



THE CITY OF SAN DIEGO

Report to the Hearing Officer

DATE ISSUED: March 9, 2022 REPORT NO. HO-22-010

HEARING DATE: March 16, 2022

SUBJECT: 3433 Pickwick Street Cannabis Production Facility Amendment, Process Three Decision

PROJECT NUMBER: 648988

OWNER/APPLICANT: Mike Norby

SUMMARY

Issue: Should the Hearing Officer approve a Conditional Use Permit Amendment to extend the previous permit expiration date and allow the expansion of a Cannabis Production Facility (CPF) at 3433-3443 Pickwick Street in the Southeastern San Diego Community Planning area?

Staff Recommendation: APPROVE Conditional Use Permit No. 2351538.

Community Planning Group: On June 14, 2021, the Southeastern San Diego Community Planning Group voted 7-0 to recommend approval of the proposed project.

Environmental Review: This project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA section 15301 (Existing Facilities). There is no pending appeal of the environmental determination. The environmental exemption determination for this project was made on May 12, 2021, and the opportunity to appeal that determination ended May 26, 2021.

BACKGROUND

The 0.17-acre project site is located at 3433-3443 Pickwick Street in the IL-2-1 Zone and the Southeastern San Diego Community Plan designates the site Light Industrial. All adjacent properties are within the same zone and Community Plan Designation, with State Route 94 to the north.

The existing facility at 3433 Pickwick Street was approved by the Hearing Officer as CUP No. 2063998 (Project No. 585345) on November 7, 2018. That CUP, which expires on November 22, 2023, was for a Marijuana Production Facility (MPF) in an existing one-story, 3,500-square-foot building at 3433 Pickwick Street, to include the cultivation, storage, packaging, labeling, and distribution of cannabis.

DISCUSSION

The project proposes the extension and amendment of the existing CUP at 3433 Pickwick Street to allow a new five-year expiration date, as well as the expansion of the facility into an existing building on the adjacent property at 3443 Pickwick Street.

The project will add the existing, 1,920-square-foot building at 3443 Pickwick Street to the previously permitted 3,500-square-foot CPF at 3433 Pickwick Street, with parking shared between the two addresses. 3433 Pickwick Street will continue to maintain one vegetation room where young cannabis plants are grown to maturity, two flower rooms where mature plants will produce cannabis flower, a drying room, and associated facilities. The expansion to 3443 Pickwick Street will provide an additional vegetation room, two additional drying rooms, two additional flower rooms, and additional support uses.

The footprint of the existing buildings is not proposed to change. Site improvements include landscaping, parking, a security fence, a three-foot right of way dedication on Pickwick Street, and driveways, curb, gutter, and sidewalk constructed to current City standards.

CPF's continue to be allowed in the IL-2-1 zone with the approval of a Conditional Use Permit. As with the previous CUP No. 2063998, staff review of the expansion of the existing use to an adjacent property did not identify sensitive uses requiring separation per SDMC 141.1004(a).

Renewals of CPF CUPs pursuant to SDMC 141.1004(h) are typically a Process Two decision and are not heard before the Hearing Officer. However, because the project is expanding beyond the premises originally approved by the existing CUP, the amendment is subject to the locational requirements of SDMC 141.1004(a) pursuant to SDMC 141.1004(h)(3), and is processed according to Process Three, with the Hearing Officer as the decision maker.

Community Plan:

The Southeastern San Diego Community Plan designates the site Light Industrial. This designation allows a wide variety of industrial uses, such as light manufacturing, research and development uses, and other industrial uses such as storage, distribution, and transport terminals. As a separately regulated industrial use, a CPF falls into these categories.

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

The IL-2-1 Zone allows a mix of light industrial and office uses with limited commercial. The proposed CPF, an industrial use, is a compatible use for this location with a Conditional Use Permit and is consistent with the community plan.

CONCLUSION

Staff review did not identify conflicts with the Land Development Code or the Community Plan. Findings in the affirmative have been prepared as Attachment 4 to this report, and staff recommends approval of Conditional Use Permit No. 2351538.

ALTERNATIVES

1. Approve Conditional Use Permit No. 2351538 with modifications.
2. Deny Conditional Use Permit No. 2351538 if the findings required to approve the project cannot be affirmed.

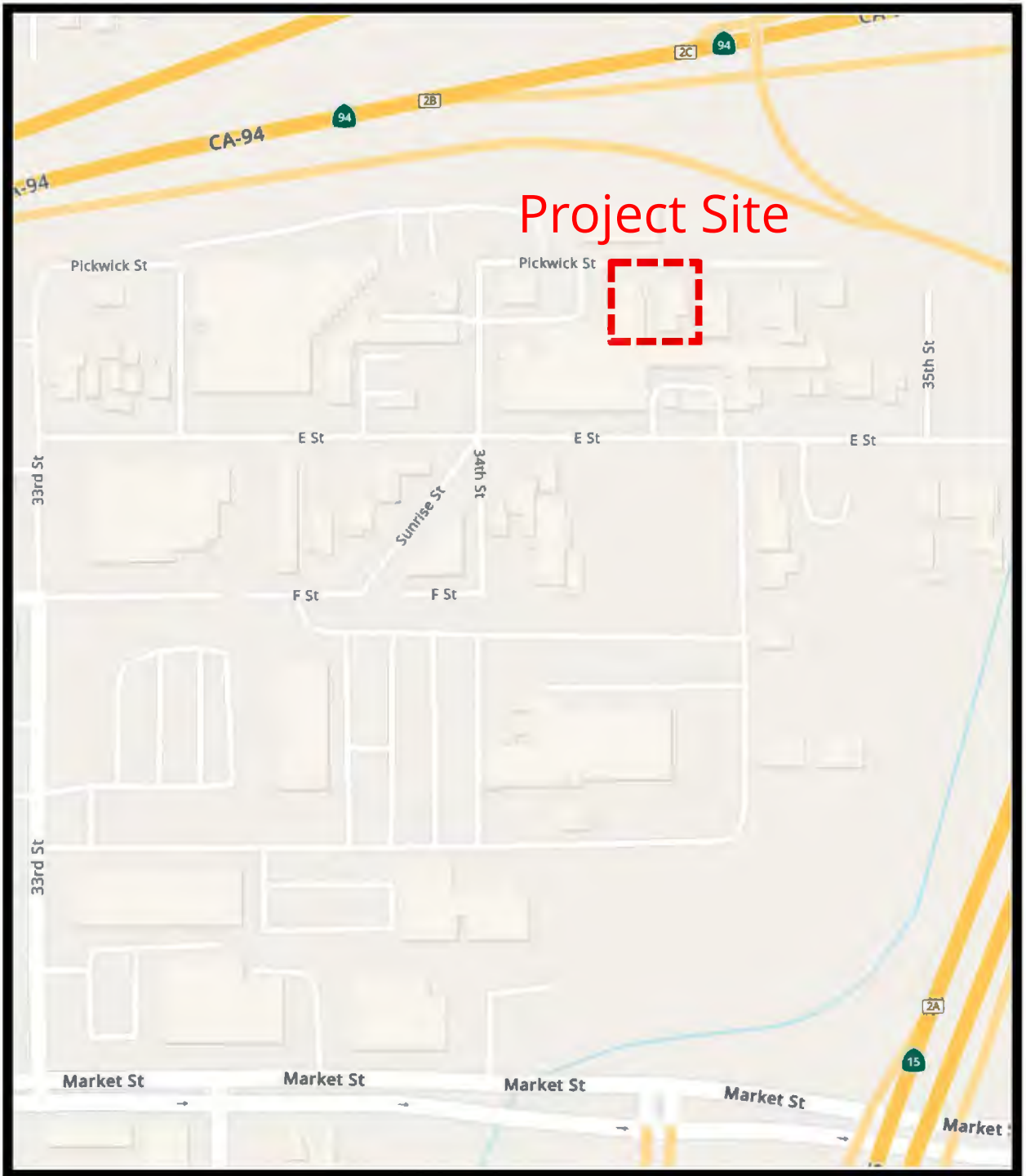
Respectfully submitted,



Travis Cleveland
Development Project Manager

Attachments:

1. Project Location Map
2. Community Plan Land Use Map
3. Aerial Photograph
4. Draft Resolution with Findings
5. Draft Permit with Conditions
6. Environmental Exemption
7. Copy of Recorded Conditional Use Permit No. 2063998
8. Community Planning Group Recommendation
9. Ownership Disclosure Statement
10. Project Plans



Project Location

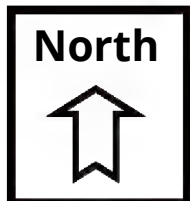
3433 Pickwick CUP Amendment, Project No. 648988
3433 Pickwick Street





Community Plan Land Use Map

3433 Pickwick CUP Amendment, Project No. 648988
 3433 Pickwick Street





Aerial Photo

3433 Pickwick CUP Amendment, Project No. 648988
3433 Pickwick Street



HEARING OFFICER RESOLUTION NO. _____
CONDITIONAL USE PERMIT NO. 2351538
3433 PICKWICK CUP AMENDMENT, PROJECT NO. 648988
AMENDMENT TO CONDITIONAL USE PERMIT NO. 2351538, PROJECT NO. 585345

WHEREAS, MICHAEL NORBY, Owner/Permittee, filed an application with the City of San Diego for a permit to operate a Cannabis Production Facility (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. 2351538, on portions of a 0.17-acre site;

WHEREAS, the project site is located at 3433-3443 Pickwick Street in the IL-2-1 Zone of the Southeastern San Diego Community Plan;

WHEREAS, the project site is legally described as Lots 13, 14, 15, 16 and 17 in Block 2 of Orange Park in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 1210, filed on September 25, 1909, in the Office of the County Recorder of San Diego County;

WHEREAS, on May 12, 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 no appeal of the Environmental Determination was filed within the time period provided by San Diego Municipal Code Section 112.0520;

WHEREAS, on March 16, 2022, the Hearing Officer of the City of San Diego considered Conditional Use Permit No. 2351538 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. 2351538:

A. **CONDITIONAL USE PERMIT [San Diego Municipal Code (SDMC) Section 126.0305]**

1. **Findings for all Conditional Use Permits:**

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

The proposed project requests a Conditional Use Permit (CUP) to operate a Cannabis Production Facility (CPF) in two existing buildings at 3433 Pickwick Street (3,500 square feet) and 3443 Pickwick Street (1,900 square feet). The proposed project is located on a 0.17-acre site in the IL-2-1 Zone of the Southeastern San Diego Community Plan.

The Southeastern San Diego Community Plan designates the site Light Industrial. This designation allows a wide variety of industrial uses, such as light manufacturing, research and development uses, and other industrial uses such as storage, distribution, and transport terminals. As a separately regulated industrial use, a CPF falls into these categories.

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

The IL-2-1 Zone allows a mix of light industrial and office uses with limited commercial. The proposed CPF, an industrial use, is a compatible use for this location with a Conditional Use Permit and is consistent with the community plan. Accordingly, the proposed development will not adversely affect the applicable land use plan.

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

The project proposes landscaping and interior improvements including administrative facilities, cultivation areas, storage, packaging and distribution areas. The proposed improvements will require the Owner/Permittee to obtain a change of use/occupancy building permit consistent with all applicable California Codes and Regulations in effect at the time of building permit, satisfactory to the Building Official. Public improvements would include a 3-foot dedication on Pickwick Street, construction of a 20.5-foot driveway, new sidewalk, curb and gutter per current City Standards, satisfactory to the City Engineer.

CPFs are restricted to a total of forty CPFs City-wide, within light and heavy industrial zones. CPFs require compliance with San Diego Municipal Code (SDMC), Section 141.1004 (a), which requires a 1,000-foot separation, measured between property lines from resource and population-based City parks, churches, child care centers, playgrounds, City libraries, minor-oriented facilities, residential care facilities, and

schools. CPFs also require a minimum distance requirement of 100 feet from a residential zone. The proposed CPF complies with the separation requirements between uses set forth in SDMC Section 141.1004 (a). The proposed CPF is subject to specific operational requirements as set forth in SDMC Section 141.1004, including security requirements, such as lighting, security cameras, alarms, and a security guard. The security guard must be licensed by the State of California and be present on the premises during business hours. CPFs must also comply with SDMC Chapter 4, Article 2, Division 15 which provides guidelines for lawful operation.

The proposed project will be required to comply with the development conditions as described in CUP No. 2351538, which include various conditions and referenced exhibits of approval relevant to achieving project compliance with applicable regulations of the SDMC. Such conditions are necessary to avoid adverse impacts to the health, safety and general welfare of persons residing or working in the surrounding area. The Project will comply with the development conditions in effect for the subject property as described in the permit, and other regulations and guidelines pertaining to the subject property per the SDMC. Prior to issuance of any construction permits for the proposed development, construction plans will be reviewed for compliance with all Building, Electrical, Mechanical, Plumbing and Fire Code requirements. The CUP No. 2351538 will be valid for five years and may be revoked if the Owner or Permittee violates the terms, conditions, lawful requirements, or provisions of the Permit. Therefore, the proposed development will not be detrimental to the public health, safety and welfare.

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

The project proposes landscaping and interior improvements including administrative facilities and cultivation, storage, packaging and labeling, and distribution areas.

CPFs are allowed in the IL-2-1 Zone with a CUP. The proposed use requires compliance with SDMC, Section 141.1004 and SDMC Chapter 4, Article 2, Division 15. Pursuant to SDMC Section 141.1004 (a), CPFs must comply with separation requirements including a 1,000-foot separation from resource and population-based City parks, churches, childcare centers, playgrounds, City libraries, minor-oriented facilities, residential care facilities, and schools. There is also a minimum distance requirement of 100 feet separation from a residential zone. The proposed CPF complies with these separation requirements between uses. The proposed CPF is subject to specific operational requirements for security, as referenced in Conditional Use Permit No. 2351538, in lighting, security cameras, alarms, and a security guard. The security guard must be licensed by the State of California and be present on the premises during business hours. CPFs must also comply with SDMC Chapter 4, Article 2, Division 15 which provides guidelines for lawful operation.

The proposed CPF is consistent with all land development regulations relevant for the site and the use. No deviations are required or requested to approve the

Conditional Use Permit. Therefore, the proposed CPF will comply with the regulations of the Land Development Code.

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

The 0.17-acre site is located in the IL-2-1 Zone of the Southeastern San Diego Community Plan. The site is designated Light Industrial by the Southeastern San Diego Community Plan. All the surrounding parcels are zoned IL-2-1 and the existing uses are consistent with the Light Industrial designation of the community plan. The IL-2-1 Zone allows a mix of light industrial and office uses with limited commercial use. The project site is designated Industrial Employment by the Land Use and Community Planning Element of the General Plan. The proposed project will promote the policies of the General Plan in that Cannabis Production Facilities create jobs and encourage commerce within the San Diego region. The proposed CPF, classified as an industrial use, is consistent with the community plan designation and zone.

The proposed CPF is consistent with all land development regulations relevant for the site and the use. No deviations are required or requested to approve the CUP. The proposed CPF is a compatible use for this location with a CUP. Therefore, the proposed CPF is an appropriate use at the proposed location.

The above findings are supported by the minutes, maps and exhibits, all of which are incorporated herein by this reference.

BE IT FURTHER RESOLVED that, based on the foregoing findings adopted by the Hearing Officer, Conditional Use Permit No. 2351538 is hereby GRANTED by the Hearing Officer to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit No. 2351538, a copy of which is attached hereto and made a part hereof.

Travis Cleveland
Development Project Manager
Development Services

Adopted on: March 16, 2022

IO#: 24008420

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: 24008604

SPACE ABOVE THIS LINE FOR RECORDER'S USE

CONDITIONAL USE PERMIT NO. 2351538
3433 PICKWICK CUP AMENDMENT, PROJECT NO. 648988
AMENDMENT TO CONDITIONAL USE PERMIT NO. 2063998, PROJECT NO. 585345
HEARING OFFICER

This Conditional Use Permit 2351538 [amendment to Conditional Use Permit 2063998] is granted by the Hearing Officer of the City of San Diego to Michael Norby, Owner/Permittee pursuant to San Diego Municipal Code [SDMC] sections 126.0305 and 141.1004. The 0.17-acre project site is located at 3433-3443 Pickwick Street in the IL-2-1 Zone and the Southeastern San Diego Community Plan. The project site is legally described as: Lots 13, 14, 15, 16 and 17 in Block 2 of Orange Park in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 1210, filed on September 25, 1909, in the Office of the County Recorder of San Diego County.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner and Permittee to operate a Cannabis Production Facility, conditioned up the issuance of a license from the state Department of Cannabis Control, and subject to the City's land use regulations, described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated March 16, 2022, on file in the Development Services Department.

The project shall include:

- a. Operation of a Cannabis Production Facility (previously permitted as a Marijuana Production Facility) in an existing 3,500-square-foot building at 3433 Pickwick Street and an existing 1,900-square-foot building at 3443 Pickwick Street, with operations to include administrative facilities, cultivation, storage, packaging and labeling, and distribution of cannabis, with a maximum of six employees;
- b. Landscaping (planting, irrigation and landscape related improvements);
- c. Off-street parking; and
- d. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality Act

ATTACHMENT 5

[CEQA] and the CEQA Guidelines, the City Engineer's requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the SDMC.

STANDARD REQUIREMENTS:

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36-month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by March 30, 2025.
2. This Conditional Use Permit [CUP] and corresponding use of this site shall expire on March 16, 2027. Upon expiration of this Permit, the facilities and improvements described herein shall be removed from this site and the property shall be restored to its original condition preceding approval of this Permit, unless the expiration date is extended pursuant to SDMC 141.1004(h).
3. The utilization of this CUP is contingent upon (but not limited to) the following:
 - a. The existence of a valid license at this location by the California Department of Cannabis Control (DCC) for the proposed business activities. The issuance of this CUP does not guarantee that the DCC will grant a license for this location.
 - b. Compliance with Chapter 4, Article 2, Division 15 of the San Diego Municipal Code, including payment of any fees enacted pursuant to SDMC 42.1506.
 - c. Timely payment of all current and future Cannabis Business Tax owed pursuant to Chapter 3, Article 4, Division 1 of the San Diego Municipal Code.
 - d. Possession of a Business Tax Certificate.
 - e. Fulfillment of all permit conditions.
 - f. Continued compliance with all other applicable federal, state, and local laws.
4. 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.

ATTACHMENT 5

5. 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.
6. 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.
7. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
8. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).
9. This Conditional Use Permit 2351538 supersedes Conditional Use Permit 2063998, which is hereby void, EXCEPT THAT conditions 11, 25-28, 30 and 31 still apply and are incorporated herein by reference.
10. The Owner/Permittee shall secure any 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.
11. 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.
12. 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.
13. The Owner/Permittee shall defend, indemnify, and hold harmless the City, its agents, officers, and employees from any and all claims, actions, proceedings, damages, judgments, or costs,

including attorney's fees, against the City or its agents, officers, or employees, relating to the issuance of this permit including, but not limited to, any action to attack, set aside, void, challenge, or annul this development approval and any environmental document or decision. The City will promptly notify Owner/Permittee of any claim, action, or proceeding and, if the City should fail to cooperate fully in the defense, the Owner/Permittee shall not thereafter be responsible to defend, indemnify, and hold harmless the City or its agents, officers, and employees. The City may elect to conduct its own defense, participate in its own defense, or obtain independent legal counsel in defense of any claim related to this indemnification. In the event of such election, Owner/Permittee shall pay all of the costs related thereto, including without limitation reasonable attorney's fees and costs. In the event of a disagreement between the City and Owner/Permittee regarding litigation issues, the City shall have the authority to control the litigation and make litigation related decisions, including, but not limited to, settlement or other disposition of the matter. However, the Owner/Permittee shall not be required to pay or perform any settlement unless such settlement is approved by Owner/Permittee.

CLIMATE ACTION PLAN REQUIREMENTS:

14. 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:

15. Prior to final inspection approval of any building permit, the Owner/Permittee shall dedicate an additional 3 feet right-of-way, along the entire project frontage on Pickwick Street, to provide a minimum of 10-foot curb-to-property-line distance, satisfactory to the City Engineer.

16. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the closure of non-utilized driveway, and replacement with standard curb, gutter and sidewalk, on Pickwick Street, satisfactory to the City Engineer.

17. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the reconstruction of the existing driveways with standard driveways, on Pickwick Street, satisfactory to the City Engineer.

18. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the reconstruction of the existing curb, gutter and sidewalk with City standard curb, gutter and sidewalk, on Pickwick Street, satisfactory to the City Engineer.

19. 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.

PLANNING/DESIGN REQUIREMENTS:

20. The 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.
21. All operations, including equipment and storage, shall be conducted indoors within a secured structure. Greenhouses are prohibited.
22. Lighting shall be provided to illuminate the immediate surrounding area of the facility, including parking lots and adjoining sidewalks. Lighting shall be hooded or oriented so as to deflect light away from adjacent properties.
23. Security shall include operable cameras, alarms, and a security guard. The security guard shall be licensed by the State of California and be present on the premises during business hours. The security guard shall only be engaged in activities related to providing security for the facility, except on an incidental basis.
24. The name and emergency contact phone number of an operator or manager shall be posted outside the Cannabis Production Facility in a location visible to the public from the public right-of-way in character size at least two inches in height. The permittee shall provide this contact information to the San Diego Police Department. The operator or manager shall also be available 24 hours a day to address public nuisance complaints and interact with local, state, and federal law enforcement authorities.
25. Other than the contact information, a Cannabis Production Facility shall limit signage on the exterior of the property visible from the public right-of-way to the address.
26. The sale of cannabis and cannabis products shall only be conducted by a cannabis outlet in accordance with Section 141.0504. A Cannabis Production Facility is prohibited from providing cannabis and cannabis products to any person other than another cannabis production facility, a testing lab, or a cannabis outlet.
27. The Cannabis Production Facility, adjacent public sidewalks, and areas under the control of the Cannabis Production Facility shall be maintained free of litter and graffiti at all times.
28. The Cannabis Production Facility shall provide daily removal of trash, litter, and debris. Graffiti shall be removed from the premises within 24 hours.
29. A topographical survey conforming to the provisions of the SDMC may be required if it is determined, during construction, that there may be a conflict between the building(s) under construction and a condition of this Permit or a regulation of the underlying zone. The cost of any such survey shall be borne by the Owner/Permittee.

30. All private outdoor lighting shall be shaded and adjusted to fall on the same premises where such lights are located and in accordance with the applicable regulations in the SDMC.

TRANSPORTATION REQUIREMENTS

31. Prior to the issuance of any construction permit, the Owner/Permittee shall record a shared parking agreement in favor of all parcels within the project site, to the satisfaction of the City Engineer.

INFORMATION ONLY:

- The issuance of this discretionary permit alone does not allow the immediate commencement or continued operation of the proposed use on site. Any operation allowed by this discretionary permit may only begin or recommence after all conditions listed on this permit are fully completed and all required ministerial permits have been issued and received final inspection.
- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of this Permit, may protest the imposition within ninety days of the approval of this development permit by filing a written protest with the City Clerk pursuant to California Government Code-section 66020.
- This development may be subject to impact fees at the time of construction permit issuance.
- Cannabis businesses that operate or provide services within the City of San Diego are liable for a monthly gross receipts tax. As referenced in San Diego Municipal Code Section [34.0103](#), 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 March 16, 2022 and **[Approved Resolution Number]**.

ATTACHMENT 5

Permit Type/PTS Approval No.: Conditional Use Permit No. 2351538
Date of Approval: March 16, 2022

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

Travis Cleveland
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.

Michael Norby
Owner/Permittee

By _____
Michael Norby
Owner

**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: MPF 3433 Pickwick St Amendment / 648988

SCH No.: Not Applicable

Project Location-Specific: 3433 Pickwick Street, San Diego, California 92102

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

Description of nature and purpose of the Project: A CONDITIONAL USE PERMIT (CUP) to amend CUP No. 2063998 for a 1,920-square-foot expansion to the existing 3,500-square-foot Marijuana Production Facility (MPF). Tenant improvements to reconfigure the interior space is also proposed. In addition, various site improvements would also be constructed that include hardscape (reconfigure parking and driveways) and landscape. The 0.17-acre project site is located at 3433 Pickwick Street. The project site is designated Industrial and zoned IL-2-1 per the Southeastern San Diego Community Plan area. The project site is also within the Airport FAA Part 77 Noticing Area (San Diego International Airport – Lindberg Field), Airport Influence Area (San Diego International Review Area 1), and Airport Land Use Compatibility Overlay Zone – Noise – 65-70 CNEL (LEGAL DESCRIPTION: Block 2, Subdivision: Orange Park, Map No. 1410, Lots 13, 14, &15.)

Name of Public Agency Approving Project: City of San Diego

Name of Person or Agency Carrying Out Project: Michael Norby, 3960 W. Point Loma Boulevard, San Diego, California 92110, (619) 255-3700

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: 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 15301(Existing Facilities) which allows for the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use. Furthermore, the exceptions listed in CEQA Section 15300.2 would not apply in that no cumulative impacts were identified; no significant effect on the environment were identified; the project is not adjacent to a scenic highway; nor is the project identified on a list of hazardous waste sites pursuant to Section 65962.5 of the Government Code.

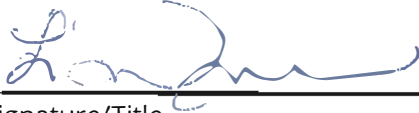
Lead Agency Contact Person: M. Dresser

Telephone: (619) 446-5404

If filed by applicant:

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

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



Senior Planner

March 23, 2021

Signature/Title

Date

Check One:

- Signed By Lead Agency
- Signed by Applicant

Date Received for Filing with County Clerk or OPR:

DOC# 2018-0513580



Dec 14, 2018 10:29 AM
OFFICIAL RECORDS
Ernest J. Dronenburg, Jr.,
SAN DIEGO COUNTY RECORDER
FEES: \$50.00 (SB2 Atkins: \$0.00)

PAGES: 13

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: 24007550

SPACE ABOVE THIS LINE FOR RECORDER'S USE

CONDITIONAL USE PERMIT NO. 2063998
MPF 3433 PICKWICK STREET, PROJECT NO. 585345
HEARING OFFICER

This Conditional Use Permit No. 2063998 (Permit) is granted by the Hearing Officer of the City of San Diego to Michael J. Norby, an Individual, Owner, and Sherman Asset Mgmt, LLC, a California limited liability company, Permittee, pursuant to San Diego Municipal Code [SDMC] Section 126.0305. The 0.11-acre site is located at 3433 Pickwick Street in IL-2-1 Zone within the Southeastern San Diego Community Plan. The project site is legally described as Lots 16 and 17 in Block 2 of Orange Park in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 1210, filed on September 25, 1909, in the Office of the County Recorder of San Diego County.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner and Permittee to operate a Marijuana Production Facility described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated November 7, 2018, on file in the Development Services Department.

The project shall include:

- a. Operation of a Marijuana Production Facility in an existing one-story, 3,500 square-foot building at 3433 Pickwick Street. The operation shall include requirements consistent with the State of California Statutes and the California Departments of Food and Agriculture and Consumer Affairs regulations;
- b. The Marijuana Production Facility operations will include administrative facilities, cultivation, storage, packaging and labeling, and distribution of cannabis.
- c. Landscaping (planting, irrigation and landscape related improvements);
- d. Off-street parking; and
- e. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in

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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 November 22, 2021.
2. This Permit and corresponding use of this site shall expire on November 22, 2023. The Owner/Permittee may request that the expiration date be extended in accordance with SDMC Section 141.1004(h).
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. The Owner/Permittee shall secure all necessary construction permits. The Owner/Permittee is informed that to secure these permits, substantial building modifications and site improvements may be required to comply with applicable building, fire, mechanical, and plumbing codes, and State and Federal disability access laws.
8. 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.

9. 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.

10. The Owner/Permittee shall defend, indemnify, and hold harmless the City, its agents, officers, and employees from any and all claims, actions, proceedings, damages, judgments, or costs, including attorney's fees, against the City or its agents, officers, or employees, relating to the issuance of this permit including, but not limited to, any action to attack, set aside, void, challenge, or annul this development approval and any environmental document or decision. The City will promptly notify Owner/Permittee of any claim, action, or proceeding and, if the City should fail to cooperate fully in the defense, the Owner/Permittee shall not thereafter be responsible to defend, indemnify, and hold harmless the City or its agents, officers, and employees. The City may elect to conduct its own defense, participate in its own defense, or obtain independent legal counsel in defense of any claim related to this indemnification. In the event of such election, Owner/Permittee shall pay all of the costs related thereto, including without limitation reasonable attorney's fees and costs. In the event of a disagreement between the City and Owner/Permittee regarding litigation issues, the City shall have the authority to control the litigation and make litigation related decisions, including, but not limited to, settlement or other disposition of the matter. However, the Owner/Permittee shall not be required to pay or perform any settlement unless such settlement is approved by Owner/Permittee.

BUILDING OFFICIAL REQUIREMENTS:

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

PLANNING/DESIGN REQUIREMENTS:

12. All automobile, motorcycle, and bicycle parking spaces must be constructed and provided 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.

13. A maximum of 4 employees shall be allowed on-site at any given time to correspond to the 4 provided parking spaces for the project.
14. Prior to the issuance of any construction permit, the Owner/Permittee shall record a shared parking agreement with the adjacent property at 3443 Pickwick Street (APN 545-071-1100), to the satisfaction of the City Engineer. No fewer than 2 automobile parking spaces located at 3443 Pickwick Street shall be accessible and made available at all times to the Owner/Permittee at 3433 Pickwick Street, to the satisfaction of the City Engineer.
15. All operations, including equipment and storage, shall be conducted indoors within a secured structure. Greenhouses are prohibited.
16. Lighting shall be provided to illuminate the immediate surrounding area of the facility, including parking lots and adjoining sidewalks. Lighting shall be hooded or oriented so as to deflect light away from adjacent properties.
17. Security shall include operable cameras, alarms, and a security guard. The security guard shall be licensed by the State of California and be present on the premises during business hours. The security guard shall only be engaged in activities related to providing security for the facility, except on an incidental basis.
18. The name and emergency contact phone number of an operator or manager shall be posted outside the marijuana production facility in a location visible to the public from the public right-of-way in character size at least two inches in height. The permittee shall provide this contact information to the San Diego Police Department. The operator or manager shall also be available 24 hours a day to address public nuisance complaints and interact with local, state, and federal law enforcement authorities.
19. Other than the contact information, a marijuana production facility shall limit signage on the exterior of the property visible from the public right-of-way to the address.
20. The Marijuana Production Facility must comply with Chapter 4, Article 2, Division 15 of the San Diego Municipal Code, including obtaining a Marijuana Production Facility Permit, and Background Checks and Reporting Convictions.
21. The retail sale of marijuana and marijuana products shall only be conducted by a marijuana outlet in accordance with SDMC Section 141.0504. A marijuana production facility is prohibited from providing marijuana and marijuana products to any person other than another marijuana production facility, a testing lab, or a marijuana outlet.
22. The Marijuana Production Facility, adjacent public sidewalks, and areas under the control of the Owner/Permittee shall be maintained free of litter and graffiti at all times.
23. The Owner/Permittee shall provide daily removal of trash, litter, and debris. Graffiti shall be removed from the premises within 24 hours.

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

LANDSCAPE REQUIREMENTS:

25. Prior to issuance of any public right-of-way permit, the Owner/Permittee shall submit complete landscape construction documents for right-of-way improvements to the Development Services Department for approval. Improvement plans shall show, label, and dimension a 40-square foot area around each tree which is unencumbered by utilities. Driveways, utilities, drains, water and sewer laterals shall be designed so as not to prohibit the placement of street trees.

26. Prior to issuance of any construction permit, the Owner/Permittee shall submit complete landscape and irrigation construction documents, which are consistent with the Landscape Standards, to the Development Services Department for approval. The construction documents shall be in substantial conformance with Exhibit 'A,' Landscape Development Plan, on file in the Development Services Department. Construction plans shall provide a 40-square foot area around each tree that is unencumbered by hardscape and utilities unless otherwise approved per SDMC §142.0403(b)5.

27. The Owner/Permittee shall be responsible for the maintenance of all landscape improvements shown on the approved plan, including in the right-of-way, unless long-term maintenance of said landscaping will be the responsibility of another entity approved by the Development Services Department. All required landscape shall be maintained consistent with the Landscape Standards in a disease, weed, and litter free condition at all times. Severe pruning or "topping" of trees is not permitted.

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

ENGINEERING REQUIREMENTS:

29. Prior to the issuance of any construction permit, the Owner/Permittee shall dedicate an additional 3-feet on Pickwick Street to provide a 10-foot curb-to-property-line distance, satisfactory to the City Engineer.

30. Whenever street public right-of-way is required to be dedicated, it is the responsibility of the Owner/Permittee to provide the right-of-way free and clear of all encumbrances and prior easements. The Owner/Permittee must secure "subordination agreements" for minor distribution facilities and/or "joint-use agreements" for major transmission facilities.

31. Prior to the issuance of any construction permits, the Owner/Permittee shall obtain an Encroachment Maintenance Removal Agreement, from the City Engineer, for the private landscaping and irrigation system in the Pickwick Street Right-of-Way.

32. Prior to the issuance of any construction permits, the Owner/Permittee shall assure, by permit and bond, the construction of a 20.5-foot driveway per current City Standards, adjacent to the site on Pickwick Street, satisfactory to the City Engineer.

33. Prior to the issuance of any construction permit, the Owner/Permittee shall assure, by permit and bond, the construction of a new sidewalk, curb, and gutter per current City Standards, adjacent to the site on Pickwick Street, satisfactory to the City Engineer.

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

INFORMATION ONLY:

- The issuance of this discretionary permit alone does not allow the immediate commencement or continued operation of the proposed use on site. Any operation allowed by this discretionary permit may only begin or recommence after all conditions listed on this permit are fully completed and all required ministerial permits have been issued and received final inspection.
- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of this Permit, may protest the imposition within ninety days of the approval of this development permit by filing a written protest with the City Clerk pursuant to California Government Code-section 66020.
- This development may be subject to impact fees at the time of construction permit issuance.
- Cannabis businesses that operate or provide services within the City of San Diego are liable for a monthly gross receipts tax. As referenced in San Diego Municipal Code Section 34.0103 (b), taxable activities include but are not limited to, transporting, 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 November 7, 2018 and Resolution Number HO-7172.

Permit Type/PTS Approval No.: Conditional Use Permit No. 2063998
Date of Approval: November 7, 2018

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT



Cherlyn Cac
Development Project Manager

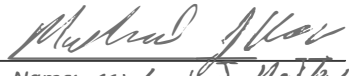
**NOTE: Notary acknowledgment
must be attached per Civil Code
section 1189 et seq.**

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.

MICHAEL J. NORBY,
an Individual
Owner

By 
Michael J. Norby

SHERMAN ASSET MGMT, LLC,
a California limited liability company
Permittee

By 
Name: *Michael J. Norby*
Title: *owner*

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

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CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

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

State of California)
County of San Diego)

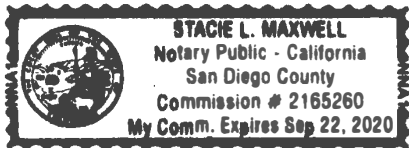
On December 12, 2018 before me, Stacie L. Maxwell, Notary Public
Date Here Insert Name and Title of the Officer

personally appeared ---- Cherlyn Cac ----
Name(s) of Signer(s)

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

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

WITNESS my hand and official seal.



Signature [Handwritten Signature]
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

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

Description of Attached Document

Title or Type of Document: MPF 3433 Pickwick Street - Project No. 585345
Document Date: November 7, 2018 Number of Pages: 7
Signer(s) Other Than Named Above: ---Michael J. Norby---

Capacity(ies) Claimed by Signer(s)

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

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

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ACKNOWLEDGMENT

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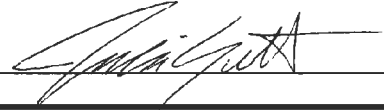
State of California
County of San Diego

On December 12, 2018 before me, Julia Ann Scott, Notary Public
(insert name and title of the officer)

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

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

WITNESS my hand and official seal.

Signature  (Seal)



HEARING OFFICER RESOLUTION NO. HO-7172
CONDITIONAL USE PERMIT NO. 2063998
MPF 3433 PICKWICK STREET - PROJECT NO. 585345

WHEREAS, MICHAEL J. NORBY, Owner and SHERMAN ASSET MGMT, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, Permittee, filed an application with the City of San Diego for a permit to operate a Marijuana Production Facility within an existing 3,500 square-foot building (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. 2063998), on portions of a 0.11-acre site;

WHEREAS, the project site is located at 3433 Pickwick Street in the IL-2-1 Zone of the Southeastern San Diego Community Plan;

WHEREAS, the project site is legally described as Lots 16 and 17 in Block 2 of Orange Park in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 1210, filed on September 25, 1909, in the Office of the County Recorder of San Diego County;

WHEREAS, on August 3, 2018, the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000 et seq.) under CEQA Guideline Section 15303 (New Construction or Conversions of Small Structures) and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520;

WHEREAS, on November 7, 2018, the Hearing Officer of the City of San Diego considered Conditional Use Permit No. 2063998 pursuant to the Land Development Code of the City of San Diego;

NOW, THEREFORE, BE IT RESOLVED by the Hearing Officer of the City of San Diego as follows:

That the Hearing Officer adopts the following written Findings, dated November 7, 2018.

A. CONDITIONAL USE PERMIT [SDMC Section 126.0305]**1. Findings for all Conditional Use Permits:****a. The proposed development will not adversely affect the applicable land use plan.**

The proposed project requests a Conditional Use Permit (CUP) to operate a Marijuana Production Facility (MPF) in an existing 3,500 square-foot building. The proposed project is located at 3433 Pickwick Street on a 0.11-acre site in the IL-2-1 Zone of the Southeastern San Diego Community Plan.

The project site is designated Industrial Employment by the Land Use and Community Planning Element of the General Plan. The General Plan identifies a citywide shortage of land suitable for manufacturing activities and a need to protect a reserve of manufacturing land from non-manufacturing uses. The site is within the Light Industrial Land Use Area of the Southeastern San Diego Community Plan. The Light Industrial designation allows a wide variety of industrial uses, such as light manufacturing, research and development uses, and other industrial uses such as storage and distribution, and transport terminals. The IL-2-1 Zone allows a mix of light industrial and office uses with limited commercial. The proposed MPF, an industrial use, is a compatible use for this location with a Conditional Use Permit and is consistent with the community plan. Therefore, the proposed MPF will not adversely affect the applicable land use plan.

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

The proposed project requests a CUP to operate a MPF in an existing 3,500 square-foot building. The proposed project is located at 3433 Pickwick Street on a 0.11-acre site in the IL-2-1 Zone of the Southeastern San Diego Community Plan. The project proposes landscaping and interior improvements including administrative facilities, cultivation areas, storage, packaging and distribution area. The proposed improvements will require the Owner/Permittee to obtain a change of use/occupancy building permit consistent with all California Codes and Regulations in effect at the time of building permit, satisfactory to the Building Official. Public improvements would include a 3-foot dedication on Pickwick Street, construction of a 20.5-foot driveway, new sidewalk, curb and gutter per current City Standards, satisfactory to the City Engineer.

MPFs are restricted to forty City-wide, within light and heavy industrial zones. MPFs require compliance with San Diego Municipal Code (SDMC), Section 141.1004 (a), which require a 1,000-foot separation, measured between property lines from, resource and population-based City parks, churches, child care centers, playgrounds, City libraries, minor-oriented facilities, residential care facilities, and schools. MPFs also require a minimum distance requirement of 100 feet from a residential zone. The proposed MPF complies with the separation requirements between uses set forth in SDMC Section 141.1004 (a). The proposed MPF is subject to specific operational requirements as set

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

The proposed project will be required to comply with the development conditions as described in the CUP No. 2063998, which includes various conditions and referenced exhibits of approval relevant to achieving project compliance with applicable regulations of the SDMC. Such conditions are necessary to avoid adverse impacts to the health, safety and general welfare of persons residing or working in the surrounding area. The Project will comply with the development conditions in effect for the subject property as described in the permit, and other regulations and guidelines pertaining to the subject property per the SDMC. Prior to issuance of any construction permits for the proposed development, construction plans will be reviewed for compliance with all Building, Electrical, Mechanical, Plumbing and Fire Code requirements. The CUP No. 2063998 will be valid for five years and may be revoked if the Owner or Permittee violates the terms, conditions, lawful requirements, or provisions of the Permit. Therefore, the proposed development will not be detrimental to the public health, safety and welfare.

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

The proposed project requests a CUP to operate a MPF in an existing 3,500 square-foot building at 3433 Pickwick Street. The 0.11-acre site is located in the IL-2-1 Zone of the Southeastern San Diego Community Plan. The site was developed in 1980. The project proposes landscaping and interior improvements including administrative facilities, cultivation areas, storage, packaging and labeling, and distribution area.

MPFs are allowed in the IL-2-1 Zone with a CUP. The proposed use requires compliance with San Diego Municipal Code (SDMC), Section 141.1004 and Chapter 4, Article 2, Division 15. Pursuant to SDMC Section 141.1004 (a), MPFs are subjected to separation requirements including a 1,000-foot separation from resource and population-based City parks, churches, child care centers, playgrounds, City libraries, minor-oriented facilities, residential care facilities, and schools. There is also a minimum distance requirement of 100 feet from a residential zone. The proposed MPF complies with the separation requirements between uses. The proposed MPF is subject to specific operational requirements for security, as referenced in Conditional Use Permit No. 2063998, in lighting, security cameras, alarms, and a security guard. The security guard must be licensed by the State of California and be present on the premises during business hours. MPFs must also comply with SDMC Chapter 4, Article 2, Division 15 which provides guidelines for lawful operation.

The proposed MPF is consistent with all land development regulations relevant for the site and the use. No deviations are required or requested to approve the Conditional

Use Permit. Therefore, the proposed MPF will comply with the regulations of the Land Development Code.

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

The proposed project requests a CUP to operate a MPF in an existing 3,500 square-foot building at 3433 Pickwick Street. The 0.11-acre site is located in the IL-2-1 Zone of the Southeastern San Diego Community Plan. The site is within the Light Industrial Land Use Area of the Southeastern San Diego Community Plan. All the surrounding parcels are zoned IL-2-1 and the existing uses are consistent with the Light Industrial designation of the community plan. The IL-2-1 Zone allows a mix of light industrial and office uses with limited commercial. The project site is designated Industrial Employment by the Land Use and Community Planning Element of the General Plan. The proposed project will promote the policies of the General Plan in that Marijuana Production Facilities would create jobs and encourage commerce within the San Diego region. The proposed MPF, classified as an industrial use, is consistent with the community plan designation and zone.

The proposed MPF is consistent with all land development regulations relevant for the site and the use. No deviations are required or requested to approve the CUP. The proposed MPF is a compatible use for this location with a CUP. Therefore, the proposed MPF is an appropriate use at the proposed location.

The above findings are supported by the minutes, maps and exhibits, all of which are incorporated herein by this reference.


BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Hearing Officer, Conditional Use Permit No. 2063998 is hereby GRANTED by the Hearing Officer to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit No. 2063998, a copy of which is attached hereto and made a part hereof.



Cherlyn Cac
Development Project Manager
Development Services

Adopted on: November 7, 2018

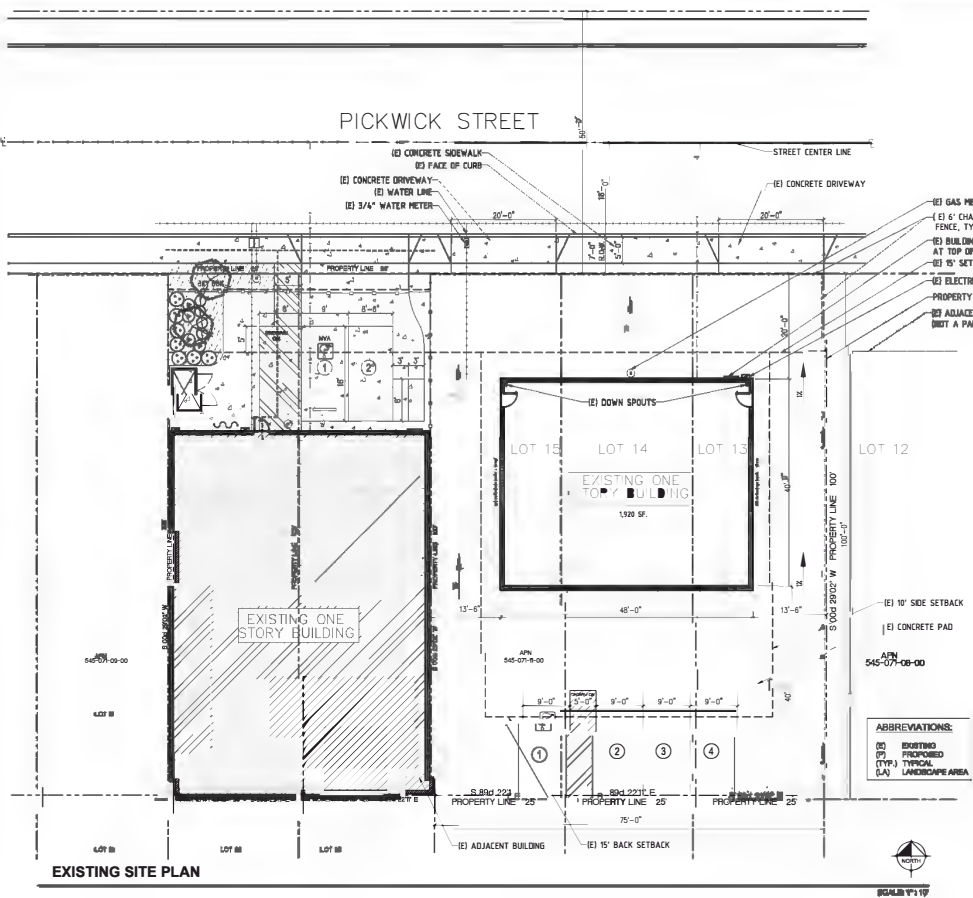
IO#: 24007550

Page 3		City of San Diego · Information Bulletin 620		May 2020
		City of San Diego Development Services		Community Planning Committee Distribution Form
Project Name: The parcel at 3443 Pickwick is proposed to be added to the parcel at 3443 Pickwick			Project Number: 648988	
Community: Southeastern San Diego				
<p>For project scope and contact information (project manager and applicant), log into OpenDSD at https://aca.accela.com/SANDIEGO.</p> <p>Select "Search for Project Status" and input the Project Number to access project information.</p>				
<input checked="" type="radio"/> Vote to Approve <input type="radio"/> Vote to Approve with Conditions Listed Below <input type="radio"/> Vote to Approve with Non-Binding Recommendations Listed Below <input type="radio"/> Vote to Deny				
# of Members Yes 07		# of Members No 0		# of Members Abstain 0
Conditions or Recommendations:				
<input type="checkbox"/> No Action (Please specify, e.g., Need further information, Split vote, Lack of quorum, etc.)				
NAME: Myron Taylor				
TITLE: Chair, Southeastern San Diego Planning Group			DATE: June 14, 2021	
<i>Attach additional pages if necessary (maximum 3 attachments).</i>				

Visit our web site at www.sandiego.gov/development-services.

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

DS-5620 (08-18) ONLINE FORM



- MARIJUANA PRODUCTION FACILITY (MPF) NOTES:**
- MARIJUANA PRODUCTION FACILITIES SHALL MAINTAIN THE FOLLOWING MINIMUM SEPARATION BETWEEN USES, AS MEASURED BETWEEN PROPERTY LINES, IN ACCORDANCE WITH SECTION 13.0225.
 - 1,000 FEET FROM RESOURCE AND POPULATION-BASED CITY PARKS, CHURCHES, CHILD CARE CENTERS, PLAYGROUNDS, LIBRARIES OWNED AND OPERATED BY THE CITY OF SAN DIEGO, MINOR-ORIENTED FACILITIES, RESIDENTIAL CARE FACILITIES, AND SCHOOLS.
 - 100 FEET FROM A RESIDENTIAL ZONE.
 - ALL OPERATIONS, INCLUDING EQUIPMENT AND STORAGE, SHALL BE CONDUCTED INDORS WITHIN A SECURED STRUCTURE. GREENHOUSES ARE PROHIBITED.
 - LIGHTING SHALL BE PROVIDED TO ILLUMINATE THE IMMEDIATE SURROUNDING AREA OF THE FACILITY, INCLUDING PARKING LOTS AND ADJOINING SIDEWALKS. LIGHTING SHALL BE HOODED OR ORIENTED SO AS TO DELECT LIGHT AWAY FROM ADJACENT PROPERTIES.
 - SECURITY SHALL INCLUDE OPERABLE CAMERAS, ALARMS, AND A SECURITY GUARD. THE SECURITY GUARD SHALL BE LICENSED BY THE STATE OF CALIFORNIA AND BE PRESENT ON THE PREMISES DURING BUSINESS HOURS. THE SECURITY GUARD SHALL ONLY BE ENGAGED IN ACTIVITIES RELATED TO PROVIDING SECURITY FOR THE FACILITY, EXCEPT ON AN INCIDENTAL BASIS.
 - THE NAME AND EMERGENCY CONTACT PHONE NUMBER OF AN OPERATOR OR MANAGER SHALL BE POSTED OUTSIDE THE MARIJUANA PRODUCTION FACILITY IN A LOCATION VISIBLE TO THE PUBLIC FROM THE PUBLIC RIGHT-OF-WAY IN CHARACTER SIZE AT LEAST TWO INCHES IN HEIGHT. THE PERMITTEE SHALL PROVIDE THE CONTACT INFORMATION TO THE SAN DIEGO POLICE DEPARTMENT. THE OPERATOR OR MANAGER SHALL ALSO BE AVAILABLE 24 HOURS A DAY TO ADDRESS PUBLIC NUISANCE COMPLAINTS AND INTERACT WITH LOCAL, STATE, AND FEDERAL LAW ENFORCEMENT AUTHORITIES.
 - OTHER THAN THE CONTACT INFORMATION, A MARIJUANA PRODUCTION FACILITY SHALL LIMIT SIGNAGE ON THE EXTERIOR OF THE PROPERTY VISIBLE FROM THE PUBLIC RIGHT-OF-WAY TO THE ADDRESS.
 - A PERMIT SHALL BE OBTAINED AS REQUIRED PURSUANT TO CHAPTER 4, ARTICLE 2, DIVISION 15.
 - A CONDITIONAL USE PERMIT FOR A MARIJUANA PRODUCTION FACILITY SHALL EXPIRE NO LATER THAN FIVE (5) YEARS FROM THE DATE OF ISSUANCE.
 - AN EXTENSION OF TIME FOR A CONDITIONAL USE PERMIT GRANTED TO A MARIJUANA PRODUCTION FACILITY SHALL COMPLY WITH THE REQUIREMENTS OF SECTION 126.0111 WITH THE FOLLOWING EXCEPTIONS:
 - THE EXTENSION SHALL BE FOR A MAXIMUM OF FIVE (5) YEARS.
 - A DECISION ON AN APPLICATION FOR AN EXTENSION OF TIME SHALL BE MADE IN ACCORDANCE WITH PROCESS TWO. APPEALS OF A DECISION TO APPROVE AN EXTENSION OF TIME SHALL BE MADE TO THE PLANNING COMMISSION.
 - THE SEPARATION REQUIREMENTS IN SECTION 141.0504(A) SHALL NOT BE CONSIDERED IN MAKING THE FINDINGS REQUIRED IN SECTION 126.0111(G) WHEN A SPECIFIED USE IN SECTION 141.1004(A) HAS LOCATED WITHIN THE REQUIRED DISTANCE AFTER THE APPROVAL DATE OF THE INITIAL CONDITIONAL USE PERMIT.
 - A CHANGE IN ZONING AFTER THE APPROVAL DATE OF THE INITIAL CONDITIONAL USE PERMIT SHALL NOT BE CONSIDERED IN MAKING THE FINDINGS REQUIRED IN SECTION 126.0111(G).
 - THE SALE OF MARIJUANA AND MARIJUANA PRODUCTS SHALL ONLY BE CONDUCTED BY A MARIJUANA OUTLET IN ACCORDANCE WITH SECTION 141.0504. A MARIJUANA PRODUCTION FACILITY IS PROHIBITED FROM PROVIDING MARIJUANA AND MARIJUANA PRODUCTS TO ANY PERSON OTHER THAN ANOTHER MARIJUANA PRODUCTION FACILITY, A TESTING LAB, OR A MARIJUANA OUTLET.
 - THE MARIJUANA PRODUCTION FACILITY, ADJACENT PUBLIC SIDEWALKS, AND AREAS UNDER THE CONTROL OF THE MARIJUANA PRODUCTION FACILITY SHALL BE MAINTAINED FREE OF LITTER AND GRAFFITI AT ALL TIMES.
 - THE MARIJUANA PRODUCTION FACILITY SHALL PROVIDE DAILY REMOVAL OF TRASH, LITTER, AND DEBRIS. GRAFFITI SHALL BE REMOVED FROM THE PREMISES WITHIN 24 HOURS.
 - THE FACILITY SHALL PROVIDE A SUFFICIENT ODOR ABSORBING VENTILATION AND EXHAUST SYSTEM CAPABLE OF MINIMIZING EXCESSIVE OR OFFENSIVE ODORS EMANATING OUTSIDE OF THE PERMITTED FACILITY TO THE SATISFACTION DEVELOPMENT SERVICES DEPARTMENT.

DEVELOPMENT SUMMARY	
3433 Pickwick St, San Diego, CA 92103	
Narrative: The parcel at 3433 Pickwick Street is proposed to be added to the approved CUP for the MPF at 3433 Pickwick Street. Tenant improvements will be installed in order to configure the space for the needs of the MPF, while providing access, safety and security. These improvements may include changes to walls, lighting and HVAC. Driveways will be upgraded per current City standards. Parking lot will be re-striped per current City standards. There is currently an shared parking agreement between the two parcels. Street trees and additional landscape will be added to site. All tenant improvements will be permitted as per City of San Diego requirements.	
Required Permits/Approvals	Existing Conditional Use Permit Amendment Marijuana Production Facility
Project Team	Landscape Architect: Estrada Land Planning, Joe Escosuto, 619 2360413 Architect: Talar de Arquitectura, Jose Martinez, 956 671 6168
Legal Description	Block 2, Subdivision: Orange Park, Map No. 1410, Lots 13, 14 & 15
Assessor's Parcel Number	545-075-21-00
Owner's Name & Address	Mike Norby 3960 W Point Loma Blvd, Suite H368 San Diego, CA 92110
Sheet Index	1 of 4
Type of Construction	Type V (Existing Building)
Occupancy Classification per CA Building Code	B
Zoning Designation	U-1-21 with overlay zones include Airport Land Use Compatibility Overlay Zone (65-70 CNEI) and Airport Influence Area (SD A Review Area 1)
Green Site Area & Floor Area	Green Site Area: 7,800 SF Building Floor Area: 1920 SF Proposed MPF Floor Area: 1920 SF
Existing Use	light industrial - vacant
Proposed Use	light industrial - Marijuana Production facility
Year Constructed	2003
Geologic Hazard Category	32
Landscape Area Square Footage	625 SF

APPLICANT:	SHEET INDEX:
MIKE NORBY	VICINITY MAP
3960 W POINT LOMA BLVD,	EXISTING SITE PLAN
SUITE H368	DEVELOPMENT SUMMARY
SAN DIEGO, CA 92110	MPF NOTES
	EXISTING ELEVATION PHOTOS
	PROPOSED SITE PLAN
	PARKING TABLE
	PROJECT NOTES
	PROJECT DESCRIPTION
	ROOF PLAN
	EXISTING AND PROPOSED FLOOR PLAN
	EXISTING / PROPOSED ELEVATIONS



VICINITY MAP

3433 AND 3443 PICKWICK STREET, SAN DIEGO, CA 92103

MARIJUANA PRODUCTION FACILITY - CUP DEVELOPMENT PLANS

Estrada Land Planning
DATE: 6/18/2020
SHEET: 1 OF 4



MAXIMUM APPLIED WATER ALLOWANCE (MAWA)

MAXIMUM AREA - 107,520 SQ. FT. (31.2 AC. X 34.4 AC.)
 WHERE: SAN DIEGO, CA
 (3) EVAPORATION FACTOR IN INCHES PER YEAR
 (3.2) CONVERSION FACTOR TO GALLONS PER SQUARE FOOT
 2.0 = 1 GALLON PER SQUARE FOOT
MIN. LANDSCAPE AREA
 24% - THE MINIMUM LANDSCAPE AREA IS THE MINIMUM LANDSCAPE AREA PER CITY STANDARD
 24% OF 107,520 SQ. FT. = 25,805 SQ. FT.
 25,805 SQ. FT. IS THE MINIMUM LANDSCAPE AREA REQUIRED

Item	Value	Unit
ET1 - 47	47	INCHES PER YEAR
ET2 - 0.2	0.2	INCHES PER YEAR
ET3 - 0.2	0.2	INCHES PER YEAR
LA - 1.5	1.5	GALLONS PER SQUARE FOOT
MAWA - 0.5	0.5	GALLONS PER YEAR

ESTIMATED TOTAL WATER USE (ETWU)

ETWU - 107,520 SQ. FT. X 0.5 = 53,760 GALLONS PER YEAR
 ETWU - 107,520 SQ. FT. X 0.5 = 53,760 GALLONS PER YEAR
 ETWU - 107,520 SQ. FT. X 0.5 = 53,760 GALLONS PER YEAR

PROJECT DESCRIPTION:

THE EXISTING MARIJUANA PRODUCTION FACILITY (MPF) AT 3433 PICKWICK STREET IS REQUESTING AN AMENDMENT TO CONDITIONAL USE PERMIT NO. 208398 TO INCLUDE 3443 PICKWICK STREET TO BE INCLUDED UNDER CONDITIONAL USE PERMIT NO. 208398.

THE MARIJUANA PRODUCTION FACILITY, AT FULL PRODUCTION, WILL INCLUDE 100 CLONES CUT FROM 14 MOTHER PLANTS. THOSE PLANTS WILL GROW IN THE VEGETATIVE ROOM FOR A TOTAL OF 6 WEEKS THEN THE BEST 60 PLANTS WILL MOVE INTO FLOWER ROOM #1 AND WILL BE HARVESTED AFTER A NINE WEEK CYCLE.

AFTER HARVEST THESE PLANTS WILL HANG IN THE DRY ROOM FOR 17 DAYS PLUS OR MINUS. WHEN DRY THEY WILL BE TRIMMED IN APPROXIMATELY 5 DAYS.

CURING WILL START AFTER THE PRODUCT HAS BEEN TRIMMED BY STORING IN LARGE CANNING JARS FOR APPROXIMATELY 2 WEEKS. THIS PROCESS OCCURS IN THE VAULT. ONCE THE PRODUCT IS FULLY CURED IT WILL BE PACKAGED AND LABELED ACCORDINGLY AND THEN THE PRODUCT IS READY FOR DISTRIBUTION.

FACILITY ANTICIPATES ONE DELIVERY PER WEEK IN A COMPANY PICKUP TRUCK. DISTRIBUTION OUT OF THE FACILITY WILL BE ONCE A MONTH BY A LICENSED DISTRIBUTION COMPANY PICKING UP PRODUCT. THE PROCESS WILL BE DUPLICATED FOR FLOWER ROOM #2 ALTERNATING EVERY 5 WEEKS.

ALL PLANTS AND PRODUCT WILL BE REGISTERED WITH THE CALIFORNIA CANNABIS TRACK-AND-TRACE SYSTEM. THE SUGAR LEAF TRIMMED OF THE PRODUCT WILL ALSO BE PACKAGED FOR DISTRIBUTION AND ALL REMAINING STALKS, LEAF LITTER, AND DEBRIS WILL BE PACKAGED FOR HAZMAT TO REMOVE.

APR 045-07-09-00

APR 545-07-08-00

Planting Legend

These:

- Koelerterium paniculata - Golden Poinc Tree 36" B&B
- Koelerterium paniculata (Multi) - Golden Poinc Tree 36" B&B
- Shrub:

 - Bougainvillea 'Chili Heat' - Bougainvillea 1 Gal.
 - Protonotaria 'Pink Shrimp' - Protonotaria 1 Gal.
 - Salvia leucantha - Salvia leucantha 1 Gal.
 - Senecio aureus - Senecio aureus 1 Gal.
 - Bougainvillea - Bougainvillea 1 Gal.
 - New Zealand Flax - New Zealand Flax 1 Gal.
 - Mexican Sage - Mexican Sage 1 Gal.
 - Banana - Banana 1 Gal.

MINIMUM TREE SEPARATION DISTANCE:

TRUNK (NORMAL TO TOP) TO TRUNK (NORMAL TO TOP) - 20 FEET
 UNDERGROUND UTILITY LINES - 5 FEET (10 FEET FOR SEWER)
 ABOVE GROUND UTILITY STRUCTURES - 10 FEET
 DRIVEWAY (ENTRIES) - 10 FEET (5 FEET ON RESIDENTIAL STREETS RATED AT 20 MPH OR LOWER)
 INTERSECTIONS (INTERSECTING CURB LINES OF TWO STREETS) - 25 FEET

MAINTENANCE NOTE:

AREAS AS SHOWN ON THESE PLANS SHALL BE MAINTAINED BY THE OWNER. THE LANDSCAPE AREAS SHALL BE MAINTAINED FREE OF DEBRIS AND LITTER AND ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION CONSISTENT WITH THE CITY OF SAN DIEGO LANDSCAPE REGULATIONS AND STANDARDS.

IRRIGATION NOTE:

AREAS IRRIGATED WITH POTABLE WATER USING AN AUTOMATIC IRRIGATION SYSTEM ACCURATELY PROGRAMMABLE CONTROLLER AND LOW FLOW IRRIGATION HEADS. WATERING WILL GRADUALLY BE REDUCED AS THE NATIVE VEGETATION MATURES. A SEPARATE BUBBLER SYSTEM WILL BE INSTALLED TO PROVIDE MOISTURE TO TREES.

Parking Table per SDMC 142.0530

Use	Number of Spaces Required per SDMC Table 142.0530	Spaces Provided at 3433 Pickwick
IL-2-1	1 space per employee (2 employees)	3 employees
Additional Number of Spaces		
2	2 shared parking spaces with 3433 Pickwick St.	2 shared spaces used by 3433 Pickwick
Accessible Parking Spaces per Americans with Disabilities Act (ADA) and SDSD 142.0530-117		
IL-2-1	1 accessible parking space for 25 parking spaces with at least 1 van accessible parking space	1 van accessible parking space
Carpool and Zero Emission Vehicles per SDMC 142.0530-6(B)(5)		
IL-2-1	0 designated space of 8 feet x 8 feet parking spaces	N/A
Total Parking Spaces		
		3 spaces w/ 1 van accessible space
Bicycle Spaces per SDMC 142.0530-6(A)(1) and 142.0530-6(B)(2)(A)		
IL-2-1	Short term - minimum of 2 or 3 per 1,000 SF of floor area	3 spaces
Long term - 1 space or 5% of the required outdoor parking storage premises with more than 10 full time employees		
		N/A
Motorcycle Spaces per SDMC 142.0530-6		
IL-2-1	2% of the minimum number of outdoor parking spaces required on 2 spaces, with a minimum of 2 spaces	3 spaces

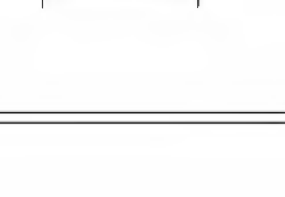
Landscaping Calculations:

Category	Value	Unit
Planting Points Provided	625	POINTS
Excess Points Provided	153	POINTS
Remainder Yard Total Area	144	SQ. FT. (60 x 24)
Planting Points Provided	80	POINTS
Excess Points Provided	3	POINTS



ABBREVIATIONS:

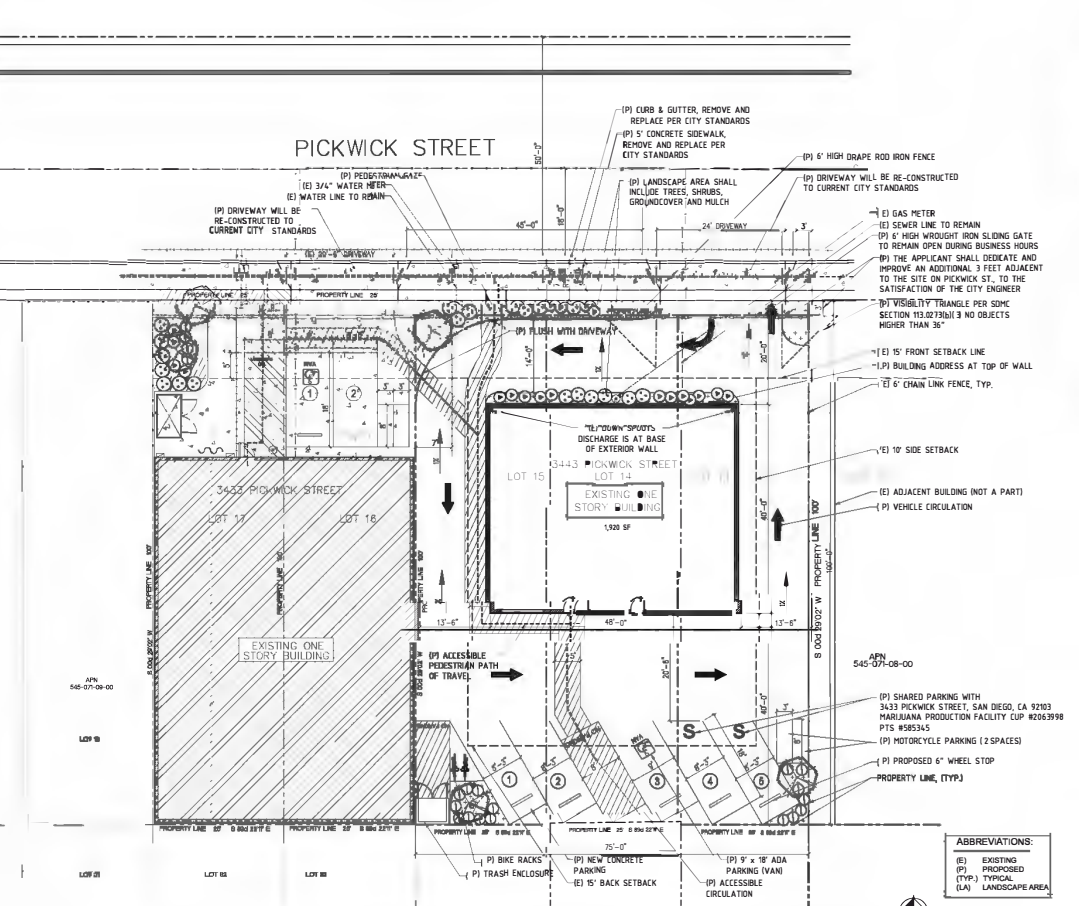
(E) EXISTING
 (P) PROPOSED
 (TYP) TYPICAL
 (LA) LANDSCAPE AREA



3433 AND 3443 PICKWICK STREET, SAN DIEGO, CA 92103
MARIJUANA PRODUCTION FACILITY CUP DEVELOPMENT PLANS

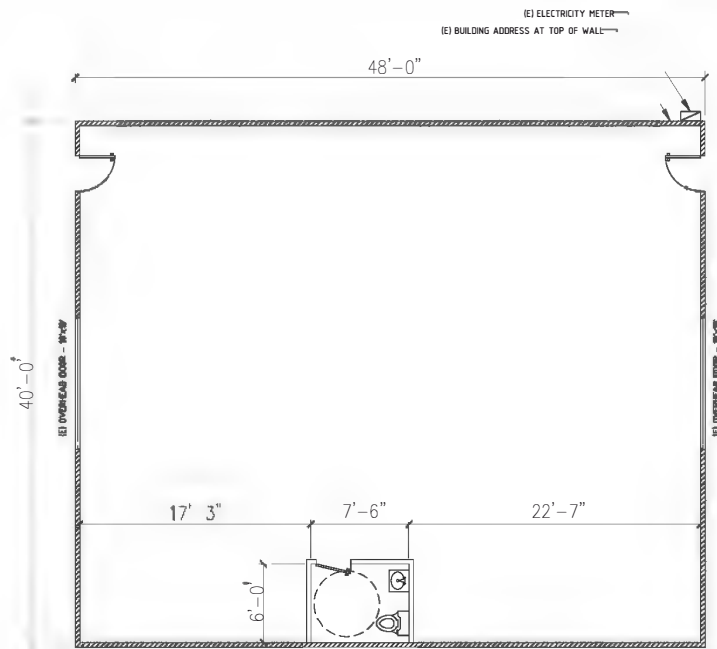
DATE: 6/18/2020
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Estroza Land Planning
 1317A St., Suite 410
 San Diego, CA 92104
 619.452.8880

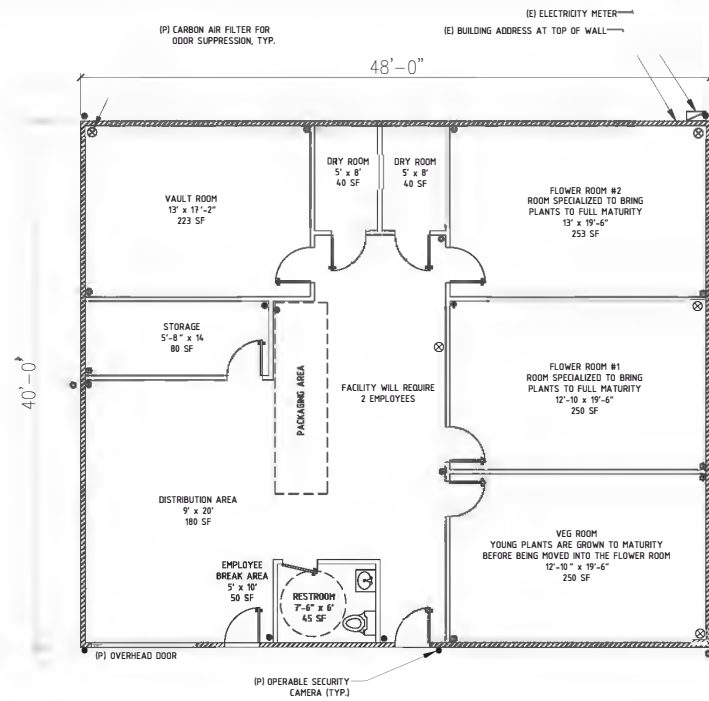


PROPOSED SITE PLAN

- PROJECT NOTES:**
- INTERIOR TENANT IMPROVEMENTS WILL BE REQUIRED TO CONFIGURE THE SPACE FOR THE NEEDS OF THE MARIJUANA PRODUCTION FACILITY. THESE WILL BE PER PROPOSED FLOOR PLAN SHOWN AND PERMITTED AS PER CITY OF SAN DIEGO REQUIREMENTS.
 - PROPOSED PARKING TO COMPLY WITH CITY OF SAN DIEGO PARKING STANDARDS.
 - PROPOSED EXISTING LIGHTING IS SUFFICIENT TO ILLUMINATE THE INTERIOR OF THE MARIJUANA PRODUCTION FACILITY, THE BUILDING FACADE AND IMMEDIATE ADJACENT PARKING AND WALKWAYS. ANY FUTURE LIGHTING OR LIGHTING MODIFICATIONS SHALL BE HOOKED OR ORIENTED SO AS TO DELECT LIGHT AWAY FROM ADJACENT PROPERTIES.
 - SECURITY SHALL BE PROVIDED AT THE MARIJUANA PRODUCTION FACILITY WHICH INCLUDES 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.
 - PROVIDE BUILDING ADDRESS NUMBERS, VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY PER THE POLICY P-00-6 (UPC 901.4.4).
 - NO EASEMENTS EXISTING.
 - NEAREST EXISTING BUS STOP 2,000 FEET AWAY.
 - NEAREST EXISTING FIRE HYDRANT 270 FEET AWAY.
 - HOURS OF OPERATION SHALL BE 9:00 AM TO 4:30 PM, MONDAY THROUGH FRIDAY. NO SHIFT WORK REQUIRED.
 - TOTAL NUMBER OF EMPLOYEES AT 3443 PICKWICK STREET BUILDING SHALL BE TWO (2).
 - THIS PROJECT PROPOSES NO DEVELOPMENT IMPROVEMENTS OUTSIDE THE EXISTING BUILDING FOOTPRINT FOR THIS DISCRETIONARY REVIEW, AND THEREFORE DOES NOT REQUIRE ANY PERMANENT STORM WATER BEST MANAGEMENT PRACTICES (BMP).
 - DURING CONSTRUCTION PHASE OF THE PROJECT, THE APPLICANT SHALL SUBMIT A WATER POLLUTION CONTROL PLAN (WPCP). THE WPCP SHALL BE PREPARED IN ACCORDANCE WITH THE GUIDELINES IN APPENDIX C OF THE CITY'S STORM WATER STANDARDS.




EXISTING FLOOR PLAN - 1,920 SF



PROPOSED FLOOR PLAN - 1,920 SF



LEGEND:
 CARBON AIR FILTER
 NOTE:
 THE CARBON FILTER SYSTEM USED
 WILL BE A CANFAN (CARBON FILTER
 IN COMBINATION WITH A 14" MAX.
 FAN OR EQUAL).



EXISTING ROOF PLAN

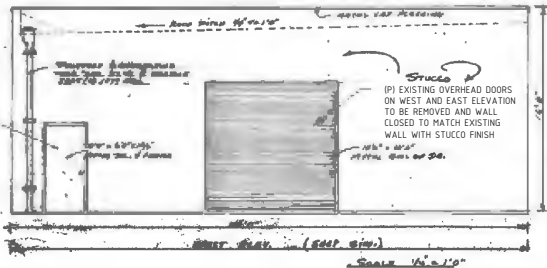
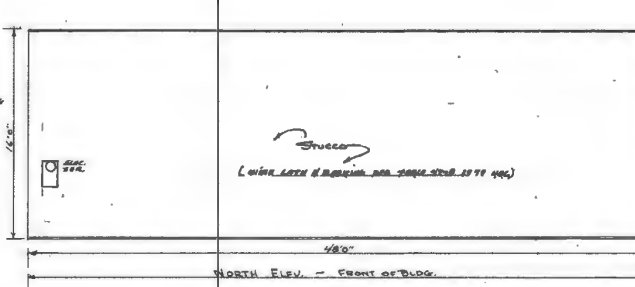
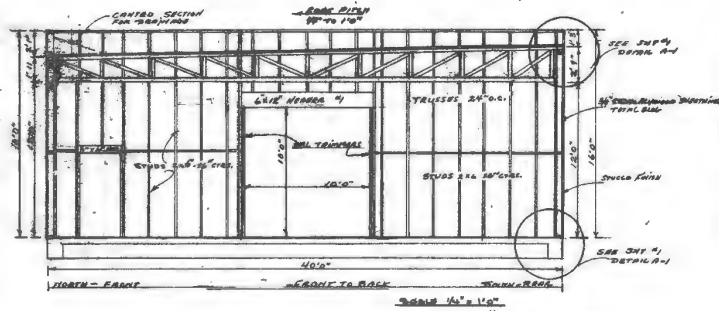
(E) SKYLIGHTS (TYP.)

(E) PLUMBING VENTS (TYP.)

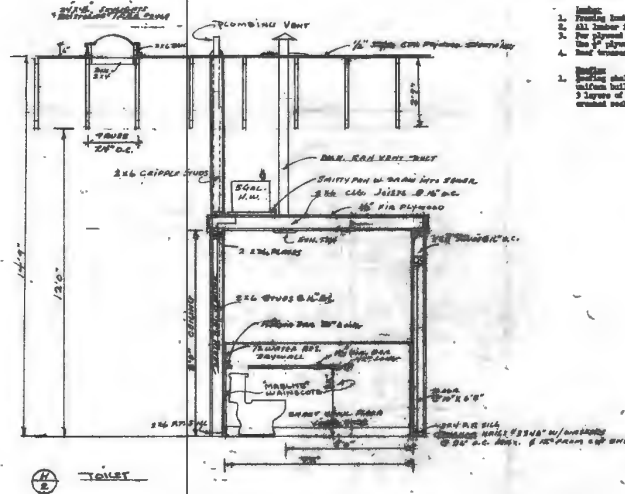
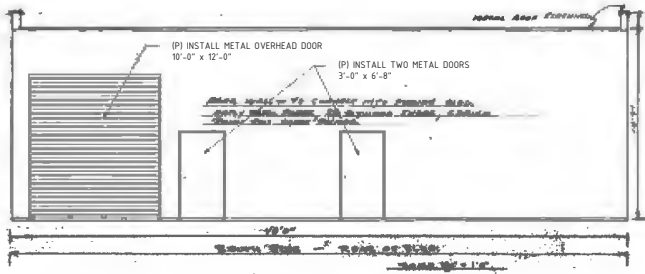
3433 AND 3443 PICKWICK STREET, SAN DIEGO, CA 92103
**MARIJUANA PRODUCTION FACILITY - CUP
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(P) EXISTING DOORS ON WEST AND EAST ELEVATIONS TO BE REMOVED AND WALL CLOSED TO MATCH EXISTING WALL WITH STUCCO FINISH



- NOTES:**
1. All materials and workmanship shall be in strict accordance with the uniform building code (1979 ed.).
 2. Footings shall extend 12" into natural grade.
 3. Building shall have 2 air-changes per hour.
 4. All structural members shall have a minimum ultimate compressive strength of 2000 p.s.i. at 90 days.
 5. Minimum coverage for exterior finish - concrete masonry - 3/8".
 6. All lumber in contact with concrete shall be pressure treated Douglas fir.
 7. For plywood roof sheathing - 3/4" Douglas fir plywood.
 8. For plywood sheathing - 5/8" Douglas fir plywood.
 9. Roof trusses as per engineering plan by John Skanda.
 10. Insulation shall be built up roofing assembly (in accordance with code 2000(d)) (uniform building code) and shall consist of the following:
 - 3 layers of 15 lb. organic or inorganic fiber felt and 200 lbs per sq. of crushed rock.

STORAGE BLDG FOR			
DATE: 11/02	DESIGNED BY: JOSEPH H. SHRYVER	CHECKED BY: J.H.S.	DATE: 11/02
LOCATION: 3433 PICKWICK ST. SD		SHEET NUMBER: 02	

EXISTING / PROPOSED ELEVATIONS WITH PROPOSED CHANGES NOTED

3433 AND 3443 PICKWICK STREET, SAN DIEGO, CA 92103
 MARIJUANA PRODUCTION FACILITY 'CUP'
 DEVELOPMENT PLANS

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