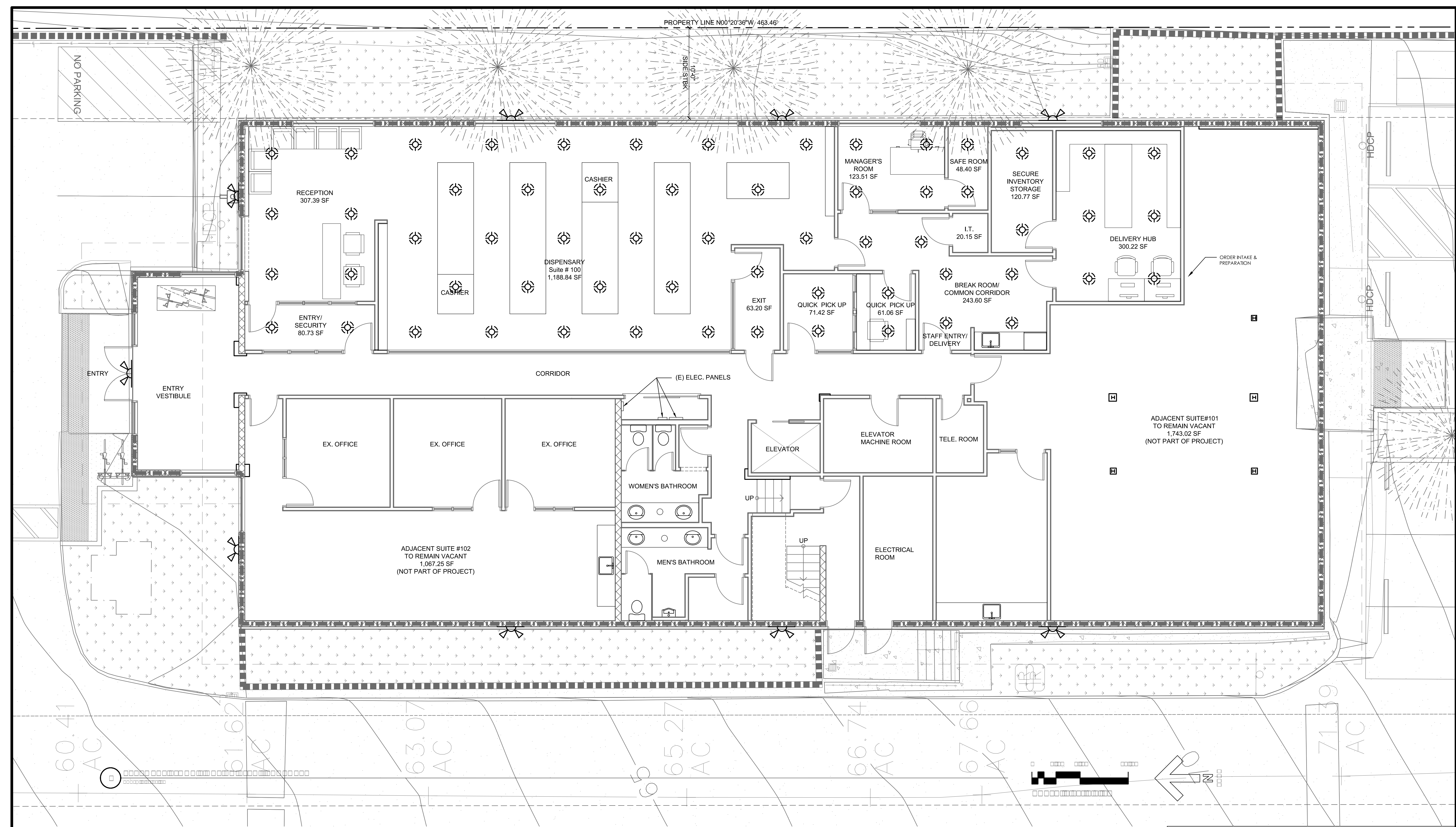
CONSULTANTS





2605 Camino Del Rio S.
San Diego CA. 92108

OWNER

Camino Del Rio LLC
2605 Camino Del Rio South
San Diego, CA. 92108



LIGHTING PLAN LEGEND

-  RECESSED CAN LIGHT
-  WALL MOUNTED LIGHT

LIGHTING PLAN NOTES

- A. ALL PARKING AREAS SHALL BE ILLUMINATED
- B. ALL AREAS AROUND THE BUILDING SHALL BE ILLUMINATED
- C. LIGHTING SHALL BE SHIELD SO AS TO NOT ILLUMINATE ADJACENT PROPERTIES

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MARK	DATE	DESCRIPTION

PROJECT NO: 1825
 CAD DWG FILE:
 DRAWN BY: A.S., B.P., C.G., G.R.
 CHK'D BY: A.S.
 COPYRIGHT:
 SHEET TITLE

BASEMENT FLOOR
LIGHTING PLAN -
PROPOSED

A110



DESIGN | DEVELOPMENT

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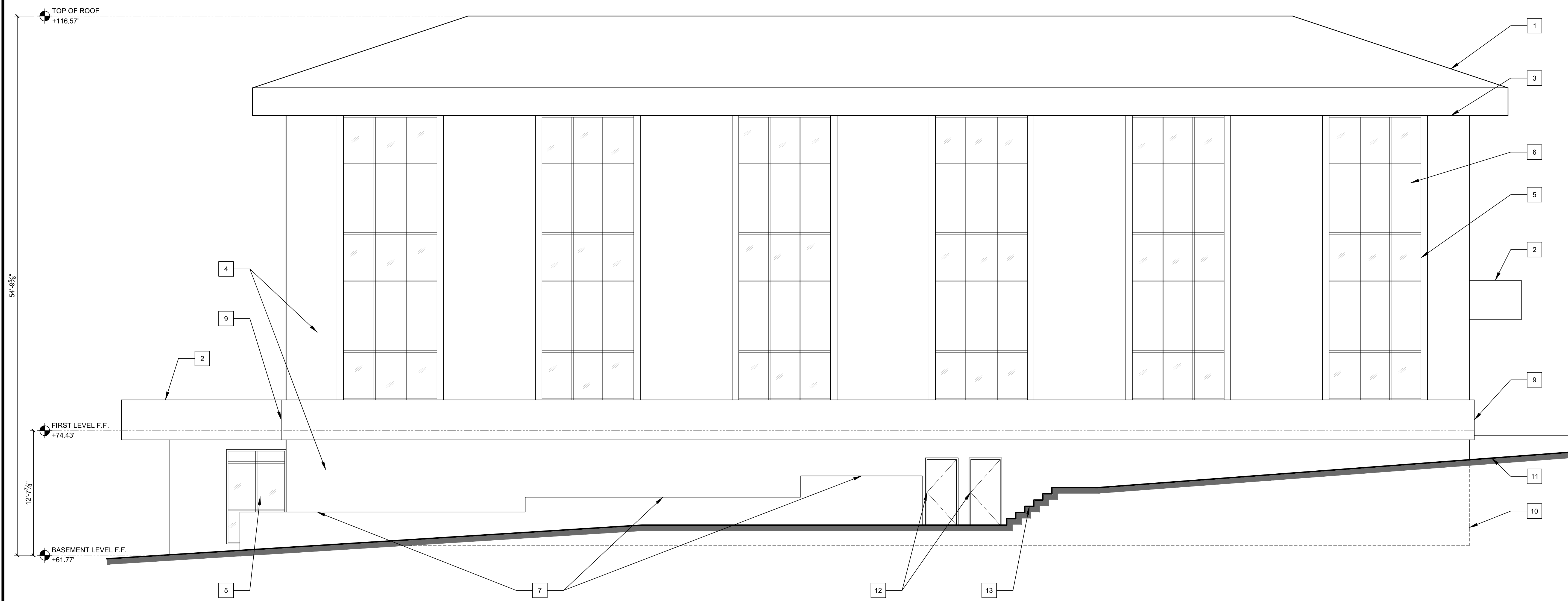
CONSULTANTS



2605 Camino Del Rio S.
 San Diego CA. 92108

OWNER

Camino Del Rio LLC
 2605 Camino Del Rio South
 San Diego, CA. 92108



1 WEST ELEVATION - EXISTING
 SCALE: 3/16"=1'-0"

ELEVATION KEYNOTES

1. EXISTING MASONRY CLAY TILE ROOFING TO REMAIN
2. EXISTING FLAT ROOF OVER ENTRY; BUILT UP ROOFING TO REMAIN
3. EXISTING STUCCO FASCIA AND SOFFIT TO REMAIN
4. EXISTING STUCCO FINISH TO REMAIN
5. EXISTING ALUMINUM FRAMED WINDOW SYSTEM TO REMAIN
6. EXISTING SPANDRELITE GLASS TO REMAIN
7. EXISTING CONCRETE PLANTERS TO REMAIN
8. EXISTING ALUMINUM STOREFRONT SYSTEM TO REMAIN
9. EXISTING STUCCO BAND TO REMAIN
10. OUTLINE OF EXISTING BASEMENT LEVEL
11. EXISTING GRADE TO REMAIN
12. EXISTING DOOR TO REMAIN
13. EXISTING SITE STAIR TO REMAIN

ELEVATION NOTES

ELEVATIONS SHOWN ARE RELATIVE TO MEAN SEA LEVEL

MARK	DATE	DESCRIPTION
01	11.13.18	Completeness Review - Submittal 1
02	12.07.18	CUP - Submittal 1
03	04.30.19	CUP - Submittal 2
04	06.04.19	CUP - Submittal 3
05	07.09.19	CUP - Submittal 4
06	03.17.21	CUP - Final Set
1825	10.28.21	

PROJECT NO: 1825
 CAD DWG FILE: A201-A204 EXTERIOR ELEVATIONS - EXISTING.DWG
 DRAWN BY: A.S., B.P., C.G., G.R.
 CHK'D BY: A.S.

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SHEET TITLE
EXTERIOR ELEVATIONS - EXISTING

A201



DESIGN | DEVELOPMENT

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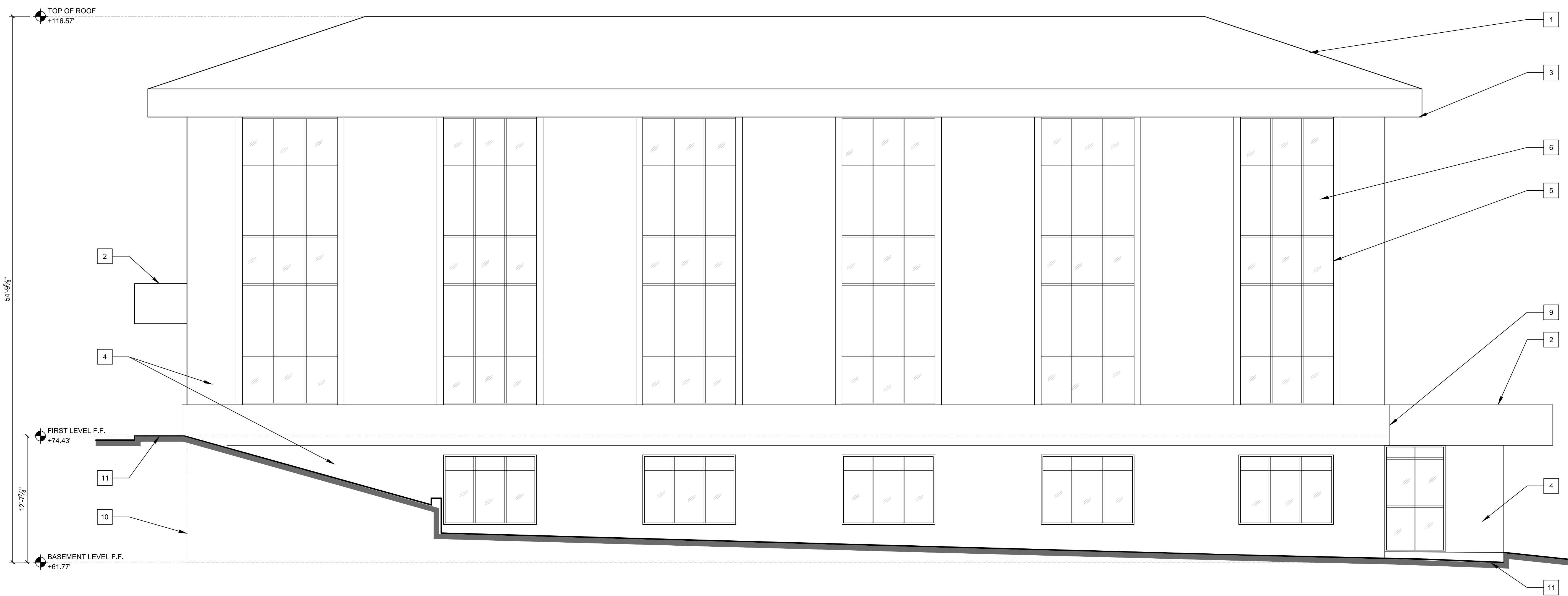
CONSULTANTS



2605 Camino Del Rio S.
 San Diego CA. 92108

OWNER

Camino Del Rio LLC
 2605 Camino Del Rio South
 San Diego, CA. 92108



1 EAST ELEVATION - EXISTING
 SCALE: 3/16"=1'-0"

ELEVATION KEYNOTES

1. EXISTING MASONRY CLAY TILE ROOFING TO REMAIN
2. EXISTING FLAT ROOF OVER ENTRY; BUILT UP ROOFING TO REMAIN
3. EXISTING STUCCO FASCIA AND SOFFIT TO REMAIN
4. EXISTING STUCCO FINISH TO REMAIN
5. EXISTING ALUMINUM FRAMED WINDOW SYSTEM TO REMAIN
6. EXISTING SPANDRELITE GLASS TO REMAIN
7. EXISTING CONCRETE PLANTERS TO REMAIN
8. EXISTING ALUMINUM STOREFRONT SYSTEM TO REMAIN
9. EXISTING STUCCO BAND TO REMAIN
10. OUTLINE OF EXISTING BASEMENT LEVEL
11. EXISTING GRADE TO REMAIN
12. EXISTING DOOR TO REMAIN
13. EXISTING SITE STAIR TO REMAIN

ELEVATION NOTES

ELEVATIONS SHOWN ARE RELATIVE TO MEAN SEA LEVEL

MARK	DATE	DESCRIPTION
01	11.13.18	Completeness Review - Submittal 1
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06	03.17.21	CUP - Final Set

PROJECT NO: 1825
 CAD DWG FILE: A201-A204 EXTERIOR ELEVATIONS - EXISTING DWG
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 SHEET TITLE
EXTERIOR ELEVATIONS - EXISTING



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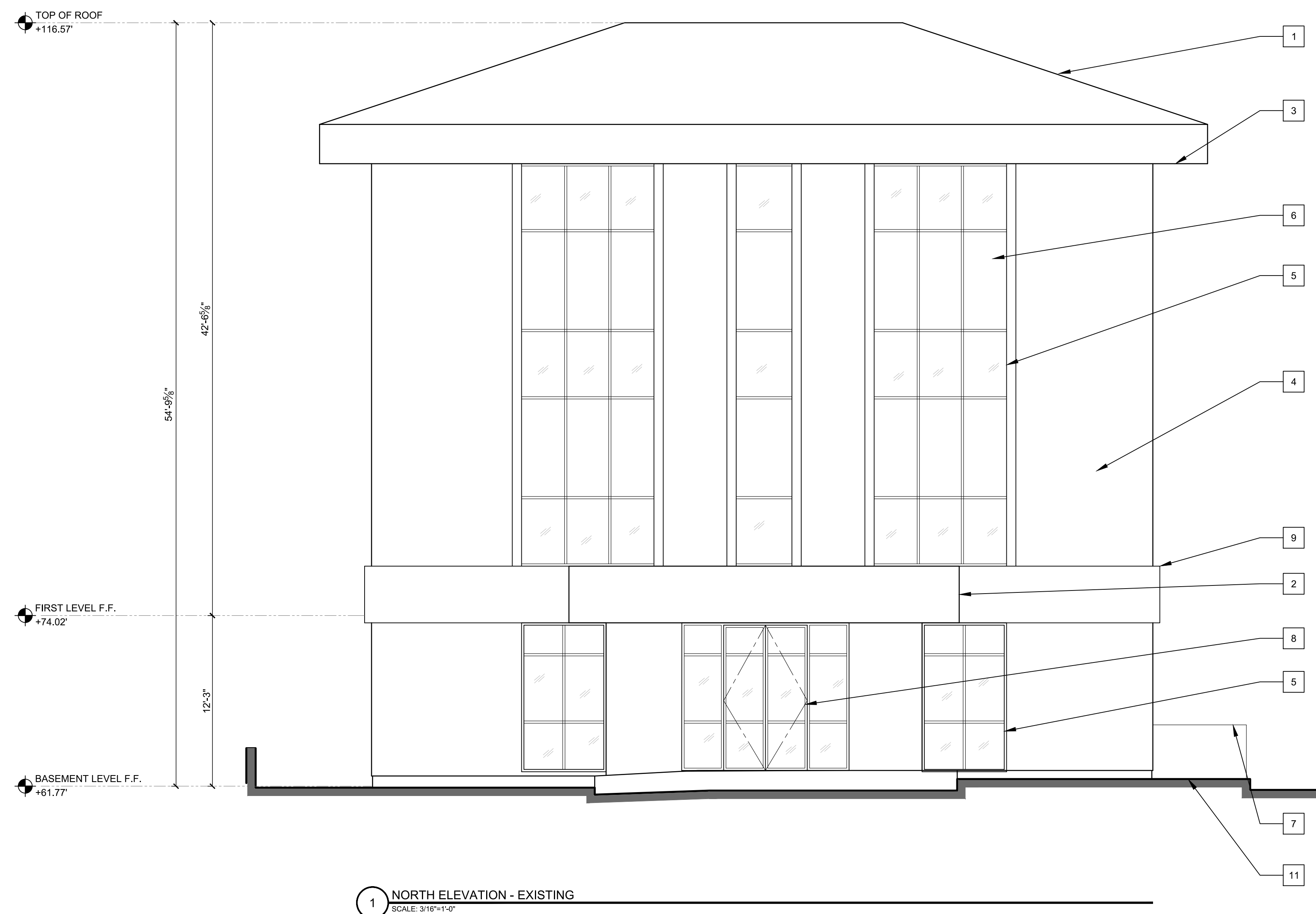
CONSULTANTS



2605 Camino Del Rio S.
 San Diego CA. 92108

OWNER

Camino Del Rio LLC
 2605 Camino Del Rio South
 San Diego, CA. 92108



ELEVATION KEYNOTES

1. EXISTING MASONRY CLAY TILE ROOFING TO REMAIN
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ELEVATION NOTES

ELEVATIONS SHOWN ARE RELATIVE TO MEAN SEA LEVEL

MARK	DATE	DESCRIPTION
01	11.13.18	Completeness Review - Submittal 1
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04	06.04.19	CUP - Submittal 3
05	07.09.19	CUP - Submittal 4
06	03.17.21	CUP - Final Set
15/2021	10.28.21 AM	

PROJECT NO: 1825
 CAD DWG FILE: A201-A204 EXTERIOR ELEVATIONS - EXISTING DWG
 DRAWN BY: A.S., B.P., C.G., G.R.
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SHEET TITLE
EXTERIOR ELEVATIONS - EXISTING

A203



DESIGN | DEVELOPMENT

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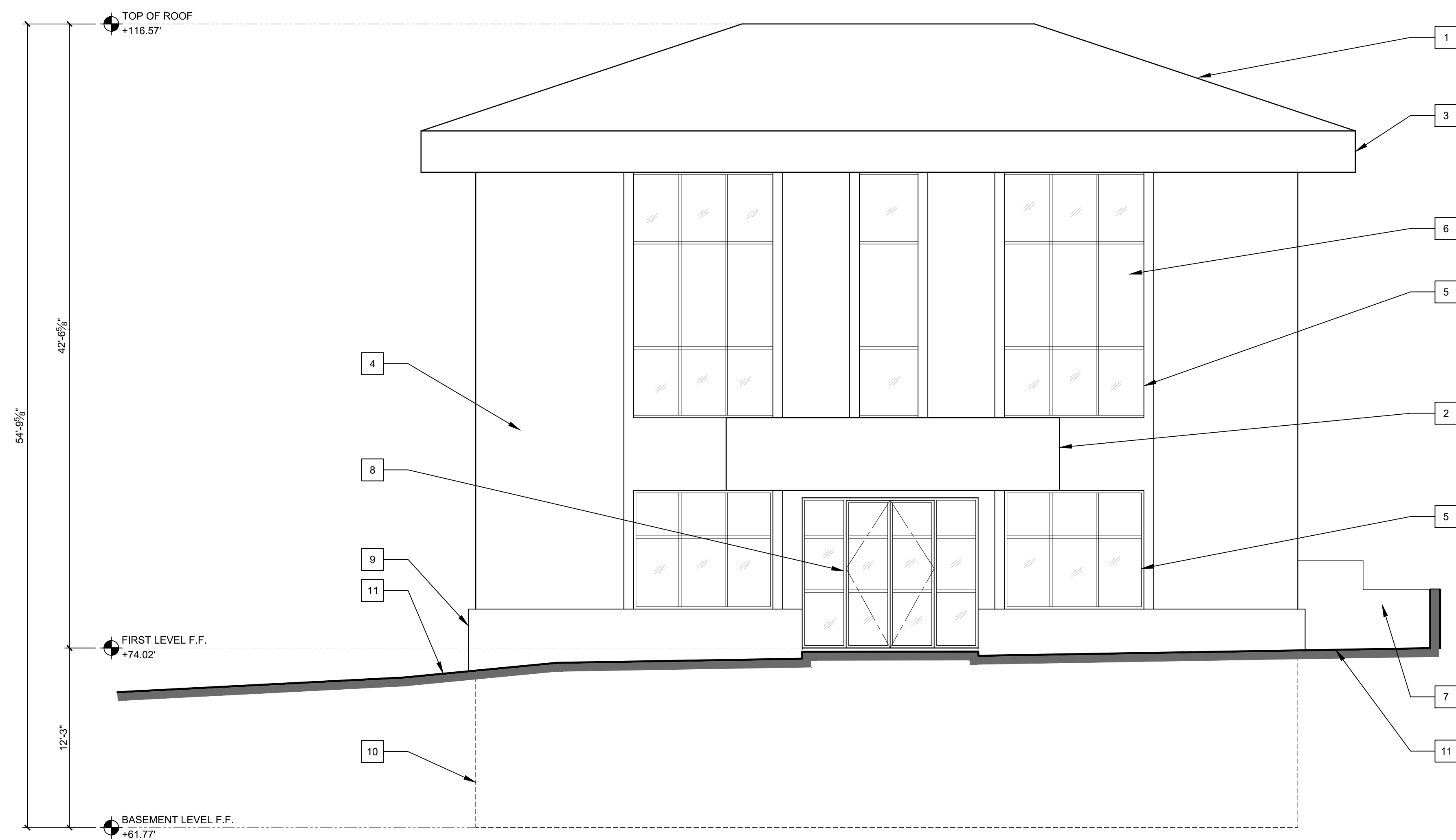
CONSULTANTS



2605 Camino Del Rio S.
 San Diego CA. 92108

OWNER

Camino Del Rio LLC
 2605 Camino Del Rio South
 San Diego, CA. 92108



1 SOUTH ELEVATION - EXISTING
 SCALE: 3/16"=1'-0"

ELEVATION KEYNOTES

1. EXISTING MASONRY CLAY TILE ROOFING TO REMAIN
2. EXISTING FLAT ROOF OVER ENTRY; BUILT UP ROOFING TO REMAIN
3. EXISTING STUCCO FASCIA AND SOFFIT TO REMAIN
4. EXISTING STUCCO FINISH TO REMAIN
5. EXISTING ALUMINUM FRAMED WINDOW SYSTEM TO REMAIN
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MARK	DATE	DESCRIPTION
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05	07.09.19	CUP - Submittal 4
06	03.17.21	CUP - Final Set
15	02.28.21	

PROJECT NO: 1825

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

DRAWN BY: A.S., B.P., C.G., G.R.

CHK'D BY: A.S.

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ELEVATION NOTES

ELEVATIONS SHOWN ARE RELATIVE TO MEAN SEA LEVEL

SHEET TITLE

EXTERIOR
 ELEVATIONS -
 EXISTING

A204



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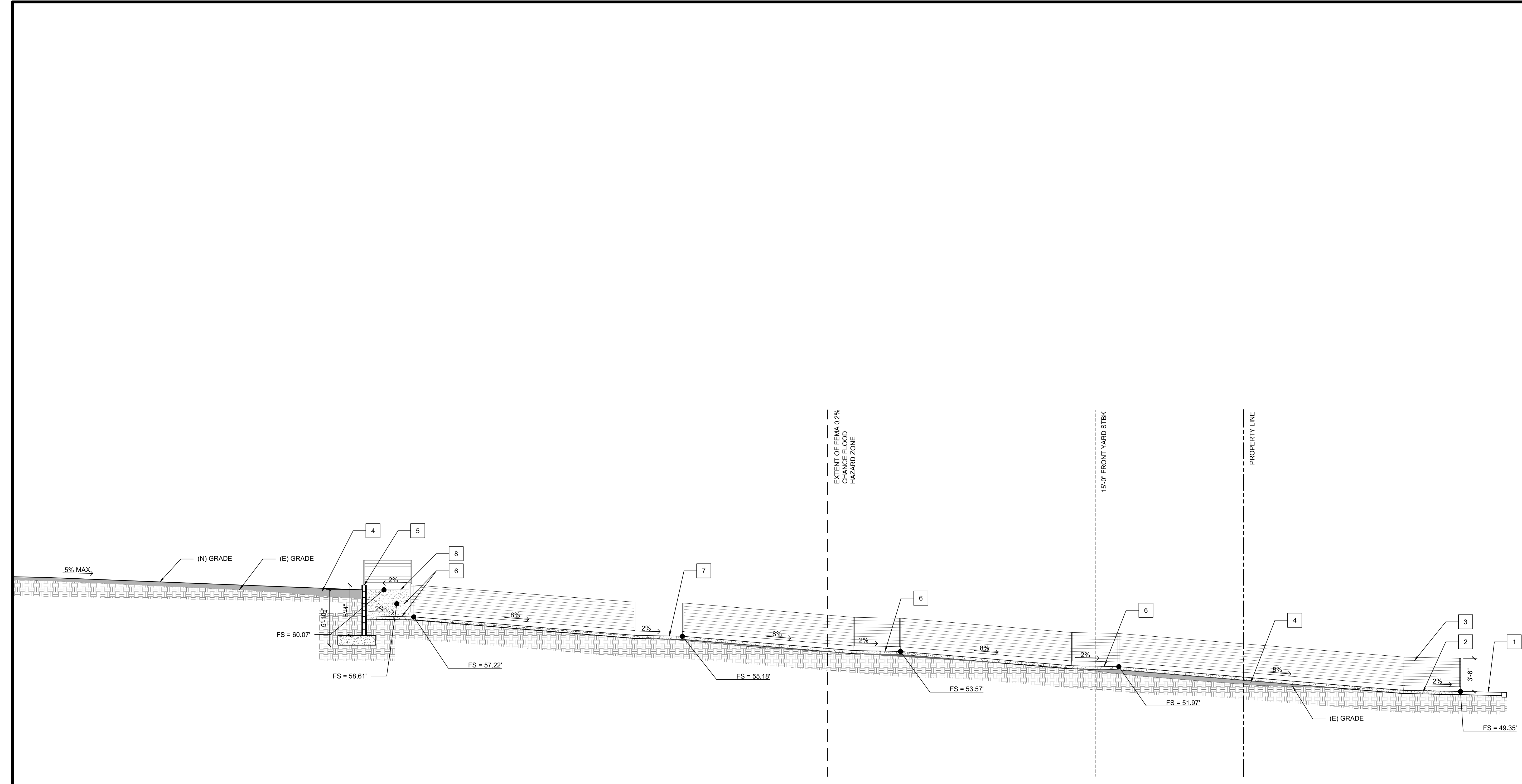
CONSULTANTS



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 San Diego CA. 92108

OWNER

Camino Del Rio LLC
 2605 Camino Del Rio South
 San Diego, CA. 92108



1 SITE SECTION - PROPOSED
 SCALE: 3/16" = 1'-0"

SECTION KEYNOTES

1. EXISTING SIDEWALK
2. PROPOSED ACCESSIBLE PATH
3. PROPOSED GUARDRAIL
4. PROPOSED FILL
5. PROPOSED RETAINING WALL
6. INTERMEDIARY LANDING
7. LANDING TO LOWER PARKING LEVEL
8. LANDING TO GROUND FLOOR PARKING LEVEL

SECTION NOTES

- A. This Site Section drawing is for general information only.
- B. It is the responsibility of the General Contractor to ensure the proposed structure is designed and built in accordance with all applicable codes and regulations.
- C. Written dimensions shall take precedence over scaled dimensions and shall be verified on the job site. On-site verification of all dimensions and conditions shall be the sole responsibility of the General Contractor and Sub-Contractors.
- D. The Contractor or sub-contractor shall notify TECHNE if any conflicts or discrepancy occurs between this information on this plan and actual field conditions.
- E. Any discrepancies with this drawing affecting project layout shall be brought to the attention of TECHNE. Do not proceed with work until written or verbal instructions are issued by TECHNE.

DIMENSIONS

- EXTERIOR DIMENSIONS TO FACE OF FINISH (U.N.O.)
- CLEARANCE DIMENSIONS ARE TO FACE OF FINISH MATERIALS, NOTED WITH CLR

MARK	DATE	DESCRIPTION
01	11.13.18	Completeness Review - Submittal 1
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03	04.30.19	CUP - Submittal 2
04	06.04.19	CUP - Submittal 3
05	07.09.19	CUP - Submittal 4
06	03.17.21	CUP - Final Set

PROJECT NO: 1825
 CAD DWG FILE: A301 SITE SECTION - PROPOSED.DWG
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 SHEET TITLE
SITE SECTION - PROPOSED

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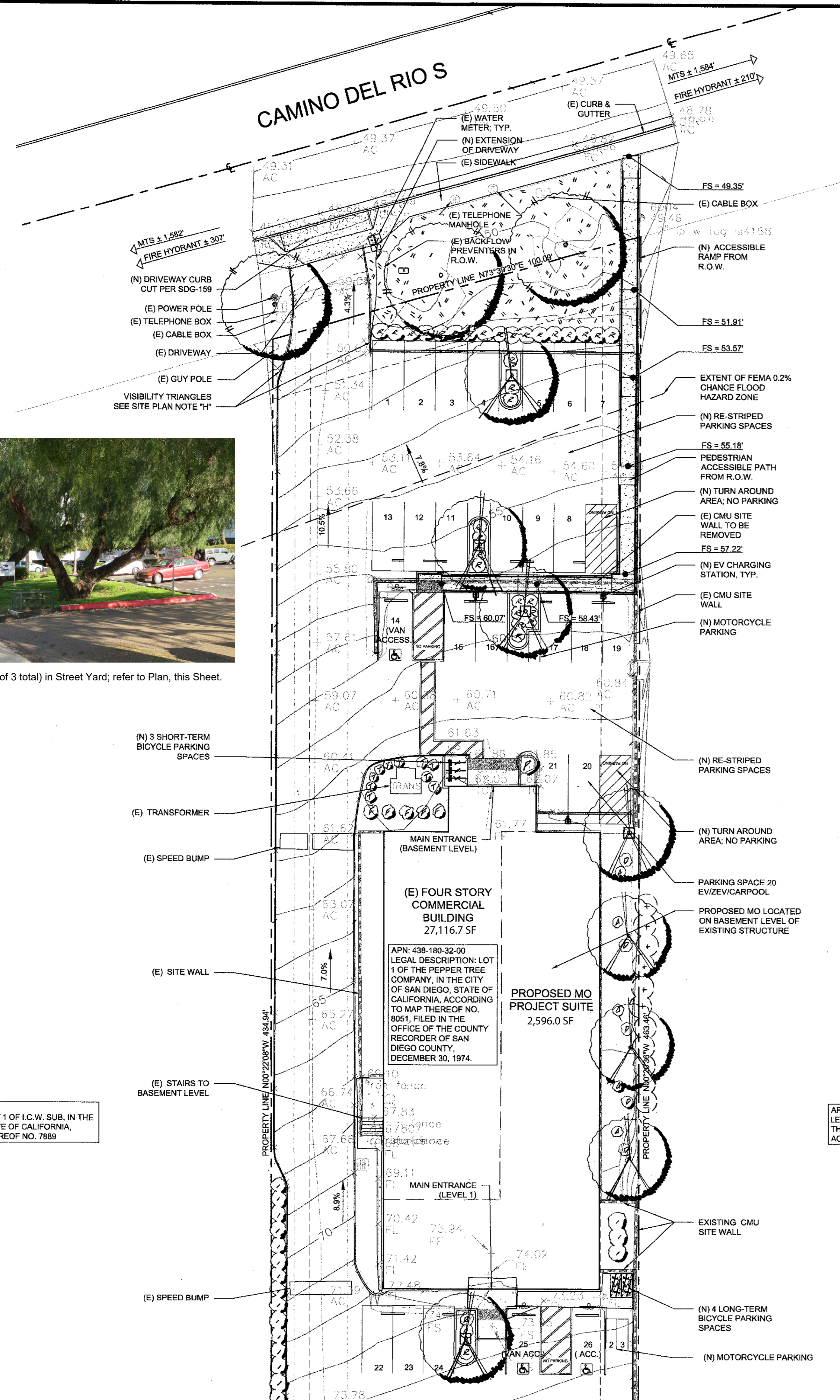
SAM WADE
Landscape Architect

2204 Garnet Ave. Suite 225 | San Diego, CA 92109
Tel: 619-270-8688 | sam@samwadelandscapearchitect.com
sam@samwadelandscapearchitect.com
AZ LIC #26795 | CA LIC #7303

2605 Camino Del Rio S.
San Diego CA. 92108

OWNER

Camino Del Rio LLC
2605 Camino Del Rio South
San Diego, CA. 92108



Existing California Peppers (2 of 3 total) in Street Yard; refer to Plan, this Sheet.

PLANTING LEGEND

SYMBOL BOTANICAL NAME / COMMON NAME QTY. SIZE HT., SPREAD FORM / FUNCTION POINTS

Street Yard

Proposed Trees

Lophostemon confertus Brisbane Box 4 36" box 20' x 15' Upright, spreading/ Accent, Scale 200

Existing Trees

Schinus molle California Pepper 3 22", 70", 48" 30' x 30' Upright, spreading / Screening, Scale 3,350

Proposed Shrubs

Rhaphiolepis indica Indian Hawthorn 31 5 gal. 3.5' x 5' Upright, spreading/ Accent, Scale 62

Existing Shrubs

Photinia fraserii Photinia 5 - 5' x 4' Upright, spreading / Screening, Scale 75

Phoenix roebelinii Pigmy Date Palm 1 - 6' x 5' Upright, arching/ Accent, Scale 15

Tulbaghia violacea variegata Variegated Society Garlic 15 - 1.5' x 1.5' Upright, arching / Accent, Scale 40

Existing Groundcover

Fescue spp. Fescue Continuous Low, spreading / Flowers, texture LID -

Total Plant Points Required 3,742

Excess 641

Remaining Yard

Proposed Trees

Lophostemon confertus Brisbane Box 3 24" box 20' x 15' Upright, spreading/ Accent, Scale 60

Proposed Shrubs

Rhaphiolepis indica Indian Hawthorn 6 5 gal. 3.5' x 5' Upright, spreading/ Accent, Scale 12

Existing Shrubs

Agapanthus africanus Lily of the Nile 5 - 1.5' x 1.5' Upright, arching / Accent, Scale 20

Diets Bicolor Fortnight Lily 5 - 2.5' x 2.5' Upright, spreading / Screening, Scale 20

Rhaphiolepis indica Indian Hawthorn 40 - 3.5' x 5' Upright, spreading/ Accent, Scale 600

Total Plant Points Required 712

Excess 335

Vehicular Use Area Inside Street Yard

Proposed Trees

Lophostemon confertus Brisbane Box 4 36" box 20' x 15' Upright, spreading/ Accent, Scale 200

Proposed Shrubs

Rhaphiolepis indica Indian Hawthorn 14 5 gal. 3.5' x 5' Upright, spreading/ Accent, Scale 28

Total Plant Points Required 228

Excess (Deficit) 474 -246

Vehicular Use Area Outside Street Yard

Proposed Trees

Lophostemon confertus Brisbane Box 2 36" box 20' x 15' Upright, spreading/ Accent, Scale 100

Proposed Shrubs

Rhaphiolepis indica Indian Hawthorn 6 5 gal. 3.5' x 5' Upright, spreading/ Accent, Scale 12

Total Plant Points Required 112

Excess (Deficit) 541 -429

Bark Mulch

For all site planting areas (level) use "Walk On Bark", applied in a continuous 3" layer; do not apply in tree, shrub or groundcover watering basins (refer to planting detail for specific mulch application in watering basins).

DESIGN STATEMENT

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

MINIMUM TREE SEPARATION DISTANCE

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

ROOT BARRIERS

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

APN: 438-180-31-00
LEGAL DESCRIPTION: LOT 1 OF I.C.W. SUB. IN THE CITY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 7889

APN: 438-180-32-00
LEGAL DESCRIPTION: LOT 1 OF THE PEPPER TREE COMPANY, IN THE CITY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 8061, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, DECEMBER 30, 1974.

APN: 438-180-28-00
LEGAL DESCRIPTION: LOT 1 OF TURNER SUB, IN THE CITY OF SAN DIEGO, STATE OF CALIFORNIA ACCORDING TO MAP THEREOF NO. 7369

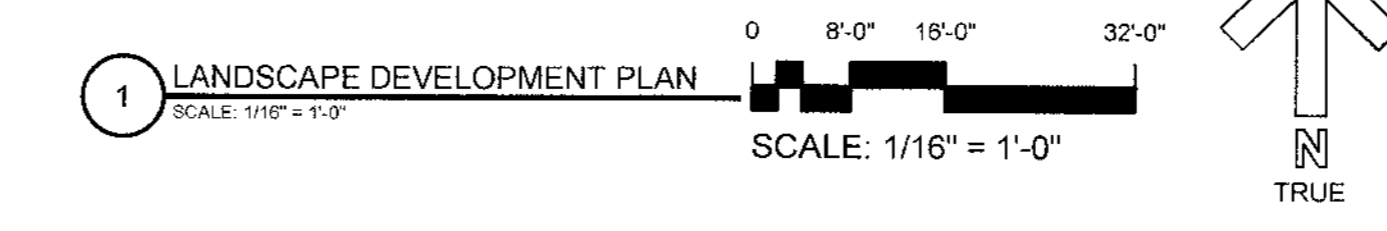


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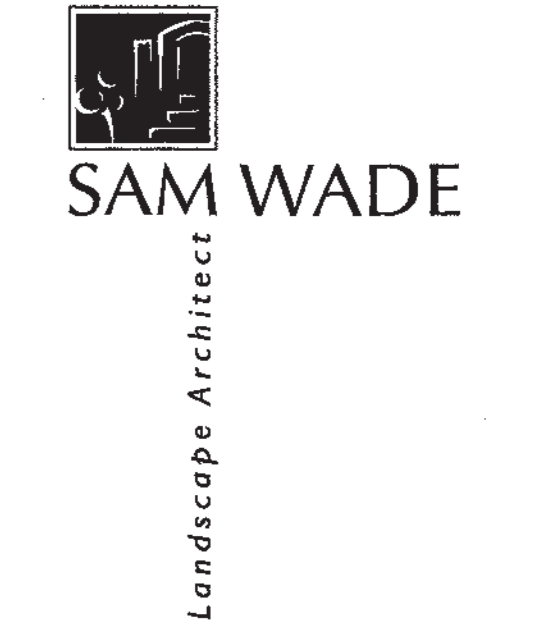
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Table with 2 columns: PROJECT NO., CAD DWG FILE. Values include 1913 and S.W.

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LANDSCAPE DEVELOPMENT PLAN

CONSULTANTS



2204 Garnet Ave, Suite 205 | San Diego, CA 92109
Tel: 619-570-8688 | sam@samwadelandscape.com
sam@samwadelandscape.com
AZ Lic: #26705 | CA Lic: #3703

2605 Camino Del Rio S.
San Diego CA. 92108

OWNER

Camino Del Rio LLC
2605 Camino Del Rio South
San Diego, CA. 92108

SUMMARY OF LANDSCAPE CALCULATIONS
Commercial Development / 2605 Camino Del Rio South

STREET YARD		
Total Area	12,810 s.f.	
Planting Area Required	3,203 s.f.	Provided 2,202 s.f. Excess Area Provided 0* s.f.
Planting Points Required	641	Provided 3,742 Excess Points Provided 3,101**
Planting Area As Hardscape	0 s.f.	Points Achieved Through Trees 3,550*

* (801pts.) Excess Street Yard plant points provided towards Street Yard Area Planting Area requirement by maximum 25% per SDMC 142.0405(a)(3)

** (3) Three existing mature California Poppers (*Schinus molle*, non-native), as shown on Plan, occur in the existing Street Yard prohibiting additional trees from being planted due to space availability and proper horticultural techniques; 3 trees total approx. 3,350 plant points per measurement criteria per SDMC 142.0403(a) Table 142-04B

REMAINING YARD		
Total Area	6,708 s.f.	
Planting Area Required	2,012 s.f.	Provided 1,876 s.f. Excess Area Provided 0* s.f.
Planting Points Required	335	Provided 712 Excess Points Provided 377

(136) Excess Remaining Yard plant points provided to reduce and satisfy Remaining Yard Area Planting Area requirement by maximum 25% per SDMC 142.0405(a)(3)

VEHICULAR USE AREA (>6,000 s.f.)		
VUA Inside Street Yard Area	9,484 s.f.	
Planting Area Required	474 s.f.	Provided 456 s.f. Excess Area Provided 0* s.f.
Planting Points Required	474	Provided 228 Excess Points Provided 0**
Points Achieved Through Trees	200	

(18) Excess Street Yard points provided to reduce and satisfy Vehicular Use Area Planting Area requirement by maximum 25% per SDMC 142.0405(a)(3)

** (246) Excess Street Yard points provided to reduce and satisfy Vehicular Use Area Planting Area requirement per SDMC 142.0405(a)(2)

VUA outside Street Yard Area		
VUA outside Street Yard Area	18,060 s.f.	
Planting Area Required	541 s.f.	Provided 120 s.f. Excess Area Provided 0* s.f.
Planting Points Required	541	Provided 112 Excess Points Provided 0**
Points Achieved Through Trees	100	

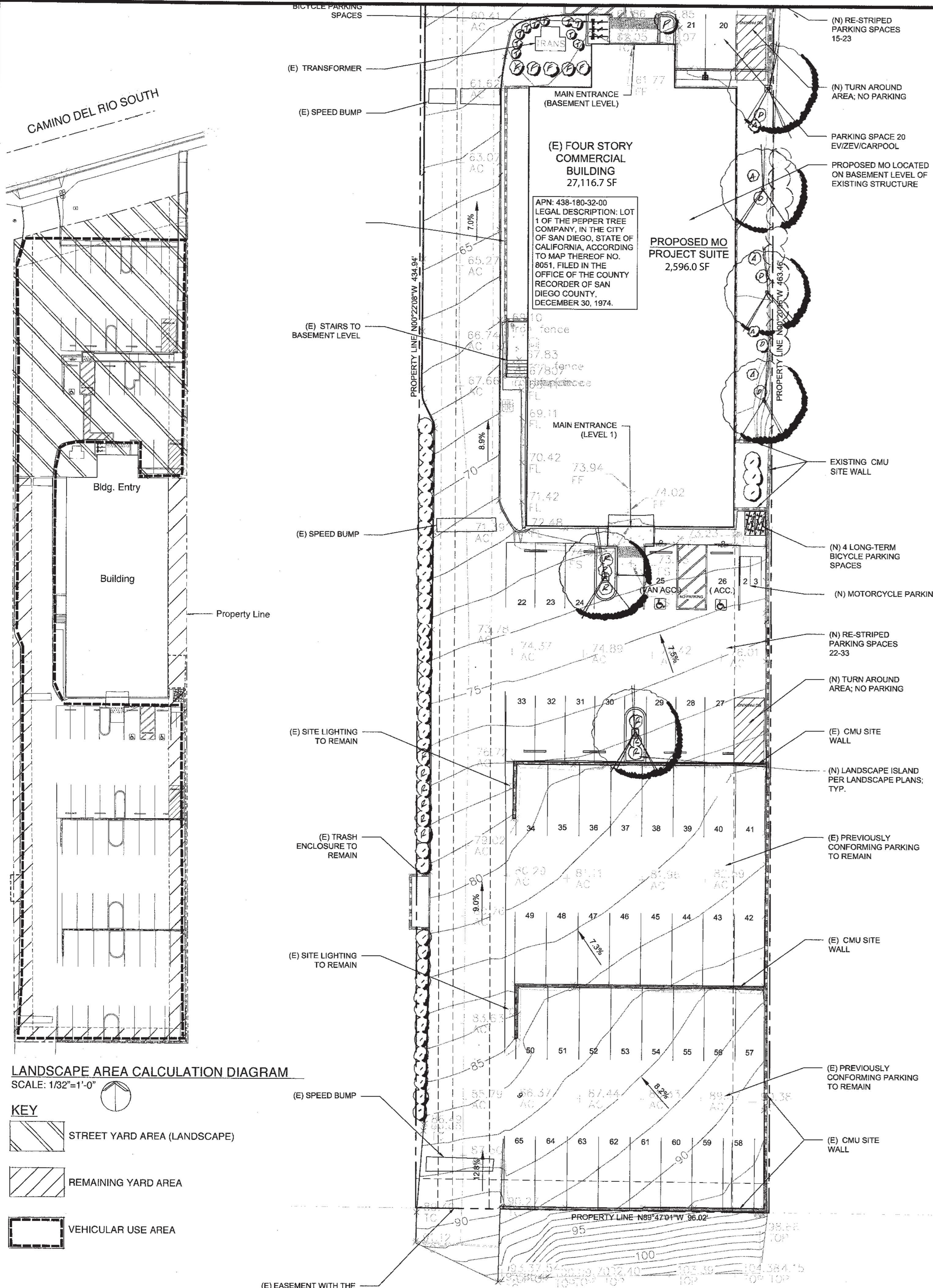
(135) Excess Street Yard points provided to reduce and satisfy Vehicular Use Area Planting Area requirement by maximum 25% per SDMC 142.0405(a)(3)

** (429) Excess Street Yard points provided to reduce and satisfy Vehicular Use Area Planting Area requirement per SDMC 142.0405(a)(2)

Tree Planting Areas required, provided via new parking lot finger islands: Min. 40 s.f. Per Tree, no dimension less than 5'

GENERAL NOTES

- AN AUTOMATIC, ELECTRICALLY CONTROLLED IRRIGATION SYSTEM SHALL BE PROVIDED AS REQUIRED PER THE CITY OF SAN DIEGO LDC 142.0403(c) FOR PROPER IRRIGATION, DEVELOPMENT, AND MAINTENANCE OF THE VEGETATION IN A HEALTHY, DISEASE-RESISTANT CONDITION. THE DESIGN OF THE SYSTEM SHALL PROVIDE ADEQUATE SUPPORT FOR THE VEGETATION SELECTED; IN-LINE DRIP EMITTER TYPE IRRIGATION (TREES, SHRUBS) IS PROPOSED FOR ALL AREAS REQUIRING IRRIGATION.
- ALL REQUIRED LANDSCAPE AREAS SHALL BE MAINTAINED BY THE OWNER. THE LANDSCAPE AREAS SHALL BE MAINTAINED IN FREE OF DEBRIS AND LITTER AND ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION. DISEASED OR DEAD PLANT MATERIAL SHALL BE SATISFACTORILY TREATED OR REPLACED PER THE CONDITIONS OF THE PERMIT.
- ALL LANDSCAPE AND IRRIGATION SHALL CONFORM TO THE STANDARDS OF THE CITY WIDE LANDSCAPE REGULATIONS AND THE CITY OF SAN DIEGO LAND DEVELOPMENT MANUAL LANDSCAPE STANDARDS AND ALL OTHER LANDSCAPE RELATED CITY AND REGIONAL STANDARDS.
- A MINIMUM ROOT ZONE OF 40 SQUARE FEET (S.F.) IN AREA SHALL BE PROVIDED FOR ALL TREES. THE MINIMUM DIMENSION FOR THIS AREA SHALL BE 5 FEET, PER THE SDMC 142.0403(b)(5).
- TREES SHALL BE MAINTAINED SO THAT ALL BRANCHES OVER PEDESTRIAN WALKWAYS ARE 8 FEET ABOVE THE WALKWAY GRADE AND BRANCHES OVER VEHICULAR TRAVEL WAYS ARE 16 FEET ABOVE THE TRAVEL WAY PER THE SDMC 142.0403(b)(10).
- MULCH: ALL REQUIRED PLANTING AREAS AND EXPOSED SOIL AREAS WITHOUT VEGETATION SHALL BE COVERED WITH MULCH TO A MINIMUM DEPTH OF 3 INCHES, EXCLUDING SLOPES REQUIRING REVEGETATION PER THE SDMC 142.0411.
- IF ANY REQUIRED LANDSCAPE INDICATED ON THE APPROVED CONSTRUCTION DOCUMENT PLANS IS DAMAGED OR REMOVED DURING DEMOLITION OR CONSTRUCTION, IT SHALL BE REPAIRED AND/OR REPLACED IN KIND AND EQUIVALENT SIZE PER THE APPROVED DOCUMENTS TO THE SATISFACTION OF THE DEVELOPMENT SERVICES DEPARTMENT WITHIN 30 DAYS OF DAMAGE.

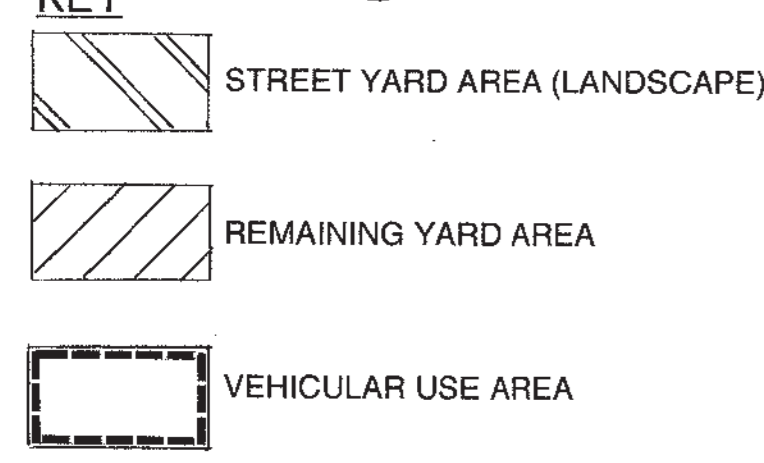


APN: 438-180-28-00
LEGAL DESCRIPTION: LOT 1 OF TURNER SUB, IN THE CITY OF SAN DIEGO, STATE OF CALIFORNIA ACCORDING TO MAP THEROF NO. 7369

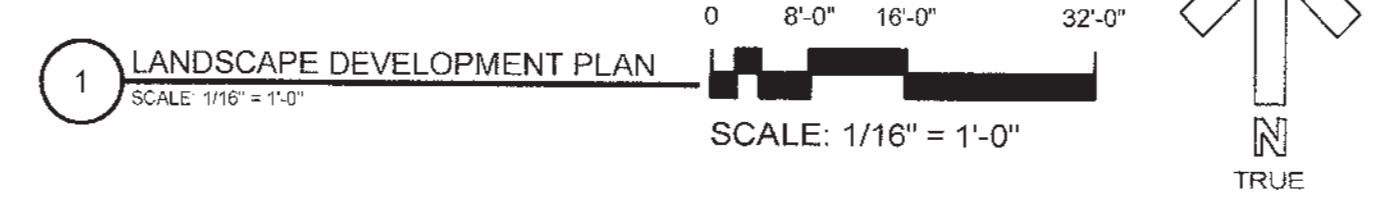
APN: 438-180-06-00
APN: 438-180-07-00
LEGAL DESCRIPTION: PM13716 PAR 4

LANDSCAPE AREA CALCULATION DIAGRAM

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



(E) EASEMENT WITH THE NON-EXCLUSIVE RIGHT OF INGRESS AND EGRESS, RECORDED AUGUST 18, 1981 AS INSTRUMENT NO. 81-264005 OF OFFICIAL RECORDS.



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01	11.13.18	Completeness Review - Submittal 1
02	12.07.18	CUP - Submittal 1
03	02.20.19	CUP - Submittal 2

MARK	DATE	DESCRIPTION
PROJECT NO: 1913		
CAD DWG FILE:		
DRAWN BY: S.W.		
CHK'D BY: S.W.		
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