



THE CITY OF SAN DIEGO

Report to the Hearing Officer

DATE ISSUED: February 1, 2023 REPORT NO. HO-23-008

HEARING DATE: February 8, 2023

SUBJECT: 8039 Balboa Avenue Cannabis Outlet, Process Three Decision

PROJECT NUMBER: [PRJ-1052799](#)

OWNER/APPLICANT: Balboa Avenue San Diego LLC, Owner / Aaron Magagna (COSDD61, LLC), Applicant

SUMMARY

Issue: Should the Hearing Officer approve a Conditional Use Permit for the operation of a new cannabis outlet in a 3,296-square-foot tenant space within an existing 17,351-square-foot commercial building located at 8039 Balboa Avenue within the Kearny Mesa Community Planning area?

Staff Recommendation:

1. Approve Conditional Use Permit No. 3142630 (PRJ-1052799).

Community Planning Group Recommendation: On January 18, 2023, the Kearny Mesa Planning Group voted 8-0-1 to recommend approval of the proposed project without recommendations.

Environmental Review: This project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15332 (Infill Development). This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on December 20, 2022, and the opportunity to appeal that determination ended January 5, 2023.

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. On December 15, 2021, the Redistricting Commission voted to approve the decennial redistricting map because of the federal 2020 census. On December 12, 2022, the revised Council districts went into effect.

Pursuant to [SDMC section 141.0504](#), cannabis outlets are limited to no more than four per each of the nine City Council districts, with existing outlets that change districts as a result of redistricting allowed to remain (36 + 2 existing to remain, for a current total of 38) within commercial and industrial zones in order to minimize the impact on the City’s residential neighborhoods. The project site is in Council District 6 (CD 6), which currently has three cannabis outlets. If approved by the Hearing Officer, the proposed project would be the fourth Cannabis Outlet CUP approved within CD 6, and the 31st within the City.

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 as defined in California Business and Professions Code section 26001.

DISCUSSION

Project Description:

Project Location:	8039 Balboa Avenue, Suite B
Project Scope:	CUP to operate a new cannabis outlet within a 3,296-square-foot tenant space within an existing 17,351-square-foot commercial building.
Lot Size:	1.06 acres
Zoning:	CC-2-5 (Commercial)
Lane Use Plan Designations:	Community Commercial (Kearny Mesa), Commercial Employment, Retail, & Services (General Plan) Prime Industrial Lands (General Plan)
Overlays:	Airport Influence Area (Montgomery Field – Safety Zone 1 and 2, MCAS Miramar - Review Area 2, San Diego International Airport), Montgomery Field – Airport Land Use Compatibility Overlay (ALUCOZ), Parking Standards and Transit Priority Area (TPA)- Mobility Zone 2 , TPA, and FAA Part 77 Noticing Area Overlay Zones (bold denotes relevant overlays for the project)

The site was developed in 1989 and includes a one-story commercial building at 8039 Balboa Avenue. Existing tenants include an autobody shop and a rental car establishment. The project proposes to convert the garage and retail space of the rental car establishment into a cannabis outlet.

The project is in a Parking Standards Transit Priority Area (PSTPA) Mobility Zone 2 and is therefore not required to provide any parking spaces for the Cannabis Outlet use. The site’s existing parking spaces will be reconfigured to 58 parking spaces, allowing new motorcycle and accessible vehicle spaces. Short- and long-term bicycle racks, and a bicycle repair station, will be provided to meet the

development requirements of Mobility Zone 2 Vehicle Miles Traveled (VMT) Reduction Measures. Public improvements include a new, non-contiguous landscaped parkway, ADA-accessible sidewalk and driveways, new concrete bus pad and bus stop shelter. The existing fire hydrant will be removed and replaced onsite. Four street trees are required, with two of these located on-site due to visibility requirements for the bus stop.

Land Use Plan Analysis:

Kearny Mesa Community Plan (KMCP) - The project site is within the Community Commercial designation. This designation provides for such uses as commercial shopping areas, offices, hotels, automobile sales, and limited industrial uses. This allows for a variety of uses to provide goods, services, and employment opportunities that serve the community and adjacent communities. The proposed project provides goods and services and is consistent with the designated land use. The KMCP also contains the following goals, objectives, and policies in support of the primary KMCP goal of creating a connected community:

Streets - Support street design improvements and operational measures that work towards implementing systemic safety actions and countermeasures this could include, but are not limited to, the following: a robust and accessible network of safe, convenient, and comfortable bicycle and pedestrian facilities and amenities.

Urban Design – Public realm: Provide street furniture amenities for public or semi-public space, such as benches, trash and recycling receptacles, and bicycle racks.

Building an Adaptable Community – Auto-oriented commercial sites can be incrementally adapted to provide multimodal access and enhanced pedestrian seating areas that become a new focal point for businesses.

The proposed project will promote the goals, objectives, and policies of the KMCP, because the public improvements fronting the property, including bus stop shelter, bicycle racks, and repair station, are incremental enhancements that support the goal of creating a connected community.

General Plan - The project site is designated Commercial Employment, Retail, & Services by the Land Use and Community Planning Element of the General Plan. The proposed project will promote the policies of the General Plan because Cannabis Outlets provide jobs and encourage and facilitate commerce within the San Diego region.

Base Zone - The purpose and intent of the CC-2-5 base zone is to permit a range of uses, including office and retail with an automobile orientation. Cannabis Outlets are a specialized, separately regulated commercial use that conforms to the CC-2-5 base zone.

The above analysis demonstrates that the proposed Cannabis Outlet is a compatible use at this location with a CUP and it is consistent with the Community Plan land use policies.

Separation Requirements:

Pursuant to SDMC Section 141.0504 (a), Cannabis outlets must be at least 1,000 feet away from:

- City parks
- Childcare centers
- Churches
- Playgrounds
- City libraries
- Minor-oriented facilities
- Schools
- Other outlets

Outlets must also be at least 100 feet from all residentially zoned properties. City staff has reviewed separation requirements for this project (Attachment 6) and determined that the proposed Cannabis Outlet complies with 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), which are included as conditions of 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, testing and labeling of products, and advertising.

Conclusion:

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 CC 2-5 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. 3142630 as proposed.

ALTERNATIVES

1. Approve CUP No. 3142630, with modifications.
2. Deny CUP No. 3142630, if the findings required to approve the project cannot be affirmed.

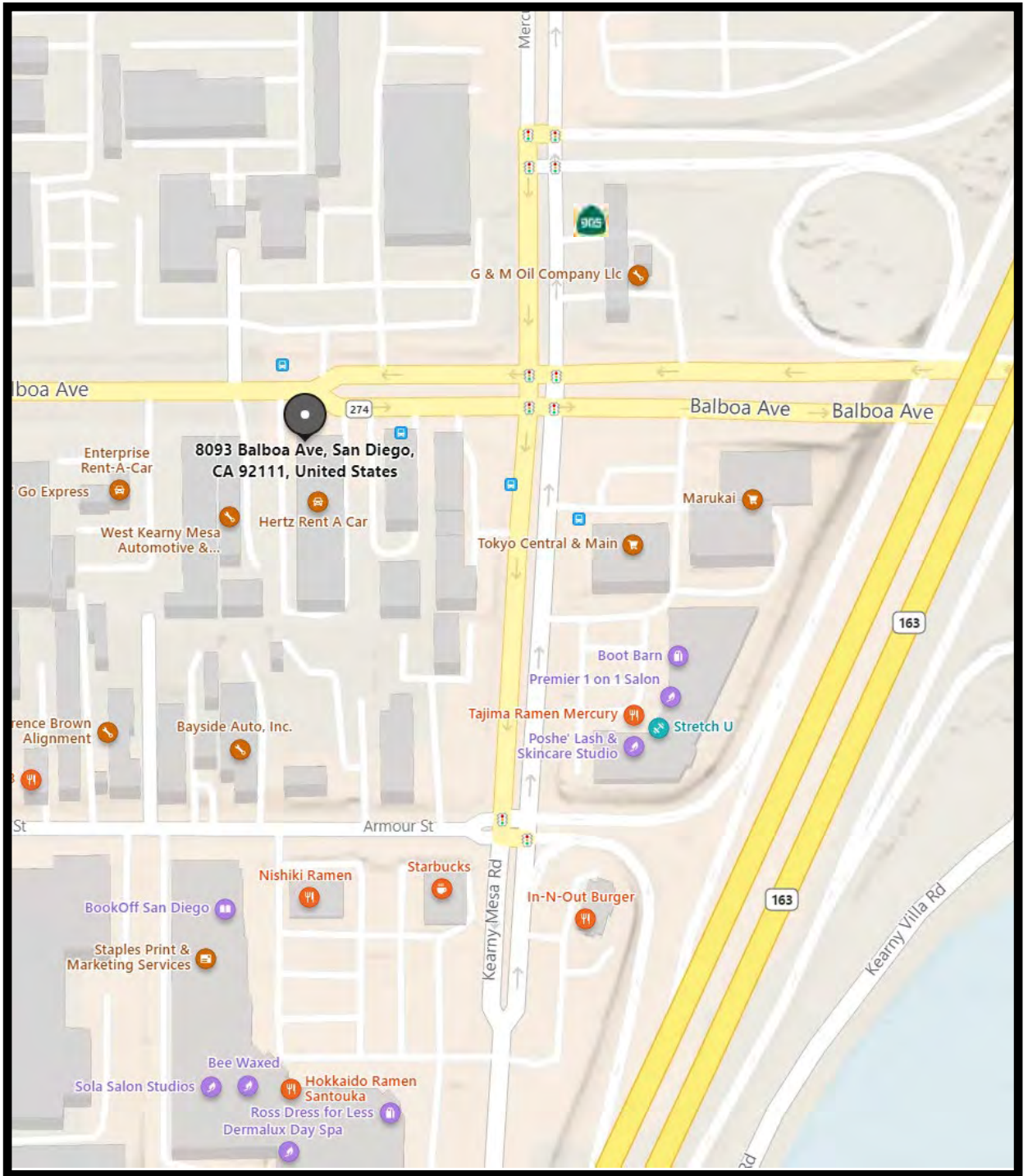
Respectfully submitted,

A handwritten signature in black ink, consisting of several loops and a long horizontal stroke extending to the right.

Francisco Mendoza, Development Project Manager

Attachments:

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



Project Location

8039 Balboa Ave New CO - Project No. 1052799

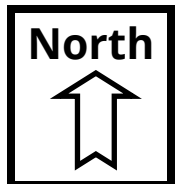
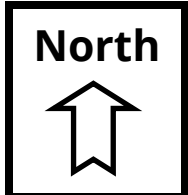
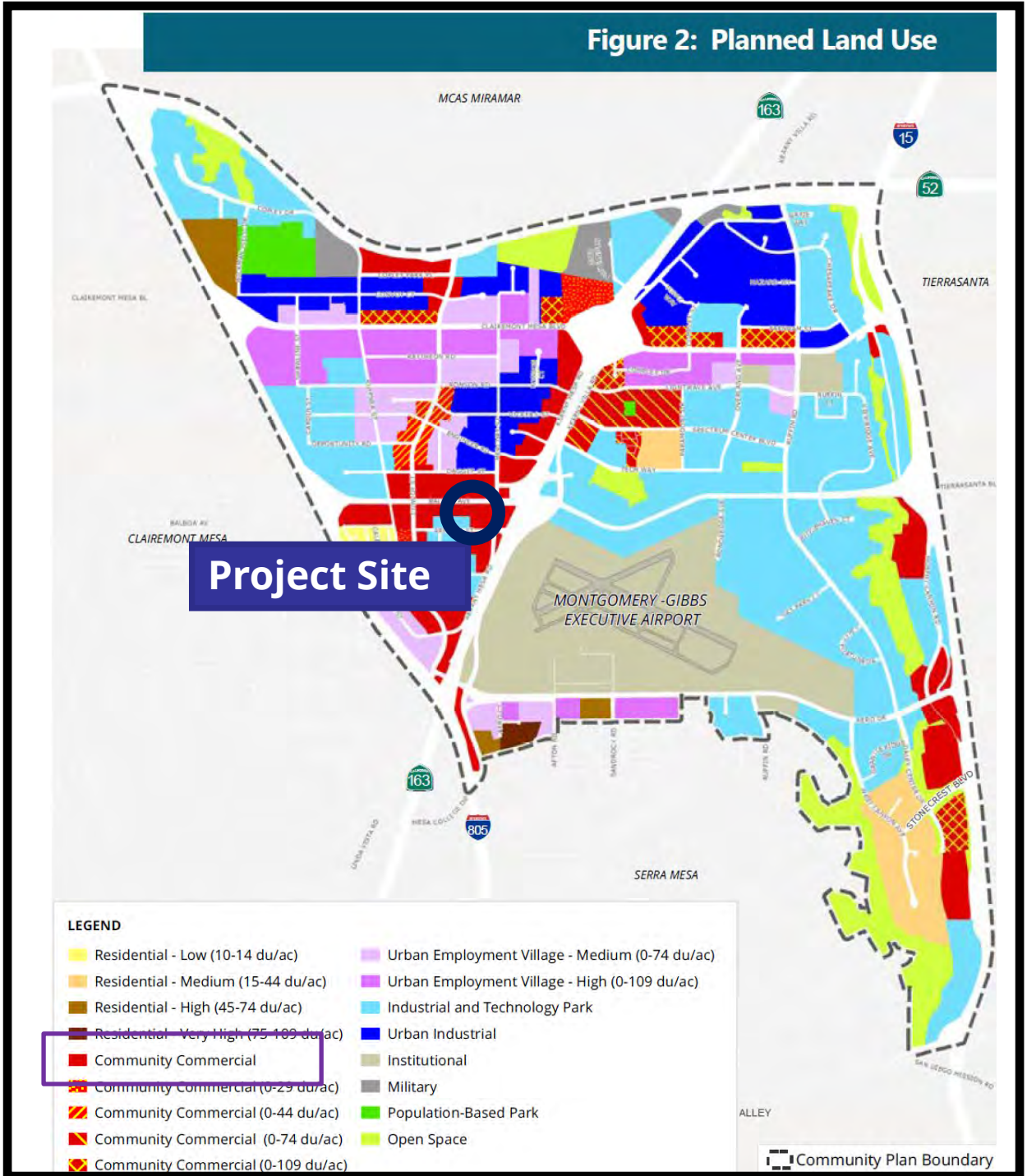


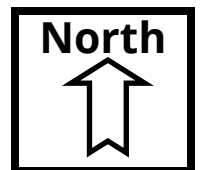
Figure 2: Planned Land Use





Aerial Photo

8039 Balboa Ave New CO - Project No. 1052799



HEARING OFFICER RESOLUTION NO. HO-_____
CONDITIONAL USE PERMIT NO. 3142630
8039 BALBOA AVE CO - PROJECT NO. PRJ-1052799

WHEREAS, BALBOA AVENUE SAN DIEGO LLC, a California limited liability company, and AARON MAGAGNA (COSDD61, LLC, a California limited liability company), Permittee, filed an application with the City of San Diego for a Conditional Use Permit to operate a Cannabis Outlet (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. 3142630, and hereinafter described as the project), on portions of a 1.06-acre site;

WHEREAS, the project site is located at 8039 Balboa Avenue in the CC-2-5 Zone, the Airport Land Use Compatibility Overlay Zone (Montgomery Field), the Airport Influence Area (Montgomery Field – Review Area 1, Safety Zones 1 and 2, MCAS Miramar – Review Area 2, San Diego International Airport), the FAA Part 77 Noticing Area Overlay, and the Parking Standards and Transit Priority Areas Overlay Zones of the Kearny Mesa Community Plan area;

WHEREAS, the project site is legally described as Lots 25 and 26 of Hazard Industrial Tract Unit No. 2, according to Map thereof No. 4350, filed in the office of the County Recorder of San Diego County on September 30, 1959, and more particularly described in Document No. 2011-0079135 O.R., dated February 10, 2011, filed in the Office of the San Diego County Recorder;

WHEREAS, on December 20, 2022, the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000 et seq.) under CEQA Guidelines Section 15332 (Infill Development) and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520;

WHEREAS, on February 8, 2023, the Hearing Officer of the City of San Diego considered Conditional Use Permit No. 3142630 pursuant to the Land Development Code of the City of San Diego; NOW, THEREFORE,

BE IT RESOLVED by the Hearing Officer of the City of San Diego, that it adopts the following findings with respect to Conditional Use Permit No. 3142630:

A. **CONDITIONAL USE PERMIT FINDINGS – SDMC SECTION 126.0305**

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

The project is a Conditional Use Permit (CUP) to allow the operation of a Cannabis Outlet within a 3,298-square-foot tenant space in an existing 17,351-square-foot commercial building. The 1.06-acre project site is located at 8039 Balboa Avenue in the CC-2-5 zone, the Airport Land Use Compatibility Overlay (Montgomery Field), the Airport Influence Area (San Diego International Airport, MCAS Miramar, Montgomery Field), the FAA Part 77 Notification Area, the Parking Standards Transit Priority Area, and the Transit Priority Area Overlay Zones within the Kearny Mesa Community Plan (KMCP).

The KCMP designates the project site as Community Commercial. This designation provides for such uses as commercial shopping areas, offices, hotels, automobile sales, and limited industrial uses. This allows for a variety of uses to provide goods, services, and employment opportunities that serve the community and adjacent communities. The proposed project provides goods and services consistent with the designated land use. The KMCP also contains the following goals, objectives, and policies related to the major goal of creating a connected community:

Streets - Support street design improvements and operational measures that work towards implementing systemic safety actions and countermeasures this could include, but are not limited to, the following: a robust and accessible network of safe, convenient, and comfortable bicycle and pedestrian facilities and amenities.

Urban Design – Public realm: Provide street furniture amenities for public or semi-public space, such as benches, trash and recycling receptacles, and bicycle racks.

Building an Adaptable Community – Auto-oriented commercial sites can be incrementally adapted to provide multimodal access and enhanced pedestrian seating areas that become a new focal point for businesses.

The proposed project will promote the goals, objectives, and policies of the KMCP, because the public improvements fronting the property, including bus stop shelter, bicycle racks, and repair station, are incremental enhancements that support the goal of creating a connected community.

The project site is also designated Commercial Employment, Retail, & Services by the Land Use and Community Planning Element of the General Plan. 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 proposed development will not adversely affect the applicable land use plan.

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

The project will not be detrimental to the public health, safety and welfare because the discretionary permit controlling the development and continued use of this site contains specific regulatory conditions of approval to assure compliance with applicable local, state and federal regulations. These conditions, which are implemented and enforced through the permit, are specifically intended to reduce, mitigate and/or prevent all adverse impacts to the public and community at large.

Cannabis Outlets are limited to no more than four per each of the nine City Council districts, with existing outlets that change districts as a result of redistricting allowed to remain (36 + 2 existing to remain, for a current total of 38), within commercial and industrial zones to minimize the impact on the City and residential neighborhoods. The project would be the fourth Cannabis Outlet CUP in Council District 6, and the 31st in the City. The project requires compliance with San Diego Municipal Code (SDMC) section 141.0504 which require a 1,000 foot separation, measured between property lines, from: public parks, churches, child care centers, playgrounds, libraries, minor-oriented facilities, other cannabis outlets, residential care facilities, and schools, and a 100-foot separation from a residential zone.

Approval of this application to allow the sale of cannabis includes conditions to prevent potential adverse impacts on the community. The project is subject to specific operational requirements as set forth in SDMC Section 141.0504 (b) - (m), which have also been incorporated as conditions in the Permit, 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 SDMC Sections 42.1502 and 11.0210), provision of interior and exterior lighting, operable cameras, alarms, and a security guard; restriction of hours of operation, maintenance of area and adjacent public sidewalks free of litter and graffiti, removal of graffiti within 24 hours, and restriction of signage to business name, two colors, and alphabetic characters.

The project must also comply with SDMC Chapter 4, Article 2, and Division 15 which provides guidelines for lawful operation. The Permit is valid for five years, however, may be revoked if the use violates the terms, conditions, lawful requirements, or provision of the permit.

Public improvements fronting the property include improvements necessary to meet the Americans with Disabilities Act (ADA) requirements. These improvements, which include a bus stop shelter, non-contiguous parkway, and ADA compliant sidewalk and driveways, improve the safety and welfare of the public. Furthermore, any construction authorized by this permit will be subject to all adopted, applicable building, electrical, mechanical, fire and plumbing codes, which will be enforced through plan review and building inspections completed by the City's building inspectors or the City Engineer.

The City of San Diego conducted an environmental review of this project in accordance with the CEQA Guidelines and the project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15332 (Infill Development). Based on the above analysis, the proposed development would not be detrimental to the public's health, safety, and welfare.

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

The project proposes a CUP processed pursuant to SDMC 126.0303(b) to allow the operation of a cannabis outlet within an existing structure built in 1989 in accordance with all then applicable development regulations. The project site provides the required number of parking spaces for existing and proposed uses and public improvements are required to be constructed as stated in Finding A2 above to current City standards and to the satisfaction of the City Engineer.

The project is exempt from the Airport Land Use Compatibility Overlay Zone regulations set forth in Chapter 13, Article 2, and Division 15 of the SDMC pursuant to Section 132.1505(c)(1) and (2) as: 1) the project is limited to interior modifications and will not increase the density, floor area ratio or height of the existing structure, and 2) the proposed project would not require an increase in the number of parking spaces pursuant to Chapter 14, Article 2, Division 5.

Cannabis Outlets are limited to no more than four per each of the nine City Council districts, with existing outlets that change districts as a result of redistricting allowed to remain (36 + 2 existing to remain, for a current total of 38), within certain commercial and industrial zones to reduce impacts to the City and residential zones. The project would be the fourth Cannabis Outlet CUP in Council District 6, and the 31st in the City. The project complies with SDMC Section 141.0504, which requires a 1,000-foot separation 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 measured in accordance with SDMC sections 141.0504 and 113.0225, and a 100-foot separation from a residential zone.

The Permit for the project includes various conditions and corresponding exhibits of approval relevant to achieving compliance with the SDMC relative to landscape, parking, signage, lighting, security measures, hours of operation, and site maintenance. No variance

or deviations are requested or required as part of this application. Therefore, the proposed development will comply with the regulations of the Land Development Code.

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

Cannabis outlets are unique in that there are only four allowed in each Council District. No other retail business regulated by the City of San Diego is subject to such restrictions. The proposed project is located in District 6. Since the City's recreational cannabis regulations were first adopted in 2017, the zoning and separation requirements for cannabis outlets as applied in Council District 6 have resulted in very few locations that meet all locational criteria. This project site meets all location criteria. City staff has reviewed separation requirements for this project and determined that the proposed Cannabis Outlet complies with SDMC Section 141.0504 separation requirements.

The site is currently improved with a commercial retail building built in 1989. The previous tenant and many existing uses have similar operational characteristics (high frequency retail sales and services). The tenant space is currently vacant. Other existing uses in the vicinity include car dealerships, auto repair shops, and a fitness retail store. The proposed cannabis outlet is within the Parking Standards Transit Priority Area and is not required to provide parking spaces. However, the project site contains 58 existing on-site parking spaces, which will remain.

As stated in Finding A.1., the project will not adversely affect the applicable land use plan. As described in Findings A.2. and A.3., the project has been conditioned so as not to be detrimental to the public health, safety, and welfare and will comply with all the regulations of the Land Development Code. Therefore, for the foregoing reasons, 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 these findings adopted by the Hearing Officer, Conditional Use Permit No. 3142630 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. 3142630, a copy of which is attached hereto and made a part hereof.

Francisco Mendoza

Development Project Manager
Development Services

Adopted on February 8, 2023

IO#: 24009180

DRAFT

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

WHEN RECORDED MAIL TO
PROJECT MANAGEMENT
PERMIT CLERK
MAIL STATION 501

INTERNAL ORDER NUMBER: 24009180

SPACE ABOVE THIS LINE FOR RECORDER'S USE

CONDITIONAL USE PERMIT NO. 3142630
8039 BALBOA AVE - PROJECT NO. 1052799
 HEARING OFFICER

This Conditional Use Permit No. 3142630 (herein, the "permit") is granted by the Hearing Officer of the City of San Diego to BALBOA AVENUE SAN DIEGO LLC, a California limited liability company, Owner, and AARON MAGAGNA (COSDD61, LLC, a California limited liability company), Permittee, pursuant to San Diego Municipal Code [SDMC] sections 126.0303(c) and 141.0504. The 1.06-acre site is located at 8039 Balboa Avenue in the CC-2-5 Zone, the Airport Land Use Compatibility Overlay (Montgomery Field), the Airport Influence Area (Montgomery Field – Review Area 1, Safety Zones 1 and 2; MCAS Miramar – Review Area 2, San Diego International Airport), the FAA Part 77 Noticing Area Overlay, the Parking Standards and Transit Priority Area Overlay Zones of the Kearny Mesa Community Plan area. The project site is legally described as: Lots 25 and 26 of Hazard Industrial Tract Unit No. 2, according to Map thereof No. 4350, filed in the office of the County Recorder of San Diego County on September 30, 1959, and more particularly described in Document No. 2011-0079135 O.R., filed February 10, 2011 in the Office of the San Diego County Recorder.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to operate a cannabis outlet described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated February 8, 2023, on file in the Development Services Department.

The project shall include:

- a. Operation of a new Cannabis Outlet in a 3,296-square-foot tenant space within an existing 17,351-square-foot commercial building;
- b. Landscaping (planting, irrigation and landscape related improvements);
- c. Off-street parking; and
- d. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality Act [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 permit must be utilized by February 23, 2026.

2. **Expiration date:** This Conditional Use Permit [CUP] and corresponding use of this site shall expire on February 23, 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 is not limited to) the following:
- a. The existence and utilization of a valid license for this location issued by the California Department of Cannabis Control (DCC) for the proposed business activities. Once initially obtained, this license must not be allowed to lapse while the associated business is in operation. 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 Cannabis Business Tax owed pursuant to Chapter 3, Article 4, Division 1 of the San Diego Municipal Code.
 - d. Possession of a valid and current Business Tax Certificate issued by the City of San Diego for all cannabis businesses operating at this location.
 - e. Continued compliance of all permit conditions herein.
 - 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" condition(s) back to the discretionary body which approved the Permit for a determination by that body as to whether all of the findings necessary for the issuance of the proposed permit can still be made in the absence of the "invalid" condition(s). Such hearing shall be a hearing de novo, and the discretionary body shall have the absolute right to approve, disapprove, or modify the proposed permit and the condition(s) contained therein.

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

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 obtain an Encroachment Maintenance Removal Agreement for landscape and irrigation located within the City's right-of-way, satisfactory to the City Engineer.

15. Prior to the issuance of any building permit, the Owner/Permittee shall assure by permit and bond the reconstruction of the existing driveways adjacent to the project site on Balboa Avenue with City standard driveways, satisfactory to the City Engineer.

16. Prior to the issuance of any building permit, the Owner/Permittee shall assure by permit and bond the construction of a new City Standard bus pad, adjacent to the project site on Balboa Avenue, satisfactory to the City Engineer.

17. Prior to the issuance of any building permit, the Owner/Permittee shall assure by permit and bond the construction of non-contiguous sidewalk per current City Standard, adjacent to the project site on Balboa Avenue, satisfactory to the City Engineer.

18. Prior to the issuance of any building permit, the Owner/Permittee shall assure by permit and bond the construction of City standard curb and gutter adjacent to the project site on Balboa Avenue, satisfactory to the City Engineer.

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

20. Prior to the issuance of any building permit, the Owner/Permittee shall assure by permit and bond the removal of existing bollards within the City right-of-way, satisfactory to the City Engineer.

LANDSCAPE REQUIREMENTS:

21. Prior to issuance of any construction permit for grading, the Owner/Permittee shall submit complete construction documents for the revegetation and hydro-seeding of all disturbed land in accordance with the City of San Diego Landscape Standards, Storm Water Design Manual, and to the satisfaction of the Development Services Department. All plans shall be in substantial conformance to this permit (including Environmental conditions) and Exhibit "A," on file in the Development Services Department.

22. 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.

23. 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.

24. 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.

PLANNING/DESIGN REQUIREMENTS:

25. 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.

26. 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.

27. The Owner/Permittee shall provide a sufficient odor absorbing ventilation and system capable of minimizing excessive or offensive odors emanating outside of the permitted cannabis outlet to the satisfaction of the Development Services Department.

28. Signage: Primary signs shall be posted on the outside of the cannabis outlet and shall only contain the name of the business, which shall contain only alphabetic characters, and shall be limited to two colors. Secondary signs advertising cannabis, window signs and any display visible from the public right-of-way, are not permitted. No marketing or advertising for cannabis or cannabis products shall be displayed visible from the public right-of-way. All cannabis licensees, and any person acting on behalf of a licensee, must comply with the State of California statutes and regulations governing commercial cannabis advertising and/or promoting.

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

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

31. 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.

32. An annual operating permit shall be obtained as required pursuant to San Diego Municipal Code Chapter 4, Article 2, Division 15.

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

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

35. The Owner/Permittee shall provide daily removal of trash, litter, and debris of the premises. Graffiti shall be removed from the premises within 24 hours.

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

TRANSPORTATION REQUIREMENTS:

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

INFORMATION ONLY:

- The issuance of this discretionary permit alone does not allow the immediate commencement or continued operation of the proposed use on site. Any operation allowed by this discretionary permit may only begin or recommence after all conditions listed on this permit are fully completed and all required ministerial permits have been issued and received final inspection.
- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of this Permit, may protest the imposition within ninety days of the approval of this development permit by filing a written protest with the City Clerk pursuant to California Government Code-section 66020.
- This development may be subject to impact fees at the time of construction permit issuance.
- Cannabis businesses that operate or provide services within the City of San Diego are liable for a monthly gross receipts tax. As referenced in San Diego Municipal Code Section 34.0103(b), taxable activities include, but are not limited to, transporting, manufacturing, cultivating, packaging, and/or retail sales of cannabis and any ancillary products in the City of San Diego. For additional information, contact the Office of the City Treasurer at (619) 615-1580.

APPROVED by the Hearing Officer of the City of San Diego on February 8, 2023 and Resolution Number HO-_____.

Conditional Use Permit No. 3142630
Date of Approval: February 8, 2023

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

Francisco Mendoza
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.

BALBOA AVENUE SAN DIEGO LLC
a California limited liability company
Owner

By _____
Name:
Title:

COSDD61, LLC
a California limited liability company,
Permittee

By _____
Name:
Title:

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

	<p>City of San Diego Development Services (619) 446-5000</p> <p>Affidavit for Cannabis Outlet or Cannabis Production Facility for Conditional Use Permit (CUP)</p>	<p>FORM DS-190</p> <p>March 2020</p>
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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: 8039 Balboa Ave	Project No.: <i>For City Use Only</i>
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Project Address: 8039 Balboa Ave, San Diego, CA 92111
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Date Information Verified by Owner or Authorized Agent: 02/15/2022

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: <i>Check one</i> <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Agent	Telephone No.:
BALBOA AVENUE SAN DIEGO LLC	858-922-1985

Mailing Address:	City:	State:	Zip Code:
8039 Balboa Ave	San Diego	CA	92111

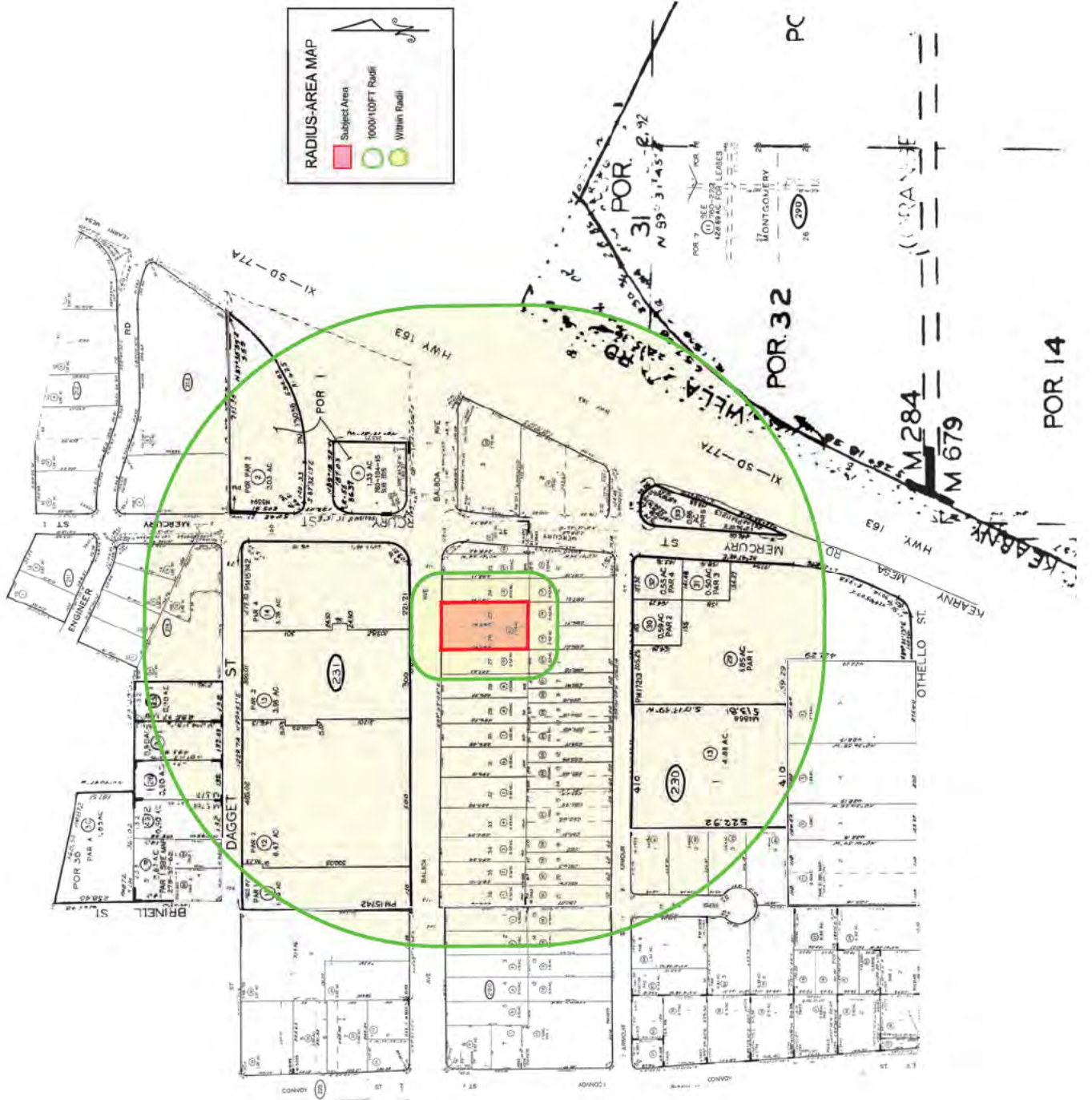
Signature:	Date:
 <small>53C20675A17C4E3...</small>	8/29/2022

Business Owner Name:	Telephone No.:
Aaron Magagna	619-405-0298

Mailing Address:	City:	State:	Zip Code:
3639 Midway Dr., Suite B #132	San Diego	CA	92110

Signature:	Date:
 <small>004FF7A85B85A...</small>	2/17/2022

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



1"=200'

NO.	DATE	BY	CHK	DESCRIPTION
1	11/11/2008	...	...	...
2	11/11/2008	...	...	...
3	11/11/2008	...	...	...
4	11/11/2008	...	...	...
5	11/11/2008	...	...	...
6	11/11/2008	...	...	...
7	11/11/2008	...	...	...
8	11/11/2008	...	...	...
9	11/11/2008	...	...	...
10	11/11/2008	...	...	...

100 & 1000-FOOT RADIUS MAP SPREADSHEET

NO RESIDENTS OR RESIDENTIAL ZONES FOUND WITHIN 100FT								
#	USE DESCRIPTION	SITE ADDRESS	CITY	STATE	ZIP	PARCEL NUMBER	OWNER NAME	NOTES
1	INDUSTRIAL	8009 BALBOA AVE	SAN DIEGO	CA	92111	356-310-09-00	RENZULLI THOMAS J LIVING TRUST	
2	INDUSTRIAL	8015 BALBOA AVE	SAN DIEGO	CA	92111	356-310-09-00	ENERGY CONSULTING GROUP	
3	AUTOMOTIVE USES	8027 BALBOA AVE STE A	SAN DIEGO	CA	92111	356-310-10-00	JMT AUTO WORKS	
4	AUTOMOTIVE USES	8027 BALBOA AVE STE B	SAN DIEGO	CA	92111	356-310-10-00	KANG DUK H	
5	AUTOMOTIVE USES	8029 BALBOA AVE	SAN DIEGO	CA	92111	356-310-10-00	SAN DIEGO AUTO CARE CENTER	
6	AUTOMOTIVE USES	8063 BALBOA AVE	SAN DIEGO	CA	92111	356-310-13-00	FITNESS DIRECT, INC	
7	COMMERCIAL	8080 ARMOUR ST	SAN DIEGO	CA	92111	356-310-17-00	CARLAND COLLISION REPAIR CENTER	
8	VACANT	8060 ARMOUR ST	SAN DIEGO	CA	92111	356-310-18-00	FIFTY ONE LLC	
9	COMMERCIAL	8060 ARMOUR ST	SAN DIEGO	CA	92111	356-310-19-00	STARRUE INCORPORATED	
10	COMMERCIAL	8050 ARMOUR ST	SAN DIEGO	CA	92111	356-310-20-00	CALIFORNIA ACRYLIC & GLASS	
11	COMMERCIAL	8040 ARMOUR ST	SAN DIEGO	CA	92111	356-310-21-00	ALAMO RENT A CAR INC.	
12	COMMERCIAL	8086 ARMOUR ST	SAN DIEGO	CA	92111	356-310-36-00	ARMOUR STREET PARTNERS LLC	
13	COMMERCIAL	8075 BALBOA AVE	SAN DIEGO	CA	92111	356-310-37-00	SANFILIPPO ANDREW & LENA R FAMILY PARTNERSHIP L P	
14	COMMERCIAL	8081 BALBOA AVE STE A	SAN DIEGO	CA	92111	356-310-37-00	SLEEP CENTERS MATTRESS	
15	COMMERCIAL	8081 BALBOA AVE STE C	SAN DIEGO	CA	92111	356-310-37-00	SANFILIPPO ANDREW & LENA R FAMILY PARTNERSHIP L P	
16	AUTOMOTIVE USES	8039 BALBOA AVE	SAN DIEGO	CA	92111	356-310-41-00	BALBOA AVENUE SAN DIEGO L L C	

NO POINTS OF CONSIDERATION FOUND WITHIN 1,000FT								
#	USE DESCRIPTION	SITE ADDRESS	CITY	STATE	ZIP	PARCEL NUMBER	OWNER/BUSINESS NAME	NOTES
1	INDUSTRIAL	7990 DAGGET ST STE A	SAN DIEGO	CA	92111	356-160-25-00	PERFECT IMAGE VIDEO PRODUCTION	
2	INDUSTRIAL	7990 DAGGET ST STE B	SAN DIEGO	CA	92111	356-160-25-00	T B INVESTMENTS LLC	
3	INDUSTRIAL	7990 DAGGET ST STE C	SAN DIEGO	CA	92111	356-160-25-00	BACKDROPS BEAUTIFUL	
4	INDUSTRIAL	7990 DAGGET ST STE D	SAN DIEGO	CA	92111	356-160-25-00	SUPERIOR SOUND	
5	INDUSTRIAL	7954 DAGGET ST	SAN DIEGO	CA	92111	356-160-26-00	FTS AUTO REPAIR	
6	INDUSTRIAL	7950 DAGGET ST	SAN DIEGO	CA	92111	356-160-26-00	INGERSOLL RAND CO.	
7	COMMERCIAL	7986 DAGGET ST FRNT	SAN DIEGO	CA	92111	356-160-31-00	DAVIS & ADAMS CONSTRUCTION	
8	COMMERCIAL	7986 DAGGET ST REAR	SAN DIEGO	CA	92111	356-160-31-00	DAGGET PROPERTY ASSOCIATES L L C	
9	INDUSTRIAL	7926 DAGGET ST	SAN DIEGO	CA	92111	356-160-49-00	TKM INVESTMENTS, INC.	
10	COMMERCIAL	7922 DAGGET ST	SAN DIEGO	CA	92111	356-160-84-00	KIM FAMILY SURVIVORS TRUST	
11	NO VALUE	4611 MERCURY ST	SAN DIEGO	CA	92111	356-213-08-00	FERRARI OF SAN DIEGO	
12	AUTOMOTIVE USES	4750 KEARNY MESA RD	SAN DIEGO	CA	92111	356-213-09-00	PENSKE AUTOMOTIVE GROUP INC	
13	COMMERCIAL	8123 ENGINEER RD	SAN DIEGO	CA	92111	356-214-01-00	JR CONSTRUCTION INC	
14	COMMERCIAL	8133 ENGINEER RD	SAN DIEGO	CA	92111	356-214-02-00	DR CLARK RESEARCH ASSOCIATION	
15	COMMERCIAL	8135 ENGINEER RD	SAN DIEGO	CA	92111	356-214-02-00	NOVA COMMUNICATIONS	
16	COMMERCIAL	8139 ENGINEER RD	SAN DIEGO	CA	92111	356-214-02-00	NOVA COMMUNICATIONS	
17	COMMERCIAL	8141 ENGINEER RD	SAN DIEGO	CA	92111	356-214-02-00	JUS JOKEN LLC	
18	INDUSTRIAL	8159 ENGINEER RD	SAN DIEGO	CA	92111	356-214-03-00	ECTRON CORPORATION	
19	COMMERCIAL	4626 MERCURY ST STE A	SAN DIEGO	CA	92111	356-214-06-00	KEARNY MESA DENTAL	
20	COMMERCIAL	4626 MERCURY ST STE B	SAN DIEGO	CA	92111	356-214-06-00	CHIROPRACTIC ORTHOPEDIC GROUP	
21	COMMERCIAL	8080 DAGGET ST STE 100	SAN DIEGO	CA	92111	356-214-12-00	POMATTO/CORRALES-DIAZ TRUST	
22	COMMERCIAL	8080 DAGGET ST STE 200	SAN DIEGO	CA	92111	356-214-12-00	SHARP HEALTHCARE	
23	COMMERCIAL	8080 DAGGET ST STE 210	SAN DIEGO	CA	92111	356-214-12-00	POMATTO/CORRALES-DIAZ TRUST	
24	COMMERCIAL	8080 DAGGET ST STE 220	SAN DIEGO	CA	92111	356-214-12-00	RIO SEO	
25	RECREATIONAL	4602 MERCURY ST	SAN DIEGO	CA	92111	356-214-13-00	POMATTO/CORRALES-DIAZ TRUST	
26	AUTOMOTIVE USES	7860 BALBOA AVE	SAN DIEGO	CA	92111	356-220-30-00	PENSKE COLLISION SAN DIEGO	
27	INDUSTRIAL	7995 ARMOUR ST	SAN DIEGO	CA	92111	356-230-13-00	CHANNEL ISLAND BEVERAGE CO	
28	COMMERCIAL	4240 KEARNY MESA RD STE 101	SAN DIEGO	CA	92111	356-230-29-00	CALICO LLC	
29	COMMERCIAL	4240 KEARNY MESA RD STE 105	SAN DIEGO	CA	92111	356-230-29-00	A NEW LEAF HAIR STUDIO	
30	COMMERCIAL	4240 KEARNY MESA RD STE 107	SAN DIEGO	CA	92111	356-230-29-00	SLEEP TRAIN MATTRESS CENTER	
31	COMMERCIAL	4240 KEARNY MESA RD STE 108	SAN DIEGO	CA	92111	356-230-29-00	YALING KARAOKE, INC.	
32	COMMERCIAL	4240 KEARNY MESA RD STE 109	SAN DIEGO	CA	92111	356-230-29-00	AARON BROTHERS ART & FRAMING	
33	COMMERCIAL	4240 KEARNY MESA RD STE 111	SAN DIEGO	CA	92111	356-230-29-00	CYCLE GEAR, INC.	
34	COMMERCIAL	4240 KEARNY MESA RD STE 113	SAN DIEGO	CA	92111	356-230-29-00	STARBUCKS	
35	COMMERCIAL	4240 KEARNY MESA RD STE 116	SAN DIEGO	CA	92111	356-230-29-00	TAJIMI POTTERY USA	
36	COMMERCIAL	4240 KEARNY MESA RD STE 117	SAN DIEGO	CA	92111	356-230-29-00	ANTHONY TAI QUANG PHAM	
37	COMMERCIAL	4240 KEARNY MESA RD STE 119	SAN DIEGO	CA	92111	356-230-29-00	JUSTICE FOODS USA INC	
38	COMMERCIAL	4240 KEARNY MESA RD STE 120	SAN DIEGO	CA	92111	356-230-29-00	STAPLES	
39	COMMERCIAL	4240 KEARNY MESA RD STE 128	SAN DIEGO	CA	92111	356-230-29-00	BOOKOFF U.S.A. INC.	
40	COMMERCIAL	8055 ARMOUR ST	SAN DIEGO	CA	92111	356-230-30-00	NISHIKI RAMEN	
41	VACANT	4310 KEARNY MESA RD	SAN DIEGO	CA	92111	356-230-31-00	R O I C CALIFORNIA L L C	
42	COMMERCIAL	4380 KEARNY MESA RD	SAN DIEGO	CA	92111	356-230-32-00	TACO BELL CORP	
43	RESTAURANT	4375 KEARNY MESA RD	SAN DIEGO	CA	92111	356-230-33-00	IN N OUT BURGERS	
44	VACANT	MERCURY ST	SAN DIEGO	CA	92111	356-231-02-00	BALBOA PARTNERSHIP L P	
45	AUTOMOTIVE USES	8110 BALBOA AVE	SAN DIEGO	CA	92111	356-231-03-00	CHEVRON EXTRA MILE - G&M	
46	AUTOMOTIVE USES	7902 BALBOA AVE	SAN DIEGO	CA	92111	356-231-11-00	MESA PARK LAND COMPANY	
47	AUTOMOTIVE USES	7978 Balboa Ave	SAN DIEGO	CA	92111	356-231-12-00	JIMMIE JOHNSON KEARNY MESA CHV	
48	AUTOMOTIVE USES	8010 BALBOA AVE	SAN DIEGO	CA	92111	356-231-13-00	GROUP 1 AUTOMOTIVE	
49	INDUSTRIAL	8040 BALBOA AVE	SAN DIEGO	CA	92111	356-231-14-00	VOLKSWAGEN KEARNY MESA	
50	COMMERCIAL	7865 BALBOA AVE	SAN DIEGO	CA	92111	356-290-01-00	BROWN & BROWN PRINTERS, INC.	
51	INDUSTRIAL	7853 BALBOA AVE	SAN DIEGO	CA	92111	356-290-02-00	THE GUN RANGE SAN DIEGO	
52	PARKING LOT	ARMOUR ST	SAN DIEGO	CA	92111	356-290-14-00	CHASE ARMOUR L P	
53	INDUSTRIAL	7868 ARMOUR ST	SAN DIEGO	CA	92111	356-290-15-00	CHASE ARMOUR L P	
54	VACANT	PEPSI DR	SAN DIEGO	CA	92111	356-300-81-00	R L I F ARMOUR S P E LLC	
55	VACANT	PEPSI DR	SAN DIEGO	CA	92111	356-300-82-00	R L I F ARMOUR S P E LLC	
56	VACANT	PEPSI DR	SAN DIEGO	CA	92111	356-300-83-00	R L I F ARMOUR S P E LLC	
57	VACANT	PEPSI DR	SAN DIEGO	CA	92111	356-300-84-00	R L I F ARMOUR S P E LLC	
58	INDUSTRIAL	7879 ARMOUR ST	SAN DIEGO	CA	92111	356-300-88-00	JOHN C & PAMELA H EDGERTON	
59	COMMERCIAL	7903 BALBOA AVE	SAN DIEGO	CA	92111	356-310-01-00	ADVANCE AUTO PARTS INC	
60	COMMERCIAL	7905 BALBOA AVE	SAN DIEGO	CA	92111	356-310-01-00	BUMPER AUTHORITY	
61	COMMERCIAL	7915 BALBOA AVE	SAN DIEGO	CA	92111	356-310-02-00	M K A T INVESTMENTS LLC	
62	OFFICE	7931 BALBOA AVE	SAN DIEGO	CA	92111	356-310-03-00	BALBOA VETERINARY HOSPITAL	
63	OFFICE	7935 BALBOA AVE	SAN DIEGO	CA	92111	356-310-03-00	DO TYSON T	
64	RESTAURANT	7945 BALBOA AVE	SAN DIEGO	CA	92111	356-310-04-00	SM CORPORATION	
65	RESTAURANT	7947 BALBOA AVE	SAN DIEGO	CA	92111	356-310-04-00	HINOTEZ	
66	AUTOMOTIVE USES	7959 BALBOA AVE	SAN DIEGO	CA	92111	356-310-05-00	B.M.C. MEDICAL CENTER, INC.	
67	INDUSTRIAL	7973 BALBOA AVE	SAN DIEGO	CA	92111	356-310-06-00	BLINGMYDESIGN	
68	AUTOMOTIVE USES	7993 BALBOA AVE FRNT	SAN DIEGO	CA	92111	356-310-07-00	GRAHAM ENTERPRISES INC	
69	AUTOMOTIVE USES	7993 BALBOA AVE STE 100	SAN DIEGO	CA	92111	356-310-07-00	GRAHAM ENTERPRISES INC	
70	AUTOMOTIVE USES	7993 BALBOA AVE STE 200	SAN DIEGO	CA	92111	356-310-07-00	GRAHAM ENTERPRISES INC	
71	AUTOMOTIVE USES	7993 BALBOA AVE STE 300	SAN DIEGO	CA	92111	356-310-07-00	GRAHAM ENTERPRISES INC	
72	AUTOMOTIVE USES	7993 BALBOA AVE	SAN DIEGO	CA	92111	356-310-08-00	GRAHAM ENTERPRISES INC	
73	INDUSTRIAL	8009 BALBOA AVE	SAN DIEGO	CA	92111	356-310-09-00	RENZULLI THOMAS J LIVING TRUST	
74	INDUSTRIAL	8015 BALBOA AVE	SAN DIEGO	CA	92111	356-310-09-00	ENERGY CONSULTING GROUP	
75	AUTOMOTIVE USES	8027 BALBOA AVE STE A	SAN DIEGO	CA	92111	356-310-10-00	JMT AUTO WORKS	
76	AUTOMOTIVE USES	8027 BALBOA AVE STE B	SAN DIEGO	CA	92111	356-310-10-00	KANG DUK H	
77	AUTOMOTIVE USES	8029 BALBOA AVE	SAN DIEGO	CA	92111	356-310-10-00	SAN DIEGO AUTO CARE CENTER	
78	AUTOMOTIVE USES	8063 BALBOA AVE	SAN DIEGO	CA	92111	356-310-13-00	FITNESS DIRECT, INC	
79	COMMERCIAL	8080 ARMOUR ST	SAN DIEGO	CA	92111	356-310-17-00	CARLAND COLLISION REPAIR CENTER	
80	VACANT	8060 ARMOUR ST	SAN DIEGO	CA	92111	356-310-18-00	FIFTY ONE LLC	

81	COMMERCIAL	8060 ARMOUR ST	SAN DIEGO	CA	92111	356-310-19-00	STARRUE INCORPORATED	
82	COMMERCIAL	8050 ARMOUR ST	SAN DIEGO	CA	92111	356-310-20-00	CALIFORNIA ACRYLIC & GLASS	
83	COMMERCIAL	8040 ARMOUR ST	SAN DIEGO	CA	92111	356-310-21-00	ALAMO RENT A CAR INC.	
84	INDUSTRIAL	8026 ARMOUR ST	SAN DIEGO	CA	92111	356-310-22-00	COHEN & LAMBERT SERVICES INC.	
85	COMMERCIAL	8014 ARMOUR ST	SAN DIEGO	CA	92111	356-310-23-00	SHUNGETSU L L C	
86	AUTOMOTIVE USES	7996 ARMOUR ST STE 102	SAN DIEGO	CA	92111	356-310-24-00	CLARENCE BROWN ALIGNMENT SERVICE	
87	AUTOMOTIVE USES	7996 ARMOUR ST STE 112	SAN DIEGO	CA	92111	356-310-24-00	CLARENCE BROWN ALIGNMENT SERVICE	
88	RESTAURANT	7986 ARMOUR ST	SAN DIEGO	CA	92111	356-310-25-00	DAVID G. BUTCHER ENTERPRISES, INC.	
89	PARKING LOT	ARMOUR ST	SAN DIEGO	CA	92111	356-310-26-00	THOMAS FAMILY TRUST 09-15-00	
90	COMMERCIAL	7952 ARMOUR ST	SAN DIEGO	CA	92111	356-310-27-00	BASILE CONSTRUCTION INC	
91	COMMERCIAL	7932 ARMOUR ST	SAN DIEGO	CA	92111	356-310-28-00	WIRTZ QUALITY INSTALLATIONS, INC.	
92	COMMERCIAL	7922 ARMOUR ST	SAN DIEGO	CA	92111	356-310-29-00	GOOD EARTH PLANT & FLOWER CO	
93	INDUSTRIAL	7912 ARMOUR ST	SAN DIEGO	CA	92111	356-310-30-00	SERENDIPITY ENTERPRISES, LLC	
94	COMMERCIAL	7902 ARMOUR ST	SAN DIEGO	CA	92111	356-310-31-00	JIM'S AUTO UPHOLSTERY	
95	COMMERCIAL	8086 ARMOUR ST	SAN DIEGO	CA	92111	356-310-36-00	ARMOUR STREET PARTNERS LLC	
96	COMMERCIAL	8075 BALBOA AVE	SAN DIEGO	CA	92111	356-310-37-00	SANFILIPPO ANDREW & LENA R FAMILY PARTNERSHIP L P	
97	COMMERCIAL	8081 BALBOA AVE STE A	SAN DIEGO	CA	92111	356-310-37-00	SLEEP CENTERS MATTRESS	
98	COMMERCIAL	8081 BALBOA AVE STE C	SAN DIEGO	CA	92111	356-310-37-00	SANFILIPPO ANDREW & LENA R FAMILY PARTNERSHIP L P	
99	VACANT		SAN DIEGO	CA	92111	356-310-39-00	SANFILIPPO ANDREW & LENA R FAMILY PARTNERSHIP L P	
100	AUTOMOTIVE USES	8039 BALBOA AVE	SAN DIEGO	CA	92111	356-310-41-00	BALBOA AVENUE SAN DIEGO L L C	
101	COMMERCIAL	4411 MERCURY ST STE 100	SAN DIEGO	CA	92111	356-320-18-00	BALBOA VILLAGE L P	
102	COMMERCIAL	4411 MERCURY ST STE 101	SAN DIEGO	CA	92111	356-320-18-00	BALBOA VILLAGE L P	
103	COMMERCIAL	4411 MERCURY ST STE 102	SAN DIEGO	CA	92111	356-320-18-00	SUNRISE VACUUM, INC.	
104	COMMERCIAL	4411 MERCURY ST STE 103	SAN DIEGO	CA	92111	356-320-18-00	BALBOA VILLAGE L P	
105	COMMERCIAL	4411 MERCURY ST STE 104	SAN DIEGO	CA	92111	356-320-18-00	BALBOA VILLAGE L P	
106	COMMERCIAL	4411 MERCURY ST STE 105A	SAN DIEGO	CA	92111	356-320-18-00	BALBOA VILLAGE L P	
107	COMMERCIAL	4411 MERCURY ST STE 105B	SAN DIEGO	CA	92111	356-320-18-00	BALBOA VILLAGE L P	
108	COMMERCIAL	4411 MERCURY ST STE 106	SAN DIEGO	CA	92111	356-320-18-00	DIAMOND GALLERY SD	
109	COMMERCIAL	4411 MERCURY ST STE 107	SAN DIEGO	CA	92111	356-320-18-00	BUMBASI EMITERIO	
110	COMMERCIAL	4411 MERCURY ST STE 108	SAN DIEGO	CA	92111	356-320-18-00	STRETCH U	
111	COMMERCIAL	4411 MERCURY ST STE 109	SAN DIEGO	CA	92111	356-320-18-00	POSHE NAIL & SKIN CARE	
112	COMMERCIAL	4411 MERCURY ST STE 111	SAN DIEGO	CA	92111	356-320-18-00	EBISA ENTERPRISE INC	
113	COMMERCIAL	4411 MERCURY ST STE 201	SAN DIEGO	CA	92111	356-320-18-00	SAN DIEGO DOULA COMPANY	
114	COMMERCIAL	4411 MERCURY ST STE 202	SAN DIEGO	CA	92111	356-320-18-00	SAN DIEGO INSURANCE SVC	
115	COMMERCIAL	4411 MERCURY ST STE 205	SAN DIEGO	CA	92111	356-320-18-00	BALBOA VILLAGE L P	
116	COMMERCIAL	4411 MERCURY ST STE 207A	SAN DIEGO	CA	92111	356-320-18-00	BALBOA VILLAGE L P	
117	COMMERCIAL	4411 MERCURY ST STE 207B	SAN DIEGO	CA	92111	356-320-18-00	BALBOA VILLAGE L P	
118	COMMERCIAL	4411 MERCURY ST STE 208	SAN DIEGO	CA	92111	356-320-18-00	PACIFIC CAST ASSN SUPPORT SVCS	
119	COMMERCIAL	4411 MERCURY ST STE 209	SAN DIEGO	CA	92111	356-320-18-00	BALBOA VILLAGE L P	
120	COMMERCIAL	4411 MERCURY ST STE 210	SAN DIEGO	CA	92111	356-320-18-00	TEKNIK	
121	COMMERCIAL	4411 MERCURY ST STE 211	SAN DIEGO	CA	92111	356-320-18-00	COLLEGE REALTOR	
122	COMMERCIAL	4411 MERCURY ST STE 212	SAN DIEGO	CA	92111	356-320-18-00	BALBOA VILLAGE L P	
123	COMMERCIAL	4411 MERCURY ST STE 213	SAN DIEGO	CA	92111	356-320-18-00	BALBOA VILLAGE L P	
124	COMMERCIAL	4411 MERCURY ST STE 215	SAN DIEGO	CA	92111	356-320-18-00	MYSTIC FOUNT BLUE LLC	
125	COMMERCIAL	8111 BALBOA AVE	SAN DIEGO	CA	92111	356-320-22-00	MARUKAI CORPORATION	
126	COMMERCIAL	8125 BALBOA AVE	SAN DIEGO	CA	92111	356-320-22-00	RDLFA L L C	
127	COMMERCIAL	8151 BALBOA AVE	SAN DIEGO	CA	92111	356-320-22-00	MARUKAI VALUE	
128	VACANT	7970 OTHELLO AVE	SAN DIEGO	CA	92111	356-340-03-00	CALICO LLC	
129	INDUSTRIAL	8050 OTHELLO AVE	SAN DIEGO	CA	92111	356-340-04-00	HAWTHORNE CAT	
130	NO VALUE	3750 JOHN J MONTGOMERY DR	SAN DIEGO	CA	92123	421-290-11-00	MONTGOMERY-GIBBS EXECUTIVE AIRPORT	

From: [Jeff Sallen](#)
To: [Mendoza, Francisco](#)
Subject: [EXTERNAL] KMPG Vote results for 1052799 - 8039 Balboa Ave.
Date: Friday, January 20, 2023 8:43:24 AM

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

Good Morning Francisco,

On Wednesday, the KMPG voted 8-0-1 to recommend approval without conditions.

Best,

Jeff Sallen | Vice President | Partner

Voit Real Estate Services

4180 La Jolla Village Dr, Suite 100 | La Jolla, CA 92037

T (858) 458-3301 | F (858) 408-3976 | C (619) 559-5300

jsallen@voitco.com | www.voitco.com

Voit Real Estate Services, Broker License #01799957

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

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: 8039 Balboa Ave **Project No. For City Use Only:** _____

Project Address: 8039 Balboa Ave, San Diego, CA 92111

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

Corporation Limited Liability -or- General – What State? CA Corporate Identification No. 200935610165
 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: Balboa Avenue San Diego LLC Owner Tenant/Lessee Successor Agency

Street Address: 8039 Balboa Ave

City: San Diego State: CA Zip: 92111

Phone No.: 858-9221985 Fax No.: _____ Email: mark.chapparon@gmail.com

Signature:  Date: 2/17/2022

Additional pages Attached: Yes No

Applicant

Name of Individual: Aaron Magagna Owner Tenant/Lessee Successor Agency

Street Address: 639 Midway Dr. Suite B #132

City: San Diego State: CA Zip: 92110

Phone No.: 619-405-0298 Fax No.: _____ Email: aaronmagagna@gmail.com

Signature:  Date: 2/17/2022

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



THE CITY OF SAN DIEGO

Date of Notice: December 20, 2022

NOTICE OF RIGHT TO APPEAL ENVIRONMENTAL DETERMINATION DEVELOPMENT SERVICES DEPARTMENT

SAP No. 24009180

PROJECT NAME / NUMBER: 8309 Balboa Avenue New Cannabis Outlet / 1052799

COMMUNITY PLAN AREA: Kearny Mesa

COUNCIL DISTRICT: 6

LOCATION: 8039 Balboa Avenue, San Diego, CA 92111

PROJECT DESCRIPTION: Conditional Use Permit application for a new 3,296-square-foot Cannabis Outlet in an existing 17,351.25-square-foot building at 8039 Balboa Avenue in the CC-2-5 Zone and City Council District 6. Applicable Overlay Zones: Prime Industrial Lands, Transit Priority Area, ALUCP MCAS Miramar and Montgomery Field.

ENTITY CONSIDERING PROJECT APPROVAL: City of San Diego Hearing Officer

ENVIRONMENTAL DETERMINATION: Categorically exempt from CEQA pursuant to CEQA State Guidelines, Section 15332, In-Fill Development.

ENTITY MAKING ENVIRONMENTAL DETERMINATION: City of San Diego

STATEMENT SUPPORTING REASON FOR ENVIRONMENTAL DETERMINATION: The City of San Diego determined the proposed new 3,296-square-foot Cannabis Outlet in an existing 17,351.25-square-foot building is exempt from CEQA pursuant to Section 15332 (Infill Development) of the State CEQA Guidelines. The project is consistent the applicable land use and zoning designations and regulations; occurs within city limits on a site no more than 5 acres surrounded by urban uses; has no value as habitat for endangered, rare, or threatened species; would not result in significant traffic, noise, air quality or water quality effects; and can be served by required utilities and public services; and where the exceptions listed in Section 15300.2 would not apply.

DEVELOPMENT PROJECT MANAGER: Francisco Mendoza

MAILING ADDRESS: 1222 First Avenue, MS 501, San Diego, CA 92101-4153

PHONE NUMBER / EMAIL: 619-446-5292 / FJMendoza@sandiego.gov

On December 20, 2022 the City of San Diego made the above-referenced environmental determination

pursuant to the California Environmental Quality Act (CEQA). This determination is appealable to the City Council. If you have any questions about this determination, contact the City Development Project Manager listed above.

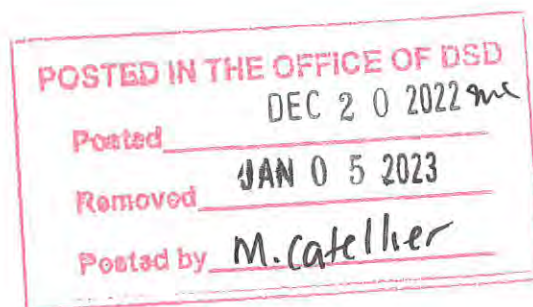
Applications to appeal CEQA determination made by staff (including the City Manager) to the City Council must be filed in the office of the City Clerk within 10 business days from the date of the posting of this Notice (January 5, 2023). During the Statewide "Safer-at-Home" directive to reduce the spread of COVID-19, beginning March 19, 2020, appeals to the City Clerk must be filed by email or US Mail as follows:

- 1) Appeals filed via E-mail: The Development Permit/Environmental Determination Appeal Application Form DS-3031 can be obtained at <https://www.sandiego.gov/sites/default/files/legacy/development-services/pdf/industry/forms/ds3031.pdf>.

Send the completed appeal form (including grounds for appeal and supporting documentation in pdf format) by email to Hearings1@sandiego.gov by 5:00pm. on the last day of the appeal period; your email appeal will be acknowledged within 24 business hours. You must separately mail the appeal fee by check payable to the City Treasurer to: City Clerk/Appeal, MS 2A, 202 C Street, San Diego, CA 92101. The appeal filing fee must be United States Postal Service (USPS) postmarked before or on the final date of the appeal. Please include the project number on the memo line of the check.

- 2) Appeals filed In-Person: The appeal application can be obtained in the Lobby of the City Administration Building located at 202 'C' Street, San Diego, CA 92101. The completed appeal package must be submitted by 5:00pm on the last day of the appeal period and include the required appeal fee in the form of a check payable to the City Treasurer to: City Clerk/Appeal, MS 2A, 202 C Street, San Diego, CA 92101.

This information will be made available in alternative formats upon request.



8039 Balboa Ave., Suite B, San Diego, CA 92111 Cannabis Outlet (CO) Conditional Use Permit (CUP)

TECHNE

DESIGN | DEVELOPMENT

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

CONSULTANTS

08-30-2022



8039 Balboa Ave., Suite B
San Diego, CA 92111

APPLICANT

Aaron Magagna
3639 Midway Dr., B132,
San Diego, CA 92110

PRJ-1052799

PROJECT INFORMATION

Balboa Ave. - CO	
PROJECT ADDRESS:	8039 Balboa Ave. San Diego, CA 92111
ASSESSORS PARCEL NUMBER:	356-310-41-00
LEGAL DESCRIPTION:	LOT 26*LOT 25& RECORDER'S MAP REF: 00435
YEAR BUILT:	1989
EXISTING OCCUPANCY CLASSIFICATION:	B - Business
PROPOSED OCCUPANCY CLASSIFICATION:	M - Mercantile and B - Business
EXISTING USE:	Office
PROPOSED USE:	Cannabis Outlet
CONSTRUCTION TYPE:	TYPE VB - (Sprinklered)
NUMBER OF STORIES:	2
BUILDING HEIGHT:	20'-0" <i>Approximate height, no proposed change</i>
LOT AREA:	46,032.1 sf 1.06 ACRES
GROSS FLOOR AREA PROJECT SUITE	3,296.8 sf
GROSS FLOOR AREA REMAINDER OF BUILDING	14,054.4 sf
TOTAL BUILDING GROSS FLOOR AREA:	17,351.2 sf

ZONING INFORMATION

Balboa Ave. - CO	
BASE ZONE:	CC-2-5
Overlay Zones:	Council District 7, Very High Fire Hazard Severity Zone, Transit Priority Area (TPA), San Diego International Airport- Airport Influence Area (AIA), Parking Standards Transit Priority Area, Montgomery Field- Airport Land Use Compatibility Overlay (ALUCOZ), San Diego Unified School District (SDUSD), Airports: FAA Height Notification, Mobility Zone 2, Geological Hazard Category 53, Montgomery Field - Airport Influence Area (AIA), Community Plan - KEARNY MESA 2
Geologic Hazard Zone 53	4

NUMBER OF BUILDINGS:	1		
SETBACKS:	FRONT:	0'-0" (min)	10'-0" (max)
	SIDE:	10'-0" (min)	
	REAR:	10'-0" (min)	
MAX. STRUCTURE HEIGHT:	100'		
MAX. STRUCTURAL COVERAGE:	35%	16,111.2 sf	(35% of lot area per §131.0531)
ACTUAL STRUCTURAL COVERAGE:	38%	17,351.2 sf	(Previously conforming)
MAXIMUM FLOOR AREA RATIO:	2.0	92,064.1 sf	
ACTUAL FLOOR AREA RATIO:	0.4	17,351.2 sf	(Previously conforming)

PARKING CALCULATION

Cannabis Outlet 8039 Balboa Ave., San Diego CA 92111				
PARKING CALCULATIONS*				
Use	Number / Area	Ratio	Previously Conforming	Parking Stalls
Business/Office Uses (Existing Use/Remainder of Building)	14,054.4	3.75	Previously Conforming	52.7
Cannabis Outlet (Project Suite)	3,296.8	-	Not Required*	0.0
Total Parking Required				53
Total Building Area	17,351.2			
* Per SDMC Sec. 142.0530 - Table 142.05E Table 142.05G (min. parking required within a Parking Standards Transit Priority Area = 0)				
** +1 short term bicycle spaces proposed due to VMT Reduction Measures				
*** +1 long long term bicycle spaces proposed due to VMT Reduction Measures				
Required 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 Proposed			0	
Required Motorcycle Spaces (On site)*	Req. Parking Spaces	Ratio	Parking Stalls	
2% of Req. Automobile Parking (Min. Req. = 2)	0	0.02	0.0	
Total Motorcycle Spaces Required & Proposed			2	
Required Bicycle Spaces (Short Term)	Req. Parking Spaces	Ratio	Bicycle Spaces	
10% per 1,000 sf of building floor area (Min. Req. = 2)	3,296.8	0.10	0.3	
Total Short term Bicycle Spaces Proposed**			3	
Proposed Bicycle Spaces (Long Term)	Parking Spaces	Ratio	Parking Stalls	
5% of Req. Automobile Parking (Min. Req. = 1)	0	0.05	0.0	
Total Long term Bicycle Spaces Proposed***			2	
EXISTING PARKING	Number / Area (sf)	Ratio	Parking Stalls	
Parking Spaces (On Site, Previously Conforming)	17,351.2	3.75	65	
Compact Parking Spaces (On Site, Previously Conforming)	65.0	Varies	32	
Accessible Spaces (On Site, Previously Conforming)	65.0	51 - 75 Table 11B-208.2	2	
Total Existing Parking (Previously Conforming)			65	
PROPOSED PARKING	Number / Area	Ratio	Parking Stalls	
Vehicular Parking Spaces (On Site)	17,351.2	Varies	58	
Accessible Spaces (On Site)	58	51 - 75 Table 11B-208.2	3	
Carpool / ZOV / Electric Vehical Parking (On Site)	0	SDMC Section 142.0530(d)(iv)	0	
Bicycle Parking (On Site - Short/Long-Term)	0	Varies	5	
Motorcycle Parking (On Site)	0	0.02	2	
Total Proposed Vehicular Parking (On Site)			58	

Parking Calculation Notes:
 The project is in a Parking Standards Transit Priority Area and is therefore not required to provide any parking spaces for the Cannabis Outlet use. The site's existing 65 parking spaces will be reduced to 58 parking spaces, allowing 2 new motorcycle spaces and one additional accessible vehicle space (3 total). Short- and long-term bicycle racks will be provided, and, as a reduction measure to account for traffic (vehicle miles traveled), a bicycle repair station will also be provided.

SHEET INDEX

#	SHEET NAME
G001	Cover Sheet
G002	Abbreviations / General Notes
G003	CD Draft Conditions
G004	DS-560
A101	Site Plan - Existing
A102	Site Plan - Proposed
A102b	BMP Plan - Proposed
A103	First Floor Plan - Existing
A104	First Floor Plan - Proposed
A105	Roof Plan - Existing
A106	First Floor Accessibility Plan - Proposed
A107	First Floor Egress Plan - Proposed
A108	First Floor Lighting Plan - Proposed
A109	First Floor Security Plan - Proposed
A201	Exterior Elevations - Existing
A301	Site Cross Section - Proposed
#	LANDSCAPE
LDP-1	Landscape Development Plan

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**

SCOPE OF WORK

Project consists of a conditional use permit in order to partially convert an existing single-story commercial building, with and approximate area of 17,351.25sf into a 3,296.81sf Storefront Retail Cannabis Business.

Tenant improvement to include the following:

- Interior alterations
- Site Improvements

PROJECT TEAM

APPLICANT:
 Aaron Magagna
 3639 Midway Dr., Suite B132, San Diego, CA 92110
 Phone #: 619-405-0298, email: aaronmagagna@gmail.com

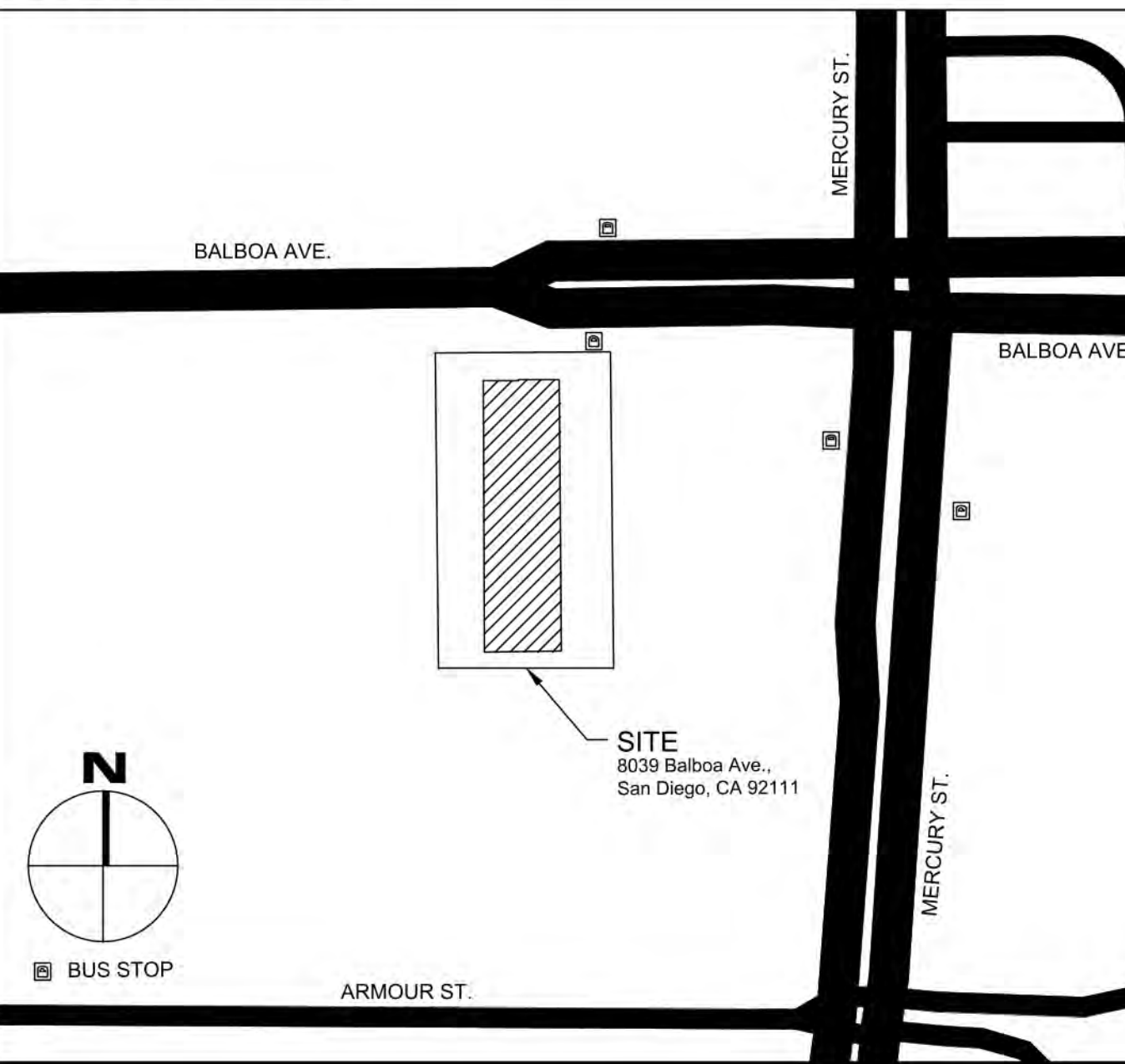
PROPERTY OWNER:
 Balboa Avenue San Diego LLC
 8039 Balboa Ave., San Diego, CA 92111
 Email: mark.chapparone@gmail.com

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

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

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

VICINITY MAP



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

MARK DATE DESCRIPTION

05/02/2022 4:27:35 PM

PROJECT NO: 2202

CAD DWG FILE: G001-G004 COVER SHEET.DWG

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

CHECKED BY: ABHAY SCHWEITZER, MICHAEL R. MORTON

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SHEET TITLE

COVER SHEET

1

G001

SHEET OF 18

ABBREVIATIONS

Table of abbreviations categorized by letter: A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z. Each entry includes the abbreviation and its full name, such as 'ACC: Access' and 'ACD: American Concrete Institute'.

Project General Notes

- These drawings and specifications are the property and the copyright of TECHNE and Architect of Record. No use, copies or alterations of this material is allowed without the written permission of TECHNE and Architect of Record Michael R. Morton AIA, is granted prior to use, except for the temporary use to construct the said work described in the project title block. No rights, ownership privileges or reuse of information contained herein is conveyed, allowed or transferred to any party. © TECHNE and Architect of Record.

Site Preparation

- Prior to excavation, General Contractor shall confirm location of underground utilities. 48 hours prior to start of work, call (800)-422-4133 to mark out all utility locations. In the event that utilities or concealed structures are discovered during construction at exposed or unexposed locations, the General Contractor shall stop work immediately in that area and question or notify TECHNE and the Architect and/or utility company immediately.

Floor Plan

- Interior finishes must conform to the requirements of the latest edition of the California Building Code. All decorative materials are required to be maintained in a flame-retardant condition. Different floor finishes shall meet under the door, unless otherwise noted.

Finish

- Install Duroc Tile Backer Board by United States Gypsum or equal on all interior walls, countertops and ceiling to receive tile. Install Duroc according to the manufacturer's recommended specifications.

Exterior

- All exposed metal flashing shall be painted to match adjacent surfaces. A weep screed or weep holes shall be provided at or below the foundation plate line for all exterior stud wall finishes on the exterior stucco. Weeps shall be placed a minimum of 4" above grade.

Roofing

- Roofing shall be installed in accordance with manufacturer's specific installation instructions. Provide all required sheet metal flashing and caulking. All roofing shall be Class A assembly.

Mechanical

- 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.

Electrical

- All circuit breakers switched 120V AC light circuits or convience outlets, must use only GFCI or AFCI circuit breakers. 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 (GFI).

Mechanical

- 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 the certificate of occupancy.

Electrical

- 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.

TECHNE DESIGN | DEVELOPMENT
2934 Lincoln Ave., San Diego, CA 92104
CONSULTANTS
Michael Morton AIA
APPLICANT
Aaron Magagna
PRJ-1052799
MARK DATE DESCRIPTION
PROJECT NO: 2202
CAD DWG FILE: 0001-0000 COVER SHEET.DWG
DRAWN BY: AS, C.G., S.V., D.C., J.A.
CHECKED BY: ABHAY SCHWEITZER, MICHAEL R. MORTON
COPYRIGHT: Ideal Environmental LLC (dba TECHNE) expressly reserves its common law copyright and all other intellectual property rights in this document. This document is not to be reproduced, copied, changed or disclosed in any form or manner whatsoever without first obtaining the express written permission of TECHNE.
SHEET TITLE
ABBREVIATIONS / GENERAL NOTES
G002
SHEET 2 OF 18

25. Prior to issuance of any construction permit for grading, the Owner/Permittee shall submit complete construction documents for the revegetation and hydro-seeding of all disturbed land in accordance with the City of San Diego Landscape Standards, Storm Water Design Manual, and to the satisfaction of the Development Services Department. All plans shall be in substantial conformance to this permit (including Environmental conditions) and Exhibit "A," on file in the Development Services Department.
26. 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.
27. 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.
28. 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.
29. 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.

4

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.

CONDITIONS FOR APPROVAL:

18. Prior to the issuance of any building permit, the Owner/Permittee shall obtain an Encroachment Maintenance Removal Agreement for landscape and irrigation located within the City's right-of-way, satisfactory to the City Engineer.
19. Prior to the issuance of any building permit, the Owner/Permittee shall assure by permit and bond the reconstruction of the the existing driveways with City standard driveways, adjacent to the project site on Balboa Avenue, satisfactory to the City Engineer.
20. Prior to the issuance of any building permit, the Owner/Permittee shall assure by permit and bond the construction of new City Standard bus pad, adjacent to the project site on Balboa Avenue, satisfactory to the City Engineer.
21. Prior to the issuance of any building permit, the Owner/Permittee shall assure by permit and bond the construction of non-contiguous sidewalk per current City Standard, adjacent to the project site on Balboa Avenue, satisfactory to the City Engineer.
22. Prior to the issuance of any building permit, the Owner/Permittee shall assure by permit and bond the construction of City standard curb and gutter, adjacent to the project site on Balboa Avenue, satisfactory to the City Engineer.
23. Prior to the issuance of any construction permit the Owner/Permittee shall submit a Water Pollution Control Plan (WPCP). The WPCP shall be prepared in accordance with the guidelines in Part 2 Construction BMP Standards Chapter 4 of the City's Storm Water Standards.
24. Prior to the issuance of any building permit, the Owner/Permittee shall assure by permit and bond the removal of existing pollards within the City right-of-way, satisfactory to the City Engineer.

4



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CONSULTANTS

Blank area for consultant information.



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 San Diego, CA 92111

APPLICANT

Aaron Magagna
 3639 Midway Dr., B132,
 San Diego, CA 92110

PRJ-1052799

01	02.18.22	Completeness Review
02	06.06.22	2nd CUP Submittal
03	08.04.22	3rd CUP Submittal
04	08.30.22	4th CUP Submittal

MARK DATE DESCRIPTION
 08/30/2022 3:41:50 PM

PROJECT NO: 2202
 CAD DWG FILE: 0001-0004 COVER SHEET.DWG
 DRAWN BY: A.S., C.G., S.V., D.C., J.A.
 CHK'D BY: ABHAY SCHWEITZER, MICHAEL R. MORTON

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CO DRAFT CONDITIONS

G003

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Development Services

FORM DS-560 September 2021

Stormwater Requirements Applicability Checklist

Project Address: 8039 Balboa Ave., San Diego, CA 92111 Project Number:

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 service, sewer lateral, or utility service.
 - Right of Way Permits with a project footprint less than 150 linear feet that exclusively include only ONE of the following activities: curb ramp, sidewalk and driveway apron replacement, 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 5-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.

[More information on the City's construction BMP requirements as well as CGP requirements can be found at <http://www.sandiego.gov/stormwater/regulations/index.shtml>](#)

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

Complete Part B and 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 BMPs.

- 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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City of San Diego • Form DS-560 • September 2021 Page 3

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 F 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? Or;
 - Are designed and constructed to be hydraulically disconnected from paved streets and roads? Or;
 - Are designed and constructed with permeable pavements or surfaces in accordance with the Green Streets guidance in the City's 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 surfaces. 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 on 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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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 5013, 5014, 5541, 7532-7534 or 7536-7539. 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

Name of Owner or Agent: Mark Chapparone Title: Property Owner

Signature:  Date: 2/17/2022

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Michael Morton AIA
C-19371
RENEWAL
04/30/2023
STATE OF CALIFORNIA

8039 Balboa Ave., Suite B
San Diego, CA 92111

APPLICANT

Aaron Magagna
3639 Midway Dr., B132,
San Diego, CA 92110

PRJ-1052799

01	02.18.22	Completeness Review
02	06.06.22	2nd CUP Submittal
03	08.04.22	3rd CUP Submittal
04	08.30.22	4th CUP Submittal

MARK	DATE	DESCRIPTION
PROJECT	2202	
CAD DWG FILE:	G001-G004 COVER SHEET.DWG	
DRAWN BY:	A.S., C.G., S.V., D.C., J.A.	
CHK'D BY:	ABHAY SCHWEITZER, MICHAEL R. MORTON	

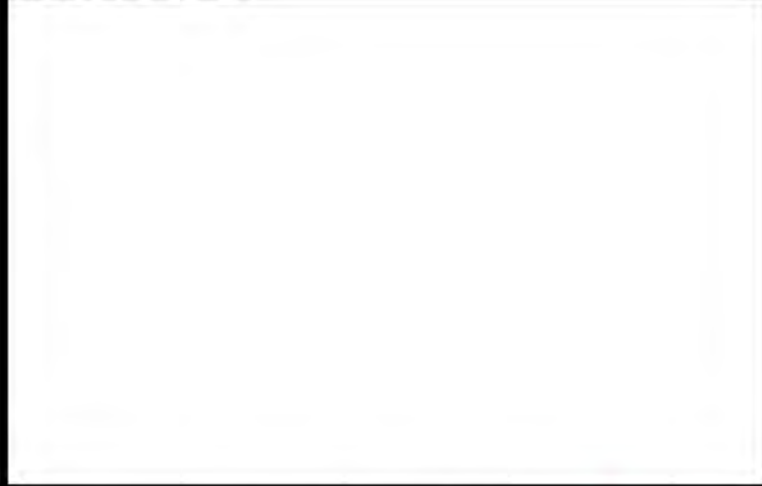
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SHEET TITLE
DS-560

G004

SHEET 4 OF 18

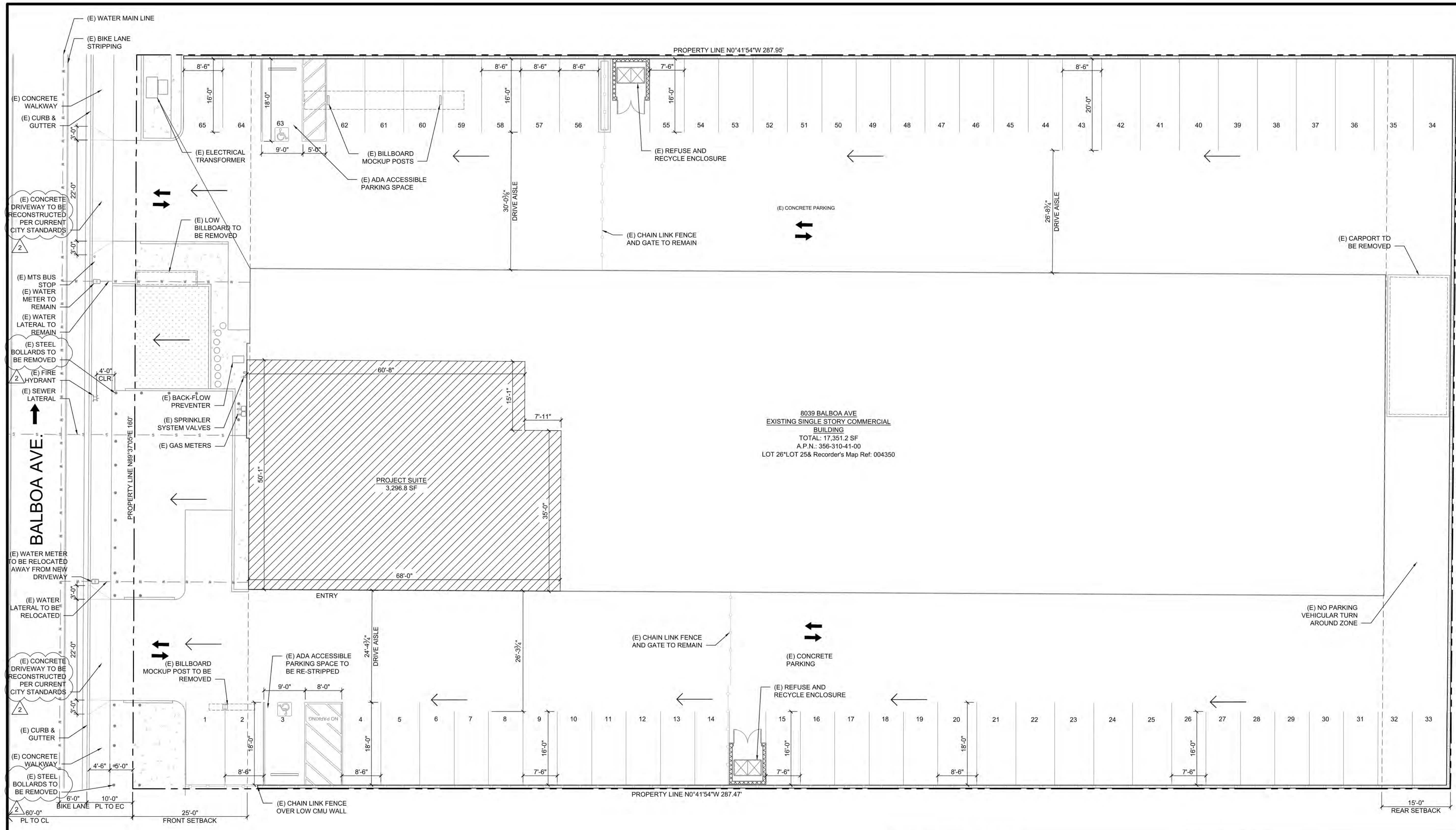
CONSULTANTS



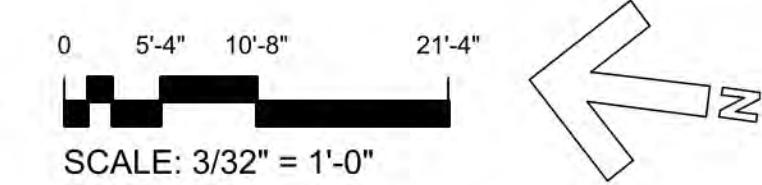
08-30-2022
 8039 Balboa Ave., Suite B
 San Diego, CA 92111

APPLICANT
 Aaron Magagna
 3639 Midway Dr., B132,
 San Diego, CA 92110

PRJ-1052799



1 SITE PLAN - EXISTING
 SCALE: 3/32" = 1'-0"



SITE PLAN NOTES

- Refer to other construction documents for complete scope of work.
- 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.
- 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.
- 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.
- Coordinate with other tenants the temporary shutoff of any site utilities.

SITE PLAN LEGEND

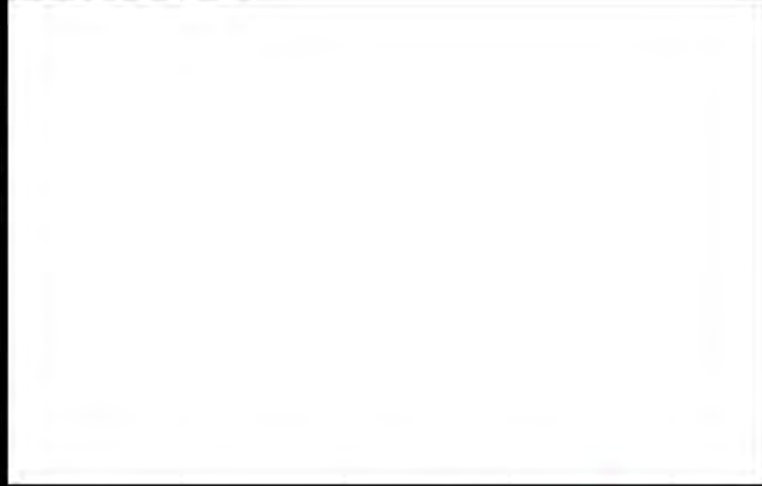
- PROPERTY LINE
- PROJECT SUITE WITHIN EXISTING BUILDING
- EXISTING CONCRETE PAVEMENT
- EXISTING LANDSCAPE
- SITE DRAINAGE PATTERN
- VEHICULAR CIRCULATION

MARK	DATE	DESCRIPTION
01	02.18.22	Completeness Review
02	06.06.22	2nd CUP Submittal
03	08.04.22	3rd CUP Submittal
04	08.30.22	4th CUP Submittal

PROJECT NO: 2202
 CAD DWG FILE: A101 - SITE PLAN - EXISTING.DWG
 DRAWN BY: A.S., C.G., S.V., D.C., J.A.
 CHK'D BY: ABHAY SCHWEITZER, MICHAEL R. MORTON

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SITE PLAN - EXISTING

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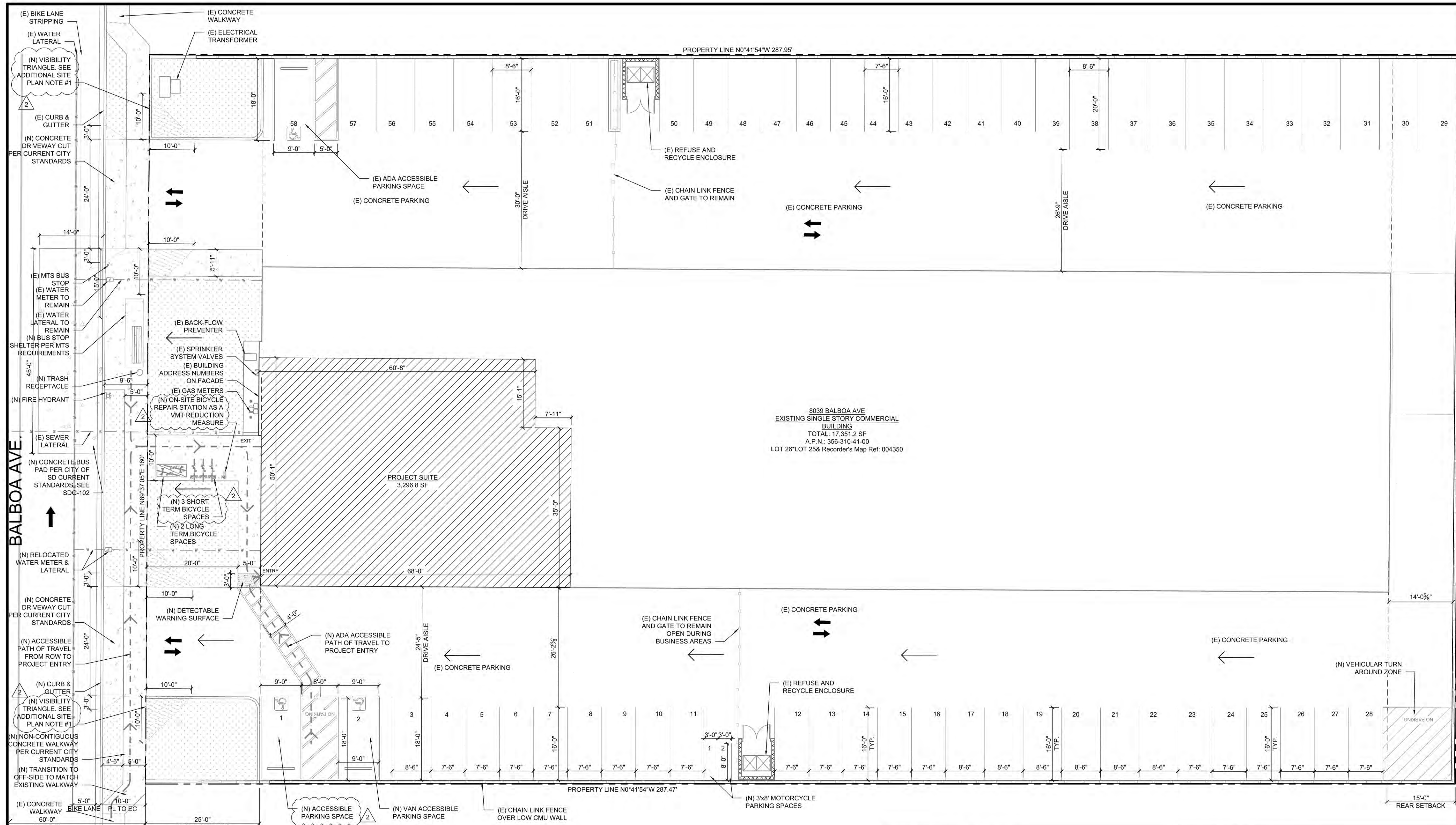


08-30-2022
Michael Morton AIA
 C-19371
 RENEWAL
 04/30/2023

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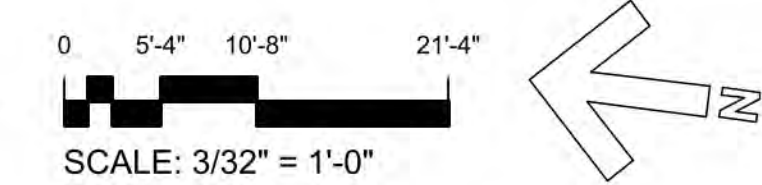
APPLICANT
 Aaron Magagna
 3639 Midway Dr., B132,
 San Diego, CA 92110

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8039 BALBOA AVE
 EXISTING SINGLE STORY COMMERCIAL BUILDING
 TOTAL: 17,351.2 SF
 A.P.N.: 356-310-41-00
 LOT 26 LOT 25 & Recorder's Map Ref: 004350

1 SITE PLAN - PROPOSED
 SCALE: 3/32" = 1'-0"



SITE PLAN NOTES

- Refer to other construction documents for complete scope of work.
- 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.
- 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.
- 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.
- Coordinate with other tenants the temporary shutoff of any site utilities.

SITE PLAN LEGEND

- PROPERTY LINE
- PROJECT SUITE WITHIN EXISTING BUILDING
- EXISTING CONCRETE PAVEMENT
- EXISTING LANDSCAPE
- SITE DRAINAGE PATTERN
- VEHICULAR CIRCULATION
- ACCESSIBLE PATH OF TRAVEL

ADDITIONAL SITE PLAN NOTES

- Visibility area triangles, per San Diego municipal code diagram 113-02s: 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.
- Also see 1/A301 for roadway cross section of Balboa Avenue including centerline to property line distance, centerline to curb line distance, travel lane configuration and width, and location of sidewalk.

MARK	DATE	DESCRIPTION
01	02.18.22	Completeness Review
02	06.06.22	2nd CUP Submittal
03	08.04.22	3rd CUP Submittal
04	08.30.22	4th CUP Submittal

PROJECT NO: 2202
 CAD DWG FILE: A102 - SITE PLAN - PROPOSED.DWG
 DRAWN BY: A.S., C.G., S.V., D.C., J.A.
 CHK'D BY: ABHAY SCHWEITZER, MICHAEL R. MORTON

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SITE PLAN - PROPOSED

CONSULTANTS

08-30-2022

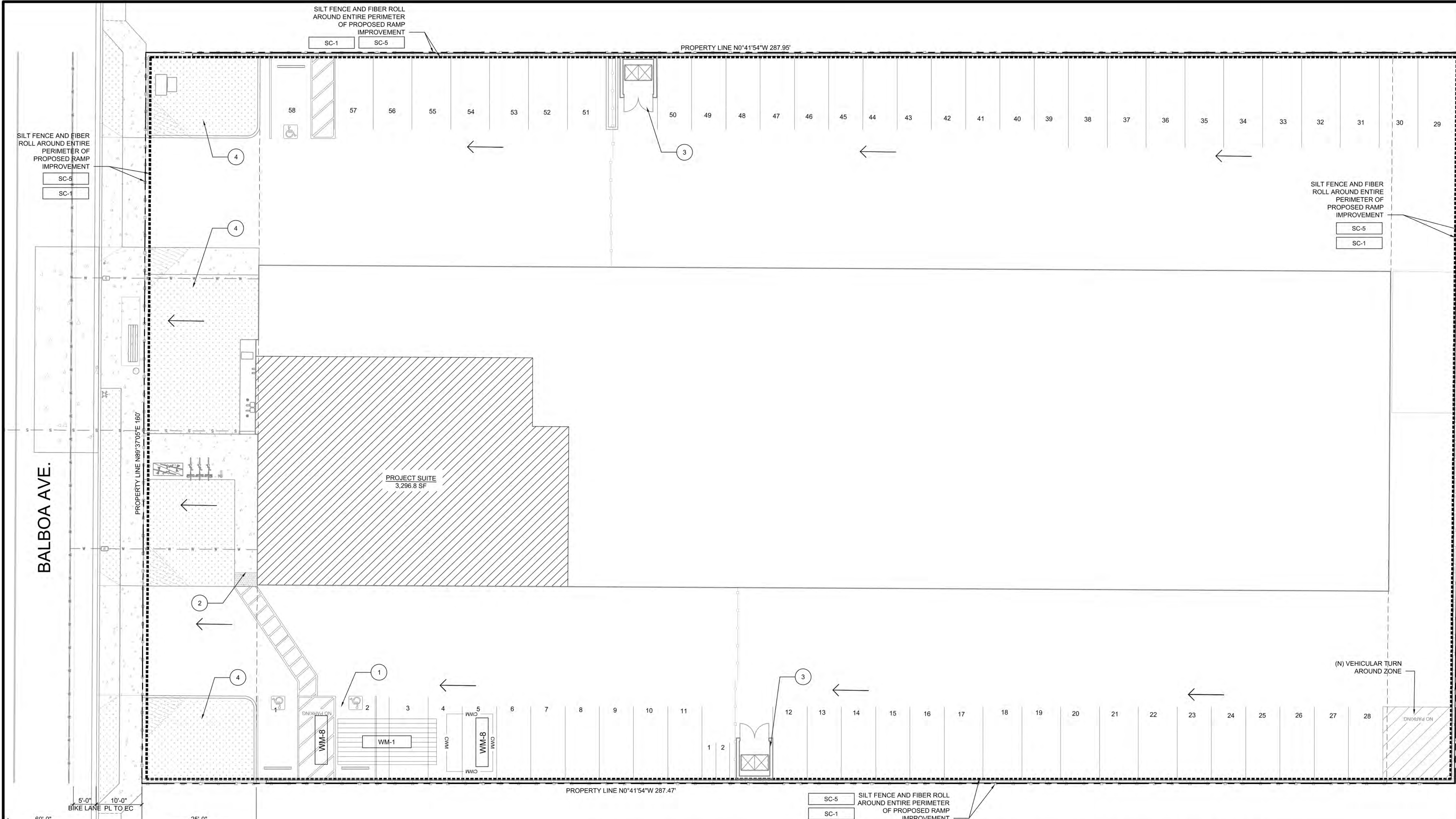


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 San Diego, CA 92110

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BMP PLAN KEYNOTES

- RE-STRIPE EXISTING ACCESSIBLE PARKING AND NEW ACCESSIBLE PARKING.
- PROPOSED CONCRETE WALKING SURFACE.
- EXISTING REFUSE AND RECYCLE AREA.
- PROPOSED LANDSCAPE AREA.

STORMWATER BMP PLAN LEGEND

SC-1	SILT FENCE (per Caltrans SC-1)	—○—○—○—
SC-5	FIBER ROLL (per Caltrans SC-5)	—————
WM-1	MATERIAL DELIVERY AND STORAGE	
WM-8	CONCRETE WASTE MANAGEMENT	
WM-9	SANITARY WASTE MANAGEMENT	

SITE PLAN NOTES

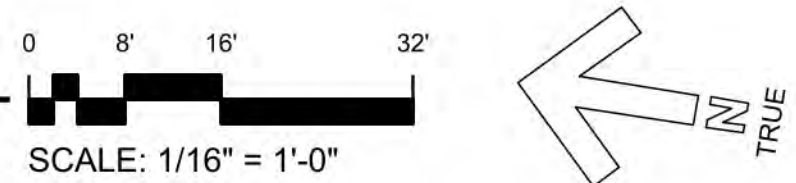
- Refer to other construction documents for complete scope of work.
- See Proposed Site Plan, sheet A102, for additional information regarding proposed structures.
- Refer to title sheet G001 for additional information such as areas, setbacks, zoning and more.
- Refer to sheet C1.0 for Grading Quantities.

SITE PLAN LEGEND

---	PROPERTY LINE
////	AREA OF PROPOSED PROJECT
□	AREA OF PROPOSED HARDSCAPE
□	AREA OF PROPOSED PERVIOUS CONCRETE
←	SITE DRAINAGE PATTERN

STORMWATER BMP PLAN NOTES

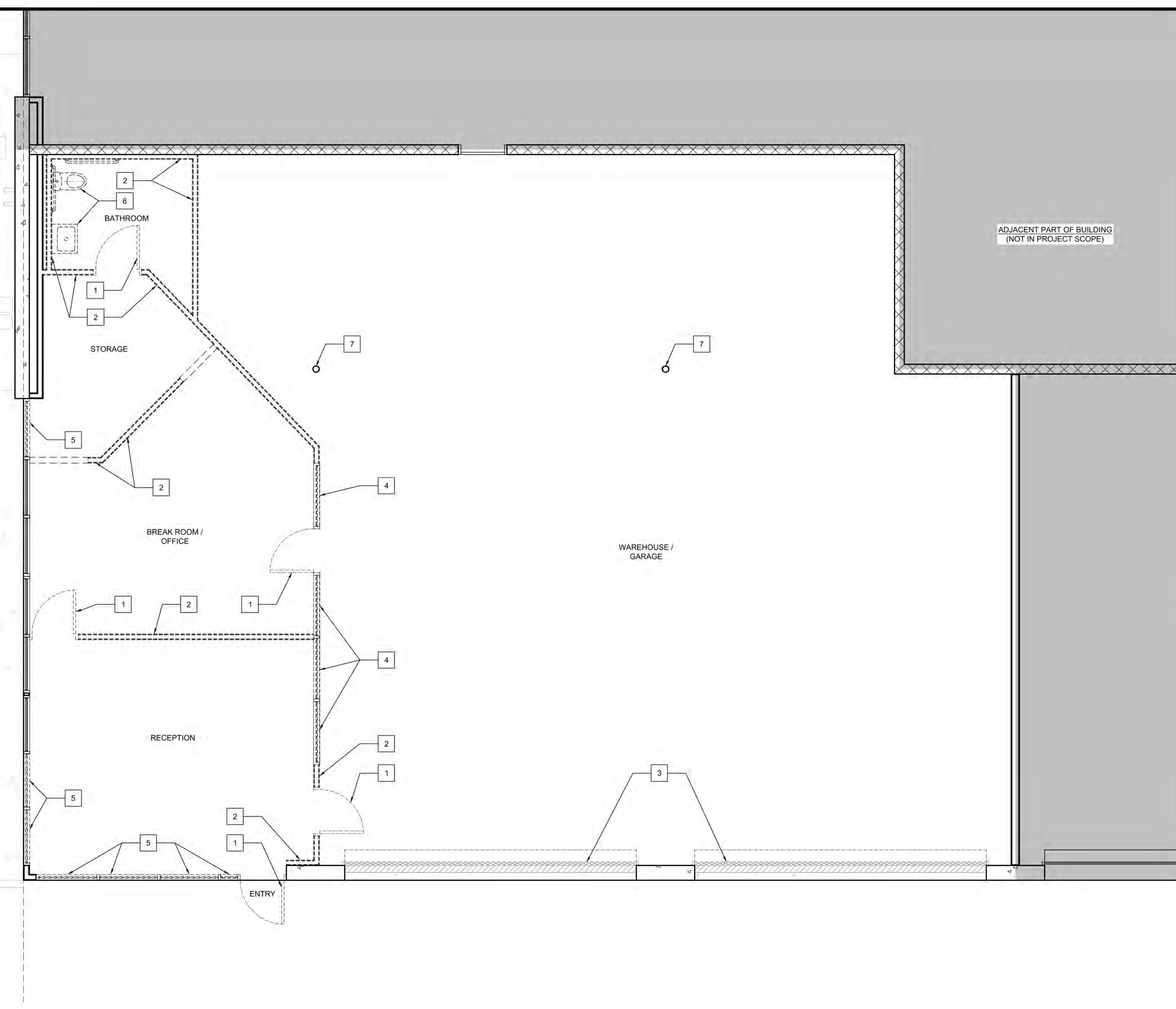
- Site Area: 45,032.05 sf (1.06 acres)
- Estimated amount of disturbed area: 2,620.91 sf
- Existing amount of impervious area: 45,674.43 sf
- Proposed amount of pervious area: 1748.25 sf
- Total impervious area: 43,926.18 sf
- Impervious % decrease: 3.82%
- This site has been previously developed.
- This plan is for reference only and not for the construction of permanent structures.
- The Storm Water Management measures depicted are minimum standards only.
- The General Contractor shall be responsible for inspecting and ensuring that the storm water management measures implemented are maintained and functioning as required by the City of San Diego.



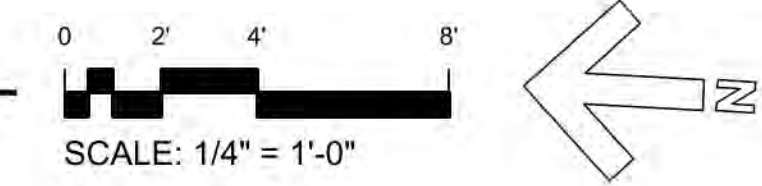
1 BMP PLAN - PROPOSED
 SCALE: 1/16" = 1'-0"

BMP PLAN - PROPOSED

A102b



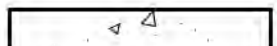


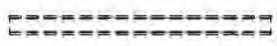
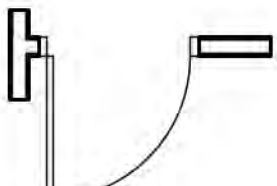
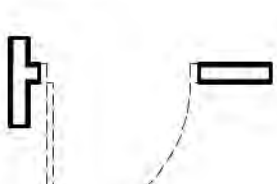



1 FIRST FLOOR PLAN - EXISTING
SCALE: 1/4" = 1'-0"



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 TECHNE and structural engineer.
- Existing framing and floor surfaces may be out of plumb and not level. They shall be inspected and made plumb and leveled by the contractor. Wood framing adjacent to soil may be encountered and modifications and/or protection measures shall be taken.
- Elevation changes between door openings and adjacent grade shall be verified in the field and if discrepancies exist between field conditions and plans exist, notify TECHNE to make modifications and/or other corrective measures.

FLOOR PLAN LEGEND

-  EXISTING EXTERIOR 8" CONCRETE WALL TO REMAIN
-  EXISTING WALL TO REMAIN
-  EXISTING CMU WALL TO REMAIN
-  EXISTING NON-BEARING, NON-SHEARWALL WALL TO BE REMOVED
-  EXISTING DOOR TO REMAIN
-  EXISTING DOOR TO BE REMOVED
-  EXISTING WINDOW TO REMAIN
-  EXISTING MISC. ITEM TO BE REMOVED
-  EXISTING STRUCTURAL COLUMN TO REMAIN

FLOOR PLAN NOTES

- The General Contractor or Sub-Contractor shall verify all conditions or dimensions on these plans in the field with actual site conditions.
- Written dimensions shall take precedence over scaled dimensions and shall be verified on the job site. On-site verification of all dimensions and conditions shall be the sole responsibility of the General Contractor and Sub-Contractors.
- The Contractor or sub-contractor shall notify TECHNE if any conflicts or discrepancy occurs between this information on this plan and actual field conditions.
- Any discrepancies with this drawing affecting project layout shall be brought to the attention of TECHNE. 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

- REMOVE EXISTING DOOR.
- REMOVE EXISTING INTERIOR NON-BEARING, NON-SHEARWALL WALL.
- REMOVE EXISTING ROLL-UP DOOR AND FILL-IN OPENING.
- REMOVE EXISTING WINDOW.
- REPLACE EXISTING STOREFRONT PER PROPOSED FLOOR PLAN.
- REMOVE EXISTING PLUMBING FIXTURE.
- EXISTING STEEL COLUMN TO REMAIN.



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PRJ-1052799

MARK	DATE	DESCRIPTION
01	07.18.22	Completeness Review
02	06.06.22	2nd CUP Submittal
03	08.04.22	3rd CUP Submittal
04	08.30.22	4th CUP Submittal

PROJECT NO: 2202

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

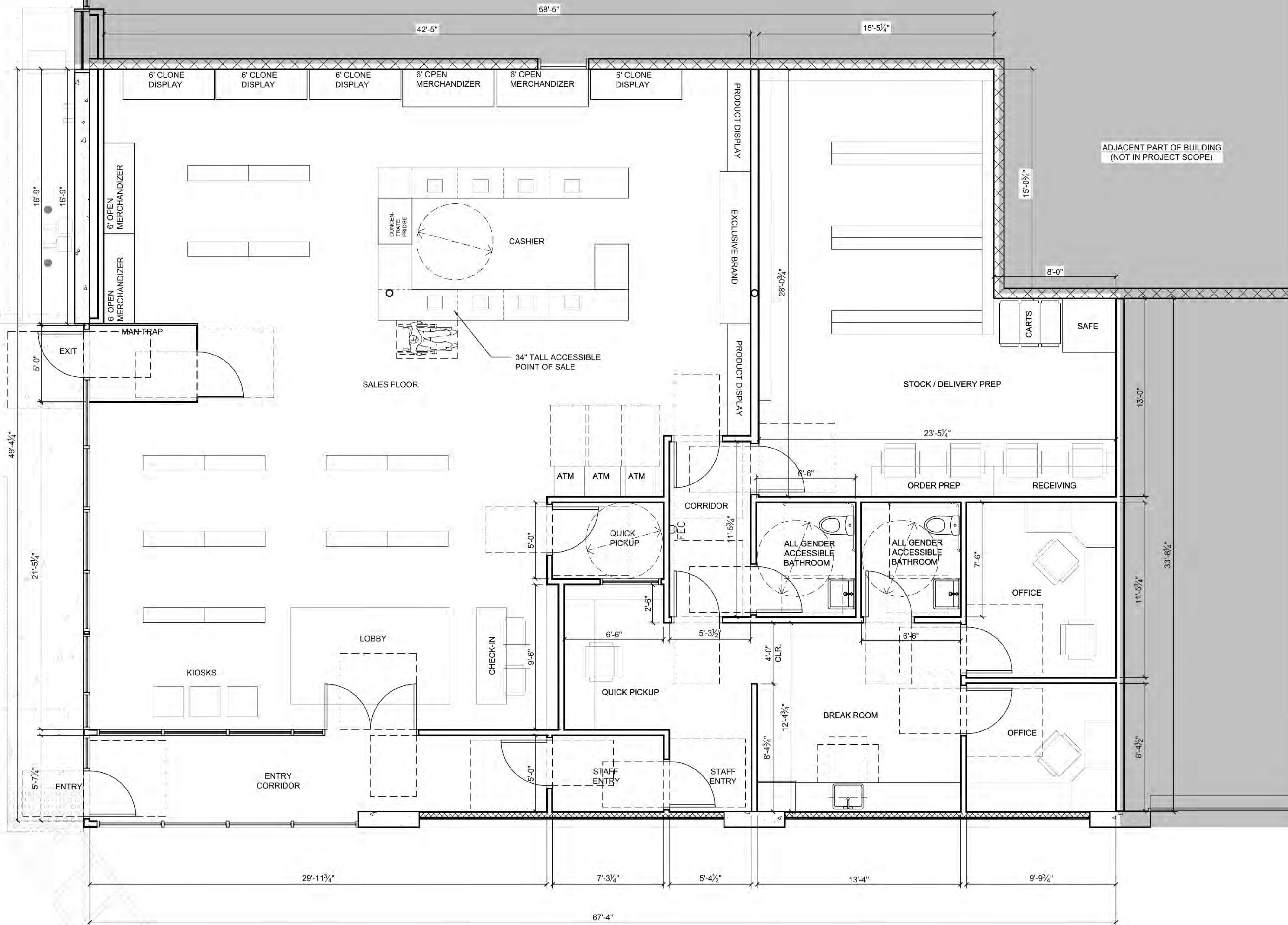
DRAWN BY: A.S., C.G., S.V., D.C., J.A.

CHK'D BY: ABHAY SCHWEITZER, MICHAEL R. MORTON

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FIRST FLOOR PLAN - EXISTING/DEMOLITION

A103
 SHEET 8 OF 18



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.
- E. INSULATION (U.N.O. in T-24 Report):
 - R-19 Batt Insulation at all Exterior 2 X 6 Walls.
 - R-15 Batt Insulation at all accessible interior walls for sound control.
 - R-30 Batt Insulation at Ceiling, Raised Floor & Roof Areas.
 - R-4.5 Insulation Wrap on all New Hot Water Piping.
 - R-8 Insulation Wrap on all New Supply Ducts.

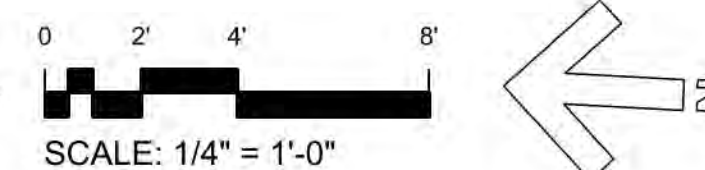
DIMENSIONS

- 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.

FLOOR PLAN LEGEND

- Existing 8" CMU wall to remain
- Existing 12" concrete wall to remain
- PROPOSED NON-STRUCTURAL EXTERIOR WALL: 3 1/2" Light Gauge Steel Stud @ 24" O.C. with 1 layer of 5/8" gypsum board with level 4 finish on the interior and 1 layer of 5/8" sheathing and 5/8" stucco on the exterior
- PROPOSED INTERIOR WALL: 2X4 wood stud @ 16" O.C. with 1 layer of 5/8" gypsum board on each side.
- WALL OPENING: 80" high u.n.o. Finished with 5/8" gypsum board with square corners.
- 3 1/2" U.N.O. DOOR.
- WINDOW.
- FIRE EXTINGUISHER CABINET

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



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STATE OF CALIFORNIA

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DRAWN BY: A.S., C.G., S.V., D.C., J.A.		
CHK'D BY: ABHAY SCHWEITZER, MICHAEL R. MORTON		

SHEET TITLE
FIRST FLOOR PLAN
- PROPOSED

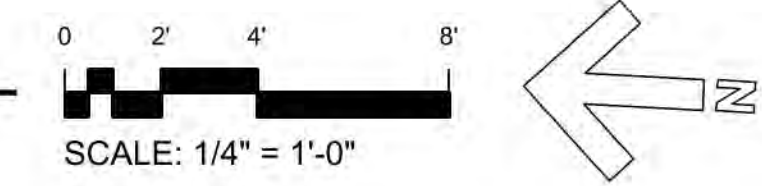


BALBOA AVE.

PROPERTY LINE N89°37'06\"/>

PROPERTY LINE N89°37'06\"/>

1 ROOF PLAN - EXISTING
SCALE: 1/4" = 1'-0"



ROOF 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 the 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.

ROOF PLAN LEGEND

- ROOF SLOPE INDICATOR
- OUTLINE OF WALLS BELOW
- EXISTING MECHANICAL EQUIPMENT TO REMAIN
- EXISTING SKYLIGHT TO REMAIN
- EXISTING ROOF MOUNTED SOLAR PANELS TO REMAIN

TECHNE
DESIGN | DEVELOPMENT

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PROJECT NO: 2202

CAD DWG FILE: A105 - ROOF PLAN - EXISTING-PROPOSED.DWG

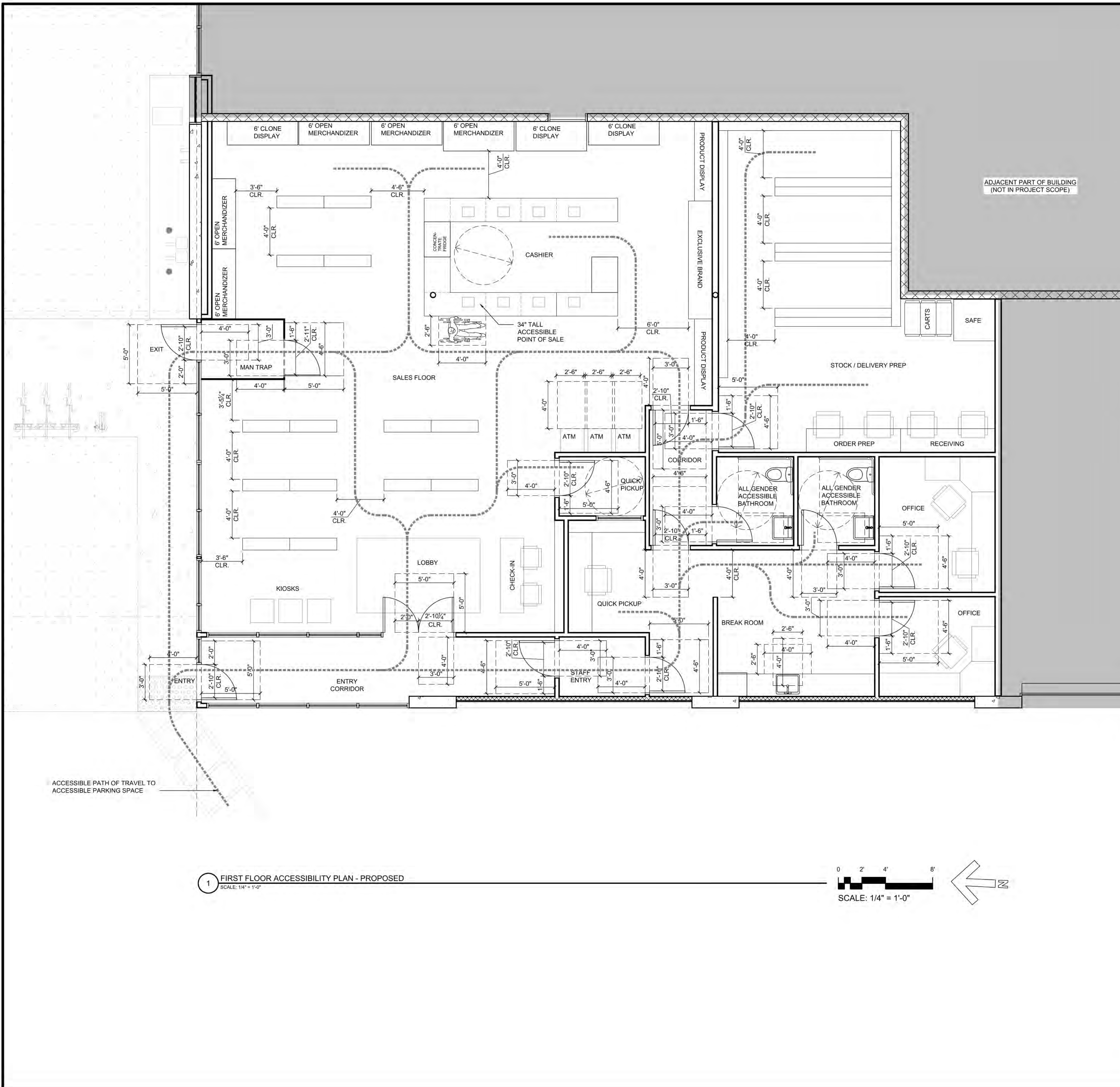
DRAWN BY: A.S., C.G., S.V., D.C., J.A.

CHK'D BY: ABHAY SCHWEITZER, MICHAEL R. MORTON

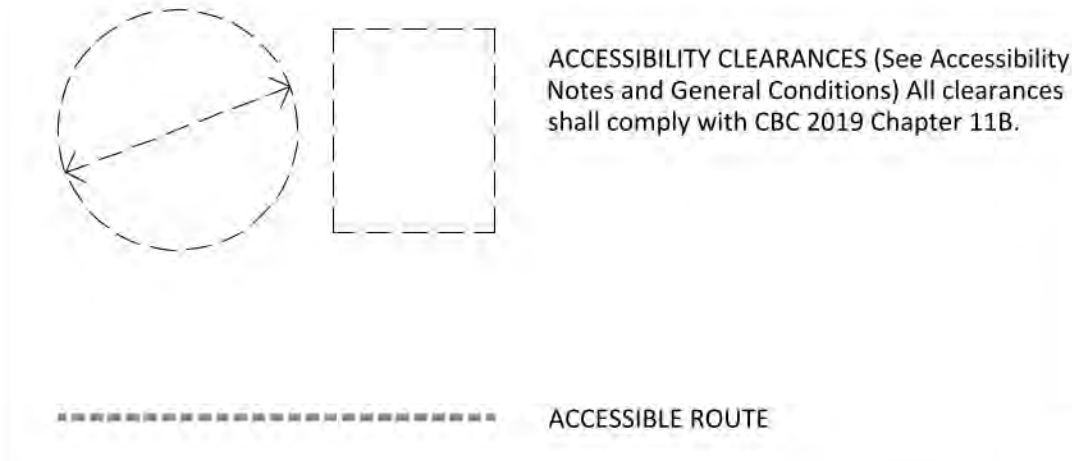
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SHEET TITLE

ROOF PLAN - EXISTING



ACCESSIBILITY PLAN LEGEND



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-303.4. 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 36 inches (914 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-404.2.4.4)
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)

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ACCESSIBLE REACH RANGES NOTES

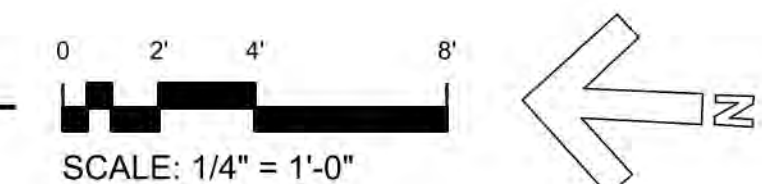


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1 FIRST FLOOR ACCESSIBILITY PLAN - PROPOSED
SCALE: 1/4" = 1'-0"



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MARK	DATE	DESCRIPTION

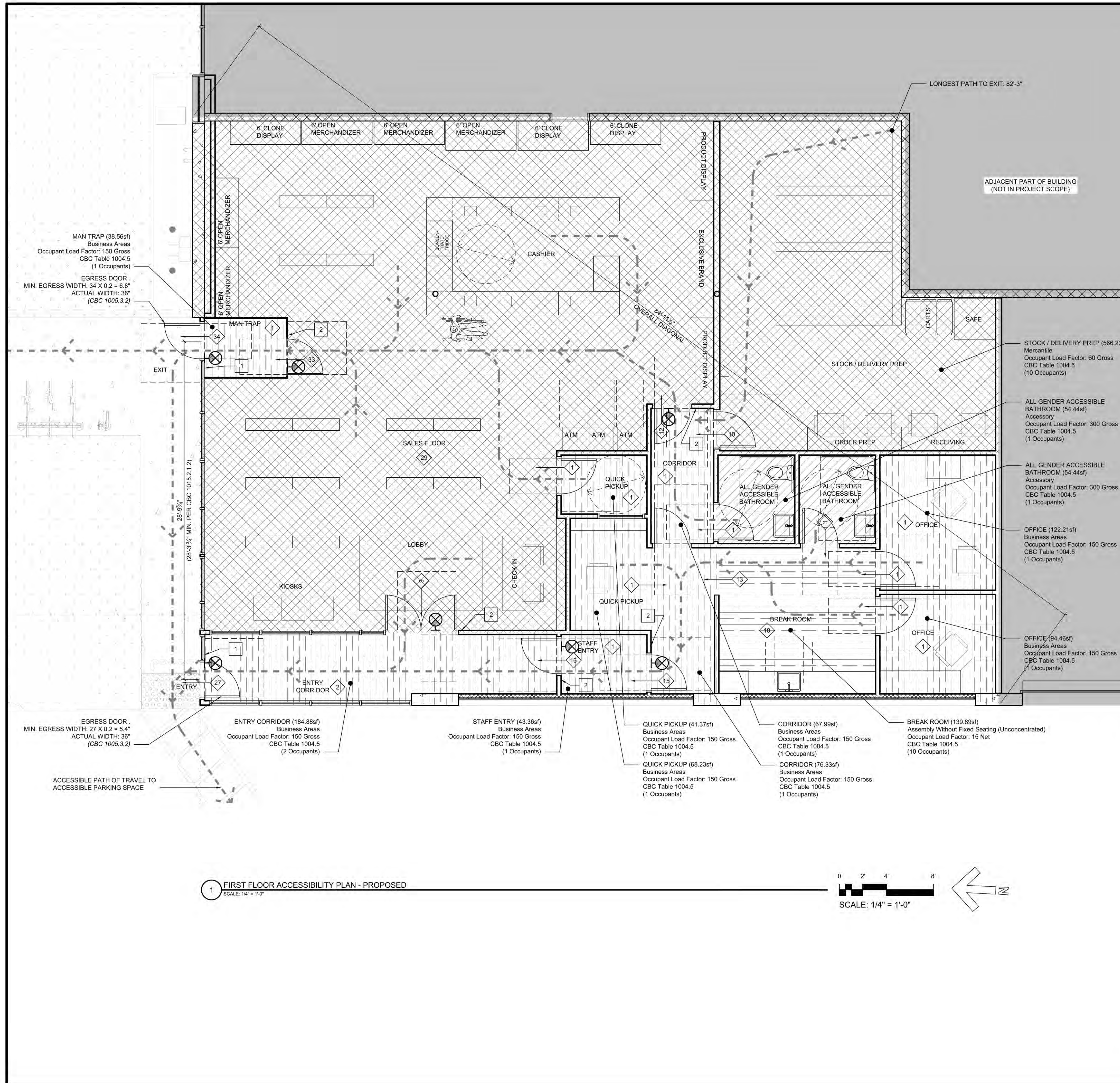
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DRAWN BY: A.S.C.G., S.V., D.C.J.A.
CHK'D BY: ABHAY SCHWEITZER, MICHAEL R. MORTON

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SHEET TITLE

FIRST FLOOR
ACCESSIBILITY
PLAN - PROPOSED

A106



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: Assembly Without Fixed Seating (Unconcentrated)
Occupant Factor: 15 net

EGRESS PLAN KEYNOTES

- 1 TACTILE EXIT SIGN
- 2 TACTILE EXIT ROUTE SIGN
- WALL/CEILING 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 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 0.5 footcandle (5 lux) average and a minimum at any point of 0.05 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.

ACCESSIBILITY NOTES

- Refer to First Floor Accessibility Plan, Sheet A106 for Accessibility Notes.

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MARK	DATE	DESCRIPTION

PROJECT NO: 2202

CAD DWG FILE: A106-A107 FIRST FLOOR EGRESS ACCESSIBILITY PLAN - PROPOSED.DWG

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

CHK'D BY: ABHAY SCHWEITZER, MICHAEL R. MORTON

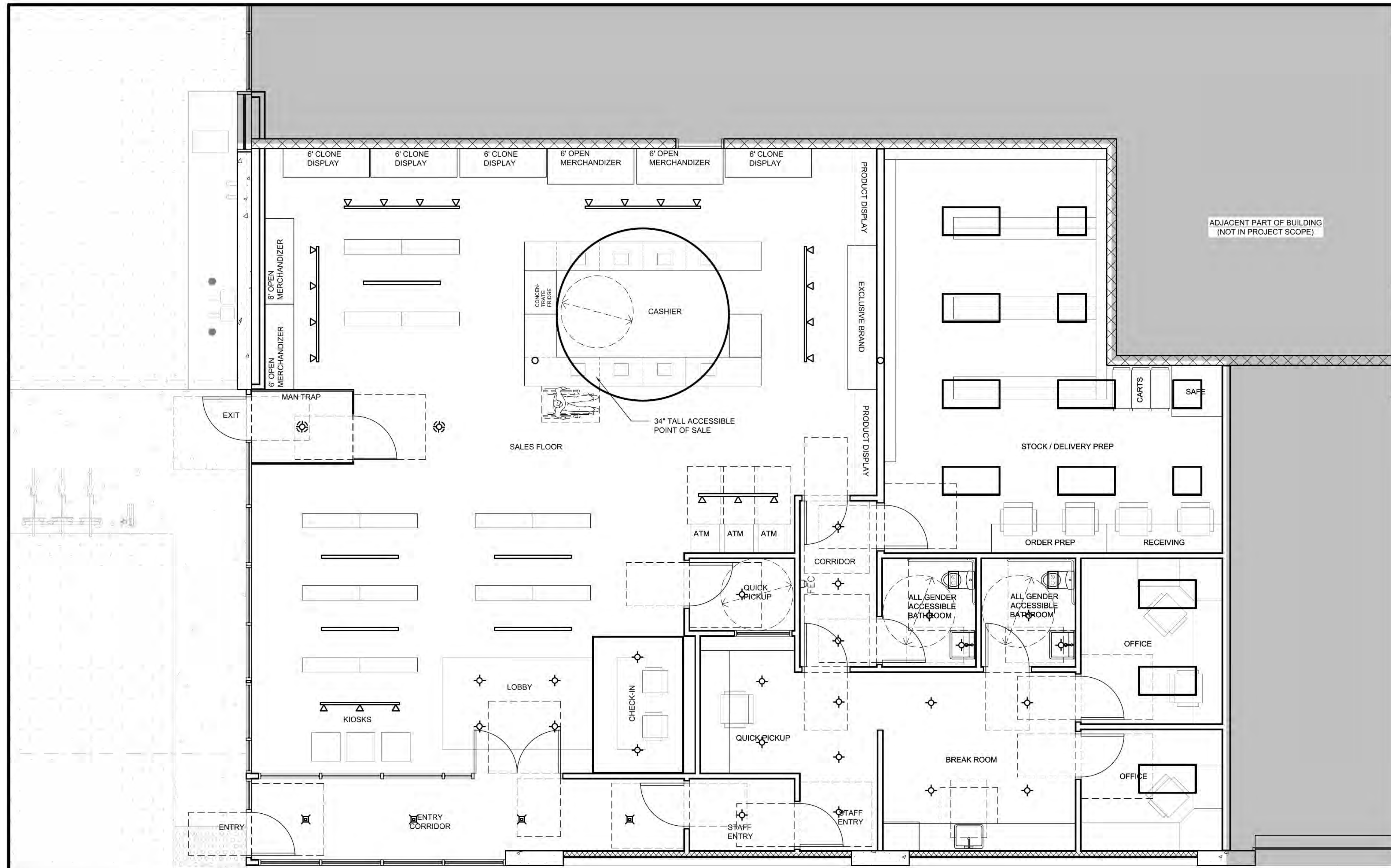
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SHEET TITLE

FIRST FLOOR EGRESS PLAN - PROPOSED

A107

SHEET 12 OF 18



LIGHTING PLAN LEGEND

- EXHAUST FAN COMBO
- 4" DIAMETER DECORATIVE / SEMI RECESSED LED LIGHT
- 4" DIAMETER RECESSED LED DOWNLIGHT
- 2' X 4' LED PANEL
- 2' X 2' LED PANEL
- PENDENT LIGHT
- 2" X 48" SURFACE / SUSPENDED LINEAR LED
- TRACK LIGHTING / LED SPOTS

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

TECHNE
DESIGN | DEVELOPMENT

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

CONSULTANTS

08-30-2022

Michael Morton AIA

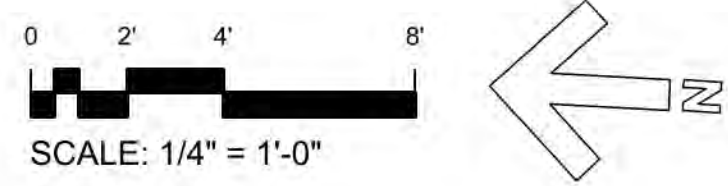
C-19371
RENEWAL
04/30/2023

8039 Balboa Ave., Suite B
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APPLICANT
Aaron Magagna
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San Diego, CA 92110

PRJ-1052799

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



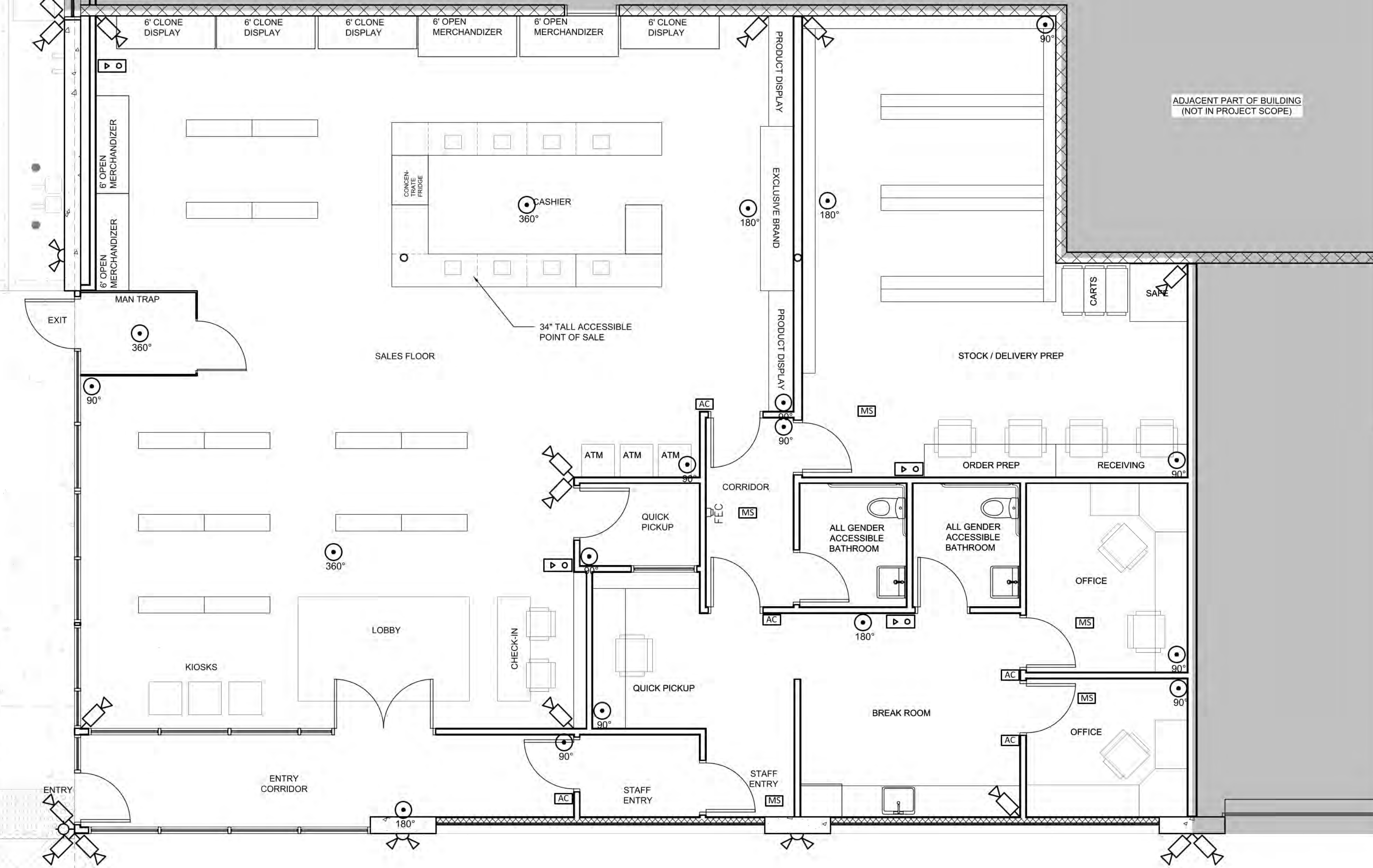
01	02.18.22	Completeness Review
02	06.06.22	2nd CUP Submittal
03	08.04.22	3rd CUP Submittal
04	08.30.22	4th CUP Submittal

MARK	DATE	DESCRIPTION

PROJECT NO: 2202
 CAD DWG FILE: A108 FIRST FLOOR LIGHTING PLAN - PROPOSED DWG
 DRAWN BY: A.S., C.G., S.V., D.C., J.A.
 CHK'D BY: ABHAY SCHWEITZER, MICHAEL R. MORTON

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SHEET TITLE
FIRST FLOOR LIGHTING PLAN - PROPOSED



SECURITY PLAN LEGEND

	SECURITY CAMERA - HIKVISION COLORVU DS-2CD2147G2-SU ANGLE ADJUSTMENT: PAN: 0° TO 355°; TILT: 0° TO 75°; ROTATE: 0° TO 355°	9 - INTERIOR SECURITY CAMERAS 7 - EXTERIOR SECURITY CAMERAS
	360° SINGLE SENSOR SECURITY CAMERA	
	180° SINGLE SENSOR SECURITY CAMERA	
	90° SINGLE SENSOR SECURITY CAMERA	
	AUDIBLE ALARM	2 - SALES FLOOR 1 - STOCK / DELIVERY PREP 1 - BREAK ROOM
	MOTION SENSOR - BOSCH DS9370/DS9371 SERIES CEILING MOUNT DETECTORS	
	ACCESS CONTROL DEVICE (KEYPAD, CARD READER, BIOMETRIC SCANNER OR SIMILAR) HID multiCLASS SE READERS	
	3 - EXTERIOR WALL OR SOFFIT MOUNTED FLOOD LIGHT - GREENTEK ENERGY SYSTEMS LED 30W 5-SERIES	
	EXTERIOR SECURITY LIGHTING - NORA NE-902LED	

SECURITY MEASURES

THIS PROJECT PROPOSES TO IMPLEMENT THE FOLLOWING SECURITY MEASURES:

1. OPERABLE CAMERAS (On-site and off-site monitoring with remote backup)
2. ALARMS
3. LICENSED SECURITY GUARD DURING BUSINESS HOURS
4. BULLET RESISTANT ASSEMBLIES TO PROTECT EMPLOYEES
5. METAL DETECTORS
6. ILLUMINATION AROUND BUILDING, IN PARKING AREAS AND IN ADJACENT SIDEWALKS
7. SECURITY SHALL INCLUDE OPERABLE CAMERAS, ALARMS, AND A SECURITY GUARD. THE SECURITY GUARD SHALL BE LICENSED BY THE STATE OF CALIFORNIA AND BE PRESENT ON THE PREMISES DURING BUSINESS HOURS. THE SECURITY GUARD SHALL ONLY BE ENGAGED IN ACTIVITIES RELATED TO PROVIDING SECURITY FOR THE FACILITY, EXCEPT ON AN INCIDENTAL BASIS.

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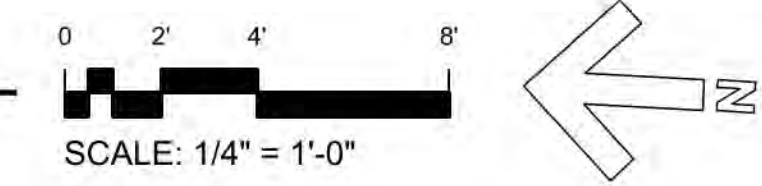
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PRJ-1052799

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



01	02.18.22	Completeness Review
02	06.06.22	2nd CUP Submittal
03	08.04.22	3rd CUP Submittal
04	08.30.22	4th CUP Submittal

MARK	DATE	DESCRIPTION
PROJECT NO: 2202		
CAD DWG FILE: A109 FIRST FLOOR SECURITY PLAN - PROPOSED.DWG		
DRAWN BY: A.S., C.G., S.V., D.C., J.A.		
CHK'D BY: ABHAY SCHWEITZER, MICHAEL R. MORTON		

FIRST FLOOR SECURITY PLAN - PROPOSED



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



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



3 NORTH 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.

CONSULTANTS



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02	06.06.22	2nd CUP Submittal
03	08.04.22	3rd CUP Submittal
04	08.30.22	4th CUP Submittal

PROJECT NO: 2202
CAD DWG FILE: A201 EXTERIOR ELEVATIONS - EXISTING.DWG
DRAWN BY: A.S., C.G., S.V., D.C., J.A.
CHK'D BY: ABHAY SCHWEITZER, MICHAEL R. MORTON

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SHEET TITLE
EXTERIOR ELEVATIONS - EXISTING

A201

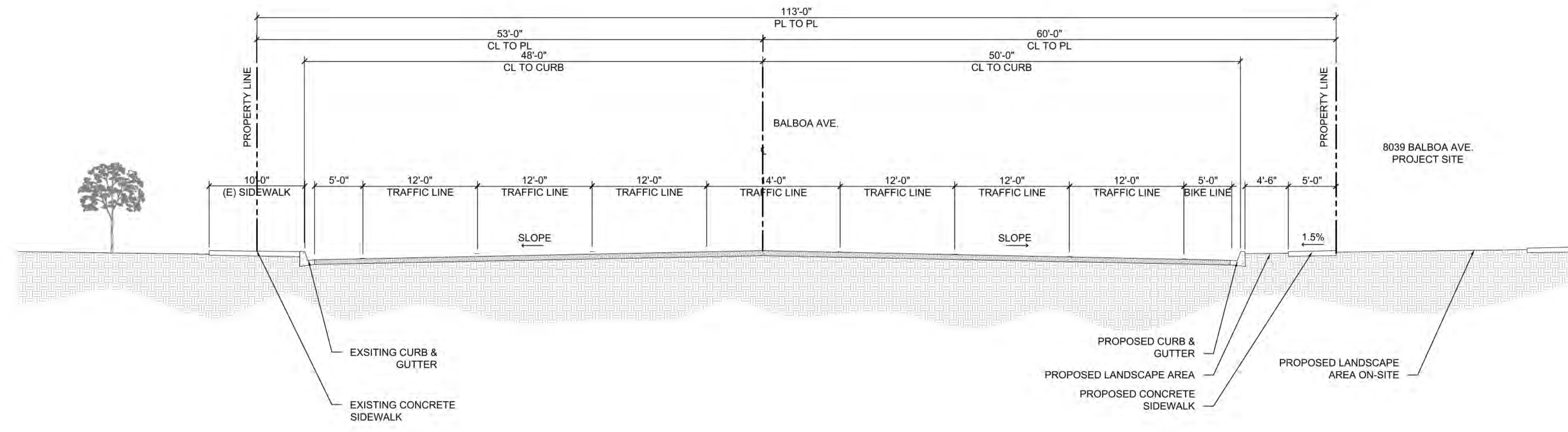
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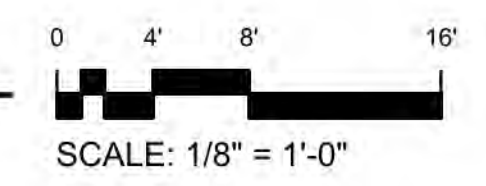
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 San Diego, CA 92111

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PRJ-1052799



1 STREET CROSS SECTION - PROPOSED
 SCALE: 1/8" = 1'-0"



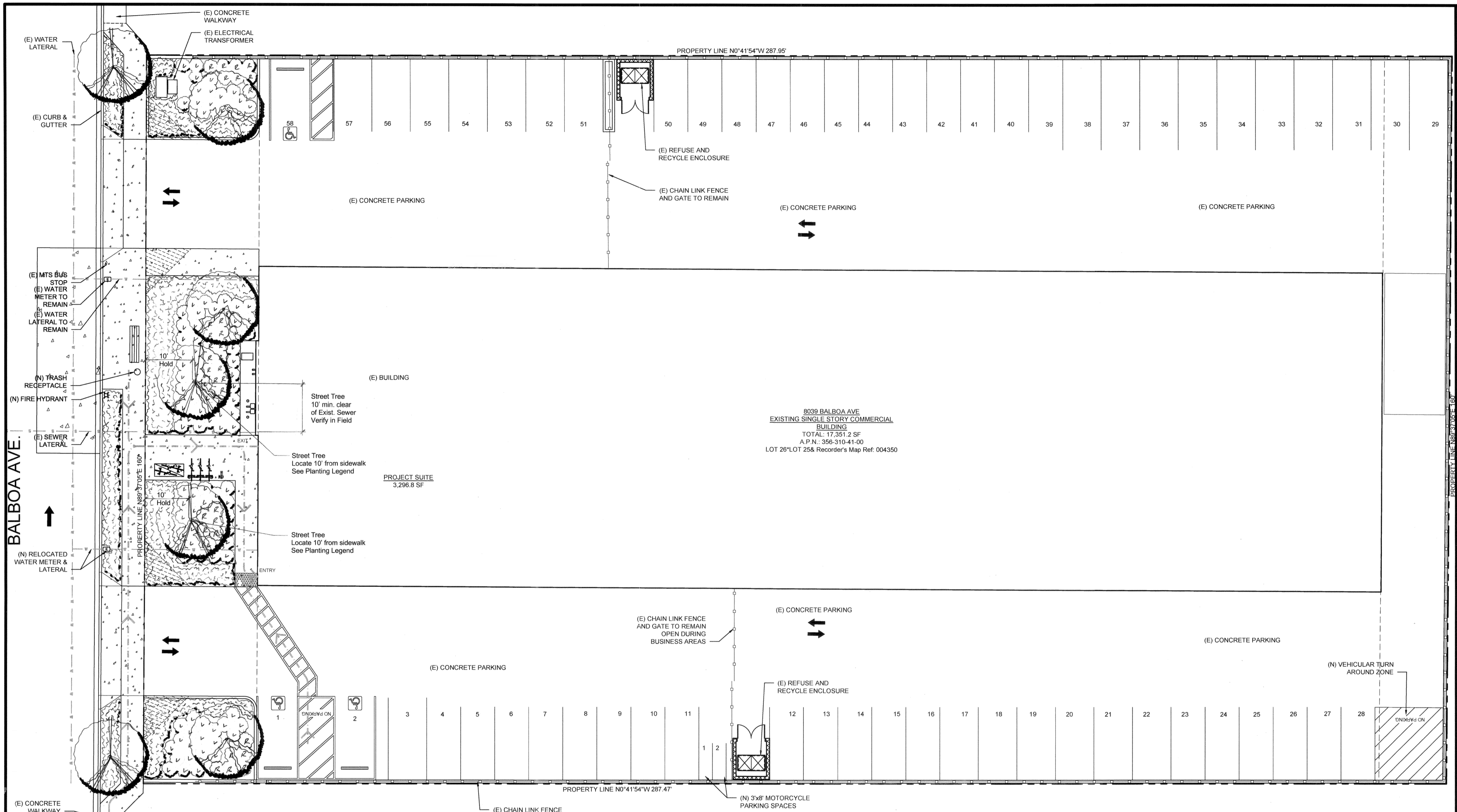
01	02.18.22	Completeness Review
02	06.06.22	2nd CUP Submittal
03	08.04.22	3rd CUP Submittal
04	08.30.22	4th CUP Submittal

MARK	DATE	DESCRIPTION

PROJECT NO: 2202
 CAD DWG FILE: A301 STREET CROSS SECTION - PROPOSED.DWG
 DRAWN BY: A.S., C.G., S.V., D.C., J.A.
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SHEET TITLE
 STREET CROSS SECTION - PROPOSED



8039 BALBOA AVE
 EXISTING SINGLE STORY COMMERCIAL BUILDING
 TOTAL: 17,351.2 SF
 A.P.N.: 356-310-41-00
 LOT 26*LOT 25& Recorder's Map Ref: 004350

PROJECT SUITE
 3,296.8 SF

PLANTING LEGEND

SYMBOL	BOTANICAL NAME / COMMON NAME	QTY.	SIZE	HT.	SPREAD	FORM / FUNCTION	WUCOLS	POINTS
Right of Way Street Tree								
4' Wide Parkway								
Proposed Trees								
	Lophostemon confertus	Brisbane Box	4"	24"	box 20' x 20'	Spreading / Shade, Color	M	-
*2-specimens located on-site in Street Yard due to Bus Stop								
Proposed Shrubs								
	Carissa g. 'Green Carpet'	Green Carpet Natal Plum	27	1 gal.	2' x 3'	Spreading / Foliage	L	-
Street Yard								
Proposed Trees								
	Cassia leptophylla	Gold Medallion	3	36"	box 16' x 16'	Spreading / Shade, Color	M	150
Proposed Shrubs								
	Aeonium a. 'Zwartkop'	Black Rose Aeonium	32	1 gal.	3' x 2'	Mounding / Foliage, Flowers	L	32
	Carissa g. 'Green Carpet'	Green Carpet Natal Plum	55	1 gal.	1' x 3'	Spreading / Foliage	L	55
	Westringia f. 'Morning Light'	M. L. Coastal Rosemary	109	1 gal.	2' x 3'	Spreading / Foliage	L	109

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

DESIGN STATEMENT

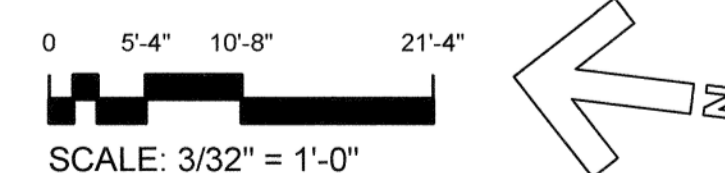
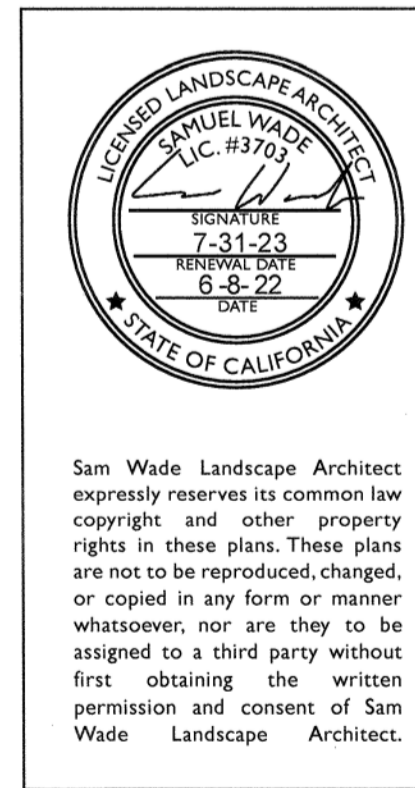
THE PROPOSED LANDSCAPE DESIGN CHARACTERIZES PLANT MATERIAL BENEFITTING FROM COASTAL SAN DIEGO'S MEDITERRANEAN CLIMATE ZONE AND INFREQUENT FROST IMPACTS. THE CHARACTER OF THE PROPOSED PLANTS ARE DROUGHT TOLERANT, BROADLEAF EVERGREEN PROVIDING BENEFICIAL SHADE AND GAS EXCHANGE. ALL PROPOSED PLANTS HAVE LOW TO MEDIUM IRRIGATION REQUIREMENTS PER WUCOLS LIST.

MINIMUM TREE SEPARATION DISTANCE

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

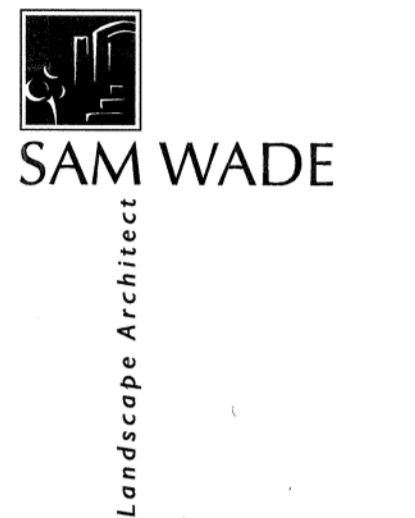
ROOT BARRIERS

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



REFER TO SHEET LDP-2
 FOR NOTES, CALCULATIONS AND DIAGRAMS

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PRJ-1052799

01	02.18.22	Completeness Review
02	06.06.22	2nd CUP Submittal

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	02/22/22 2:30:00 PM	

PROJECT NO: 2212
 CAD DWG FILE:
 DRAWN BY: SW
 CHK'D BY: SW

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SHEET TITLE

LANDSCAPE
 DEVELOPMENT
 PLAN

LDP-1

SHEET OF