



THE CITY OF SAN DIEGO

Report to the Hearing Officer

DATE ISSUED: January 18, 2023 REPORT NO. HO-23-004

HEARING DATE: January 25, 2023

SUBJECT: 2555 Kettner Boulevard Cannabis Outlet, Process Three Decision

PROJECT NUMBER: [PRJ-1053097](#)

OWNER/APPLICANT: Jaspal S. Walia/Blue Square Assets, LLC

SUMMARY

Issue: Should the Hearing Officer approve a new, 1,513-square-foot cannabis outlet in an existing, 1,513-square-foot, two-story commercial building at 2555 Kettner Boulevard in the IS-1-1 zone within the Midway–Pacific Highway Community Plan area?

Staff Recommendation:

1. Approve Conditional Use Permit No. 3143607 (PRJ-1053097)

Community Planning Group Recommendation: On July 20, 2022 (Attachment 6), the Midway–Pacific Highway Community Planning Board (MPHCPB) voted 5 to 3 to recommend approval of the project with the condition that parking for workers will be prohibited on the site. The applicant agreed to the proposed condition at the MPHCPB, however, upon reconsideration, the applicant disagrees with this condition because employees, (particularly those engaged in delivery operations), must be able to park close to the outlet for efficiency and safety.

Environmental Review: This project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Section 15301, Existing Facilities. This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on November 22, 2022 and the opportunity to appeal that determination ended December 6, 2022.

BACKGROUND

On March 25, 2014, the City of San Diego adopted Ordinance No O-20356 to implement regulations for Medical Marijuana Consumer Cooperatives (MMCCs), allowing 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.

Cannabis outlets are allowed with the approval of a Process Three CUP, pursuant to [SDMC section 126.0303](#), in designated base zones. A CUP allows a cannabis outlet to sell both medicinal and recreational cannabis products subject to state licensing requirements.

The project is located in City Council District 2. Pursuant to [SDMC section 141.0504](#), cannabis outlets are limited to no more than four per City Council district, with existing outlets that changed City Council districts as a result of redistricting allowed to remain. This results in four outlets allowed in Council Districts 2, 3, 4, 5, 6, 7, and 8, and five allowed in Council Districts 1 and 9, or 38 City-wide, within commercial and industrial zones. At this time, Council District 2 has only two permitted cannabis outlets, located at 3452 Hancock Street and 3500 Estudillo Street. If approved by the Hearing Officer, the proposed project would be the third cannabis outlet CUP approved within Council District 2.

DISCUSSION

Project Description:

Project Location:	2555 Kettner Boulevard, Midway–Pacific Highway Community Plan
Project Scope:	Conditional Use Permit for a cannabis outlet to operate within an existing 1,531-square-foot, two-story commercial building
Lot Size:	0.12-acre (5,013.4-square-feet)
Zoning:	IS-1-1 (Small and Medium sized Industrial and Commercial Activities)
Community Plan Designation:	Urban Industrial

This project is a request for a CUP pursuant to SDMC Section 126.0303 to allow the operation of a 1,513-square-foot cannabis outlet within an existing 1,513-square-foot, two-story, commercial building located at 2555 Kettner Boulevard (Attachment 1). The 0.12-acre project site is in the IS-1-1 Zone of the Midway–Pacific Highway Community Plan Area. Overlay zones include: Airport Land Use Compatibility Overlay Zone (NAS North Island and San Diego International Airport), Airport Influence Area (NAS North Island Review Area 2 and SDIA Review Area 1), Airport Safety Zone (SDIA Safety Zone 2E), FAA Part 77 Notification Area, Parking Standards Transit Priority Area, Transit Area Overlay Zone, Transit Priority Area, and Coastal Height Limit Overlay Zone. The site is currently improved with a two-story commercial structure constructed in 1940 and occupied by a car rental office and residence.

The proposed cannabis outlet is situated within the Parking Standards Transit Priority Area and is not required to provide parking spaces. However, the project has five existing on-site parking spaces that will remain. The project will provide public improvements, which include the reconstruction of the driveway to meet current accessibility standards to the satisfaction of the City Engineer. A Vehicle Miles Traveled (VMT) Screening Analysis was prepared to evaluate whether there would be any significant impacts to transportation/circulation in the area due to the project. This analysis concluded that the project is presumed to have a less than significant VMT impact as a locally-serving retail use, and no additional VMT analysis is required.

Operation of the cannabis outlet will include the retail sale of cannabis/cannabis products. The proposed tenant improvements will comply with the California Building Code, Plumbing Code, Mechanical Code, Electrical Code, Fire Code and all adopted referenced standards in effect at the time the building permit is issued and will be reviewed for conformance during the construction permit application phase prior to issuance of a change of use/certificate of occupancy. Required landscape improvements as shown on the proposed plans must also comply with the landscape regulations and will be included in the building permit scope of work.

General Plan and Community Plan Consistency: The MPHCP designates the site as Urban Industrial to accommodate small and medium-size industrial and business uses with an urban development character. The site is located within the Kettner District of the MPHCP, which contains policies to ensure that future uses, building intensity, and structure heights are compatible with the safety zones, noise contours, and airspace protection surfaces identified in the Airport Land Use Compatibility Plan for San Diego International Airport; emphasize Pacific Highway as a linear gateway with streetscape, signage, pedestrian, and bicycle improvements; and encourage development with varying building facades and a pedestrian scale, without a front setback or with a limited setback to form a defined street wall. Additionally, the IS base zone is intended to provide a wide range of small and medium sized industrial and commercial uses to promote economic vitality and a neighborhood scale in development.

As a retail establishment specialized in the sale of cannabis, a cannabis outlet fits the Urban Industrial and Small-Scale Industrial designations. The use would serve the needs of residents who want to purchase recreational cannabis and will also provide jobs to area residents. City and state requirements for security systems, guards, and secured facilities will ensure that the potential for criminal activity is minimized, and conditions of the permit will ensure prompt resolution of litter and graffiti if it occurs onsite. Furthermore, the project is conditioned to construct a new driveway, sidewalk, and gutter, with other public improvements, including an abundance of trees, shrubs, and ground cover that will conform with the Kettner District design policies (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. 3143607).

The City's General Plan Land Use and Community Planning Element designates the site Industrial Employment. The proposed project will promote the policies of the General Plan because cannabis outlets supply jobs and encourage and facilitate commerce within the San Diego region.

Separation Requirements: The SDMC allows the operation of cannabis outlets in specific land use zones of the City and provides regulations for cannabis outlets. One of the criteria of the SDMC is the minimum separation requirements between an outlet and other specified uses. SDMC Section

141.0504(a) requires a 1,000-foot separation from resource and population-based city parks, other marijuana outlets, churches, childcare centers, playgrounds, libraries owned and operated by the City of San Diego, minor-oriented facilities, residential care facilities, and schools. In addition, there is a minimum distance requirement of 100 feet from all residentially zoned properties. 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 uses, and determined that the proposed cannabis outlet complies with the minimum separation requirements.

Operational and Security Requirements: The proposed outlet is subject to the operational and security requirements of SDMC Sections 141.0504(b) through (m), compliance with which is included as a condition approval of the CUP. These requirements include a prohibition on consultation by medical professionals on-site; prohibition of the use of vending machines except by a responsible person (as defined by [SDMC sections 42.1502](#) and [11.0210](#)); 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, removal of graffiti within 24 hours, and signage restrictions. Outlets must also comply with Chapter 4, Article 2, Division 15 which provides guidelines for lawful operation. State law also heavily regulates outlets, including their operational characteristics and advertising. State law also prohibits minors from entering a cannabis outlet.

Conclusion: Cannabis outlets are unique in that there are only four allowed per council district, or 36 city-wide, with existing outlets that changed districts because of redistricting allowed to remain. Redistricting effective 12/12/2022 resulted in 5 existing outlets in Districts 1 and 9, for a total of 38 outlets allowed city-wide. No other retail business regulated by the City of San Diego is subject to such restrictions.

Since the City's recreational cannabis regulations were first adopted in 2017, the zoning and separation requirements for cannabis outlets have resulted in very few locations that meet all locational criteria. This limits the ability of local residents to obtain legal cannabis nearby. They are forced to purchase from outside their local area (retail or delivery) or to obtain cannabis from the illegal market, both of which may have negative consequences, which may include increased cost to the end user, more vehicle miles traveled, loss of tax revenue to the City (and in the case of illegal cannabis, purchase of cannabis that has not been tested or quality controlled and which undercuts the legal, taxed regulated market). It also means that different areas of the City have different concentrations of cannabis outlets, which may have social equity implications. The more difficult it is to obtain legal cannabis, the more likely a consumer will be to turn to the illegal market.

This project meets all locational restrictions of the cannabis outlet ordinance. The proposed project is located in Council District 2. At this time, District 2 has only two permitted cannabis outlets, located at 3452 Hancock Street and 3500 Estudillo Street. The proposed project would be the third outlet in a district capped at four, leaving one remaining opportunity in District 2. Depending on the outcome of other projects on today's docket, this project would be either the 29th or the 30th cannabis outlet permitted in the City.

All issues identified through the review process have been resolved in conformance with adopted City Council policies and regulations of the Land Development Code. The proposed project complies with all development regulations of the IS-1-1 zone and no deviations are required to approve the

project. The project meets all separation requirements and the permit has been conditioned to ensure the proposed cannabis outlet would not be detrimental to the public health, safety, and welfare. Staff has provided draft findings (Attachment 4) to support the proposed development and draft conditions of approval (Attachment 5). Staff recommends that the Hearing Officer approve CUP No. 3143607 as proposed.

ALTERNATIVES

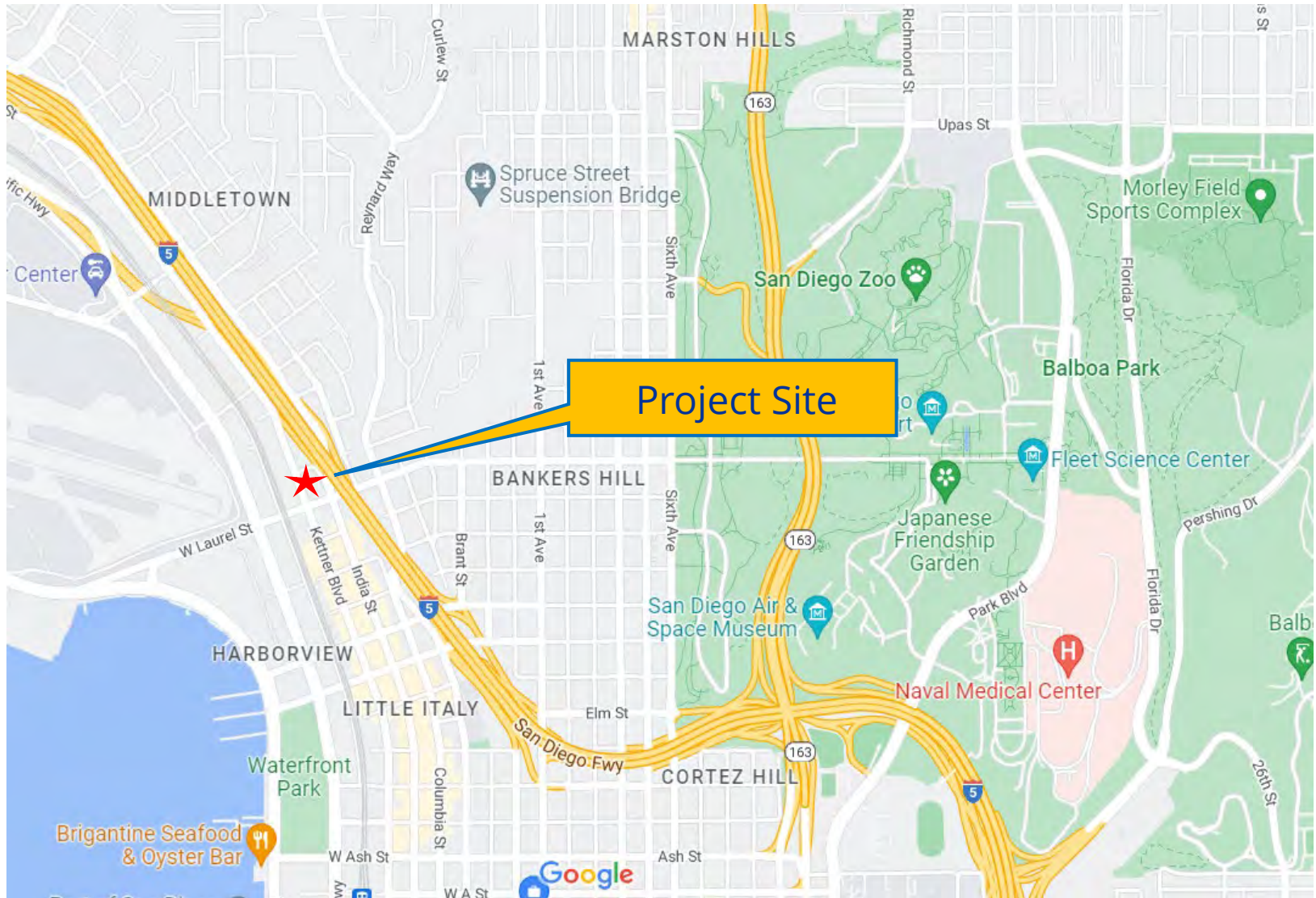
1. Approve Conditional Use Permit No. 3143607, with modifications.
2. Deny Conditional Use Permit No. 3143607, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,



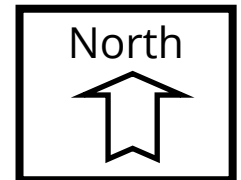
Tyler Sherer
Development Project Manager
Cannabis Business Division

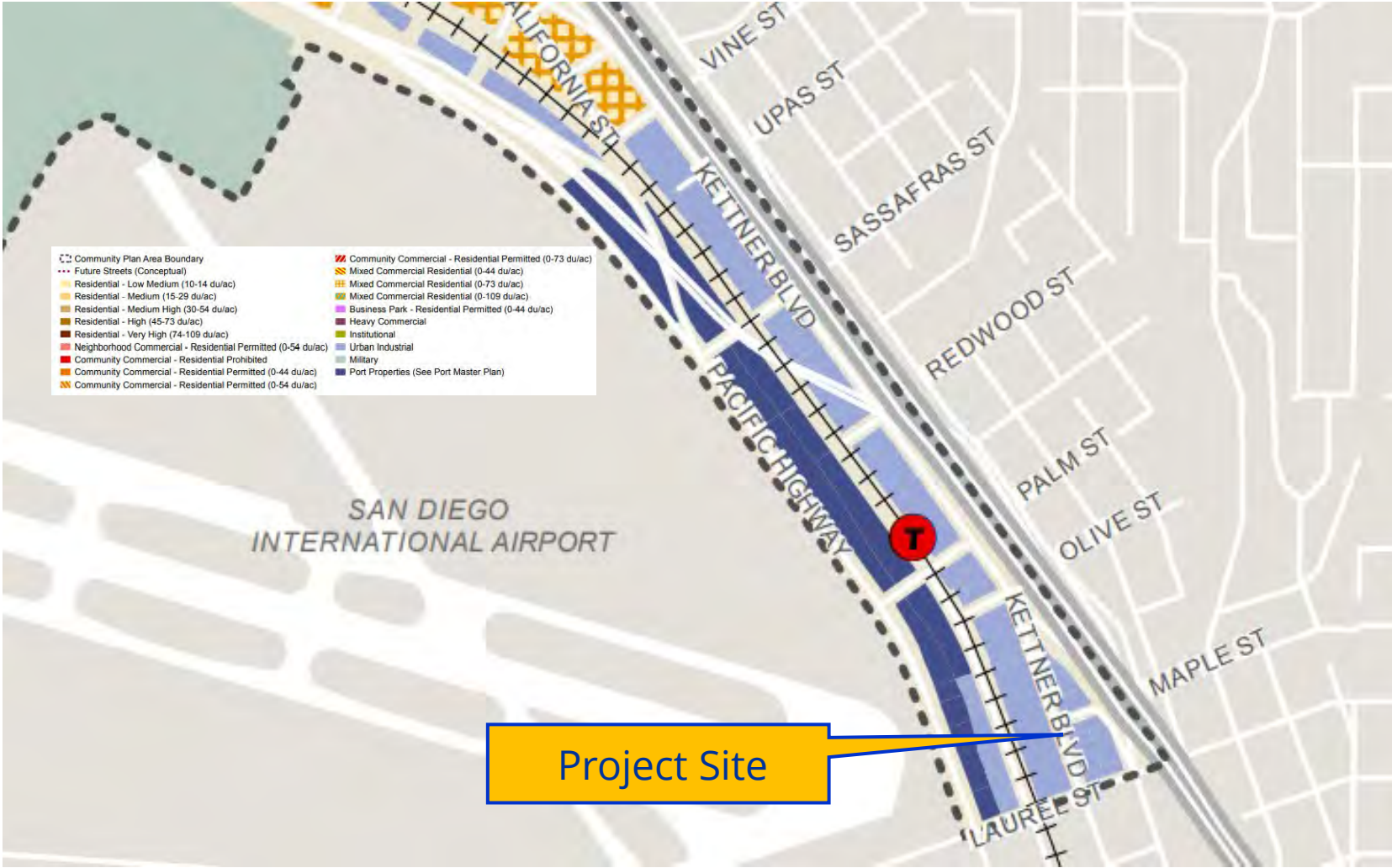
1. Project Location Map
2. Community Plan Land Use
3. Aerial Photograph
4. Draft Resolution with Findings
5. Draft Permit with Conditions
6. 100/1,000-foot Separation Information
7. Community Planning Group Recommendation
8. Ownership Disclosure Statement
9. Project Plans



Project Location Map

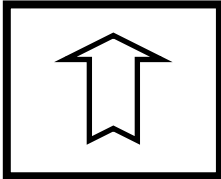
2555 Kettner Boulevard Cannabis Outlet
PROJECT NO. 1053097





Land Use Map

2555 Kettner Boulevard Cannabis Outlet
 PROJECT NO. 1053097

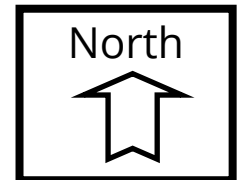


North



Aerial Photo

2555 Kettner Boulevard Cannabis Outlet
PROJECT NO. 1053097



HEARING OFFICER RESOLUTION NO. _____
CONDITIONAL USE PERMIT NO. 3143607
2555 KETTNER BOULEVARD CANNABIS OUTLET - PROJECT NO. 1053097

WHEREAS, JASPAL S. WALIA, Owner, and BLUE SQUARE ASSETS, LLC, Permittee, filed an application with the City of San Diego for a permit to operate a 1,513-square-foot cannabis outlet in an existing, 1,513-square-foot, two-story commercial building (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. 3143607), on portions of a 0.12-acre (5,013-square-foot) site;

WHEREAS, the project site is located at 2555 Kettner Boulevard in the IS-1-1 zone of the Midway-Pacific Highway Community Plan;

WHEREAS, the project site is legally described as: Lot 2 in Block 78 of Middletown, in the City of San Diego, County of San Diego, State of California, according to Map made by J.E. Jackson on file in the office of the County Recorder of San Diego County;

WHEREAS, on January 25, 2023, the Hearing Officer of the City of San Diego considered Conditional Use Permit No. 3143607 pursuant to the Land Development Code of the City of San Diego;

BE IT RESOLVED by the Hearing Officer of the City of San Diego, that it adopts the following findings with respect to Conditional Use Permit No. 3143607:

A. CONDITIONAL USE PERMIT FINDINGS [SDMC Section 126.0305]

1. Findings for all Conditional Use Permits:

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

The project is a request for a Conditional Use Permit (CUP) to allow the operation of a cannabis outlet within a 1,513-square-foot building at 2555 Kettner Boulevard within the Midway-Pacific Highway Community Plan (MPHCP).

The MPHCP designates the site as Urban Industrial to accommodate small- and medium-sized industrial and business uses with an urban development character.

Furthermore, the MPHCP designates the site as being within the Kettner District with policies to:

- Ensure that future uses, building intensity, and structure heights are compatible with the safety zones, noise contours, and airspace protection surfaces identified in the Airport Land Use Compatibility Plan for San Diego International Airport;
- Emphasize Pacific Highway as a linear gateway with streetscape, signage, pedestrian, and bicycle improvements; and
- Encourage development with varying building facades and a pedestrian scale, without a front setback or with a limited setback to form a defined street wall. Additionally, the IS base zone is intended to provide a wide range of small and medium sized industrial and commercial uses to promote economic vitality and a neighborhood scale in development.

As a retail establishment specialized in the sale of cannabis, a cannabis outlet fits the Urban Industrial and Small-Scale Industrial designations. The use would serve the needs of residents who want to purchase recreational cannabis and will also provide jobs to area residents. City and state requirements for security systems, guards, and secured facilities will ensure that the potential for criminal activity is minimized, and conditions of the permit will ensure prompt resolution of litter and graffiti if it occurs onsite. Furthermore, the project proposes an abundance of trees, shrubs, and ground cover to conform with the policies of the Kettner District, (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. 3143607).

The City's General Plan Land Use and Community Planning Element designates the site Industrial Employment. The proposed project will promote the policies of the General Plan because cannabis outlets supply jobs and encourage and facilitate commerce within the San Diego region.

Therefore, the project 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 interior improvements to an existing tenant space, including entry/exit areas, waiting areas, a cannabis retail sales floor, and employee and storage areas. Construction of the project authorized through this permit will be subject to all adopted building, electrical, mechanical, fire and plumbing codes, which will be enforced through plan review and building inspections completed by the City's building inspectors.

A cannabis outlet in the IS-1-1 zone is allowed with a CUP at this location and consistent with the goals and policies of the MPHCP. The proposed development will not be detrimental to the public's health, safety, and welfare because the

discretionary permit controlling the development and continued use of this site contains specific regulatory conditions of approval. These conditions are specifically intended to reduce, mitigate, or prevent all adverse impacts to the public and community at large.

Pursuant to SDMC section 141.0504, cannabis outlets are limited to no more than four per each of the nine City Council districts (36) within commercial and industrial zones to minimize the impact on the City and residential neighborhoods. Existing permits are also allowed to remain if redistricting causes them to change districts (2), for a total of 38 currently allowed city-wide. There are currently two approved outlets in District 2. The project will be the third cannabis outlet CUP to be approved within District 2.

Cannabis outlets require compliance with the separation requirements of SDMC section 141.0504(a). The project was deemed complete on March 18, 2022 and is subject to the regulations in effect at that time. At that time, SDMC 141.0504(a) read as follows:

(a) Cannabis outlets shall maintain the following minimum separation:

(1) 1,000 feet 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. For purposes of this section, school means any public or private institution of learning providing instruction in kindergarten or grades 1 to 12, inclusive, but does not include any private school in which education is primarily conducted in private homes. The distance shall be measured between the property lines, in accordance with Section 113.0225.

(2) 100 feet from the property line of a residentially zoned lot or premises. The distance shall be measured horizontally in a straight line between the two closest points of the property lines without regard to topography or structures that would interfere with a straight-line measurement.

During project review, staff identified no potential conflicts with the separation requirements.

The proposed cannabis outlet is within the Parking Standards Transit Priority Area and is not required to provide parking spaces. However, the project has five existing on-site parking spaces, which will remain. The project will provide public improvements, which include the reconstruction of the driveway to meet current accessibility standards. CUP No. 3143607 contains specific regulatory conditions of approval. These regulations, which are implemented and enforced through the permit, are specifically intended to reduce, mitigate, or prevent all adverse impacts to the public and community at large.

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 a.m. and 9:00 p.m. 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. The CUP is valid for five years, however, may be revoked if the use violates the terms, conditions, lawful requirements, or provision of the permit.

Construction of the project authorized through this permit will be subject to all adopted building, electrical, mechanical, fire and plumbing codes, which will be enforced through plan review and building inspections completed by the City's building inspectors. Furthermore, this project has been reviewed pursuant to the California Environmental Quality Act, and the environmental analysis did not find any significant impacts to the public health and safety. 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.

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

The project is located within the IS-1-1 zone, which allows cannabis outlets with the approval of a Conditional Use Permit per SDMC Table 131-06B. No deviations are requested or required by this project. As outlined in Finding 2 above, the project complies with the separation requirements of the Land Development Code.

The permits for the project include various conditions and corresponding exhibits of approval relevant to achieving compliance with the SDMC relative to parking, signage, lighting, security measures, hours of operation, and site maintenance. No variance or deviations are requested as part of this application. Therefore, the proposed development will comply with the regulations of the Land Development Code.

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

Cannabis outlets are unique in that there are only four allowed per council district, or 36 city-wide, with existing outlets that change districts because of redistricting allowed to remain. Redistricting effective 12/12/2022 resulted in 5 existing outlets in

Districts 1 and 9, for a total of 38 outlets allowed city-wide. No other retail business regulated by the City of San Diego is subject to such restrictions.

The proposed project is in District 2. At this time, District 2 has only two permitted cannabis outlets, located at 3452 Hancock Street and 3500 Estudillo Street. Since the City's recreational cannabis regulations were first adopted in 2017, the zoning and separation requirements for cannabis outlets have resulted in very few locations that meet all locational criteria. This project is one of those locations.

The site is currently improved with a commercial retail building built in 1940. The previous tenant and many existing uses have similar operational characteristics (high frequency retail sales and services). The tenant space is currently occupied by a car rental service and a residence. Other existing uses in the vicinity include car rental services, airport parking, and retail. The proposed cannabis outlet is within the Parking Standards Transit Priority Area and is not required to provide parking spaces. However, the project has five existing on-site parking spaces, which will remain. The project will provide public improvements, which include the reconstruction of the driveway, sidewalk, gutter, and the addition of an abundance of trees, shrubs, and ground cover to meet current accessibility standards and that will conform with the Kettner District design policies. Furthermore, the project is located within an established commercial area with nearby access to transit nodes (Middletown Trolley Station) and freeways (Interstate 5).

As stated in findings 2 and 3 above, the project meets all separation requirements for cannabis outlets, as well as the requirements of the applicable land uses plans and the Land Development Code. 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 herein before adopted by the Hearing Officer, Conditional Use Permit No. 3143607 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. 3143607, a copy of which is attached hereto and made a part hereof.

Tyler Sherer
Development Project Manager
Development Services

Adopted on: January 25, 2023

IO#: 24009184

DRAFT

RECORDING REQUESTED BY
CITY OF SAN DIEGO
DEVELOPMENT SERVICES
PERMIT INTAKE, MAIL STATION
501

PROJECT MANAGEMENT
PERMIT CLERK
MAIL STATION 501

INTERNAL ORDER NUMBER: 24009184

SPACE ABOVE THIS LINE FOR RECORDER'S USE

CONDITIONAL USE PERMIT NO. 3143607
2555 KETTNER BOULEVARD CANNABIS OUTLET - PROJECT NO. 1053097
HEARING OFFICER

This Conditional Use Permit No. 3143607 is granted by the Hearing Officer of the City of San Diego to JASPAL S. WALIA, Owner, and BLUE SQUARE ASSETS, LLC, Permittee, pursuant to San Diego Municipal Code (SDMC) section(s) 126.0301 et seq. and 141.0405. The 0.12-acre (5,013-square-foot) site is located at 2555 Kettner Boulevard in the IS-1-1 zone of the Midway-Pacific Highway Community Plan. The project site is legally described as: Lot 2 in Block 78 of Middletown, in the City of San Diego, County of San Diego, State of California, according to Map made by J.E. Jackson on file 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 1,513-square-foot cannabis outlet in an existing, 1,513-square-foot, two-story commercial building, described and identified by size, dimension, quantity, type, and location on the approved exhibits (Exhibit "A") dated January 25, 2023, on file in the Development Services Department.

The project shall include:

- a. A 1,513-square-foot cannabis outlet in an existing 1,513-square-foot, two-story commercial building;
- b. 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. **Utilization date:** 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 Conditional Use Permit (CUP) must be utilized by February 9, 2026.

2. **Expiration Date:** This Conditional Use Permit (CUP) and corresponding use of this site shall expire on January 25, 2028.

This expiration date can be extended by filing for a CUP amendment pursuant to SDMC 126.0114(c), 126.0114(d), and 141.0504(n). To allow the use to continue to operate while an amendment is processed, an amendment application must be deemed complete by the close of business on the expiration date. Otherwise, this permit will expire, and all operation of the use must cease.

An amendment application should be filed at least 90 days before expiration to allow time to be deemed complete.

3. The continued utilization of this CUP is contingent upon (but not limited to) the following, with non-compliance with any of the following being cause to revoke this permit:

- a. The existence of a valid license at this location by the California Department of Cannabis Control (DCC) for any operating business. 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 for any operating business.
- 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.

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. The Owner/Permittee shall secure all necessary building permits. The Owner/Permittee is informed that to secure these permits, substantial building modifications and site improvements may be required to comply with applicable building, fire, mechanical, and plumbing codes, and State and Federal disability access laws.

10. Construction plans shall be in substantial conformity to Exhibit "A." Changes, modifications, or alterations to the construction plans are prohibited unless appropriate application(s) or amendment(s) to this Permit have been granted.

11. All of the conditions contained in this Permit have been considered and were determined necessary to make the findings required for approval of this Permit. The Permit holder is required to comply with each and every condition in order to maintain the entitlements that are granted by this Permit.

If any condition of this Permit, on a legal challenge by the Owner/Permittee of this Permit, is found or held by a court of competent jurisdiction to be invalid, unenforceable, or unreasonable, this Permit shall be void. However, in such an event, the Owner/Permittee shall have the right, by paying applicable processing fees, to bring a request for a new permit without the "invalid" conditions(s) back to the discretionary body which approved the Permit for a determination by that body as to whether all of the findings necessary for the issuance of the proposed permit can still be made in the absence of the "invalid" condition(s). Such hearing shall be a hearing de novo, and the discretionary body shall have the absolute right to approve, disapprove, or modify the proposed permit and the condition(s) contained therein.

12. The Owner/Permittee shall defend, indemnify, and hold harmless the City, its agents, officers, and employees from any and all claims, actions, proceedings, damages, judgments, or costs, including attorney's fees, against the City or its agents, officers, or employees, relating to the issuance of this permit including, but not limited to, any action to attack, set aside, void, challenge, or annul this development approval and any environmental document or decision. The City will promptly notify Owner/Permittee of any claim, action, or proceeding and, if the City should fail to cooperate fully in the defense, the Owner/Permittee shall not thereafter be responsible to defend, indemnify, and hold harmless the City or its agents, officers, and employees. The City may elect to conduct its own defense, participate in its own defense, or obtain independent legal counsel in defense of any claim related to this indemnification. In the event of such election, Owner/Permittee

shall pay all of the costs related thereto, including without limitation reasonable attorney's fees and costs. In the event of a disagreement between the City and Owner/Permittee regarding litigation issues, the City shall have the authority to control the litigation and make litigation related decisions, including, but not limited to, settlement or other disposition of the matter. However, the Owner/Permittee shall not be required to pay or perform any settlement unless such settlement is approved by Owner/Permittee.

ENVIRONMENTAL / MITIGATION REQUIREMENTS:

13. The 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 3 sheets of the construction plans under the heading "Climate Action Plan Requirements." The Climate Action Plan strategies as identified on Exhibit "A" shall be enforced and implemented to the satisfaction of the Development Services Department.

ENGINEERING REQUIREMENTS:

14. Prior to the issuance of any building permit the Owner/Permittee shall grant to the City 2-foot irrevocable offer of dedication for Right-of-Way purposes along Kettner Boulevard, satisfactory to the City Engineer.

15. Prior to the issuance of any building permit the Owner/Permittee shall assure, by permit and bond, the construction of a new 14-foot driveway per current City Standards, adjacent to the site on Kettner Boulevard.

16. Prior to issuance of any building Permit the Owner/Permittee shall construct new curb/gutter and sidewalk per current City Standards along frontage on Kettner Boulevard.

17. Prior to the issuance of any building permit the Owner/Permittee shall obtain an Encroachment Maintenance Removal Agreement, from the City Engineer, for non-standard driveway and private pavers in the Kettner Boulevard Right-of-Way.

18. 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 Two Construction BMP Standards Chapter 4 of the City's Storm Water Standards.

PUBLIC UTILITIES DEPARTMENT REQUIREMENTS:

19. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the design and construction of new water and sewer service(s) outside of any driveway or drive aisle and the abandonment of any existing unused water and sewer services within the right-of-way adjacent to the project site, in a manner satisfactory to the Public Utilities Department and the City Engineer.

20. Owner/Permittee shall apply for a plumbing permit for the installation of appropriate private back flow prevention device(s), on each water service (domestic, fire and irrigation), in a manner

satisfactory to the Public Utilities Department and the City Engineer. BFPDs shall be located above ground on private property, in line with the service and immediately adjacent to the right-of-way.

21. All proposed private water and sewer facilities are to be designed to meet the requirements of the California Uniform Plumbing Code and will be reviewed as part of the building permit plan check.

22. No trees or shrubs exceeding three feet in height at maturity shall be installed within ten feet of any sewer facilities and five feet of any water facilities.

23. 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 sewer laterals encroaching into the Public Right-of-Way.

LANDSCAPE REQUIREMENTS:

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

25. Prior to issuance of any Building 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 §142.0403(b)6.

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

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

PLANNING/DESIGN REQUIREMENTS:

28. Project shall always conform with the cannabis outlet use regulations in SDMC 141.0504 currently in effect.
29. An annual operating permit shall be obtained as required pursuant to SDMC Chapter 4, Article 2, Division 15.
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. 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 will provide the following Vehicle Miles Traveled (VMT) reduction measures:
 - a. Provide one on-site bicycle repair station in the location shown in Exhibit A.
 - b. Provide short-term bicycle parking spaces that are available to the public, at least 10% beyond minimum requirements. The project is required to provide a minimum of 2 short-term bicycle parking spaces based on the San Diego Municipal Code Section 142.0530(e)(1). Additional short-term bicycle parking spaces are being provided in excess of the minimum requirement. Three short-term bicycle parking spaces are being proposed and their locations are shown in Exhibit A.
 - c. Provide long-term bicycle parking spaces at least 10% beyond minimum requirements. Long-term bicycle parking spaces are not required since the project proposes less than 10 employees and therefore any long-term bicycle parking spaces provided would be in excess of the minimum requirement. Two long-term bicycle parking spaces (bicycle lockers) are being proposed and their locations are shown in Exhibit A.

These improvements shall be completed and operational prior to first occupancy.

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.

ATTACHMENT 5

- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of this Permit, may protest the imposition within ninety days of the approval of this development permit by filing a written protest with the City Clerk pursuant to California Government Code-section 66020.
- This development may be subject to impact fees at the time of construction permit issuance.

APPROVED by the Hearing Officer of the City of San Diego on January 25, 2023 and Resolution No.

_____.

DRAFT

Permit Type/PTS Approval No.: Conditional Use Permit No. 3143067
Date of Approval: January 25, 2023

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

Tyler Sherer
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.

JASPAL S. WALIA
Owner

By _____
Jaspal Walia
Owner

BLUE SQUARE ASSETS, LLC
Permittee

By _____
Rakesh Goyal
Agent

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

SUMMARY OF OWNERS

198	533-055-09-00	NOREAS SCIENTIFIC PROPERTY LLC	2534 STATE ST	SAN DIEGO	CA	92101	16361 SCIENTIFIC WAY	IRVINE	CA	92618	COMMERCIAL
199	533-055-10-00	EBRAHIMI DURGIN LLC	2544 STATE ST	SAN DIEGO	CA	92101	12541 RIOS RD	SAN DIEGO	CA	92128	COMMERCIAL
200	533-055-11-00	RIMOLDI ANDREW & BARBARA	2552 STATE ST	SAN DIEGO	CA	92101	2552 STATE ST	SAN DIEGO	CA	92101	RESID. SINGLE FAMILY
201	533-055-12-00	SAN DIEGO GAS & ELECTRIC CO		SAN DIEGO	CA	92101		SAN DIEGO	CA	92101	NO VALUE
202	533-055-13-00	B B 2545 COLUMBIA LLC	2545 COLUMBIA ST	SAN DIEGO	CA	92103	1302 W WALNUT AVE	SAN DIEGO	CA	92103	RESID. MULTIPLE FAMILY
203	533-061-08-00	ST DENIS FAMILY TRUST 02-19-99	2440 STATE ST	SAN DIEGO	CA	92101	1504 PARK VIEW PL	CORONADO	CA	92118	RESID. MULTIPLE FAMILY
204	533-061-09-00	HAUBERT LIVING TRUST 02-05-11	2454 STATE ST	SAN DIEGO	CA	92101	P O BOX 21396	EL CAJON	CA	92021	VACANT
205	533-061-10-00	STATE STREET OFFICES L L C	2534 STATE ST	SAN DIEGO	CA	92101	2534 STATE ST	SAN DIEGO	CA	92101	VACANT
206	533-061-11-00	SANFILIPPO CARLO & MARIA FAMILY TRUST 05-09-96	2428 STATE ST	SAN DIEGO	CA	92101	2428 STATE ST	SAN DIEGO	CA	92101	RESID. SINGLE FAMILY
207	533-061-12-00	DIRUSCIO LAWRENCE W & GLORIA J FAMILY TRUST 05-04-88	726 W KALMIA ST	SAN DIEGO	CA	92101	3148 CARNEGIE PL	SAN DIEGO	CA	92122	COMMERCIAL
208	533-061-13-00	RODRIGUEZ RODNEY L & SANFILIPPO-RODRIGUEZ MARIA SANFILIPPO VITO	706 W KALMIA ST	SAN DIEGO	CA	92101	2420 STATE ST	SAN DIEGO	CA	92101	RESID. SINGLE FAMILY
209	533-061-14-00	RODRIGUEZ RODNEY L & SANFILIPPO-RODRIGUEZ MARIA SANFILIPPO VITO	2420 STATE ST	SAN DIEGO	CA	92101	2420 STATE ST	SAN DIEGO	CA	92101	RESID. SINGLE FAMILY
210	533-062-01-00	RITTER FAMILY TRUST 06-08-06	2451 STATE ST	SAN DIEGO	CA	92101	9730 LAKE HELIX TER	LA MESA	CA	91941	INDUSTRIAL
211	533-062-02-00	RITTER FAMILY TRUST 06-08-06	2409 STATE ST	SAN DIEGO	CA	92101	9730 LAKE HELIX TER	LA MESA	CA	91941	PARKING LOT
212	533-062-03-00	DELUCA INTERVIVOS TRUST 04-04-84	2404 UNION ST	SAN DIEGO	CA	92101	P O BOX 19141	SAN DIEGO	CA	92159	RESID. MULTIPLE FAMILY
213	533-062-04-00	DELUCA INTER VIVOS TRUST 04-04-84	2418 UNION ST	SAN DIEGO	CA	92101	P O BOX 19141	SAN DIEGO	CA	92159	RESID. SINGLE FAMILY
214	533-062-05-00	RASKIN BRUCE D & KIMBERLY A	2430 UNION ST	SAN DIEGO	CA	92101	11547 E DREYFUS AVE	SCOTTSDALE	AZ	85259	AGRICULTURAL PRESERVE
215	533-062-06-01	BURGDORF FAMILY TRUST 04-12-17	2442 UNION ST #01	SAN DIEGO	CA	92101	732 W HARBOR DR	SAN DIEGO	CA	92101	RESID. CONDOMINIUM
216	533-062-06-02	FROST ERICA L	2442 UNION ST #02	SAN DIEGO	CA	92101	2442 UNION ST #1S	SAN DIEGO	CA	92101	RESID. CONDOMINIUM
217	533-062-06-03	KENNEDY FAMILY TRUST 05-13-97	2442 UNION ST #03	SAN DIEGO	CA	92101	P O BOX 12606	SAN DIEGO	CA	92112	RESID. CONDOMINIUM
218	533-062-06-04	KENNEDY FAMILY TRUST 05-13-97	2442 UNION ST #04	SAN DIEGO	CA	92101	P O BOX 12606	SAN DIEGO	CA	92112	RESID. CONDOMINIUM
219	533-062-06-05	DAMMANN FAMILY TRUST 09-14-21	2442 UNION ST #05	SAN DIEGO	CA	92101	2150 6TH AVE	SAN DIEGO	CA	92101	RESID. CONDOMINIUM
220	533-062-06-06	YOUNT THOMAS A REVOCABLE TRUST 01-28-04	2442 UNION ST #06	SAN DIEGO	CA	92101	2442 UNION ST #3S	SAN DIEGO	CA	92101	RESID. CONDOMINIUM
221	533-062-07-00	KAZI HUMAYUN	2452 UNION ST	SAN DIEGO	CA	92101	1363 MERRITT DR	EL CAJON	CA	92020	RESID. MULTIPLE FAMILY
222	533-062-08-00	MCGEE LONNIE G & KIMBERLY B	2470 UNION ST	SAN DIEGO	CA	92101	2470 UNION ST	SAN DIEGO	CA	92101	RESID. MULTIPLE FAMILY
223	533-065-01-00	STRAZZULLA LLC	623 W KALMIA ST	SAN DIEGO	CA	92101	1875 SEFTON PL	SAN DIEGO	CA	92107	RESID. MULTIPLE FAMILY
224	533-066-01-00	CITY OF SAN DIEGO		SAN DIEGO	CA	92101		SAN DIEGO	CA	92101	NO VALUE
225	533-072-26-01	LEBLANC CASEY	594 W LAUREL ST	SAN DIEGO	CA	92101	3131 CAMINO DEL RIO N #410	SAN DIEGO	CA	92108	RESID. CONDOMINIUM
226	533-072-26-02	SINS TRUST	590 W LAUREL ST	SAN DIEGO	CA	92101	590 W LAUREL ST	SAN DIEGO	CA	92101	RESID. CONDOMINIUM
227	533-072-26-03	BARNEY DAVID & ADELARIE	586 W LAUREL ST	SAN DIEGO	CA	92101	586 W LAUREL ST	SAN DIEGO	CA	92101	RESID. CONDOMINIUM
228	533-072-26-04	RANCHES GREGORY P	582 W LAUREL ST	SAN DIEGO	CA	92101	582 W LAUREL ST	SAN DIEGO	CA	92101	RESID. CONDOMINIUM
229	533-072-27-00	NDD ON LAUREL STREET LLC	2513 UNION ST	SAN DIEGO	CA	92101	340 15TH ST #1	SAN DIEGO	CA	92101	AGRICULTURAL PRESERVE
230	533-072-28-00	NDD ON LAUREL STREET LLC	2517 UNION ST	SAN DIEGO	CA	92101	340 15TH ST #1	SAN DIEGO	CA	92101	RESID. MULTIPLE FAMILY
231	533-072-29-00	LEON AT LAUREL LLC	W LAUREL ST	SAN DIEGO	CA	92101	340 15TH ST #1	SAN DIEGO	CA	92101	RESIDENTIAL
232	533-630-01-00	RANGLAS TOM & JEN FAMILY TRUST 04-09-18 CAPPELLETTI LAURA L	2491 KETTNER BLVD	SAN DIEGO	CA	92101	2293 SAN JUAN RD	SAN DIEGO	CA	92103	COMMERCIAL
233	533-630-02-00	KENNELLY FAMILY TRUST 06-01-16	2487 KETTNER BLVD	SAN DIEGO	CA	92101	2487 KETTNER BLVD	SAN DIEGO	CA	92101	COMMERCIAL
234	533-630-03-00	P A S PARTNERS LLC	2483 KETTNER BLVD	SAN DIEGO	CA	92101	2483 KETTNER BLVD	SAN DIEGO	CA	92101	COMMERCIAL
235	533-630-04-00	WEST LAUREL STUDIOS L P	2479 KETTNER BLVD	SAN DIEGO	CA	92101	125 MOZART AVE	CARDIFF	CA	92007	COMMERCIAL
236	533-630-05-00	KETTNER & LAUREL LLC	2475 KETTNER BLVD	SAN DIEGO	CA	92101	2475 KETTNER BLVD	SAN DIEGO	CA	92101	COMMERCIAL
237	533-630-06-00	C O A L INVESTMENTS LLC	979 W LAUREL ST	SAN DIEGO	CA	92101	888 W E ST #3601	SAN DIEGO	CA	92101	COMMERCIAL
238	533-630-07-00	LUCA GROUP & ESTATE INVESTMENTS L L C	973 W LAUREL ST	SAN DIEGO	CA	92101	15839 MUSSEY GRADE RD	RAMONA	CA	92065	COMMERCIAL
239	533-630-08-00	D B PROPERTIES LLC	967 W LAUREL ST	SAN DIEGO	CA	92101	548 MARKET ST #37005	SAN FRANCISCO	CA	94104	COMMERCIAL
240	533-630-09-00	WEST LAUREL STUDIOS L P	961 W LAUREL ST	SAN DIEGO	CA	92101	125 MOZART AVE	CARDIFF	CA	92007	COMMERCIAL
241	533-630-10-00	WEST LAUREL STUDIOS L P	985 W LAUREL ST	SAN DIEGO	CA	92101	125 MOZART AVE	CARDIFF	CA	92007	COMMERCIAL
242	760-006-00-02	INFORMATION ONLY(SAN DIEGO UNIFIED PORT DISTRICT)		SAN DIEGO	CA	92101		SAN DIEGO	CA	92101	NO VALUE
243	760-006-02-00	ORAMS ENTERPRISES INC	2499 PACIFIC HWY COR OF LAURE	SAN DIEGO	CA	92101	9189 VISTA ENTRADA	LAKESIDE	CA	92040	VACANT
244	760-006-25-00	TESORO REFINING AND MARKETING COMPANY	2521 PACIFIC HWY	SAN DIEGO	CA	92101	19100 RIDGEWOOD PKY	SAN ANTONIO	TX	78259	AUTOMOTIVE USES
245	760-006-46-00	SAN DIEGO UNIFIED PORT DISTRICT	2535 PACIFIC HWY	SAN DIEGO	CA	92101		SAN DIEGO	CA	92101	PARKING LOT
246	760-007-00-01	INFORMATION ONLY(SAN DIEGO UNIFIED PORT DISTRICT)		SAN DIEGO	CA	92101		SAN DIEGO	CA	92101	NO VALUE
247	760-007-15-00	SAN DIEGO UNIFIED PORT DISTRICT	LAUREL ST FT OF & HARBOR DR	SAN DIEGO	CA	92186		SAN DIEGO	CA	92101	NO VALUE
248	760-216-89-00	CALIBER BODYWORKS INC	1411 W PALM ST	SAN DIEGO	CA	92101	401 E CORPORATE DR #150	LEWISVILLE	TX	75057	AUTOMOTIVE USES

100 & 1000-FOOT RADIUS MAP SPREADSHEET

NO RESIDENTIAL ZONES FOUND WITHIN 100FT, ALL PARCELS WITHIN 100FT ARE ZONED AS INDUSTRIAL SMALL LOT ZONE, HOWEVER THERE ARE MULTIPLE RESIDENT BUILDINGS FOUND WITHIN 100FT, PLEASE SEE NOTES BELOW.								
#	USE DESCRIPTION	SITE ADDRESS	CITY	STATE	ZIP	PARCEL NUMBER	OWNER NAME	NOTES
1	PARKING LOT	2548 KETTNER BLVD	SAN DIEGO	CA	92101	533-012-08-00	ALADDIN PARKING L P	
2	COMMERCIAL	2559 KETTNER BLVD	SAN DIEGO	CA	92101	533-040-06-00	NIKOU CO	
3	RESID. MULTIPLE FAMILY	2555 KETTNER BLVD	SAN DIEGO	CA	92101	533-040-07-00	WALIA BHUPENDRA & POONAM	SUBJECT PROPERTY
4	RESID. MULTIPLE FAMILY	2518 INDIA ST	SAN DIEGO	CA	92101	533-040-12-00	GATZOLIS FAMILY TRUST Q - GATZOLIS FAMILY TRUST B	
5	RESID. MULTIPLE FAMILY	2520 INDIA ST	SAN DIEGO	CA	92101	533-040-12-00	GATZOLIS FAMILY TRUST Q - GATZOLIS FAMILY TRUST B	
6	RESID. MULTIPLE FAMILY	2528 INDIA ST	SAN DIEGO	CA	92101	533-040-13-00	GATZOLIS FAMILY TRUST Q - GATZOLIS FAMILY TRUST B	
7	RESID. MULTIPLE FAMILY	2530 INDIA ST	SAN DIEGO	CA	92101	533-040-13-00	GATZOLIS FAMILY TRUST Q - GATZOLIS FAMILY TRUST B	
8	RESID. MULTIPLE FAMILY	2532 INDIA ST	SAN DIEGO	CA	92101	533-040-13-00	GATZOLIS FAMILY TRUST Q - GATZOLIS FAMILY TRUST B	
THE ABOVE RESIDENTIAL PROPERTIES ALL FALL WITHIN 100FT WHEN MEASURED IN A STRAIGHT LINE FROM ABOVE OF THE SUBJECT PROPERTY. HOWEVER THEY ARE ALL MORE THAN 500+ FEET WHEN WALKING BY THE WAY OF PUBLIC WALKWAYS.								
9	RESID. MULTIPLE FAMILY	2552 INDIA ST	SAN DIEGO	CA	92101	533-040-15-00	NIKOU CO	
10	COMMERCIAL	1021 W MAPLE ST	SAN DIEGO	CA	92101	533-040-16-00	LABOR READY SOUTHWEST INC	
11	OFFICE	2535 KETTNER BLVD STE 1A1	SAN DIEGO	CA	92101	533-040-25-01	SEOHAUS LLC	
12	OFFICE	2535 KETTNER BLVD STE 1A2	SAN DIEGO	CA	92101	533-040-25-02	US RESORTS MARKETING	
13	OFFICE	2535 KETTNER BLVD STE 1A3	SAN DIEGO	CA	92101	533-040-25-03	BREAK-AWAY TOURS	
14	OFFICE	2535 KETTNER BLVD STE 1A4	SAN DIEGO	CA	92101	533-040-25-04	CAMERON ELEANOR ANDERSON	
15	OFFICE	2535 KETTNER BLVD STE 1A5	SAN DIEGO	CA	92101	533-040-25-05	RUTTKAY DEVELOPMENT COMPANY, INC.	
16	OFFICE	2535 KETTNER BLVD STE 1B2	SAN DIEGO	CA	92101	533-040-25-06	JAEGER CAPITAL GROUP, LTD	
17	OFFICE	2535 KETTNER BLVD STE 1B3	SAN DIEGO	CA	92101	533-040-25-07	GARCIA ROBERTS ADVERTISING, INC.	
18	OFFICE	2535 KETTNER BLVD STE 1C1	SAN DIEGO	CA	92101	533-040-25-08	HOLNBACK DIANE M/ESHELMAN TADZIA A	
19	OFFICE	2535 KETTNER BLVD STE 2A1	SAN DIEGO	CA	92101	533-040-25-09	BLOOMINGTON ASSOCIATES NO. 322, LTD.,	
20	OFFICE	2535 KETTNER BLVD STE 2A2	SAN DIEGO	CA	92101	533-040-25-10	PLAYERS VACATION CLUB I	
21	OFFICE	2535 KETTNER BLVD STE 2A3	SAN DIEGO	CA	92101	533-040-25-11	CALIFORNIA ENVIRONMENTAL CO INC	
22	OFFICE	2535 KETTNER BLVD STE 2A4	SAN DIEGO	CA	92101	533-040-25-12	WESTERN COMMERCIAL INVESTMENTS, INC.	
23	OFFICE	2535 KETTNER BLVD STE 2A5	SAN DIEGO	CA	92101	533-040-25-13	ARK 2000 HOSPITALITY GROUP, INC.	
24	OFFICE	2535 KETTNER BLVD STE 2B1	SAN DIEGO	CA	92101	533-040-25-14	INDAMEX ENTERPRISES, INC.	
25	OFFICE	2535 KETTNER BLVD STE 2B2	SAN DIEGO	CA	92101	533-040-25-15	INGLESINA USA INC	
26	OFFICE	2535 KETTNER BLVD STE 2B3	SAN DIEGO	CA	92101	533-040-25-16	CERTAPET	
27	OFFICE	2535 KETTNER BLVD STE 2C1	SAN DIEGO	CA	92101	533-040-25-17	ALLSTATE	
28	OFFICE	2535 KETTNER BLVD STE 2C2	SAN DIEGO	CA	92101	533-040-25-18	TAX LAW CENTER	
29	OFFICE	2535 KETTNER BLVD STE 3A1	SAN DIEGO	CA	92101	533-040-25-19	KELLOGG EDUCATION FOUNDATION	
30	OFFICE	2535 KETTNER BLVD STE 3A2	SAN DIEGO	CA	92101	533-040-25-20	INTIER CORPORATION	
31	OFFICE	2535 KETTNER BLVD STE 3A3	SAN DIEGO	CA	92101	533-040-25-21	SITETUNERS.COM, INC.	
32	OFFICE	2535 KETTNER BLVD STE 3A4	SAN DIEGO	CA	92101	533-040-25-22	CLARA JARAMILLO INC.	
33	OFFICE	2535 KETTNER BLVD STE 3A5	SAN DIEGO	CA	92101	533-040-25-23	OCEAN'S BEST SEAFOOD, INC.	
34	OFFICE	2535 KETTNER BLVD STE 3B3	SAN DIEGO	CA	92101	533-040-25-24	BINDESK INSURANCE SERVICES	

NO POINTS OF CONSIDERATION FOUND WITHIN A 1,000FT								
#	USE DESCRIPTION	SITE ADDRESS	CITY	STATE	ZIP	PARCEL NUMBER	OWNER/BUSINESS NAME	NOTES
1	NO VALUE	1411 W PALM ST	SAN DIEGO	CA	92101	451-651-03-00	CALIBER COLLISION CENTERS	
2	PARKING LOT	1327 W PALM ST	SAN DIEGO	CA	92103	451-652-01-00	ENTERPRISE RENT-A-CAR	
3	NO VALUE	2801 CALIFORNIA ST	SAN DIEGO	CA	92101	451-652-02-00	SAN DIEGO METROPOLITAN TRANSIT DEVELOPMENT BOARD	
4	RESID. MULTIPLE FAMILY	1242 W OLIVE ST	SAN DIEGO	CA	92101	451-652-03-00	TUDELA INTERNATIONAL, LLC	
5	RESID. MULTIPLE FAMILY	1220 W OLIVE ST	SAN DIEGO	CA	92101	451-652-04-00	SELLERS FAMILY TRUST 10-08-20	
6	COMMERCIAL	2804 KETTNER BLVD	SAN DIEGO	CA	92101	451-652-05-00	DENDE ARTS AND CULTURAL CENTER	
7	COMMERCIAL	2812 KETTNER BLVD	SAN DIEGO	CA	92101	451-652-05-00	DENDE ARTS AND CULTURAL CENTER	
8	NO VALUE		SAN DIEGO	CA	92101	451-652-06-00	SAN DIEGO GAS & ELECTRIC CO	
9	COMMERCIAL	2730 KETTNER BLVD	SAN DIEGO	CA	92101	451-653-05-00	NEYENESCH PRINTERS INC	
10	NO VALUE	PALM ST	SAN DIEGO	CA	92103	451-653-06-00	SAN DIEGO METROPOLITAN TRANSIT DEVELOPMENT BOARD	
11	VACANT	2601 KETTNER BLVD	SAN DIEGO	CA	92101	451-654-02-00	PACIFICA FOX LP	
12	COMMERCIAL	2801 INDIA ST	SAN DIEGO	CA	92103	451-661-18-00	CITY24 LP	
13	COMMERCIAL	1125 W OLIVE ST	SAN DIEGO	CA	92103	451-663-01-00	CHAMPION CREDIT CORPORATION	
14	COMMERCIAL	2655 REYNARD WAY	SAN DIEGO	CA	92103	452-671-29-00	HOANG JIMMY L	
15	COMMERCIAL	2661 REYNARD WAY	SAN DIEGO	CA	92103	452-671-30-00	SOUTHERN CALIFORNIA PROPERTY	
16	COMMERCIAL	651 ARROYO DR	SAN DIEGO	CA	92103	452-676-03-00	SENTEK GLOBAL	
17	RESID. MULTIPLE FAMILY	645 ARROYO DR	SAN DIEGO	CA	92103	452-676-04-00	ROMMELFANGER ANTONY A	
18	RESID. SINGLE FAMILY	633 ARROYO DR	SAN DIEGO	CA	92103	452-676-05-00	GORMAN FAMILY TRUST 07-31-13	
19	RESID. SINGLE FAMILY	625 ARROYO DR	SAN DIEGO	CA	92103	452-676-06-00	LIU ANNE Y	
20	RESID. SINGLE FAMILY	626 W MAPLE ST	SAN DIEGO	CA	92103	452-676-15-00	CATHOLIC CHARITIES DIOCESE OF SAN DIEGO	
21	RESID. SINGLE FAMILY	632 W MAPLE ST	SAN DIEGO	CA	92103	452-676-16-00	GRIFFIN PATRICK	
22	RESID. SINGLE FAMILY	642 W MAPLE ST	SAN DIEGO	CA	92103	452-676-17-00	WHITELOCK JOHN S & ELIZABETH	
23	RESID. SINGLE FAMILY	652 W MAPLE ST	SAN DIEGO	CA	92103	452-676-18-00	MILLS NELL TRUST 02-28-06	
24	COMMERCIAL	2605 STATE ST	SAN DIEGO	CA	92103	452-676-19-00	MIRESBALL	
25	COMMERCIAL	2635 REYNARD WAY	SAN DIEGO	CA	92103	452-676-20-00	BLUE BARN CREATIVE VIDEO PRODUCTION	
26	COMMERCIAL	2633 REYNARD WAY	SAN DIEGO	CA	92103	452-676-20-00	BIRD CHARLOTTE S	
27	COMMERCIAL	2631 REYNARD WAY	SAN DIEGO	CA	92103	452-676-20-00	BIRD FAMILY TRUST 12-16-10	
28	INDUSTRIAL	1215 W NUTMEG ST	SAN DIEGO	CA	92101	533-011-01-00	INTERIOR WOOD	
29	VACANT	1215 W NUTMEG ST	SAN DIEGO	CA	92101	533-011-02-00	V M GENTILE TRUST 10-13-20 A K MARSHALL TRUST 10-13-20	
30	NO VALUE		SAN DIEGO	CA	92101	533-011-05-00	SAN DIEGO UNIFIED PORT DISTRICT	
31	VACANT	1215 W NUTMEG ST	SAN DIEGO	CA	92101	533-011-10-00	V M GENTILE TRUST 10-13-20 A K MARSHALL TRUST 10-13-20	
32	VACANT	CALIFORNIA ST	SAN DIEGO	CA	92101	533-011-11-00	DOUGLAS JOHN CORP	
33	COMMERCIAL	1120 W LAUREL ST	SAN DIEGO	CA	92101	533-011-12-00	FIREFLY CAR RENTAL	
34	NO VALUE	2535 PACIFIC HWY	SAN DIEGO	CA	92101	533-011-13-00	PARK & GO INC.	
35	NO VALUE	2521 PACIFIC HWY	SAN DIEGO	CA	92101	533-011-14-00	CLEAN ENERGY	
36	VACANT	2610 CALIFORNIA ST	SAN DIEGO	CA	92101	533-011-15-00	CALIFORNIA STREET CREATIVE HOUSE 1 LLC	
37	INDUSTRIAL	2554 CALIFORNIA ST	SAN DIEGO	CA	92101	533-011-16-00	CALIFORNIA STREET CREATIVE HOUSE 1 LLC	
38	NO VALUE		SAN DIEGO	CA	92101	533-012-01-00	SAN DIEGO METROPOLITAN TRANSIT DEVELOPMENT BOARD	
39	NO VALUE		SAN DIEGO	CA	92101	533-012-03-00	SAN DIEGO METROPOLITAN TRANSIT DEVELOPMENT BOARD	
40	PARKING LOT	2680 KETTNER BLVD	SAN DIEGO	CA	92101	533-012-06-00	ALADDIN PARKING LP	
41	VACANT	KETTNER BLVD	SAN DIEGO	CA	92101	533-012-07-00	ALADDIN PARKING LP	
42	PARKING LOT	2548 KETTNER BLVD	SAN DIEGO	CA	92101	533-012-08-00	ALADDIN PARKING L P	
43	AUTOMOTIVE USES	2499 PACIFIC HWY	SAN DIEGO	CA	92101	533-021-01-00	ENTERPRISE RENT-A-CAR	
44	RESTAURANT	2431 PACIFIC HWY	SAN DIEGO	CA	92101	533-021-02-00	FAIRWAY GOLF SHOP	
45	COMMERCIAL	2401 PACIFIC HWY	SAN DIEGO	CA	92101	533-021-03-00	DOLLAR RENT A CAR, INC.	
46	RESID. HOTEL/MOTEL/RESORTS	2353 PACIFIC HWY	SAN DIEGO	CA	92101	533-021-04-00	MOUJAES & WEHBE, INC.	
47	RESID. HOTEL/MOTEL/RESORTS	2339 PACIFIC HWY	SAN DIEGO	CA	92101	533-021-05-00	KARISHMA HOSPITALITY INC	
48	COMMERCIAL	2305 PACIFIC HWY	SAN DIEGO	CA	92101	533-021-06-00	RENT4LESS CAR RENTAL	
49	COMMERCIAL	1002 W JUNIPER ST	SAN DIEGO	CA	92101	533-021-07-00	NEVADA LEASE & RENTAL INC	
50	NO VALUE	CALIFORNIA ST	SAN DIEGO	CA	92101	533-022-01-00	SAN DIEGO METROPOLITAN TRANSIT DEVELOPMENT BOARD	
51	PARKING LOT	1025 W LAUREL ST STE 104	SAN DIEGO	CA	92101	533-022-02-00	WILL COPY & PRINT	
52	PARKING LOT	1025 W LAUREL ST STE 105	SAN DIEGO	CA	92101	533-022-02-00	LAUREL TRAVEL CENTER	
53	PARKING LOT	1025 W LAUREL ST STE 106	SAN DIEGO	CA	92101	533-022-02-00	RICLIN ASSOCIATES	
54	COMMERCIAL	2400 KETTNER BLVD	SAN DIEGO	CA	92101	533-022-03-00	ALLIED EQUITY L L C	
55	COMMERCIAL	2400 KETTNER BLVD STE 101	SAN DIEGO	CA	92101	533-022-03-00	EAGLERIDER, INC.	
56	COMMERCIAL	2400 KETTNER BLVD STE 102	SAN DIEGO	CA	92101	533-022-03-00	KLASSIK	
57	COMMERCIAL	2400 KETTNER BLVD STE 103	SAN DIEGO	CA	92101	533-022-03-00	ALLIED EQUITY L L C	
58	COMMERCIAL	2400 KETTNER BLVD STE 104	SAN DIEGO	CA	92101	533-022-03-00	MEYER FINE ART INC	
59	COMMERCIAL	2400 KETTNER BLVD STE 105	SAN DIEGO	CA	92101	533-022-03-00	ALLIED EQUITY L L C	
60	COMMERCIAL	2400 KETTNER BLVD STE 106	SAN DIEGO	CA	92101	533-022-03-00	T&G ASSOCIATES INC	
61	COMMERCIAL	2400 KETTNER BLVD STE 107	SAN DIEGO	CA	92101	533-022-03-00	SAN DIEGO HEADSHOTS	
62	COMMERCIAL	2400 KETTNER BLVD STE 108	SAN DIEGO	CA	92101	533-022-03-00	MARIA M LEON	
63	COMMERCIAL	2400 KETTNER BLVD STE 109	SAN DIEGO	CA	92101	533-022-03-00	COLOSSEUM FINE ARTS, INC.	
64	COMMERCIAL	2400 KETTNER BLVD STE 110	SAN DIEGO	CA	92101	533-022-03-00	98 BOTTLES	
65	COMMERCIAL	2400 KETTNER BLVD STE 112	SAN DIEGO	CA	92101	533-022-03-00	ALLIED EQUITY L L C	
66	COMMERCIAL	2400 KETTNER BLVD STE 113	SAN DIEGO	CA	92101	533-022-03-00	JACQUELINE LAVENU STUDIO & GAL	
67	COMMERCIAL	2400 KETTNER BLVD STE 114	SAN DIEGO	CA	92101	533-022-03-00	KIM GRANT DESIGN INC	
68	COMMERCIAL	2400 KETTNER BLVD STE 115	SAN DIEGO	CA	92101	533-022-03-00	INFINITE YOGA	
69	COMMERCIAL	2400 KETTNER BLVD STE 206	SAN DIEGO	CA	92101	533-022-03-00	ALLIED EQUITY L L C	
70	COMMERCIAL	2400 KETTNER BLVD STE 207	SAN DIEGO	CA	92101	533-022-03-00	IAN CUMMINGS PHOTOGRAPHY	
71	COMMERCIAL	2400 KETTNER BLVD STE 208	SAN DIEGO	CA	92101	533-022-03-00	CJ KUHL GALLERY	
72	COMMERCIAL	2400 KETTNER BLVD STE 212	SAN DIEGO	CA	92101	533-022-03-00	ALLIED EQUITY L L C	
73	COMMERCIAL	2400 KETTNER BLVD STE 213	SAN DIEGO	CA	92101	533-022-03-00	IAN CUMMINGS PHOTOGRAPHY	
74	COMMERCIAL	2400 KETTNER BLVD STE 214	SAN DIEGO	CA	92101	533-022-03-00	MONIQUE STRAUB STUDIO/GALLERY	
75	COMMERCIAL	2400 KETTNER BLVD STE 215	SAN DIEGO	CA	92101	533-022-03-00	DAEMON STUDIO	
76	COMMERCIAL	2400 KETTNER BLVD STE 216	SAN DIEGO	CA	92101	533-022-03-00	ATHENS CONSTANCE M	
77	COMMERCIAL	2400 KETTNER BLVD STE 218	SAN DIEGO	CA	92101	533-022-03-00	ALLIED EQUITY L L C	
78	COMMERCIAL	2400 KETTNER BLVD STE 220	SAN DIEGO	CA	92101	533-022-03-00	SUNTOUCH DESIGN	
79	COMMERCIAL	2400 KETTNER BLVD STE 221	SAN DIEGO	CA	92101	533-022-03-00	KATHRYN ALISON WEBB	
80	COMMERCIAL	2400 KETTNER BLVD STE 224	SAN DIEGO	CA	92101	533-022-03-00	PROJECT X MEDIA	
81	COMMERCIAL	2400 KETTNER BLVD STE 225	SAN DIEGO	CA	92101	533-022-03-00	ALLIED EQUITY L L C	
82	COMMERCIAL	2400 KETTNER BLVD STE 226	SAN DIEGO	CA	92101	533-022-03-00	ALLIED EQUITY L L C	
83	COMMERCIAL	2400 KETTNER BLVD STE 227	SAN DIEGO	CA	92101	533-022-03-00	ALLIED EQUITY L L C	
84	COMMERCIAL	2400 KETTNER BLVD STE 228	SAN DIEGO	CA	92101	533-022-03-00	ALLIED EQUITY L L C	
85	COMMERCIAL	2400 KETTNER BLVD STE 229	SAN DIEGO	CA	92101	533-022-03-00	ROUND TWO CREATIVE GROUP	

86	COMMERCIAL	2400 KETTNER BLVD STE 230	SAN DIEGO	CA	92101	533-022-03-00	ALLIED EQUITY L L C	
87	COMMERCIAL	2400 KETTNER BLVD STE 231	SAN DIEGO	CA	92101	533-022-03-00	ALLIED EQUITY L L C	
88	COMMERCIAL	2400 KETTNER BLVD STE 233	SAN DIEGO	CA	92101	533-022-03-00	DIAMOND EDITIONS PUBLISHING L.P.	
89	COMMERCIAL	2400 KETTNER BLVD STE 234	SAN DIEGO	CA	92101	533-022-03-00	UNREAL ART OF STACY D'AGUIAR	
90	COMMERCIAL	2400 KETTNER BLVD STE 235	SAN DIEGO	CA	92101	533-022-03-00	ALLIED EQUITY L L C	
91	COMMERCIAL	2400 KETTNER BLVD STE 236	SAN DIEGO	CA	92101	533-022-03-00	WILD SIDE TRAVEL LLC	
92	COMMERCIAL	2400 KETTNER BLVD STE 237	SAN DIEGO	CA	92101	533-022-03-00	ALLIED EQUITY L L C	
93	COMMERCIAL	2400 KETTNER BLVD STE 238	SAN DIEGO	CA	92101	533-022-03-00	ENOKI EVENTS LLC	
94	COMMERCIAL	2400 KETTNER BLVD STE 246	SAN DIEGO	CA	92101	533-022-03-00	PRIVATE HENLEY LLC	
95	COMMERCIAL	2400 KETTNER BLVD STE 247	SAN DIEGO	CA	92101	533-022-03-00	Q SWIMWEAR	
96	COMMERCIAL	2400 KETTNER BLVD STE 248	SAN DIEGO	CA	92101	533-022-03-00	ALLIED EQUITY L L C	
97	COMMERCIAL	2400 KETTNER BLVD STE 249	SAN DIEGO	CA	92101	533-022-03-00	THE MANCHETTE STUDIO	
98	COMMERCIAL	2400 KETTNER BLVD STE 250	SAN DIEGO	CA	92101	533-022-03-00	3DTN FAIRFAX, LLC	
99	COMMERCIAL	2400 KETTNER BLVD STE 251	SAN DIEGO	CA	92101	533-022-03-00	ORVAR USA CORPORATION	
100	COMMERCIAL	2400 KETTNER BLVD STE 252	SAN DIEGO	CA	92101	533-022-03-00	JOHN ALLEN WOODWARD LEATHER	
101	COMMERCIAL	2400 KETTNER BLVD STE 253	SAN DIEGO	CA	92101	533-022-03-00	ALLIED EQUITY L L C	
102	INDUSTRIAL	2308 KETTNER BLVD STE A	SAN DIEGO	CA	92101	533-022-04-00	I G & D INC	
103	INDUSTRIAL	2308 KETTNER BLVD STE B	SAN DIEGO	CA	92101	533-022-04-00	UNDERGROUND TOYS, LLC	
104	INDUSTRIAL	2308 KETTNER BLVD STE C	SAN DIEGO	CA	92101	533-022-04-00	JANIS FOLEY PHOTOGRAPHY, LLC	
105	INDUSTRIAL	2308 KETTNER BLVD STE D	SAN DIEGO	CA	92101	533-022-04-00	NEPTUNIC TECHNOLOGIES INC.	
106	INDUSTRIAL	2310 KETTNER BLVD STE A	SAN DIEGO	CA	92101	533-022-04-00	ALLIED EQUITY L L C	
107	INDUSTRIAL	2310 KETTNER BLVD STE B	SAN DIEGO	CA	92101	533-022-04-00	ALLIED EQUITY L L C	
108	INDUSTRIAL	2310 KETTNER BLVD STE C	SAN DIEGO	CA	92101	533-022-04-00	ALLIED EQUITY L L C	
109	NO VALUE	CALIFORNIA ST	SAN DIEGO	CA	92101	533-022-05-00	SAN DIEGO METROPOLITAN TRANSIT DEVELOPMENT BOARD	
110	NO VALUE	CALIFORNIA ST	SAN DIEGO	CA	92101	533-022-06-00	SAN DIEGO METROPOLITAN TRANSIT DEVELOPMENT BOARD	
111	RESID. SINGLE FAMILY	2443 KETTNER BLVD	SAN DIEGO	CA	92101	533-031-02-00	ORIENTAL ACCUPRESSURE AMI'S SPA	
112	RESID. SINGLE FAMILY	2419 KETTNER BLVD	SAN DIEGO	CA	92101	533-031-04-00	XPONENTIAL EXCLUSIVE PROPRTIE	
113	INDUSTRIAL	2401 KETTNER BLVD	SAN DIEGO	CA	92101	533-031-05-00	ARCHITECTURAL SALVAGE OF SAN DIEGO	
114	AGRICULTURAL PRESERVE	2400 INDIA ST	SAN DIEGO	CA	92101	533-031-06-00	EL CAMINO	
115	COMMERCIAL	909 W LAUREL ST STE 200	SAN DIEGO	CA	92101	533-031-15-00	BESPOKE PARTNERS INVESTMENTS LLC	
116	COMMERCIAL	2421 INDIA ST	SAN DIEGO	CA	92101	533-032-02-00	R3 BUILDING LLC	
117	COMMERCIAL	2425 INDIA ST	SAN DIEGO	CA	92101	533-032-02-00	STATE AND FIR, LLC	
118	PARKING LOT	2401 INDIA ST	SAN DIEGO	CA	92101	533-032-03-00	KLARMAN HOWARD L TR	
119	PARKING LOT	2345 INDIA ST	SAN DIEGO	CA	92101	533-033-02-00	KLARMAN HOWARD L TR	
120	COMMERCIAL	2355 INDIA ST	SAN DIEGO	CA	92101	533-033-08-00	JAMES COFFEE CO	
121	COMMERCIAL	2361 INDIA ST	SAN DIEGO	CA	92101	533-033-08-00	INDIA STREET ANTIQUES	
122	COMMERCIAL	2367 INDIA ST	SAN DIEGO	CA	92101	533-033-08-00	YASHINE AUTO INC.	
123	VACANT		SAN DIEGO	CA	92101	533-033-10-00	KLARMAN HOWARD L TR	
124	COMMERCIAL	2305 INDIA ST STE A	SAN DIEGO	CA	92101	533-033-11-01	NOLITA HALL	
125	COMMERCIAL	2305 INDIA ST STE B	SAN DIEGO	CA	92101	533-033-11-01	INDIA AND JUNIPER LLC	
126	COMMERCIAL	2307 INDIA ST	SAN DIEGO	CA	92101	533-033-11-02	INDIA AND JUNIPER LLC	
127	COMMERCIAL	2317 INDIA ST	SAN DIEGO	CA	92101	533-033-11-02	CHESTER PETER	
128	COMMERCIAL	2329 INDIA ST	SAN DIEGO	CA	92101	533-033-13-00	ARNOLD & ARNOLD INC	
129	INDUSTRIAL	2367 KETTNER BLVD	SAN DIEGO	CA	92101	533-034-01-00	DAGOBAH PROPERTIES LLC	
130	INDUSTRIAL	2345 KETTNER BLVD STE B	SAN DIEGO	CA	92101	533-034-02-00	CHROME DIGITAL & FILM SVC	
131	RESID. SINGLE FAMILY	2327 KETTNER BLVD	SAN DIEGO	CA	92101	533-034-03-00	IN HOUSE PHOTO LAB	
132	RESID. SINGLE FAMILY	2321 KETTNER BLVD	SAN DIEGO	CA	92101	533-034-04-00	BUMBLERIDE	
133	INDUSTRIAL	2311 KETTNER BLVD	SAN DIEGO	CA	92101	533-034-05-00	BLUE MOTIF LTD.	
134	INDUSTRIAL	828 W JUNIPER ST	SAN DIEGO	CA	92101	533-034-05-00	MENZIE WILLIAM G TRUST 09-17-08	
135	RESID. MULTIPLE FAMILY	2326 INDIA ST	SAN DIEGO	CA	92101	533-034-08-00	URBAN SKIN CARE	
136	INDUSTRIAL	2352 INDIA ST	SAN DIEGO	CA	92101	533-034-10-00	FINTZELBERG NICHOLAS M TRUST 12-23-87	
137	INDUSTRIAL	2354 INDIA ST	SAN DIEGO	CA	92101	533-034-10-00	FINTZELBERG NICHOLAS M TRUST 12-23-87	
138	INDUSTRIAL	2360 INDIA ST	SAN DIEGO	CA	92101	533-034-11-00	SCOTT WHITE CONTEMPORARY ART	
139	INDUSTRIAL	939 W KALMIA ST	SAN DIEGO	CA	92101	533-034-11-00	COUTURESHOCK LLC	
140	INDUSTRIAL	989 W KALMIA ST	SAN DIEGO	CA	92101	533-034-11-00	SWCA INC	
141	VACANT	KETTNER BLVD	SAN DIEGO	CA	92101	533-040-01-00	PACIFICA FOX LP	
142	COMMERCIAL	2559 KETTNER BLVD	SAN DIEGO	CA	92101	533-040-06-00	NIKOU CO	
143	RESID. MULTIPLE FAMILY	2555 KETTNER BLVD	SAN DIEGO	CA	92101	533-040-07-00	WALIA BHUPENDRA & POONAM	
144	COMMERCIAL	2501 KETTNER BLVD	SAN DIEGO	CA	92101	533-040-10-00	CASBAH ROCK INC	
145	COMMERCIAL	1021 W MAPLE ST	SAN DIEGO	CA	92101	533-040-16-00	LABOR READY SOUTHWEST INC	
146	INDUSTRIAL	2727 KETTNER BLVD	SAN DIEGO	CA	92101	533-040-21-00	PACIFICA FOX LP	
147	COMMERCIAL	2727 KETTNER BLVD	SAN DIEGO	CA	92101	533-040-22-00	PACIFICA FOX LP	
148	OFFICE	2535 KETTNER BLVD STE 1A1	SAN DIEGO	CA	92101	533-040-25-01	SEOHAUS LLC	
149	OFFICE	2535 KETTNER BLVD STE 1A2	SAN DIEGO	CA	92101	533-040-25-02	US RESORTS MARKETING	
150	OFFICE	2535 KETTNER BLVD STE 1A3	SAN DIEGO	CA	92101	533-040-25-03	BREAK-AWAY TOURS	
151	OFFICE	2535 KETTNER BLVD STE 1A4	SAN DIEGO	CA	92101	533-040-25-04	CAMERON ELEANOR ANDERSON	
152	OFFICE	2535 KETTNER BLVD STE 1A5	SAN DIEGO	CA	92101	533-040-25-05	RUTTKAY DEVELOPMENT COMPANY, INC.	
153	OFFICE	2535 KETTNER BLVD STE 1B2	SAN DIEGO	CA	92101	533-040-25-06	JAEGER CAPITAL GROUP,LTD	
154	OFFICE	2535 KETTNER BLVD STE 1B3	SAN DIEGO	CA	92101	533-040-25-07	GARCIA ROBERTS ADVERTISING, INC.	
155	OFFICE	2535 KETTNER BLVD STE 1C1	SAN DIEGO	CA	92101	533-040-25-08	HOLNBACK DIANE M/ESHELMAN TADZIA A	
156	OFFICE	2535 KETTNER BLVD STE 2A1	SAN DIEGO	CA	92101	533-040-25-09	BLOOMINGTON ASSOCIATES NO. 322, LTD.,	
157	OFFICE	2535 KETTNER BLVD STE 2A2	SAN DIEGO	CA	92101	533-040-25-10	PLAYERS VACATION CLUB I	
158	OFFICE	2535 KETTNER BLVD STE 2A3	SAN DIEGO	CA	92101	533-040-25-11	CALIFORNIA ENVIRONMENTAL CO INC	
159	OFFICE	2535 KETTNER BLVD STE 2A4	SAN DIEGO	CA	92101	533-040-25-12	WESTERN COMMERCIAL INVESTMENTS, INC.	
160	OFFICE	2535 KETTNER BLVD STE 2A5	SAN DIEGO	CA	92101	533-040-25-13	ARK 2000 HOSPITALITY GROUP, INC.	
161	OFFICE	2535 KETTNER BLVD STE 2B1	SAN DIEGO	CA	92101	533-040-25-14	INDAMEX ENTERPRISES, INC.	
162	OFFICE	2535 KETTNER BLVD STE 2B2	SAN DIEGO	CA	92101	533-040-25-15	INGLESINA USA INC	
163	OFFICE	2535 KETTNER BLVD STE 2B3	SAN DIEGO	CA	92101	533-040-25-16	CERTAPET	
164	OFFICE	2535 KETTNER BLVD STE 2C1	SAN DIEGO	CA	92101	533-040-25-17	ALLSTATE	
165	OFFICE	2535 KETTNER BLVD STE 2C2	SAN DIEGO	CA	92101	533-040-25-18	TAX LAW CENTER	
166	OFFICE	2535 KETTNER BLVD STE 3A1	SAN DIEGO	CA	92101	533-040-25-19	KELLOGG EDUCATION FOUNDATION	
167	OFFICE	2535 KETTNER BLVD STE 3A2	SAN DIEGO	CA	92101	533-040-25-20	INTIER CORPORATION	
168	OFFICE	2535 KETTNER BLVD STE 3A3	SAN DIEGO	CA	92101	533-040-25-21	SITETUNERS.COM, INC.	
169	OFFICE	2535 KETTNER BLVD STE 3A4	SAN DIEGO	CA	92101	533-040-25-22	CLARA JARAMILLO INC.	
170	OFFICE	2535 KETTNER BLVD STE 3A5	SAN DIEGO	CA	92101	533-040-25-23	OCEAN'S BEST SEAFOOD, INC.	
171	OFFICE	2535 KETTNER BLVD STE 3B3	SAN DIEGO	CA	92101	533-040-25-24	BINDESK INSURANCE SERVICES	
172	COMMERCIAL	802 W MAPLE ST	SAN DIEGO	CA	92103	533-051-07-00	BUDIMAN MICHAEL & ELIZABETH L	

173	COMMERCIAL	2602 STATE ST	SAN DIEGO	CA	92103	533-051-07-00	BUDIMAN MICHAEL & ELIZABETH L	
174	RESID. MULTIPLE FAMILY	2537 STATE ST	SAN DIEGO	CA	92101	533-054-02-00	POLAK FAMILY TRUST 02-07-97	
175	COMMERCIAL	2527 STATE ST	SAN DIEGO	CA	92101	533-054-03-00	2531 STATE STREET LLC	
176	COMMERCIAL	2531 STATE ST	SAN DIEGO	CA	92101	533-054-03-00	2531 STATE STREET LLC	
177	COMMERCIAL	2553 STATE ST	SAN DIEGO	CA	92101	533-054-10-00	THE MEETING PLACE INC	
178	COMMERCIAL	2555 STATE ST	SAN DIEGO	CA	92101	533-054-10-00	ACME FINANCIAL GROUP, INC.	
179	RESIDENTIAL	STATE ST	SAN DIEGO	CA	92101	533-054-11-00	BOMAR LLC	
180	RESID. SINGLE FAMILY	2504 STATE ST	SAN DIEGO	CA	92101	533-055-07-00	GURU TATTOO	
181	COMMERCIAL	2516 STATE ST	SAN DIEGO	CA	92101	533-055-08-00	STONE & GARDEN	
182	COMMERCIAL	2534 STATE ST	SAN DIEGO	CA	92101	533-055-09-00	HONE TAX LAW	
183	COMMERCIAL	2544 STATE ST	SAN DIEGO	CA	92101	533-055-10-00	EBRAHIMI DURGIN LLC	
184	NO VALUE		SAN DIEGO	CA	92101	533-055-12-00	SAN DIEGO GAS & ELECTRIC CO	
185	RESID. MULTIPLE FAMILY	2442 STATE ST	SAN DIEGO	CA	92101	533-061-08-00	REVOLVER ENGINEERING LLC	
186	VACANT	2454 STATE ST	SAN DIEGO	CA	92101	533-061-09-00	HAUBERT LIVING TRUST 02-05-11	
187	VACANT	2534 STATE ST	SAN DIEGO	CA	92101	533-061-10-00	STATE STREET OFFICES L L C	
188	COMMERCIAL	726 W KALMIA ST	SAN DIEGO	CA	92101	533-061-12-00	FORMULA MARKETING CO	
189	INDUSTRIAL	2451 STATE ST	SAN DIEGO	CA	92101	533-062-01-00	RAP AUTO SERVICES, LLC	
190	PARKING LOT	2409 STATE ST	SAN DIEGO	CA	92101	533-062-02-00	RITTER FAMILY TRUST 06-08-06	
191	AGRICULTURAL PRESERVE	2430 UNION ST	SAN DIEGO	CA	92101	533-062-05-00	RASKIN BRUCE D & KIMBERLY A	
192	NO VALUE	725 W KALMIA ST	SAN DIEGO	CA	92101	533-066-01-00	CITY OF SAN DIEGO	
193	RESIDENTIAL	W LAUREL ST	SAN DIEGO	CA	92101	533-072-29-00	LEON AT LAUREL LLC	
194	COMMERCIAL	2491 KETTNER BLVD	SAN DIEGO	CA	92101	533-630-01-00	STILE SALON	
195	COMMERCIAL	2487 KETTNER BLVD	SAN DIEGO	CA	92101	533-630-02-00	PANOCH VALLEY, LLC	
196	COMMERCIAL	2483 KETTNER BLVD	SAN DIEGO	CA	92101	533-630-03-00	POWERHOUSE CAPITAL LLC	
197	COMMERCIAL	2479 KETTNER BLVD	SAN DIEGO	CA	92101	533-630-04-00	HOLLIS BRAND COMMUNICATIONS	
198	COMMERCIAL	2475 KETTNER BLVD	SAN DIEGO	CA	92101	533-630-05-00	KETTNER MODERN LLC	
199	COMMERCIAL	979 W LAUREL ST	SAN DIEGO	CA	92101	533-630-06-00	J. JP & R., INTERNATIONAL, INC.	
200	COMMERCIAL	973 W LAUREL ST	SAN DIEGO	CA	92101	533-630-07-00	ZIBA CA	
201	COMMERCIAL	967 W LAUREL ST	SAN DIEGO	CA	92101	533-630-08-00	KATANA LLC	
202	COMMERCIAL	961 W LAUREL ST	SAN DIEGO	CA	92101	533-630-09-00	WEDDING BOKEH	
203	COMMERCIAL	985 W LAUREL ST	SAN DIEGO	CA	92101	533-630-10-00	WEST LAUREL STUDIOS L P	
204	NO VALUE		SAN DIEGO	CA	92101	760-006-00-02	INFORMATION ONLY(SAN DIEGO UNIFIED PORT DISTRICT)	
205	VACANT	2499 PACIFIC HWY COR OF LAURE	SAN DIEGO	CA	92101	760-006-02-00	ORAMS ENTERPRISES INC	
206	AUTOMOTIVE USES	2521 PACIFIC HWY	SAN DIEGO	CA	92101	760-006-25-00	TESORO REFINING AND MARKETING COMPANY	
207	PARKING LOT	2535 PACIFIC HWY	SAN DIEGO	CA	92101	760-006-46-00	SAN DIEGO UNIFIED PORT DISTRICT	
208	NO VALUE		SAN DIEGO	CA	92101	760-007-00-01	INFORMATION ONLY(SAN DIEGO UNIFIED PORT DISTRICT)	
209	NO VALUE	LAUREL ST FT OF & HARBOR DR	SAN DIEGO	CA	92186	760-007-15-00	SAN DIEGO UNIFIED PORT DISTRICT	
210	AUTOMOTIVE USES	1411 W PALM ST	SAN DIEGO	CA	92101	760-216-89-00	CALIBER BODYWORKS INC	



13520 Scarsdale Way
San Diego, CA 92128
www.titleprois.com

CERTIFICATION

I SEAN WILSON/ TITLE PRO INFORMATION SYSTEMS HEREBY CERTIFY THAT THE ATTACHED LIST CONTAINS THE NAMES, ADDRESSES AND PARCEL NUMBERS OF ALL PERSONS TO WHOM ALL PROPERTY IS ASSESSED AS THEY APPEAR ON THE LATEST AVAILABLE ASSESSMENT ROLL OF THE COUNTY WITHIN THE AREA DESCRIBED AND REQUESTED BY YOU THE CLIENT, THE REQUIRED RADIUS MEASURED FROM THE EXTERIOR BOUNDARIES OF THE PROPERTY REQUESTED AND DESCRIBED AS:

APN(S): 533-040-07 100FT & 1,000FT
PLAT DATE: 02/11/2022
COUNTY OF: SAN DIEGO
CITY OF: SAN DIEGO

Sean Wilson

SEAN WILSON
TITLE PRO INFORMATION SYSTEMS

DATE:
02/11/2022

	City of San Diego Development Services (619) 446-5000	Affidavit for Cannabis Outlet or Cannabis Production Facility for Conditional Use Permit (CUP)	FORM DS-190 March 2020
---	---	---	--

The purpose of this affidavit is for the property owner, authorized agent, or business owner of the Cannabis Outlet (Outlet) and Cannabis Production Facility (Facility) to affirm that all uses within 1,000 feet from the subject property line have been identified, including residential zones within 100 feet, as defined in San Diego Municipal Code (SDMC), Sections [113.0103](#), [141.0504](#), and [141.1004](#).

The proposed Outlet and Facility location must be 100 feet from any residential zone and not within 1,000 feet of the property line of the following:

- | | |
|--|---|
| 1. Resource and population-based city park | 6. Minor-oriented facility |
| 2. Church | 7. Residential Care Facility |
| 3. Child care center | 8. Schools |
| 4. Playground | 9. Other Cannabis Outlets |
| 5. City library | (applicable to Outlet CUP applications only). |

GENERAL INFORMATION

Project Name: 2555 Kettner Blvd.	Project No.: <i>For City Use Only</i>
---	---------------------------------------

Project Address: 2555 Kettner Blvd., San Diego, CA 92101

Date Information Verified by Owner or Authorized Agent: 02/22/2022

DECLARATION: *The property owner, authorized agent, or business owner of the Outlet and Facility must complete the following section and sign their name where indicated.*

We are aware that the business described above is subject to the Cannabis Outlet or Cannabis Production Facility requirements regulated by SDMC Section [141.0504](#) (Outlet) and Section [141.1004](#) (Facility), and [Chapter 4, Article 2, Division 15](#). We hereby affirm under penalty of perjury that the proposed business location is not within 1,000 feet, measured in accordance with SDMC Section [113.0225](#) of the property line of any resource and population-based city park, church, child care center, playground, library owned and operated by the City of San Diego, minor-oriented facility, residential care facility, and other Cannabis Outlets (applicable to Outlet CUP applications only), or schools; and is 100 feet from any residential zone as identified on the 1000-foot radius map and spreadsheet submitted with the Conditional Use Permit application.

Property Owner or Authorized Agent Name: Check one <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Agent	Telephone No.:
Jaspal S. Walia	

Mailing Address: 2555 Kettner Blvd.	City: San Diego	State: CA	Zip Code: 92101
--	------------------------------------	------------------------------	------------------------------------

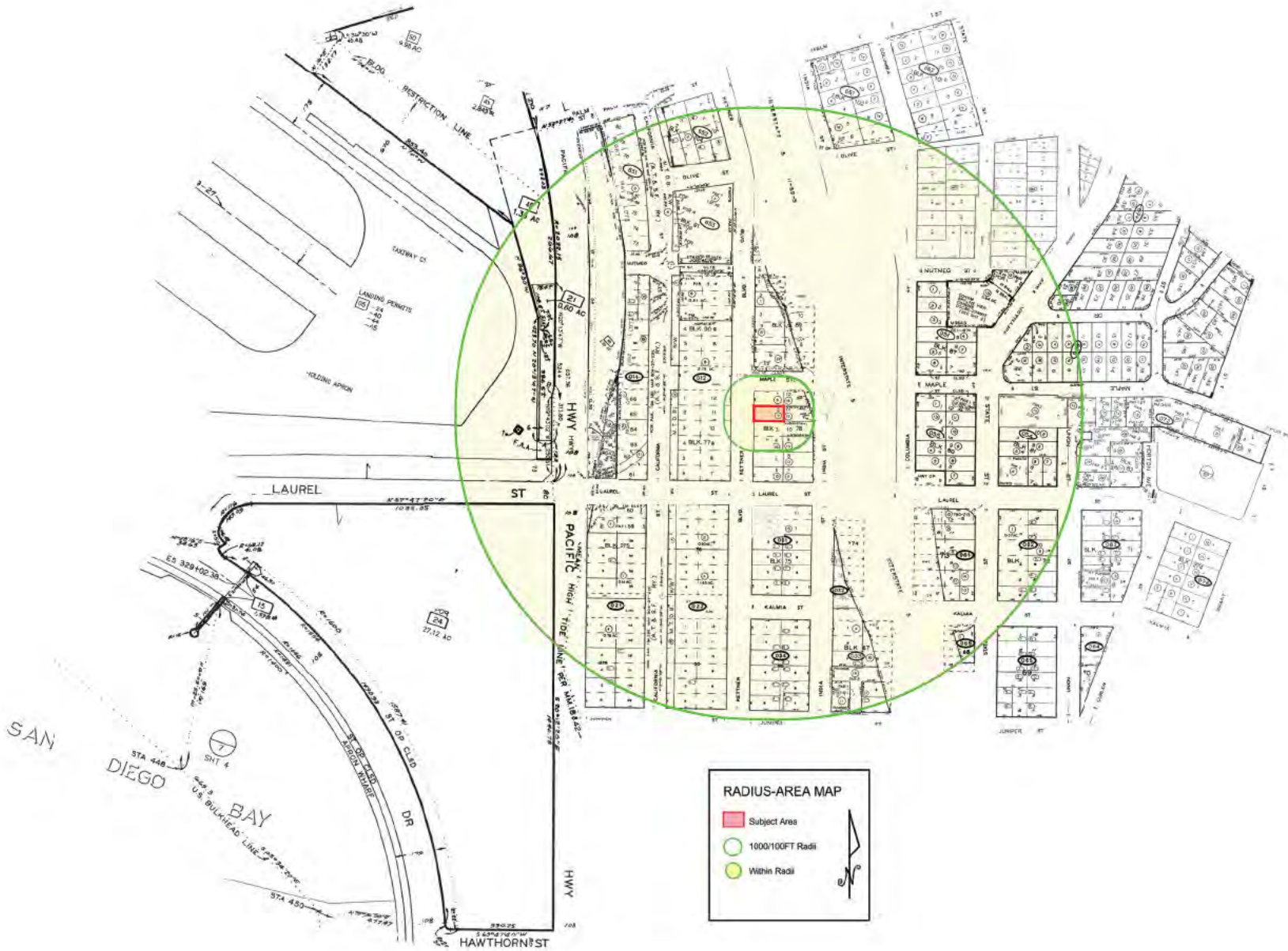
Signature: 	Date: 2/22/2022
---	------------------------------------

Business Owner Name:	Telephone No.:

Mailing Address:	City:	State:	Zip Code:

Signature:	Date:

1000-FOOT VICINITY/AREA MAP



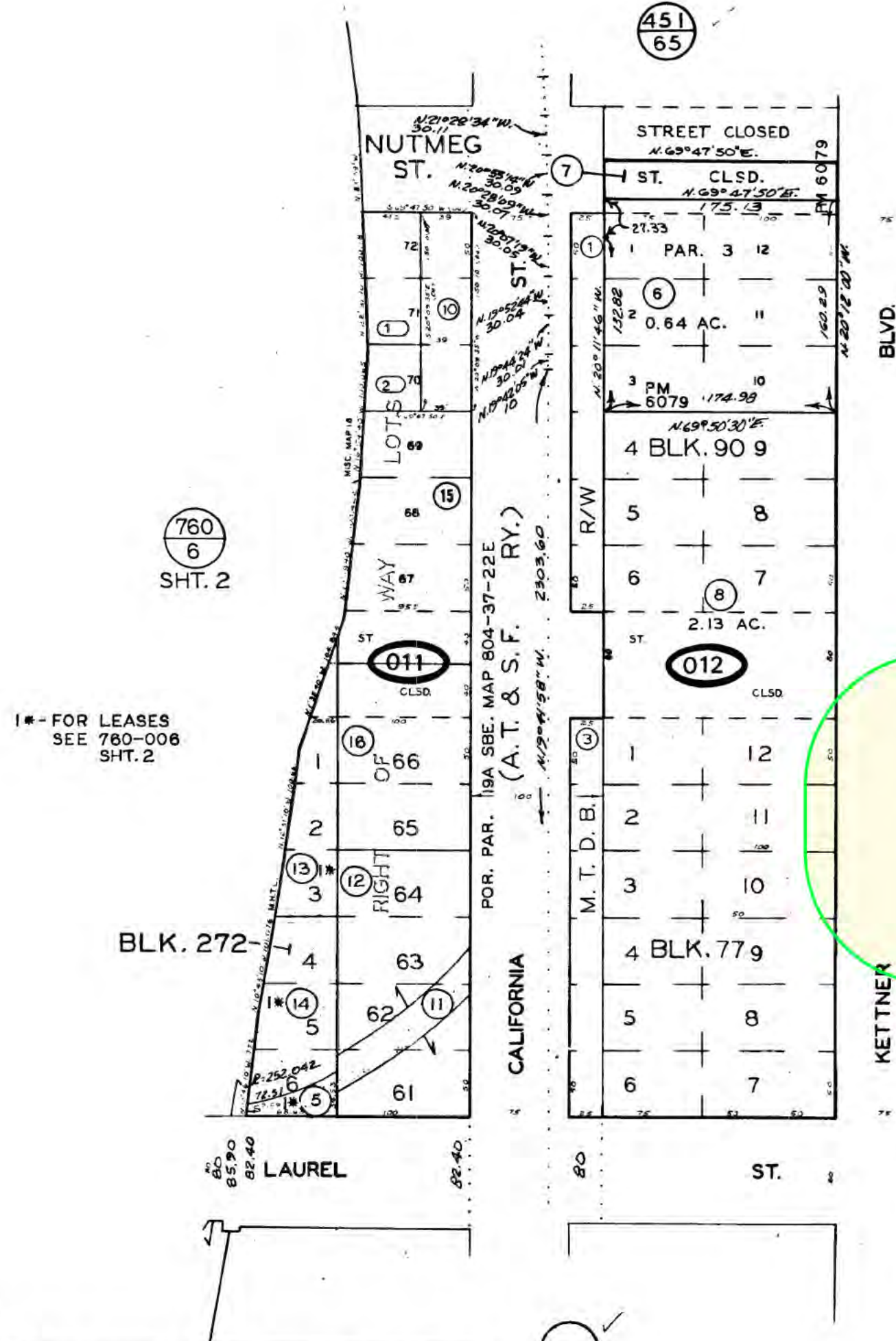


ONE SET OF MAPS

08



533-011-012



760
6
SHT. 2

1* - FOR LEASES
SEE 760-006
SHT. 2

BLK. 272

85.90
82.40
LAUREL

POR. PAR. 19A SBE. MAP 804-37-22E
(A.T. & S.F. RY.)

CALIFORNIA

451
65

012
CLSD

M.T.D.B.

2

4

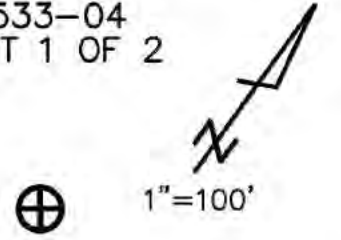
CCI - 1874 - MIDDLETOWN

CHANGES				
BLK	OLD	NEW	YR	CUT
011	9	15, 16	75	1313
011	13 & 15	BL Change	76	2024
012	ST. CLSD. # 2	SAME	78	5544
012	2	6 & 7	78	1477
011	11	RED TO BLACK	84	5685
012	4 & 5	8	88	1659

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

SAN DIEGO COUNTY
ASSESSOR'S MAP
BOOK 533 PAGE 01

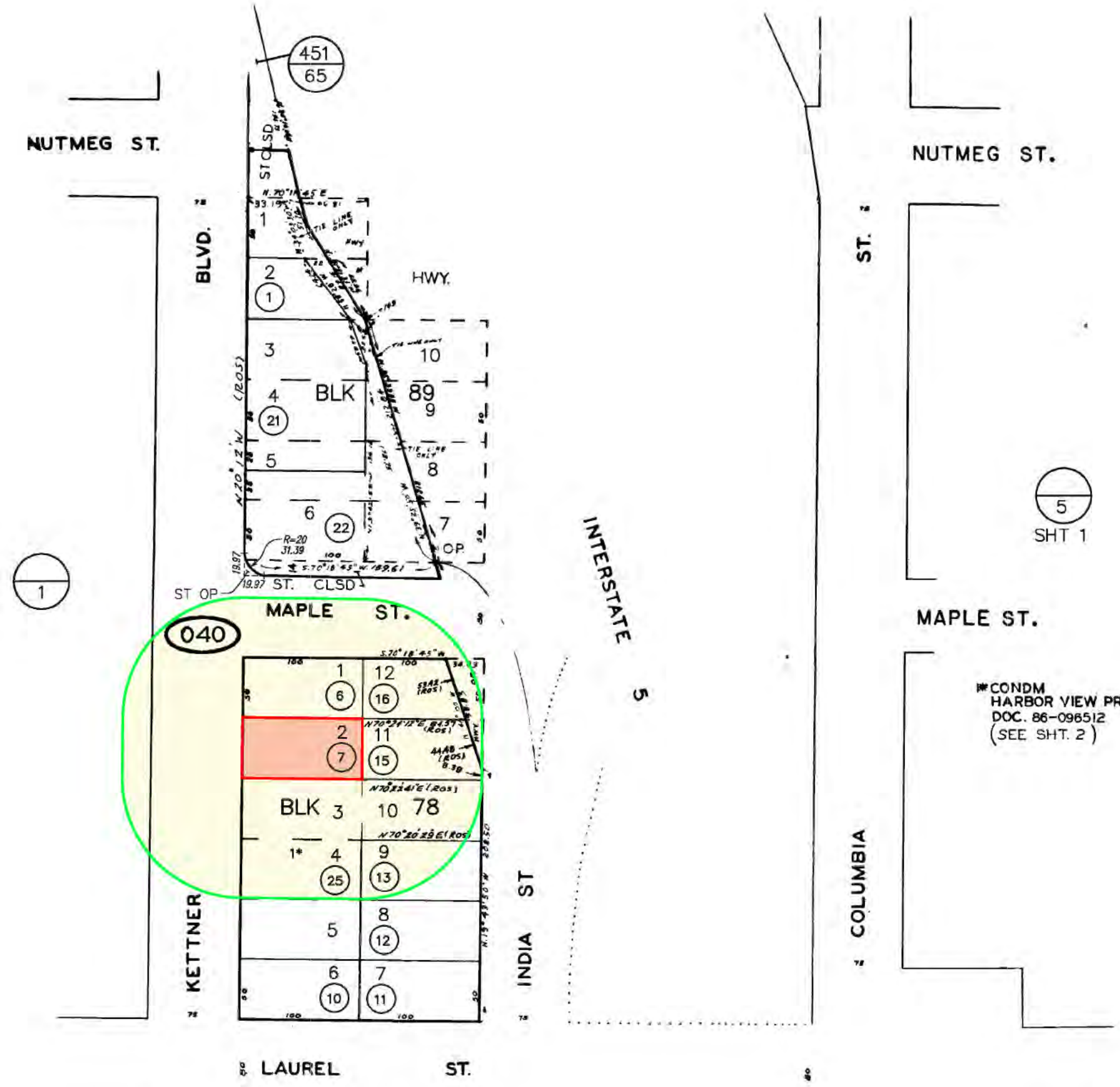




08/21/2017 DJS

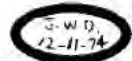
CHANGES

BLK	OLD	NEW	YR	CUT
040	2,3,4	21		
	5,18,19,26	22	72	7569
	ST CLSD & 22	SAME	76	5529
	8,9	23	82	2399
	14,23	24	85	705
	24 S.F.D.'S	AMD. CONDM	87	5705
	24 S.F.D.'S	25 CONDM	89	678
	24 S.F.D.'S	25 S.F.D.'S	89	10060
	22	SAME & ST OP	18	4651

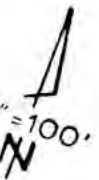


CONDM
HARBOR VIEW PROFESSIONAL PLAZA
DOC. 86-096512
(SEE SHT. 2)

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



533-011-012



11

760
6
SHT. 2

*- FOR LEASES
SEE 760-006
SHT. 2

BLK. 272

85.90
82.40
LAUREL

NUTMEG
ST.

19A SBE. MAP 804-37-22E
(A.T. & S.F. RY.)

CALIFORNIA

451
65

STREET CLOSED
N. 69°47'50"E.

ST. CLSD.
N. 69°47'50"E.

PAR. 3 12

0.64 AC.

4 BLK. 90 9

2.13 AC.

012
CLSD

1 12

2 11

3 10

4 BLK. 77 9

5 8

6 7

BLVD.

MAPLE ST.

KETTNER

ST.

2

4

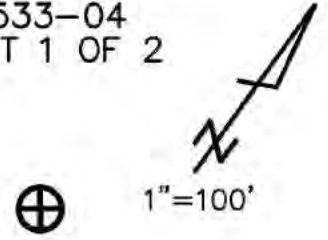
CHANGES

BLK	OLD	NEW YR	CUT
011	9	15, 16	75 1313
011	13 & 15	B.L. Change	76 2024
012	ST. CLSD. #2	SAME	78 5544
012	2	6 & 7	78 1477
011	11	RED TO BLACK	84 5685
012	4 & 5	8	88 1659

SAN DIEGO COUNTY
ASSESSOR'S MAP
BOOK 533 PAGE 01

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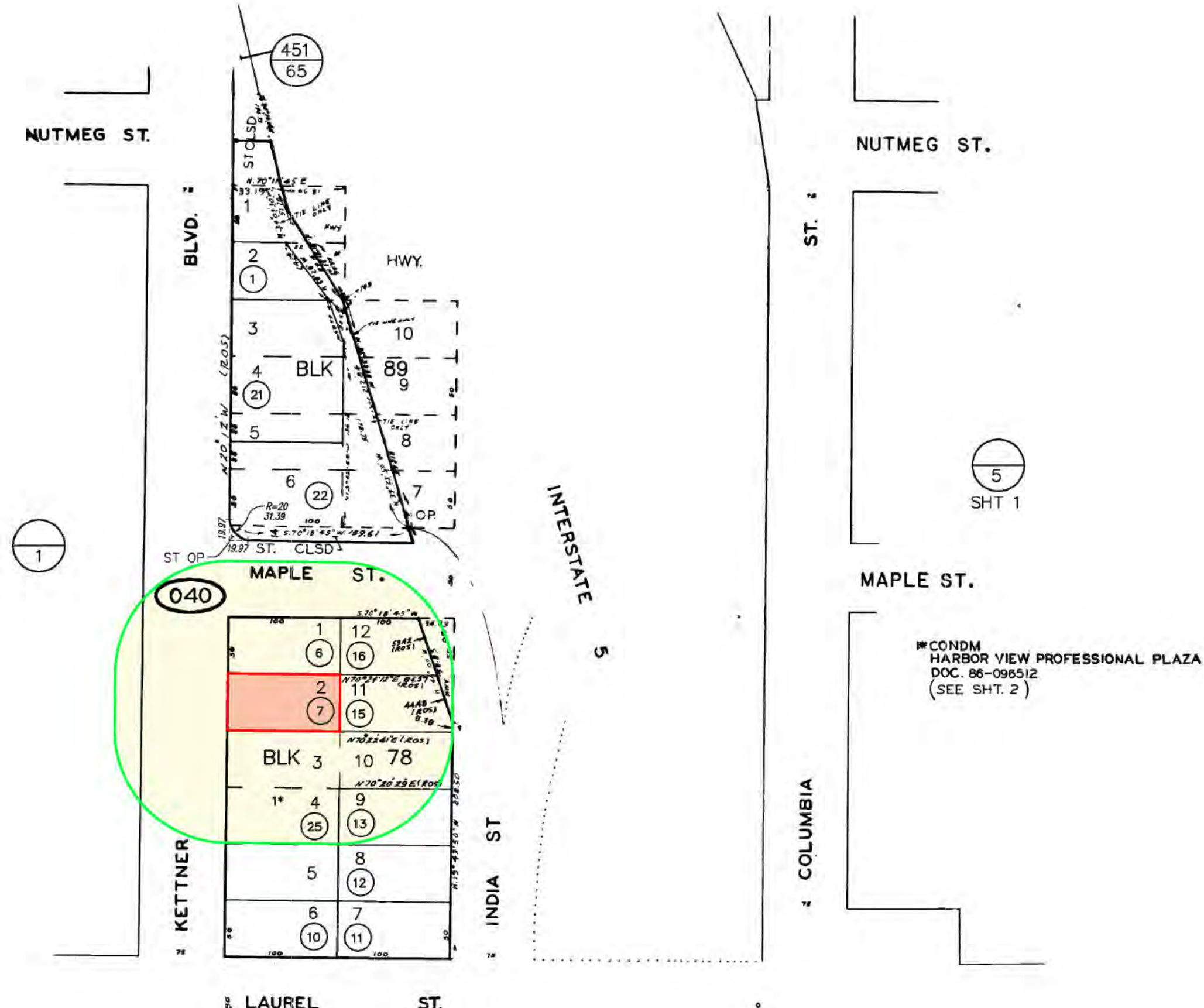
CCI - 1874 - MIDDLETOWN



08/21/2017 DJS

CHANGES

BLK	OLD	NEW	YR	CUT
040	2,3,4	21		
	5,18,19,26	22	72	7569
	ST CLSD & 22	SAME	76	5529
	8,9	23	82	2399
	14,23	24	85	705
	24 S.F.D.'S	AMD. CONDM	87	5705
	24 S.F.D.'S	25 CONDM	89	678
	24 S.F.D.'S	25 S.F.D.'S	89	10060
	22	SAME & ST OP	18	4651



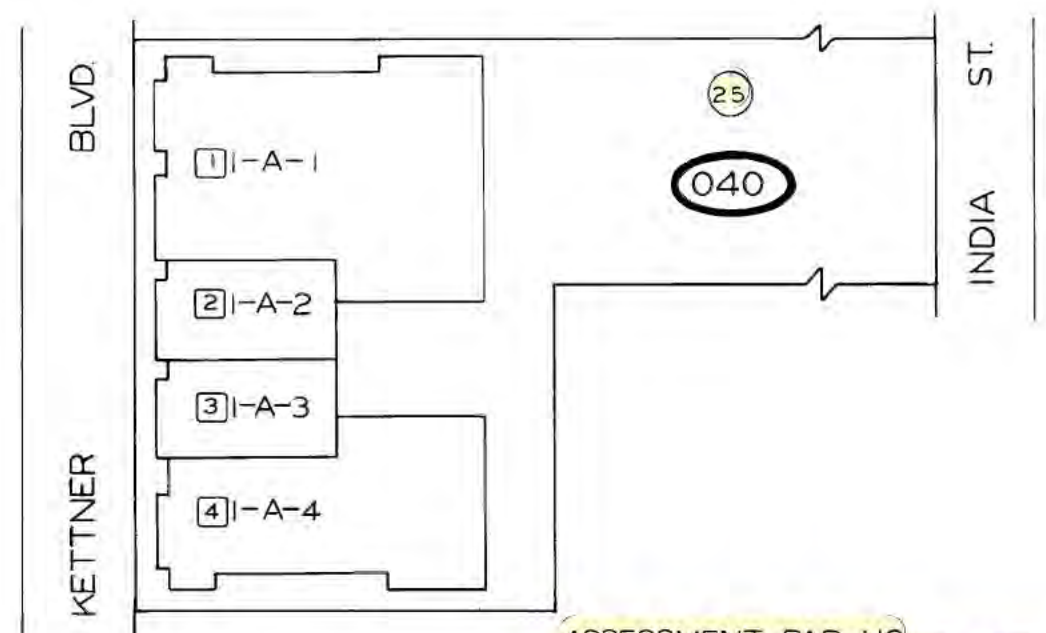
CONDM
HARBOR VIEW PROFESSIONAL PLAZA
DOC. 86-096512
(SEE SHT. 2)

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

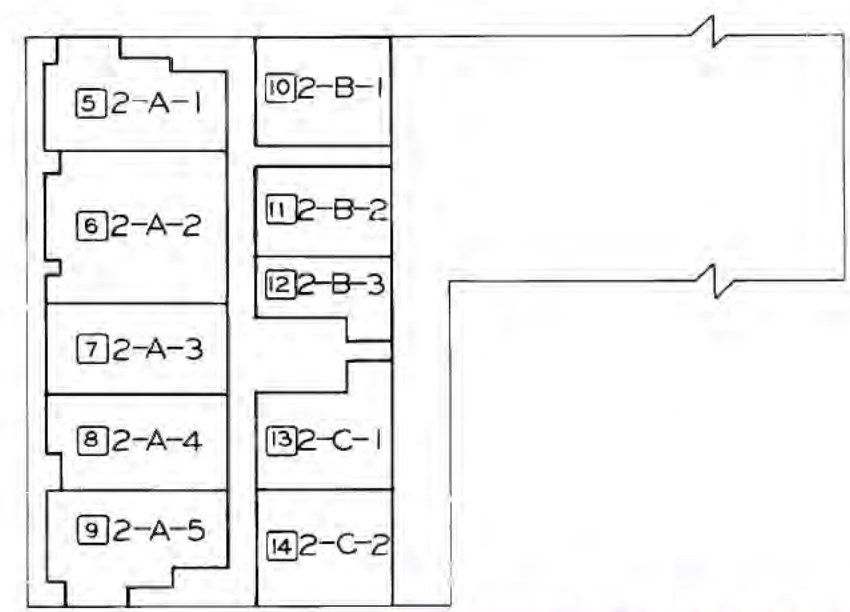
03

NO SCALE

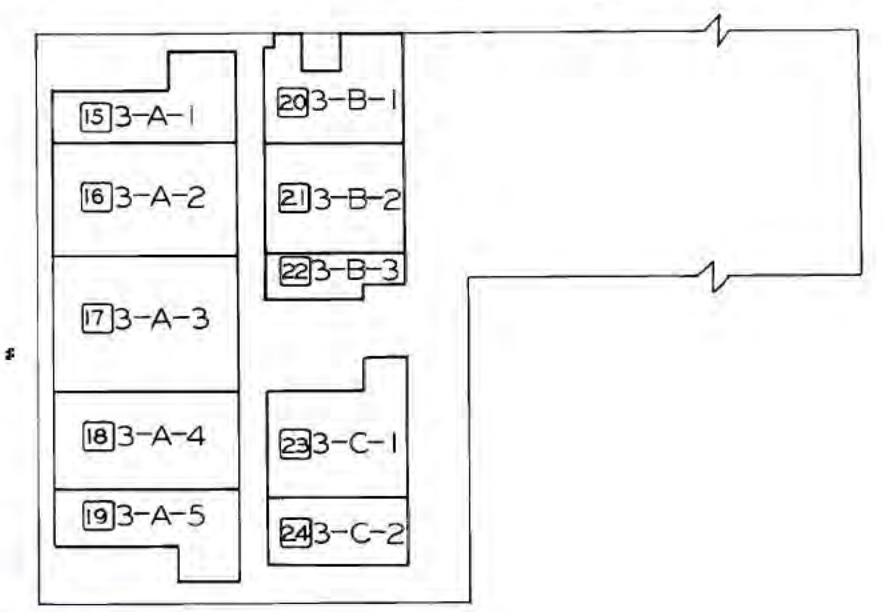
2-13-89 *LM*



ASSESSMENT PAR. NO. 533-040-25 SUB ID 01-24



HARBOR VIEW PROFESSIONAL PLAZA
DOC 86-096512/550188
BLK 78-LOTS 3-5 & 10



N. H. C.
2-13-89

533-04 SHT. 2

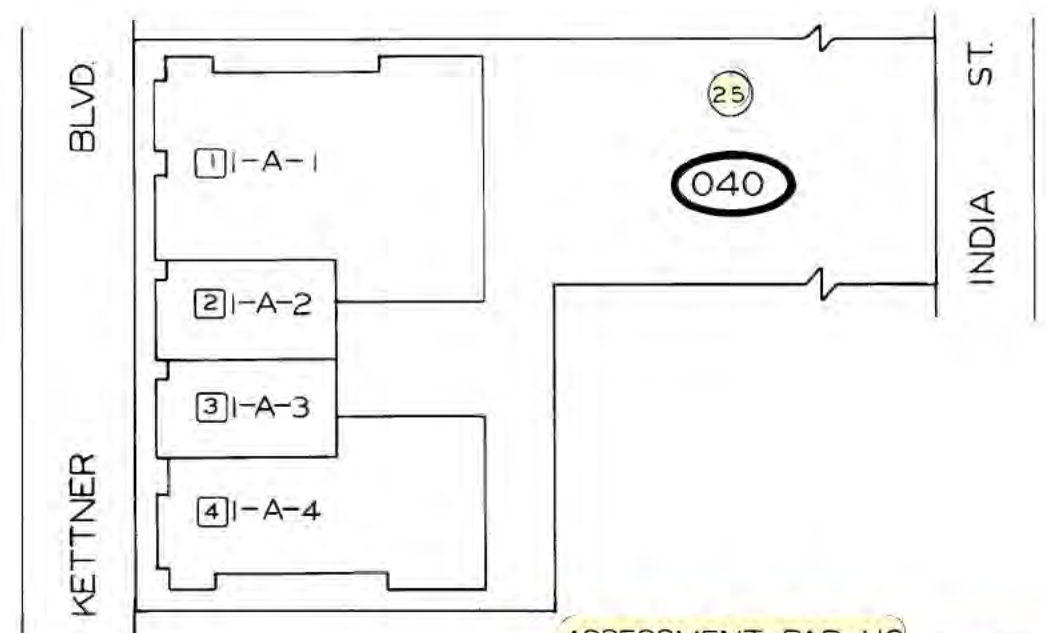
NOTE: EACH SUB ID INCLUDES AN UND INT IN ITS RESPECTIVE COMMON AREA

CONDOMINIUMS
CCI-MIDDLETOWN

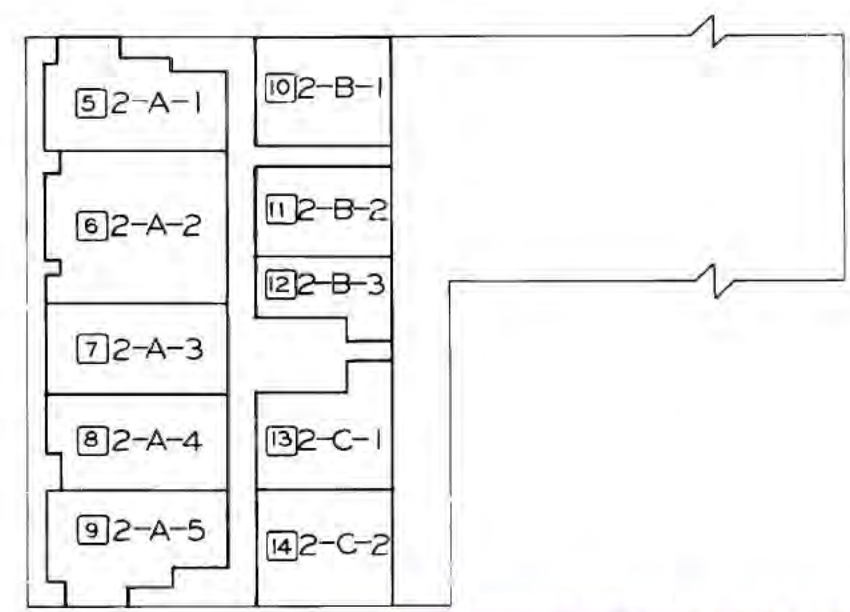
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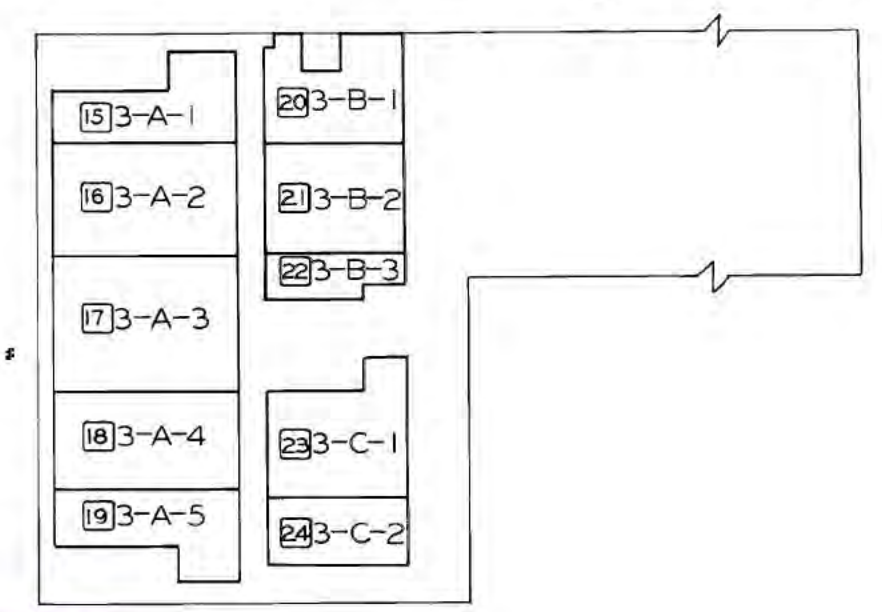
2-13-89 *LM*



ASSESSMENT PAR. NO. 533-040-25 SUB ID 01-24



HARBOR VIEW PROFESSIONAL PLAZA
DOC 86-096512/550188
BLK 78-LOTS 3-5 & 10



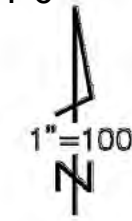
N. H. C.
2-13-89

533-04 SHT. 2

NOTE: EACH SUB ID INCLUDES AN UND INT IN ITS RESPECTIVE COMMON AREA

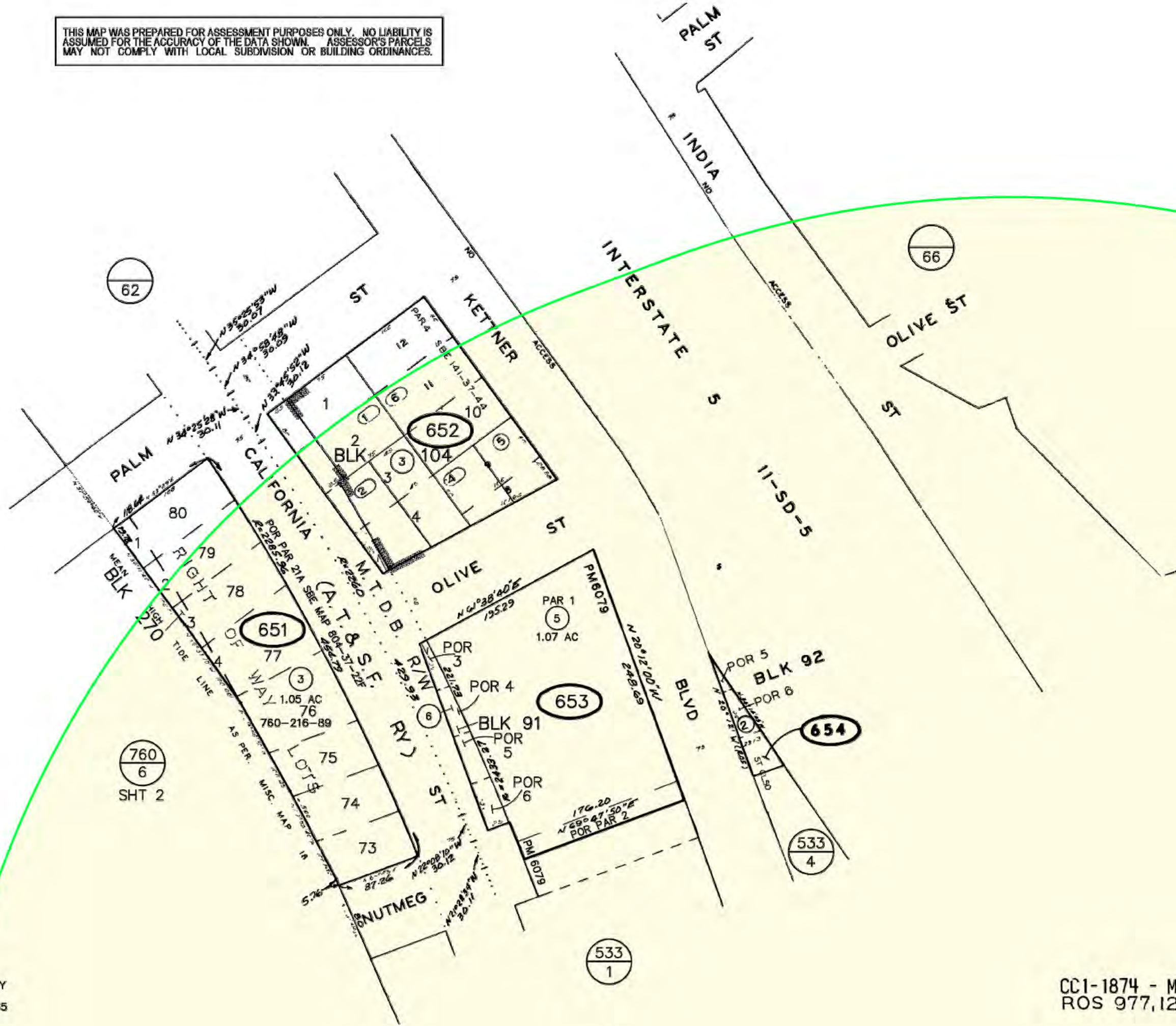
CONDOMINIUMS
CCI-MIDDLETOWN

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



L 451-651-653

02/22/06 AV



CHANGES

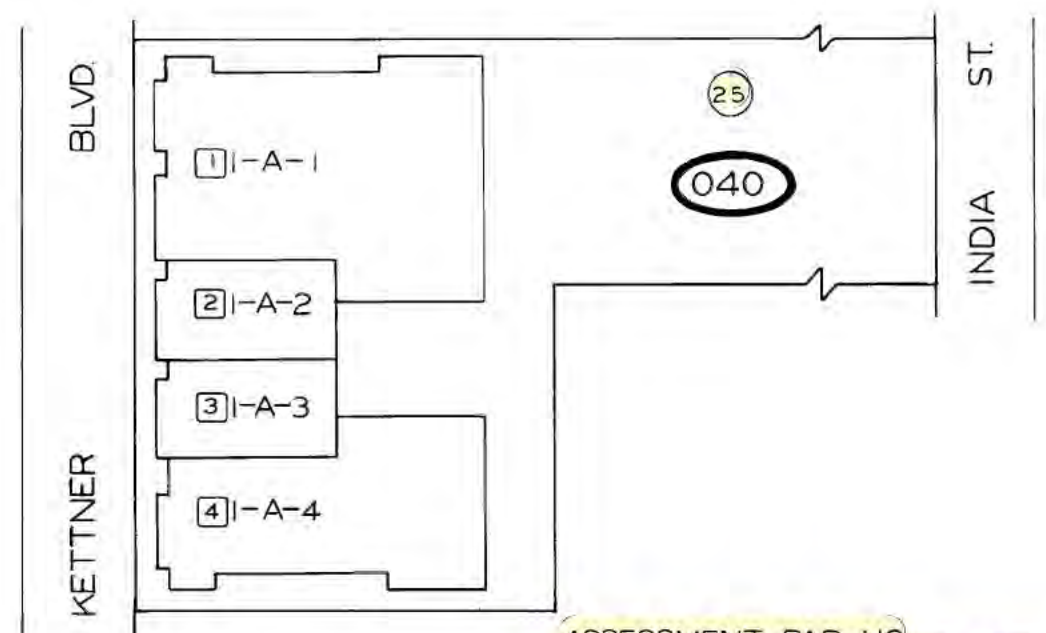
BLK	OLD	NEW	YR	CUT
654	1	2	65	4474
653	<i>PICK UP</i>	2	68	1036
652	<i>PICK UP</i>	7	68	1037
653	<i>DE CLSD</i>	<i>SAME</i>	78	5544
653	1	3 & 4	78	1477
653	3 & 4	5	82	2253
651	1 & 2	3	06	2157
653	2 & 652-07	6		



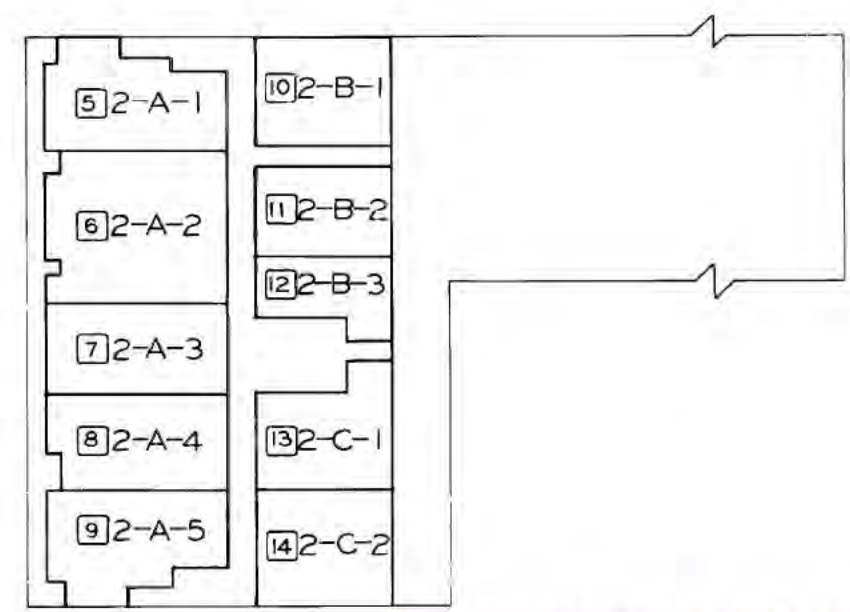
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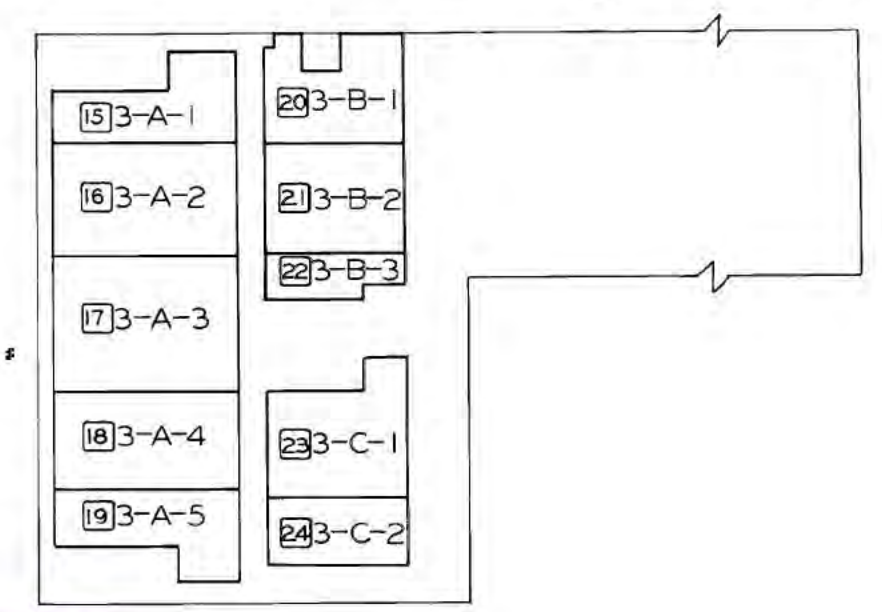
2-13-89 *LM*



ASSESSMENT PAR. NO. 533-040-25 SUB ID 01-24



HARBOR VIEW PROFESSIONAL PLAZA
DOC 86-096512/550188
BLK 78-LOTS 3-5 & 10



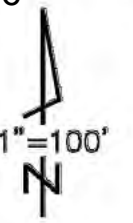
N. H. C.
2-13-89

533-04 SHT. 2

NOTE: EACH SUB ID INCLUDES AN UND INT IN ITS RESPECTIVE COMMON AREA

CONDOMINIUMS
CCI-MIDDLETOWN

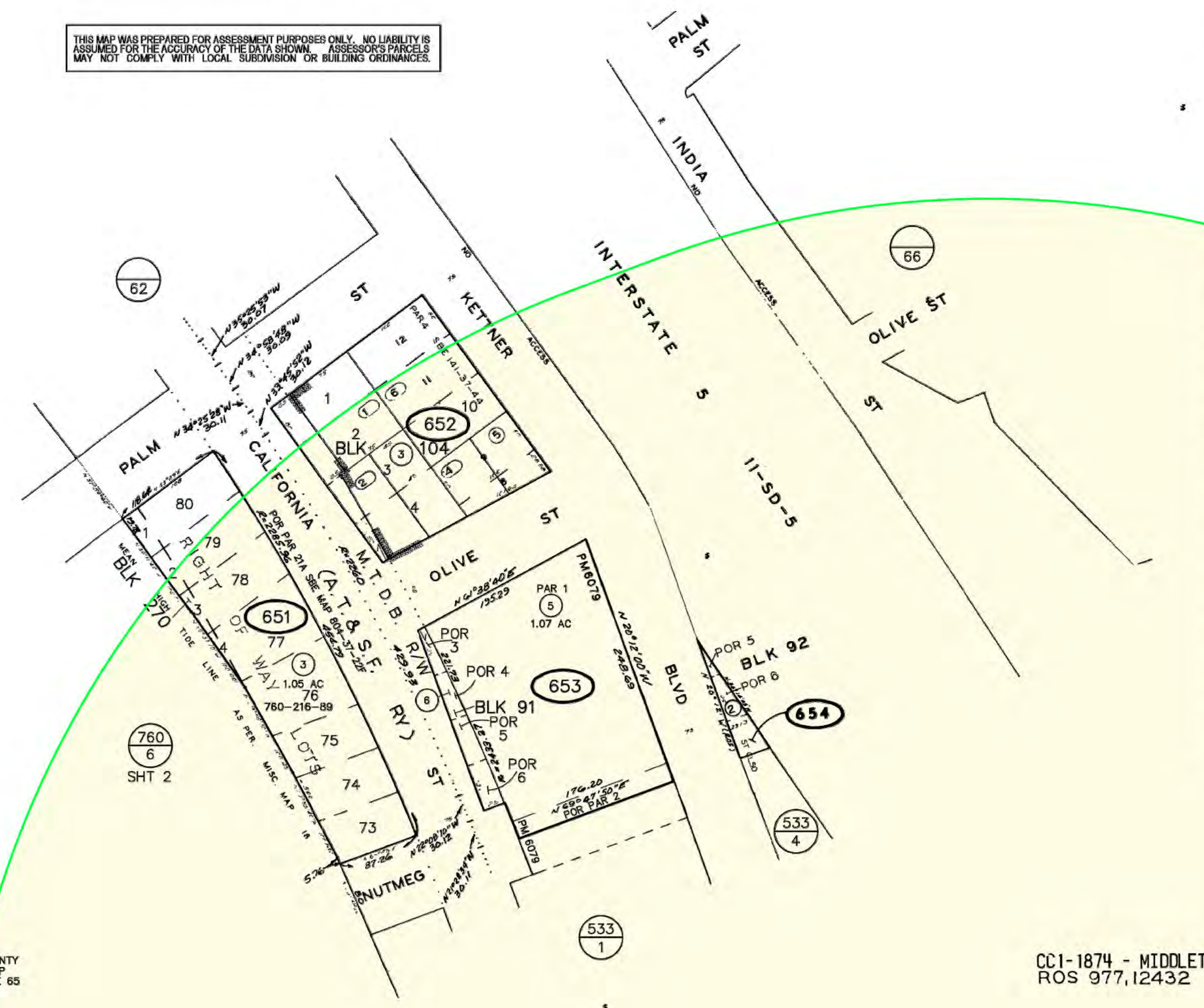
THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCELS MAY NOT COMPLY WITH LOCAL SUBDIVISION OR BUILDING ORDINANCES.



451-651-653

02/22/06 *AW*

CHANGES				
BLK	OLD	NEW	YR	CUT
654	1	2	65	4474
653	PLSK LIP	2	68	1036
652	PLSK LIP	7	68	1037
653	DE CLSD E 1	SAME	78	5544
653	1	3 & 4	78	1477
653	3 & 4	5	82	2253
651	1 & 2	3	06	2157
653	2 & 652-07	6		



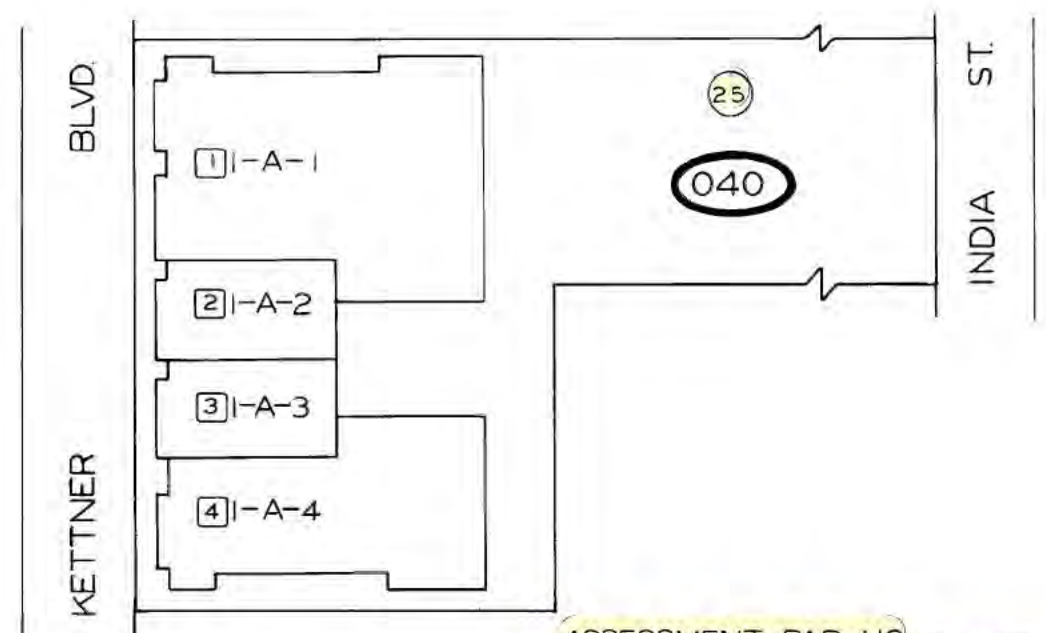
8
9-6-74
SAN DIEGO COUNTY
ASSESSOR'S MAP
BOOK 451 PAGE 65

CC1-1874 - MIDDLETOWN
ROS 977,12432

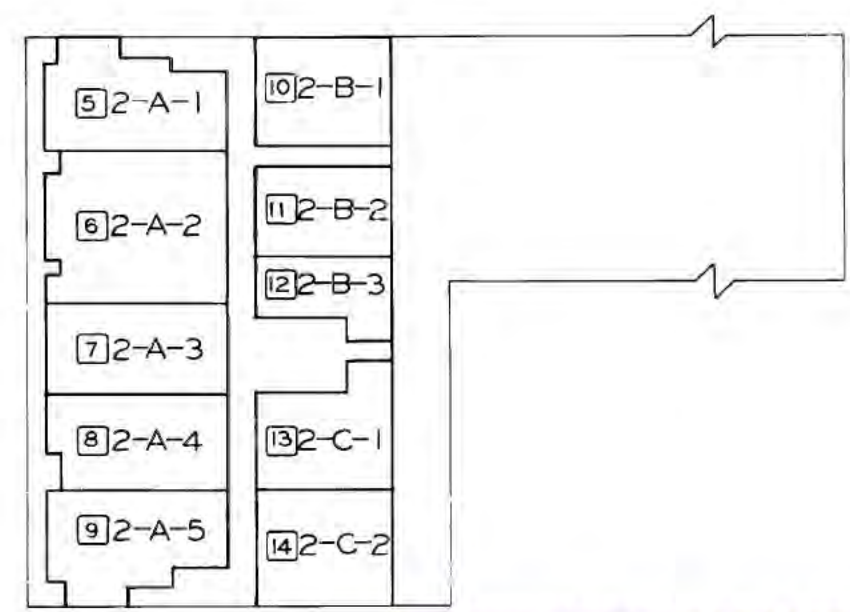
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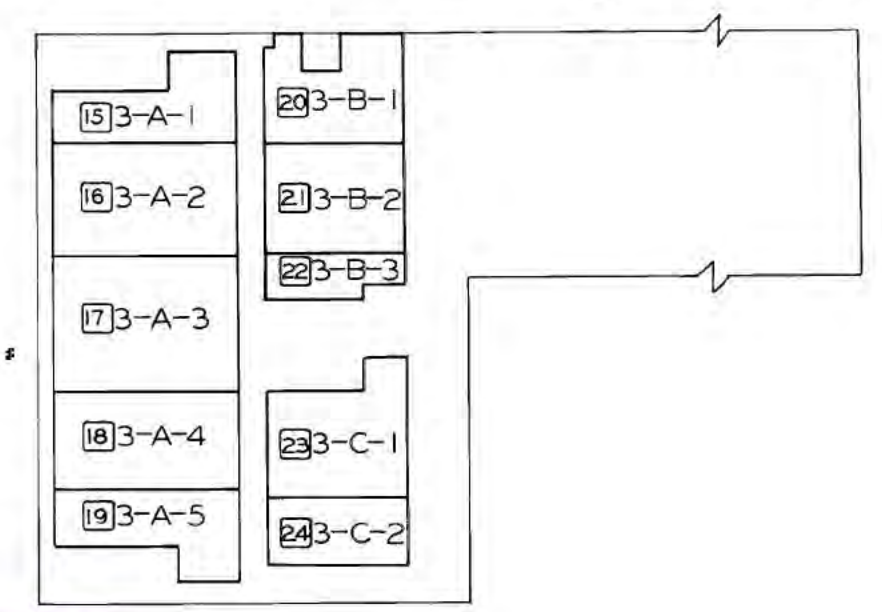
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ASSESSMENT PAR. NO. 533-040-25 SUB ID 01-24



HARBOR VIEW PROFESSIONAL PLAZA
DOC 86-096512/550188
BLK 78-LOTS 3-5 & 10



N. H. C.
2-13-89

533-04 SHT. 2

NOTE: EACH SUB ID INCLUDES AN UND INT IN ITS RESPECTIVE COMMON AREA

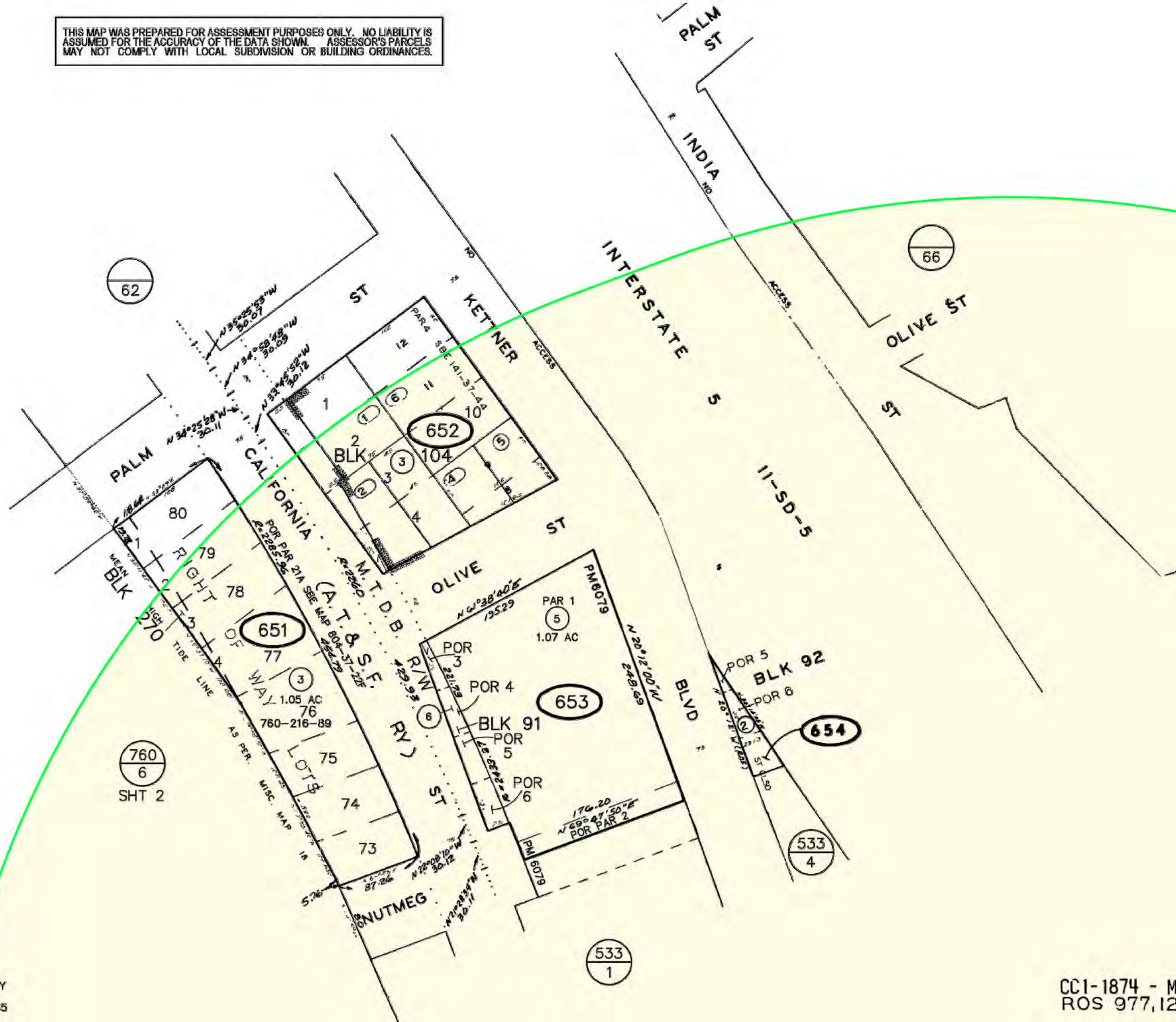
CONDOMINIUMS
CCI-MIDDLETOWN

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1" = 100'

02/22/06 *AW*

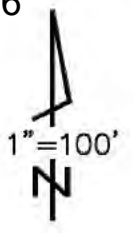


CHANGES				
BLK	OLD	NEW	YR	CUT
654	1	2	65	4474
653	DISK LIP	2	68	1036
652	DISK LIP	7	68	1037
653	DE CLSD E 1	SAME	78	5544
653	1	3 & 4	78	1477
653	3 & 4	5	82	2253
651	1 & 2	3	06	2157
653	2 & 652-07	6		

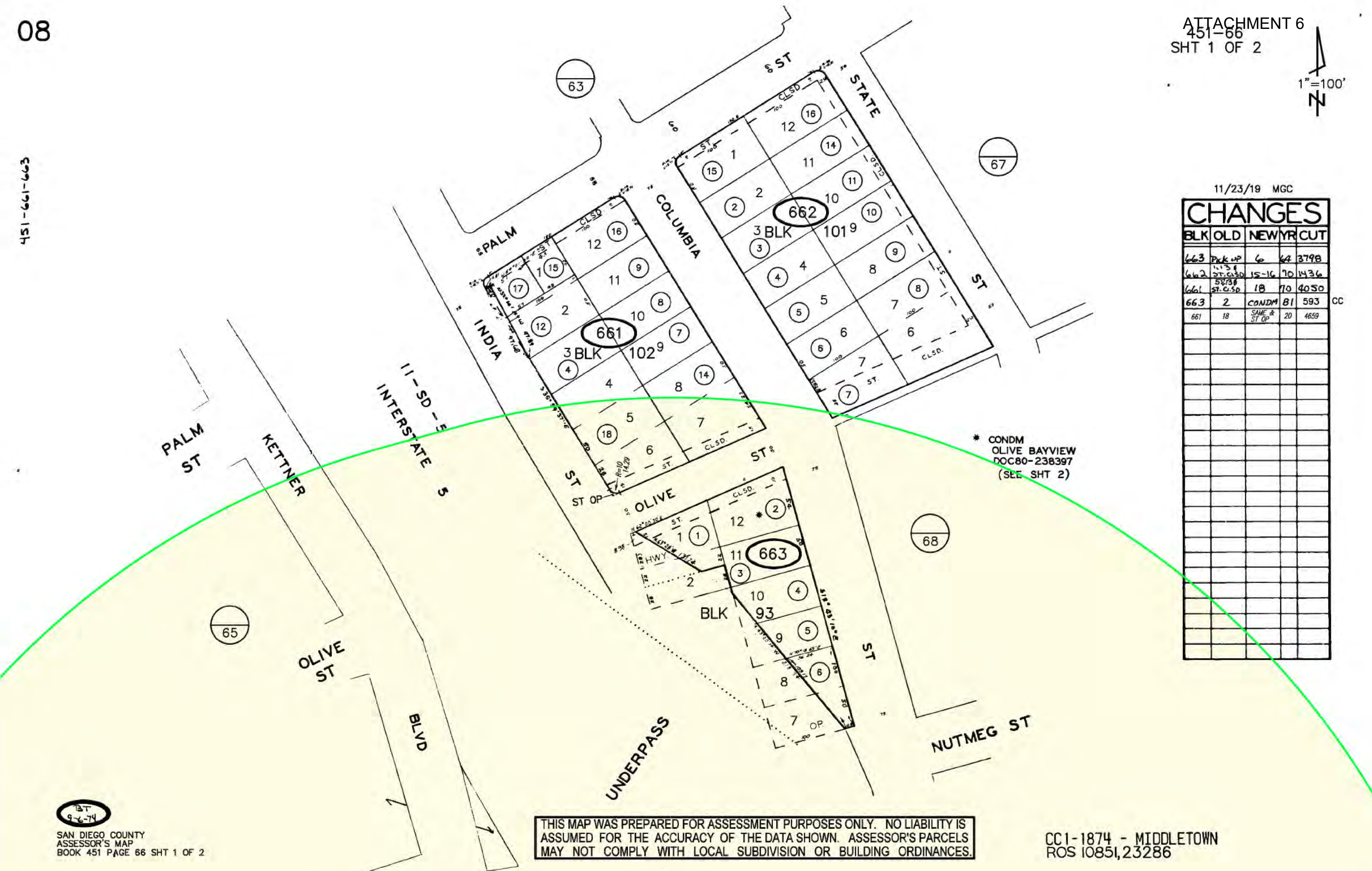
B
9-6-74

SAN DIEGO COUNTY
ASSESSOR'S MAP
BOOK 451 PAGE 65

CC1-1874 - MIDDLETOWN
ROS 977,12432



451-661-663



11/23/19 MGC

CHANGES

BLK	OLD	NEW	YR	CUT
663	Pick up	6	64	3798
662	ST CLSD	15-16	70	1436
661	ST CLSD	18	70	4050
663	2	CONDM	81	593
661	18	SAME & ST OP	20	4659

CC

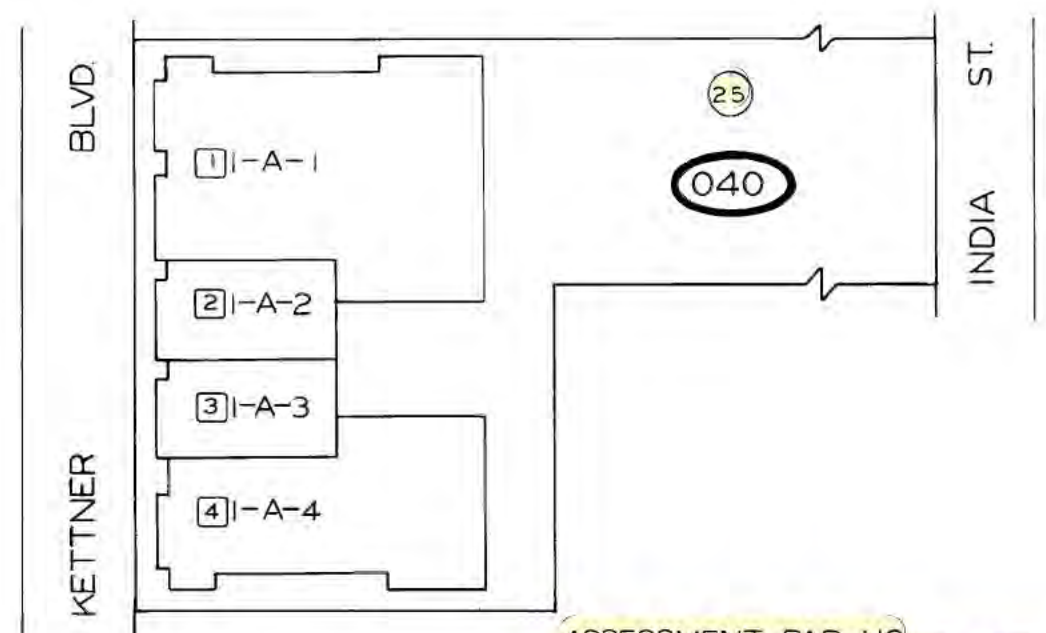
* CONDM
OLIVE BAYVIEW
DOC80-238397
(SEE SHT 2)

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

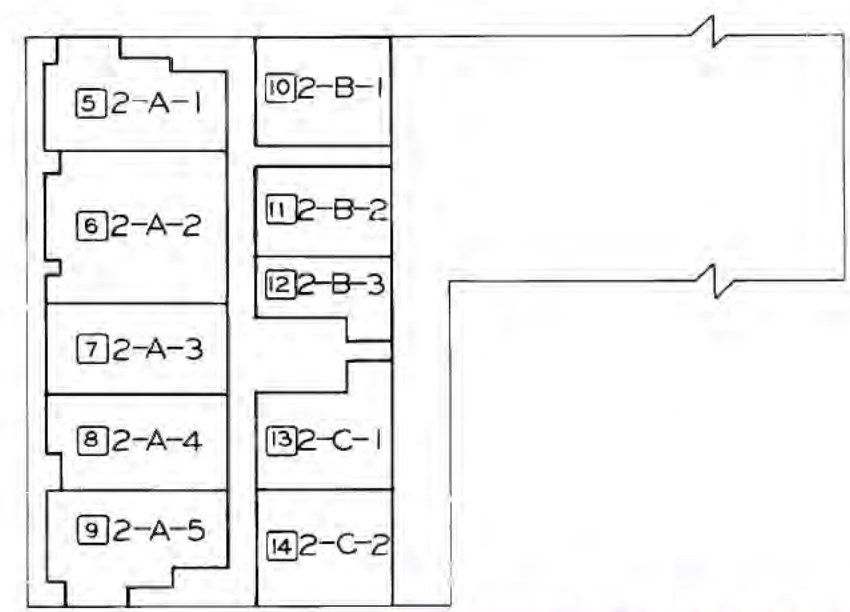
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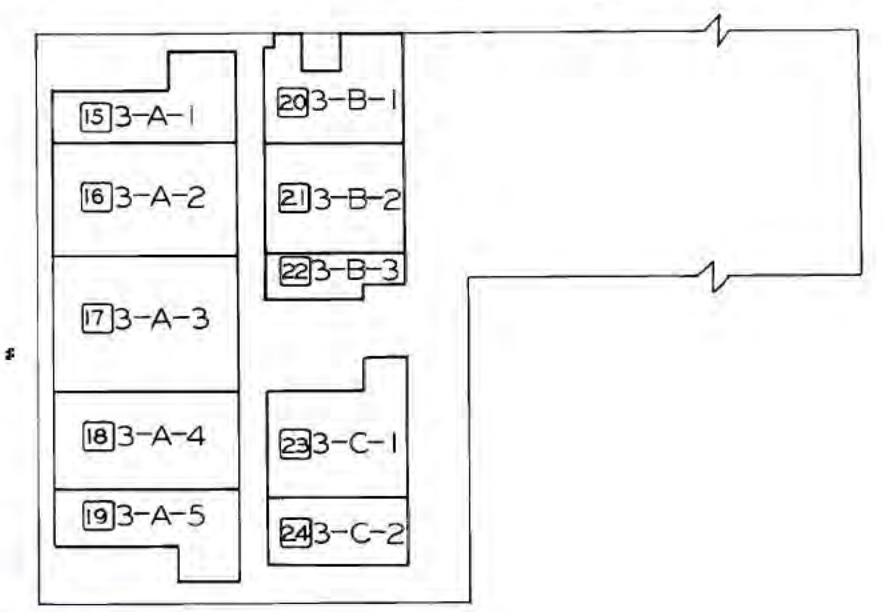
2-13-89 *LM*



ASSESSMENT PAR. NO. 533-040-25 SUB ID 01-24



HARBOR VIEW PROFESSIONAL PLAZA
DOC 86-096512/550188
BLK 78-LOTS 3-5 & 10



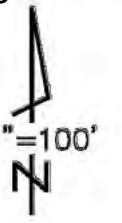
N. H. C.
2-13-89

533-04 SHT. 2

NOTE: EACH SUB ID INCLUDES AN UND INT IN ITS RESPECTIVE COMMON AREA

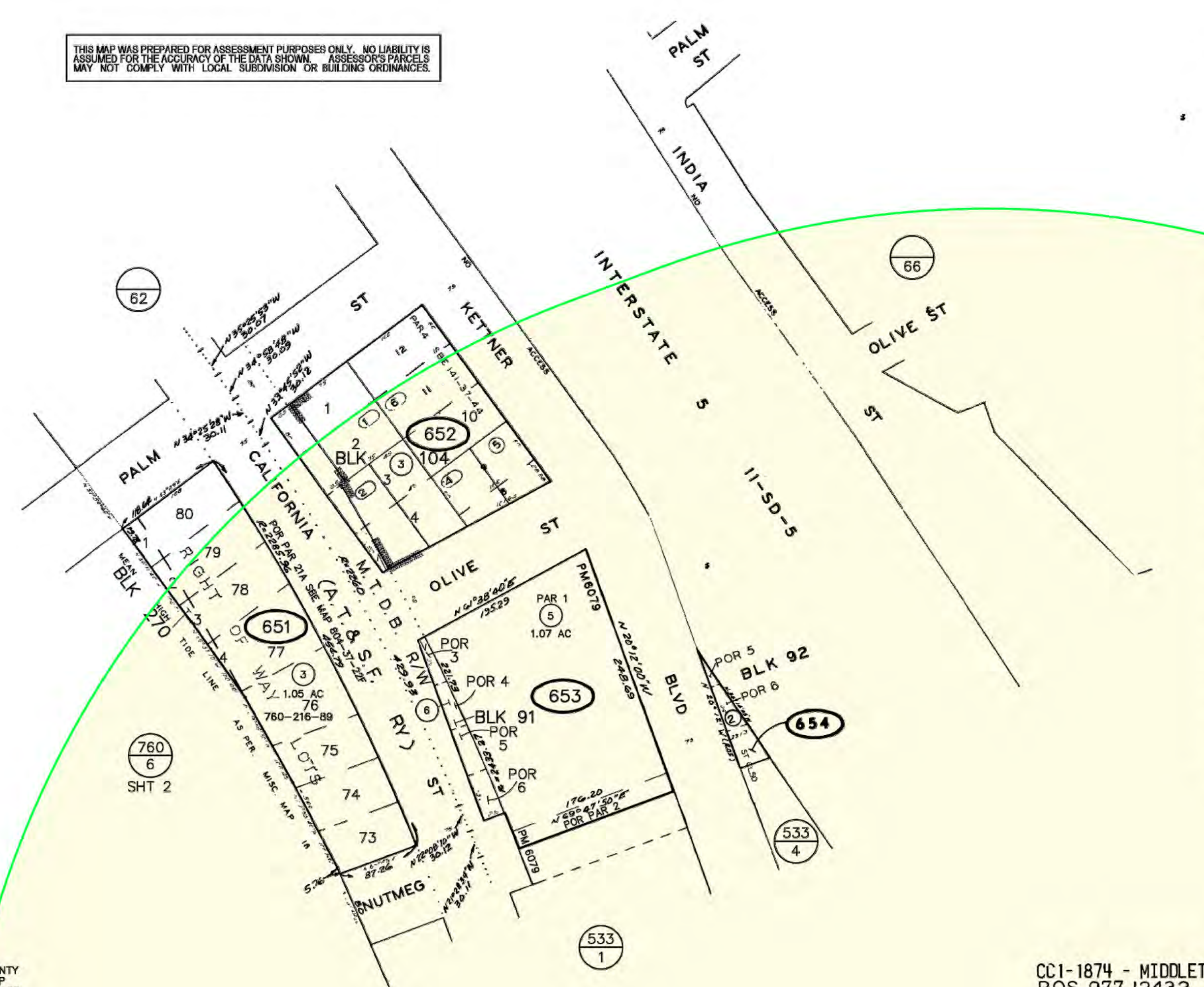
CONDOMINIUMS
CCI-MIDDLETOWN

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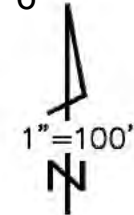
02/22/06 *AW*

CHANGES				
BLK	OLD	NEW	YR	CUT
654	1	2	65	4474
653	1 & 2	2	68	1036
652	1 & 2	7	68	1037
653	1 & 2	SAME	78	5544
653	1	3 & 4	78	1477
653	3 & 4	5	82	2253
651	1 & 2	3	06	2157
653	2 & 6	6		



81
9-6-74
SAN DIEGO COUNTY
ASSESSOR'S MAP
BOOK 451 PAGE 65

CC1-1874 - MIDDLETOWN
ROS 977,12432

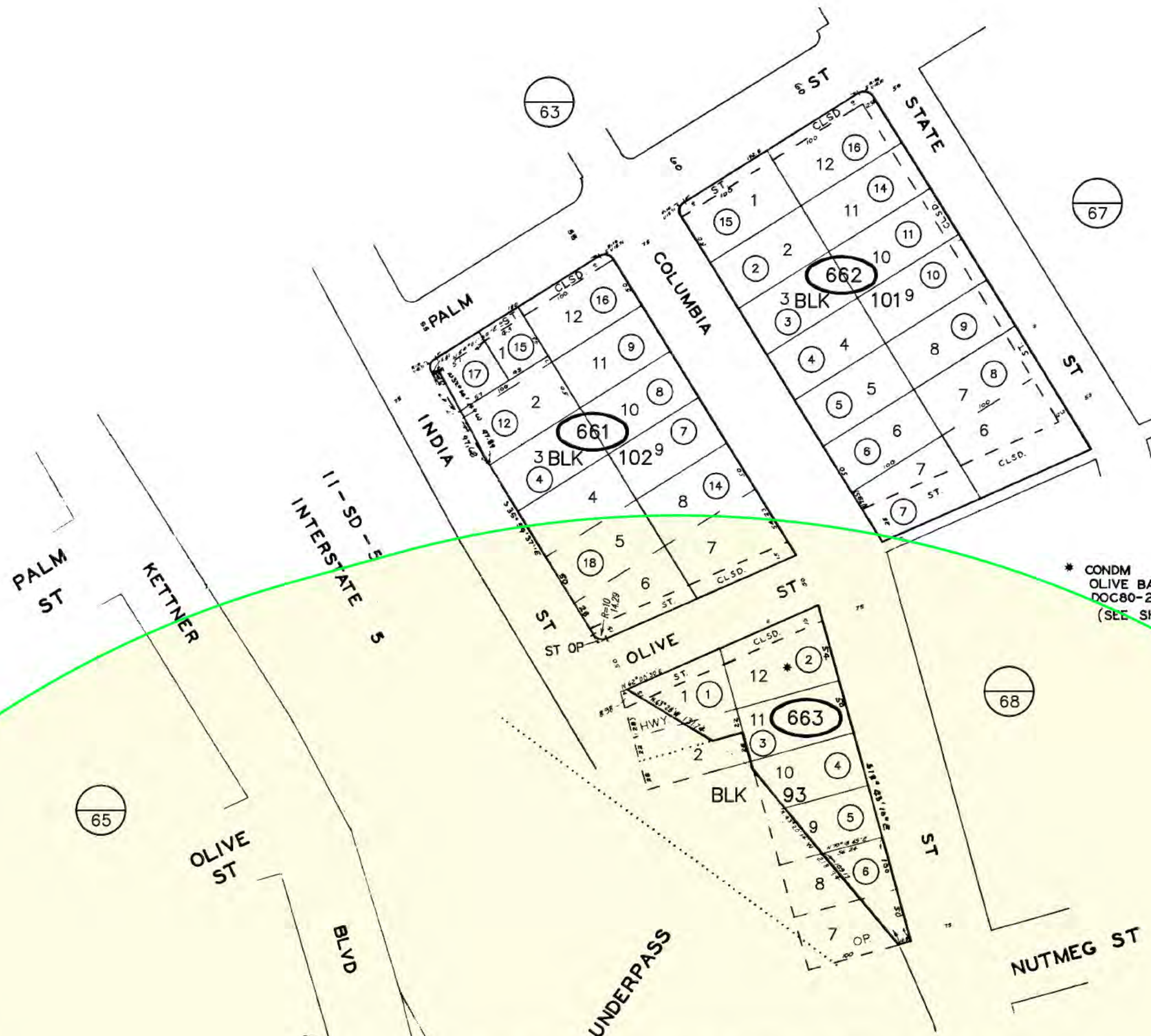


451-661-663

11/23/19 MGC

CHANGES

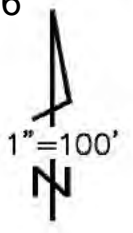
BLK	OLD	NEW	YR	CUT
663	Pick up	6	64	3798
662	ST CLSD	15-16	70	1436
661	ST CLSD	18	70	4050
663	2	CONDM	81	593 CC
661	18	SAME & ST OP	20	4659



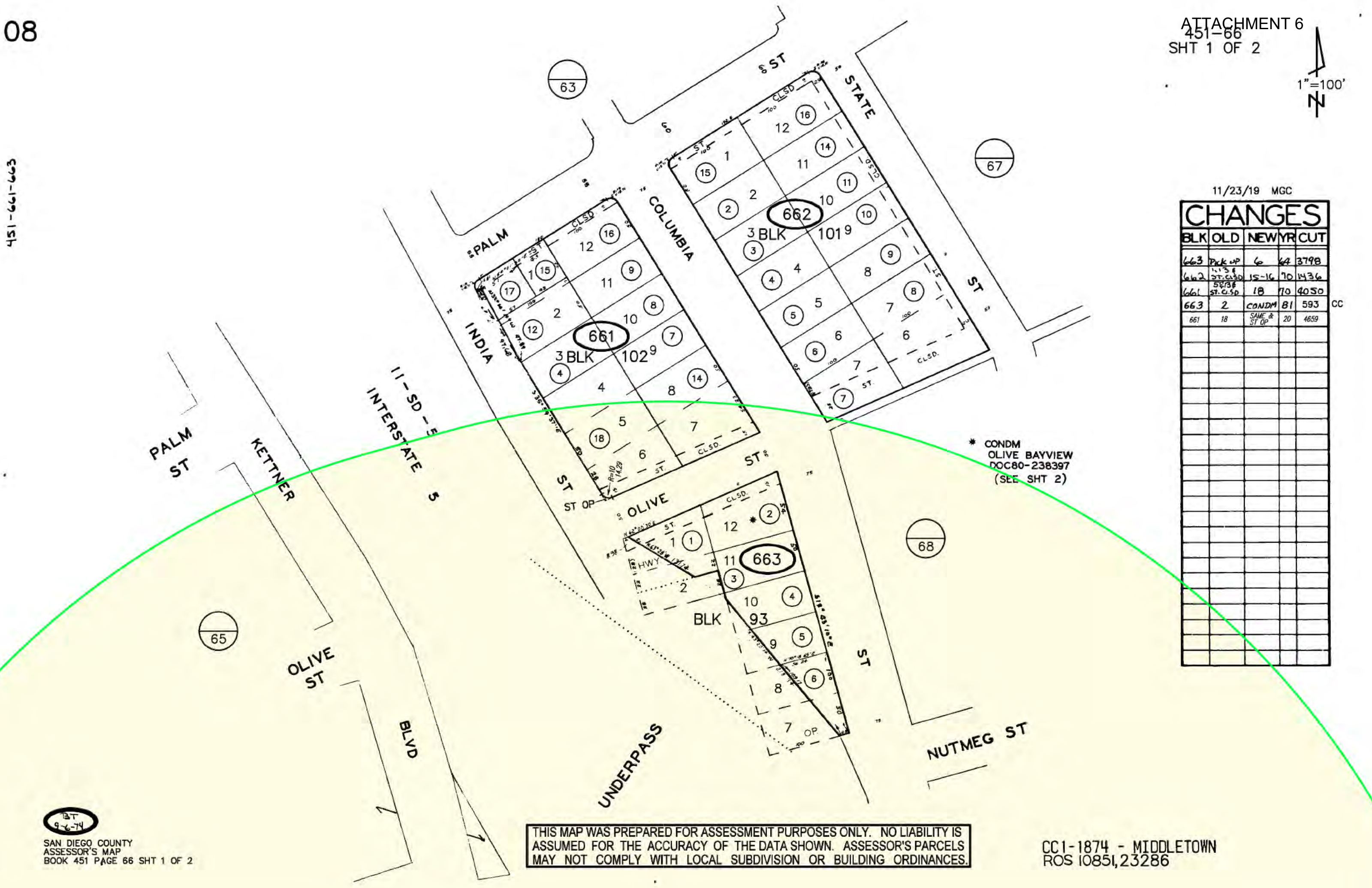
* CONDM
OLIVE BAYVIEW
DOC80-238397
(SEE SHT 2)

BT
9-6-74

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451-661-663



11/23/19 MGC

CHANGES

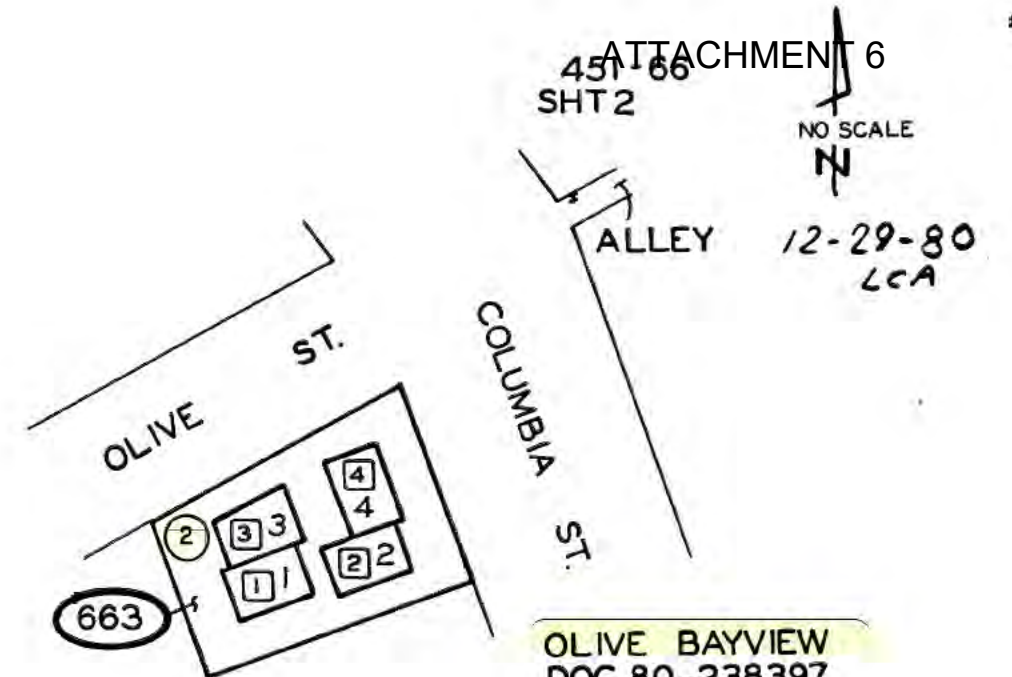
BLK	OLD	NEW	YR	CUT
663	Pick up	6	64	3798
662	ST. CLSD	15-16	70	1436
661	ST. CLSD	18	70	4050
663	2	CONDM	81	593
661	18	SAME & ST OP	20	4659

CC

* CONDM
OLIVE BAYVIEW
DOC80-238397
(SEE SHT 2)

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

451-661-663



OLIVE BAYVIEW
DOC 80-238397
BLK 93-LOT 12

ASSESSMENT PAR NO.
451-663-02 SUB ID 01 - 04
NOTE - EACH SUB ID INCLUDES AN
UND INT IN COMMON AREA

12
12-29-80

SAN DIEGO COUNTY
ASSESSOR'S MAP
BOOK 451, PAGE 66 SHT 2
MAPPED FOR ASSESSMENT PURPOSES ONLY

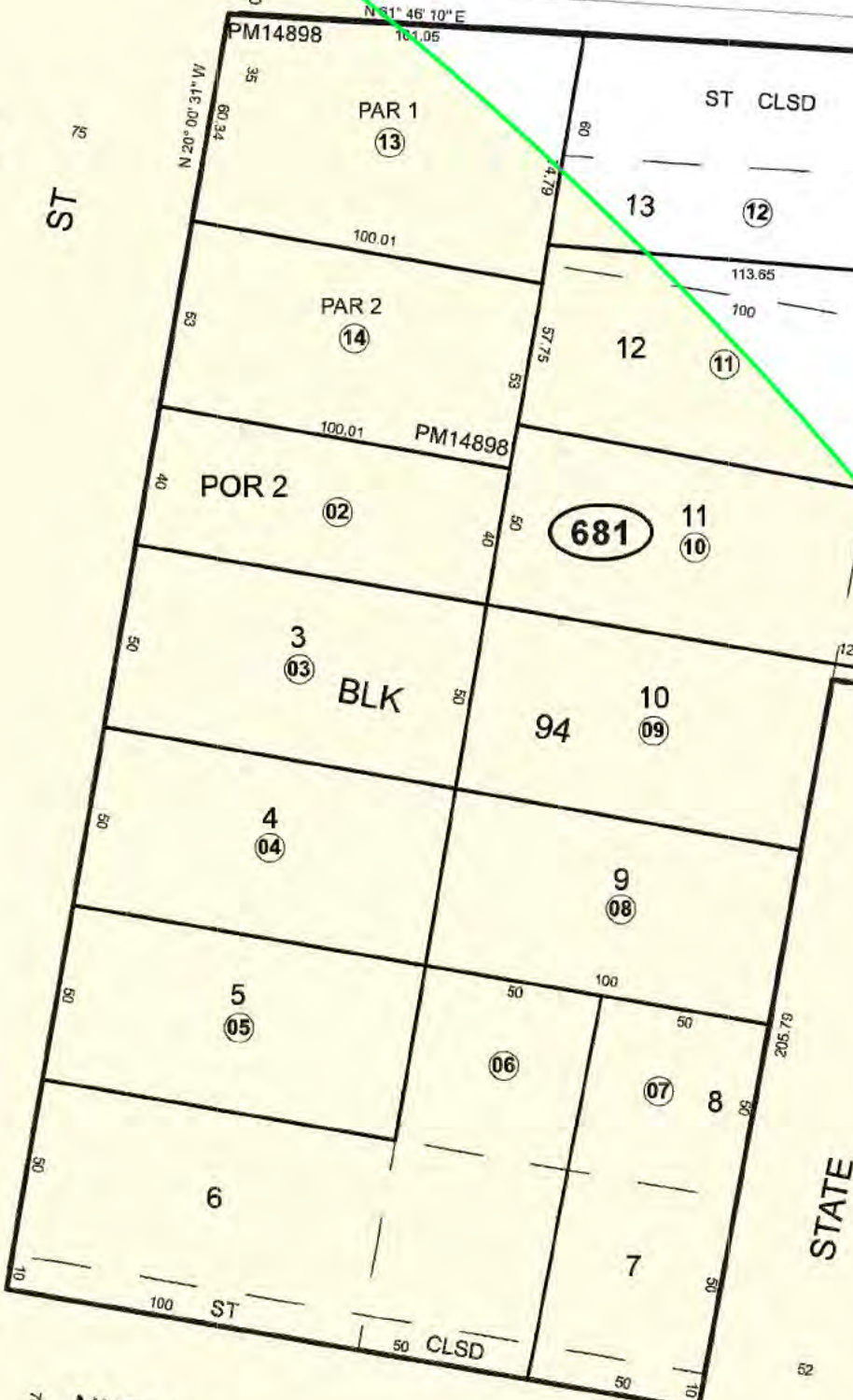
CONDOMINIUM
CCI-1874 - MIDDLETOWN

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08

SAN DIEGO COUNTY ASSESSOR'S MAP
ATTACHMENT 8
451 - 68
BOOK PAGE
SHT 1 OF 1
2/5/2020 (00051)
From: 451-681-684 By: TR 1" = 50'

451-66
Sht 1



451-67
Sht 1

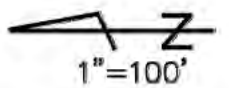


452-67
Sht 1

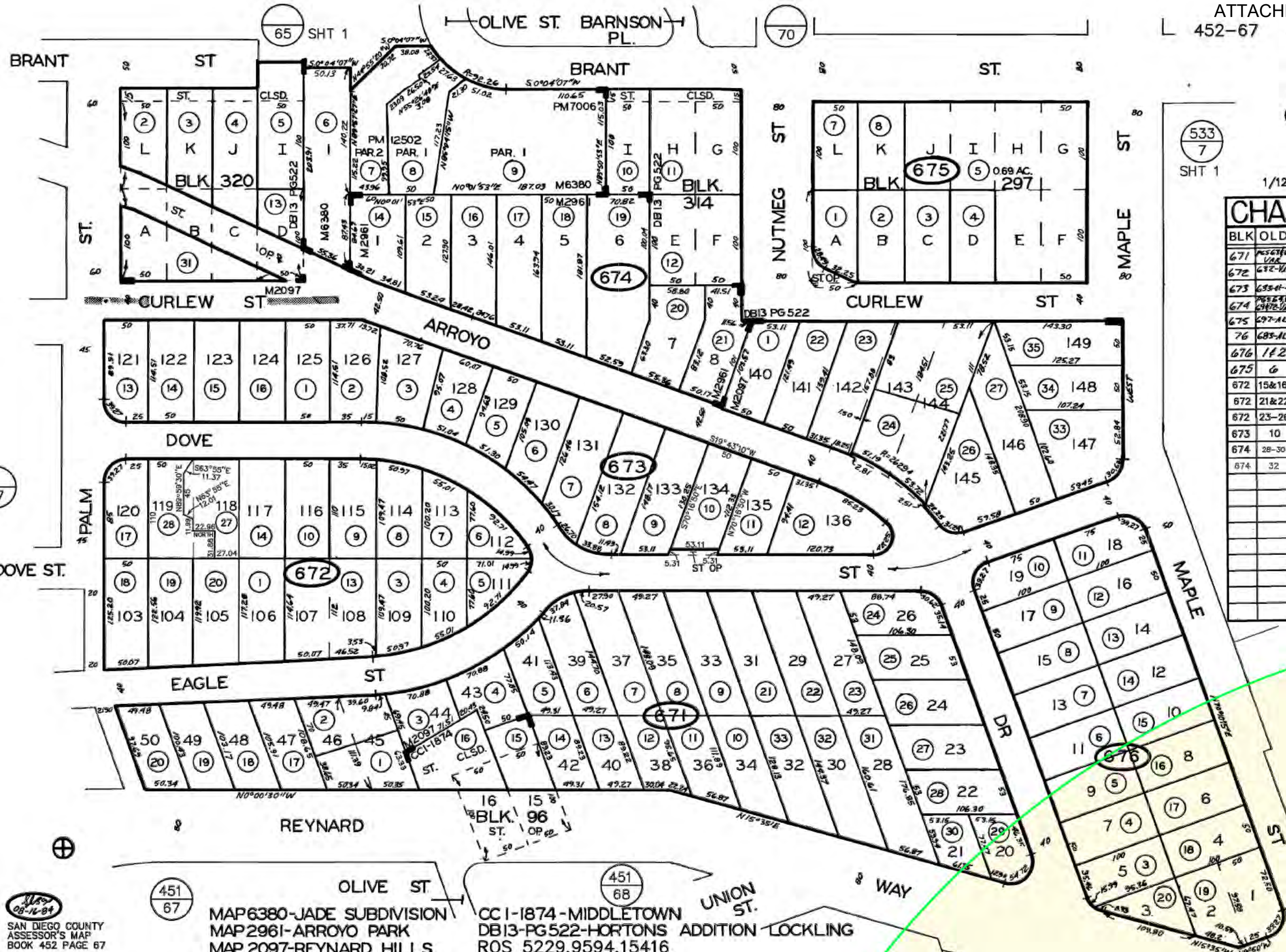


MAP - 16373 - TRICANYON TOWNHOMES
CC1-1874 - MIDDLETOWN
ROS 16908

533-05
Sht 1



452-671-674



533
7
SHT 1

1/12/19 RNF

CHANGES				
BLK	OLD	NEW	YR	CUT
671	RESERVE	15-33		
672	672-ALL	14-20		
673	633-1-4	13-16	85	10/01
674	RESERVE	2-31		
675	697-ALL	1-6		
76	683-ALL	1-19		
676	142	20	86	16/37
675	6	718	92	2090
672	15&16	21&22	99	1143
672	21&22	23-26	00	1401 RC
672	23-26	27&28	02	2051
673	10	SAME & ST OP	05	4612
674	28-30	32	05	1400
674	32	33-35	19	1397

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

08-16-84
SAN DIEGO COUNTY
ASSESSOR'S MAP
BOOK 452 PAGE 67

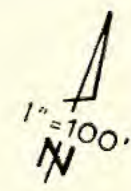
MAP 6380-JADE SUBDIVISION
MAP 2961-ARROYO PARK
MAP 2097-REYNARD HILLS
CC 1-1874-MIDDLETOWN
DB13-PG 522-HORTONS ADDITION
ROS 5229,9594,15416

451
67

451
68

08

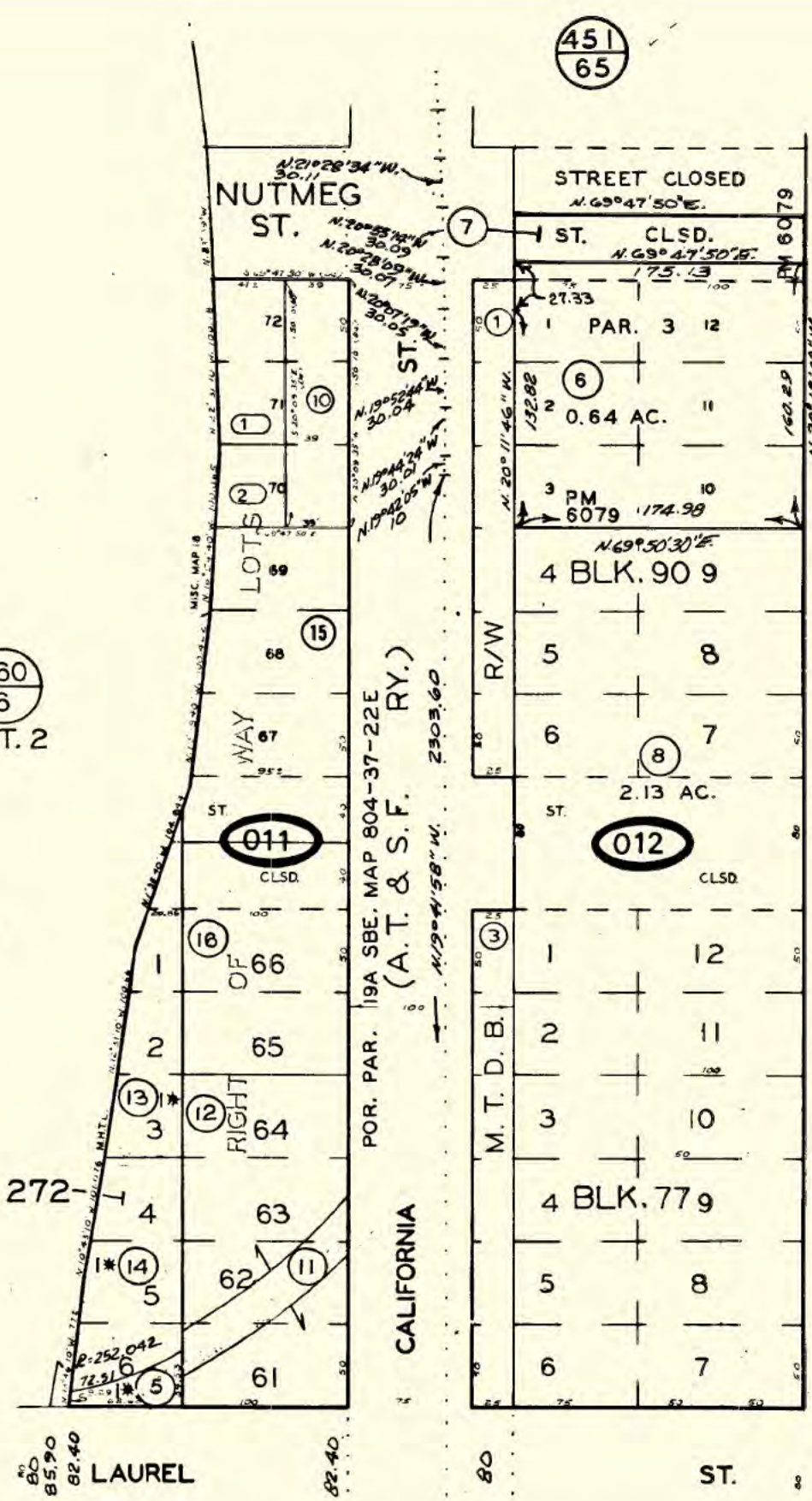
533-011-012



760
6
SHT. 2

* - FOR LEASES
SEE 760-008
SHT. 2

BLK. 272



BLVD.

MAPLE ST.

KETTNER

451
65

4

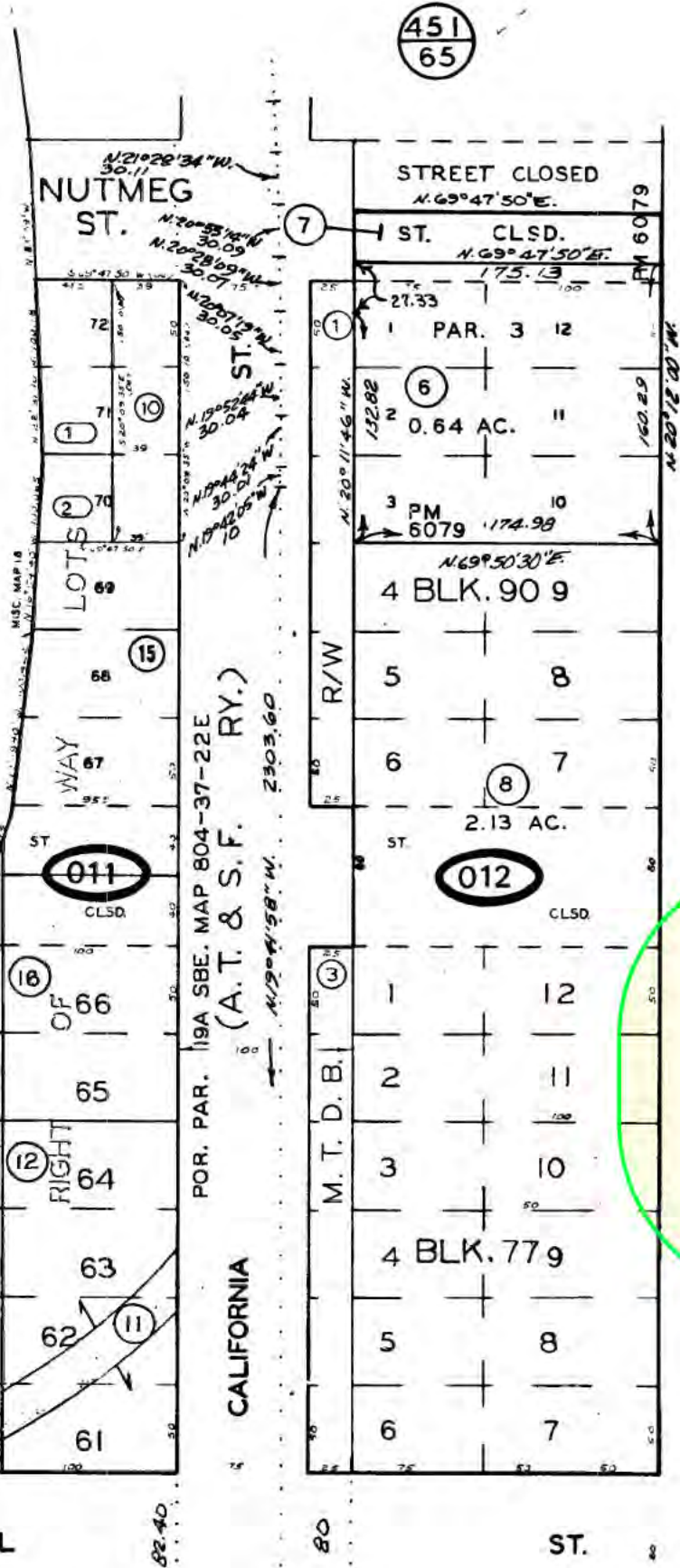
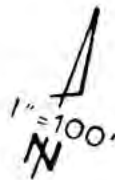
2

SAN DIEGO COUNTY
ASSESSOR'S MAP
BOOK 533 PAGE 01

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

CHANGES				
BLK	OLD	NEW	YR	CUT
011	9	15,16	75	1313
011	13&15	81 Change 76		2024
012	ST. CLSD. #2	SAME	78	554.4
012	2	6&7	78	1477
011	11	RED TO BLACK	84	5685
012	4&5	8	88	1659

533-011-012



760
6
SHT. 2

1*- FOR LEASES
SEE 760-006
SHT. 2

BLK. 272

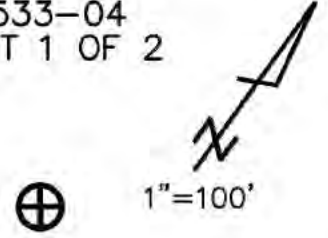
12/1/77
SAN DIEGO COUNTY
ASSESSOR'S MAP
BOOK 533 PAGE 01

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CHANGES

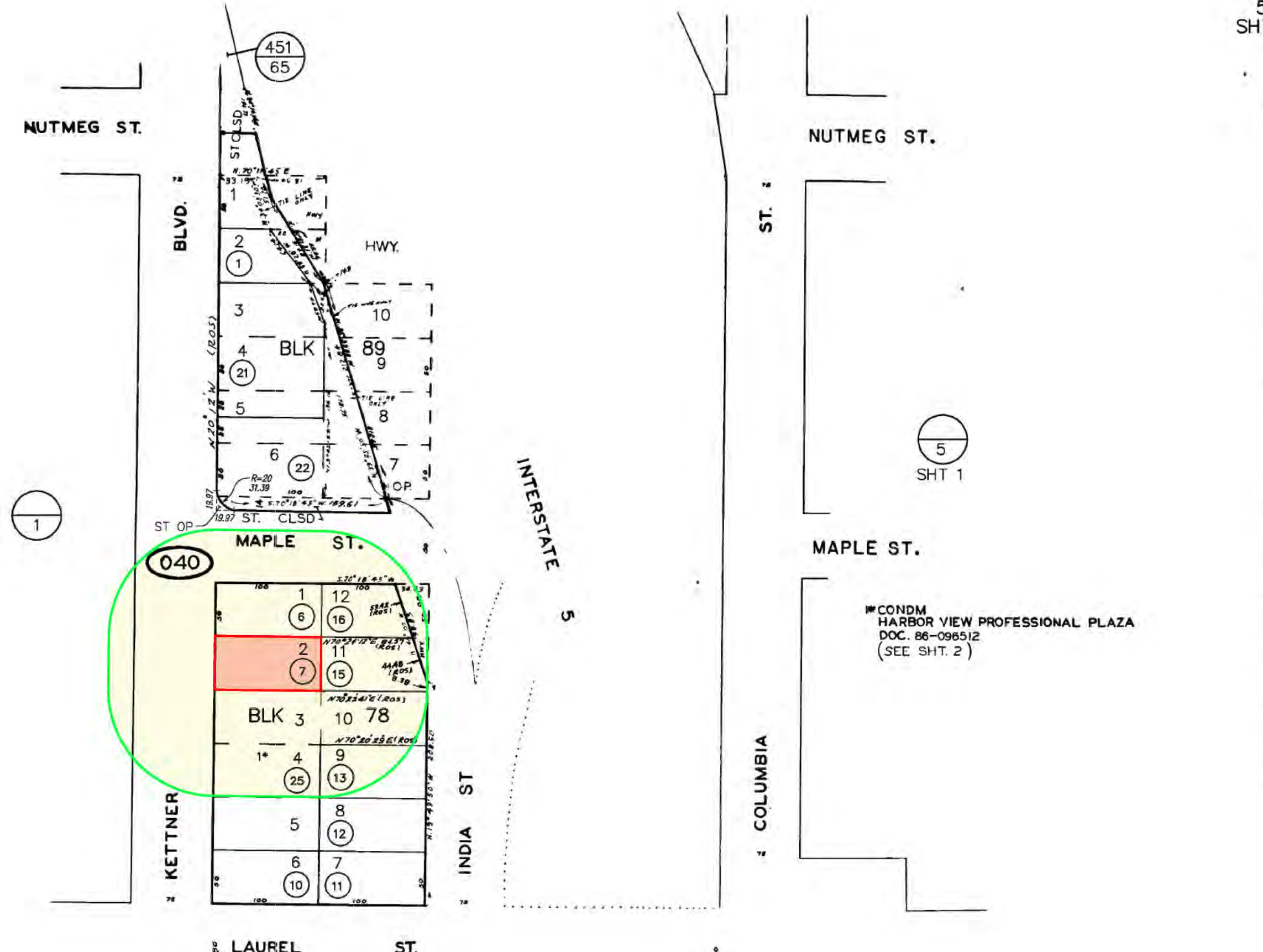
BLK	OLD	NEW	YR	CUT
011	9	15, 16	75	1313
011	13 & 15	B.L. Change	76	2024
012	ST. CLSD. # 2	SAME	78	554.4
012	2	6 & 7	78	1477
011	11	RED TO BLACK	84	5685
012	4 & 5	8	88	1659

CCI - 1874 - MIDDLETOWN



08/21/2017 DJS

CHANGES				
BLK	OLD	NEW	YR	CUT
040	2,3,4	21		
	5,18,19,26	22	72	7569
	ST CLSD & 22	SAME	76	5529
	8,9	23	82	2399
	14,23	24	85	705
	24 S.F.D.'S	AMD. CONDM	87	5105
	24 S.F.D.'S	25 CONDM	89	678
	24 S.F.D.'S	25 S.F.D.'S	89	10060
	22	SAME & ST OP	18	4651



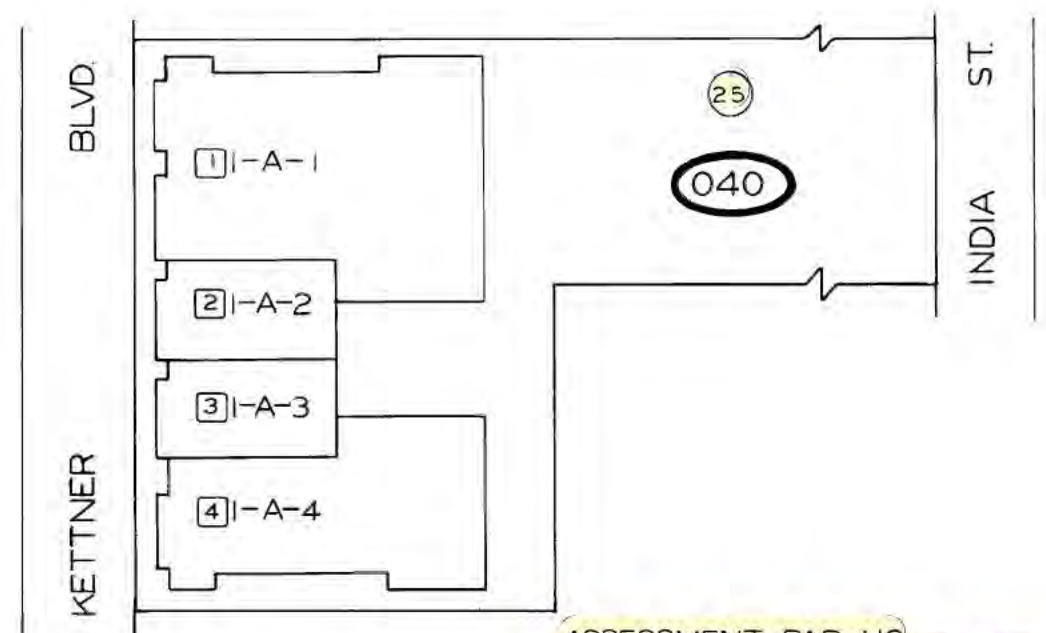
CONDM
HARBOR VIEW PROFESSIONAL PLAZA
DOC. 86-096512
(SEE SHT. 2)

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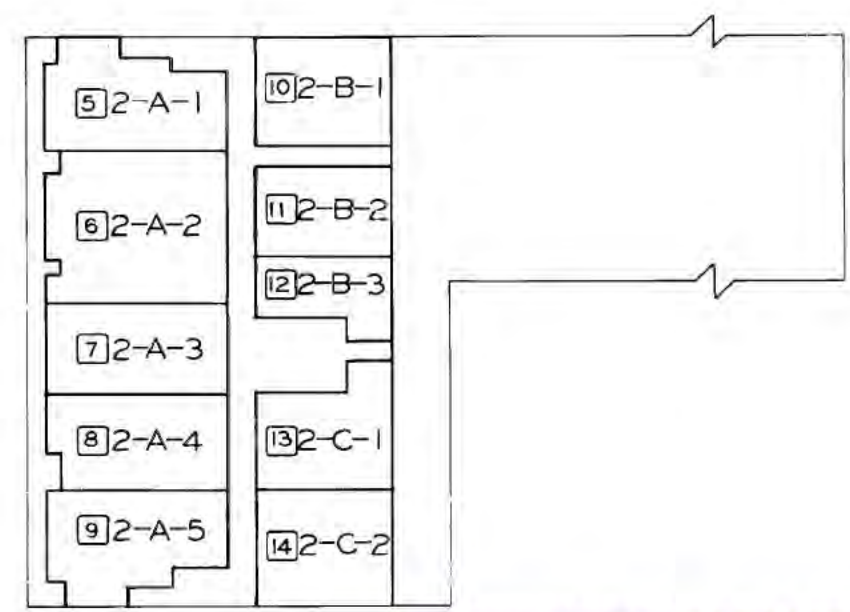
03

NO SCALE

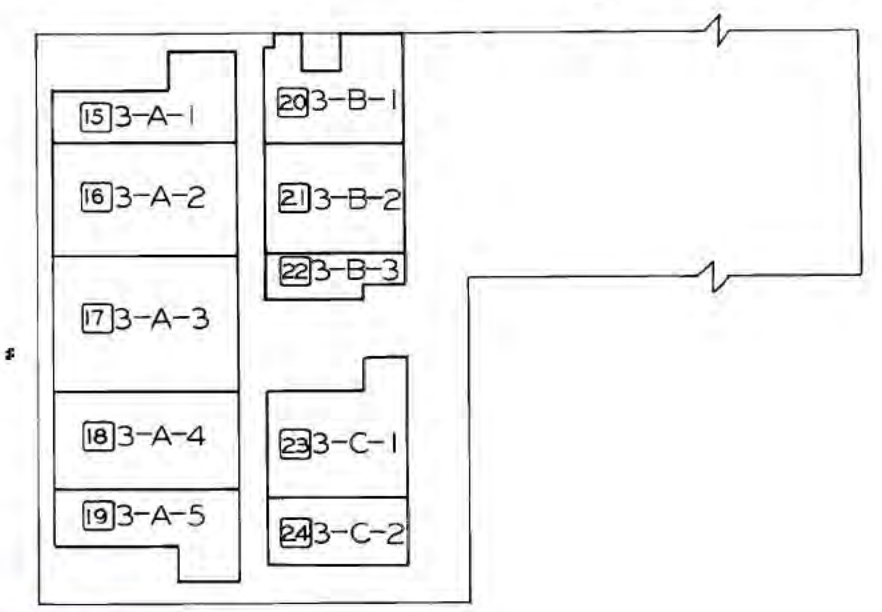
2-13-89 *LM*



ASSESSMENT PAR. NO. 533-040-25 SUB ID 01-24



HARBOR VIEW PROFESSIONAL PLAZA
DOC 86-096512/550188
BLK 78-LOTS 3-5 & 10



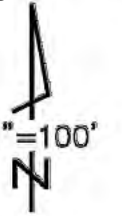
N. H. C.
2-13-89

533-04 SHT. 2

NOTE: EACH SUB ID INCLUDES AN UND INT IN ITS RESPECTIVE COMMON AREA

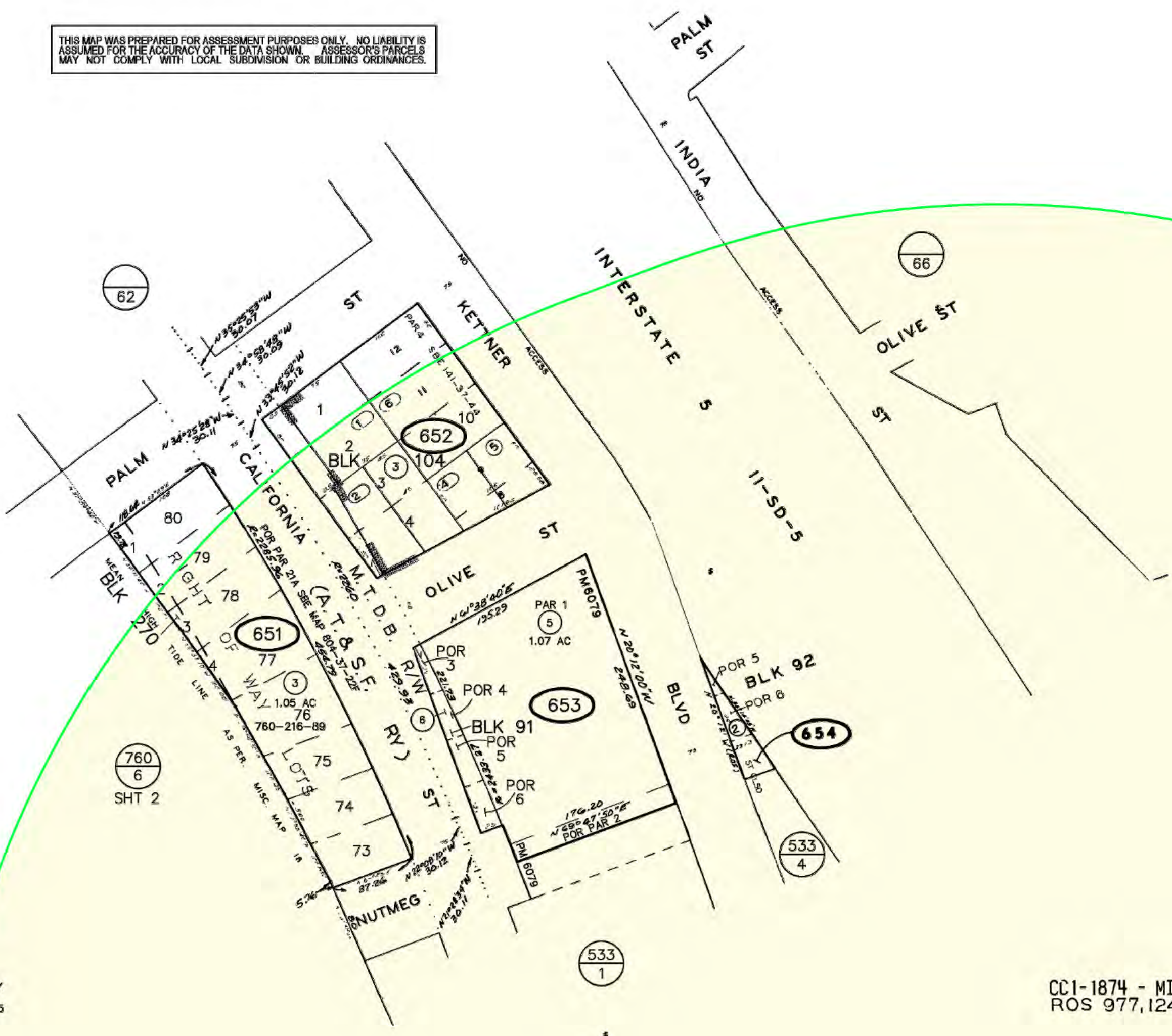
CONDOMINIUMS
CCI-MIDDLETOWN

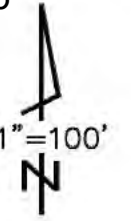
THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCELS MAY NOT COMPLY WITH LOCAL SUBDIVISION OR BUILDING ORDINANCES.



02/22/06 AM

CHANGES				
BLK	OLD	NEW	YR	CUT
654	1	2	65	4474
653	P1&P2	2	68	1036
652	P1&P2	7	68	1037
653	P1&P2	SAME	78	5544
653	1	3 & 4	78	1477
653	3 & 4	5	82	2253
651	1 & 2	3	06	2157
653	2 & 652-07	6		



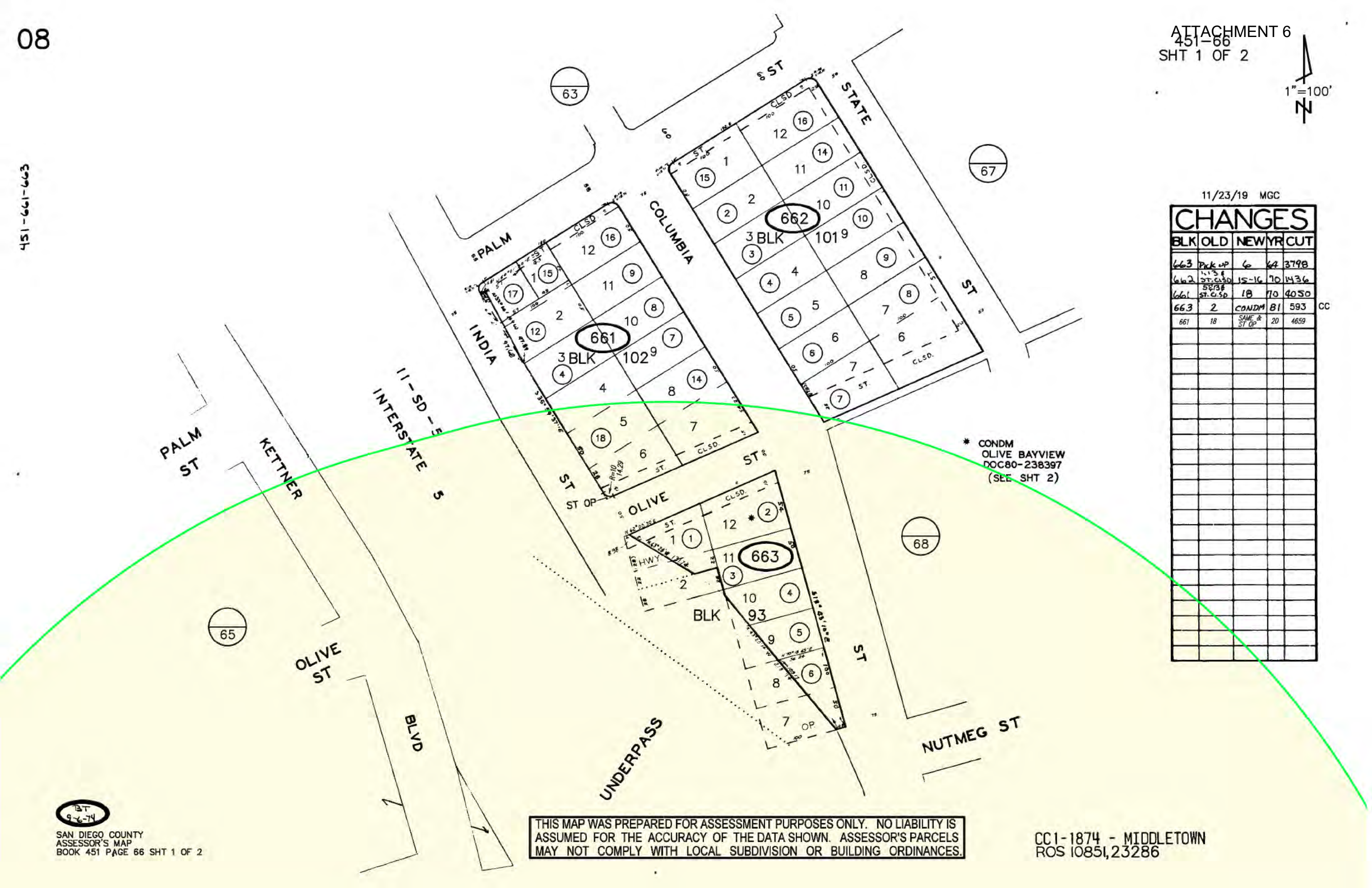


11/23/19 MGC

CHANGES

BLK	OLD	NEW	YR	CUT
663	Park up	6	64	3798
662	ST. CLSD	15-16	70	1436
661	ST. CLSD	18	70	4050
663	2	CONDM	81	593
661	18	SAME & ST OP	20	4659

CC

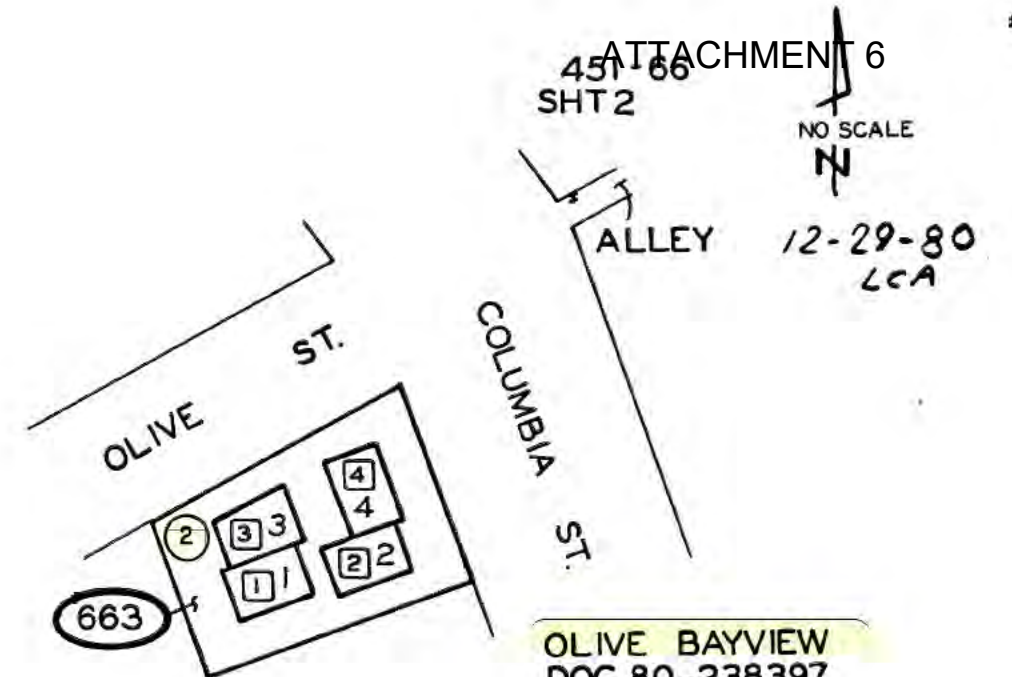


* CONDM
OLIVE BAYVIEW
DOC80-238397
(SEE SHT 2)

BT
9-6-74

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451-661-663



ATTACHMENT 6
NO SCALE
N

12-29-80
LCA

OLIVE BAYVIEW
DOC 80-238397
BLK 93-Lot 12

ASSESSMENT PAR NO.
451-663-02 SUB ID 01 - 04
NOTE - EACH SUB ID INCLUDES AN
UND INT IN COMMON AREA

12-29-80

12-29-80

SAN DIEGO COUNTY
ASSESSOR'S MAP
BOOK 451, PAGE 66 SHT 2
MAPPED FOR ASSESSMENT PURPOSES ONLY

CONDOMINIUM
CCI-1874 - MIDDLETOWN

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08



451-66
Sht 1

452-67
Sht 1

533-05
Sht 1

451-67
Sht 1



ST

STATE

ST



OLIVE ST

REYNARD

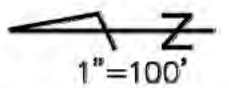
ST

UNION

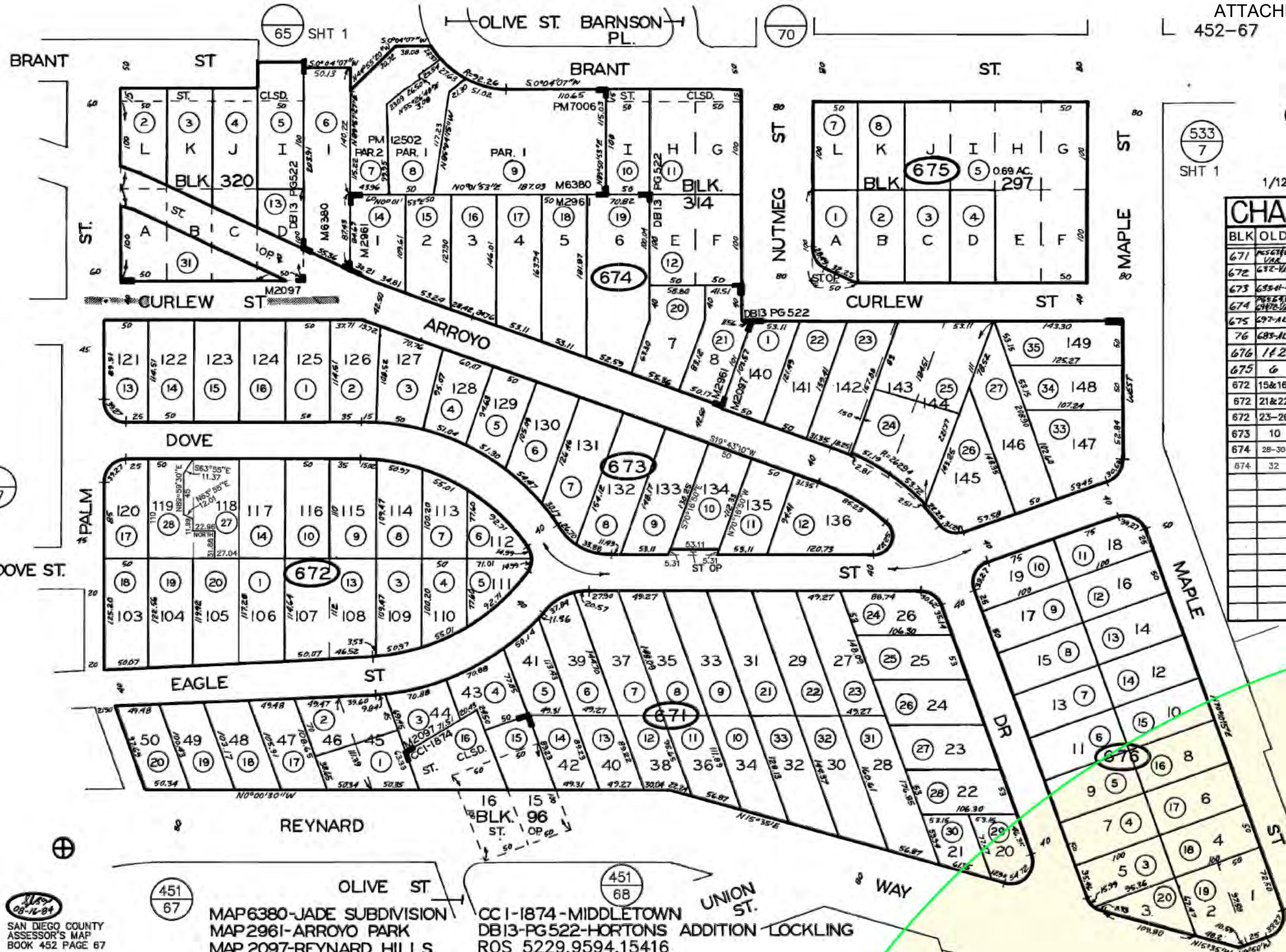


WAY

MAP - 16373 - TRICANYON TOWNHOMES
CC1-1874 - MIDDLETOWN
ROS 16908



452-671-674



533
7
SHT 1

1/12/19 RNF

CHANGES				
BLK	OLD	NEW	YR	CUT
671	RESERVE	15-33		
672	672-ALL	14-20		
673	633-1-4	13-16	85	10/01
674	RESERVE	2-31		
675	697-ALL	1-6		
76	683-ALL	1-19		
676	142	20	86	16/37
675	6	718	92	2090
672	15&16	21&22	99	1143
672	21&22	23-26	00	1401 RC
672	23-26	27&28	02	2051
673	10	SAME & ST OP	05	4612
674	28-30	32	05	1400
674	32	33-35	19	1397

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08-16-84
SAN DIEGO COUNTY
ASSESSOR'S MAP
BOOK 452 PAGE 67

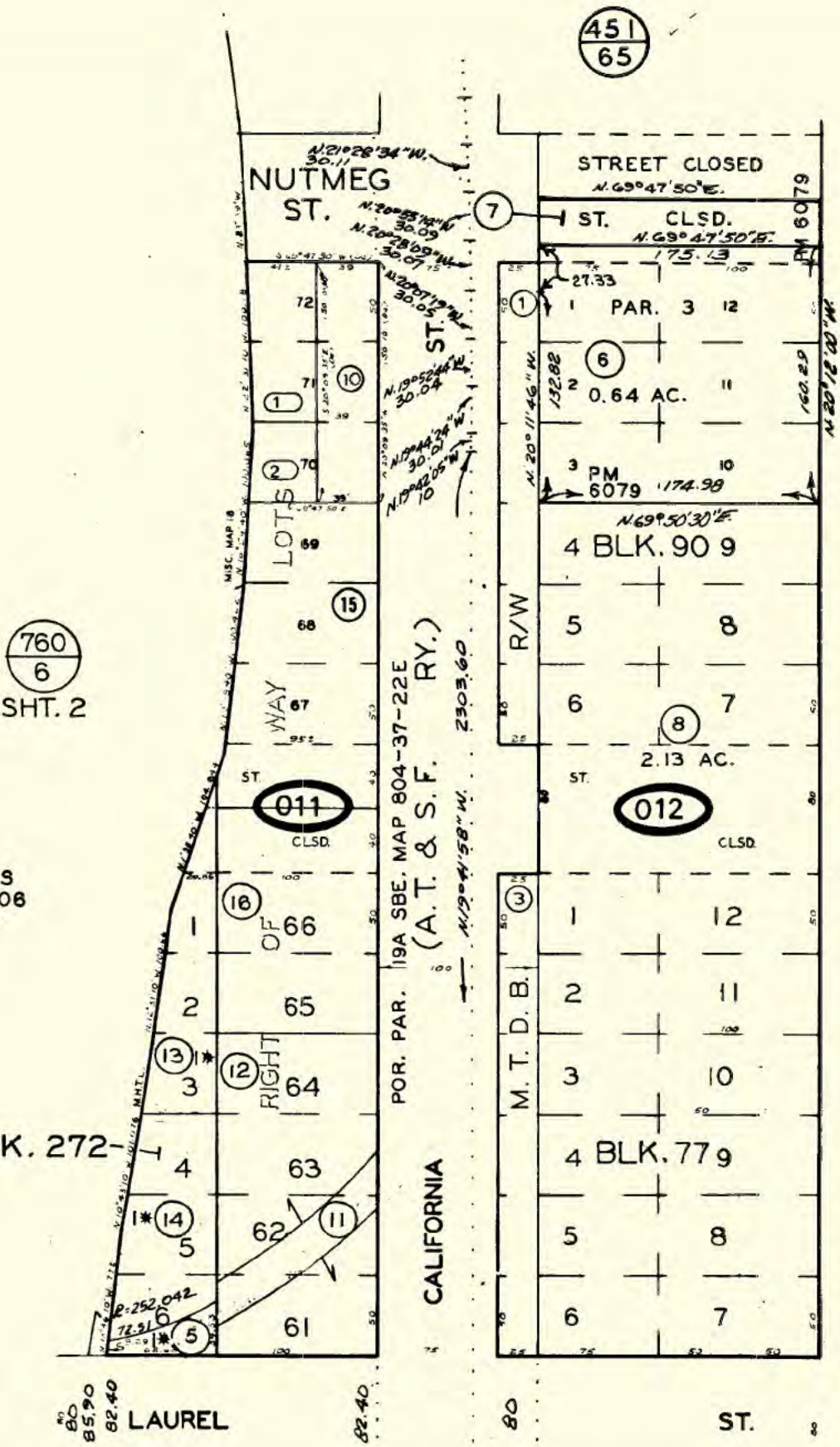
MAP 6380-JADE SUBDIVISION
MAP 2961-ARROYO PARK
MAP 2097-REYNARD HILLS
CC 1-1874-MIDDLETOWN
DB13-PG 522-HORTONS ADDITION
ROS 5229,9594,15416

451
67

451
68

533-011-012

1" = 100'
N



760
6
SHT. 2

1* - FOR LEASES
SEE 760-008
SHT. 2

BLVD.

MAPLE ST.

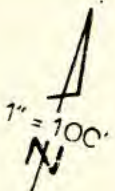
KETTNER

CHANGES

BLK	OLD	NEW	YR	CUT
011	9	15, 16	75	1313
011	13 & 15	81 Change	76	2024
012	ST. CLSD. # 2	SAME	78	554.4
012	2	6 & 7	78	1477
011	11	RED TO BLACK	84	5685
012	4 & 5	8	88	1659

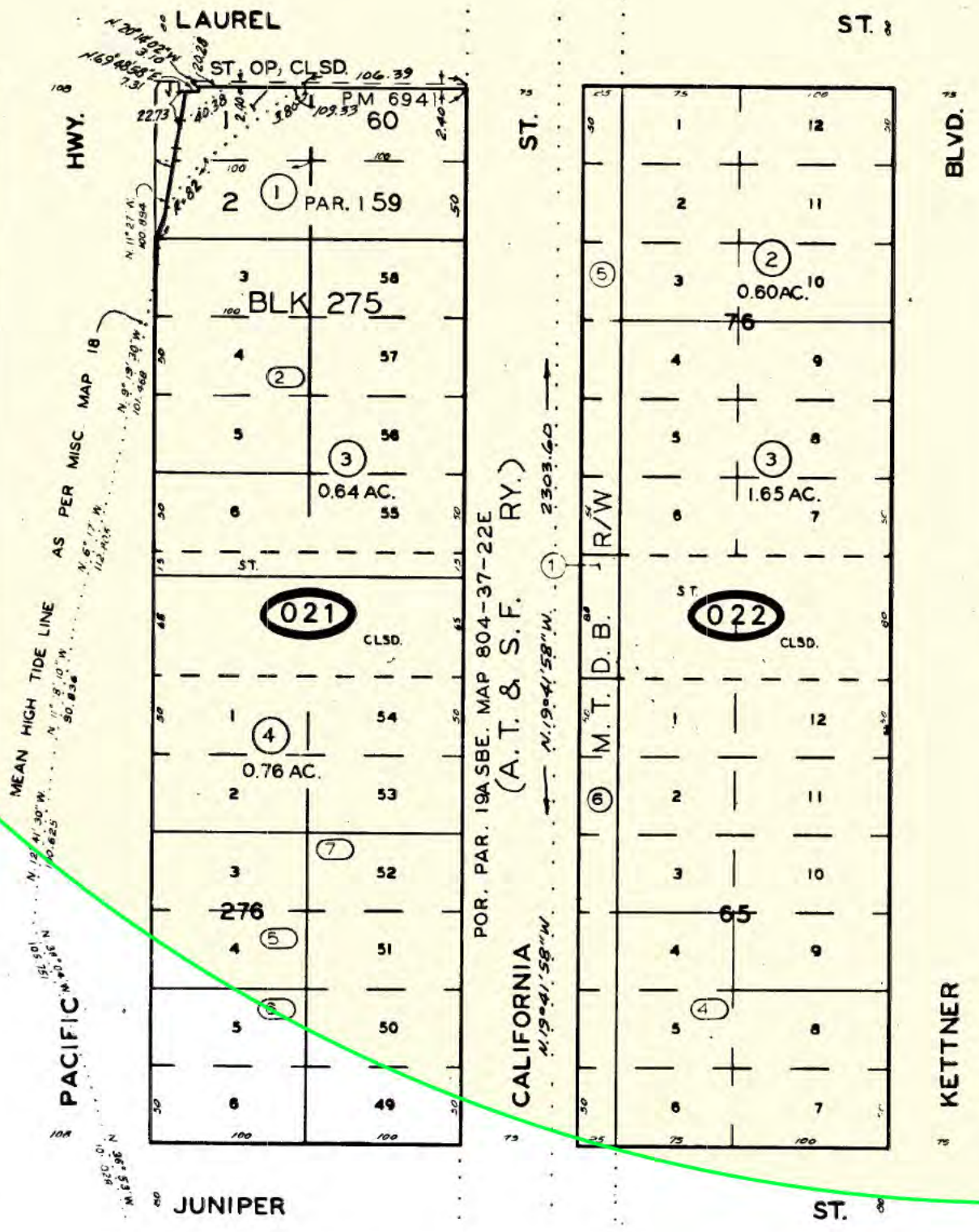
THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCELS MAY NOT COMPLY WITH LOCAL SUBDIVISION OR BUILDING ORDINANCES.

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760
7
SHT. 1

760
6
SHT. 2

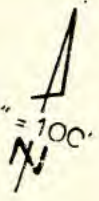


1079 2 1 MS

CHANGES			
BLK	OLD	NEW YR	CUT
022	Pick Up	5, 6	67 1328
021	1	SAME ST CLSD	78 5995
021	1	SAME ENLD	79 3015

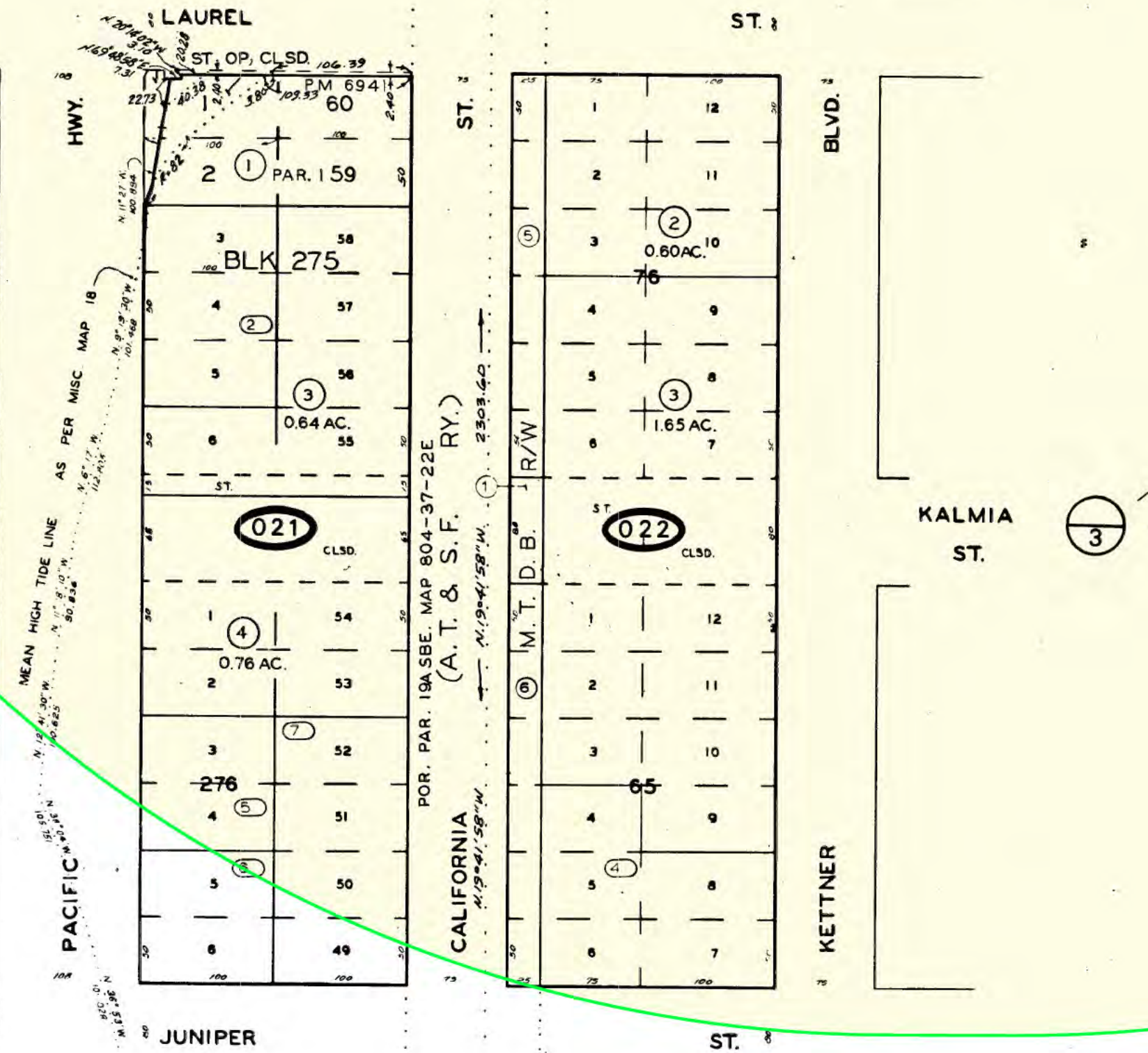
533-021-022

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



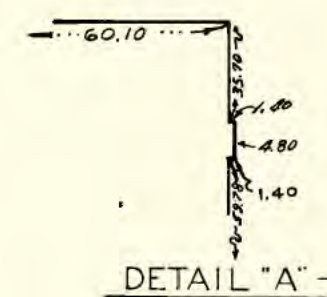
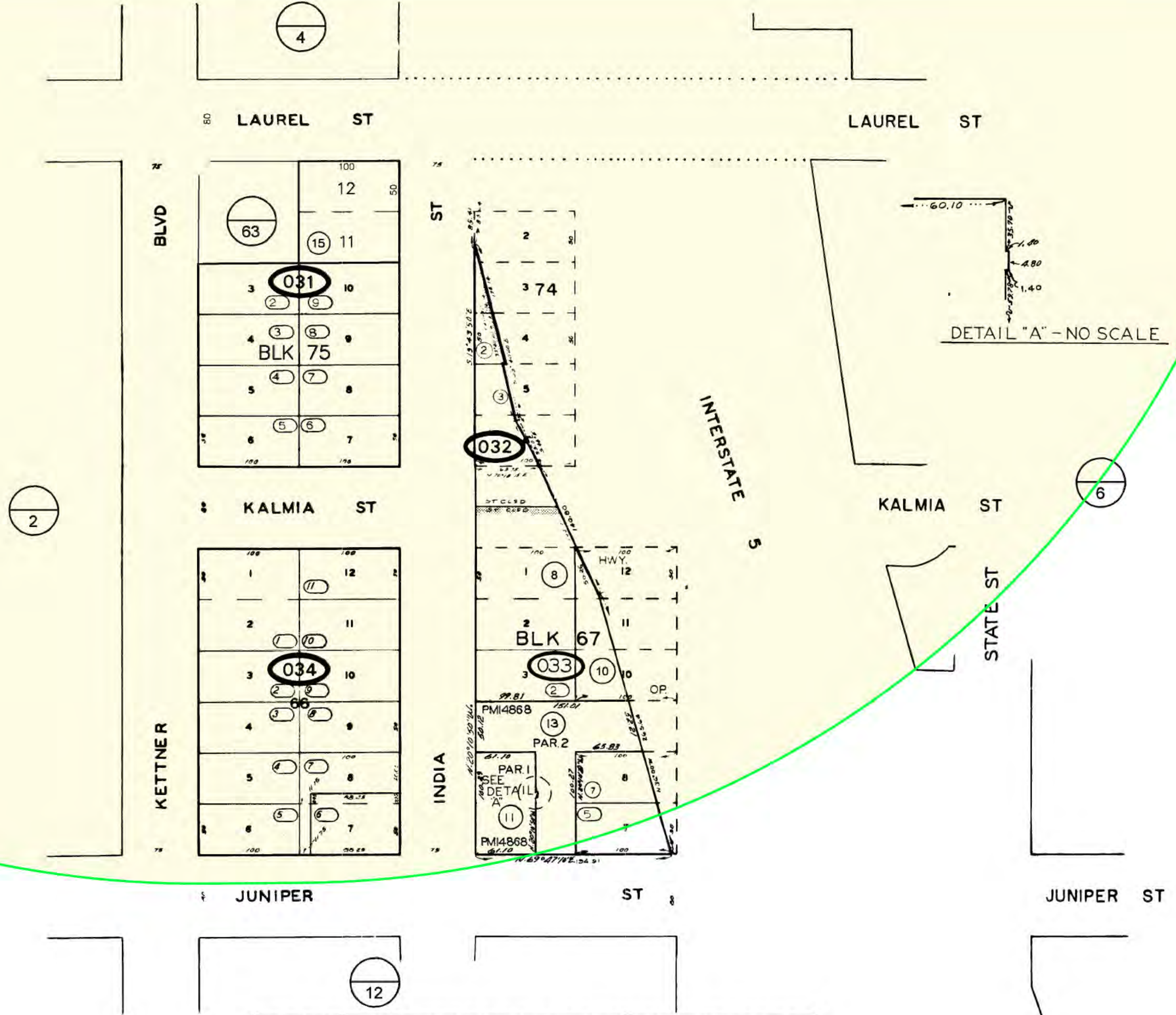
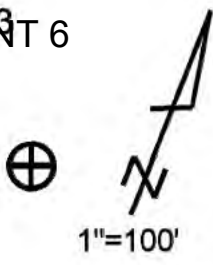
760
7
SHT. 1

760
6
SHT. 2



1079 211MS

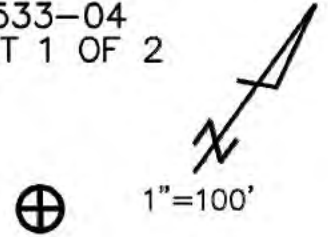
CHANGES			
BLK	OLD	NEW YR	CUT
022	Pick Up	5, 6	67 1328
021	1	SAME ST CLSD	78 5995
021	1	SAME ENLD	79 3015



04/26/2013 KJA

CHANGES				
BLK	OLD	NEW	YR	CUT
032	1 & 5	3		
033	1 & 8	68	380	
033	6	9, 10	72	492
031	10 & 11	12	81	2934
033	4 ^{sub} 12	11 & 12	87	2099
033	3 & 12	13	89	1142
031	12	13 & 14	97	1692
031	13 & 14	15	97	1904
031	01	PG 63	08	120

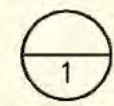
THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCELS MAY NOT COMPLY WITH LOCAL SUBDIVISION OR BUILDING ORDINANCES.



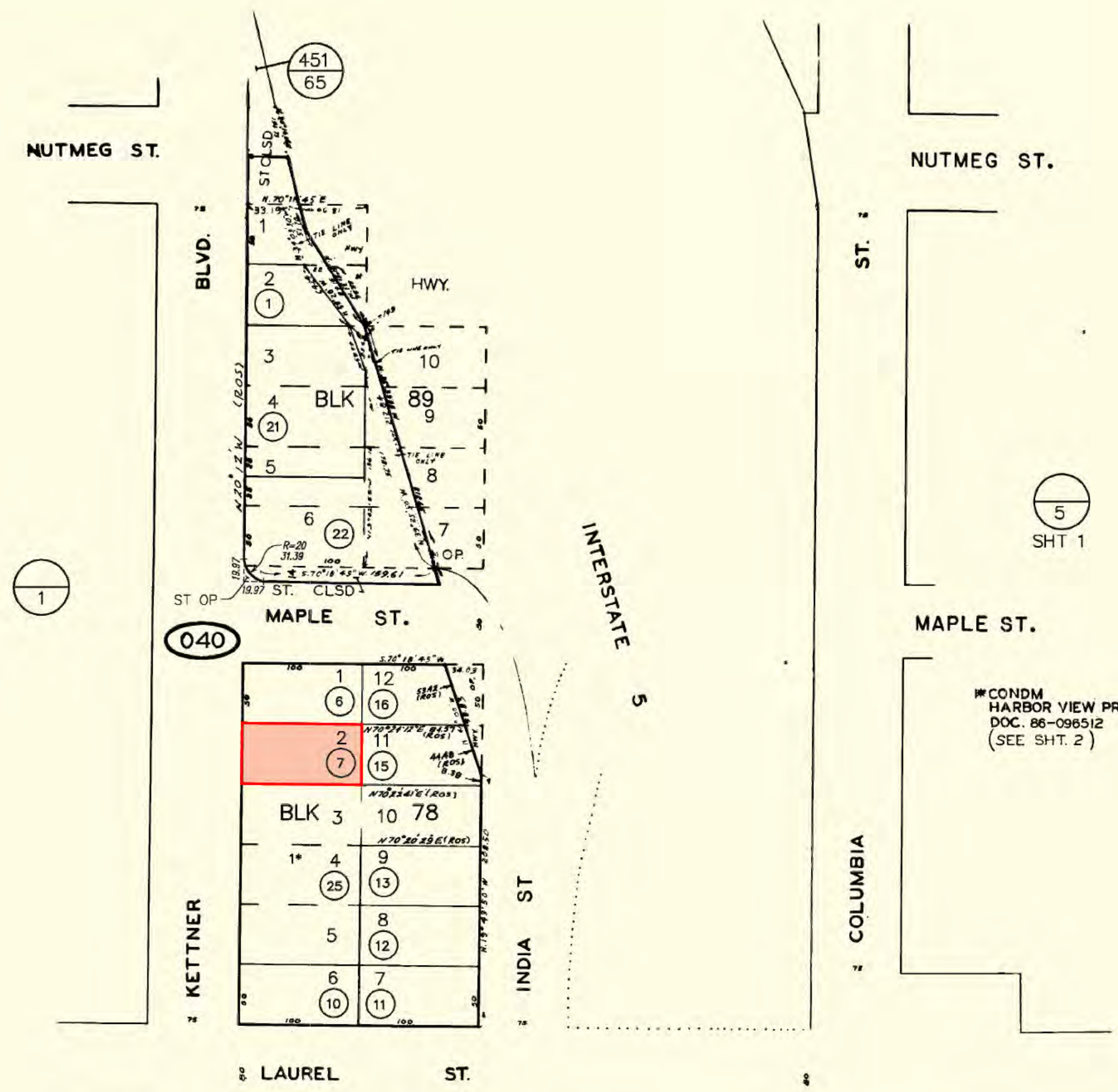
08/21/2017 DJS

CHANGES

BLK	OLD	NEW	YR	CUT
040	2,3,4	21		
	5,18,19,26	22	72	7569
	ST CLSD & 22	SAME	76	5529
	8 & 9	23	82	2399
	14 & 23	24	85	705
	24 & S.F.D.'S	AMND-CONDM	87	5705
	24 & S.D.'S	25 CONDM	89	678
	24 & S.D.'S	25 & S.D.'S	89	10060
	22	SAME & ST OP	18	4651



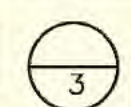
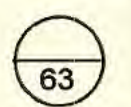
040



*CONDM
HARBOR VIEW PROFESSIONAL PLAZA
DOC. 86-096512
(SEE SHT. 2)



S.W.D.
12-11-74

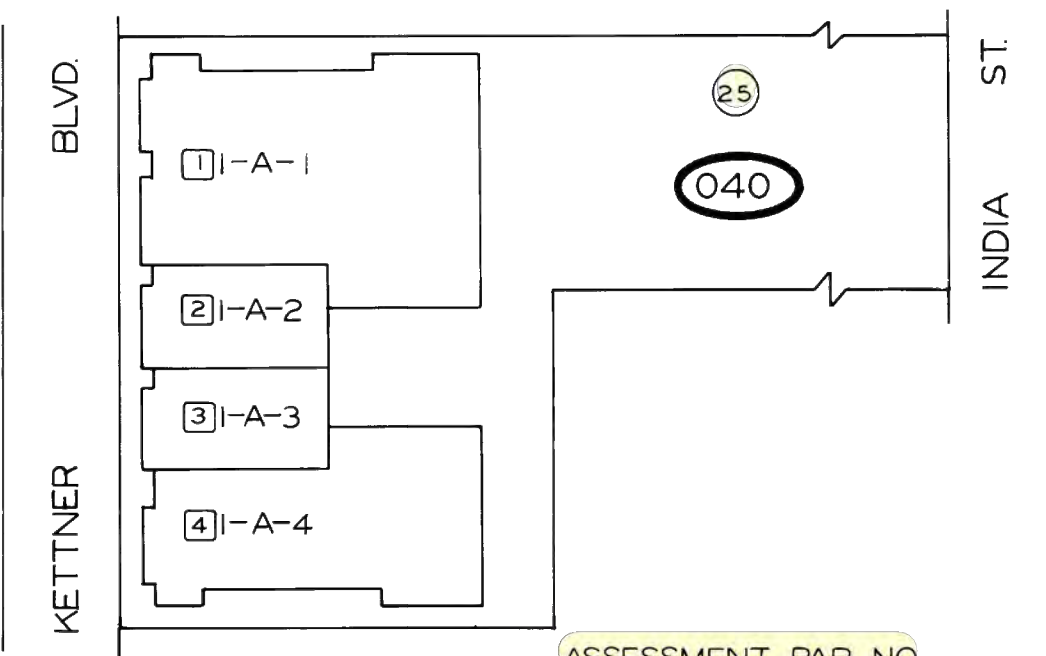


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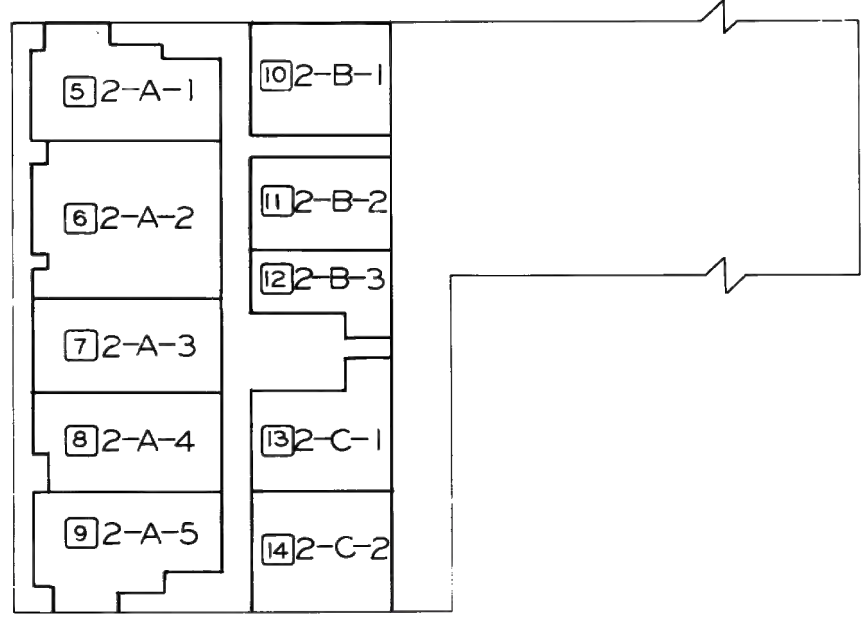
08

NO SCALE

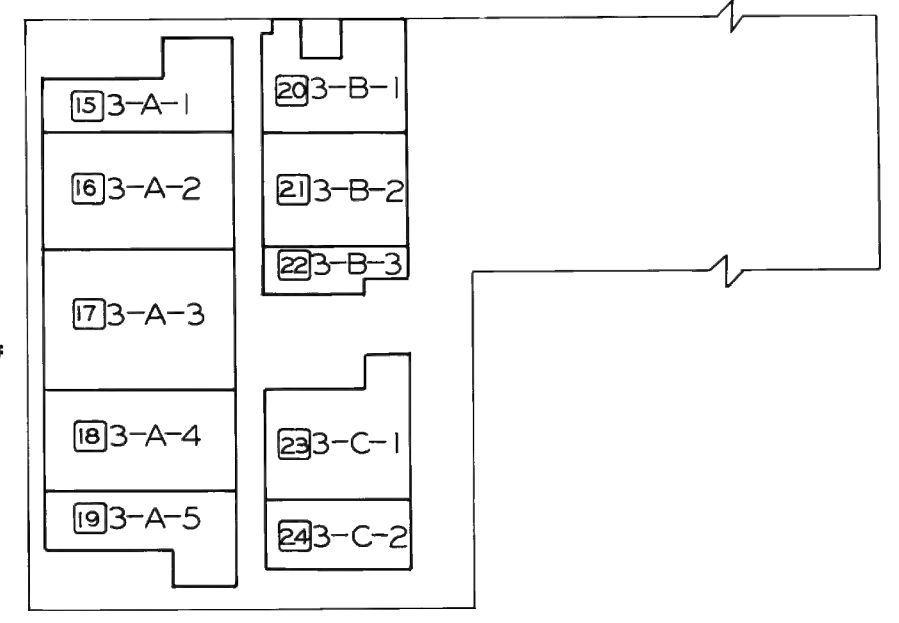
2-13-89 UAC



ASSESSMENT PAR. NO. 533-040-25 SUB ID 01-24



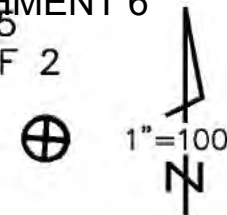
HARBOR VIEW PROFESSIONAL PLAZA
DOC 86-096512/550188
BLK 78-LOTS 3-5 & 10



N.H.C.
2-13-89

NOTE: EACH SUB ID INCLUDES AN UND INT IN ITS RESPECTIVE COMMON AREA

CONDOMINIUMS
CCI - MIDDLETOWN



533-051, 053-055, 071



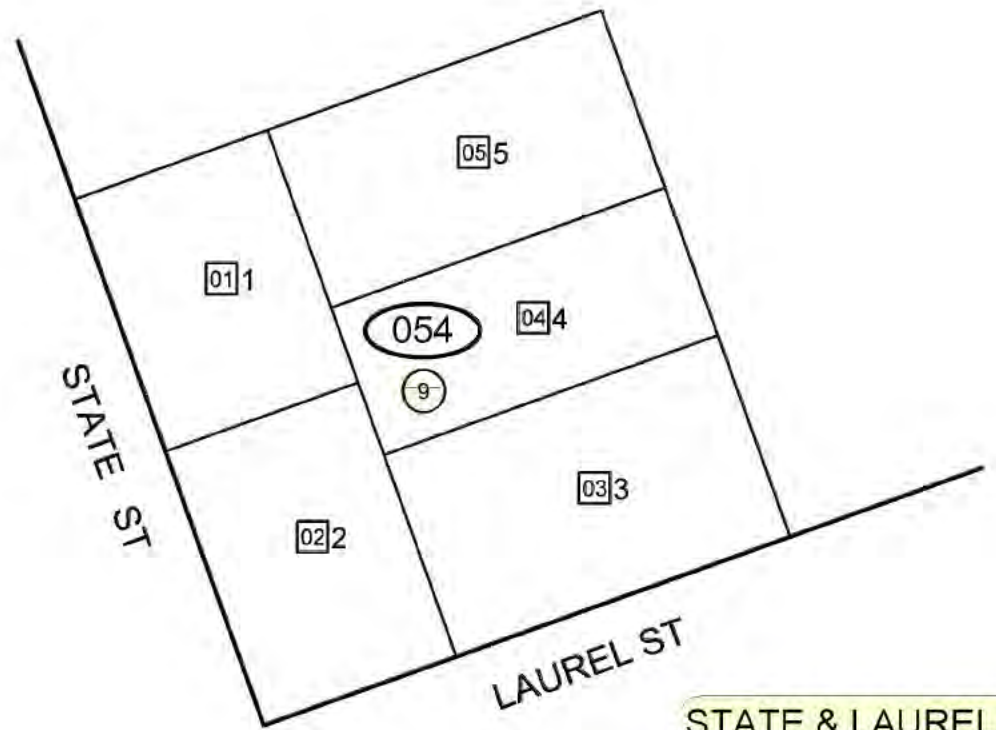
2/25/2006 SM

CHANGES				
BLK	OLD	NEW	YR	CUT
053	6	1140A	66	3580
053	9	ST. OP	67	835
051	819			
	052-1	10	69	138
055	213	13	70	4024
053	2	12113	75	1015
051	10	11112	78	1481
051	11	13	81	50
053	10	SAME	81	5783
053	PICK-UP	14	81	1334
051	13	CONDM	81	782
053	071-3	15	83	10038
053	1, 7, 8, 10, 12, 13	533-072-12-17	85	10146
053	11, 14, 15, 6, 17, 20, 21, 22	533-072-18-22	85	1949
054	1	SAME ST. CLSD	94	5568
054	4&5	9	06	1436
054	1	10&11	06	2039
054	-072-12	12	06	10016
054	9	CONDO	06	704

1* CONDO
STATE & LAUREL VILLAS
DOC05-065557
(SEE SHT 2)

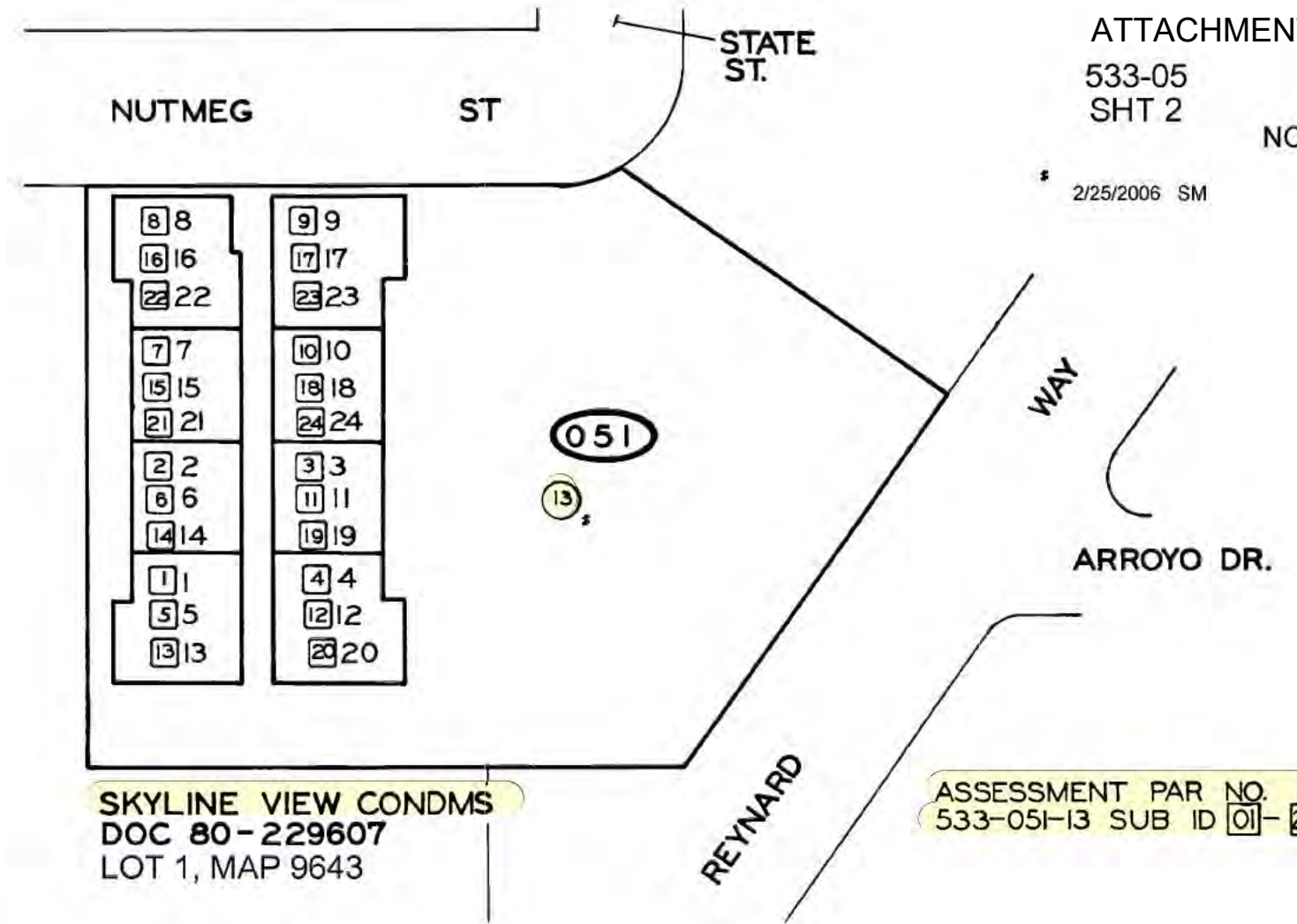
THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCELS MAY NOT COMPLY WITH LOCAL SUBDIVISION OR BUILDING ORDINANCES.

MAP 9643-SKYLINE VIEW CONDOMINIUMS
MAP 6194-LIND HEIGHTS
CCI-1874 - MIDDLETOWN



STATE & LAUREL VILLAS
DOC05-0655557
PAR 1, PM19701

ASSESSMENT PAR NO
533-054-09 SUB ID 01-05

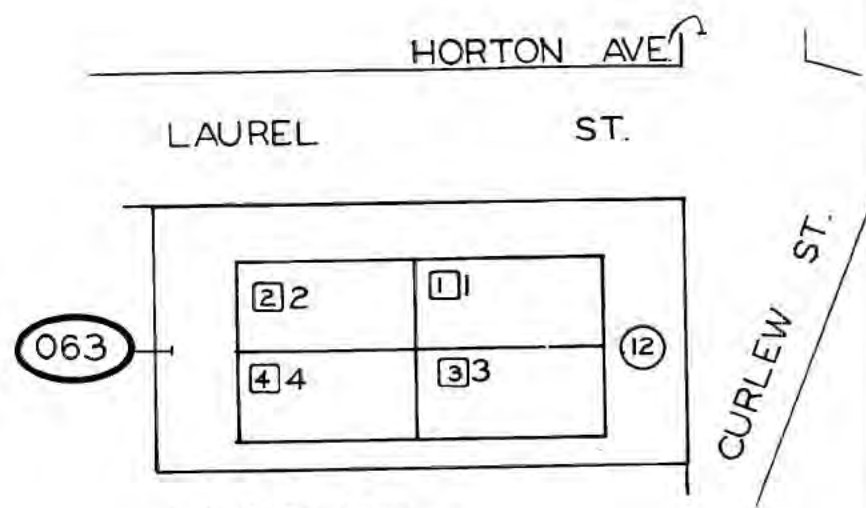


SKYLINE VIEW CONDMS
DOC 80-229607
LOT 1, MAP 9643

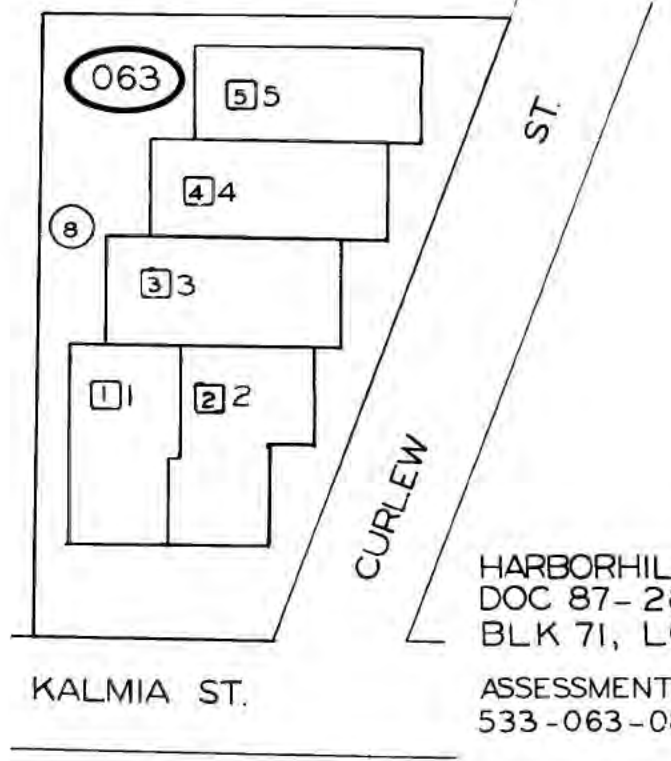
ASSESSMENT PAR NO.
533-051-13 SUB ID 01-24

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

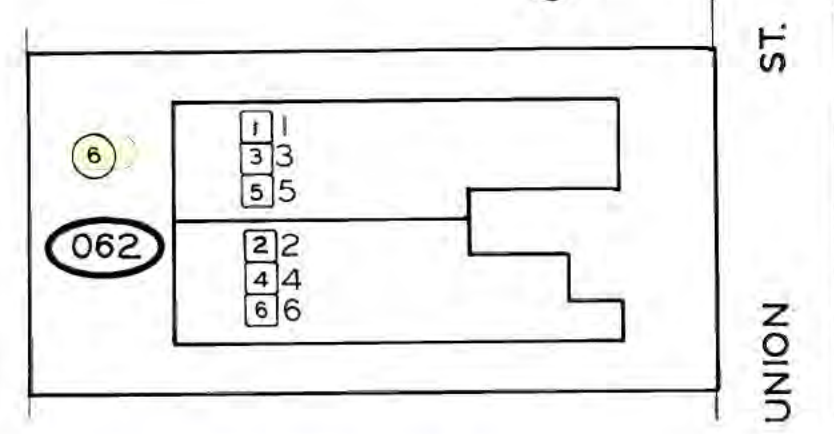
NOTE: EACH SUB ID INCLUDES AN UND INT N COMMON AREA



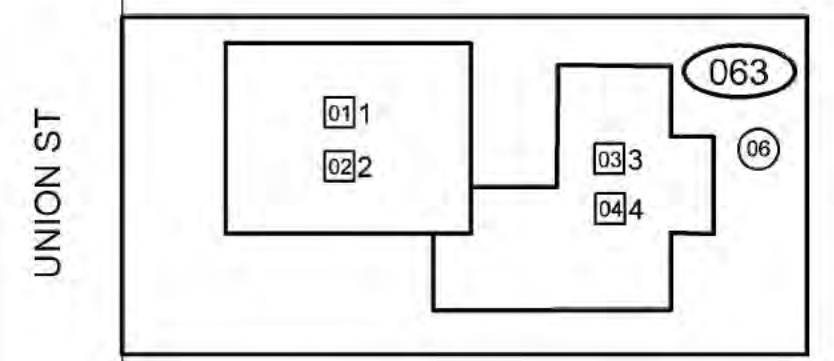
LAURELVIEW 4
DOC 88-137802
BLK 71, LOT 12
ASSESSMENT PAR. NO.
533-063-12 SUB. ID. 01-04



HARBORHILL TOWNHOMES
DOC 87-280863
BLK 71, LOTS 7 & 8
ASSESSMENT PAR. NO.
533-063-08 SUB ID. 01-05



UNION STREET VILLA
DOC 85-127255
BLK. 72, LOT 10
ASSESSMENT PAR. NO.
533-062-06 SUB ID. 01-06



2415 UNION ST
DOC04-1205782
PAR 1, PM 19608
ASSESSMENT PAR NO
533-063-06 SUB ID 01-04

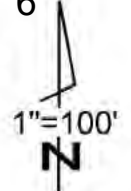
NOTE: EACH SUB ID. INCLUDES AN UND.
INT. IN ITS RESPECTIVE COMMON AREA

CONDOMINIUM
CCI-1874 - MIDDLETOWN

3-19-06
J.F.G.
SAN DIEGO
ASSESSOR'S OFFICE
BOOK 533 PA 06 SHT. 2
MAPPED FOR ASSESSMENT

DS 3/16

533-071-075-053



07/30/2019 CS

CHANGES

BLK	OLD	NEW	YR	CUT
071	2	3,0P	66	3123
074	6,7,8,9,10,11,12	6,7,8,9,10,11,12	67	3645
072	USE PAR. 11	NR, Y T		
074	13	14	80	242
073	1,2,3,10,11	12	80	4100
074	14	CONDN	82	596
072	PLK UP	11	83	2317 P.A.
071	3	PG.053	83	10038
074	1,4,10,11	15	85	1395
072	1,2,3,10,11,12,13	13,14,15	85	10146
072	1,2,3,10,11,12,13,14,15,16,17,18,19,20,21,22,23,24,25,26,27,28,29,30,31,32,33,34,35,36,37,38,39,40,41,42,43,44,45,46,47,48,49,50,51,52,53,54,55,56,57,58,59,60,61,62,63,64,65,66,67,68,69,70,71,72,73,74,75,76,77,78,79,80,81,82,83,84,85,86,87,88,89,90,91,92,93,94,95,96,97,98,99,100	533-12-17	85	10146
072	5,10,11,12,13,14,15,16,17,18,19,20,21,22,23,24,25,26,27,28,29,30,31,32,33,34,35,36,37,38,39,40,41,42,43,44,45,46,47,48,49,50,51,52,53,54,55,56,57,58,59,60,61,62,63,64,65,66,67,68,69,70,71,72,73,74,75,76,77,78,79,80,81,82,83,84,85,86,87,88,89,90,91,92,93,94,95,96,97,98,99,100	533-18-22	85	1949
074	1,4,10,11	14,18	86	1602
072	3-5	23	87	1933
074	15	CONDN	90	559 C.C.
072	16&17	SAME & ST.CLSD	90	5639
072	1,2,3,10,11,12,13,14,15,16,17,18,19,20,21,22,23,24,25,26,27,28,29,30,31,32,33,34,35,36,37,38,39,40,41,42,43,44,45,46,47,48,49,50,51,52,53,54,55,56,57,58,59,60,61,62,63,64,65,66,67,68,69,70,71,72,73,74,75,76,77,78,79,80,81,82,83,84,85,86,87,88,89,90,91,92,93,94,95,96,97,98,99,100	SAME	94	5568
072	6-9	PG 62	97	42
073	5	CONDO	01	515
073	12	CONDO	01	676
072	12	-054-12	06	10016
072	20 & 21	24 & 25	08	1830 C.M.C.
072	18	26-28	18	1396
072	26	26, 28, 29	20	526

- * COMMON AREA
- 1* CONDO HARBOR VIEWVILLA DOC81-067710 (SEE SHT 2)
- 2* MAPLE CANYON OPEN SPACE PARK
- 3* CONDO LAUREL VILLAS DOC99-830354
- 4* CONDO 540 W LAUREL STREET DOC 19-0043632 (SEE SHT 3)

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

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

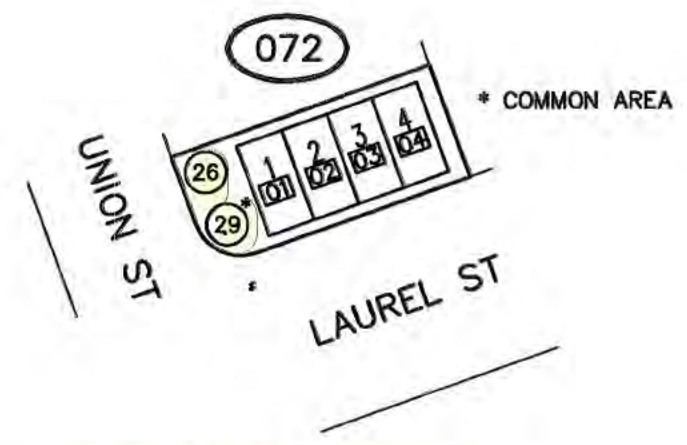
08

ATTACHMENT 6
SAN DIEGO COUNTY ASSESSOR'S MAP



533-07
SHT 3
1" = 80'

Drawn: 07/30/2019 By: SORIANO



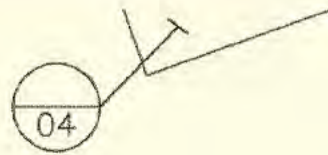
540 W LAUREL ST
DOC 19 - 0043632
PAR 1, PM21522

ASSESSMENT PAR NO
533-072-26 SUB ID 01 - 04

CONDOMINIUM

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

08

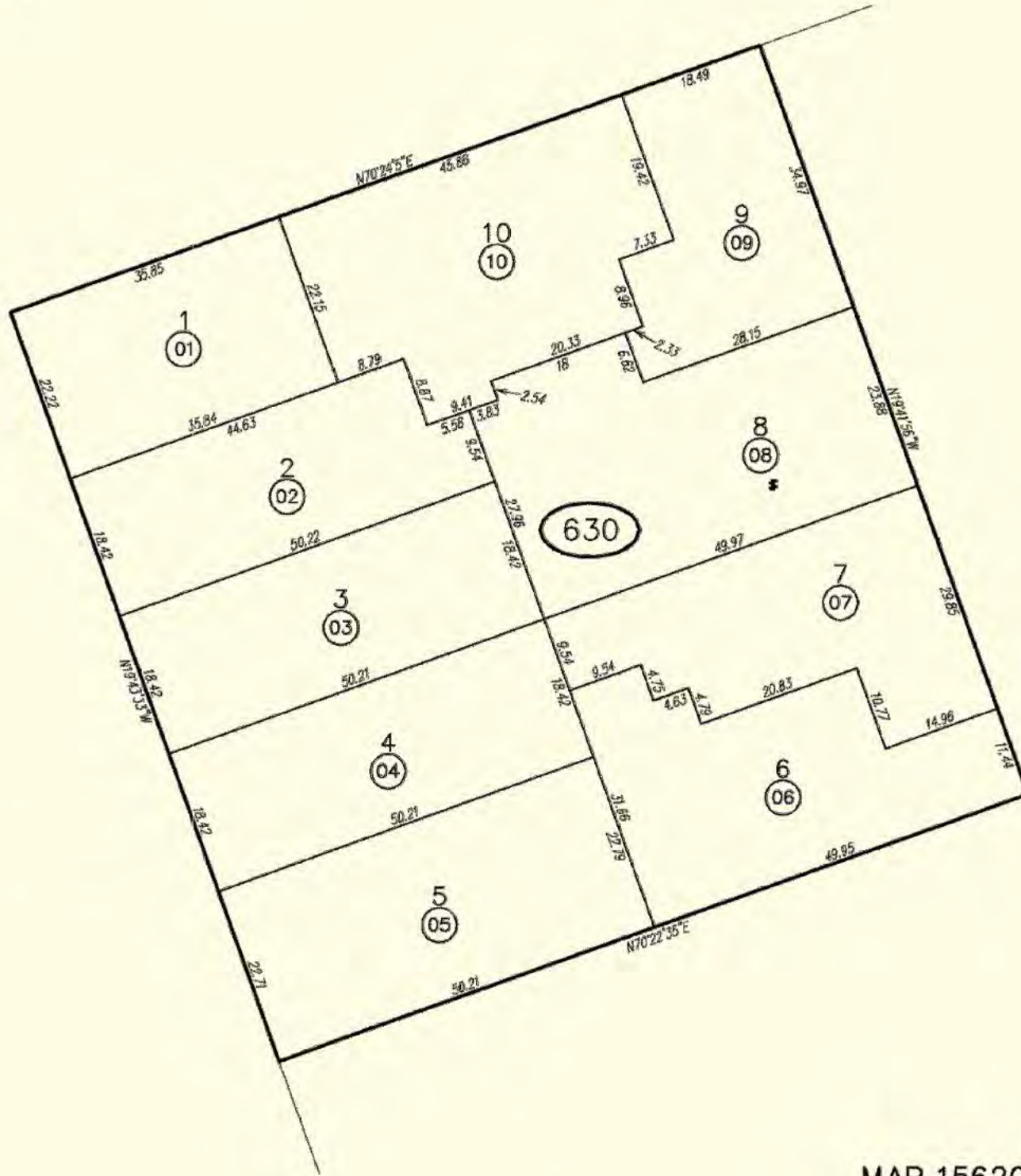


48

15

LAUREL ST

KETTNER BLVD



02

03

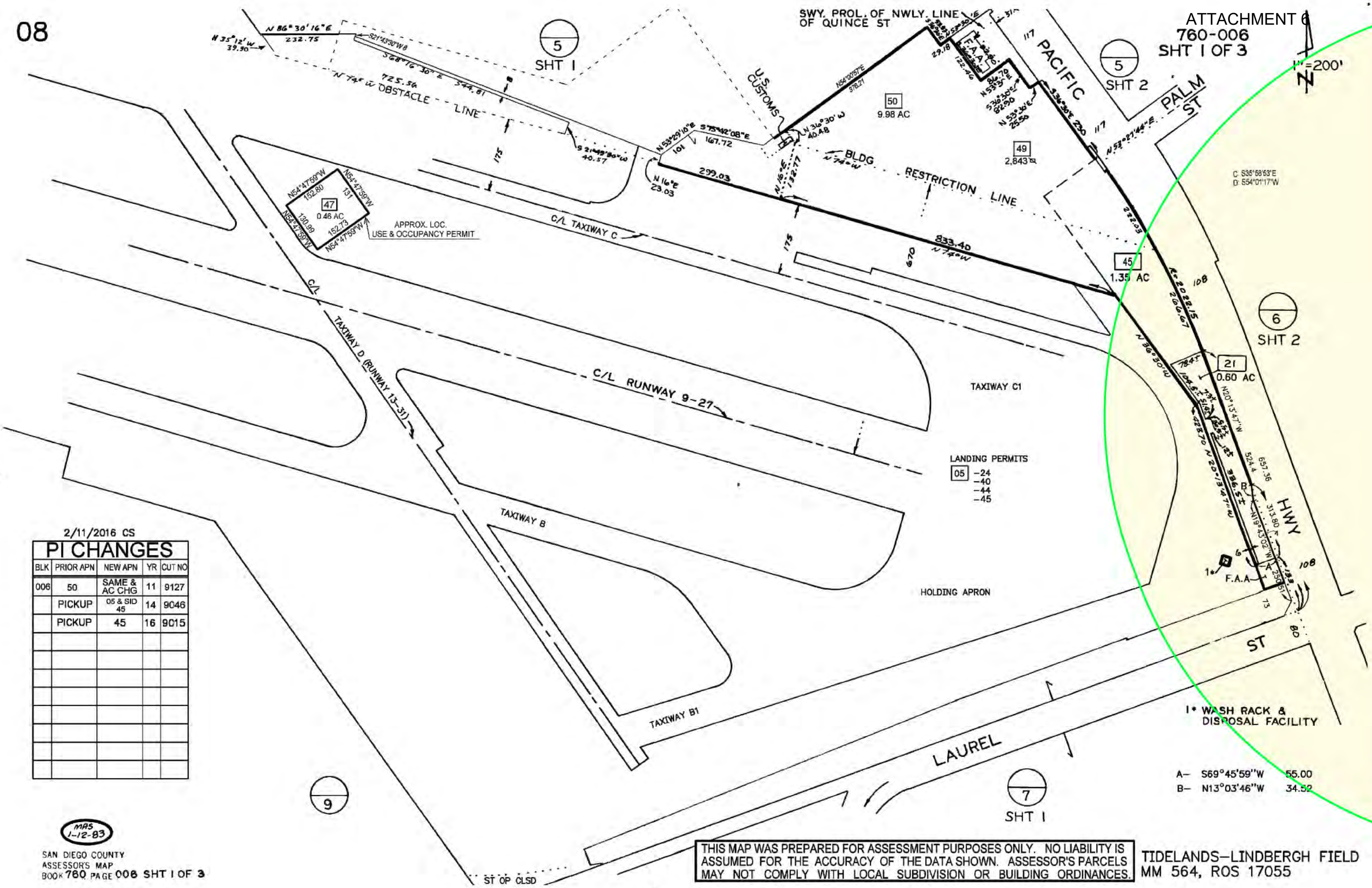
ATTACHMENT 6

ASSessor's MAP
533-63
1" = 20'

Drawn: 10/19/07 By: DEP From: 533-031

CHANGES				
BLK	PRIOR APN	NEW APN	YR	CUT NO.
630		01 THRU 10	08	120

MAP 15620 - WEST LAUREL STUDIOS



2/11/2016 CS

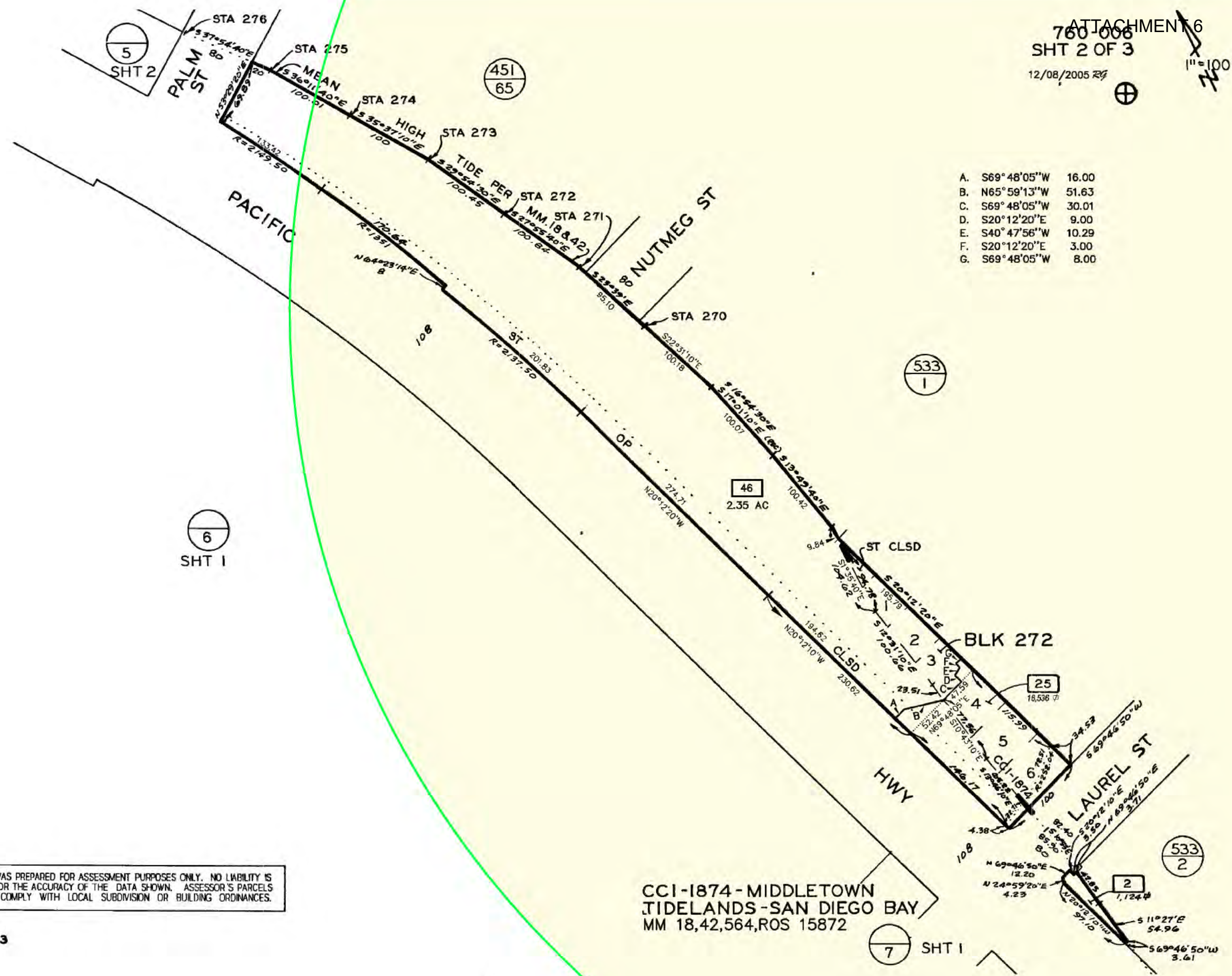
PI CHANGES				
BLK	PRIOR APN	NEW APN	YR	CUT NO
006	50	SAME & AC CHG	11	9127
	PICKUP	05 & SID 45	14	9046
	PICKUP	45	16	9015

LANDING PERMITS
05 -24
-40
-44
-45

A- S69°45'59"W 55.00
B- N13°03'46"W 34.52

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCELS MAY NOT COMPLY WITH LOCAL SUBDIVISION OR BUILDING ORDINANCES. TIDELANDS-LINDBERGH FIELD MM 564, ROS 17055

1"=100'



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

CCI-1874 - MIDDLETOWN
TIDELANDS - SAN DIEGO BAY
MM 18,42,564, ROS 15872

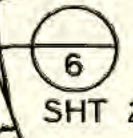
MAS
1-17-84

7 SHT 1



I* F.A.A.

A- N25°17'43"E 35.35



POR 24
27.12 AC

15
1,59B

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

TIDELANDS-SAN DIEGO BAY
MM 18,42,564, ROS 17055

SAN DIEGO BAY

MAS 1-26-84
SAN DIEGO COUNTY
ASSESSOR'S MAP
BOOK 760, PAGE 007, SHT 1 OF 4

NOTICE

The Parcels that have no site addresses on the Summary Of Owners List may be unimproved/vacant property or a public agency and have no address to send the label.

The owner has been notified on the Owners List.

SUMMARY OF OWNERS

#	PARCEL NUMBER	OWNER NAME	SITE ADDRESS	CITY	STATE	ZIP	MAILING ADDRESS	CITY	STATE	ZIP	USE DESCRIPTION
1	533-012-01-00	SAN DIEGO METROPOLITAN TRANSIT DEVELOPMENT BOARD		SAN DIEGO	CA	92101		SAN DIEGO	CA	92101	NO VALUE
2	533-012-03-00	SAN DIEGO METROPOLITAN TRANSIT DEVELOPMENT BOARD		SAN DIEGO	CA	92101		SAN DIEGO	CA	92101	NO VALUE
3	533-012-06-00	ALADDIN PARKING LP	2680 KETTNER BLVD	SAN DIEGO	CA	92101	8730 W SUNSET BLVD #400	W HOLLYWOOD	CA	90069	PARKING LOT
4	533-012-08-00	ALADDIN PARKING L P	2548 KETTNER BLVD	SAN DIEGO	CA	92101	8730 W SUNSET BLVD #400	WEST HOLLYWOOD	CA	90069	PARKING LOT
5	533-022-02-00	14TH PLACE HOLDINGS LLC	1025 W LAUREL ST	SAN DIEGO	CA	92101	888 S FIGUEROA ST #1900	LOS ANGELES	CA	90017	PARKING LOT
6	533-031-15-00	BESPOKE PARTNERS INVESTMENTS LLC	909 W LAUREL ST	SAN DIEGO	CA	92101	909 W LAUREL ST	SAN DIEGO	CA	92101	COMMERCIAL
7	533-040-06-00	NIKOU CO	2559 KETTNER BLVD	SAN DIEGO	CA	92101	1595 ALTA LA JOLLA DR	LA JOLLA	CA	92037	COMMERCIAL
8	533-040-07-00	WALIA BHUPENDRA & POONAM	2555 KETTNER BLVD	SAN DIEGO	CA	92101	2557 KETTNER BLVD	SAN DIEGO	CA	92101	RESID. MULTIPLE FAMILY
9	533-040-10-00	GATZOLIS FAMILY TRUST Q 03-04-91 GATZOLIS FAMILY TRUST B 03-04-91	2501 KETTNER BLVD	SAN DIEGO	CA	92101	2221 VISTA RODEO DR	EL CAJON	CA	92019	COMMERCIAL
10	533-040-11-00	GATZOLIS FAMILY TRUST Q 03-04-91 GATZOLIS FAMILY TRUST B 03-04-91	2504 INDIA ST	SAN DIEGO	CA	92101	2221 VISTA RODEO DR	EL CAJON	CA	92019	RESID. MULTIPLE FAMILY
11	533-040-12-00	GATZOLIS FAMILY TRUST Q 03-04-91 GATZOLIS FAMILY TRUST B 03-04-91	2518 INDIA ST	SAN DIEGO	CA	92101	2221 VISTA RODEO DR	EL CAJON	CA	92019	RESID. MULTIPLE FAMILY
12	533-040-13-00	GATZOLIS FAMILY TRUST Q 03-04-91 GATZOLIS FAMILY TRUST B 03-04-91	2528 INDIA ST	SAN DIEGO	CA	92101	2221 VISTA RODEO DR	EL CAJON	CA	92019	RESID. MULTIPLE FAMILY
13	533-040-15-00	NIKOU CO	2552 INDIA ST	SAN DIEGO	CA	92101	1595 ALTA LA JOLLA	LA JOLLA	CA	92037	RESID. MULTIPLE FAMILY
14	533-040-16-00	NIKOU CO	1021 W MAPLE ST	SAN DIEGO	CA	92101	1595 ALTA LA JOLLA DR	LA JOLLA	CA	92037	COMMERCIAL
15	533-040-21-00	PACIFICA FOX LP	2727 KETTNER BLVD	SAN DIEGO	CA	92101	1775 HANCOCK ST #200	SAN DIEGO	CA	92110	INDUSTRIAL
16	533-040-22-00	PACIFICA FOX LP	2727 KETTNER BLVD	SAN DIEGO	CA	92101	1775 HANCOCK ST #200	SAN DIEGO	CA	92110	COMMERCIAL
17	533-040-25-01	2535 KETTNER ASSOCIATES LTD	2535 KETTNER BLVD	SAN DIEGO	CA	92101	2535 KETTNER BLVD #1A3	SAN DIEGO	CA	92101	OFFICE
18	533-040-25-02	2535 KETTNER ASSOCIATES LTD	2535 KETTNER BLVD	SAN DIEGO	CA	92101	2535 KETTNER BLVD #1A3	SAN DIEGO	CA	92101	OFFICE
19	533-040-25-03	2535 KETTNER ASSOCIATES LTD	2535 KETTNER BLVD	SAN DIEGO	CA	92101	2535 KETTNER BLVD #1A3	SAN DIEGO	CA	92101	OFFICE
20	533-040-25-04	2535 KETTNER ASSOCIATES LTD	2535 KETTNER BLVD	SAN DIEGO	CA	92101	2535 KETTNER BLVD #1A3	SAN DIEGO	CA	92101	OFFICE
21	533-040-25-05	CARROLL THOMAS J FAMILY TRUST 05-10-90	2535 KETTNER BLVD	SAN DIEGO	CA	92101	2535 KETTNER BLVD #3A1	SAN DIEGO	CA	92101	OFFICE
22	533-040-25-06	KASED NATHAN & ALLISON	2535 KETTNER BLVD	SAN DIEGO	CA	92101	2535 KETTNER BLVD #2A2	SAN DIEGO	CA	92101	OFFICE
23	533-040-25-07	T D C FAMILY L L C	2535 KETTNER BLVD #2A3	SAN DIEGO	CA	92101	158 HUMMINGBIRD HILL	ENCINITAS	CA	92024	OFFICE
24	533-040-25-08	AGREDANO ARTURO MENA CESAR A M	2535 KETTNER BLVD #2-A4	SAN DIEGO	CA	92101	14009 LAKE POWAY RD	POWAY	CA	92064	OFFICE
25	533-040-25-09	2535-2A5 KETTNER L L C	2535 KETTNER BLVD #2A5	SAN DIEGO	CA	92101	3232 PETUNIA CT	SAN DIEGO	CA	92117	OFFICE
26	533-040-25-10	HERNANDEZ HOME SERVICES LLC	2535 KETTNER BLVD	SAN DIEGO	CA	92101	629 26TH ST	SAN DIEGO	CA	92102	OFFICE
27	533-040-25-11	MARKMAN FAMILY TRUST 12-19-13	2535 KETTNER BLVD	SAN DIEGO	CA	92101	11347 LUXEMBOURG WAY	SAN DIEGO	CA	92131	OFFICE
28	533-040-25-12	COLLINS KYLE & LAUREN	2535 KETTNER BLVD	SAN DIEGO	CA	92101	P O BOX 371158	SAN DIEGO	CA	92137	OFFICE
29	533-040-25-13	DIAZ MARISOL	2535 KETTNER BLVD	SAN DIEGO	CA	92101	1643 SUNSET POINT CT	CHULA VISTA	CA	91911	OFFICE
30	533-040-25-14	KASED LAW GROUP A P C	2535 KETTNER BLVD	SAN DIEGO	CA	92101	2535 KETTNER BLVD #2A2	SAN DIEGO	CA	92101	OFFICE
31	533-040-25-15	ERGUN MEHMET E	2535 KETTNER BLVD	SAN DIEGO	CA	92101	25311 TERRENO DR	MISSION VIEJO	CA	92691	OFFICE
32	533-040-25-16	B J R E HOLDINGS LLC	2535 KETTNER BLVD	SAN DIEGO	CA	92101	120 WINTERCREEK PL	SANTEE	CA	92071	OFFICE
33	533-040-25-17	MADRUGA BONNIE W	2535 KETTNER BLVD	SAN DIEGO	CA	92101	3326 WINDBREAK CT	SAN DIEGO	CA	92130	OFFICE
34	533-040-25-18	MASAR IRREVOCABLE TRUST 11-03-10	2535 KETTNER BLVD #3A4	SAN DIEGO	CA	92101	2535 KETTNER BLVD #3A4	SAN DIEGO	CA	92101	OFFICE
35	533-040-25-19	VANNESS DAVID	2535 KETTNER BLVD	SAN DIEGO	CA	92101	2535 KETTNER BLVD #3A5	SAN DIEGO	CA	92101	OFFICE
36	533-040-25-20	CARROLL THOMAS J FAMILY TRUST 05-10-90	2535 KETTNER BLVD	SAN DIEGO	CA	92101	2535 KETTNER BLVD #3A1	SAN DIEGO	CA	92101	OFFICE
37	533-040-25-21	CARROLL THOMAS J FAMILY TRUST 05-10-90	2535 KETTNER BLVD	SAN DIEGO	CA	92101	2535 KETTNER BLVD #3A1	SAN DIEGO	CA	92101	OFFICE
38	533-040-25-22	MCROSKEY PETER & BARBARA 2004 TRUST	2535 KETTNER BLVD #3B3	SAN DIEGO	CA	92101	2535 KETTNER BLVD #3B3	SAN DIEGO	CA	92101	OFFICE
39	533-040-25-23	BIG RIVER INVESTMENTS LLC	2535 KETTNER BLVD	SAN DIEGO	CA	92101	770 NOOSENECK HILL RD	WEST GREENWICH	RI	2817	OFFICE
40	533-040-25-24	BIG RIVER INVESTMENTS LLC	2535 KETTNER BLVD #02A1	SAN DIEGO	CA	92101	770 NOOSENECK HILL RD	W GREENWICH	RI	2817	OFFICE
41	533-630-01-00	RANGLAS TOM & JEN FAMILY TRUST 04-09-18 CAPPELLETTI LAURA L	2491 KETTNER BLVD	SAN DIEGO	CA	92101	2293 SAN JUAN RD	SAN DIEGO	CA	92103	COMMERCIAL
42	533-630-09-00	WEST LAUREL STUDIOS L P	961 W LAUREL ST	SAN DIEGO	CA	92101	125 MOZART AVE	CARDIFF	CA	92007	COMMERCIAL
43	533-630-10-00	WEST LAUREL STUDIOS L P	985 W LAUREL ST	SAN DIEGO	CA	92101	125 MOZART AVE	CARDIFF	CA	92007	COMMERCIAL

OWNERS LIST

PARCEL NUMBER	OWNER NAME	MAILING ADDRESS	CITY	STATE	ZIP
533-012-01-00	SAN DIEGO METROPOLITAN TRANSIT DEVELOPMENT BOARD	1255 IMPERIAL AVE STE 1000	SAN DIEGO	CA	92101
533-012-03-00	SAN DIEGO METROPOLITAN TRANSIT DEVELOPMENT BOARD	1255 IMPERIAL AVE STE 1000	SAN DIEGO	CA	92101
533-012-06-00	ALADDIN PARKING LP	8730 W SUNSET BLVD #400	W HOLLYWOOD	CA	90069
533-012-08-00	ALADDIN PARKING L P	8730 W SUNSET BLVD #400	WEST HOLLYWOOD	CA	90069
533-022-02-00	14TH PLACE HOLDINGS LLC	888 S FIGUEROA ST #1900	LOS ANGELES	CA	90017
533-031-15-00	BESPOKE PARTNERS INVESTMENTS LLC	909 W LAUREL ST	SAN DIEGO	CA	92101
533-040-06-00	NIKOU CO	1595 ALTA LA JOLLA DR	LA JOLLA	CA	92037
533-040-07-00	WALIA BHUPENDRA & POONAM	2557 KETTNER BLVD	SAN DIEGO	CA	92101
533-040-10-00	GATZOLIS FAMILY TRUST Q 03-04-91 GATZOLIS FAMILY TRUST B 03-04-91	2221 VISTA RODEO DR	EL CAJON	CA	92019
533-040-11-00	GATZOLIS FAMILY TRUST Q 03-04-91 GATZOLIS FAMILY TRUST B 03-04-91	2221 VISTA RODEO DR	EL CAJON	CA	92019
533-040-12-00	GATZOLIS FAMILY TRUST Q 03-04-91 GATZOLIS FAMILY TRUST B 03-04-91	2221 VISTA RODEO DR	EL CAJON	CA	92019
533-040-13-00	GATZOLIS FAMILY TRUST Q 03-04-91 GATZOLIS FAMILY TRUST B 03-04-91	2221 VISTA RODEO DR	EL CAJON	CA	92019
533-040-15-00	NIKOU CO	1595 ALTA LA JOLLA	LA JOLLA	CA	92037
533-040-16-00	NIKOU CO	1595 ALTA LA JOLLA DR	LA JOLLA	CA	92037
533-040-21-00	PACIFICA FOX LP	1775 HANCOCK ST #200	SAN DIEGO	CA	92110
533-040-22-00	PACIFICA FOX LP	1775 HANCOCK ST #200	SAN DIEGO	CA	92110
533-040-25-01	2535 KETTNER ASSOCIATES LTD	2535 KETTNER BLVD #1A3	SAN DIEGO	CA	92101
533-040-25-02	2535 KETTNER ASSOCIATES LTD	2535 KETTNER BLVD #1A3	SAN DIEGO	CA	92101
533-040-25-03	2535 KETTNER ASSOCIATES LTD	2535 KETTNER BLVD #1A3	SAN DIEGO	CA	92101
533-040-25-04	2535 KETTNER ASSOCIATES LTD	2535 KETTNER BLVD #1A3	SAN DIEGO	CA	92101
533-040-25-05	CARROLL THOMAS J FAMILY TRUST 05-10-90	2535 KETTNER BLVD #3A1	SAN DIEGO	CA	92101
533-040-25-06	KASED NATHAN & ALLISON	2535 KETTNER BLVD #2A2	SAN DIEGO	CA	92101
533-040-25-07	T D C FAMILY L L C	158 HUMMINGBIRD HILL	ENCINITAS	CA	92024
533-040-25-08	AGREDANO ARTURO MENA CESAR A M	14009 LAKE POWAY RD	POWAY	CA	92064
533-040-25-09	2535-2A5 KETTNER L L C	3232 PETUNIA CT	SAN DIEGO	CA	92117
533-040-25-10	HERNANDEZ HOME SERVICES LLC	629 26TH ST	SAN DIEGO	CA	92102
533-040-25-11	MARKMAN FAMILY TRUST 12-19-13	11347 LUXEMBOURG WAY	SAN DIEGO	CA	92131
533-040-25-12	COLLINS KYLE & LAUREN	P O BOX 371158	SAN DIEGO	CA	92137
533-040-25-13	DIAZ MARISOL	1643 SUNSET POINT CT	CHULA VISTA	CA	91911
533-040-25-14	KASED LAW GROUP A P C	2535 KETTNER BLVD #2A2	SAN DIEGO	CA	92101
533-040-25-15	ERGUN MEHMET E	25311 TERRENO DR	MISSION VIEJO	CA	92691
533-040-25-16	B J R E HOLDINGS LLC	120 WINTERCREEK PL	SANTEE	CA	92071
533-040-25-17	MADRUGA BONNIE W	3326 WINDBREAK CT	SAN DIEGO	CA	92130
533-040-25-18	MASAR IRREVOCABLE TRUST 11-03-10	2535 KETTNER BLVD #3A4	SAN DIEGO	CA	92101
533-040-25-19	VANNESS DAVID	2535 KETTNER BLVD #3A5	SAN DIEGO	CA	92101
533-040-25-20	CARROLL THOMAS J FAMILY TRUST 05-10-90	2535 KETTNER BLVD #3A1	SAN DIEGO	CA	92101
533-040-25-21	CARROLL THOMAS J FAMILY TRUST 05-10-90	2535 KETTNER BLVD #3A1	SAN DIEGO	CA	92101
533-040-25-22	MCROSKEY PETER & BARBARA 2004 TRUST	2535 KETTNER BLVD #3B3	SAN DIEGO	CA	92101
533-040-25-23	BIG RIVER INVESTMENTS LLC	770 NOOSENECK HILL RD	WEST GREENWICH	RI	2817
533-040-25-24	BIG RIVER INVESTMENTS LLC	770 NOOSENECK HILL RD	W GREENWICH	RI	2817
533-630-01-00	RANGLAS TOM & JEN FAMILY TRUST 04-09-18 CAPPELLETTI LAURA L	2293 SAN JUAN RD	SAN DIEGO	CA	92103
533-630-09-00	WEST LAUREL STUDIOS L P	125 MOZART AVE	CARDIFF	CA	92007
533-630-10-00	WEST LAUREL STUDIOS L P	125 MOZART AVE	CARDIFF	CA	92007
PLANNING GROUP:	MIDWAY-PACIFIC HIGHWAY	NO ADDRESS AVAILABLE	SEE ATTACHED		

<p>*MIDWAY-PACIFIC HIGHWAY</p> <p>CATHY KENTON, CHAIR</p> <p>(858) 509-7996 EAS# 307 mphcpg@gmail.com</p>	<p>* PLANNER – Lisa Lind LLind@sandiego.gov;</p> <p>* PFP- facilitiesfinancing@sandiego.gov;</p> <p>* PARKS – Shannon Scoggins SScoggins@sandiego.gov</p> <p>Est. 1981</p>	<p>3rd Wednesday 3:00 p.m. Bay City Brewing 3760 Hancock Street San Diego, CA 92110</p>
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OCCUPANT LIST

PARCEL NUMBER	OCCUPANT	SITE ADDRESS	CITY	STATE	ZIP
533-012-01-00	OCCUPANT	1255 IMPERIAL AVE STE 1000	SAN DIEGO	CA	92101
533-012-03-00	OCCUPANT	1255 IMPERIAL AVE STE 1000	SAN DIEGO	CA	92101
533-012-06-00	OCCUPANT	2680 KETTNER BLVD	SAN DIEGO	CA	92101
533-012-08-00	OCCUPANT	2548 KETTNER BLVD	SAN DIEGO	CA	92101
533-022-02-00	OCCUPANT	1025 W LAUREL ST STE 104	SAN DIEGO	CA	92101
533-022-02-00	OCCUPANT	1025 W LAUREL ST STE 105	SAN DIEGO	CA	92101
533-022-02-00	OCCUPANT	1025 W LAUREL ST STE 106	SAN DIEGO	CA	92101
533-031-15-00	OCCUPANT	909 W LAUREL ST STE 200	SAN DIEGO	CA	92101
533-040-06-00	OCCUPANT	2559 KETTNER BLVD	SAN DIEGO	CA	92101
533-040-07-00	OCCUPANT	2555 KETTNER BLVD	SAN DIEGO	CA	92101
533-040-10-00	OCCUPANT	2501 KETTNER BLVD	SAN DIEGO	CA	92101
533-040-11-00	OCCUPANT	2504 INDIA ST	SAN DIEGO	CA	92101
533-040-12-00	OCCUPANT	2518 INDIA ST	SAN DIEGO	CA	92101
533-040-12-00	OCCUPANT	2520 INDIA ST	SAN DIEGO	CA	92101
533-040-13-00	OCCUPANT	2528 INDIA ST	SAN DIEGO	CA	92101
533-040-13-00	OCCUPANT	2530 INDIA ST	SAN DIEGO	CA	92101
533-040-15-00	OCCUPANT	2552 INDIA ST	SAN DIEGO	CA	92101
533-040-16-00	OCCUPANT	1021 W MAPLE ST	SAN DIEGO	CA	92101
533-040-21-00	OCCUPANT	2727 KETTNER BLVD	SAN DIEGO	CA	92101
533-040-22-00	OCCUPANT	2727 KETTNER BLVD	SAN DIEGO	CA	92101
533-040-25-01	OCCUPANT	2535 KETTNER BLVD STE 1A1	SAN DIEGO	CA	92101
533-040-25-02	OCCUPANT	2535 KETTNER BLVD STE 1A2	SAN DIEGO	CA	92101
533-040-25-03	OCCUPANT	2535 KETTNER BLVD STE 1A3	SAN DIEGO	CA	92101
533-040-25-04	OCCUPANT	2535 KETTNER BLVD STE 1A4	SAN DIEGO	CA	92101
533-040-25-05	OCCUPANT	2535 KETTNER BLVD STE 1A5	SAN DIEGO	CA	92101
533-040-25-06	OCCUPANT	2535 KETTNER BLVD STE 1B2	SAN DIEGO	CA	92101
533-040-25-07	OCCUPANT	2535 KETTNER BLVD STE 1B3	SAN DIEGO	CA	92101
533-040-25-08	OCCUPANT	2535 KETTNER BLVD STE 1C1	SAN DIEGO	CA	92101
533-040-25-09	OCCUPANT	2535 KETTNER BLVD STE 2A1	SAN DIEGO	CA	92101
533-040-25-10	OCCUPANT	2535 KETTNER BLVD STE 2A2	SAN DIEGO	CA	92101
533-040-25-11	OCCUPANT	2535 KETTNER BLVD STE 2A3	SAN DIEGO	CA	92101
533-040-25-12	OCCUPANT	2535 KETTNER BLVD STE 2A4	SAN DIEGO	CA	92101
533-040-25-13	OCCUPANT	2535 KETTNER BLVD STE 2A5	SAN DIEGO	CA	92101
533-040-25-14	OCCUPANT	2535 KETTNER BLVD STE 2B1	SAN DIEGO	CA	92101
533-040-25-15	OCCUPANT	2535 KETTNER BLVD STE 2B2	SAN DIEGO	CA	92101
533-040-25-16	OCCUPANT	2535 KETTNER BLVD STE 2B3	SAN DIEGO	CA	92101
533-040-25-17	OCCUPANT	2535 KETTNER BLVD STE 2C1	SAN DIEGO	CA	92101
533-040-25-18	OCCUPANT	2535 KETTNER BLVD STE 2C2	SAN DIEGO	CA	92101
533-040-25-19	OCCUPANT	2535 KETTNER BLVD STE 3A1	SAN DIEGO	CA	92101
533-040-25-20	OCCUPANT	2535 KETTNER BLVD STE 3A2	SAN DIEGO	CA	92101
533-040-25-21	OCCUPANT	2535 KETTNER BLVD STE 3A3	SAN DIEGO	CA	92101
533-040-25-22	OCCUPANT	2535 KETTNER BLVD STE 3A4	SAN DIEGO	CA	92101
533-040-25-23	OCCUPANT	2535 KETTNER BLVD STE 3A5	SAN DIEGO	CA	92101
533-040-25-24	OCCUPANT	2535 KETTNER BLVD STE 3B3	SAN DIEGO	CA	92101
533-630-01-00	OCCUPANT	2491 KETTNER BLVD	SAN DIEGO	CA	92101
533-630-09-00	OCCUPANT	961 W LAUREL ST	SAN DIEGO	CA	92101
533-630-10-00	OCCUPANT	985 W LAUREL ST	SAN DIEGO	CA	92101



City of San Diego
Development Services

Supplemental Discretionary Project Application

FORM
DS-3035

July 2020

REQUIRED FOR ALL PROCESS 2-5 DECISIONS

Project No.: _____

PUBLIC NOTICE CERTIFICATION

I hereby certify that the names and addresses submitted with the Public Notice package are current and accurate for the project site and for all of the properties located within 300 feet of the exterior boundaries of the property described in this application, and that the Assessor's Parcel Number and ownership information were obtained from the latest adopted San Diego County Tax Roll, and any update thereto, maintained in the office of the San Diego County Tax Assessor on FEBRUARY 11 2022. I understand that if it is found that any of this information is incorrect, the applicant will have to file a new and corrected list of impacted property owners and occupants with the City and any public hearing conducted for the project application may be declared null and void by the decision-making body or by the courts and the application may have to be refilled and the processing fee/deposit paid again.

Print Name: SEAN WILSON

Signature: Sean Wilson

Title: VP - TITLE PRO INFO SYSTEMS

Date: 02/11/2022

Alternative to Mailed Notice. If the number of tenants and owners to whom notice would be mailed is greater than 1,000, notice may be given by placing a display advertisement of at least one-eighth page in a newspaper of general daily circulation within the City in lieu of mailing, unless the noticing is required for a Coastal Development Permit. By signing below, you certify the noticing would be greater than 1,000 tenants and owners, and are requesting displayed advertising in lieu of the mailed notice.

Print Name: _____

Signature: _____

Title: _____

Date: _____

MILITARY FACILITY/OPERATION IMPACT STATEMENT PER SENATE BILL 1462

The State of California requires applicants to identify if their project is located in one of the following areas:
1) within 1,000 feet of a military installation 2) beneath a low-level flight path 3) within special use airspace as defined in Section 21098 of the Public Resources Code. Applicants must identify if the project is located in one of the above areas AND if the project location is in an urbanized area as defined in Government Code Section 65944(2). Maps may be found on the internet at: <http://cmluca.gis.ca.gov/>.

Is the proposed project requesting development approval for new single-family, multi-family, commercial, industrial development, General Plan Amendment, Land Use Plan Amendment or Community Plan Amendment? Yes No

If yes, is the proposed project site located in one or more of the following:

- | | | |
|--|---|--|
| 1. Within 1,000 feet of a military installation? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| 2. Beneath a low level flight path? | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No |
| 3. Within "special use airspace" as defined in Section 21098 of the Public Resources Code? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| 4. In an urbanized area? | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No |

HAZARDOUS WASTE AND SUBSTANCES STATEMENT

Section 65962.5f of the State of California Government Code requires that, before the City of San Diego accepts as complete an application for any development project, the applicant submit a signed statement indicating whether or not the project site is identified on the State of California Hazardous Waste and Substances Sites List. This list identifies known sites that have been subject to releases of hazardous chemicals, and is available at <https://calepa.ca.gov/sitecleanup/corteselist>.

The development project and any alternatives proposed in this application is is not contained on the lists compiled pursuant to Section 65962.5 of the Government Code.

If Yes, provide Regulatory Identification Number: _____

Date of List: _____

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

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

DS-3035 (07-2020)

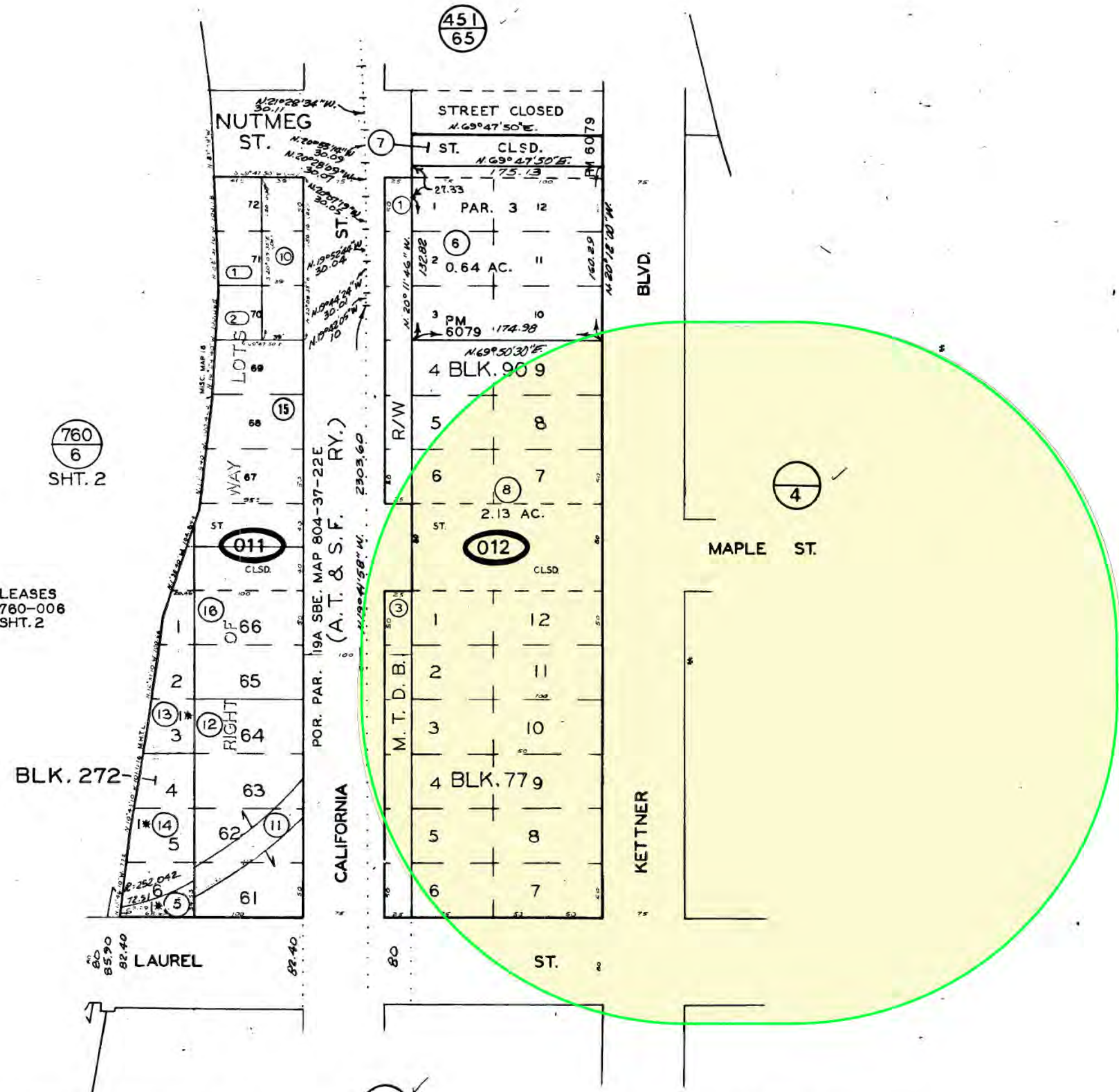
RESET

ONE SET OF MAPS

108

533-011-012

ATTACHMENT 6



760
6
SHT. 2

FOR LEASES
SEE 780-006
SHT. 2

CHANGES				
BLK	OLD	NEW	YR	CUT
011	9	15, 16	75	1313
011	13 & 15	8, 1 Change	76	2024
012	ST. CLSD. #2	SAME	78	5544
012	2	6 & 7	78	1477
011	11	RED TO BLACK	84	5685
012	4 & 5	8	88	1659

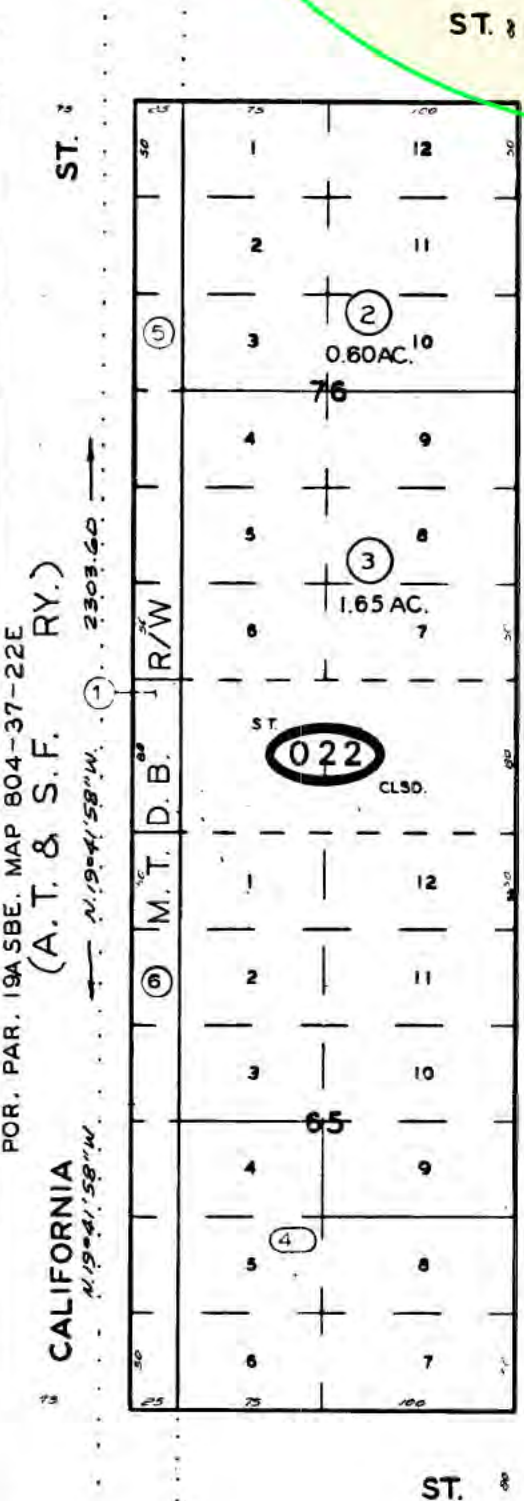
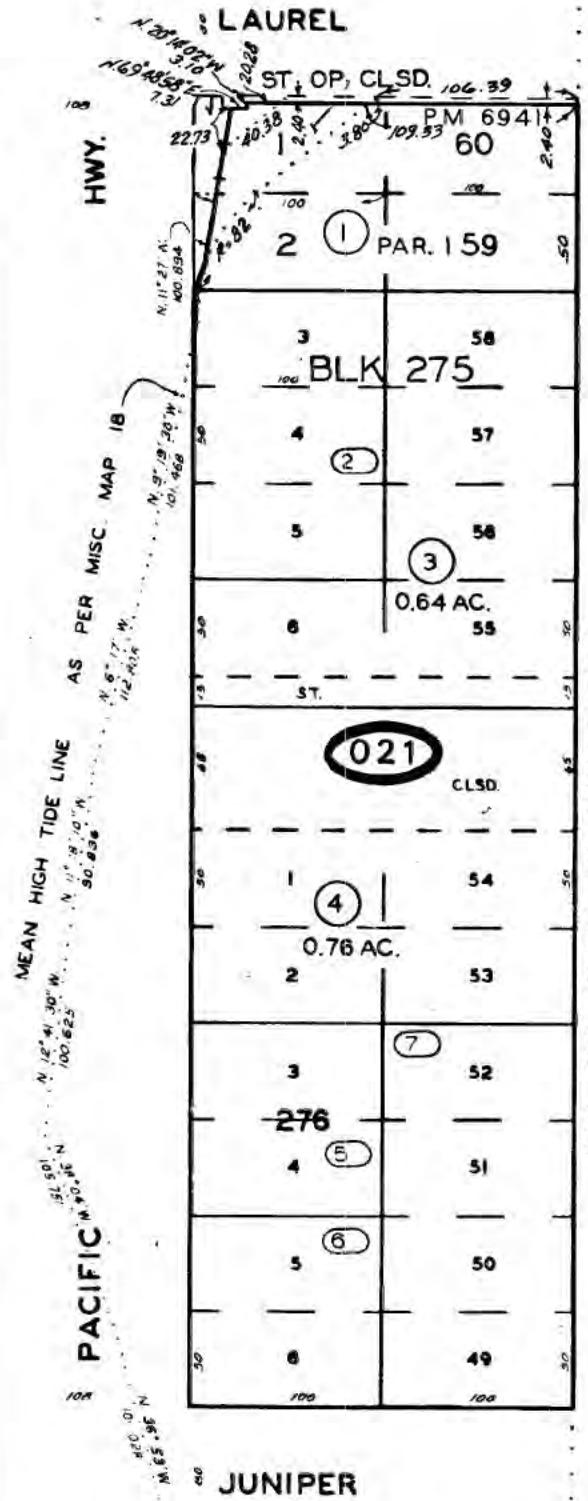
SAN DIEGO COUNTY
ASSESSOR'S MAP
BOOK 533, PAGE 01

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

CCI -1874 - MIDDLETOWN

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

760
7
SHT. 1



1

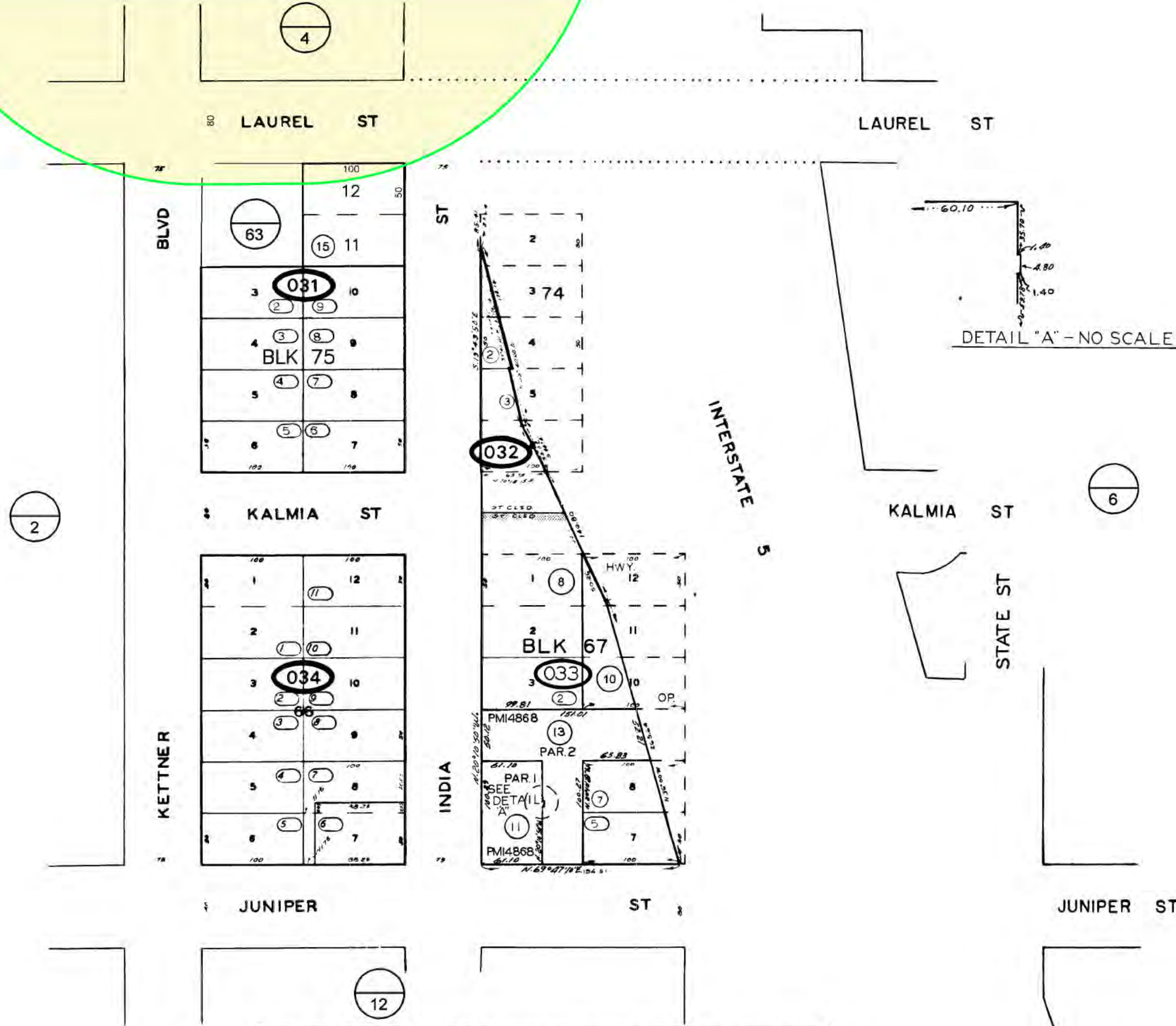
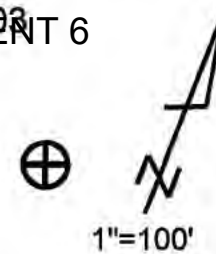
11



CHANGES

BLK	OLD	NEW	YR	CUT
022	Pick Up	5, 6	67	1328
021	1	SAME ST CLSD	78	5995
021	1	SAME ENID	79	3015

10-20-21 MS ✓



04/26/2013 KJA

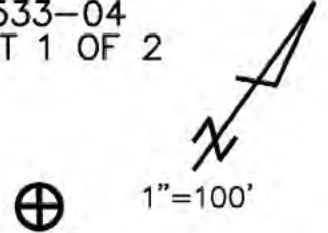
CHANGES

BLK	OLD	NEW	YR	CUT
032	1 & 2 ST	3		
033	1 & 2 ST	8	68	380
033	6	9, 10	72	492
031	10 & 11	12	81	2934
033	4 th SUB	11 & 12 th SUB	87	2099
033	3 & 4	13	88	1142
031	12	13 & 14	97	1692
031	13 & 14	15	97	1904
031	01	PG 63	08	120

DETAIL "A" - NO SCALE

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

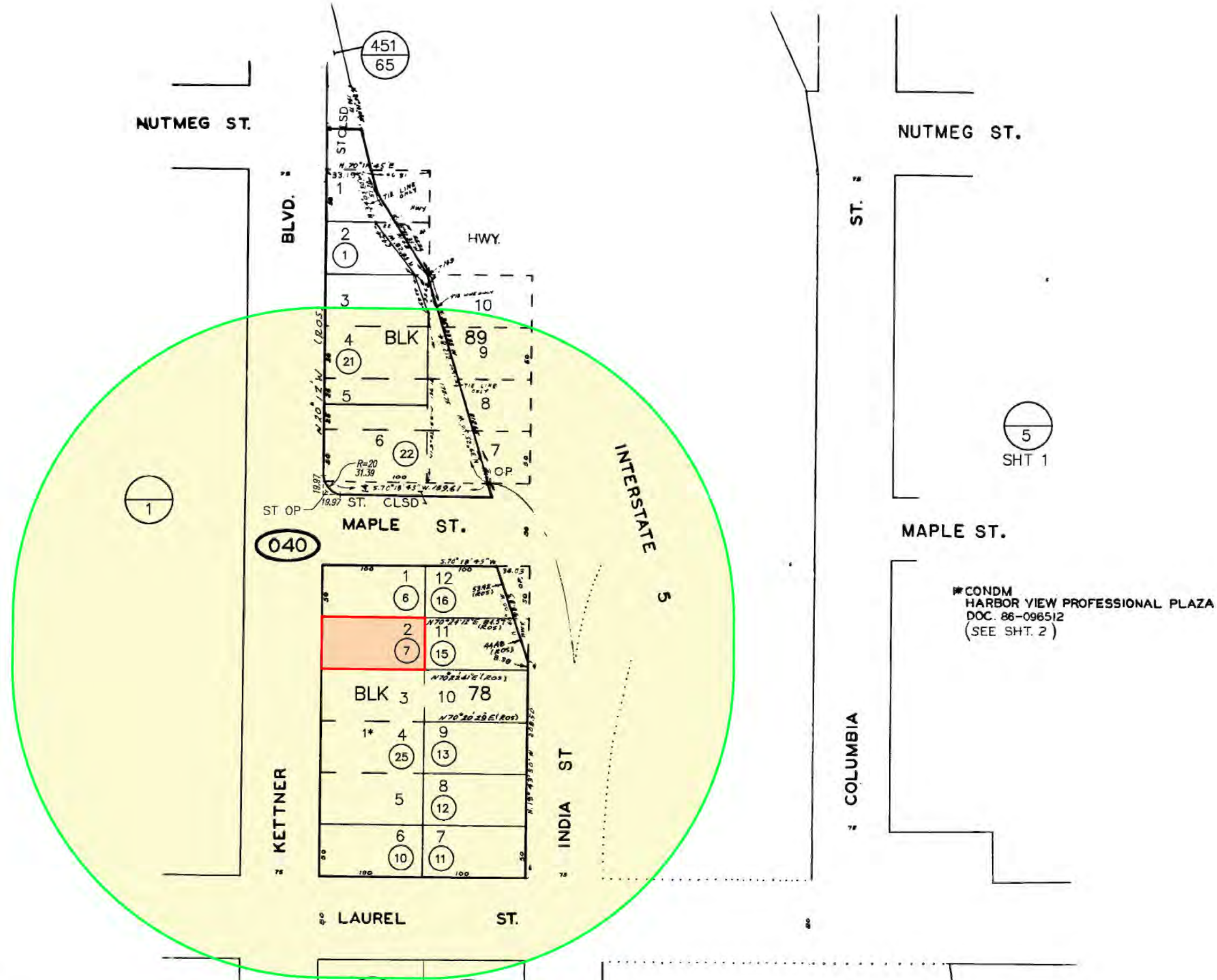
CCI - 1874 - MIDDLETOWN ROS 19457



08/21/2017 DJ5

CHANGES

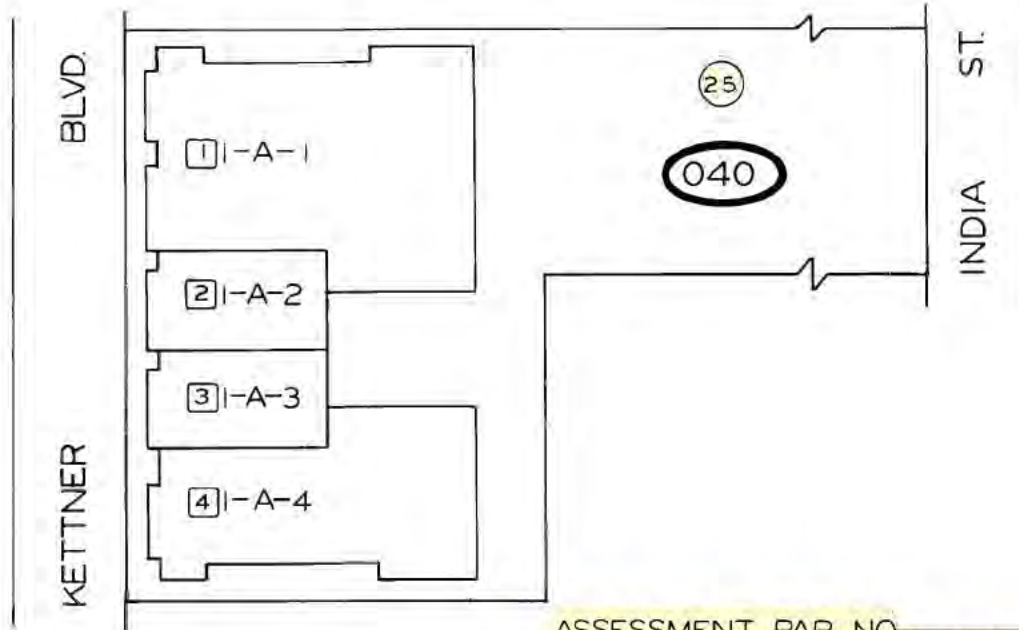
BLK	OLD	NEW	YR	CUT
040	2,3,4	21		
	5,18,19,26	22	72	7569
	ST CLSD & 22	SAME	76	5529
	8,9	23	82	2399
	14,23	24	85	705
	24 S.F.D.'S	AMND. CONDM	87	5705
	24 S.F.D.'S	25 CONDM	89	678
	24 S.F.D.'S	25 S.F.D.'S	89	10060
	22	SAME & ST OP	18	4651



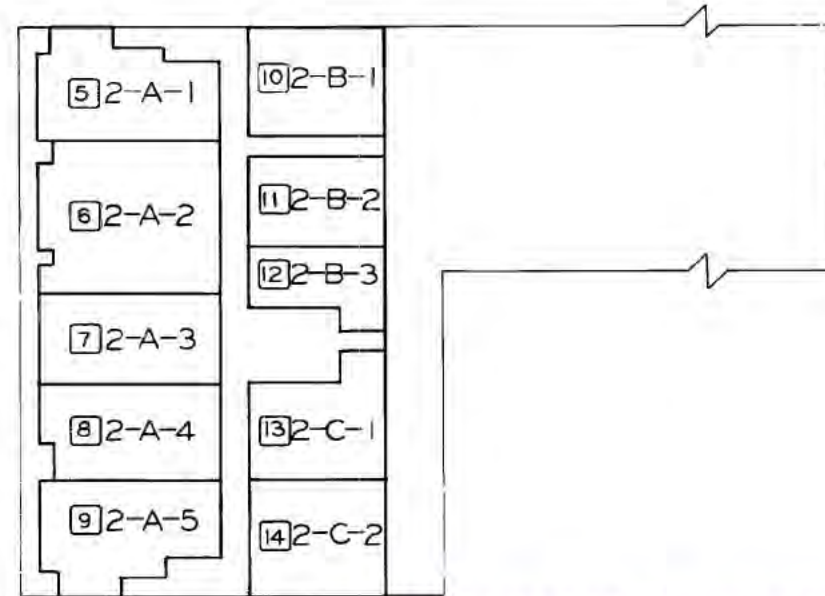
THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCELS MAY NOT COMPLY WITH LOCAL SUBDIVISION OR BUILDING ORDINANCES.

NO SCALE

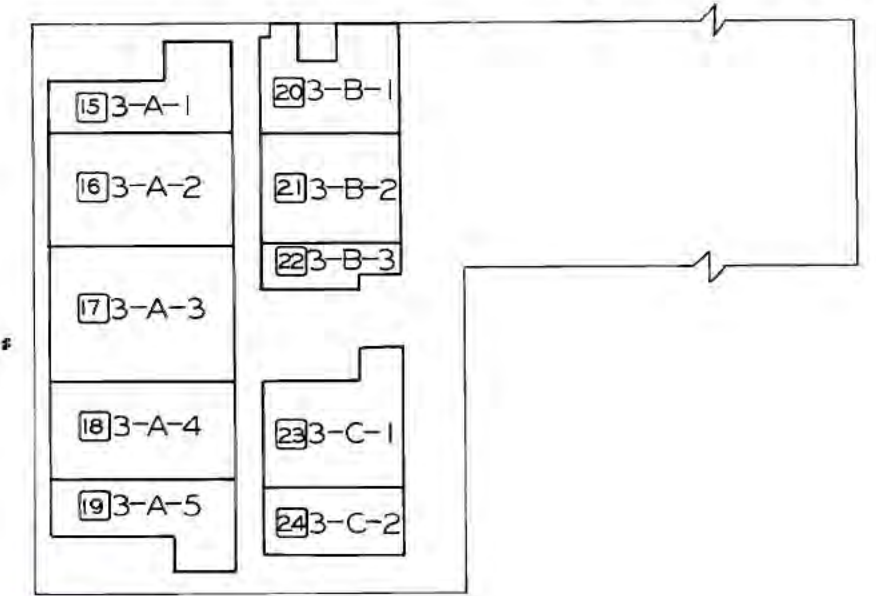
2-13-89 UAC



ASSESSMENT PAR. NO. 533-040-25 SUB ID 01-24



HARBOR VIEW PROFESSIONAL PLAZA
DOC 86-096512/550188
BLK 78-LOTS 3-5 & 10



NOTE: EACH SUB ID INCLUDES AN UND INT IN ITS RESPECTIVE COMMON AREA

CONDOMINIUMS
CCI - MIDDLETOWN



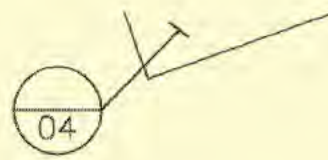
N.H.C.
2-13-89

CHANGES

BLK	PRIOR APN	NEW APN	YR	CUT NO.
630		01 THRU 10	08	120

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

08

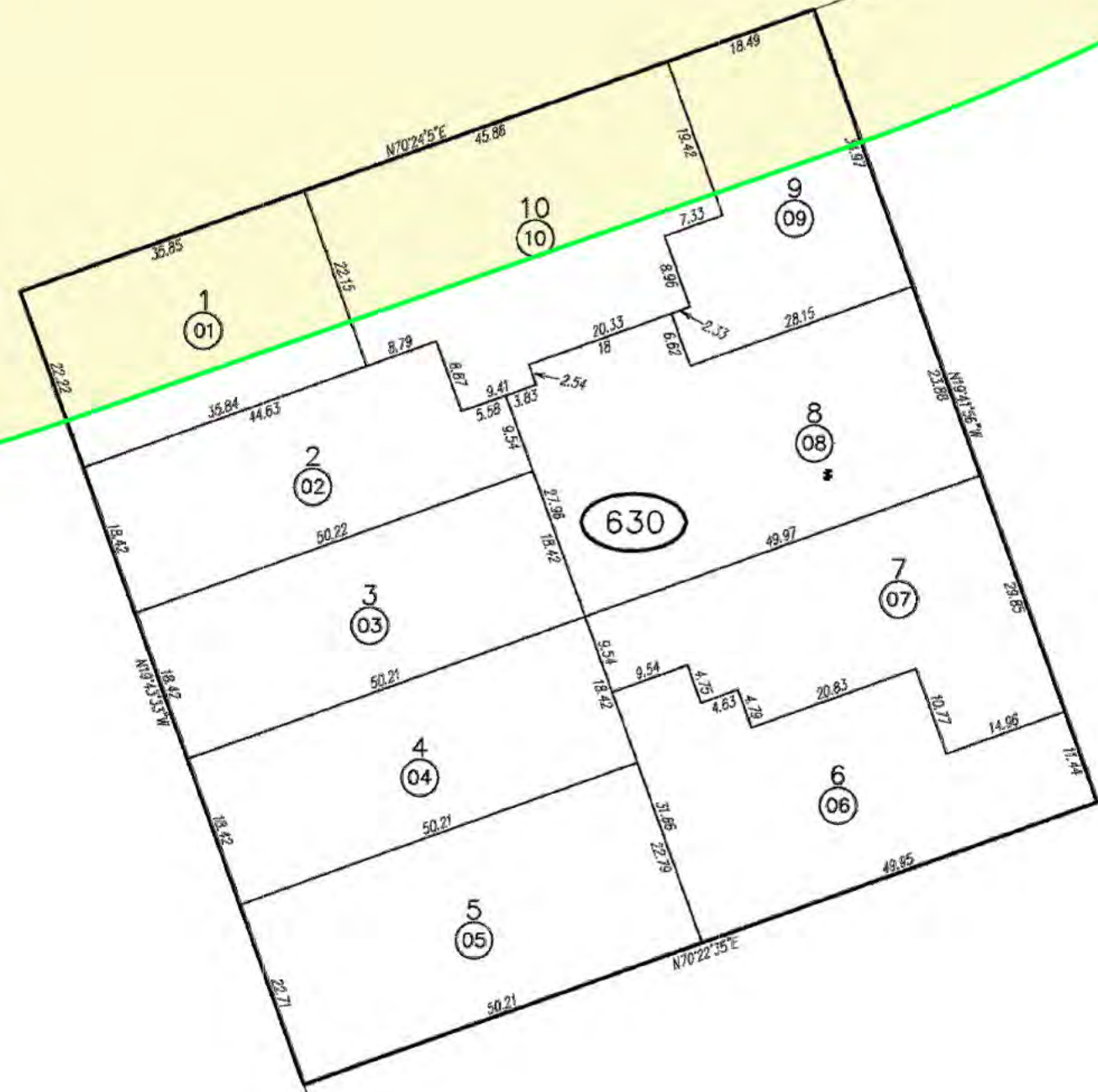


48

15

LAUREL ST

KETTNER BLVD



03

02

From: [Midway Planning](#)
To: [Khoa Nguyen](#)
Cc: [Cleveland, Travis](#); [Sherer, Tyler](#)
Subject: [EXTERNAL] Re: FW: PRJ-1053097 - request to be on your next agenda
Date: Friday, July 22, 2022 12:10:19 PM

****This email came from an external source. Be cautious about clicking on any links in this email or opening attachments.****

Here you go: https://drive.google.com/file/d/1cd6SZ8PcmGg9slALG_yBoEtdHLL-IVaN/view?usp=sharing

Travis/Tyler, do you need anything else from me? We voted to support (5-3) the applicant's permit application, conditional upon the applicant requiring employees to park offsite.

Best,
Dike Anyiwo

On Fri, Jul 22, 2022 at 10:37 AM Khoa Nguyen <khoa@rathmiller.com> wrote:

Thank you, Dike. I think an email to Travis Cleveland and Tyler Sherer at DSD with the vote and recommendation should suffice. Can you also please send me the link to the recorded meeting video?

Cleveland, Travis TCleveland@sandiego.gov

Sherer, Tyler TSherer@sandiego.gov

Have a great weekend!

Khoa

From: Midway Planning <mphcp@ gmail.com>
Sent: Wednesday, July 20, 2022 5:03 PM
To: Khoa Nguyen <khoa@rathmiller.com>
Cc: Abhay Schweitzer <abhay@techne-us.com>; Phil Rath <Phil@rathmiller.com>; Rakesh Goyal <rgoyal704@gmail.com>
Subject: Re: FW: PRJ-1053097 - request to be on your next agenda

Thanks for the time today folks and congratulations on your approval. The motion to support, conditional upon requiring employees to park offsite, carried in favor 5-3 so please let me know what documentation you need from me.

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

Approval Type: Check appropriate box for type of approval(s) requested: Neighborhood Use Permit Coastal Development Permit
 Neighborhood Development Permit Site Development Permit Planned Development Permit Conditional Use Permit Variance
 Tentative Map Vesting Tentative Map Map Waiver Land Use Plan Amendment • Other _____

Project Title: 2555 Kettner Blvd. **Project No. For City Use Only:** _____

Project Address: 2555 Kettner Blvd., San Diego, CA 92101

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

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

Partnership Individual

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

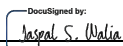
Property Owner

Name of Individual: Jaspal S. Walia Owner Tenant/Lessee Successor Agency

Street Address: 2555 Kettner Blvd.

City: San Diego State: CA Zip: 92101

Phone No.: _____ Fax No.: _____ Email: rental925@yahoo.com

Signature:  Date: 6/9/2022

Additional pages Attached: Yes No


Applicant

Name of Individual: Rakesh Goyal (Agent for Blue Square Assets, LLC) Owner Tenant/Lessee Successor Agency

Street Address: P.O. Box 722908

City: San Diego State: CA Zip: 92172

Phone No.: 619-850-9266 Fax No.: _____ Email: rgoyal704@gmail.com

Signature:  Date: 6/8/2022

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

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

Approval Type: Check appropriate box for type of approval(s) requested: Neighborhood Use Permit Coastal Development Permit
 Neighborhood Development Permit Site Development Permit Planned Development Permit Conditional Use Permit Variance
 Tentative Map Vesting Tentative Map Map Waiver Land Use Plan Amendment • Other _____

Project Title: 2555 Kettner Blvd. **Project No. For City Use Only:** _____

Project Address: 2555 Kettner Blvd., San Diego, CA 92101

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

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

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

Property Owner

Name of Individual: Kiran C. Walia Owner Tenant/Lessee Successor Agency

Street Address: 2555 Kettner Blvd.

City: San Diego State: CA Zip: 92101

Phone No.: _____ Fax No.: _____ Email: K.w92127@yahoo.com

Signature:  Date: 3/10/2022

Additional pages Attached: Yes No

Applicant

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

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

2555 Kettner Blvd., San Diego, CA 92101 Cannabis Outlet (CO) Conditional Use Permit (CUP)

CONSULTANTS

10-05-2022



2555 Kettner Blvd.
 San Diego, CA 92101

APPLICANT

Blue Square Assets, LLC
 Rakesh Goyal

PROJECT INFORMATION Kettner Blvd. - CO

PROJECT ADDRESS:	2555 Kettner Blvd. San Diego, CA 92101		
ASSESSORS PARCEL NUMBER:	533-040-07-00		
LEGAL DESCRIPTION:	CC1-1874 BLK 78*LOT 2* RECORDER'S MAP REF: CC1-1874		
YEAR BUILT:	1940		
EXISTING OCCUPANCY CLASSIFICATION:	B / R-3		
PROPOSED OCCUPANCY CLASSIFICATION:	M - Mercantile and B - Business		
EXISTING USE:	Office / Residential		
PROPOSED USE:	Cannabis Outlet		
CONSTRUCTION TYPE:	TYPE VB - (Non-Sprinklered)		
NUMBER OF STORIES:	2 (No Change)		
BUILDING HEIGHT:	20'-7" Approximate height, no proposed change		
LOT AREA:	5,013.4 sf	0.12 ACRES	
GROSS FLOOR AREA - FIRST FLOOR:	807.0 sf		
GROSS FLOOR AREA - SECOND FLOOR:	706.1 sf		
TOTAL BUILDING GROSS FLOOR AREA:	1,513.1 sf		

ZONING INFORMATION Kettner Blvd. - CO

BASE ZONE:	IS-1-1 (Industrial - Small Lot)		
Overlay Zones:	San Diego International Airport - Airport Land Use Compatibility Overlay Zone (NAS North Island and San Diego International Airport), Airport Influence Area (AIA, NAS North Island Review Area 2 and SDIA Review Area 1), Airport Safety Zone (SDIA Safety Zone 2A), Coastal Height Limitation Overlay (CHLOZ), Council District 2, Airport Environs Overlay (AEOZ), Community Plan - MIDWAY-PACIFIC HIGHWAY, Transit Priority Area (TPA), Transit Area Overlay Zone, San Diego Unified School District (SDUSD), Airports: FAA Height Notification, Mobility Zone 2, Parking Standards Transit Priority Area, Geological Hazard Category 52, Airport Approach Overlay (AAOZ), Noise Contours - 80 + (dB CNEL).		
Geologic Hazard Zone 52:	Geologic Hazard Zone 52		
NUMBER OF BUILDINGS:	1		
SETBACKS:	FRONT: 10'-0" (min) SIDE: 5'-0"/0'-0" REAR: 10'-0" (min)		
MAX. STRUCTURE HEIGHT:	100'		
MAXIMUM LOT COVERAGE (SAFETY ZONE 2):	50.00%	2,506.70 sf	
ACTUAL LOT COVERAGE:	16.10%		
MAXIMUM FLOOR AREA RATIO:	1.0	5,013.4 sf	(FAR per SDMC Table 132-15I)
ACTUAL FLOOR AREA RATIO:	0.30	1,513.1 sf	

PARKING CALCULATION

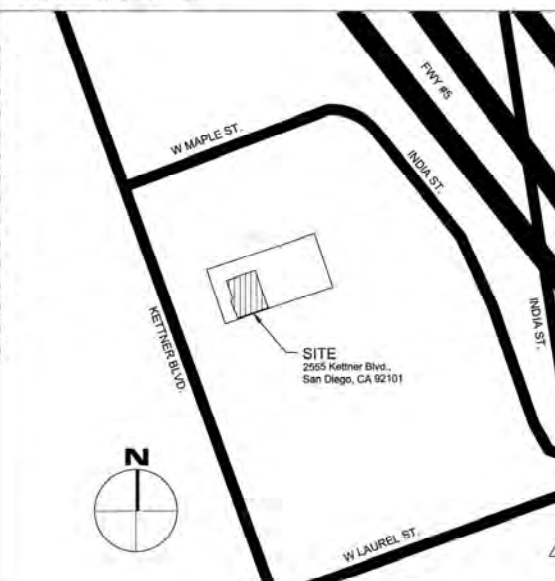
Cannabis Outlet			
2555 Kettner Blvd., San Diego CA 92101			
Use	Number / Area	Ratio	Parking Stalls
Cannabis Outlet (Project Suite)	1,513.1		0.0
Total Parking Required			0
Total Building Area	1,513.1		
* Per SDMC Sec. 142.0530 - Table 142-05E Table 142-05G			
Proposed Carpool / ZOV / Electric Vehicle Parking	Req. Parking Spaces	Ratio	Parking Spaces
SDMC Section 142.0530(d)(iv)	0	0 To 9	0.0
Total Carpool / ZOV / Electric Vehicle Spaces Required *			0
Required Motorcycle Spaces (On Site)	Req. Parking Spaces	Ratio	Parking Stalls
2% of Reg. Automobile Parking (Min. Req. = 2)	0	0.02	0.0
Total Motorcycle Spaces Proposed			2
Required Bicycle Spaces (Short Term)	Req. Parking Spaces	Ratio	Bicycle Spaces
10% of 1,000 sq. ft. of building floor area (Min. Req. = 2)	1,513.1	0.20	0.2
Total Short Term Bicycle Spaces Required			2.0
Total Short Term Bicycle Spaces Proposed			3
Required Bicycle Spaces (Long Term)	Parking Spaces	Ratio	Parking Stalls
Total Long Term Bicycle Spaces Required **	N/A	N/A	0.0
Total Long Term Bicycle Spaces Proposed			1

EXISTING PARKING	Number / Area (sf)	Ratio	Parking Stalls
Parking Spaces (On Site, Previously Conforming)	1,513.1	1.98	3
Compact Parking Spaces (On Site, Previously Conforming)	3.0	Varies	0
Accessible Spaces (On Site, Previously Conforming)	3.0	51 - 75 Table 11B-208.2	0
Total Existing Parking (Previously Conforming)			3
Proposed Parking	Number / Area	Ratio	Parking Stalls
Parking Spaces (On Site)	1,513.1	Varies	5
Accessible Spaces (On Site)	5	1 - 50 Table 11B-208.2	1
Carpool / ZOV / Electric Vehical Parking (On Site)		SDMC Section 142.0530(d)(iv)	0
Bicycle Parking (On Site - Short/Long-Term)	0	Varies	4
Motorcycle Parking (On Site)	0	0.02	2
Total Parking (On Site)			5
Total Existing Parking (On-Street, To Remain)			2
Proposed Parking (On-Street)			2
Total Parking (On-Street)			2

SHEET INDEX

#	SHEET NAME
G001	Cover Sheet
G002	Abbreviations / General Notes
G003	CO Draft Conditions
G004	DS-560
A101	Topographic Survey
A101	Site Plan - Existing
A102	Site Plan - Proposed
A103	First Floor Plan - Existing
A104	Second Floor Plan - Existing
A105	First Floor Plan - Proposed
A106	Second Floor Plan - Proposed
A107	First Floor Egress Plan - Proposed
A108	First Floor Accessibility Plan - Proposed
A109	Second Floor Egress Plan - Proposed
A110	Second Floor Accessibility Plan - Proposed
A111	First Floor Lighting Plan - Proposed
A112	Second Floor Lighting Plan - Proposed
A113	First Floor Security Plan - Proposed
A114	Second Floor Security Plan - Proposed
A201	Exterior Elevations - Existing
#	LANDSCAPE
LDF-1	Landscape Development Plan
#	CIVIL
C100	Conceptual Grading Plan
C200	Conceptual Grading Plan

VICINITY MAP



VMT REDUCTION MEASURES

Per SDMC Section 143.1103(b)(1), development in Mobility Zone 2 shall include VMT Reduction Measures totaling at least 5 points. The measures are provided as follows:

- Providing on-site bicycle repair station. **(1.5 points)**
- Providing short-term bicycle parking spaces that are available to the public, at least 10% beyond the minimum requirements. **(1.5 points)**
- Providing long-term bicycle parking spaces at least 10% beyond minimum requirements. **(2 points)**

Total VMT Reduction Measure Points: **5 points**

AIRPORT LAND USE COMPATABILITY OVERLAY ZONE - COMPLIANCE

Exempt per SDMC 132.1505(c)(1) and 132.1505(c)(2) Development that is limited to interior modifications or repairs, or any exterior repairs or maintenance, that does not increase intensity, density, floor area ratio or height of an existing structure.

This proposed development meets this definition and therefore is exempt from the requirements of Division 15: Airport Land Use Compatibility Overlay Zone.

Note: The proposed Development does however comply with all such regulations, although it is exempt from the requirements.

ALUCP NOISE ATTENUATION

Adequate noise attenuation will be provided to ensure an interior noise level of 50 dB CNEL for all habitable rooms.

SCOPE OF WORK

Project consists of a conditional use permit in order to convert an existing two-story building, with an approximate area of 1,513.1 sf into a Cannabis Outlet Business.

Tenant improvement to include the following:

- Interior alterations
- Minor site Improvements
- ROW Improvements

* Conditional Use Permit (CUP) Requested

APPLICABLE CODES

- City of San Diego Municipal Code
- 2019 California Building Code
- 2019 California Green Code
- 2019 California Plumbing Code
- 2019 California Electrical Code
- 2019 California Mechanical Code

PROJECT TEAM

APPLICANT:
 Blue Square Assets, LLC
 Rakesh Goyal
 Phone #: 619-850-9266

PROPERTY OWNER:
 Jaspal S. Walla and Kiran C. Walla
 2555 Kettner Blvd., San Diego, CA, 92101

DESIGN FIRM:
 TECHNE
 Project Contact: Abhay Schweitzer - Assoc. AIA
 2934 Lincoln Ave., San Diego, CA 92104
 Phone #: 619-305-2410, email: abhay@techne-us.com

ARCHITECT OF RECORD:
 Michael Rene Morton, AIA - C-19371
 Phone #: 619-857-8144
 email: m.morton.blueskydesign@gmail.com

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

CIVIL ENGINEER:
 Snipes-Dye Associates
 Contact: Son P. Nguyen, R.C.E 86249
 8348 Center Drive, Suite G, La Mesa, CA. 91942
 Phone: 619-697-9234

TRAFFIC ENGINEER:
 Linscott, Law & Greenspan, Engineers
 Contact: John Boorman, P.E.
 4542 Ruffner Street, Suite 100, San Diego, CA 92111
 Phone: 858-300-8800

RADIUS REPORT & PUBLIC NOTICE PACKAGE:
 Title Pro Information Systems
 Contact: Sean Wilson
 13520 Scarsdale Way San Diego, CA 92128
 Phone: 760-295-3951

LANDSCAPE ARCHITECT:
 Sam Wade Landscape Architect - CA Lic. #3703
 2204 Garnet Ave., San Diego CA. 92109
 Phone #: 858.270.8688
 email: samw@samwadelandscapearchitect.com

REV	DATE	DESCRIPTION
01	02/23/22	CUP Completeness Rev ew Submittal
02	05/17/22	Conditional Use Permit - 2nd Submittal
03	08/22/22	Conditional Use Permit - 3rd Submittal
04	10/05/22	Conditional Use Permit - 4th Submittal

MARK DATE DESCRIPTION

PROJECT NO: 2203
 CAD DWG FILE: 0001-0004-COVER SHEET (USE TABS) DWG
 DRAWN BY: A.S., S.V., D.C., J.A.
 CHK'D BY: A.S., M.R.M.

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SHEET TITLE

COVER SHEET

G001

SHEET 1 OF 21

ABBREVIATIONS

Table of abbreviations and their corresponding full names, organized in columns. Includes terms like 'At (the rate of)', 'Area', 'As indicated (unless means "same as above")', etc.

Project General Notes

- 1. These drawings and specifications are the property and the copyright of TECHNÉ and Architect of Record. No rights, ownership privileges or reuse of information contained herein is conveyed, allowed or transferred to any party. © TECHNÉ and Architect of Record.
2. Before commencing any work on the site the General Contractor shall verify locations of all site dimensions and site conditions. These include but are not limited to property lines, required setback lines to all new or existing building walls, easements (if any), existing grade locations, finish floor elevations, existing site utilities, and any other new or existing site items which could affect in any way the construction of the building. Flag or otherwise mark all property lines, easements (if any), underground utilities or any other items as needed.
3. In case of conflict within the drawings, the General Contractor or Sub-Contract shall seek clarification from TECHNÉ and the Architect and shall not proceed until written clarification has been issued.
4. The Owner nor TECHNÉ nor the Architect shall enforce safety measures or regulations. They are the General Contractor's sole responsibility.
7. The General Contractor and Subcontractor's work shall be in accordance with all applicable federal, state, and local building codes and agency standards.

- 43. Protection. Protection of membrane penetrations is not required.
44. All mechanical and electrical systems shall be installed in accordance with approved plans and governing codes. Electrical and mechanical systems shall be tested and approved to be in proper working condition to the satisfaction of the building inspector before the issuance of occupancy.
45. All thermostats shall be of the automatic changeover type to sequence heating or cooling. Set point range shall be up to 10 degrees Fahrenheit between full heating and cooling. Adjustable temperature differential shall be one and one-half degrees Fahrenheit.
46. Equipment shall have the capacity of terminating all cooling at a temperature of not more than 78 degrees Fahrenheit.
47. All existing automatic space temperature control device shall be provided for each zone.
48. All ductwork shall be constructed, erected and tested in accordance with the most restrictive of local regulation procedures. Refer to the standards adopted by the Sheet Metal and Air Conditioning Contractors National Association as detailed in the ASHRAE handbook of fundamentals.
49. Provide bathroom ventilation of not less than 50 cfm.
50. Exhaust fans which terminate outside the building shall be provided in every bathroom that contains a shower or tub. Unless functioning as part of a whole house ventilation system, fans must be controlled by a humidistat which can be adjusted between 50 and 80 percent.
51. All circuit breaker switched 120V AC light circuits or convective outlets, must use only type GFCI or AFCI circuit breakers.
52. Electrical outlets located in wet areas, bathrooms and laundry rooms, at the exterior or within 6'-0" of the kitchen sink, shall be provided with ground fault interrupter switch (GFCI).
53. Wiring in plenums shall be in conduit or conform to Articles 300-21 and 300-22, NEC.
54. All plumbing fixtures shall be water conserving and comply with the 2019 CGBC Sec. 4.303.1.
55. For 2019 Green Code Sec. 4.503.1.1, when a shower is served by more than one showerhead, the combined flow rate of all showerheads and/or other shower outlets controlled by a single valve shall not exceed 1.8 gallons per minute at 80 psi, or the shower shall be designated to only allow one shower outlet to be in operation at a time. Handheld showers are considered showerheads.
56. Per CGBC Sec. 4.303.2, plumbing fixtures (water closets and urinals) and fittings (faucets and showerheads) shall be installed in accordance with the California Plumbing Code (CPC) and Table 1701.1 of the CPC.
57. Automatic irrigation system controllers for landscaping provided by the builder and installed at the time of final inspection shall comply with the following:
57.1. Controllers shall be weather- or soil moisture-based controllers that automatically adjust irrigation in response to changes in plants' needs as weather conditions change.
57.2. Weather-based controllers without integral rain sensors or communication systems that account for local rainfall shall have a separate wired or wireless rain sensor.
57.3. Per 2019 Green Code Sec. 4.503.1.1 Any installed gas fireplace shall be a direct-vent sealed-combustion type. Any installed woodstove or pellet stove shall comply with U.S. EPA New Source Performance Standards (NSPS) emission limits, where applicable and shall have permanent label indicating they are certified to meet the emission limit. Woodstoves, pellet stoves and fireplaces shall also comply with applicable local ordinances.
57.4. Per 2019 Green Code Sec. 4.506.1 Each bathroom shall be mechanically vented and shall comply with the following:
57.4.1. Fans shall be ENERGY STAR compliant and be ducted to terminate outside the building.
57.4.2. Unless functioning as a component of a whole house ventilation system, fans must be controlled by a humidity control.
57.4.2.1. Humidity controls shall be capable of adjustment between a relative humidity of 50 to 80 percent. A humidity control may utilize manual and automatic means of adjustment.
57.4.2.2. A humidity control may be a separate component to the exhaust fan and is not required to be integral (i.e., built-in)
57.5. Toilets: All water closets shall have an effective flush volume of not more than 1.28 gallons per flush. Tank type water closets shall be certified to the performance criteria of the U.S. EPA Watersense Specification for Tank-Type Toilets.
57.6. Single shower heads shall have a maximum flow rate of not more than 2.0 gallons per minutes at 80 psi.
57.7. Faucets: Residential lavatory faucets shall have a maximum flow rate of 1.2 gallons per minute at 60psi and a minimum flow rate of not less than 0.8 gallons per minute at 20psi.
57.8. Faucets in Common Use Areas: Faucets in common and public use areas (outside of dwellings or sleeping units) in residential buildings must have a maximum flow rate of 0.5 gallons per minute at 60psi.
57.9. Kitchen Faucets: Kitchen faucets shall have a maximum flow rate of 1.8 gallons per minute at 60psi. Kitchen faucets may temporarily increase the flow rate to a maximum of 2.2 gallons at 60 psi but must default to a maximum flow rate of 1.8 gallons per minute at 60psi.
57.10. Plumbing Fixture Certification: A plumbing fixture certification must be completed and signed by either a licensed general contractor, or a plumbing contractor, or the building owner certifying the flow rate of the fixtures installed. A copy of the certification can be obtained from the Development Services Department of the City of San Diego.
57.11. Joists and Openings: Joists and openings, Annular spaces around pipes, electric cables, conduits, or other openings in soles/bottom plates at exterior walls shall be protected against the passage of rodents by closing such openings with cement mortar, concrete masonry or similar method acceptable to the enforcing agency. (CGBC 2019 Section 4.406.1)
57.12. Construction Waste: Recycle and/or salvage for reuse a minimum of 65 percent of the non-hazardous construction and demolition waste in accordance with either Section 4.408.2, 4.408.3 or 4.408.4, or meet a more stringent local construction and demolition waste management ordinance per CGBC 2019 Section 4.408.1 and City of San Diego Ordinance.
57.13. Maintenance Manual: Before final inspection, a complete operation and maintenance manual shall be provided to the building occupant or owner. Contractor or owner shall submit an affidavit that confirms the delivery of such. (CGBC 2019 Section 4.410.1)
57.14. Duct Openings: Duct openings and other related air distribution component openings shall be covered during construction. (CGBC 2019 Section 4.504.1)
57.15. VOC: Adhesives, sealants and caulks shall be compliant with VOC and other toxic compound limits. (CGBC 2019 Section 4.504.2.1)
57.16. VOC: Paints, stains and other coatings shall be compliant with VOC limits set in Section 4.504.2.2 and Table 4.504.3 of the CGBC 2019 (CalGreen).
57.17. Aerosol: Aerosol paints and coatings shall be compliant with product weighted MIRI limits for VOC and other toxic compounds as specified in Section 4.504.2.3 of the CGBC 2019 (CalGreen).
57.18. A certification shall be completed and signed by either the general contractor of subcontractor, or the building owner certifying that the paint, stain and adhesives, compounds with the requirements of the California Green Building Standards Code. Carpet, carpet and carpet systems shall be compliant with VOC limits. CGBC 2019 Section 4.504.3. A letter shall be provided by the contractor or subcontractor and/or the building owner certifying what material used complies with the California Green Building Standards Code.
57.19. Resilient Flooring: Eighty percent of the floor area receiving resilient flooring shall comply with one or more of the following:
57.19.1. VOC emission limits defined in the Collaborative for High Performance Schools (CHPS) High Performance Products Database.
57.20. Products compliant with CHPS criteria certified under the Greenguard Children & School Program.
57.21. Certification under the Resilient Floor Covering Institute (RFCI) FloorScore program.
57.22. Meet the California Department of Public Health "Standard Method for Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers, Version 1.1, February 2010 (also known as Specification 01350)".
57.23. Hardwood plywood, particleboard, medium density fiberboard (MDF), composite wood product used on the interior or exterior of the building shall meet the requirements for formaldehyde as specified in AIA's Air Toxic Control Measures for Composite wood as

- 43. Permanent vacuum breakers shall be installed with all hose bibs.
Mechanical (U.N.O by Mechanical Engineer Drawings)
44. All mechanical and electrical systems shall be installed in accordance with approved plans and governing codes. Electrical and mechanical systems shall be tested and approved to be in proper working condition to the satisfaction of the building inspector before the issuance of occupancy.
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57.8. Faucets in Common Use Areas: Faucets in common and public use areas (outside of dwellings or sleeping units) in residential buildings must have a maximum flow rate of 0.5 gallons per minute at 60psi.
57.9. Kitchen Faucets: Kitchen faucets shall have a maximum flow rate of 1.8 gallons per minute at 60psi. Kitchen faucets may temporarily increase the flow rate to a maximum of 2.2 gallons at 60 psi but must default to a maximum flow rate of 1.8 gallons per minute at 60psi.
57.10. Plumbing Fixture Certification: A plumbing fixture certification must be completed and signed by either a licensed general contractor, or a plumbing contractor, or the building owner certifying the flow rate of the fixtures installed. A copy of the certification can be obtained from the Development Services Department of the City of San Diego.
57.11. Joists and Openings: Joists and openings, Annular spaces around pipes, electric cables, conduits, or other openings in soles/bottom plates at exterior walls shall be protected against the passage of rodents by closing such openings with cement mortar, concrete masonry or similar method acceptable to the enforcing agency. (CGBC 2019 Section 4.406.1)
57.12. Construction Waste: Recycle and/or salvage for reuse a minimum of 65 percent of the non-hazardous construction and demolition waste in accordance with either Section 4.408.2, 4.408.3 or 4.408.4, or meet a more stringent local construction and demolition waste management ordinance per CGBC 2019 Section 4.408.1 and City of San Diego Ordinance.
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57.16. VOC: Paints, stains and other coatings shall be compliant with VOC limits set in Section 4.504.2.2 and Table 4.504.3 of the CGBC 2019 (CalGreen).
57.17. Aerosol: Aerosol paints and coatings shall be compliant with product weighted MIRI limits for VOC and other toxic compounds as specified in Section 4.504.2.3 of the CGBC 2019 (CalGreen).
57.18. A certification shall be completed and signed by either the general contractor of subcontractor, or the building owner certifying that the paint, stain and adhesives, compounds with the requirements of the California Green Building Standards Code. Carpet, carpet and carpet systems shall be compliant with VOC limits. CGBC 2019 Section 4.504.3. A letter shall be provided by the contractor or subcontractor and/or the building owner certifying what material used complies with the California Green Building Standards Code.
57.19. Resilient Flooring: Eighty percent of the floor area receiving resilient flooring shall comply with one or more of the following:
57.19.1. VOC emission limits defined in the Collaborative for High Performance Schools (CHPS) High Performance Products Database.
57.20. Products compliant with CHPS criteria certified under the Greenguard Children & School Program.
57.21. Certification under the Resilient Floor Covering Institute (RFCI) FloorScore program.
57.22. Meet the California Department of Public Health "Standard Method for Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers, Version 1.1, February 2010 (also known as Specification 01350)".
57.23. Hardwood plywood, particleboard, medium density fiberboard (MDF), composite wood product used on the interior or exterior of the building shall meet the requirements for formaldehyde as specified in AIA's Air Toxic Control Measures for Composite wood as

ATTACHMENT 8



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

CONSULTANTS
A. Existing Conditions:
1. Verify all existing conditions and dimensions before starting work. Report all discrepancies involving existing conditions to TECHNÉ and the Architect, prior to construction.
B. Submittals:
1. All submittals, shop drawings, product samples, etc. shall be reviewed and accepted by TECHNÉ and the Architect prior to final submittal to fabricator or suppliers.
2. Submittals shall include, but not limited to the following:
-Concrete mixture, additives and reinforcement.
-Manufacturer engineered trusses.
-Fabricated steel.
-Cabinetry and other built-in items.
-Special windows.
C. Construction Quality:
1. All construction shall be of the highest standards for materials and methods of installation.
2. All finish materials not selected shall be reviewed and accepted by TECHNÉ, the Architect and the Owner.
3. All subcontractors are responsible for inspecting, correcting, and approving all conjunctive conditions of all related prior trades, prior to beginning their own work.
4. Prior workmanship and materials not acceptable to subcontractors shall be brought to the attention of the General Contractor prior to commencing construction.
5. The contractor is responsible for maintaining a neat & tidy job site; only staging areas approved by the owner will be used.
6. Building materials with visible signs of water damage shall not be installed. Wall and floor framing shall not be enclosed when framing members exceed 19% moisture content.
7. The moisture content of building materials used in wall and floor framing shall be checked before enclosure. Moisture shall be verified by either a probe type of contact type moisture meter.
D. Substitutions:
1. No substitutions of specified materials shall be made without written notification to TECHNÉ, the Architect and the Owner and their written acceptance of the substitution.
E. Clean Up:
1. The contractor shall keep the premises free from accumulation of waste material and/or rubbish caused by the building. At the completion of each day's work, remove all rubbish from and about the working. All tools, scaffolding and surplus materials shall be stored, flagged, or removed, leaving the job site broom clean.
F. Fire:
1. Locations and classifications of extinguishers shall be in accordance with CFC 906 and California Code of Regulations (CCR), Title 19.
2. During construction, at least one extinguisher shall be provided on each floor level at each stairway, in all storage and construction sheds, in locations where flammable or combustible liquids are stored or used, where other special hazards are present per CFC Section 315.1.
3. Buildings undergoing construction, alteration, or demolition shall conform to CFC Chapter 33, Welding, cutting, and other hot work shall be in conformance with CFC Chapter 35.
4. Address identification shall be provided for all new and existing buildings in a location that is plainly visible and legible from the street and road fronting the property. Where access is by way of a private road and the building address cannot be viewed from the public way, an approved sign or means shall be used to identify the structure. Premises identification shall conform to CBC Section 501.2.
5. Wall, floor and ceiling finishes and materials shall not exceed the interior finish classification in CBC Table 803.9 and shall meet the flame propagation performance criteria of the California Code of Regulations, Title 19, Division 1. Decorative materials shall be properly treated by a product or process approved by the State Fire Marshal with the appropriate documentation provided to the City of San Diego.
6. Key boxes shall be provided for all high-rise buildings, pool enclosures, gates in the path of firefighter travel to structures, secured parking levels, doors giving access to alarm panels and/or annunciators, and any other structures or areas where access to an area is restricted.
7. Dumpsters and trash containers exceeding 1.5 cubic yards shall not be stored in buildings or placed within 5 feet of combustible walls, openings or combustible roof eave lines unless protected by an approved sprinkler system or contained in a Type I or IIA structure separated by 10 feet from other structures. Containers larger than 1 cubic yard shall be of non- or limited-combustible materials or similar protected or separated. CFC 304.3.
8. Exits, exit signs, fire alarm panels, hose cabinets, fire extinguisher location, and standpipe connections shall not be concealed by curtains, mirrors, or other decorative materials.
9. Open flames, fire, and burning on all premises is prohibited except as specifically permitted by the City of San Diego and CFC 308.
10. The egress path shall remain free and clear of all obstructions at all times. No storage is permitted in any egress paths.



2555 Kettner Blvd.
San Diego, CA 92101

Blue Square Assets, LLC
Rakesh Goyal

Table with columns: MARK, DATE, DESCRIPTION. Contains project milestones like 'CUP Completeness Rev. 2nd Submittal' and 'Final Construction'.

PROJECT NO: 2203
C.A.D DWG FILE: 0001-2004-COVER-SHEET-01-01-01-01.DWG
DRAWN BY: A.S., S.V., D.C., J.A.
CHK'D BY: A.S., M.R.M.
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SHEET TITLE
ABBREVIATIONS / GENERAL NOTES
G002

TECHNE

DESIGN | DEVELOPMENT

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

CONSULTANTS

10-05-2022



2555 Kettner Blvd.
 San Diego, CA 92101

APPLICANT

Blue Square Assets, LLC
 Rakesh Goyal

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.
18. Prior to issuance of any construction permit for public improvements, the Owner/Permittee shall submit complete landscape construction documents for right-of-way improvements to the Development Services Department for approval. Improvement plans shall show, label, and dimension a 40-square-foot area around each tree which is unencumbered by utilities. Driveways, utilities, drains, water and sewer laterals shall be designed so as not to prohibit the placement of street trees. Prior to issuance of any construction permit for building (including shell), 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 §142.0403(b)6. The Owner/Permittee shall be responsible for the maintenance of all landscape improvements shown on the approved plans, including in the right-of-way, unless long-term maintenance of said landscaping will be the responsibility of another entity approved by the Development Services Department. All required landscape shall be maintained consistent with the Landscape Standards in a disease, weed, and litter free condition at all times. Severe pruning or "topping" of trees is not permitted.
19. If any required landscape (including existing or new plantings, hardscape, landscape features, etc.) indicated on the approved construction documents is damaged or removed, 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.

3

01	02.23.22	CUP Completeness Review Submittal
02	05.17.22	Conditional Use Permit - 2nd Submittal
03	08.22.22	Conditional Use Permit - 3rd Submittal
04	10.05.22	Conditional Use Permit - 4th Submittal

MARK DATE DESCRIPTION

PROJECT NO: 2203
 C:\AD DWG FILE; 0001-0004 CENTER SQUARE (USE THIS) DWG
 DRAWN BY: A.S., S.V., D.C., J.A.
 CHK'D BY: A.S., M.R.M.

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SHEET TITLE
 CO DRAFT
 CONDITIONS

G003

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SD Development Services

DS-560
Stormwater Requirements Applicability Checklist

Project Address: 2555 Kettner Blvd., San Diego, CA 92104 Project Number: PRJ-1053097

SECTION 1: Construction Stormwater Best Management Practices (BMP) Requirements

All construction sites are required to implement construction BMPs per the performance standards in the [Stormwater Standards Manual](#). Some sites are also required to obtain coverage under the State Construction General Permit (CGP), administered by the California State Water Resources Control Board.

For all projects, complete Part A - If the project is required to submit a Stormwater Pollution Prevention Plan (SWPPP) or Water Pollution Control Plan (WPCP), continue to Part B.

PART A - Determine Construction Phase Stormwater Requirements

- Is the project subject to California's statewide General National Pollutant Discharge Elimination System (NPDES) permit for Stormwater Discharges Associated with Construction Activities, also known as the State Construction General Permit (CGP)? (Typically projects with land disturbance greater than or equal to 1 acre.)
 - Yes, SWPPP is required; skip questions 2-4. No; proceed to the next question.
- Does the project propose construction or demolition activity, including but not limited to, clearing, grading, grubbing, excavation, or any other activity resulting in ground disturbance and/or contact with stormwater?
 - Yes, WPCP is required; skip questions 3-4. No; proceed to the next question.
- Does the project propose routine maintenance to maintain the original line and grade, hydraulic capacity, or original purpose of the facility? (Projects such as pipeline/utility replacement)
 - Yes, WPCP is required; skip question 4. No; proceed to the next question.
- Does the project only include the following Permit types listed below?
 - Electrical Permit, Fire Alarm Permit, Fire Sprinkler Permit, Plumbing Permit, Sign Permit, Mechanical Permit, Spa Permit,
 - Individual Right of Way Permits (that exclusively include only ONE of the following activities: water services, sewer lateral, or utility service).
 - Right of Way Permits with a project footprint less than 150 linear feet that exclusively include only ONE of the following activities: curb ramp, sidewalk and driveway apron replacement, potholing, curb and gutter replacement, and retaining wall encroachments.
 - Yes, no document is required.

Check one of the boxes below and continue to Part B

 - If you checked "Yes" for question 1, an SWPPP is REQUIRED - continue to Part B
 - If you checked "No" for question 1 and checked "Yes" for question 2 or 3, a WPCP is REQUIRED, if the project proposes less than 5,000 square feet of ground disturbance AND has less than a 3-foot elevation change over the entire project area, a Minor WPCP may be required instead. Continue to Part B
 - If you check "No" for all questions 1-3 and checked "Yes" for question 4, Part B does not apply, and no document is required. Continue to Section 2.

1. More information on the City's construction BMP requirements as well as CGP requirements can be found at <http://bit.ly/sdsd/water-services/stormwater/web/online/bsw/02/22>

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P1

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City of San Diego • Form DS-560 • September 2021 Page 2

PART B - Determine Construction Site Priority

This prioritization must be completed within this form, based on the plans, and included in the SWPPP or WPCP. The city reserves the right to adjust the priority of projects both before and after construction. Construction projects are assigned an inspection frequency based on if the project has a "High Risk to Water Quality". The City has assigned the local definition of "High Risk to Water Quality" to the risk determination approach of the State Construction General Permit (CGP). The CGP determines risk level based on project specific sediment risk and receiving water risk. Additional inspection is required for projects within the Area of Special Biological Significance (ASBS) watershed. **NOTE:** The construction priority does NOT change construction BMP requirements that apply to projects; rather, it determines the frequency of inspections that will be conducted by city staff.

Complete Part B and continue to Section 2

1. ASBS
A. Projects located in the ASBS watershed.

2. High Priority
A. Projects that qualify as Risk Level 2 or Risk Level 3 per the Construction General Permit (CGP) and are not located in the ASBS watershed.
B. Projects that qualify as LUP Type 2 or LUP Type 3 per the CGP and are not located in the ASBS watershed.

3. Medium Priority
A. Projects that are not located in an ASBS watershed or designated as a High priority site.
B. Projects that qualify as Risk Level 1 or LUP Type 1 per the CGP and are not located in an ASBS watershed.
C. WPCP projects (>5,000 square feet of ground disturbance) located within the Los Peñasquitos watershed management area.

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

Section 2: Construction Stormwater BMP Requirements

Additional information for determining the requirements is found in the [Stormwater Standards Manual](#).

PART C - Determine if Not Subject to Permanent Stormwater Requirements

Projects that are considered maintenance or otherwise not categorized as "new development projects" or "redevelopment projects" according to the [Stormwater Standards Manual](#) are not subject to Permanent Stormwater BMP.

- If "yes" is checked for any number in Part C, proceed to Part F and check "Not Subject to Permanent Stormwater BMP Requirements."
- If "no" is checked for all the numbers in Part C, continue to Part D.

- Does the project only include interior remodels and/or is the project entirely within an existing enclosed structure and does not have the potential to contact stormwater?
 - Yes No
- Does the project only include the construction of overhead or underground utilities without creating new impervious surfaces?
 - Yes No
- Does the project fall under routine maintenance? Examples include but are not limited to roof or exterior structure surface replacement, resurfacing or reconfiguring surface parking lots or existing roadways without expanding the impervious footprint, and routine replacement of damaged pavement (grinding, overlay and pothole repair).
 - Yes No

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PART D - PDP Exempt Requirements

PDP Exempt projects are required to implement site design and source control BMPs.

- If "yes" is checked for any questions in Part D, continue to Part E and check the box labeled "PDP Exempt."
- If "no" is checked for all questions in Part D, continue to Part E.

- Does the project ONLY include new or retrofit sidewalks, bicycle lanes, or trails that:
 - Are designed and constructed to direct stormwater runoff to adjacent vegetated areas, or other non-erodible permeable areas?
 - Are designed and constructed to be hydraulically disconnected from paved streets and roads? Or
 - Are designed and constructed with permeable pavements or surfaces in accordance with the Green Streets guidance in the City's Stormwater Standards Manual?
 - Yes, PDP exempt requirements apply No, proceed to next question.
- Does the project ONLY include retrofitting or redeveloping existing paved alleys, streets or roads designed and constructed in accordance with the Green Streets guidance in the City's Stormwater Standards Manual?
 - Yes, PDP exempt requirements apply No, proceed to next question.

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

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

- If "yes" is checked for any number in Part E, continue to Part F and check the box labeled "Priority Development Project."
- If "no" is checked for every number in Part E, continue to Part F and check the box labeled "Standard Development Project."

- New development that creates 10,000 square feet or more of impervious surfaces collectively over the project site. This includes commercial, industrial, residential, mixed-use, and public development projects on public or private land. Yes No
- Redevelopment project that creates and/or replaces 5,000 square feet or more of impervious surfaces on an existing site of 10,000 square feet or more of impervious surface. This includes commercial, industrial, residential, mixed-use, and public development projects on public or private land. Yes No
- New development or redevelopment of a restaurant. Facilities that sell prepared foods and beverages for consumption, including stationary lunch counters and refreshment stands selling prepared foods and drinks for immediate consumption (Standard Industrial Classification [SIC] 5812), and where the land development creates and/or replaces 5,000 square feet or more of impervious surface. Yes No
- New development or redevelopment on a hillside. The project creates and/or replaces 5,000 square feet or more of impervious surface (collectively over the project site) and where the development will grade an any natural slope that is twenty-five percent or greater. Yes No
- New development or redevelopment of a parking lot that creates and/or replaces 5,000 square feet or more of impervious surface (collectively over the project site). Yes No
- New development or redevelopment of streets, roads, highways, freeways, and driveways. The project creates and/or replaces 5,000 square feet or more of impervious surface (collectively over the project site). Yes No

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P3

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City of San Diego • Form DS-560 • September 2021 Page 4

- New development or redevelopment discharging directly to an environmentally sensitive area. The project creates and/or replaces 2,500 square feet of impervious surface (collectively over the project site), and discharges directly to an Environmentally Sensitive Area (ESA). "Discharging directly to" includes flow that is conveyed overland a distance of 200 feet or less from the project to the ESA, or conveyed in a pipe or open channel any distance as an isolated flow from the project to the ESA (i.e. not commingled with flows from adjacent lands). Yes No
- New development or redevelopment projects of retail gasoline outlet (RGO) that create and/or replaces 5,000 square feet of impervious surface. The development project meets the following criteria: (a) 5,000 square feet or more or (b) has a projected Average Daily Traffic (ADT) of 100 or more vehicles per day. Yes No
- New development or redevelopment projects of an automotive repair shop that creates and/or replaces 5,000 square feet or more of impervious surfaces. Development projects categorized in any one of Standard Industrial Classification (SIC) codes 3013, 3014, 3041, 7332, 7333 or 7336-7339. Yes No
- Other Pollutant Generating Project. These projects are not covered in any of the categories above but involve the disturbance of one or more acres of land and are expected to generate post-construction phase pollutants, including fertilizers and pesticides. This category does not include projects creating less than 5,000 square feet of impervious area and projects containing landscaping without a requirement for the regular use of fertilizers and pesticides (such as a slope stabilization project using native plants). Impervious area calculations need not include linear pathways for infrequent vehicle use, such as emergency maintenance access or bicycle and pedestrian paths if the linear pathways are built with pervious surfaces or if runoff from the pathway sheet flows to adjacent pervious areas. Yes No

PART F - Select the appropriate category based on the outcomes of Part C through Part E

- The project is NOT SUBJECT TO PERMANENT STORMWATER REQUIREMENTS Yes No
- The project is a STANDARD DEVELOPMENT PROJECT. Site design and source control BMP requirements apply. See the [Stormwater Standards Manual](#) for guidance. Yes No
- The project is PDP EXEMPT. Site design and source control BMP requirements apply. Refer to the [Stormwater Standards Manual](#) for guidance. Yes No
- The project is a PRIORITY DEVELOPMENT PROJECT. Site design, source control and structural pollutant control BMP requirements apply. Refer to the [Stormwater Standards Manual](#) for guidance on determining if the project requires hydromodification plan management. Yes No

Jasraj S. Walia Property Owner Title:
Name of Owner or Agent: Title:
Jasraj S. Walia 02/22/2022
Signature Date

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P4

ATTACHMENT 8

TECHNE
DESIGN | DEVELOPMENT

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

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10-05-2022
LICENSED ARCHITECT
STATE OF CALIFORNIA
C-19371
RENEWAL
04/30/2023
M. Shree Mohan AIA

2555 Kettner Blvd.
San Diego, CA 92101

APPLICANT

Blue Square Assets, LLC
Rakesh Goyal

01	02.23.22	CUP Completeness Review Submittal
02	05.17.22	Conditional Use Permit - 2nd Submittal
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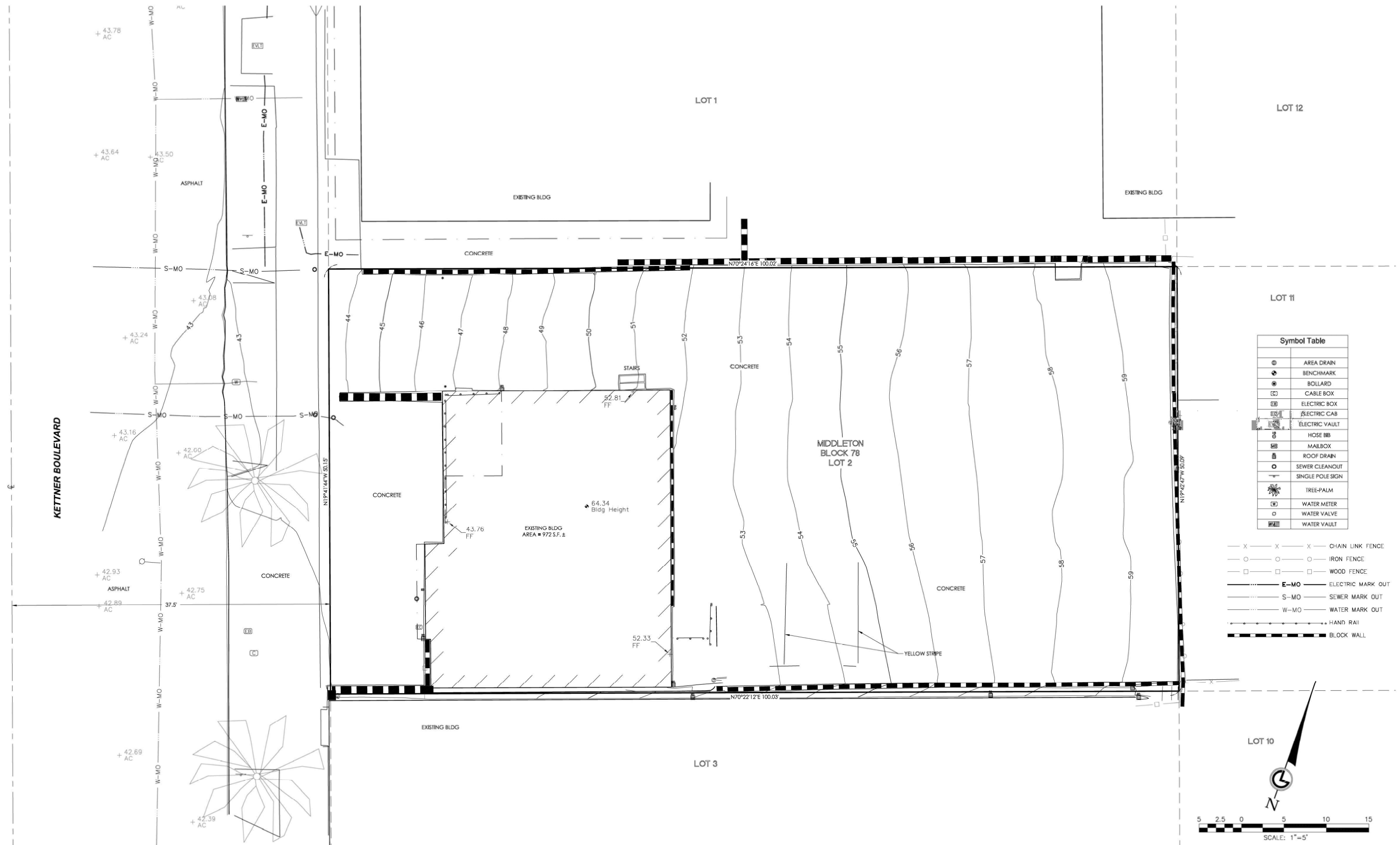
MARK DATE DESCRIPTION
0000002 2 10 21 PM

PROJECT NO: 2203
CAD DWG FILE: 0001-2004-CUP-03-04-USE-TR-01.DWG
DRAWN BY: A.S., S.V., D.C., J.A.
CHK'D BY: A.S., M.R.M.

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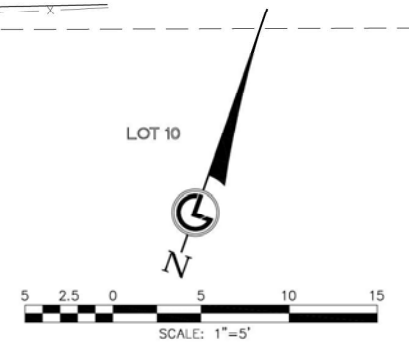
SHEET TITLE
DS-560

G004



Symbol Table	
	AREA DRAIN
	BENCHMARK
	BOLLARD
	CABLE BOX
	ELECTRIC BOX
	ELECTRIC CAB
	ELECTRIC VAULT
	HOSE BB
	MAILBOX
	ROOF DRAIN
	SEWER CLEANOUT
	SINGLE POLE SIGN
	TREE-PALM
	WATER METER
	WATER VALVE
	WATER VALVE

- CHAIN LINK FENCE
- IRON FENCE
- WOOD FENCE
- E-MO ELECTRIC MARK OUT
- S-MO SEWER MARK OUT
- W-MO WATER MARK OUT
- HAND RAIL
- BLOCK WALL



Revisions			
No.	Description	By	Date

BASIS OF BEARINGS:
THE BASIS OF BEARINGS FOR THIS SURVEY IS THE SOUTH LINE OF LOT 11 PER CR 1812, I.E. N70°22'12"E.

BASIS OF ELEVATIONS:
THE BASIS OF ELEVATIONS FOR THIS SURVEY IS THE CITY OF SAN DIEGO RP, AT THE NE CORNER OF MAPLE STREET AND KETTNER BLVD, EL = 45.389 MSL.

TOPOGRAPHIC SURVEY

LOT 2, BLOCK 78
MIDDLETOWN
SAN DIEGO, CA

Drawn By: JPG
Checked By: _____

Project No. 20-013

Date: 02-17-2022
Sheet 1 of 1

PROJECT NAME:
2555 KETTNER BLVD

LG LAND SURVEYING, INC.
"Quality Service You Can Count On"
30355 CALLE JO FELD TER
VALLEY CENTER, CA 92082
P: 619-535-1172
F: 619-616-1972

CONSULTANTS

10-05-2022



2555 Kettner Blvd.
 San Diego, CA 92101

APPLICANT

Blue Square Assets, LLC
 Rakesh Goyal

MARK	DATE	DESCRIPTION
01	02.23.22	CUP Completeness Review Submittal
02	05.17.22	Conditional Use Permit - 2nd Submittal
03	08.22.22	Conditional Use Permit - 3rd Submittal
04	10.05.22	Conditional Use Permit - 4th Submittal

MARK DATE DESCRIPTION

PROJECT NO.: 2205
 CAD DWG FILE: A101 SITE PLAN - EXISTING.TWG
 DRAWN BY: A.S., S.V., D.C., J.A.
 CHK'D BY: A.S., M.R.M.

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SITE PLAN - EXISTING

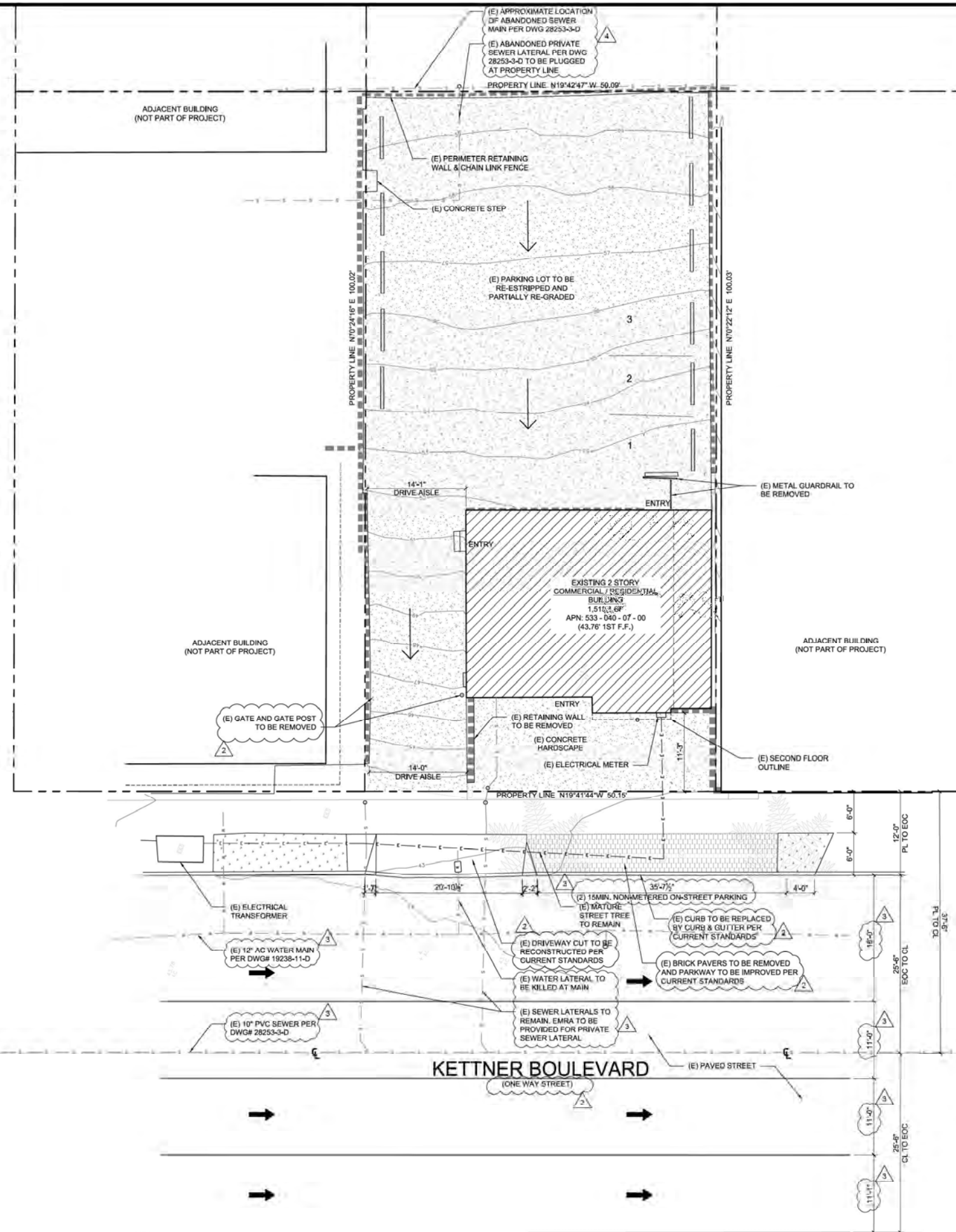
A101

SITE PLAN NOTES

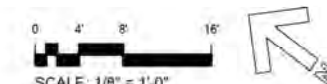
- A. Refer to other construction documents for complete scope of work.
- B. Before commencing any site foundation or slab cutting or excavation, the contractor shall verify and mark locations of all site utilities, dimensions and conditions. These include but are not limited to property lines, setback location to all new or existing walls, easements (if any), existing site utilities, including water, sewer, gas and electrical lines and any other new or existing site items which could affect in any way the construction of the building. Flag or otherwise mark all locations of site property lines, easements (if any), underground utilities, and indicate utility type.
- C. The Contractor or subcontractor shall notify TECHNE if any conflicts or discrepancy occurs between the information on this plan and actual field conditions. Do not proceed with work in conflict with these drawing until written or verbal instructions are issued by TECHNE.
- 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.

SITE PLAN LEGEND

- PROPERTY LINE
- EXISTING CONCRETE SURFACE
- EXISTING LANDSCAPE SURFACE
- SITE DRAINAGE PATTERN



1 SITE PLAN - EXISTING
 SCALE: 1/8" = 1'-0"



CONSULTANTS

10-05-2022



2555 Kettner Blvd.
 San Diego, CA 92101

APPLICANT

Blue Square Assets, LLC
 Rakesh Goyal

SITE PLAN NOTES

- A. Refer to other construction documents for complete scope of work.
- 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. These include but are not limited to property lines, setback location to all new or existing walls, easements (if any), existing site utilities, including water, sewer, gas and electrical lines and any other new or existing site items which could affect in any way the construction of the building. Flag or otherwise mark all locations of site property lines, easements (if any), underground utilities, and indicate utility type.
- C. The Contractor or subcontractor shall notify TECHNE if any conflicts or discrepancy occurs between the information on this plan and actual field conditions. Do not proceed with work in conflict with these drawing until written or verbal instructions are issued by TECHNE.
- 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.

SITE PLAN LEGEND

- PROPERTY LINE
- AREA OF PROPOSED PROJECT
- EXISTING HARDSCAPE
- PROPOSED RE-GRADED HARDSCAPE
- PROPOSED GRAVEL LANDSCAPE AREAS
- WOOD DECK (ADA COMPATIBLE SURFACE)
- SITE DRAINAGE PATTERN
- EXISTING VEHICULAR CIRCULATION

ADDITIONAL SITE PLAN NOTES

1. Visibility area triangles, per San Diego municipal code diagram 113-02ss: No obstruction including solid walls in the visibility area shall exceed 3 feet in height. per SDMC section 142.0409 (b)(2), plant material, other than trees, located within visibility areas or the adjacent public right-of-way shall not exceed 36 inches in height, measured from the lowest grade abutting the plant material to the top of the plant material.

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.

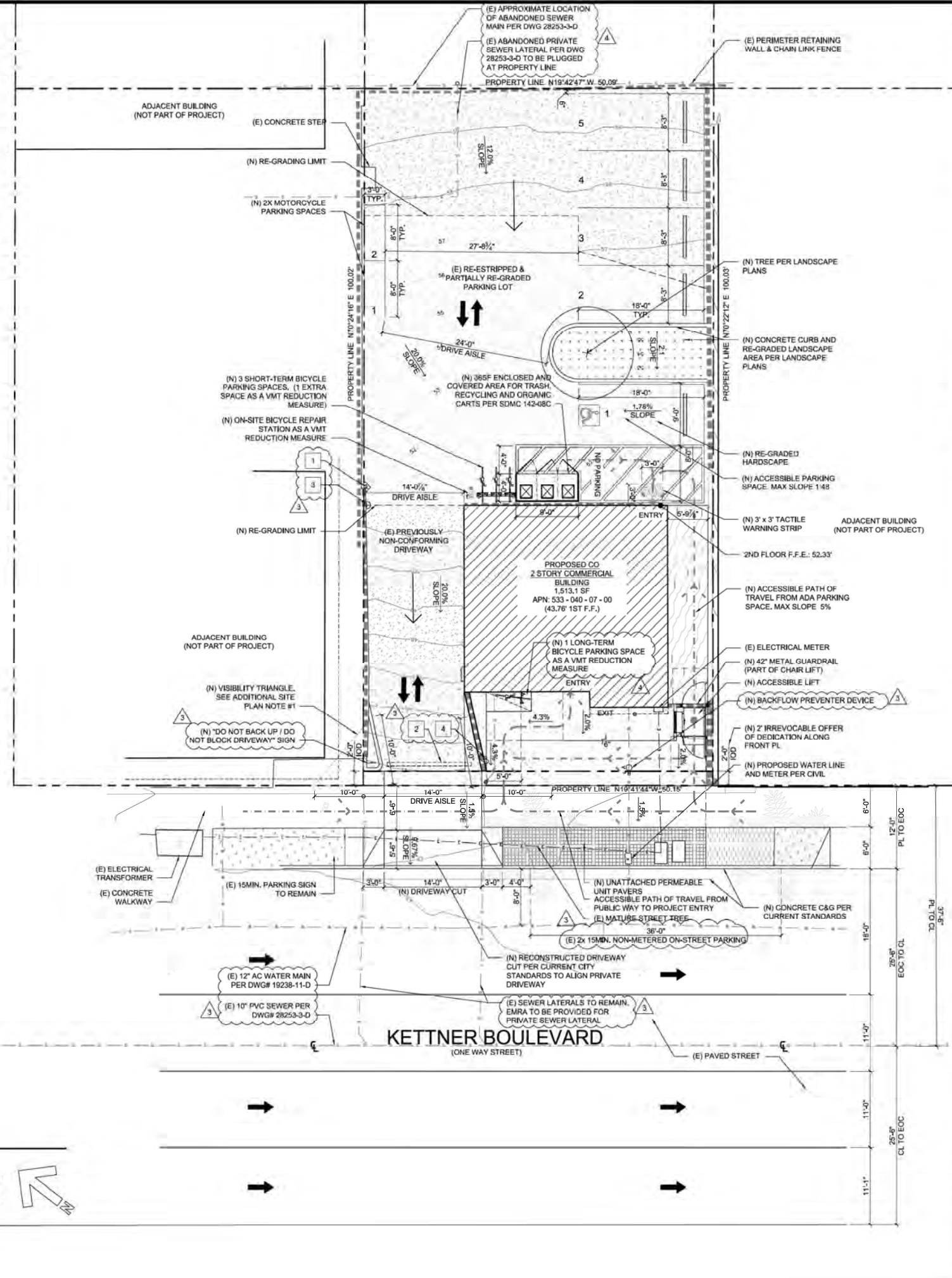
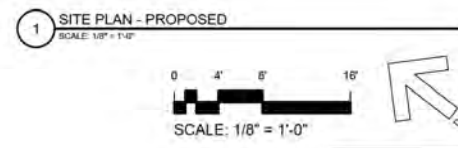


PARKING LOT ACCESS SAFETY MEASURES KEYNOTES

1. Small traffic light connected to sensors (keynote #2).
2. Vehicle presence sensors.
3. Driveway visibility dome mirror.
4. Parking space availability sign. 3' high maximum.

NOTE

- Proposed recommended measures include a bubble mirror to provide for greater visibility of the driveway for incoming traffic (keynote #3) and a red/green light placed at the entrance of the driveway from the parking lot (keynote #1) combined with a vehicle sensor at the bottom of the driveway (keynote #2). The vehicle sensor, when triggered, would activate a red light in the parking area (keynote #1) indicating to exiting vehicles that the driveway is not available for use. Only once the driveway is clear would the light turn green (keynote #1) alerting outbound vehicles they could then exit. A "parking space availability" sign (keynote #4) will be placed near the public driveway entrance to show the number of available parking spaces (0-5). This sign is connected to individual sensors located on each parking space.



MARK	DATE	DESCRIPTION
01	02.23.22	CUP Completeness Review Submittal
02	05.17.22	Conditional Use Permit - 2nd Submittal
03	08.22.22	Conditional Use Permit - 3rd Submittal
04	10.05.22	Conditional Use Permit - 4th Submittal

PROJECT NO:	2205
CAD DWG FILE:	ADD SITE PLAN - PROPOSED - 08 DWG
DRAWN BY:	A.S., S.V., D.C., J.A.
CHK'D BY:	A.S., M.R.M.

SHEET TITLE

SITE PLAN - PROPOSED

A102

SHEET 7 OF 21

CONSULTANTS

Blank area for consultants.

10-05-2022



2555 Kettner Blvd.
San Diego, CA 92101

APPLICANT

Blue Square Assets, LLC
Rakesh Goyal

FLOOR PLAN NOTES

- A. The General Contractor or Sub-Contractor shall verify all conditions or dimensions on these plans in the field with actual site conditions.
- B. 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.
- C. The Contractor or sub-contractor shall notify TECHNE if any conflicts or discrepancy occurs between this information on this plan and actual field conditions.
- D. 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 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 PLAN KEYNOTES

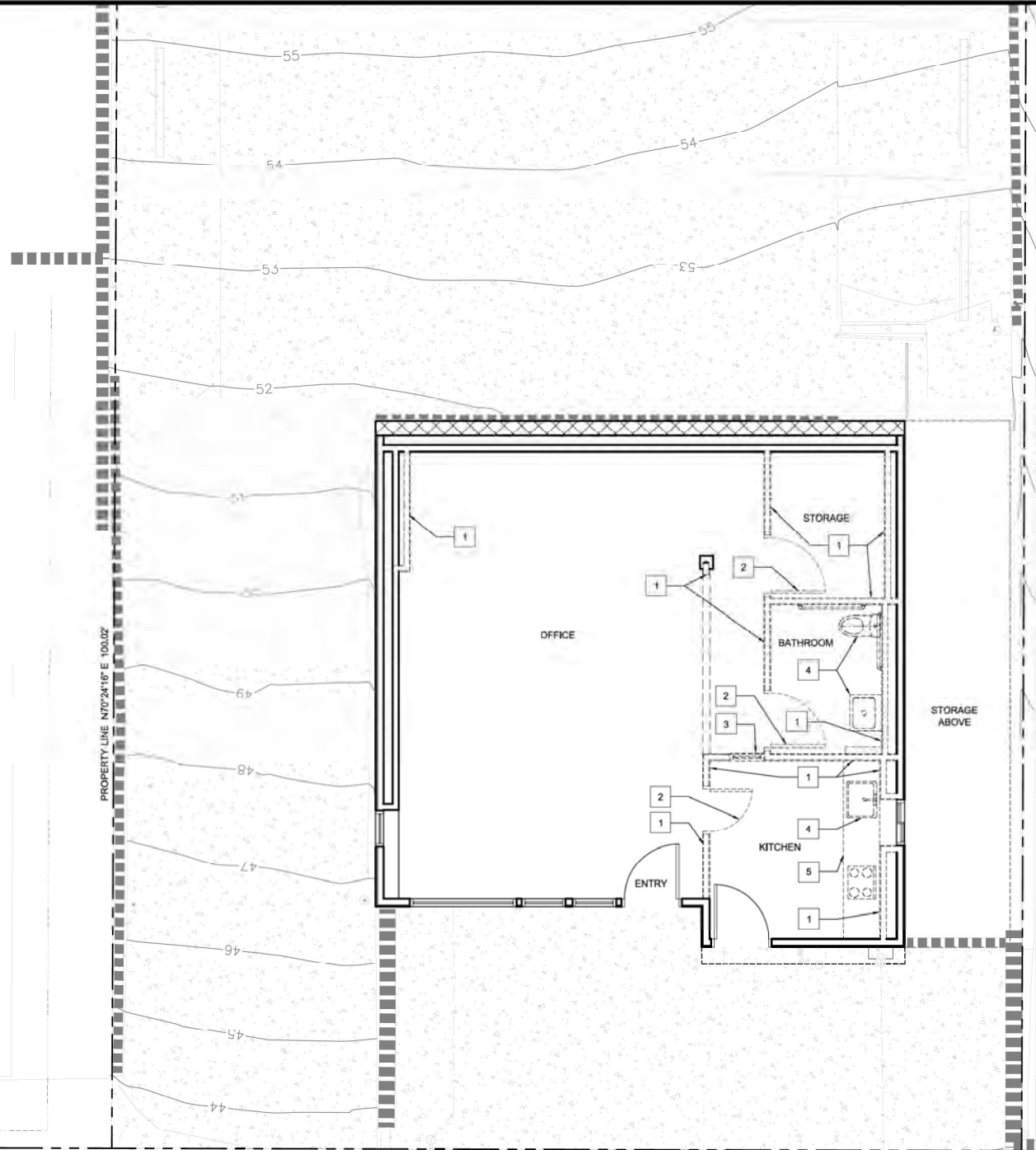
1. REMOVE EXISTING NON-STRUCTURAL PARTITION WALL AND FINISH.
2. REMOVE EXISTING DOOR, FRAMES AND HARDWARE AS SHOWN, AND SALVAGE FOR RECYCLING.
3. REMOVE EXISTING WINDOW, FRAMES AND HARDWARE AS SHOWN, AND SALVAGE FOR RECYCLING.
4. REMOVE EXISTING PLUMBING FIXTURE, AND SALVAGE FOR RECYCLING.
5. REMOVE EXISTING CABINETS.

DEMOLITION PLAN LEGEND

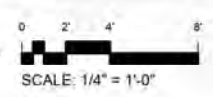
- EXISTING EXTERIOR WALL TO REMAIN
- EXISTING INTERIOR WALL TO BE REMOVED
- EXISTING DOOR
- EXISTING DOOR TO BE REMOVED
- EXISTING WINDOW TO BE REMOVED
- EXISTING FIXTURE WALL TO BE REMOVED

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 of 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 the architect 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.



1 FIRST FLOOR PLAN - EXISTING / DEMOLITION
SCALE: 1/4" = 1'-0"



MARK	DATE	DESCRIPTION
01	02.23.22	CUP Completeness Review Submittal
02	05.17.22	Conditional Use Permit - 2nd Submittal
03	08.22.22	Conditional Use Permit - 3rd Submittal
04	10.05.22	Conditional Use Permit - 4th Submittal

PROJECT NO: 2203

CAD DWG FILE: A103 FIRST FLOOR PLAN - EXISTING.DWG

DRAWN BY: A.S., S.V., D.C., J.A.

CHECKED BY: A.S., M.R.M.

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SHEET TITLE
FIRST FLOOR PLAN - EXISTING / DEMOLITION

A103

CONSULTANTS

Blank area for consultant information.

10-05-2022



2555 Kettner Blvd.
 San Diego, CA 92101

APPLICANT

Blue Square Assets, LLC
 Rakesh Goyal

MARK	DATE	DESCRIPTION
01	02.23.22	CUP Completeness Review Submittal
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03	08.22.22	Conditional Use Permit - 3rd Submittal
04	10.05.22	Conditional Use Permit - 4th Submittal

PROJECT NO: 2203
 CAD DWG FILE: A104 SECOND FLOOR PLAN - EXISTING.DWG
 DRAWN BY: A.S., S.V., D.C., J.A.
 CHK'D BY: A.S., M.R.M.
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 SHEET TITLE
SECOND FLOOR PLAN - EXISTING / DEMOLITION
 A104

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.
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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 PLAN KEYNOTES

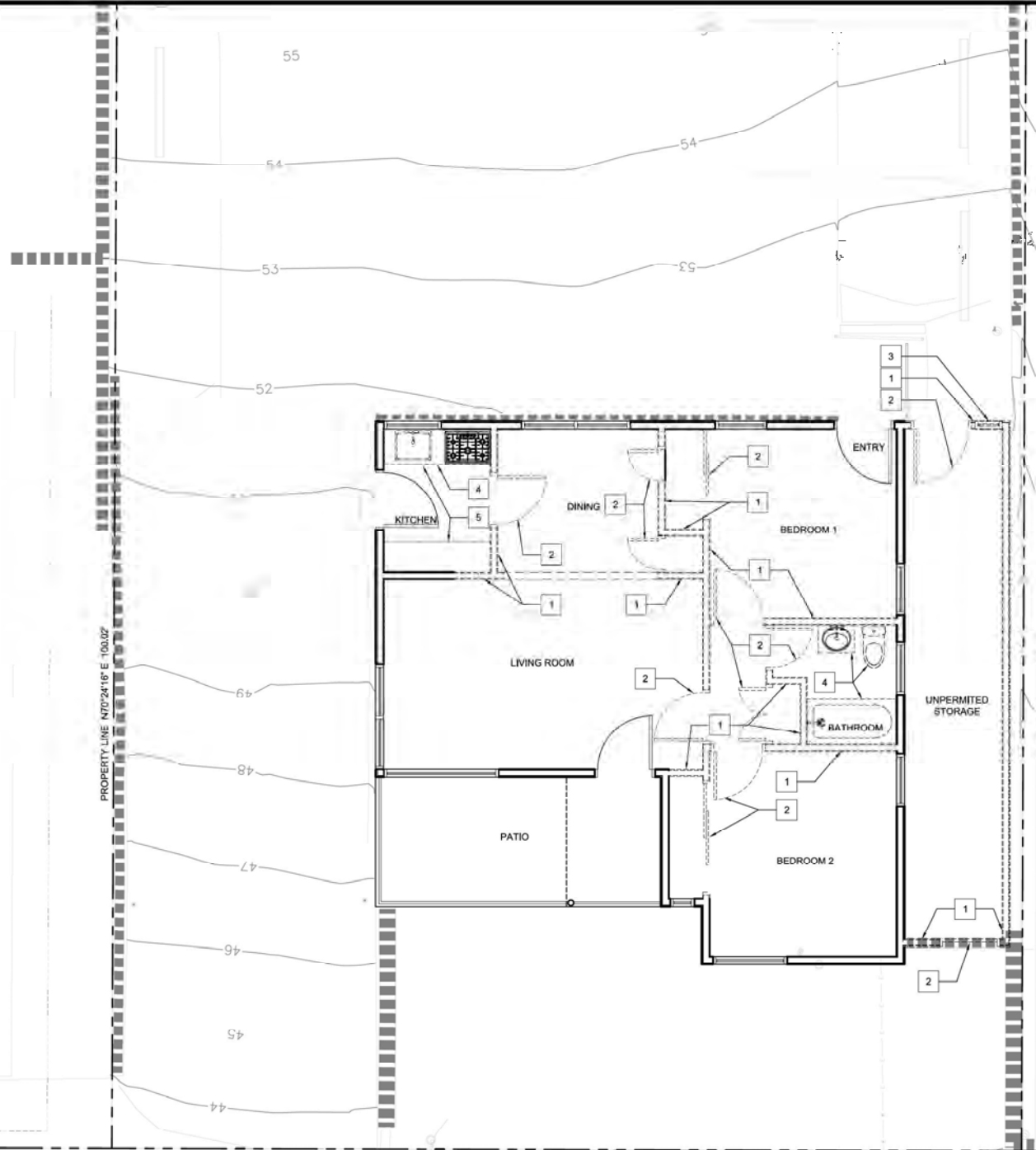
- REMOVE EXISTING NON-STRUCTURAL PARTITION WALL AND FINISH.
- REMOVE EXISTING DOOR, FRAMES AND HARDWARE AS SHOWN, AND SALVAGE FOR RECYCLING.
- REMOVE EXISTING WINDOW, FRAMES AND HARDWARE AS SHOWN, AND SALVAGE FOR RECYCLING.
- REMOVE EXISTING PLUMBING FIXTURE, AND SALVAGE FOR RECYCLING.
- REMOVE EXISTING CABINETS.

DEMOLITION PLAN LEGEND

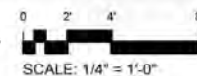
- EXISTING EXTERIOR WALL TO REMAIN
- EXISTING INTERIOR WALL TO BE REMOVED
- EXISTING DOOR
- EXISTING DOOR TO BE REMOVED
- EXISTING WINDOW TO BE REMOVED
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1 SECOND FLOOR PLAN - EXISTING / DEMOLITION
 SCALE: 1/4" = 1'-0"



43.78
C

43.64
C

43.24
AC

43.1
AC

42.93
C

42.89
C

42.89
AC

CONSULTANTS

10-05-2022



2555 Kettner Blvd.
 San Diego, CA 92101

APPLICANT

Blue Square Assets, LLC
 Rakesh Goyal

MARK	DATE	DESCRIPTION
01	02.23.22	CLIP Completeness Review Submittal
02	05.17.22	Conditional Use Permit - 2nd Submittal
03	08.22.22	Conditional Use Permit - 3rd Submittal
04	10.05.22	Conditional Use Permit - 4th Submittal

MARK DATE DESCRIPTION

PROJECT NO: 2203

CAD DWG FILE: A105 FIRST FLOOR PLAN - PROPOSED.DWG

DRAWN BY: A.S., S.V., D.C., J.A.

CHK'D BY: A.S., M.R.M.

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SHEET TITLE

FIRST FLOOR PLAN
 - PROPOSED

A105

FLOOR PLAN LEGEND

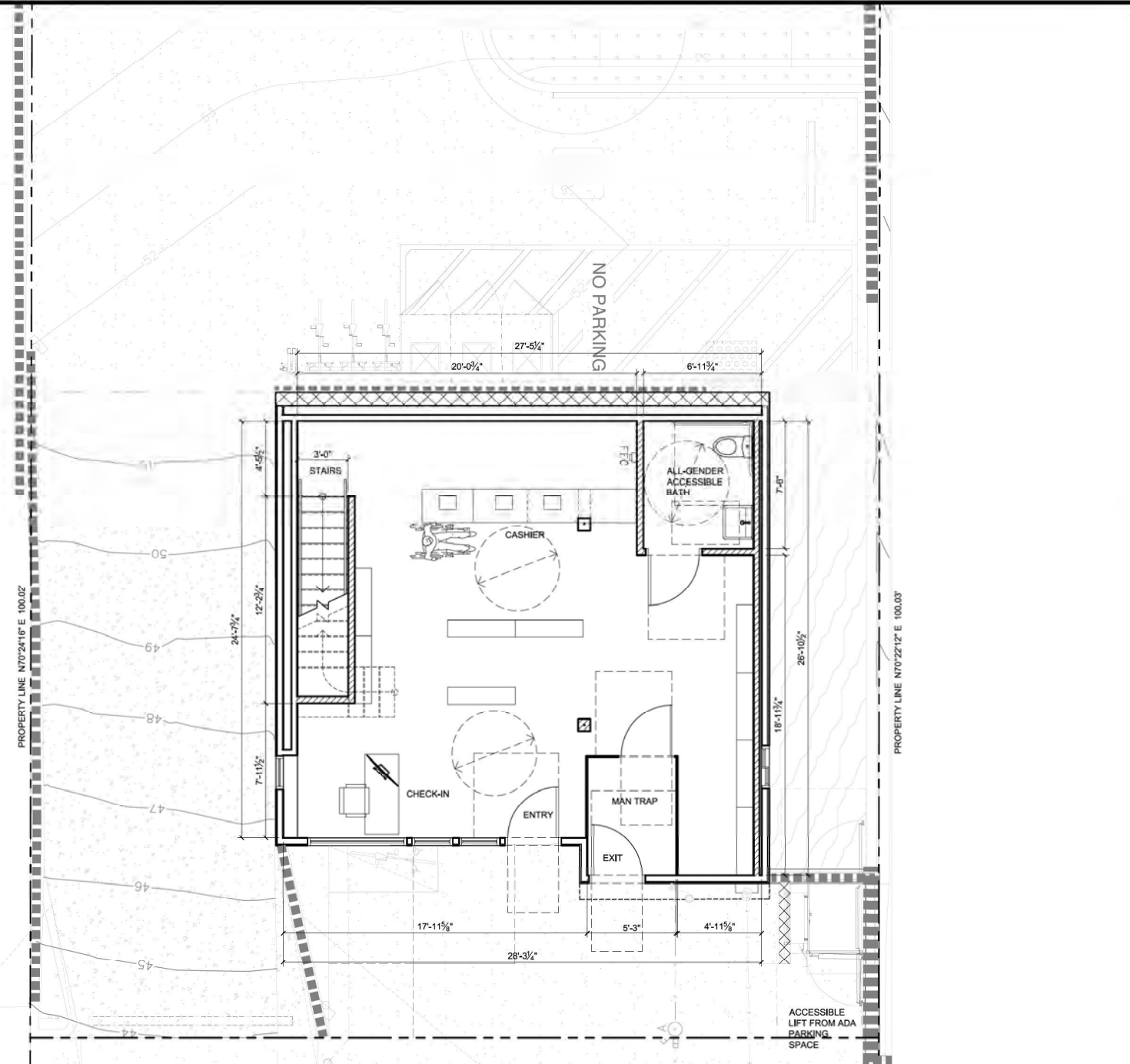
- EXISTING 10" RETAINING WALL TO REMAIN
- EXISTING EXTERIOR WALL - TO REMAIN
- EXISTING INTERIOR WALL - TO REMAIN
- PROPOSED TEMPERED GLASS WALL
- PROPOSED 8" CMU WALL
- PROPOSED NON-STRUCTURAL INTERIOR PARTITION WALL: 3-5/8" metal stud wall with 1 layer of 5/8" gypsum board on each side
- WALL OPENING: 80" high u.n.o. Finished with 3/2" gypsum board with square corners.
- 3/2" U.N.O. PROPOSED DOOR
- EXISTING WINDOW
- FIRE EXTINGUISHER CABINET

FLOOR PLAN NOTES

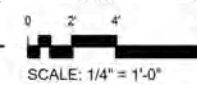
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- D. Any discrepancies with this drawing affecting project layout shall be brought to the attention of TECHNE. Do not proceed with work until written or verbal instructions are issued by TECHNE.
- E. INSULATION: R-13 Batt Insulation at all Exterior 2 X 4 Walls.
 R-13 Batt Insulation at all accessible interior walls for sound control.
 R-30 Batt Insulation at 2 X 10 Ceiling, Raised Floor & Roof Areas.
 R-4.5 Insulation Wrap on all New Hot Water Piping.
 R-4.5 Insulation Wrap on all New Supply Ducts.

DIMENSIONS

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- INTERIOR WALL DIMENSIONS TO CENTER LINE OF STUD (U.N.O.)
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1 FIRST FLOOR PLAN - PROPOSED
 SCALE: 1/4" = 1'-0"



CONSULTANTS

10-05-2022



2555 Kettner Blvd.
 San Diego, CA 92101

APPLICANT

Blue Square Assets, LLC
 Rakesh Goyal

FLOOR PLAN LEGEND

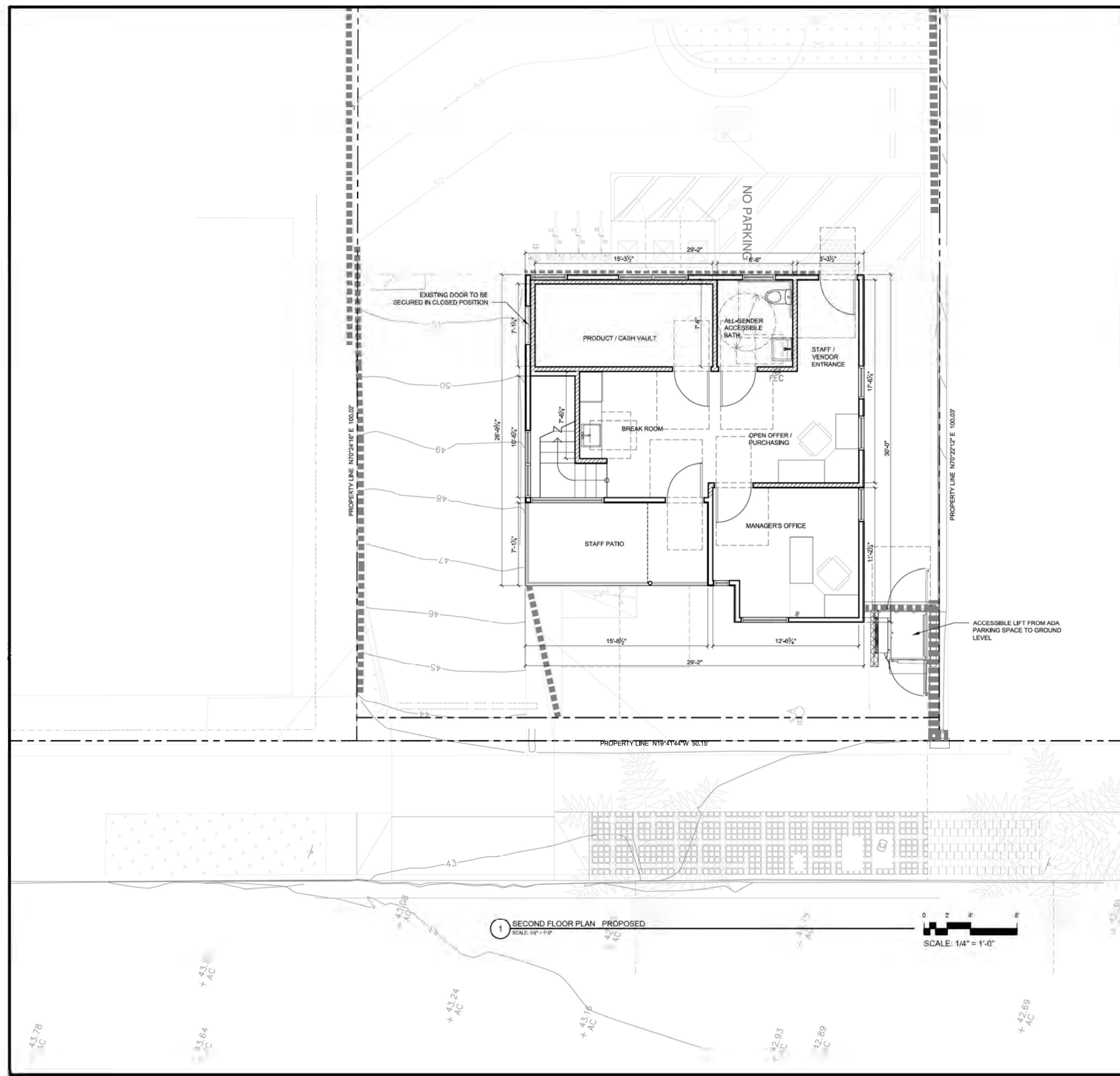
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- WALL OPENING: 80" high u.n.o. Finished with 5/8" gypsum board with square corners.
- 3 1/2" U.N.O. PROPOSED DOOR
- EXISTING WINDOW
- FIRE EXTINGUISHER CABINET

FLOOR PLAN NOTES

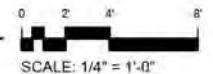
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1 SECOND FLOOR PLAN PROPOSED
 SCALE: 1/4" = 1'-0"



MARK	DATE	DESCRIPTION
01	02.23.22	CLIP Completeness Review Submittal
02	05.17.22	Conditional Use Permit - 2nd Submittal
03	08.22.22	Conditional Use Permit - 3rd Submittal
04	10.05.22	Conditional Use Permit - 4th Submittal

PROJECT NO:	2203
CAD DWG FILE:	A106 SECOND FLOOR PLAN - PROPOSED.DWG
DRAWN BY:	A.S., S.V., D.C., J.A.
CHK'D BY:	A.S., M.R.M.
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SHEET TITLE
SECOND FLOOR PLAN - PROPOSED

A106

CONSULTANTS

10-05-2022



2555 Kettner Blvd.
 San Diego, CA 92101

APPLICANT

Blue Square Assets, LLC
 Rakesh Goyal

EGRESS PLAN LEGEND

	FUNCTION OF SPACE: Mercantile Occupant Factor: 60 gross
	FUNCTION OF SPACE: Business areas Occupant Factor: 150 gross
	FUNCTION OF SPACE: Accessory Occupant Factor: 300 gross

EGRESS PLAN KEYNOTES

- 1 TACTILE EXIT SIGN
- 2 TACTILE EXIT ROUTE SIGN
- ⊗ WALL MOUNTED EMERGENCY EXIT SIGN

EGRESS & ACCESSIBILITY NOTES

----- ACCESSIBLE ROUTE - Accessible routes shall comply with CBC Section 11B-402. Walking surfaces shall provide clearances complying with CBC Section 11B-403.5. The running slope of walking surfaces shall not be steeper than 1:20. The cross slope of walking surfaces shall not be steeper than 1:48 per CBC Section 11B-403.3. Except as provided in CBC Sections 11B-403.5.2 and 11B-403.5.3, the clear width of walking surfaces shall be 36 inches (914 mm) minimum. The clear width for walking surfaces in corridors serving an occupant load of 30 or more shall be 44 inches (1118 mm) minimum. The clear width for sidewalks and walks shall be 48 inches (1219 mm) minimum.

MEANS OF EGRESS - A continuous and unobstructed path of vertical and horizontal egress travel from any occupied portion of a building or structure to a public way. A means of egress consists of three separate and distinct parts: the exit access, the exit and the exit discharge. Means of Egress shall comply with CBC Chapter 10.

DESIGN OCCUPANT LOAD - The number of occupants whom means egress facilities shall be provided. Where occupants from accessory area egress through a primary space, the calculated occupant load for the primary space shall include the total occupant load of the primary space plus the number of occupants egressing through it from the accessory area.

MINIMUM EGRESS WIDTH - The total width of means of egress in inches (mm) shall not be less than the total occupant load served by the means of egress multiplied by 0.3 inches (7.62 mm) per occupant for stairways and by 0.2 inches (5.08 mm) per occupant for other egress components. Multiple means of egress shall be sized such that the loss of any one means of egress shall not reduce the available capacity to less than 50 percent of the required capacity. The maximum capacity required from any story of a building shall be maintained to the termination of the means of egress. (CBC Sec. 1005.1)

DOOR ENCROACHMENT - Doors, when fully opened, and handrails shall not reduce the required means of egress width by more than 7 inches (178 mm). Doors in any position shall not reduce the required width by more than one-half. Other nonstructural projections such as trim and similar decorative features shall be permitted to project into the required width a maximum of 1 1/2 inches (38 mm) on each side. (CBC Sec. 1005.7)

EGRESS - Egress doors must be readily openable from egress side without use of a key or any special knowledge or effort. (CBC Sec. 1010.1.9) Unlatching any door or leaf shall not require more than one operation. (CBC Sec. 1010.1.9.6)

EXIT SIGNS - Exit signs shall be internally and externally illuminated at all times. Externally illuminated exit signs shall be connected to an emergency power system (batteries, unit equipment or an on-site generator) that will automatically illuminate the exit signs for a duration of not less than 90 minutes in case of primary loss. (CBC Sec. 1013.1, 1013.3, 1013.6.3)

EGRESS ILLUMINATION - The means of egress, including the exit discharge, shall be illuminated to a level of not less than 1 footcandle (11 lux) at the walking surface at all times the building space served by the means of egress is occupied. (CBC Sec. 1008.2.1)

ILLUMINATION EMERGENCY POWER - The power supply for means of egress illumination shall normally be provided by the premises' electrical supply. (CBC Sec. 1008.3)

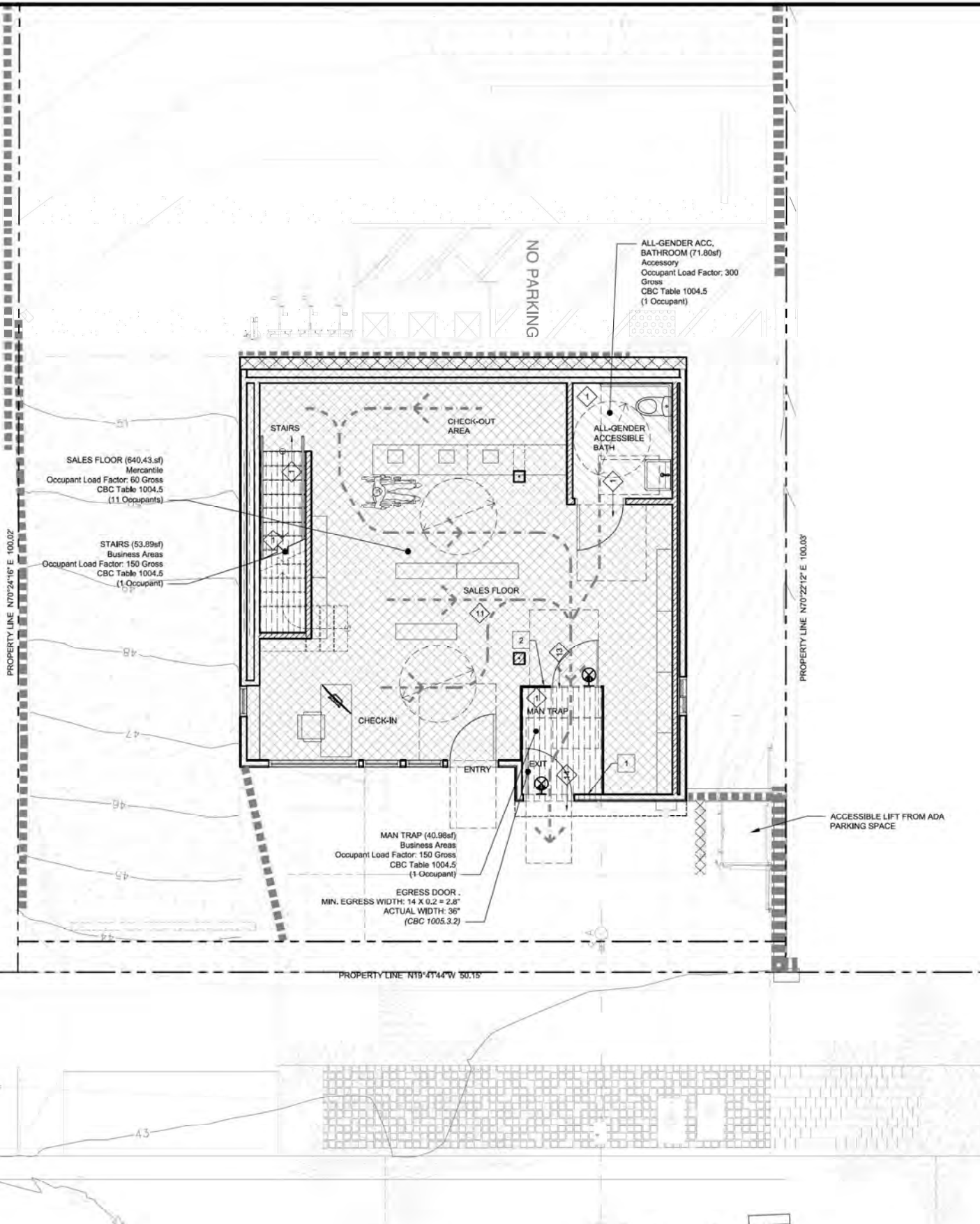
In the event of power supply failure in buildings that require two or more means of egress, an emergency electrical system shall automatically illuminate all of the following areas:

1. Interior exit access stairways and ramps.
2. Interior and exterior exit stairways and ramps.
3. Exit passageways.
4. Vestibules and areas on the level of discharge used for exit discharge in accordance with CBC Section 1028.1.
5. Exterior landings as required by CBC Section 1010.1.6 for exit doorways that lead directly to the exit discharge. (CBC Sec. 1008.3.2)

The emergency power system shall provide power for a duration of not less than 90 minutes and shall consist of storage batteries, unit equipment or an on site generator. The installation of the emergency power system shall be in accordance with CBC Section 2702. (CBC Sec. 1008.3.4)

Illumination level under emergency power. Emergency lighting facilities shall be arranged to provide initial illumination that is at least an average of 1 footcandle (11 lux) and a minimum at any point of 0.1 footcandle (1 lux) measured along the path of egress at floor level. Illumination levels shall be permitted to decline to 0.6 footcandle (6 lux) average and a minimum at any point of 0.06 footcandle (0.6 lux) at the end of the emergency lighting time duration. A maximum-to-minimum illumination uniformity ratio of 40 to 1 shall not be exceeded. (CBC Sec. 1008.3.5)

This facility will not utilize delayed egress components or systems.



SALES FLOOR (640.43sf)
 Mercantile
 Occupant Load Factor: 60 Gross
 CBC Table 1004.5
 (11 Occupants)

STAIRS (53.89sf)
 Business Areas
 Occupant Load Factor: 150 Gross
 CBC Table 1004.5
 (1 Occupant)

NO PARKING

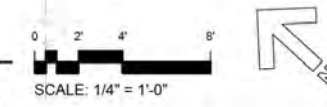
ALL-GENDER ACC. BATHROOM (71.80sf)
 Accessory
 Occupant Load Factor: 300 Gross
 CBC Table 1004.5
 (1 Occupant)

MAN TRAP (40.98sf)
 Business Areas
 Occupant Load Factor: 150 Gross
 CBC Table 1004.5
 (1 Occupant)

EGRESS DOOR
 MIN. EGRESS WIDTH: 14 X 0.2 = 2.8"
 ACTUAL WIDTH: 36"
 (CBC 1005.3.2)

ACCESSIBLE LIFT FROM ADA PARKING SPACE

1 FIRST FLOOR EGRESS PLAN - PROPOSED
 SCALE: 1/4" = 1'-0"



NO.	DATE	DESCRIPTION
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03	08.22.22	Conditional Use Permit - 3rd Submittal
04	10.05.22	Conditional Use Permit - 4th Submittal

MARK DATE DESCRIPTION
 07/20/22 11:00:00 AM

PROJECT NO: 2203

CAD DWG FILE: A107-ASB-FIRST FLOOR EGRESS ACCESSIBILITY PLAN - PROPOSED.DWG

DRAWN BY: A.S., S.V., D.C., I.A.

CHK'D BY: A.S., M.R.M.

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SHEET TITLE

FIRST FLOOR EGRESS PLAN - PROPOSED

CONSULTANTS

10-05-2022



2555 Kettner Blvd.
San Diego, CA 92101

APPLICANT

Blue Square Assets, LLC
Rakesh Goyal

ACCESSIBILITY PLAN LEGEND



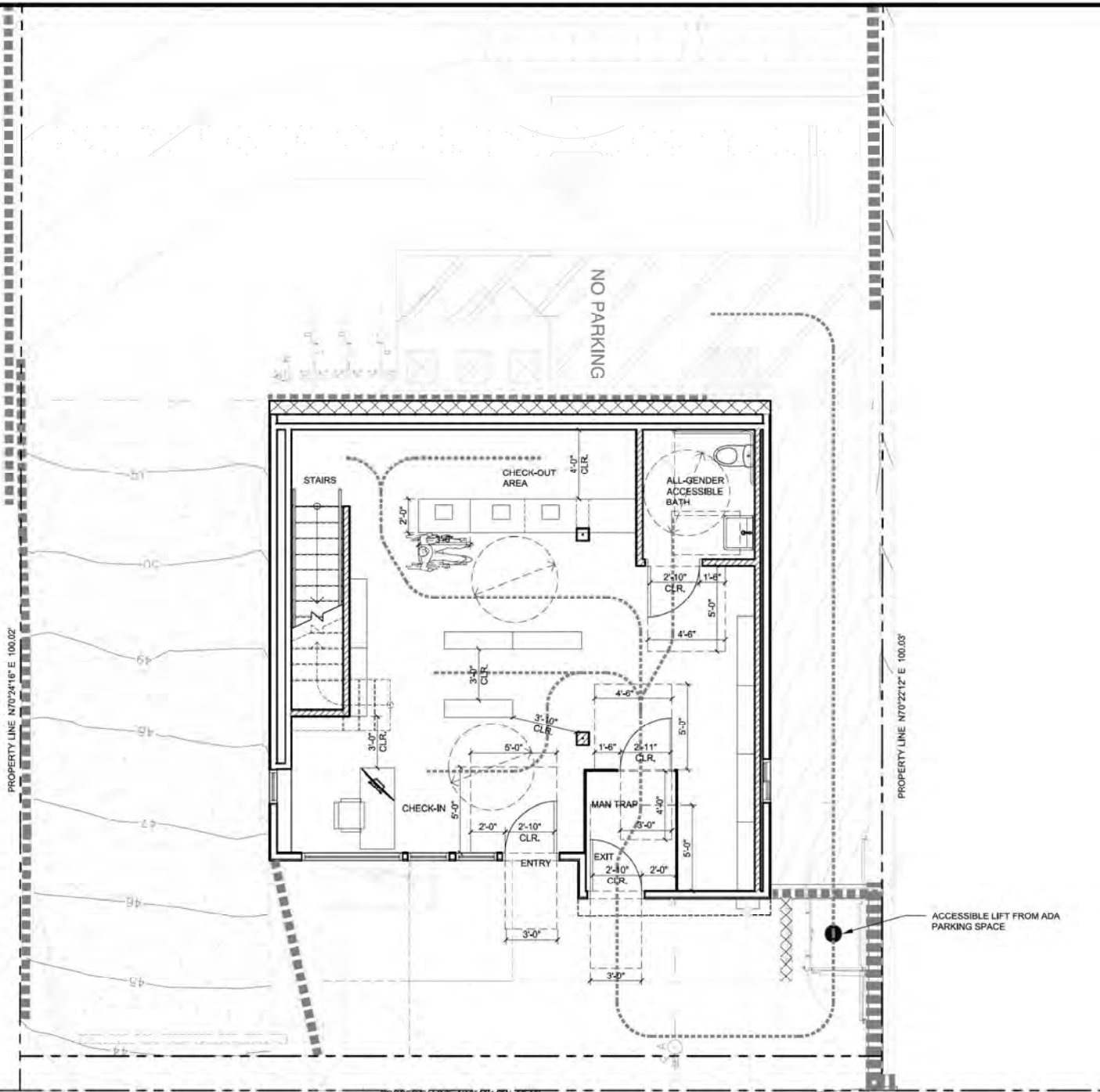
ACCESSIBILITY CLEARANCES (See Accessibility Notes, General Conditions) All clearances shall comply with the latest adopted edition CBC Chapter 11B.

ACCESSIBLE REACH RANGES NOTES

1. Reach ranges shall comply with CBC Sec 11B-308
2. Unobstructed forward reach:
 - 2.1. High forward reach shall be a maximum of 48 inches and low forward reach shall be a minimum of 15 inches above finished floor.
3. Obstructed high reach:
 - 3.1. Where reach depth is a maximum 20 inches, high forward reach shall be a maximum of 48 inches above finished floor.
 - 3.2. Where reach depth exceeds 20 inches, high forward reach maximum shall be 44 inches and reach depth maximum shall be 25 inches.
 - 3.3. Clear floor space extending underneath obstruction elements for a distance not less than required reach depth over obstruction.
4. Where a parallel approach is allowed, unobstructed side reach shall be per CBC Figure 11B-308.3.1
 - 4.1. High side reach shall be a maximum of 48 inches and minimum of 15 inches above finished floor.
5. Where parallel approach is allowed, obstructed side reach shall be per CBC Figure 11B-308.3.2
 - 5.1. Height of obstruction 34 inches maximum.
 - 5.2. Depth of obstruction 24 inches maximum.
 - 5.3. Where reach depth is a maximum of 10 inches, high side reach maximum shall be 48 inches.
 - 5.4. Where reach depth exceeds 10 inches, high side reach maximum shall be 46 inches and reach depth maximum shall be 24 inches.

ACCESSIBILITY NOTES

1. At least one accessible route shall be provided within the site from accessible parking spaces and accessible passenger drop-off and loading zones, public streets and sidewalks, and public transportation stops to the accessible building or facility entrance they serve. Where more than one route is provided, all routes must be accessible. (CBC Sec. 11B-206.2.1)
2. At least one accessible route shall connect accessible buildings, accessible facilities, accessible elements, and accessible spaces that are on the same site. (CBC Sec. 11B-206.2.2)
3. At least one accessible route shall connect accessible building or facility entrances with all accessible spaces and elements within the building or facility, including mezzanines, which are otherwise connected by a circulation path unless exempted by CBC 2019 Section 11B-206.2.3 Exceptions 1 through 7. (CBC Sec. 11B-206.2.4)
4. Handles, pulls, latches, locks, and other operable parts on doors and gates shall comply with CBC Section 11B-309.4. Operable parts of such hardware shall be 34 inches (864 mm) minimum and 44 inches (1118 mm) maximum above the finish floor or ground. Where sliding doors are in the fully open position, operating hardware shall be exposed and usable from both sides. (CBC Sec. 11B-404.2.7)
5. Operable parts shall be operable with one hand and shall not require tight grasping, pinching, or twisting of the wrist. The force required to activate operable parts shall be 5 pounds (22.2 N) maximum. (CBC Sec. 11B-309.4)
6. Door openings shall provide a clear width of 32 inches (813 mm) minimum. Clear openings of doorways with swinging doors shall be measured between the face of the door and the stop, with the door open 90 degrees. Openings more than 24 inches (610 mm) deep shall provide a clear opening of 30 inches (762 mm) minimum. There shall be no projections into the required clear opening width lower than 34 inches (864 mm) above the finish floor or ground. Projections into the clear opening width between 34 inches (864 mm) and 80 inches (2032 mm) above the finish floor or ground shall not exceed 4 inches (102 mm). (CBC Sec. 11B-404.2.3)
7. Minimum maneuvering clearances at doors and gates shall comply with CBC Section 11B-404.2.4, Figure 11B-404.2.4.1 and Table 11B-404.2.4.1. Maneuvering clearances shall extend the full width of the doorway and the required latch side or hinge side clearance. (CBC Sec. 11B-404.2.4)
8. Floor or ground surface within required maneuvering clearances shall be stable, firm, and slip resistant in compliance with CBC Section 11B-302. Changes in level are not permitted. (CBC Sec. 11B-404.2.4.1)
9. Maneuvering clearances for forward approach shall be provided when any obstruction within 18 inches (457 mm) of the latch side at an interior doorway, or within 24 inches (610 mm) of the latch side of an exterior doorway, projects more than 8 inches (203 mm) beyond the face of the door, measured perpendicular to the face of the door or gate. (CBC Sec. 11B-404.2.4.3 and Fig. 11B-404.2.4.3)
10. Thresholds, if provided at doorways, shall be as follows: Changes in level of 1/4 inch (6.4 mm) high maximum shall be permitted to be vertical and without edge treatment (CBC Sec. 11B-303.2) and changes in level between 1/4 inch (6.4 mm) high minimum and 1/2 inch (12.7 mm) high maximum shall be beveled with a slope not steeper than 1:2 (CBC Sec. 11B-303.3)
11. Swinging door and gate surfaces within 10 inches (254 mm) of the finish floor or ground measured vertically shall have a smooth surface on the push side extending the full width of the door or gate. Parts creating horizontal or vertical joints in these surfaces shall be within 1/16 inch (1.6 mm) of the same plane as the other and be free of sharp or abrasive edges. Cavities created by added kick plates shall be capped. (CBC Sec. 11B-404.2.10)
12. The force for pushing or pulling open a door or gate shall be as follows: Interior hinged doors and gates: 5 pounds (22.2 N) maximum; Sliding or folding doors: 5 pounds (22.2 N) maximum; Required fire doors: the minimum opening force allowable by the appropriate administrative authority, not to exceed 15 pounds (66.7 N); Exterior hinged doors: 5 pounds (22.2 N) maximum. These forces do not apply to the force required to retract latch bolts or disengage other devices that hold the door or gate in a closed position. (CBC Sec. 11B-404.2.9)
13. Except as provided in CBC Sections 11B-403.5.2 and 11B-403.5.3, the clear width of walking surfaces shall be 36 inches (914 mm) minimum. (CBC Sec. 11B-403.5.1)
14. Employee workstations shall be on an accessible route complying with Division 4. Spaces and elements within employee workstations shall only be required to comply with CBC Sections 11B-207.1, 11B-215.3, 11B-302, 11B-303, 11B-308.1.1, 11B-308.1.2, and 11B-404.2.3 unless exempted by other parts of this code. Common use circulation paths within employee workstations shall comply with Section 11B-206.2.8. (CBC Sec. 11B-203.9)
15. The clear width shall be permitted to be reduced to 32 inches (813 mm) minimum for a length of 24 inches (610 mm) maximum provided that reduced width segments are separated by segments that are 48 inches (1219 mm) long minimum and 36 inches (914 mm) wide minimum. (CBC Sec. 11B-403.5.1, exception 1)
16. Exterior Exit doors shall have a sign posted above stating: THIS DOOR TO REMAIN UNLOCKED WHILE BUSINESS IS OCCUPIED.
17. PROVIDE PANIC HARDWARE AT EXIT DOORS WHERE NOTED.
18. Means of egress doors shall be readily distinguishable from the adjacent construction & finishes such that the doors are easily recognized. Mirrors or similar reflecting materials shall not be used on means of egress doors. Means of egress doors shall not be concealed by curtains, drapes, decorations or similar materials. (CBC Sec. 1010.1)
19. Gates used as a component in a means of egress shall conform to the applicable requirements for doors. (CBC Sec. 1010.2)
20. Door closers and gate closers shall be adjusted so that from an open position of 90 degrees, the time required to move the door to a position of 12 degrees from the latch is 5 seconds minimum. (CBC Sec. 11B-404.2.8.1)



1 FIRST FLOOR ACCESSIBILITY PLAN - PROPOSED
SCALE: 1/4" = 1'-0"



MARK	DATE	DESCRIPTION
D1	02.23.22	CUP Completeness Review Submittal
D2	05.17.22	Conditional Use Permit - 2nd Submittal
D3	08.22.22	Conditional Use Permit - 3rd Submittal
D4	10.05.22	Conditional Use Permit - 4th Submittal

PROJECT NO:	2203
CAD DWG FILE:	AND-AISH FIRST FLOOR EGRESS ACCESSIBILITY PLAN - PROPOSED.DWG
DRAWN BY:	A.S., S.V., D.C., I.A.
CHK'D BY:	A.S., M.R.M.
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SHEET TITLE	
FIRST FLOOR ACCESSIBILITY PLAN - PROPOSED	
A108	
SHEET	14 OF 21

CONSULTANTS

10-05-2022



2555 Kettner Blvd.
 San Diego, CA 92101

APPLICANT

Blue Square Assets, LLC
 Rakesh Goyal

EGRESS PLAN LEGEND

	FUNCTION OF SPACE: Mercantile Occupant Factor: 60 gross
	FUNCTION OF SPACE: Business areas Occupant Factor: 150 gross
	FUNCTION OF SPACE: Accessory Occupant Factor: 300 gross
	FUNCTION OF SPACE: Break Room Assembly (Unconcentrated) Occupant Factor: 15 gross
	FUNCTION OF SPACE: Deck Assembly (Unconcentrated) Occupant Factor: 15 gross

EGRESS PLAN KEYNOTES

- 1 TACTILE EXIT SIGN
- 2 TACTILE EXIT ROUTE SIGN
- WALL MOUNTED EMERGENCY EXIT SIGN

EGRESS & ACCESSIBILITY NOTES

ACCESSIBLE ROUTE - Accessible routes shall comply with CBC Section 11B-402. Walking surfaces shall provide clearances complying with CBC Section 11B-403.5. The running slope of walking surfaces shall not be steeper than 1:20. The cross slope of walking surfaces shall not be steeper than 1:48 per CBC Section 11B-403.3. Except as provided in CBC Sections 11B-403.5.2 and 11B-403.5.3, the clear width of walking surfaces shall be 36 inches (914 mm) minimum. The clear width for walking surfaces in corridors serving an occupant load of 10 or more shall be 44 inches (1118 mm) minimum. The clear width for sidewalks and walks shall be 48 inches (1219 mm) minimum.

MEANS OF EGRESS - A continuous and unobstructed path of vertical and horizontal egress travel from any occupied portion of a building or structure to a public way. A means of egress consists of three separate and distinct parts: the exit access, the exit and the exit discharge. Means of Egress shall comply with CBC Chapter 10.

DESIGN OCCUPANT LOAD - The number of occupants whom means egress facilities shall be provided. Where occupants from accessory area egress through a primary space, the calculated occupant load for the primary space shall include the total occupant load of the primary space plus the number of occupants egressing through it from the accessory area.

MINIMUM EGRESS WIDTH - The total width of means of egress in inches (mm) shall not be less than the total occupant load served by the means of egress multiplied by 0.3 inches (7.62 mm) per occupant for stairways and by 0.2 inches (5.08 mm) per occupant for other egress components. Multiple means of egress shall be sized such that the loss of any one means of egress shall not reduce the available capacity to less than 50 percent of the required capacity. The maximum capacity required from any story of a building shall be maintained to the termination of the means of egress. (CBC Sec. 1005.1)

DOOR ENCROACHMENT - Doors, when fully opened, and handrails shall not reduce the required means of egress width by more than 7 inches (178 mm). Doors in any position shall not reduce the required width by more than one-half. Other nonstructural projections such as trim and similar decorative features shall be permitted to project into the required width a maximum of 1 1/2 inches (38 mm) on each side. (CBC Sec. 1005.7)

EGRESS - Egress doors must be readily operable from egress side without use of a key or any special knowledge or effort. (CBC Sec. 1010.1.9) Unlatching any door or leaf shall not require more than one operation. (CBC Sec. 1010.1.9.6)

EXIT SIGNS - Exit signs shall be internally and externally illuminated at all times. Externally illuminated exit signs shall be connected to an emergency power system (batteries, unit equipment or an on-site generator) that will automatically illuminate the exit signs for a duration of not less than 90 minutes in case of primary loss. (CBC Sec. 1013.1, 1013.3, 1013.6.3)

EGRESS ILLUMINATION - The means of egress, including the exit discharge, shall be illuminated to a level of not less than 1 footcandle (11 lux) at the walking surface at all times the building space served by the means of egress is occupied. (CBC Sec 1008.2.1)

ILLUMINATION EMERGENCY POWER - The power supply for means of egress illumination shall normally be provided by the premises' electrical supply. (CBC Sec 1008.3)

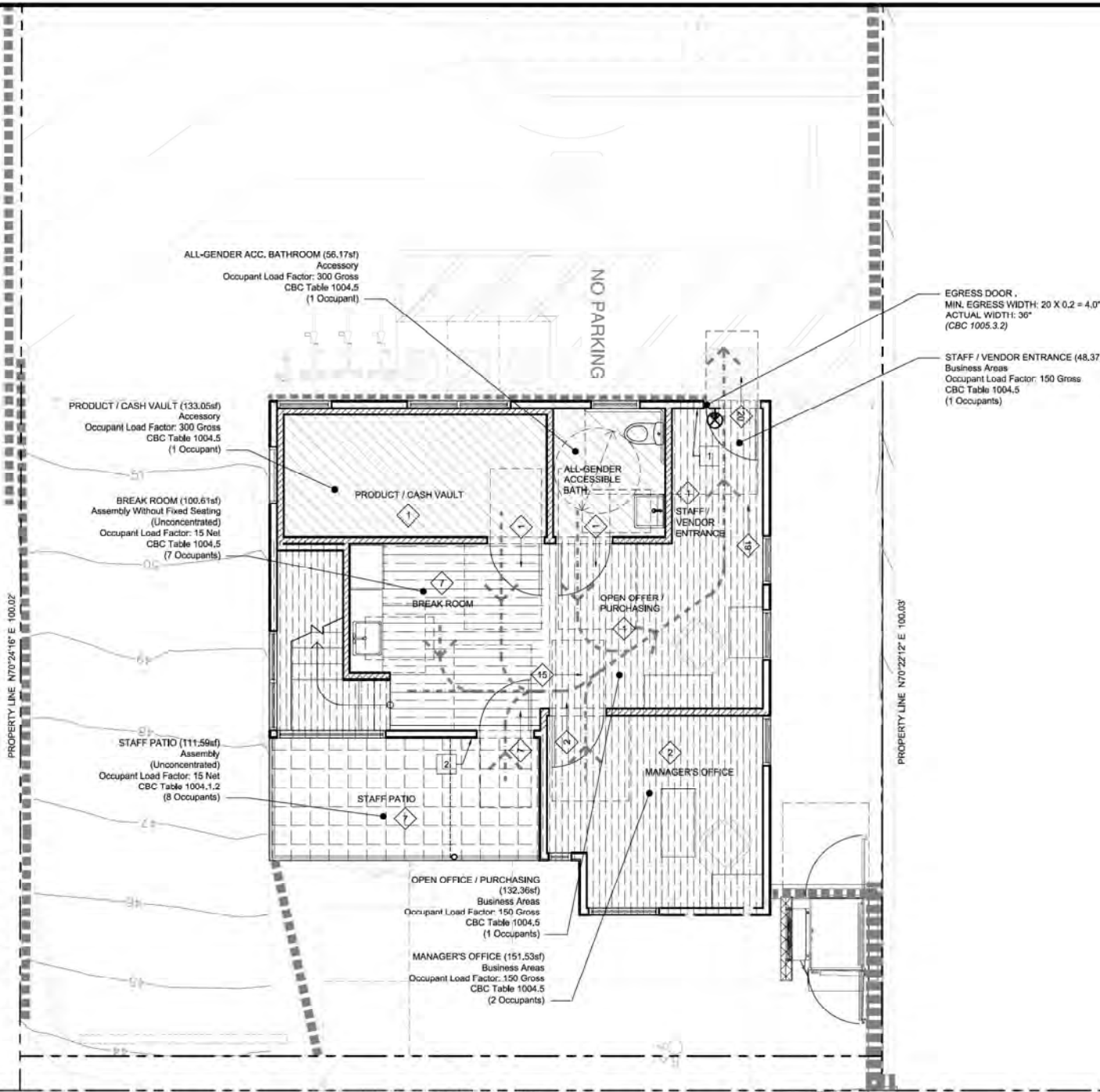
In the event of power supply failure in buildings that require two or more means of egress, an emergency electrical system shall automatically illuminate all of the following areas:

1. Interior exit access stairways and ramps.
2. Interior and exterior exit stairways and ramps.
3. Exit passageways.
4. Vestibules and areas on the level of discharge used for exit discharge in accordance with CBC Section 1028.1.
5. Exterior landings as required by CBC Section 1010.1.6 for exit doorways that lead directly to the exit discharge. (CBC Sec. 1008.3.2)

The emergency power system shall provide power for a duration of not less than 90 minutes and shall consist of storage batteries, unit equipment or an on-site generator. The installation of the emergency power system shall be in accordance with CBC Section 2702. (CBC Sec. 1008.3.4)

illumination level under emergency power. Emergency lighting facilities shall be arranged to provide initial illumination that is at least an average of 1 footcandle (11 lux) and a minimum at any point of 0.1 footcandle (1 lux) measured along the path of egress at floor level. Illumination levels shall be permitted to decline to 0.6 footcandle (6 lux) average and a minimum at any point of 0.06 footcandle (0.6 lux) at the end of the emergency lighting time duration. A maximum-to-minimum illumination uniformity ratio of 40 to 1 shall not be exceeded. (CBC Sec. 1008.3.5)

This facility will not utilize delayed egress components or systems.



1 SECOND FLOOR EGRESS PLAN - PROPOSED
 SCALE: 1/4" = 1'-0"



01	02.23.22	CUP Completeness Review Submittal
02	05.17.22	Conditional Use Permit - 2nd Submittal
03	08.22.22	Conditional Use Permit - 3rd Submittal
04	10.05.22	Conditional Use Permit - 4th Submittal

MARK	DATE	DESCRIPTION

PROJECT NO: 2203
 CAD DWG FILE: A109.A10 SECOND FLOOR EGRESS, ACCESSIBILITY PLAN - PROPOSED.DWG
 DRAWN BY: A.S., S.V., D.C., I.A.
 CHK'D BY: A.S., M.R.M.
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SHEET TITLE
SECOND FLOOR EGRESS PLAN - PROPOSED

CONSULTANTS

10-05-2022



2555 Kettner Blvd.
San Diego, CA 92101

APPLICANT

Blue Square Assets, LLC
Rakesh Goyal

ACCESSIBILITY PLAN LEGEND



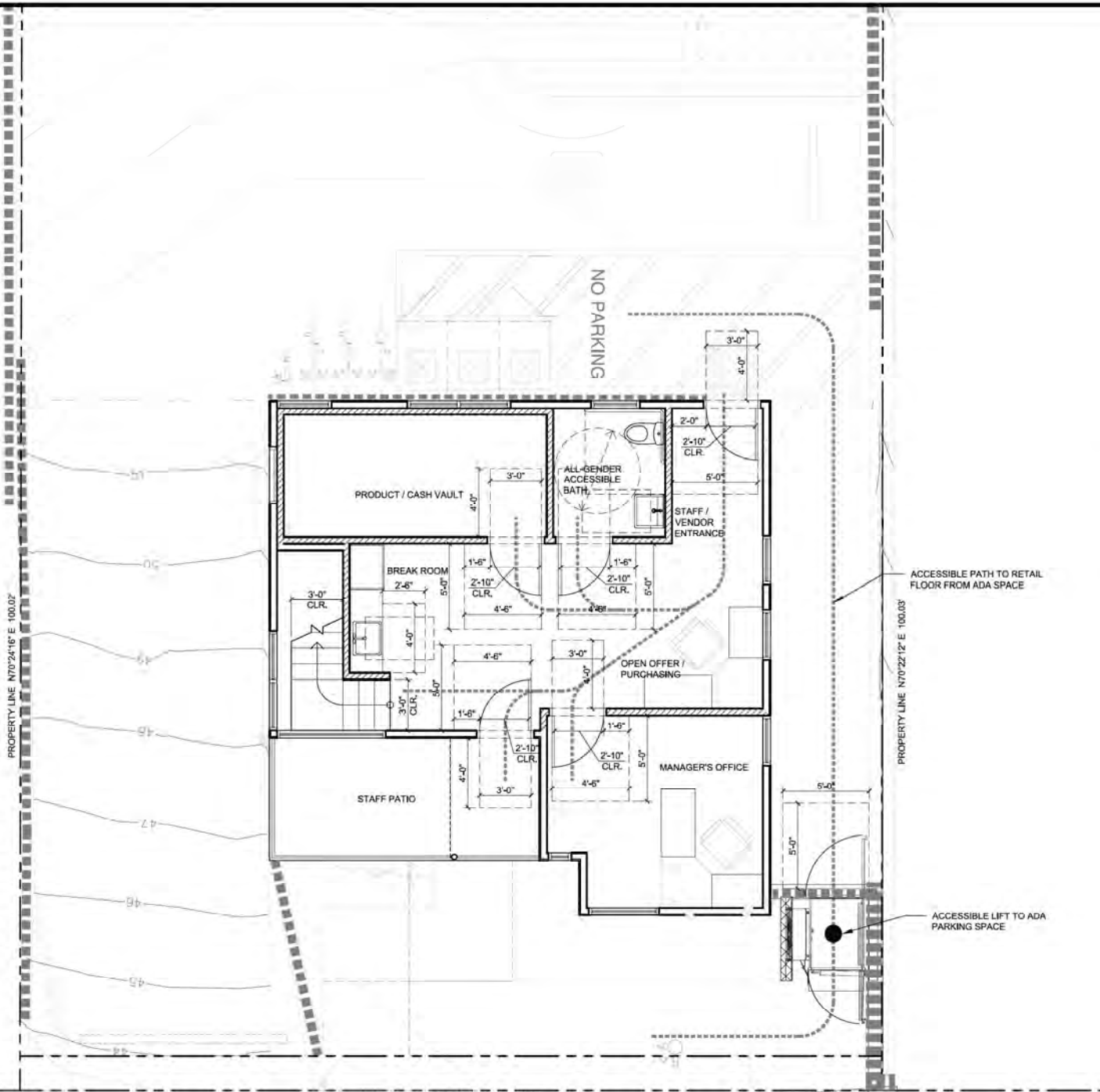
ACCESSIBILITY CLEARANCES (See Accessibility Notes, General Conditions) All clearances shall comply with the latest adopted edition CBC Chapter 11B.

ACCESSIBLE REACH RANGES NOTES

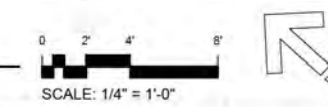
- Reach ranges shall comply with CBC Sec 11B-308
- Unobstructed forward reach:
 - High forward reach shall be a maximum of 48 inches and low forward reach shall be a minimum of 15 inches above finished floor.
- Obstructed high reach:
 - Where reach depth is a maximum 20 inches, high forward reach shall be a maximum of 48 inches above finished floor.
 - Where reach depth exceeds 20 inches, high forward reach maximum shall be 44 inches and reach depth maximum shall be 25 inches.
 - Clear floor space extending underneath obstruction elements for a distance not less than required reach depth over obstruction.
- Where a parallel approach is allowed, unobstructed side reach shall be per CBC Figure 11B-308.3.1
 - High side reach shall be a maximum of 48 inches and minimum of 15 inches above finished floor.
- Where parallel approach is allowed, obstructed side reach shall be per CBC Figure 11B-308.3.2
 - Height of obstruction 34 inches maximum.
 - Depth of obstruction 24 inches maximum.
 - Where reach depth is a maximum of 10 inches, high side reach maximum shall be 48 inches.
 - Where reach depth exceeds 10 inches, high side reach maximum shall be 46 inches and reach depth maximum shall be 24 inches.

ACCESSIBILITY NOTES

- At least one accessible route shall be provided within the site from accessible parking spaces and accessible passenger drop-off and loading zones, public streets and sidewalks, and public transportation stops to the accessible building or facility entrance they serve. Where more than one route is provided, all routes must be accessible. (CBC Sec. 11B-206.2.1)
- At least one accessible route shall connect accessible buildings, accessible facilities, accessible elements, and accessible spaces that are on the same site. (CBC Sec. 11B-206.2.2)
- At least one accessible route shall connect accessible building or facility entrances with all accessible spaces and elements within the building or facility, including mezzanines, which are otherwise connected by a circulation path unless exempted by CBC 2019 Section 11B-206.2.3 Exceptions 1 through 7. (CBC Sec. 11B-206.2.4)
- Handles, pulls, latches, locks, and other operable parts on doors and gates shall comply with CBC Section 11B-309.4. Operable parts of such hardware shall be 34 inches (864 mm) minimum and 44 inches (1118 mm) maximum above the finish floor or ground. Where sliding doors are in the fully open position, operating hardware shall be exposed and usable from both sides. (CBC Sec. 11B-404.2.7)
- Operable parts shall be operable with one hand and shall not require tight grasping, pinching, or twisting of the wrist. The force required to activate operable parts shall be 5 pounds (22.2 N) maximum. (CBC Sec. 11B-309.4)
- Door openings shall provide a clear width of 32 inches (813 mm) minimum. Clear openings of doorways with swinging doors shall be measured between the face of the door and the stop, with the door open 90 degrees. Openings more than 24 inches (610 mm) deep shall provide a clear opening of 30 inches (762 mm) minimum. There shall be no projections into the required clear opening width lower than 34 inches (864 mm) above the finish floor or ground. Projections into the clear opening width between 34 inches (864 mm) and 80 inches (2032 mm) above the finish floor or ground shall not exceed 4 inches (102 mm). (CBC Sec. 11B-404.2.3)
- Minimum maneuvering clearances at doors and gates shall comply with CBC Section 11B-404.2.4, Figure 11B-404.2.4.1 and Table 11B-404.2.4.1. Maneuvering clearances shall extend the full width of the doorway and the required latch side or hinge side clearance. (CBC Sec. 11B-404.2.4)
- Floor or ground surface within required maneuvering clearances shall be stable, firm, and slip resistant in compliance with CBC Section 11B-302. Changes in level are not permitted. (CBC Sec. 11B-404.2.4.4)
- Maneuvering clearances for forward approach shall be provided when any obstruction within 18 inches (457 mm) of the latch side at an interior doorway, or within 24 inches (610 mm) of the latch side of an exterior doorway, projects more than 8 inches (203 mm) beyond the face of the door, measured perpendicular to the face of the door or gate. (CBC Sec. 11B-404.2.4.3 and Fig. 11B-404.2.4.3)
- Thresholds, if provided at doorways, shall be as follows: Changes in level of 1/4 inch (6.4 mm) high maximum shall be permitted to be vertical and without edge treatment (CBC Sec. 11B-303.2) and changes in level between 1/4 inch (6.4 mm) high minimum and 1/2 inch (12.7 mm) high maximum shall be beveled with a slope not steeper than 1:2 (CBC Sec. 11B-303.3)
- Swinging door and gate surfaces within 10 inches (254 mm) of the finish floor or ground measured vertically shall have a smooth surface on the push side extending the full width of the door or gate. Parts creating horizontal or vertical joints in these surfaces shall be within 1/16 inch (1.6 mm) of the same plane as the other and be free of sharp or abrasive edges. Cavities created by added kick plates shall be capped. (CBC Sec. 11B-404.2.10)
- The force for pushing or pulling open a door or gate shall be as follows: Interior hinged doors and gates: 5 pounds (22.2 N) maximum; sliding or folding doors: 5 pounds (22.2 N) maximum; Required fire doors: the minimum opening force allowable by the appropriate administrative authority, not to exceed 15 pounds (66.7 N); Exterior hinged doors: 5 pounds (22.2 N) maximum. These forces do not apply to the force required to retract latch bolts or disengage other devices that hold the door or gate in a closed position. (CBC Sec. 11B-404.2.9)
- Except as provided in CBC Sections 11B-403.5.2 and 11B-403.5.3, the clear width of walking surfaces shall be 36 inches (914 mm) minimum. (CBC Sec. 11B-403.5.1)
- Employee workstations shall be on an accessible route complying with Division 4. Spaces and elements within employee workstations shall only be required to comply with CBC Sections 11B-207.1, 11B-215.3, 11B-302, 11B-303, 11B-308.1.1, 11B-308.1.2, and 11B-404.2.3 unless exempted by other parts of this code. Common use circulation paths within employee workstations shall comply with Section 11B-206.2.8. (CBC Sec. 11B-203.9)
- The clear width shall be permitted to be reduced to 32 inches (813 mm) minimum for a length of 24 inches (610 mm) maximum provided that reduced width segments are separated by segments that are 48 inches (1219 mm) long minimum and 36 inches (914 mm) wide minimum. (CBC Sec. 11B-403.5.1, exception 1)
- Exterior Exit doors shall have a sign posted above stating: THIS DOOR TO REMAIN UNLOCKED WHILE BUSINESS IS OCCUPIED.
- PROVIDE PANIC HARDWARE AT EXIT DOORS WHERE NOTED.
- Means of egress doors shall be readily distinguishable from the adjacent construction & finishes such that the doors are easily recognized. Mirrors or similar reflecting materials shall not be used on means of egress doors. Means of egress doors shall not be concealed by curtains, drapes, decorations or similar materials. (CBC Sec. 1010.1)
- Gates used as a component in a means of egress shall conform to the applicable requirements for doors. (CBC Sec. 1010.2)
- Door closers and gate closers shall be adjusted so that from an open position of 90 degrees, the time required to move the door to a position of 12 degrees from the latch is 5 seconds minimum. (CBC Sec. 11B-404.2.8.1)



1 SECOND FLOOR ACCESSIBILITY PLAN - PROPOSED
SCALE: 1/4" = 1'-0"



MARK DATE DESCRIPTION

NO.	DATE	DESCRIPTION
01	02-23-22	CUP Completeness Review Submittal
02	05-17-22	Conditional Use Permit - 2nd Submittal
03	08-22-22	Conditional Use Permit - 3rd Submittal
04	10-05-22	Conditional Use Permit - 4th Submittal

PROJECT NO: 2203
CAD DWG FILE: A09A10 SECOND FLOOR EGRESS ACCESSIBILITY PLAN - PROPOSED.DWG
DRAWN BY: A.S., S.V., D.C., I.A.
CHK'D BY: A.S., M.R.M.

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SHEET TITLE
SECOND FLOOR ACCESSIBILITY PLAN - PROPOSED

CONSULTANTS

10-05-2022



2555 Kettner Blvd.
San Diego, CA 92101

APPLICANT

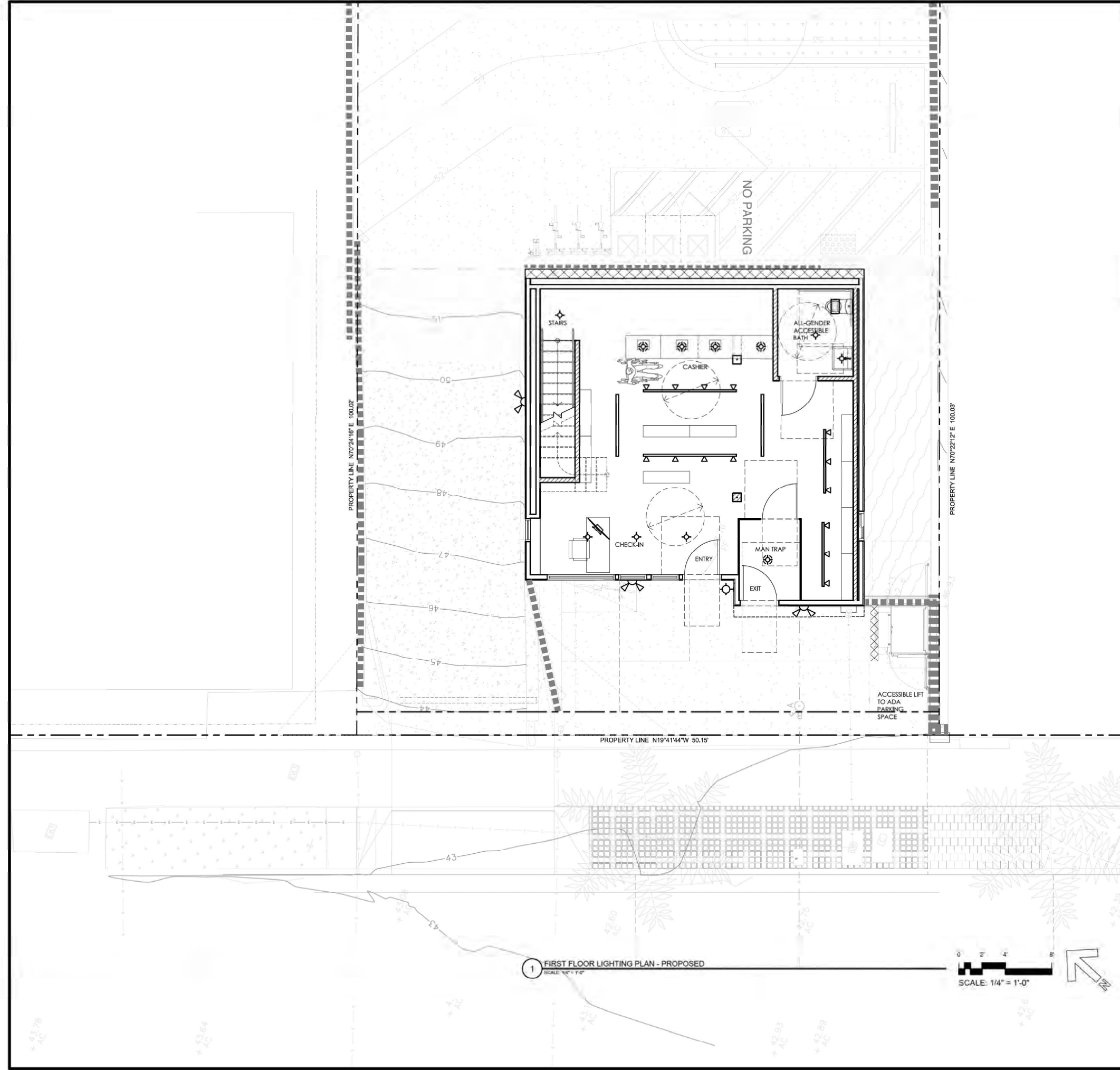
Blue Square Assets, LLC
Rakesh Goyal

LIGHTING PLAN LEGEND

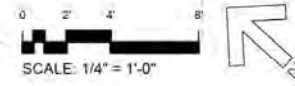
- EXHAUST FAN COMBO, TYPE F8
- 4" DIAMETER DECORATIVE / SEMI RECESSED LED LIGHT, TYPE F2/F7
- 4" DIAMETER RECESSED LED DOWNLIGHT, TYPE L1
- PENDENT LIGHT, TYPE P1/P2
- 2" X 48" SURFACE / SUSPENDED LINEAR LED TYPE L2
- TRACK LIGHTING / LED SPOTS
- 3 - EXTERIOR WALL OR SOFFIT MOUNTED FLOOD LIGHT - GREENTEK ENERGY SYSTEMS LED 30W S-SERIES
- EXTERIOR SECURITY LIGHTING - NORA NE-902LED

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



1 FIRST FLOOR LIGHTING PLAN - PROPOSED
SCALE: 1/4" = 1'-0"



MARK	DATE	DESCRIPTION
01	02.23.22	CLIP Completeness Review Submittal
02	05.17.22	Conditional Use Permit - 2nd Submittal
03	08.22.22	Conditional Use Permit - 3rd Submittal
04	10.05.22	Conditional Use Permit - 4th Submittal

MARK DATE DESCRIPTION
 PROJECT NO: 2203
 CAD DWG FILE: A111 FIRST FLOOR LIGHTING PLAN - PROPOSED.DWG
 DRAWN BY: A.S., S.V., D.C., J.A.
 CHK'D BY: A.S., M.R.M.

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SHEET TITLE
FIRST FLOOR LIGHTING PLAN - PROPOSED

A111

CONSULTANTS

10-05-2022



2555 Kettner Blvd.
 San Diego, CA 92101

APPLICANT

Blue Square Assets, LLC
 Rakesh Goyal

01	02.23.22	CLIP Completeness Review Submittal
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03	08.22.22	Conditional Use Permit - 3rd Submittal
04	10.05.22	Conditional Use Permit - 4th Submittal

MARK DATE DESCRIPTION

PROJECT NO: 2203

CAD DWG FILE: A112 SECOND FLOOR LIGHTING PLAN - PROPOSED.DWG

DRAWN BY: A.S., S.V., D.C., J.A.










CHK'D BY: A.S., M.R.M.

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SHEET TITLE
SECOND FLOOR LIGHTING PLAN - PROPOSED

A112

LIGHTING PLAN LEGEND

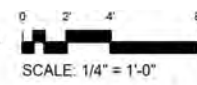
-  EXHAUST FAN COMBO, TYPE F8
-  4" DIAMETER DECORATIVE / SEMI RECESSED LED LIGHT, TYPE F2/F7
-  4" DIAMETER RECESSED LED DOWNLIGHT, TYPE L1
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- C. LIGHTING SHALL BE SHIELD SO AS TO NOT ILLUMINATE ADJACENT PROPERTIES



1 SECOND FLOOR LIGHTING PLAN - PROPOSED
 SCALE: 1/4" = 1'-0"



CONSULTANTS

10-05-2022



2555 Kettner Blvd.
 San Diego, CA 92101

APPLICANT

Blue Square Assets, LLC
 Rakesh Goyal

MARK	DATE	DESCRIPTION
01	02.23.22	CLIP Completeness Review Submittal
02	05.17.22	Conditional Use Permit - 2nd Submittal
03	08.22.22	Conditional Use Permit - 3rd Submittal
04	10.05.22	Conditional Use Permit - 4th Submittal

MARK DATE DESCRIPTION

PROJECT NO: 2203
 CAD DWG FILE: A113 FIRST FLOOR SECURITY PLAN - PROPOSED.DWG
 DRAWN BY: A.S., S.V., D.C., J.A.
 CHK'D BY: A.S., M.R.M.

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SHEET TITLE

FIRST FLOOR
 SECURITY PLAN -
 PROPOSED

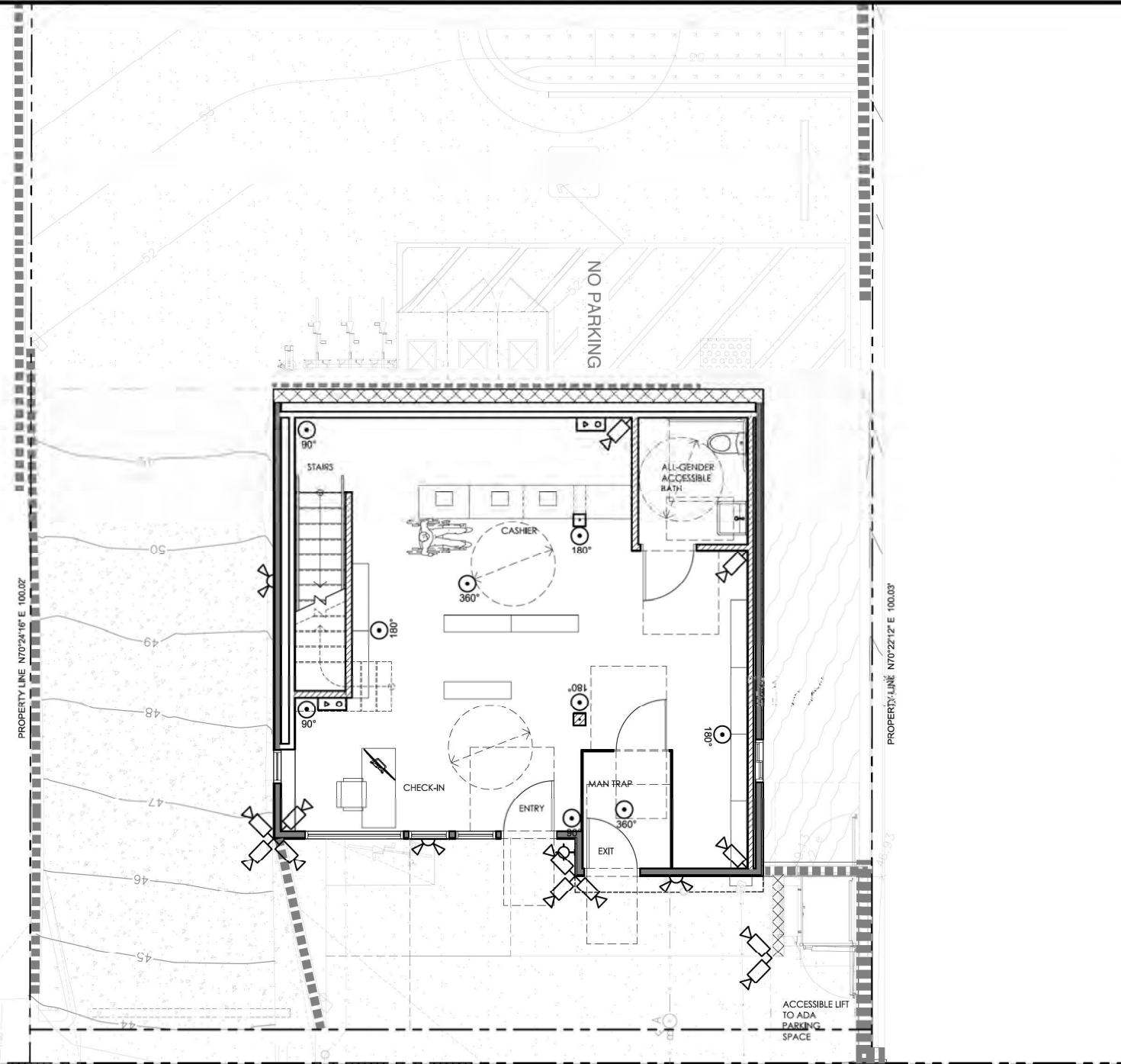
A113

SECURITY PLAN LEGEND

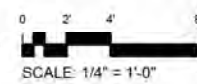
- SECURITY CAMERA -
 HIKVISION COLORVUE DS-3C2514703-SU
 ANGLE ADJUSTMENT: PAN: 0° TO 355°
 TILT: 0° TO 75°, ROTATE: 0° TO 355°
- 360° SINGLE SENSOR SECURITY CAMERA
- 180° SINGLE SENSOR SECURITY CAMERA
- 90° SINGLE SENSOR SECURITY CAMERA
- AUDIBLE ALARM
- MOTION SENSOR -
 BOSCH DSS370/DS9371 SERIES CEILING MOUNT DETECTORS
- ACCESS CONTROL DEVICE (KEYPAD, CARD READER,
 BIOMETRIC SCANNER OR SIMILAR)
 HIKVISION DS-K1071-A5CC-CP-RFADPRC
- 3 - EXTERIOR WALL OR SOFFIT MOUNTED FLOOD LIGHT -
 GREENTEK ENERGY SYSTEMS
 LED 30W S-SERIES
- EXTERIOR SECURITY LIGHTING -
 NORA NE-802LED
- BULLET RESISTANT WALL
- 4 - INTERIOR SECURITY CAMERAS
- 8 - EXTERIOR SECURITY CAMERAS
- 2 - SALES FLOOR

SECURITY MEASURES

- THIS PROJECT PROPOSES TO IMPLEMENT THE FOLLOWING SECURITY MEASURES:
- OPERABLE CAMERAS (On-site and off-site monitoring with remote backup)
 - ALARMS
 - LICENSED SECURITY GUARD DURING BUSINESS HOURS
 - BULLET RESISTANT ASSEMBLIES TO PROTECT EMPLOYEES
 - METAL DETECTORS
 - "MAN TRAP" TYPE EXIT
 - ILLUMINATION AROUND BUILDING, IN PARKING AREAS AND IN ADJACENT SIDEWALKS



1 FIRST FLOOR SECURITY PLAN - PROPOSED
 SCALE: 1/4" = 1'-0"



+43.78
 AC

+43.64
 AC

+43.24
 AC

+43.1
 AC

+42.93
 AC

+42.89
 AC

+42.89
 AC

CONSULTANTS

10-05-2022



2555 Kettner Blvd.
 San Diego, CA 92101

APPLICANT

Blue Square Assets, LLC
 Rakesh Goyal

MARK	DATE	DESCRIPTION
01	02.23.22	CLUP Completeness Review Submittal
02	05.17.22	Conditional Use Permit - 2nd Submittal
03	08.22.22	Conditional Use Permit - 3rd Submittal
04	10.05.22	Conditional Use Permit - 4th Submittal

MARK	DATE	DESCRIPTION

PROJECT NO: 2203
 CAD DWG FILE: A114 SECOND FLOOR SECURITY PLAN - PROPOSED.DWG
 DRAWN BY: A.S., S.V., D.C., J.A.
 CHK'D BY: A.S., M.R.M.

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SHEET TITLE
SECOND FLOOR SECURITY PLAN - PROPOSED

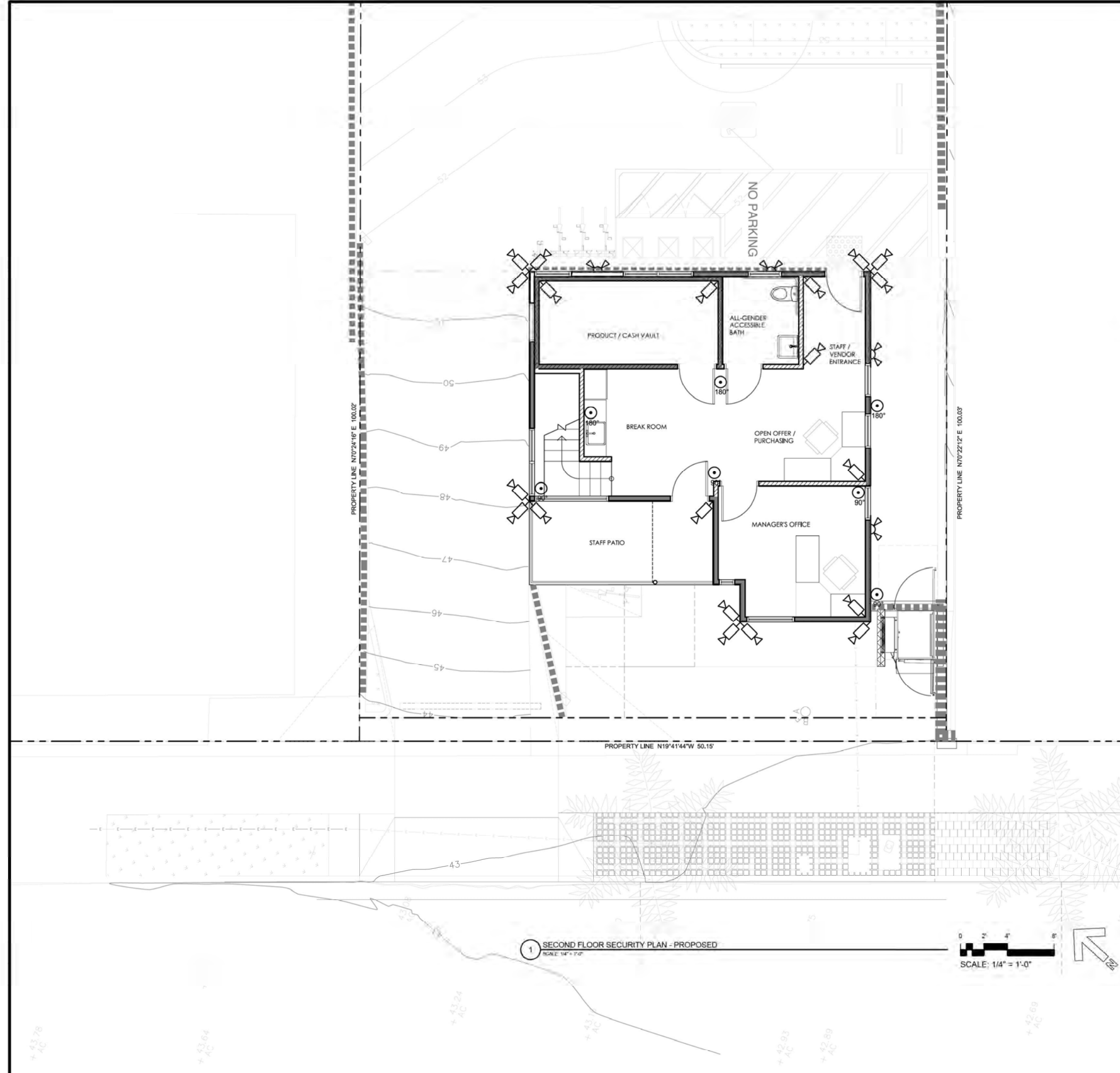
A114

SECURITY PLAN LEGEND

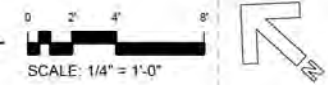
- SECURITY CAMERA - HIKVISION COLORVU DS-2CD2147G3-SV ANGLE ADJUSTMENT: PAN: 0° TO 355° TILT: 0° TO 75°; ROTATE: 0° TO 359°
- 360° SINGLE SENSOR SECURITY CAMERA
- 180° SINGLE SENSOR SECURITY CAMERA
- 90° SINGLE SENSOR SECURITY CAMERA
- AUDIBLE ALARM 2 - SALES FLOOR
- MOTION SENSOR - BOSCH DSS370/DSS371 SERIES CEILING MOUNT DETECTORS
- ACCESS CONTROL DEVICE (KEYPAD, CARD READER, BIOMETRIC SCANNER OR SIMILAR) HID MULTICLASS SF READERS
- 4 - EXTERIOR WALL OR SOFFIT MOUNTED FLOOD LIGHT - GREENTEX ENERGY SYSTEMS LED 30W S-SERIES
- EXTERIOR SECURITY LIGHTING - NORA NE-802LED
- BULLET RESISTANT WALL

SECURITY MEASURES

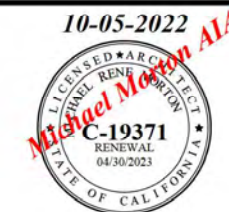
- THIS PROJECT PROPOSES TO IMPLEMENT THE FOLLOWING SECURITY MEASURES:
- OPERABLE CAMERAS (On-site and off-site monitoring with remote backup)
 - ALARMS
 - LICENSED SECURITY GUARD DURING BUSINESS HOURS
 - BULLET RESISTANT ASSEMBLIES TO PROTECT EMPLOYEES
 - METAL DETECTORS
 - "MAN-TRAP" TYPE EXIT
 - ILLUMINATION AROUND BUILDING, IN PARKING AREAS AND IN ADJACENT SIDEWALKS



1 SECOND FLOOR SECURITY PLAN - PROPOSED
 SCALE: 1/4" = 1'-0"



CONSULTANTS



2555 Kettner Blvd.
 San Diego, CA 92101

APPLICANT

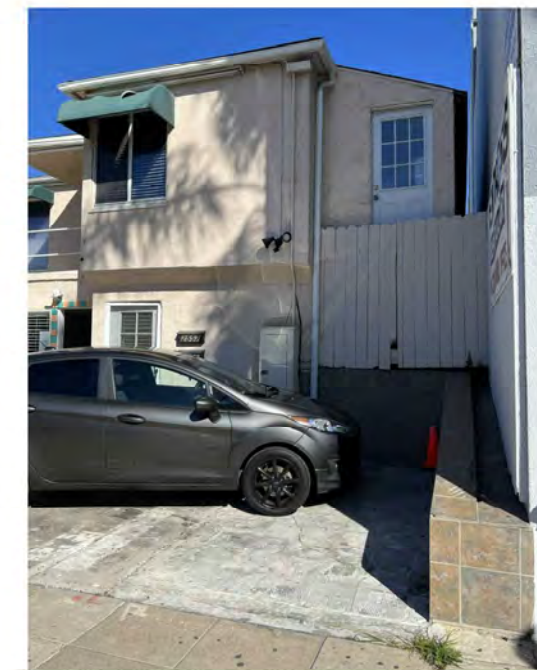
Blue Square Assets, LLC
 Rakesh Goyal



1 NORTH EXTERIOR ELEVATION - EXISTING
N.T.S.



2 WEST EXTERIOR ELEVATION - EXISTING
N.T.S.



3 WEST EXTERIOR ELEVATION - EXISTING
N.T.S.



4 EAST EXTERIOR ELEVATION - EXISTING
N.T.S.



5 WEST EXTERIOR ELEVATION - EXISTING
N.T.S.

ELEVATION NOTES

- No exterior modifications are being proposed.
- Per the San Diego Development Services, Project Submittal Requirements, Section 4-Development Permits/Approvals, Item 10.5 - Elevations, Photos may be used in lieu of drawings where there are no proposed exterior modifications to buildings.

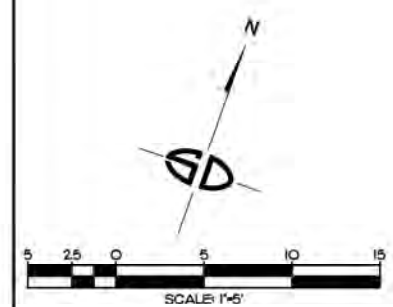
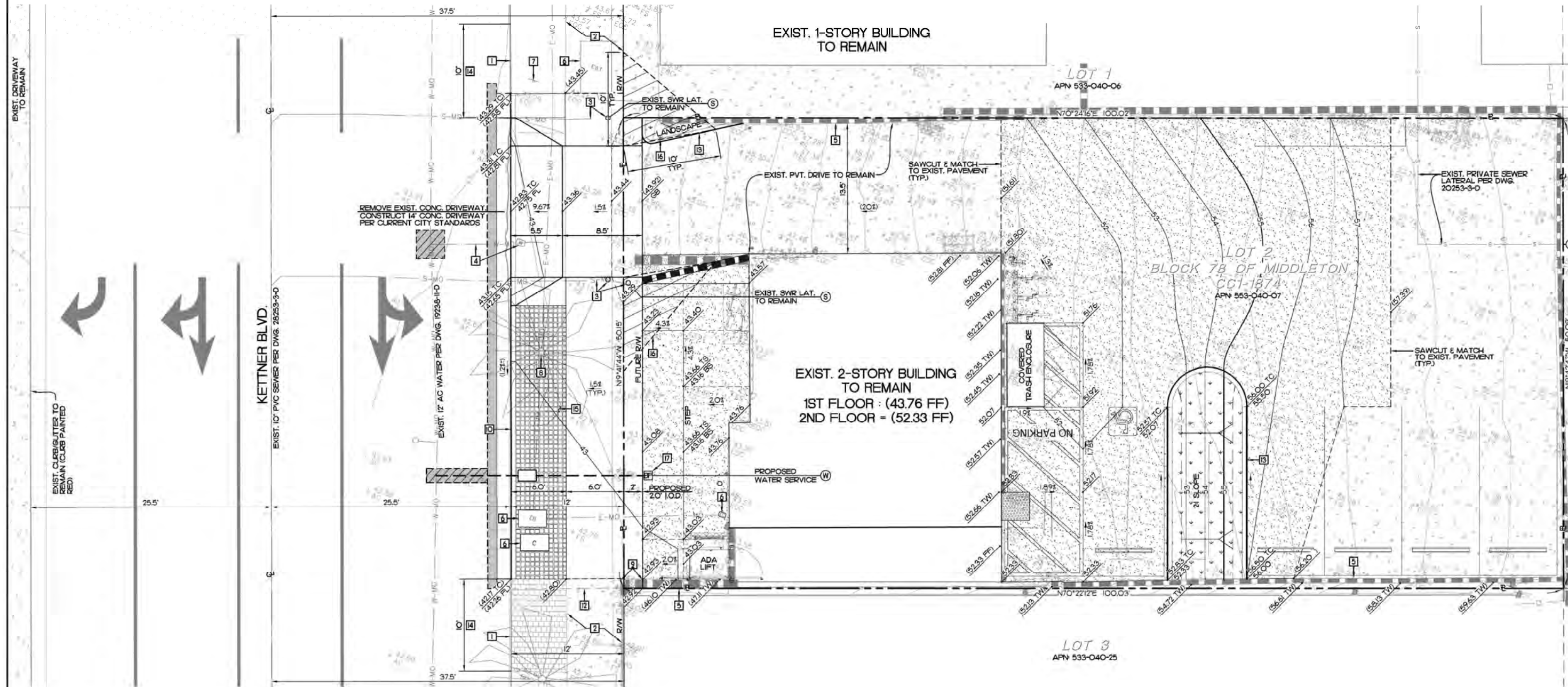
MARK	DATE	DESCRIPTION
01	02.23.22	CUP Completeness Review Submittal
02	05.17.22	Conditional Use Permit - 2nd Submittal
03	08.22.22	Conditional Use Permit - 3rd Submittal
04	10.05.22	Conditional Use Permit - 4th Submittal

MARK	DATE	DESCRIPTION
PROJECT NO: 2203		
CAD DWG FILE: A201 EXTERIOR ELEVATIONS - EXISTING - PROPOSED.DWG		
DRAWN BY: A.S., S.V., D.C., J.A.		
CHK'D BY: A.S., M.R.M.		

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SHEET TITLE
 EXTERIOR
 ELEVATIONS -
 EXISTING

A201



KEY NOTES

- 1 EXIST. CONC. CURB TO REMAIN (TYPICAL).
- 2 EXIST. CONC. SIDEWALK TO REMAIN (TYPICAL).
- 3 EXIST. SEWER LATERAL TO REMAIN. ADJUST CLEANOUT RIM TO FINISH SURFACE. EMRA TO BE PROVIDED FOR PRIVATE SEWER LATERAL.
- 4 EXIST. WATER SERVICE TO BE KILLED AT THE MAIN.
- 5 EXIST. WALL TO REMAIN.
- 6 EXIST. UTILITY VAULT REMAIN. ADJUST VAULT TO FINISH SURFACE.
- 7 EXIST. '15 MINUTE PARKING' SIGN TO REMAIN.
- 8 EXIST. PALM TREE TO REMAIN.
- 9 PORTION OF EXIST. WALL TO BE REMOVED.
- 10 REMOVED EXIST. CONC. CURB. PROPOSED CURB/GUTTER PER CURRENT CITY STANDARDS.
- 11 REMOVED EXIST. CONC. SIDEWALK. PROPOSED CONC. SIDEWALK PER CURRENT CITY STANDARDS.
- 12 EXIST. 3" SIDEWALK UNDERDRAIN PIPE TO REMAIN.
- 13 PROPOSED PVT. 6" CURB.
- 14 RE-PAINT CURB GREEN.
- 15 PERMEABLE PAVERS PER ARCH PLANS.
- 16 NO OBSTRUCTION HIGHER THAN 36 INCHES WILL BE PROPOSED IN THE VISIBILITY AREA. NO FENCES/SHRUBS HIGHER THAN 36 INCHES IN HEIGHT ARE PERMITTED IN THE VISIBILITY AREA OF THE PROPOSED DRIVEWAY.
- 17 PROPOSED BACKFLOW PREVENTER SHALL BE LOCATED ON PRIVATE PROPERTY IMMEDIATELY ADJACENT TO THE PROPERTY LINE.

Prepared By:
 Name: SNIPES-DYE ASSOCIATES
 Address: 8348 CENTER DRIVE, SUITE G LA MESA, CA 91942
 Phone #: (619) 697-9234

Project Address:
 2555 KETTNER BLVD.
 SAN DIEGO, CA 92101

Project Name:
 2555 KETTNER
 CANNIBIS OUTLET
 CONDITIONAL USE PERMIT

Sheet Title:
 CONCEPTUAL GRADING PLAN

NO.	DATE	REVISION DESCRIPTION
1	08-17-2022	REVISED PER CITY OF SAN DIEGO SET BACK REQUIREMENTS
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		

Original Date: **AUGUST 17, 2022**

Sheet: **C200** of **C200**
 DEP# _____

PRJ-1053097

ENGINEER OF WORK
Snipes-Dye associates
 civil engineers and land surveyors
 8348 CENTER DRIVE, STE. G, LA MESA, CA 91942
 TELEPHONE: (619) 697-9234 FAX: (619) 460-2033
San P. M. ... 8/17/22
 CIVIL



CONCEPTUAL GRADING PLAN	
DESIGNER	SPN
DRAWN	JGF
CHECKED	SPN
DATE	5-17-2022
JOB NAME	
CANNIBIS OUTLET C.U.P. 2555 KETTNER BLVD. SAN DIEGO, CA 92101	

C200

28" x 36" x 3/16"