



THE CITY OF SAN DIEGO

## Report to the Hearing Officer

DATE ISSUED: February 15, 2023 REPORT NO. HO-23-10  
HEARING DATE: February 22, 2023  
SUBJECT: Cannabis 21+ Sorrento Valley, Process Three Decision  
PROJECT NUMBER: [696758](#)  
REFERENCE: [Project No. 545299](#) / [Recirculated Negative Declaration No. 545299](#)  
OWNER/APPLICANT: Helf Sorrento LLC, Owner/Sean St. Peter, Applicant

### SUMMARY

Issue: Should the Hearing Officer approve Conditional Use Permit and Coastal Development Permit amendments allowing the expansion of an existing Cannabis Outlet from 3,475 square feet to 5,480 square feet within an existing 50,248-square-foot commercial building located at 10150 Sorrento Valley Road within the Torrey Pines Community Plan area?

#### Staff Recommendations:

1. Adopt Addendum No. 696758 to Final Negative Declaration No. 545299; and
2. Approve Conditional Use Permit (CUP) No. 2581324, amendment to CUP No. 1927100; and
3. Approve Coastal Development Permit (CDP) No. 2581325, amendment to CDP No. 2173348.

Community Planning Group Recommendation: On December 10, 2021 the Torrey Pines Community Planning Group voted 9-0-0 to recommend approval of the proposed project without conditions or recommendations.

Environmental Review: Addendum No. 696758 to Final Negative Declaration No. 545299 has been prepared for the Project in accordance with the State of California Environmental Quality Act (CEQA) Guidelines.

BACKGROUNDProject Chronology:

March 25, 2014	City of San Diego adopts 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).
February 22, 2017	Amendments to the Land Development Code and the Local Coastal Program replacing the MMCC use with a new retail sales use, Marijuana Outlet.
April 3, 2017	Project No. 545299 is submitted for a CUP and Coastal Development Permit (CDP) to operate a 3,980-square-foot Marijuana Outlet at 10150 Sorrento Valley Road.
September 19, 2018	Project No. 545299 is approved, and Negative Declaration (ND) No. 545299 adopted by the Hearing Officer. The project and environmental determination were both appealed. The ND was recirculated, and project scope revised to reduce the size of the project from 3,980 square feet to 3,475 square feet.
April 16, 2019	City Council denies the environmental appeal based on the revised environmental document and adopts the Negative Declaration.
June 13, 2019	Planning Commission denies the project appeal, approving the project.
January 8, 2020	San Diego Municipal Code (SDMC) was amended by Council Ordinance <a href="#">O-21163</a> . The revision replaced the word "marijuana" with "cannabis", to reflect consistency with the State of California cannabis regulations.
July 30, 2020	SDMC amended by Council Ordinance O-21221. The revision changed the Cannabis Outlet CUP amendment process from a Process Three decision to a Process Two decision, if the project qualifies under SDMC Section 141.0504 (n).

Pursuant to [SDMC section 141.0504](#), cannabis outlets are limited to no more than four per City Council district, with existing outlets that change districts as a result of redistricting allowed to remain (36 City-wide + 2 existing to remain). These outlets are located within commercial and industrial zones in order to minimize the impact on the City and residential neighborhoods. There are currently 5 permitted outlets within Council District (CD) 1, including the subject project. The proposed amendment would not change the number of outlets currently within CD 1.

The existing 3,475-square-foot tenant space is currently being used for the retail sale of medicinal and recreational cannabis and cannabis products. The associated building permits, inspections and approvals to establish the retail sales use have been obtained to the satisfaction of the Building Official. All conditions per CUP No. 1921700/CDP No. 2173348, including the installation of three City Standard Driveways along the project frontage on Sorrento Valley Road, have been satisfied. The business is current with respect to any tax obligations per the Office of the City Treasurer and maintains a current Cannabis Outlet Permit in accordance with SDMC Section 42.1504.

DISCUSSION

Project Description:

Project Location:	10150 Sorrento Valley Road (Suite 110 is existing, Suite 100 is the new proposed expansion area)
Project Scope:	CUP/CDP amendment to expand an existing 3,475-square-foot cannabis outlet (suite 110) to 5,480 square feet (suites 100 and 110) within an existing 50,284-square-foot commercial building. Extend permit expiration an additional 5 years.
Lot Size:	12.04 acres
Zoning:	IL-3-1 (Industrial Light)
Lane Use Plan Designations:	Industrial (Torrey Pines), Industrial Employment (General Plan)
Overlays:	<b>Coastal Overlay (Appealable and Non-Appealable)</b> MCAS Miramar Airport Influence Area – Review Area 1 and Accident Potential Zone 2, FAA Part 77 Noticing Area, <b>Prime Industrial Lands, Parking Impact Overlay (Coastal and Campus)</b> , Special Flood Hazard (100-year Floodplain and Floodway), <b>Transit Priority Area.</b> ( <b>bold</b> denotes relevant overlays for the project)

The site was developed in 1979 with a one-story building at 10110 Sorrento Valley Road, a one-story building at 10130 Sorrento Valley Road, and a three-story building at 10150 Sorrento Valley Road (Attachment 3). The southern portion of the site is separated by railroad tracks. The outlet is on the ground floor of the existing three-story, multi-tenant building at 10150 Sorrento Valley Road and will include a 2,005-square-foot expansion of the main sales floor area immediately facing the parking lot (where offices once existed). Additional office space will expand the project for a total of 5,480 square feet. The increase in retail space increases the site’s parking requirements by 24 parking spaces, for a total of 371 required spaces for the mixed-use site. The site has sufficient parking with 488 spaces, and no additional parking is required. The applicant also requests an extension of the CUP for an additional 5 years.

The original project required a CDP for the change in use from office to retail, considered an intensification of use. The proposed sales floor expansion further intensifies the use, requiring an amendment to the CDP pursuant to SDMC Section 126.0704(a)(3). Because the appealable area of the Coastal Zone transects the project, a Process 3 CDP amendment is required pursuant SDMC Sections 126.0707(b) and 126.0114(c) and (e). The outlet expansion does not constitute an expansion of the premises and therefore qualifies for a Process 2 Conditional Use Permit amendment pursuant to SDMC section 141.0504 (n). The City’s consolidation of processing rules elevates the decision to the highest decisionmaker, in this case the Hearing Officer, with appeal rights to the Planning Commission pursuant to SDMC 112.0103 (and the California Coastal Commission maintains final appeal rights to the Coastal Development Permit).

Land Use Analysis:

Torrey Pines Community Plan – The site is within the Industrial land use area of the Industrial Element. Industrial development in Sorrento Valley includes manufacturing firms, research and development, laboratories, offices, industrial services, incubator industry and business uses, and commercial and retail uses that support the region. Cannabis Outlets are a specialized, separately regulated commercial use that conforms to the land use plan and its policies.

General Plan – The site is designated Industrial Employment by the Land Use and Community Planning Element and Prime Industrial Land by the Economic Prosperity Element of the General Plan. The proposed project will promote the policies of the General Plan because cannabis outlets supply jobs and encourage or facilitate commerce within the San Diego Region.

Base Zone – The site is within the IL-3-1 zone, the purpose and intent of which is to permit a range of uses, including nonindustrial uses in some instances. The IL-3-1 zone allows a mix of light industrial, office, and commercial uses. Cannabis outlets are a specialized, separately regulated commercial use that conforms to the IL-3-1 Base Zone.

The above analysis demonstrates that the proposed expansion of the Cannabis Outlet amendments will continue to allow a compatible use at this location with a CUP/CDP consistent with the Community Plan land use policies.

Separation Requirements:

As the project qualifies for a Conditional Use Permit amendment pursuant to SDMC Section 141.0504(n), the decision maker shall not utilize the separation requirements in their findings. Nonetheless, the project continues to meet the separation requirements of the SDMC at this location.

Operational and Security Requirements:

The proposed cannabis 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. Cannabis 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:

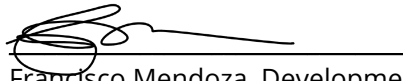
All issues identified through the review process have been resolved in conformance with adopted City Council policies and regulations of the Land Development Code. The proposed project complies

with all development regulations of the IL 3-1 zone and no deviations are requested or required to approve the project. The project meets all operational and security 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 the project as proposed.

ALTERNATIVES

1. Approve CUP No. 2581324 and CDP No. 2581325, amendments to CUP No. 1927100 and CDP No. 2173348, with modifications.
2. Deny CUP No. 2581324 and CDP No. 2581325, if the findings required to approve the project cannot be affirmed.

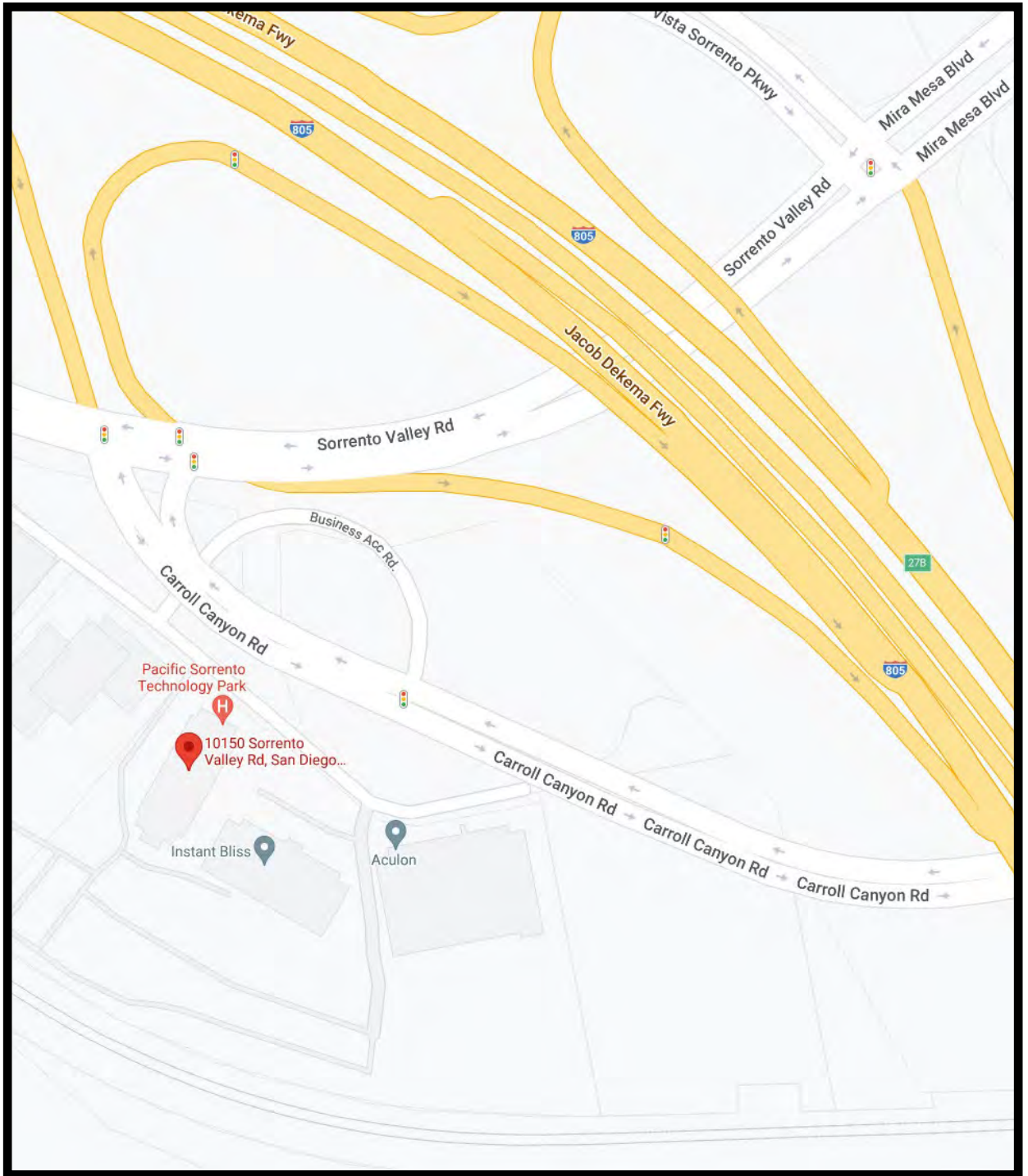
Respectfully submitted,



Francisco Mendoza, Development Project Manager

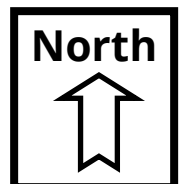
Attachments:

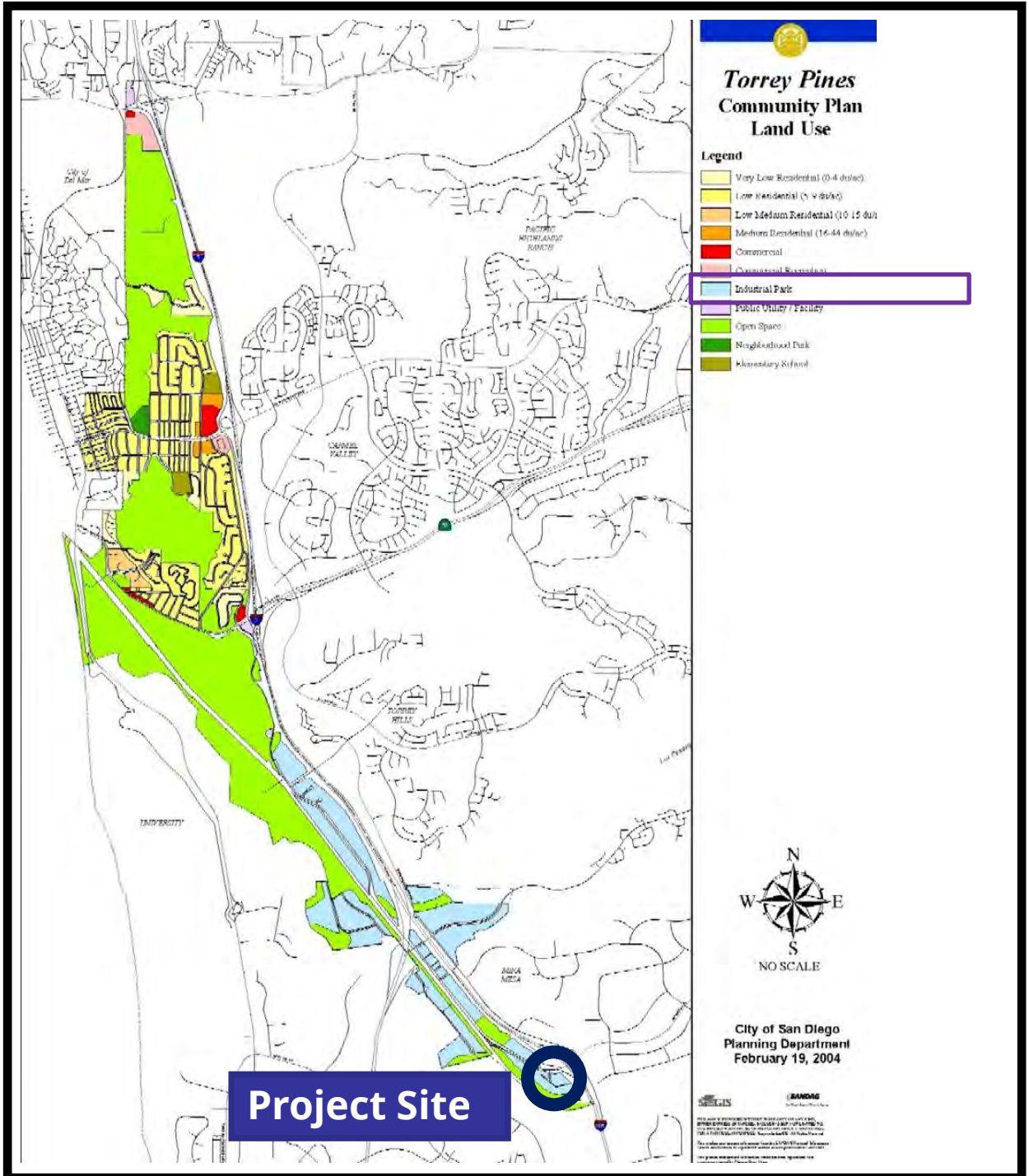
1. Project Location Map
2. Community Plan Land Use Map
3. Aerial Photograph
4. Draft Resolution with Findings
5. Draft Addendum Environmental Resolution
6. Draft Permit with Conditions
7. CUP No. 1927100 / CDP No. 2173348
8. Community Planning Group Recommendation
9. Ownership Disclosure Statement
10. Project Plans



## Project Location

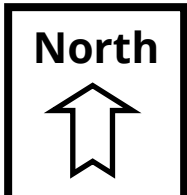
Cannabis 21+ Sorrento Valley - Project No. 696758  
10150 Sorrento Valley Road





# Torrey Pines Land Use Plan

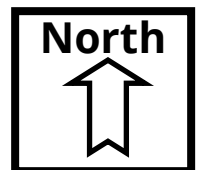
Cannabis 21+ Sorrento Valley - Project No. 696758  
10150 Sorrento Valley Road





## Aerial Photo

8039 Balboa Ave New CO - Project No. 1052799





HEARING OFFICER  
RESOLUTION NO. \_\_\_\_\_  
CONDITIONAL USE PERMIT NO. 2581324  
COASTAL DEVELOPMENT PERMIT NO. 2581325  
**CANNABIS 21+ SORRENTO VALLEY - PROJECT NO. 696758**  
(AMENDMENT TO CONDITIONAL USE PERMIT NO. 1927100 AND  
COASTAL DEVELOPMENT PERMIT NO. 2173348)

WHEREAS, HELF SORRENTO LLC, a California limited liability company, Owner, and SEAN ST. PETER, Permittee, filed an application with the City of San Diego for an amendment to Conditional Use Permit No. 1927100 and Coastal Development Permit No. 2173348 to operate and expand an existing 3,475-square-foot Cannabis Outlet in a proposed 5,480-square-foot tenant space, on the first floor of an existing 50,284-square-foot, three-story building (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit Nos. 2581324 and 2581325, and herein as the project) on portions of a 12.04-acre site;

WHEREAS, the project site is located at 10150 Sorrento Valley Road, Suites 100 and 110, in the IL-3-1 Zone, the Coastal Overlay Zone (Appealable and Non-Appealable), the MCAS Miramar Land Use Compatibility Overlay Zone (Airport Influence Area – Review Area 1 and Accident Potential Zone 2), the FAA Part 77 Noticing Area, the Prime Industrial Lands, the Parking Impact Overlay Zone (Coastal and Campus), the Special Flood Hazard Area (100 Year Floodplain and 100 Year Floodway), and the Transit Priority Area within the Torrey Pines Community Plan area;

WHEREAS, the project site is legally described as Acre Lot 3 of the Sorrento Lands and Townsite, in the City of San Diego, County of San Diego, State of California, according to Map therefor No. 483, filed in the Office of the County Recorder of San Diego County, February 9, 1888, more particularly described in Grant Deed Recorded June 12, 2006, as Document No. 2006-0413147, of Official Records of the Office of the San Diego County Recorder;

WHEREAS, on February 22, 2023, the Hearing Officer of the City of San Diego considered Conditional Use Permit Amendment No. 2581324 and Coastal Development Permit Amendment No. 2581325 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 Amendment No. 2581324 and Coastal Development Permit Amendment No. 2581325:

A. **CONDITIONAL USE PERMIT FINDINGS [SDMC Section 126.0305]**

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

The proposed development is a request for Conditional Use Permit (CUP) and Coastal Development Permit (CDP) amendments to allow the continued operation and expansion of an existing 3,475-square-foot Cannabis Outlet in a proposed 5,480-square-foot tenant space on the first floor of an existing 50,284-square-foot, three-story commercial building (the Project). The developed 12.04-acre project site is located at 10150 Sorrento Valley Road, Suite 100 and 110, in the IL-3-1 zone of the Torrey Pines Community Plan (TPCP). The TPCP designates the project site as Industrial within its Industrial Element. TPCP land use in Sorrento Valley is generally implemented by the IL-3-1 Zone, which is an industrial zone that allows industrial, retail, and commercial uses. The expanded Cannabis Outlet, a retail use, is allowed in the IL-3-1 Zone with the approval of a CUP. The TPCP industrial element also has a policy of preventing the development of freestanding retail commercial uses in industrial areas. The project will prevent adverse effects to this policy by reserving, at minimum, 2,595 square feet of non-retail uses allowed by right in the IL-3-1 zone for the duration of the CUP as reflected in the "Exhibit A".

The project site is designated Industrial Employment by the Land Use and Community Planning Element and Prime Industrial Land (PIL) by the Economic Prosperity Element of the General Plan. The proposed project will promote the policies of the General Plan because outlets will supply jobs and encourage or facilitate commerce within the San Diego Region. A General Plan goal for identifying PIL is to protect valuable employment land for base sector industries important to the region's economy. The General Plan allows development or redevelopment of individual properties pursuant to the development regulations and permitted uses of the existing zone and community plan designation provided a site is not critical to base sector employment. The project site is not critical to achieving the City's base sector employment goal, as it is developed with commercial and retail uses to support the region. General Plan policies also specifically restrict sensitive receptor land uses such as residential and public assembly in PIL. A Cannabis Outlet is not a sensitive receptor land use.

Therefore, the proposed Cannabis Outlet is a compatible use at this location with a CUP, it is consistent with the Community Plan land use policies and will not adversely affect the applicable land use plans.

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

The project proposes interior improvements to existing tenant spaces, including entry, reception, administrative offices and facility, and sales area. The project will not be detrimental to the public's health, safety and welfare because the discretionary permit controlling the development and continued use of this site contains specific regulatory conditions of approval. These regulations, which are implemented and enforced through the permit, are specifically intended to reduce, mitigate and/or prevent all adverse impacts to the public and community at large.

All public improvements adjacent to the site meet current City standards and are not being replaced with this project. Approval of the CUP would allow the sale of cannabis to be conditioned to prevent potential adverse impacts on the community. The proposed Cannabis Outlet is subject to specific operational requirements and restrictions as set forth in SDMC Section 141.0504 (b) through (m), which have also been incorporated as conditions in the CUP. Outlets must also comply with SDMC Chapter 4, Article 2, Division 15 which provides guidelines for lawful operation. The CUP is valid for five years, however, may be revoked if the use violates the terms, conditions, lawful requirements, or provision of the permit. Construction of the project authorized through this and subsequent permits will be subject to all adopted building, electrical, mechanical, fire and plumbing codes, which will be enforced through plan review and building inspections completed by the City's building inspectors. Based on the above analysis, project features and conditions of approval, the proposed development will not be detrimental to the public health, safety, and welfare.

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

The project site is in the IL-3-1 zone and a Cannabis Outlet is an allowed use with the approval of a CUP pursuant to SDMC Table 131-05B. No deviations are requested or required by this project. As the project is limited to interior modifications and will not increase the density, floor area ratio or height of the existing structure, the project is exempt from the Airport Land Use Compatibility Overlay regulations and FEMA Floodways and Floodplains regulation. The permits for the project include various conditions and corresponding exhibits of approval relevant to achieving compliance with the SDMC relative to parking, signage, lighting, security measures, hours of operation, and site maintenance. No variance or deviations are requested as part of this application. Therefore, the proposed development will comply with the regulations of the Land Development Code.

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

Cannabis outlets are unique in that only four allowed in each Council District (5 in a few locations as a result of redistricting). No other retail business regulated by the City of San Diego is subject to such restrictions. The proposed project is located in District 1, which contains 5 cannabis outlets. 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 1 (CD1) have resulted in very few locations that meet all locational criteria. This project site is one of those locations and the proposed amendment would not change the number of outlets currently within CD1.

The business is current with respect to any tax obligations per the Office of the City Treasurer and maintains a current Cannabis Outlet Permit in accordance with SDMC Section 42.1504. The expanded Cannabis Outlet would continue to provide a needed commercial service to the region and continue to provide tax revenues to the City.

As stated in findings A.1., A.2., and A.3. above, and incorporated here by reference, the project meets all requirements for cannabis outlets, as well as the requirements of the applicable land use plans and the Land Development Code. Therefore, for the foregoing reasons, the proposed use is appropriate at the proposed location.

B. **COASTAL DEVELOPMENT PERMIT FINDINGS [SDMC Section 126.0708]**

1. **The proposed coastal development will not encroach upon any existing physical accessway that is legally used by the public or any proposed public accessway identified in the Local Coastal Program land use plan; and the proposed coastal development will enhance and protect public views to and along the ocean and other scenic coastal areas as specified in the Local Coastal Program land use plan.**

The project proposes interior improvements to an existing tenant space, including entry, reception, administrative offices and facility, and sales area. The project site is located approximately 2.6 miles from the Pacific Ocean. The project will not encroach upon any existing or proposed physical access to the coast. The site does not contain a public view as identified within the TPCP and Local Coastal Land Use Plan. The proposed project meets all the development standards required by the underlying IL-3-1 zone. Therefore, the project will not impact public views to and along the ocean and other scenic coastal areas as specified in the TPCP and Local Coastal Program Land Use Plan.

2. **The proposed coastal development will not adversely affect environmentally sensitive lands.**

The project site contains Environmentally Sensitive Lands (ESL) in the form of Special Flood Hazard Area (100 Year Floodplain and 100 Year Floodway). The project has been determined to be exempt from the permit requirements of the ESL regulations pursuant to SDMC Sections 143.0110(b)(4) and (c)(1), because no encroachment into the environmentally sensitive lands is proposed and the development is limited to interior modifications that do not increase the footprint of an existing building and will not encroach into the

environmentally sensitive lands during or after construction. The project requests a CUP and CDP to expand an existing Cannabis Outlet in a tenant suite within an existing building. Therefore, the proposed development will not adversely affect Environmentally Sensitive Lands.

3. **The proposed coastal development is in conformity with the certified Local Coastal Program land use plan and complies with all regulations of the certified Implementation Program.**

The project proposes interior improvements to an existing tenant space, including entry, reception, administrative offices and facility, and sales area. The project site is located approximately 2.6 miles from the Pacific Ocean. The project will not encroach upon any existing or proposed physical access to the coast. The site does not contain a public view as identified within the Local Coastal Land Use Plan. The proposed project meets all the development standards required by the underlying zone.

The developed 12.04-acre project site is located at 10150 Sorrento Valley Road, Suite 100 and 110, in the IL-3-1 zone of the Torrey Pines Community Plan (TPCP). The TPCP designates the site as Industrial within its Industrial Element. TPCP land use in Sorrento Valley is generally implemented by the IL-3-1 Zone, which is an industrial zone that allows industrial, retail, and commercial uses as permitted uses. The expanded Cannabis Outlet is allowed in the IL-3-1 Zone with the approval of a CUP.

The site is designated Industrial Employment by the Land Use and Community Planning Element and Prime Industrial Land (PIL) by the Economic Prosperity Element of the General Plan. The proposed project will promote the policies of the General Plan because cannabis outlets supply jobs and encourage or facilitate commerce within the San Diego Region. A General Plan goal for identifying PIL is to protect valuable employment land for base sector industries important to the region's economy. The General Plan allows development or redevelopment of individual properties pursuant to the development regulations and permitted uses of the existing zone and community plan designation provided a site is not critical to base sector employment. The project site is not critical to achieving the City's base sector employment goal, as it is developed with commercial and retail uses to support the region. General Plan policies also specifically restrict sensitive receptor land uses such as residential and public assembly in PIL. A Cannabis Outlet is not a sensitive receptor land use. Therefore, the proposed coastal development is in conformity with the certified Local Coastal Program land use plan, the TPCP, and complies with all regulations of the certified Implementation Program.

4. **For every Coastal Development Permit issued for any coastal development between the nearest public road and the sea or the shoreline of any body of water located within the Coastal Overlay Zone the coastal development is in conformity with the public access and public recreation policies of Chapter 3 of the California Coastal Act.**

The site is not located between the nearest public road and the sea or the shoreline of any body of water located within the Coastal Overlay Zone, therefore the project is in conformity with the public access and public recreation policies of Chapter 3 of the California Coastal Act.

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. 2581324 and Coastal Development Permit No. 2581325, amendments to Conditional Use Permit No. 1927100 and Coastal Development Permit No. 2173348, are hereby GRANTED by the Hearing Officer to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit Nos. 2581324/2581325, a copy of which is attached hereto and made a part hereof.

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Francisco Mendoza  
Development Project Manager  
Development Services

Adopted on February 22, 2023

IO#: 24009048

RESOLUTION NUMBER HO-\_\_\_\_-1

ADOPTED ON FEBRUARY 22, 2023

A RESOLUTION OF THE HEARING OFFICER OF THE CITY  
OF SAN DIEGO ADOPTING ADDENDUM NO. 696758 TO NEGATIVE  
DECLARATION NO. 545299 FOR  
CANNABIS 21+ SORRENTO VALLEY, PROJECT NO. 696758

WHEREAS, on May 1, 2017, HELF SORRENTO, LLC, a California limited liability company, and SEAN ST. PETER, submitted an application to the Development Services Department for a Conditional Use Permit and Coastal Development Permit for the operation of a Marijuana Outlet (hereon referred to as "Cannabis Outlet") for the Sorrento Valley MO (Project No. 545299); and

WHEREAS, the Environmental Analysis Section (EAS) of the Development Services Department determined that the project is in accordance with the State of California Quality Act (CEQA) Guidelines that no significant impacts were identified and no mitigation is required; and

WHEREAS, on September 19, 2018, the Negative Declaration No. 545299 was adopted and the Project No. 545299 was approved by the Hearing Officer of the City of San Diego; and

WHEREAS, on October 3, 2018, an environmental determination appeal (Appeal) and a project appeal were filed by SVRMC, LLC c/o Heather Riley; and

WHEREAS, on November 15, 2018, environmental determination appeal hearing, City staff requested a continuance to allow for additional time to analyze new information that had recently been presented by the Appellant alleging a traffic impact; and

WHEREAS, the City Council of the City of San Diego (City Council) continued the matter to January 28, 2019; and

WHEREAS, prior to the hearing of January 28, 2019, the Applicant reduced the square footage of the proposed Project No. 545299 from 3,980 square feet to 3,475 square feet and submitted revised plans to the City; and

WHEREAS, the Negative Declaration No. 545299 was revised to reflect the square footage reduction and the analysis of the Project No. 545299 with the reduction determined there would be no significant impacts and no mitigation is required; and

WHEREAS, the Appellant argued at the January 28, 2019 hearing that the revised Negative Declaration required recirculation under CEQA Guidelines Section 15073.5; and

WHEREAS, the City Council continued the hearing to April 16, 2019 to allow for the recirculation of the Negative Declaration; and

WHEREAS, the revised Negative Declaration No. 545299 was recirculated on January 30, 2019 and the public review period ended February 28, 2019; and

WHEREAS, on April 16, 2019, the City Council of the City of San Diego denied the appeal of the environmental determination and adopted Resolution No. 312385 adopting Negative Declaration No. 545299, a copy of which is on file in the Office of the City Clerk in accordance with the California Environmental Quality Act of 1970 (CEQA) (Public Resources Code Section 21000 et seq.), as amended, and the State CEQA Guidelines thereto (California Code of Regulations, Title 14, Chapter 3, Section 15000 et seq.); and

WHEREAS, on June 13, 2019, the Planning Commission of the City of San Diego denied the project appeal, upheld the Hearing Officer's decision, and adopted Resolution No. 5018-PC; and

WHEREAS, on October 27, 2021, HELF SORRENTO LLC and SEAN ST. PETER, submitted an application to the Development Services Department for approval of a Conditional Use Permit Amendment and Coastal Development Permit Amendment for the Cannabis 21+ Sorrento Valley – Project No. 696758 (Project), as well as approval of minor technical changes or additions to the Project; and



WHEREAS, State CEQA Guidelines section 15164(a) allows a lead agency to prepare an Addendum to a final Negative Declaration, if such Addendum meets the requirements of CEQA;

NOW, THEREFORE,

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

1. That the information contained in the final Negative Declaration No. 545299 along with the Addendum No. 696758 has been reviewed and considered by this Hearing Officer prior to making a decision on the Project.
2. That there are no substantial changes proposed to the Project and no substantial changes with respect to the circumstances under which the Project is to be undertaken that would require major revisions in the Negative Declaration for the Project.
3. That no new information of substantial importance has become available showing that the Project would have any significant effects not discussed previously in the Negative Declaration or that any significant effects previously examined will be substantially more severe than shown in the Negative Declaration.
4. That no new information of substantial importance has become available showing that mitigation measures or alternatives previously found not to be feasible are in fact feasible which would substantially reduce any significant effects, but that the Project proponents decline to adopt, or that there are any considerably different mitigation measures or alternatives not previously considered which would substantially reduce any significant effects, but that the Project proponents decline to adopt.
5. That pursuant to State CEQA Guidelines Section 15164, only minor technical changes or additions are necessary to Negative Declaration No. 545299, and therefore, the Hearing Officer adopts Addendum No. 696758 to Negative Declaration No. 545299, a copy of which is on file in the Office of the Development Services Department.

BE IT FURTHER RESOLVED that the Development Services Department is directed to file a Notice of Determination with the Clerk of the Board of Supervisors for the County of San Diego regarding the Project.

APPROVED: February 22, 2023

By: \_\_\_\_\_  
Francisco Mendoza, Development Project Manager

**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: 24009048

SPACE ABOVE THIS LINE FOR RECORDER'S USE

CONDITIONAL USE PERMIT NO. 2581324  
COASTAL DEVELOPMENT PERMIT NO. 2581325  
**CANNABIS 21+ SORRENTO VALLEY - PROJECT NO. 696758**  
(AMENDMENT TO CONDITIONAL USE PERMIT NO. 1927100 AND  
COASTAL DEVELOPMENT PERMIT NO. 2173348)  
HEARING OFFICER

This Conditional Use Permit No. 2581324 and Coastal Development Permit No. 2581325, amendment to Conditional Use Permit No. 1927100 and Coastal Development Permit No. 2173348, dated July 17, 2019, as Document No. 2019-0286431 of Official Records of the County of San Diego, is granted by the Hearing Officer of the City of San Diego to HELF SORRENTO, LLC, a California limited liability company, Owner, and SEAN ST. PETER, Permittee, pursuant to San Diego Municipal Code [SDMC] sections 126.0114, 126.0305, and 141.0504.

The 12.04-acre site is located at 10150 Sorrento Valley Road in the IL-3-1 Zone and Coastal Overlay Zone (Appealable and Non-Appealable) within the Torrey Pines Community Plan area. The project site is legally described as:

ACRE LOT 3 OF THE SORRENTO LANDS AND TOWNSITE, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 483, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, FEBRUARY 9, 1888, MORE PARTICULARLY DESCRIBED IN GRANT DEED RECORDED JUNE 12, 2006, AS DOCUMENT NO. 2006-0413147, OF OFFICIAL RECORDS OF THE SAN DIEGO COUNTY RECORDER'S OFFICE.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner and Permittee to operate a cannabis outlet described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated February 22, 2023, on file in the Development Services Department.

The project shall include:

- a. Operation of a Cannabis Outlet within a proposed 5,480-square-foot tenant space, on the first floor of an existing 50,284-square-foot, three-story building;

- b. Existing 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 \_\_\_\_\_.

2. This Coastal Development Permit shall become effective on the eleventh working day following receipt by the California Coastal Commission of the Notice of Final Action or following all appeals.

3. **Expiration date:** This Conditional Use Permit [CUP] and corresponding use of this site shall expire on \_\_\_\_\_.

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.

4. 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.
5. 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.
6. 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.
7. 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.
8. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
9. 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.).
10. 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.
11. Construction plans shall be in substantial conformity to Exhibit "A." Changes, modifications, or alterations to the construction plans are prohibited unless appropriate application(s) or amendment(s) to this Permit have been granted.
12. All of the conditions contained in this Permit have been considered and were determined necessary to make the findings required for approval of this Permit. The Permit holder is required to comply with each and every condition in order to maintain the entitlements that are granted by this Permit.

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

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

**ENVIRONMENTAL REQUIREMENTS:**

14. 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.

**PLANNING/DESIGN REQUIREMENTS:**

15. The 50,284 square-foot building shall not be converted into a stand-alone retail building during the term of this Permit. A minimum of 2,568 square feet of tenant space within the 50,284 square-foot building shall be reserved and maintained for occupancy by a non-retail commercial use that is permitted by right in the IL-3-1 Zone, and does not require additional parking or result in an intensification of use on the premises.

16. 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.
17. 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.
18. 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.
19. 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.
20. 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.
21. The cannabis outlet shall operate only between the hours of 7:00 a.m. and 9:00 p.m., seven days a week.
22. 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.
23. An annual operating permit shall be obtained as required pursuant to San Diego Municipal Code Chapter 4, Article 2, Division 15.
24. 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.
25. 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.
26. 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.

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

**TRANSPORTATION REQUIREMENTS:**

28. 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 22, 2023 and HO-\_\_\_\_\_.

**ATTACHMENT 6**

Conditional Use Permit No: 2581324  
Coastal Development Permit No: 2581325  
Date of Approval: February 22, 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.

**HELF SORRENTO LLC**  
**a California limited liability company**  
Owner

By \_\_\_\_\_  
NAME  
TITLE

**SEAN ST. PETER**  
Permittee

By \_\_\_\_\_  
Sean St. Peter

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



Page 3	City of San Diego · Information Bulletin 620		May 2020
	<p align="center"><b>City of San Diego Development Services</b></p>	<p align="center"><b>Community Planning Committee Distribution Form</b></p>	
Project Name: <b>Dig-Cannabis 21+ Amend CUP/CDP</b>		Project Number: <b>PTS#696758</b>	
Community: <b>Torrey Pines</b>			
<p align="center">For project scope and contact information (project manager and applicant), log into OpenDSD at <a href="https://aca.accela.com/SANDIEGO">https://aca.accela.com/SANDIEGO</a>.</p> <p align="center">Select "Search for Project Status" and input the Project Number to access project information.</p>			
<input checked="" type="radio"/> Vote to Approve <input type="radio"/> Vote to Approve with Conditions Listed Below <input type="radio"/> Vote to Approve with Non-Binding Recommendations Listed Below <input type="radio"/> Vote to Deny			
# of Members Yes <p align="center">9</p>	# of Members No <p align="center">0</p>	# of Members Abstain <p align="center">0</p>	
Conditions or Recommendations:			
<input type="checkbox"/> No Action (Please specify, e.g., Need further information, Split vote, Lack of quorum, etc.)			
NAME: <b>Troy Van Horst</b>			
TITLE: <b>Chair</b>		DATE: <b>December 10, 2021</b>	
<p align="center"><i>Attach additional pages if necessary (maximum 3 attachments).</i></p>			

DOC# 2019-0286431



Jul 17, 2019 09:21 AM  
 OFFICIAL RECORDS  
 Ernest J. Dronenburg, Jr.,  
 SAN DIEGO COUNTY RECORDER  
 FEES: \$71.00 (SB2 Atkins: \$0.00)

PAGES: 20

**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: 24007232

SPACE ABOVE THIS LINE FOR RECORDER'S USE

CONDITIONAL USE PERMIT NO. 1927100  
 COASTAL DEVELOPMENT PERMIT NO. 2173348  
**SORRENTO VALLEY MARIJUANA OUTLET CUP - PROJECT NO. 545299**  
 PLANNING COMMISSION

This Conditional Use Permit No. 1927100 and Coastal Development Permit No. 2173348 ("Permit") is granted by the Planning Commission of the City of San Diego to Helf Sorrento, LLC, a California Limited Liability Company, Owner, and Sean St. Peter, an Individual, Permittee, pursuant to San Diego Municipal Code [SDMC] section 126.0305 and 126.0708. The 12.04-acre site is located at 10150 Sorrento Valley Road in the IL-3-1 Zone and Coastal Overlay Zone (Appealable and Non-Appealable) within the Torrey Pines Community Plan area. The project site is legally described as Acre Lot 3 of the Sorrento Lands and Townsite, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 483, filed in the Office of the County Recorder of San Diego County, February 9, 1888, more particularly described in Grant Deed Recorded June 12, 2016, as Document No. 2006-0413147, of Official Records of the San Diego County Recorder's Office.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner and Permittee to operate a Marijuana Outlet described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated June 13, 2019, on file in the Development Services Department.

The project shall include:

- a. Operation of a Marijuana Outlet in a 3,475 square-foot tenant space located on the first floor of an existing 50,284 square-foot, three-story building, at 10150 Sorrento Valley Road, Suite 110;
- b. Off-street parking; and
- c. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality Act

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

**STANDARD REQUIREMENTS:**

1. This Permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36-month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by June 13, 2022.
2. This Coastal Development Permit shall become effective on the eleventh working day following receipt by the California Coastal Commission of the Notice of Final Action or following all appeals.
3. This Permit and corresponding use of this site shall expire on June 13, 2024. The Owner/Permittee may request that the expiration date be extended in accordance with SDMC Section 141.0504(n).
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.
  - c. A Marijuana Outlet Permit issued by the Development Services Department is approved in accordance with SDMC Section 42.1504.
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. The Owner/Permittee shall secure all necessary construction permits. The Owner/Permittee is informed that to secure these permits, substantial building modifications and site improvements may be required to comply with applicable building, fire, mechanical, and plumbing codes, and State and Federal disability access laws.

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

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

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

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

**BUILDING OFFICIAL REQUIREMENTS:**

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

**PLANNING/DESIGN REQUIREMENTS:**

13. The 50,284 square-foot building shall not be converted into a stand-alone retail building during the term of this Permit. A minimum of 2,568 square feet of tenant space within the 50,284

square-foot building shall be reserved and maintained for occupancy by a non-retail commercial use that is permitted by right in the IL-3-1 Zone, and does not require additional parking or result in an intensification of use on the premises.

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

15. The Marijuana Outlet must comply with Chapter 4, Article 2, Division 15 of the San Diego Municipal Code, including obtaining a Marijuana Outlet Permit, and Background Checks and Reporting Convictions.

16. Consultations by medical professionals shall not be a permitted accessory use at this Marijuana Outlet.

17. Deliveries shall be permitted as an accessory use to and from 10150 Sorrento Valley Road, Suite 110. Each delivery person shall be employed by the Owner or Permittee, the successor, or the person using the property at 10150 Sorrento Valley Road, Suite 110, that is subject to this Permit.

18. The Owner/Permittee shall provide lighting to illuminate the interior of the Marijuana Outlet, façade, and the immediate surrounding area, including any accessory uses, parking lots, and adjoining sidewalks. Lighting shall be hooded or oriented so as to deflect light away from adjacent properties.

19. The Owner/Permittee shall install and maintain operable security cameras and a metal detector for security to the satisfaction of Development Services Department. The security cameras shall have and use a recording device that maintains the recordings for a minimum of 30 days. This Marijuana Outlet shall also include alarms and two security guards. The security guards shall be licensed by the State of California. Two security guards must be on the premises during business hours. At least one security guard must be on the premises 24 hours a day, seven days a week. The security guards should only be engaged in activities related to providing security for the Marijuana Outlet, except on an incidental basis.

20. The Owner/Permittee shall install a combination of full-height bullet resistant glass, plastic or laminate shield and bullet resistant armor panels or solid grouted masonry block walls, designed by a licensed professional, at the reception area.

21. The Owner/Permittee shall install full-height bullet resistant armor panels or solid grouted masonry block walls, designed by a licensed professional, at all walls adjoining common areas and other tenants, and vault room.

22. All signs associated with this development shall be consistent with sign criteria established by City-wide sign regulations and shall further be restricted by this permit. Ground signs shall not be pole signs. A primary sign shall be posted on the outside of the Marijuana Outlet and shall only contain the name of the business, which shall contain only alphabetic characters, and shall be limited to two colors.

23. The Owner/Permittee shall post and maintain a sign showing the name and emergency contact phone number of an operator or manager in a location visible from outside the Marijuana Outlet in font size at least two inches in height.
24. The Marijuana Outlet shall operate only between the hours of 7:00 a.m. and 9:00 p.m., seven days a week.
25. The use of vending machines which allow access to marijuana and marijuana products except by a responsible person, as defined in the SDMC Section 42.1502, is prohibited. For purposes of this Section, a vending machine is any device which allows access to marijuana and marijuana products without a human intermediary.
26. The Owner/Permittee shall maintain the Marijuana Outlet, adjacent public sidewalks, and areas under the control of the Owner/Permittee, free of litter and graffiti at all times.
27. The Owner/Permittee shall provide for daily removal of trash, litter, and debris. Graffiti shall be removed from the premises within 24 hours.
28. The Owner/Permittee shall provide a sufficient odor absorbing ventilation and exhaust system capable of eliminating excessive or offensive odors causing discomfort or annoyance to any reasonable person of normal sensitivities standing outside of the structural envelope of this Marijuana Outlet facility in compliance with SDMC Section 142.0710.
29. Medical marijuana, recreational marijuana, or marijuana products, in any form, shall not be consumed anywhere within the property.
30. All automobile, motorcycle and bicycle parking spaces must be constructed in accordance with the requirements of the SDMC. All on-site parking stalls and aisle widths shall be in compliance with requirements of the City's Land Development Code and shall not be converted and/or utilized for any other purpose, unless otherwise authorized in writing by the appropriate City decision maker in accordance with the SDMC.

**LANDSCAPE REQUIREMENTS:**

31. Prior to the issuance of any construction permits for right-of-way improvements, the Owner/Permittee shall submit complete landscape construction documents for right-of-way improvements to the Development Services Department for approval. Improvement plans shall provide for additional trees in the right-of-way to achieve a minimum rate of one canopy tree per 30 linear-feet of street frontage, excluding curb cuts. Plans shall show, label, and dimension a 40 square feet 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.
32. The Owner/Permittee shall be responsible for the maintenance of all landscape improvements shown on the approved plans, including right-of-way, unless long-term maintenance of said landscaping shall be the responsibility of a Landscape Maintenance District or other approved

entity. All required landscape shall be maintained in a disease, weed, and litter free condition at all times consistent with the City of San Diego Landscape Regulations and Standards.

33. If any required landscape (including existing or new plantings, hardscape, landscape features, etc.) indicated on the approved construction document plans is damaged or removed during demolition or construction, the Owner/Permittee shall repair and/or replace 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.

34. Prior to the issuance of any construction permits for the building, the Owner/Permittee shall correct all code violations on the premises to the satisfaction of the Development Services Director.

**ENGINEERING REQUIREMENTS:**

35. Prior to the issuance of any construction permits, the Owner/Permittee shall assure, by permit and bond, the reconstruction of three (3) non-standard driveways adjacent to the site on Sorrento Valley Road right-of-way with current City Standards, satisfactory to the City Engineer.

**INFORMATION ONLY:**

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

APPROVED by the Planning Commission of the City of San Diego on June 13, 2019 by Resolution No. 5018-PC.

Permit Type/PTS Approval No.: Conditional Use Permit No. 1927100  
Coastal Development Permit No. 2173348  
Date of Approval: June 13, 2019

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

  
\_\_\_\_\_  
Firouzeh Tirandazi  
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.


Limited Liability Company

**Helf Sorrento, LLC,**  
a California

Owner

By   
\_\_\_\_\_  
Name: **Frank M. Goldberg**  
Title: **President**

**Sean St. Peter, an Individual**  
Permittee

By   
\_\_\_\_\_  
Name: **SEAN S. PETER**  
Title: **PRESIDENT**

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

**ORIGINAL**



CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

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

State of California )
County of San Diego )

On July 15, 2019 before me, Stacie L. Maxwell, Notary Public
Date Here Insert Name and Title of the Officer
personally appeared --- Firouzeh Tirandazi ---
Name(s) of Signer(s)

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

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

WITNESS my hand and official seal.



Signature [Handwritten Signature]
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

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

Description of Attached Document

Title or Type of Document: Sorrento Valley Marijuana Outlet CUP - Project No. 545299
Document Date: June 13, 2019 Number of Pages: 7
Signer(s) Other Than Named Above: --- Frank M. Goldberg and Sean St. Peter ---

Capacity(ies) Claimed by Signer(s)

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

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

ORIGINAL

**ACKNOWLEDGMENT**

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

State of California  
County of San Diego )

On July 15, 2019 before me, Bridget G. Kotz (notary public)  
(insert name and title of the officer)

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

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

WITNESS my hand and official seal.

Signature Bridget G. Kotz (Seal)



*Helf Sorrento - Cup Project 545299  
Conditional Use Permit 1927100*

**ORIGINAL**

### ACKNOWLEDGMENT

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

State of California  
County of San Diego

On July 15, 2019 before me, Bridget G. Kotz (notary public)  
(insert name and title of the officer)

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

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

WITNESS my hand and official seal.



Signature *Bridget G. Kotz* (Seal)

*HeLF Sorrento - Cup project 545299  
Conditional Use Permit 1927100*

**ORIGINAL**

PLANNING COMMISSION RESOLUTION NO. 5018-PC  
CONDITIONAL USE PERMIT NO. 1927100  
COASTAL DEVELOPMENT PERMIT NO. 2173348  
**SORRENTO VALLEY MO CUP - PROJECT NO. 545299**

WHEREAS, HELF SORRENTO, LLC, a California Limited Liability Company, Owner, and SEAN ST. PETER, an Individual, Permittee, filed an application with the City of San Diego for a permit to operate a Marijuana Outlet in a 3,475 square-foot tenant space, Suite 110, on the first floor of an existing 50,284 square-foot, three-story building (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit Nos. 1927100 and 2173348), on portions of a 12.04-acre site;

WHEREAS, the project site is located at 10150 Sorrento Valley Road, Suite 110, in the IL-3-1 Zone, Coastal Overlay Zone (Appealable and Non-Appealable), MCAS Miramar Land Use Compatibility Overlay Zone (Airport Influence Area – Review Area 1 and Accident Potential Zone 2), Federal Aviation Administration (FAA) Part 77 Noticing Area, Prime Industrial Lands, Parking Impact Overlay Zone (Coastal and Campus), Special Flood Hazard Area (100 Year Floodplain and 100 Year Floodway), and Transit Priority Area within the Torrey Pines Community Plan area;

WHEREAS, the project site is legally described as Lot 3 of the Sorrento Lands and Townsite, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 483, filed in the Office of the County Recorder of San Diego County, February 9, 1888, more particularly described in Grant Deed Recorded June 12, 2016, as Document No. 2006-0413147, of Official Records of the San Diego County Recorder's Office;

WHEREAS, on September 19, 2018, the Hearing Officer of the City of San Diego adopted Negative Declaration No. 545299, and approved Conditional Use Permit No. 1927100 and Coastal Development Permit No. 2173348 pursuant to the Land Development Code of the City of San Diego;

WHEREAS, on October 3, 2019, SVRMC, LLC c/o Heather Riley filed an Environmental Determination Appeal Application (Environmental Appeal) and a Development Permit Appeal Application (Project Appeal);

WHEREAS, thereafter the Applicant reduced the square footage of the proposed project from 3,980 square feet to 3,475 square feet and submitted revised plans to the City; and

WHEREAS the Negative Declaration was revised to reflect the square footage reduction, and the analysis of the project with the reduction determined there would not be any significant impacts and no mitigation is required;

WHEREAS, on April 16, 2019, the City Council denied the Environmental Appeal and approved the recirculated Negative Declaration No. 545299, dated March 20, 2019, pursuant to Resolution No. R-312385;

WHEREAS, on June 13, 2019, the Planning Commission of the City of San Diego considered the Project Appeal, and Conditional Use Permit No. 1927100 and Coastal Development Permit No. 2173348 pursuant to the Land Development Code of the City of San Diego, received for its consideration written and oral presentations, evidence having been submitted, and testimony having been heard from all interested parties at the public hearing, and the Planning Commission having fully considered the matter and being fully advised concerning the same; NOW, THEREFORE,

BE IT RESOLVED by the Planning Commission of the City of San Diego, that it denies the Project Appeal and adopts the following findings with respect to Conditional Use Permit No. 1927100 and Coastal Development No. 2173348:

That the Planning Commission adopts the following written Findings, dated June 13, 2019.

**A. CONDITIONAL USE PERMIT [SDMC Section 126.0305]**

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

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

The project is a request for a Conditional Use Permit (CUP) and Coastal Development Permit (CDP) to allow the operation of a Marijuana Outlet (Outlet) in an existing 3,475 square-foot tenant space on the first floor of an existing 50,284 square-foot, three-story building. The developed 12.04-acre project site is located at 10150 Sorrento Valley Road, Suite 110, in the IL-3-1 zone of the Torrey Pines Community Plan (TPCP).

The TPCP designates the site as Industrial Element. TPCP land use in Sorrento Valley is generally implemented by the IL-3-1 Zone, which is an industrial zone that allows industrial, retail, and commercial uses. Pursuant to San Diego Municipal Code (SDMC) Section 131.0622, retail sales and commercial services are permitted uses in the IL-3-1 Zone. The proposed Outlet is allowed in the IL-3-1 Zone with a CUP pursuant to SDMC Sections 131.0622 and 141.0504. The site is within the Industrial Employment General Plan land use category per the Land Use and Street System Map (Figure LU-2). The Sorrento Valley industrial area, including this site, is identified as Prime Industrial Lands (PIL) by the General Plan. A General Plan goal for identifying PIL is to protect valuable employment land for base sector industries important to the region's economy. An Outlet is not considered a base sector employment. The General Plan allows development or redevelopment of individual properties pursuant to the development regulations and permitted uses of the existing zone and community plan designation provided a site is not critical to base sector employment. The project site is not critical to achieving the City's base sector employment goal. General Plan policies also specifically restrict sensitive receptor land uses such as residential and public assembly in PIL. An Outlet is not a sensitive receptor land use.

Furthermore, the TPCP contains a policy that states development of freestanding retail commercial uses in industrially designated areas shall be restricted to those uses that serve only the immediate Sorrento Valley industrial area. Due to the limited amount of Marijuana Outlets permitted in each Council District and the use is restricted to a few zones with a CUP, the proposed Outlet would serve the community. Therefore, the proposed Outlet would be located in an existing developed property containing three commercial/industrial buildings, and the proposed Outlet would occupy a tenant space of 3,475 square feet in an existing 50,284 square-foot building. The project's CUP is conditioned that the 50,284 square-foot building cannot be converted to a stand-alone retail building throughout the duration of the CUP, and is required to maintain for lease and occupancy no less than a 2,568 square-foot tenant space within the 50,284 square-foot building for a non-retail commercial use permitted by right in the IL-3-1 Zone, which does not require additional parking or result in an intensification of use on the premises. Therefore, the proposed Outlet is a compatible use at this location with a Conditional Use Permit and is consistent with the TPCP land use policies.

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

The project proposes the operation of an Outlet within a 3,475 square-foot tenant space located on the first floor of an existing 50,284 square-foot building at 10150 Sorrento Valley Road, Suite 110. The project proposes interior improvements to an existing tenant space, including entry, reception, administrative offices and facility, and sales area. The proposed development will not be detrimental to the public's health, safety and welfare because the discretionary permit controlling the development and continued use of this site contains specific regulatory conditions of approval. These regulations, which are implemented and enforced through the permit, are specifically intended to reduce, mitigate and/or prevent all adverse impacts to the public and community at large.

Approval of the CUP would allow the sale of marijuana to be conditioned in order to prevent potential adverse impacts on the community. The proposed Outlet is subject to specific operational requirements and restrictions as set forth in SDMC Section 141.0504 (b) through (m), which have also been incorporated as conditions in the CUP, including prohibiting consultation by medical professionals on-site, prohibiting the use of specified vending machines except by a responsible person (as defined by the SDMC), provision of interior and exterior lighting, alarms, restriction of hours of operation to between 7:00 am and 9:00 pm daily, maintenance of area and adjacent public sidewalks free of litter and graffiti, and removal of graffiti within 24 hours, and restriction of signage to business name, two-color signs, and alphabetic characters.

In addition to the above, the CUP includes additional security conditions to improve the safety of the building and surrounding neighborhood, including the provision of operable surveillance cameras and a metal detector, use of cameras with a recording device that maintains records for a minimum of 30 days, two security guards during business hours with one security guard present on the premises 24 hours a day, seven days a week, installation of bullet resistant glass, plastic, or laminate shield at the reception area to protect employees, and installation of bullet resistant armor panels or solid grouted masonry block walls, designed by a licensed professional, in common areas with other tenants, reception area, and vault room. Outlets must also comply with SDMC Chapter 4, Article 2, Division 15 which provides guidelines for lawful operation.

Furthermore, construction of the project authorized through this permit will be subject to all adopted building, electrical, mechanical, fire and plumbing codes, which will be enforced through construction review and building inspections.

Outlets require compliance with SDMC Section 141.0504 (a), which require a 1,000-foot separation, measured between property lines from, resource and population-based City parks, churches, child care centers, playgrounds, City libraries, minor-oriented facilities, residential care facilities, and schools. Outlets also require a minimum distance requirement of 100 feet from a residential zone. The proposed Outlet complies with the separation requirements between uses set forth in SDMC Section 141.0504 (a).

The proposed project will be required to comply with the development conditions as described in the CUP No. 1927100 and CDP No. 2173348. The CUP No. 1927100 and CDP No. 2173348 will be valid for five years and may be revoked if the Owner or Permittee violates the terms, conditions, lawful requirements, or provisions of the Permit.

The proposed development will not be detrimental to the public's health, safety, and welfare in that the discretionary permit controlling the use of this site contains specific regulatory conditions of approval, as referenced in CUP No. 1927100 and CDP No. 2173348. The referenced regulations and conditions have been determined as necessary to avoid adverse impact upon the health, safety, and welfare. Therefore, the proposed MPF will not be detrimental to the public health, safety and welfare.

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

The project proposes the operation of an Outlet within an existing 3,475 square-foot tenant space located on the first floor of an existing 50,284 square-foot building at 10150 Sorrento Valley Road, Suite 110. The site was developed in 1979. The developed 12.04-acre site is located in the IL-3-1 zone and an Outlet is allowed in the IL-3-1 Zone with a CUP pursuant to SDMC Sections 131.0622 and 141.0504. The project has been determined to be exempt from the Environmentally Sensitive Lands (ESL) regulations of the Special Flood Hazard Area (100 Year Floodplain and 100 Year Floodway) pursuant to SDMC Sections 143.0110 (b)(4) and (c)(1), because there is no addition or modification to the existing development, other than interior tenant improvements proposed. Furthermore, the proposed Outlet 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) as the project is limited to interior modifications and will not increase the density, floor area ratio or height of the existing structure.

Outlets require compliance with SDMC Section 141.0504 (a), which require a 1,000-foot separation, measured between property lines from, resource and population-based City parks, churches, child care centers, playgrounds, City libraries, minor-oriented facilities, residential care facilities, and schools. Outlets also require a minimum distance requirement of 100 feet from a residential zone. The proposed Outlet complies with the separation requirements between uses set forth in SDMC Section 141.0504 (a). The proposed Outlet is subject to specific operations requirements for security, as referenced in CUP No. 1927100 and CDP No. 2173348, in lighting, security cameras, alarms, and security guards. Outlets must also comply with SDMC Chapter 4, Article 2, Division 15 which provides guidelines for lawful operation.

The project is required and conditioned to retain a minimum 2,568 square-foot tenant space within the 50,284 square-foot building for lease and occupancy by a non-retail commercial use permitted by right in the IL-3-1 Zone, that does not require additional parking or result in an intensification of use on the premises. Furthermore, the project is conditioned such that the 50,284 square-foot building cannot be converted to a stand-alone retail building during the term of the CUP.



The CUP for the project includes various conditions and corresponding exhibits of approval relevant to achieving compliance with all the relevant regulations of the SDMC for an Outlet. No variance or deviations are requested as part of this application, nor are any required to approve the CUP. Therefore, the proposed development will comply with the regulations of the Land Development Code.

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

The project proposes the operation of an Outlet within an existing 3,475 square-foot tenant space located on the first floor of an existing 50,284 square-foot building at 10150 Sorrento Valley Road, Suite 110. The site was developed in 1979. The 12.04-acre project site is in the IL-3-1 zone of the TPCP.

The project site is designated Industrial per the TPCP. TPCP land use in Sorrento Valley is generally implemented by the IL-3-1 Zone, which is an industrial zone that allows industrial, retail, and commercial uses. The IL Zones permit a range of uses, including non-industrial uses in some instances. Pursuant to SDMC Section 131.0622, retail sales and commercial services are permitted uses in the IL-3-1 Zone. The proposed Outlet is allowed in the IL-3-1 Zone with a CUP pursuant to SDMC Sections 131.0622 and 141.0504. The site is within the Industrial Employment General Plan land use category per the Land Use and Street System Map (Figure LU-2). The Sorrento Valley industrial area, including this site, is identified as Prime Industrial Lands (PIL) by the General Plan. A General Plan goal for identifying PIL is to protect valuable employment land for base sector industries important to the region's economy. An Outlet is not considered a base sector employment. The General Plan allows development or redevelopment of individual properties pursuant to the development regulations and permitted uses of the existing zone and community plan designation provided a site is not critical to base sector employment. The project site is not critical to achieving the City's base sector employment goal. General Plan policies also specifically restrict sensitive receptor land uses such as residential and public assembly in PIL. An Outlet is not a sensitive receptor land use.

Furthermore, the TPCP contains a policy that states development of freestanding retail commercial uses in industrially designated areas shall be restricted to those uses that serve only the immediate Sorrento Valley industrial area. Due to the limited amount of Marijuana Outlets permitted in each Council District and the use is restricted to a few zones with a CUP, the proposed Outlet would serve the community. Therefore, the proposed Outlet would be located in an existing developed property containing three commercial/industrial buildings, and the proposed Outlet would occupy a tenant space of 3,475 square feet in an existing 50,284 square-foot building. The project's CUP is conditioned that the 50,284 square-foot building cannot be converted to a stand-alone retail building throughout the duration of the CUP, and that a minimum 2,568 square-foot tenant space within the 50,284 square-foot building will be leased and occupied by a non-retail commercial use permitted by right in the IL-3-1 Zone, which does not require additional parking or result in an intensification of use on the premises.

Outlets require compliance with SDMC Section 141.0504 (a), which require a 1,000-foot separation, measured between property lines from, resource and population-based City parks, churches, child care centers, playgrounds, City libraries, minor-oriented facilities, residential care facilities, and schools. Outlets also require a minimum distance requirement of 100 feet from a residential zone. The proposed Outlet complies with the separation requirements between uses set forth in SDMC Section 1141.0504 (a). The proposed Outlet is subject to specific operational requirements for security, as referenced in CUP No. 1927100 and CDP No. 2173348, including lighting, security cameras, alarms, and security guards. Outlets must also comply with SDMC Chapter 4, Article 2, Division 15 which provides guidelines for lawful operation.

The proposed Outlet is consistent with all land development regulations relevant for the site and the use. No deviations are required or requested to approve the Conditional Use Permit. The proposed Outlet is classified as retail sales use for this location with a Conditional Use Permit. Therefore, based on all the facts cited above and conditions of approval, the proposed Outlet is an appropriate use at the proposed location.

**B. COASTAL DEVELOPMENT PERMIT [SDMC Section 126.0708]**

**1. Findings for all Coastal Development Permits:**

- a. The proposed coastal development will not encroach upon any existing physical accessway that is legally used by the public or any proposed public accessway identified in a Local Coastal Program land use plan; and the proposed coastal development will enhance and protect public view to and along the ocean and other scenic coastal areas as specified in the Local Coastal Program land use plan.**

The project proposes the operation of an Outlet within a 3,475 square-foot tenant space within an existing 50,284 square-foot building located at 10150 Sorrento Valley Road, Suite 110. The project site is located approximately 2.6 miles from the Pacific Ocean. The project is proposed within an existing developed site and will not encroach upon any existing or proposed physical access to the coast. The site does not contain a public view as identified within the TPCP and Local Coastal Land Use Plan. The proposed project meets all the development standards required by the underlying zone. Therefore, the project will enhance and protect public views to and along the ocean and other scenic coastal areas as specified in the TPCP and Local Coastal Program Land Use Plan.

- b. The proposed coastal development will not adversely affect Environmentally Sensitive Lands.**

The project proposes the operation of an Outlet within a 3,475 square-foot tenant space within an existing 50,284 square-foot building located at 10150 Sorrento Valley Road, Suite 110. The project site contains Environmentally Sensitive Lands (ESL) in the form of Special Flood Hazard Area (100 Year Floodplain and 100 Year Floodway). The project has been determined to be exempt from the permit requirements of the ESL regulations pursuant to SDMC Sections 143.0110(b)(4) and (c)(1), because no encroachment into the environmentally sensitive lands is proposed and the development is limited to interior

modifications that does not increase the footprint of an existing building, and will not encroach into the environmentally sensitive lands during or after construction. The project requests a CUP and CDP to operate an Outlet in a tenant suite within an existing building. Therefore, the proposed development will not adversely affect Environmentally Sensitive Lands.

**c. The coastal development is in conformity with the certified Local Coastal Program land use plan and complies with all regulations of the certified Implementation Program.**

The project requests a CUP and CDP to allow the operation of an Outlet in an existing 3,475 square-foot tenant space, Suite 110, on the first floor of an existing 50,284-square-foot, three-story building. The developed 12.04-acre project site is located at 10150 Sorrento Valley Road in the IL-3-1 zone of the TPCP. The project site is located approximately 2.6 miles from the Pacific Ocean. The project is proposed within an existing developed site and will not encroach upon any existing or proposed physical access to the coast. The site does not contain a public view as identified within the TPCP and Local Coastal Land Use Plan.

The project site is designated Industrial by the TPCP and is zoned IL-3-1. TPCP land use in Sorrento Valley is generally implemented by the IL-3-1 Zone, which is an industrial zone that allows industrial, retail, and commercial uses. The IL Zones permit a range of uses, including non-industrial uses in some instances. Pursuant to SDMC Section 131.0622, retail sales and commercial services are permitted uses in the IL-3-1 Zone. The proposed Outlet is allowed in the IL-3-1 Zone with a CUP pursuant to SDMC Sections 131.0622 and 141.0504. The site is within the Industrial Employment General Plan land use category per the Land Use and Street System Map (Figure LU-2). The Sorrento Valley industrial area, including this site, is identified as Prime Industrial Lands (PIL) by the General Plan. A General Plan goal for identifying PIL is to protect valuable employment land for base sector industries important to the region's economy. An Outlet is not considered a base sector employment. The General Plan allows development or redevelopment of individual properties pursuant to the development regulations and permitted uses of the existing zone and community plan designation provided a site is not critical to base sector employment. The project site is not critical to achieving the City's base sector employment goal. General Plan policies also specifically restrict sensitive receptor land uses such as residential and public assembly in PIL. An Outlet is not a sensitive receptor land use.

Furthermore, the TPCP contains a policy that states development of freestanding retail commercial uses in industrially designated areas shall be restricted to those uses that serve only the immediate Sorrento Valley industrial area. Due to the limited amount of Marijuana Outlets permitted in each Council District and the use is restricted to a few zones with a CUP, the proposed Outlet would serve the community. Therefore, the proposed Outlet is located in an existing developed property containing three commercial/industrial buildings, and the proposed Outlet would occupy a tenant space of 3,475 square feet in an existing 50,284 square-foot building. The project's permit is conditioned that the 50,284 square-foot building cannot be converted to a stand-alone

retail building throughout the duration of the permit, and requiring a minimum 2,568 square-foot tenant space within the 50,284 square-foot building for lease and occupancy by a non-retail commercial use permitted by right in the IL-3-1 Zone, which does not require additional parking or result in an intensification of use on the premises. The proposed Outlet does not increase the footprint of the existing building. The project is not requesting, nor does it require any deviations or variances from the regulations and policy documents and is consistent with the recommended land use and development standards in effect for this site. Therefore, the development is in conformity with the certified Local Coastal Program land use plan and complies with all regulations of the certified Implementation Program.

**d. For every Coastal Development Permit issued for any coastal development between the nearest public road and the sea or the shoreline of any body of water located within the Coastal Overlay Zone the coastal development is in conformity with the public access and public recreation policies of Chapter 3 of California Coastal Act.**

The project requests a CUP and CDP to allow the operation of an Outlet in an existing 3,475 square-foot tenant space on the first floor of an existing 50,284 square-foot, three-story building located at 10150 Sorrento Valley Road, Suite 110. The project is proposed on private property on a site that is not located within the first public road and the sea or the shoreline of any body of water located within the Coastal Overlay Zone. The public access to the water, public recreation facilities, or public parking would not be adversely affected by the approval of this coastal development. Therefore, this coastal development is in compliance with the public access and public recreation policies of Chapter 3 of the California Coastal Act.

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 the Appeal is denied, the decision of the Hearing Officer is affirmed, and based on the findings hereinbefore adopted by the Planning Commission, Conditional Use Permit No. 1927100 and Coastal Development Permit No. 2173348, is hereby GRANTED by the Planning Commission to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit Nos. 1927100 and 2173348, a copy of which is attached hereto and made a part hereof.



Firouzeh Tirandazi  
Development Project Manager  
Development Services

Adopted on: June 13, 2019

IO#: 24007232

	<b>City of San Diego Development Services</b> 1222 First Ave., MS 302 San Diego, CA 92101 (619) 446-5000	<h1 style="margin: 0;">Ownership Disclosure Statement</h1>	<b>FORM DS-318</b>  <b>October 2017</b>
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**Approval Type:** Check appropriate box for type of approval(s) requested:  Neighborhood Use Permit  Coastal Development Permit  
 Neighborhood Development Permit  Site Development Permit  Planned Development Permit  Conditional Use Permit  Variance  
 Tentative Map  Vesting Tentative Map  Map Waiver  Land Use Plan Amendment •  **Other** Cup Amendment

**Project Title:** Cannabis 21+ **Project No. For City Use Only:** \_\_\_\_\_

**Project Address:** 10150 Sorrento valley Road, Ste 110 & 100  
San Diego, CA 92121

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

Corporation  Limited Liability -or-  General - What State? CA Corporate Identification No. 394-0293  
 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: HELF Sorrento LLC  Owner  Tenant/Lessee  Successor Agency

Street Address: 1333 Camino del Rio South

City: San Diego State: CA Zip: 92108

Phone No.: \_\_\_\_\_ Fax No.: \_\_\_\_\_ Email: anne@seapropertymanagement.com

Signature:  Date: 08.04.21

Additional pages Attached:  Yes  No

**Applicant**

Name of Individual: Sean St. Peter  Owner  Tenant/Lessee  Successor Agency

Street Address: 4231 Balboa Avenue #162

City: San Diego State: CA Zip: 92117

Phone No.: 619.618.8139 Fax No.: \_\_\_\_\_ Email: sean\_stpeter@yahoo.com

Signature: Sean St. Peter Digitally signed by Sean St. Peter  
Date: 2021.08.13 07:54:09 -0700 Date: 08.17.21

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



Members of the American Institute of Architects

rad Architects, Inc.

1286 University Ave #137  
San Diego, California 92103  
(619) 795-6522

# CANNABIS 21+ - SORRENTO VALLEY CANNABIS OUTLET

## 10150 SORRENTO VALLEY ROAD, SUITE 100 & 110 SAN DIEGO, CALIFORNIA 92121

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### PROJECT DIRECTORY

**OWNER:** HELF SORRENTO LLC  
1333 CAMINO DEL RIO SOUTH  
SAN DIEGO, CA 92108  
CONTACT: ANNE O'SULLIVAN  
PHONE: 619.297.3900  
EMAIL: anne@seapropterymanagement.com

**ARCHITECT:** RAD ARCHITECTS INC  
1286 UNIVERSITY AVENUE #137  
SAN DIEGO, CA 92103  
TEL: 619.795.6522  
CONTACT: CARYN BAILEY  
EMAIL: cbailey@rad-architects.com

**TENANT:** CANNABIS 21+  
4231 BALBOA AVE #162  
SAN DIEGO, CA 92117  
CONTACT: SEAN ST. PETER  
PHONE: 619.618.8139  
EMAIL: sean\_speter@yahoo.com

**CITY OF SAN DIEGO:** DEVELOPMENT SERVICES DEPARTMENT  
1222 FIRST AVENUE 301  
SAN DIEGO, CA 92101-4101  
TEL: 619.446.5000

### PROJECT SUMMARY

**PROJECT SUMMARY:** THE PROPOSED PROJECT IS AN AMENDMENT TO AN EXISTING CUP FOR CANNABIS OUTLET CUP. THE ZONE IS IL-3-1.

**HOURS OF OPERATION:** RETAIL STORE: 9:00 AM TO 9:00 PM - 7 DAYS A WEEK  
DELIVERY: 9:00 AM TO 9:00 PM - 7 DAYS A WEEK  
NO MOBILE DELIVERIES WILL BE SCHEDULED AFTER 9:00 PM  
2 SHIFTS PER DAY; 5 EMPLOYEES PER SHIFT; 7 HOURS PER SHIFT

**CONDITION:** OBTAIN THE PROPER STATE CANNABIS LICENSING AND A COUNTY OF RIVERSIDE BUSINESS REGISTRATION.

**SCOPE OF WORK:** TENANT IMPROVEMENTS INCLUDE: EXPANSION OF EXISTING CANNABIS 21+ RETAIL SPACE FOR INCREASE IN SQUARE FOOTAGE. NEW WORK TO INCLUDE NEW OFFICE SPACE AND INCREASE IN INVENTORY ROOM. WORK TO INCLUDE NEW STORE FOOTPRINT, NEW INTERIOR WALLS, LIGHTING AND REVISIONS TO MECHANICAL SYSTEMS. EXISTING ADA COMPLIANT RESTROOMS TO REMAIN. MODIFY EXISTING EXTERIOR WINDOW SYSTEM FOR NEW STOREFRONT ENTRANCE.

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

**BUILDING:** 2019 CALIFORNIA BUILDING CODE  
**MECHANICAL:** 2019 CALIFORNIA MECHANICAL  
**PLUMBING:** 2019 CALIFORNIA PLUMBING CODE  
**ELECTRICAL:** 2019 CALIFORNIA ELECTRICAL CODE  
**FIRE:** 2019 CALIFORNIA FIRE CODE, CITY MUNICIPAL CODES & APPLICABLE FIRE / LIFE SAFETY CODES.  
**ENERGY:** 2019 CALIFORNIA ENERGY CODE  
**GREEN:** 2019 CALIFORNIA GREEN BUILDING STANDARDS CODE  
**ACCESSIBILITY:** AMERICANS WITH DISABILITIES ACT (FEDERAL, STATE & LOCAL), REQUIREMENTS NOTED IN CHAPTER 11 OF THE 2019 CALIFORNIA BUILDING CODE

**PARCEL ID#:** 343-130-16-00  
**PROPERTY DESCRIPTION:** LOT NO: 3 MAP NO: 435  
PARCEL ZONE: A - CAM  
ACREAGE = 12.04 X 43,572 = 524,624 SF

**GEOLOGIC HAZARD CATEGORY:** 21 & 31

**ZONING:** IL-3-1 ZONE, TORREY PINES COMMUNITY PLAN AREA

**USE:** CANNABIS OUTLET

**LAND USE:** INDUSTRIAL

**OVERLAY ZONES:** THE PROJECT IS WITHIN THE COASTAL ZONE BOUNDARY, AIRPORT LAND USE COMPATIBILITY OVERLAY ZONE (MCAS MIRAMAR), ALUCP NOISE CONTOURS (MCAS MIRAMAR 60-85 ONE), AIRPORT INFLUENCE AREA-REVIEW AREA 1, FAA PART 77 NOTICING AREA, AIRPORT SAFETY ZONE (MCAS MIRAMAR ACCIDENT POTENTIAL ZONE 2), COASTAL OVERLAY ZONE (NON-APPEALABLE), VERY HIGH FIRE HAZARD SEVERITY ZONE, PARKING IMPACT OVERLAY ZONE (COASTAL AND CAMPUS), PRIME INDUSTRIAL LANDS, TRANSIT PRIORITY AREA (LEGAL DESCRIPTION: LOT NO. 3, MAP NO. 435), SPECIAL FLOOD HAZARD AREA (100 YEAR FLOODWAY AND 100 YEAR FLOODPLAIN), COASTAL HEIGHT LIMITATION OVERLAY ZONE, AND SENSITIVE VEGETATION, MHPA, AND MSP VEGETATION IN THE FORM OF SOUTHERN SYCAMORE-ALDER RIPARIAN WOODLAND.

**DISCRETIONARY PERMITS:** CUP 1927100 & CDP 2173348

**EXEMPTIONS:** NONE

**BUILDING DATA:** TENANT OCCUPANCY: (M) MERCANTILE - SORRENTO VALLEY CANNABIS OUTLET  
TYPE OF CONSTRUCTION: TYPE VB  
FULLY SPRINKLERED: NO  
(EX) STORE: 3,475 SQUARE FEET  
TOTAL (N) STORE GROSS: 2,005 SQUARE FEET  
TENANT AREA: 5,480 SQUARE FEET  
TOTAL BUILDING AREA: 50,284 SQUARE FEET  
ACTUAL BUILDING HEIGHT: 36'-0" TO TOP OF DECK, THREE STORIES  
ALLOWABLE HEIGHT: 30'

**CONSTRUCTION RATINGS:** TENANT SEPARATION: NON-RATED BETWEEN SORRENTO VALLEY CANNABIS OUTLET & ADJACENT OFFICES  
COLUMNS: NON-RATED  
INTERIOR BEARING WALLS: NON-RATED  
INTERIOR NON-BEARING WALLS: NON-RATED  
BEAMS, GIRDERS, TRUSSES: NON-RATED  
FLOOR CONSTRUCTION: NON-RATED  
ROOF / CEILING CONSTRUCTION: NON-RATED

**CONDITIONAL USE PERMIT NO:** 1927100  
**COASTAL DEVELOPMENT PERMIT NO:** 2173348  
**CITY OF SD PROJECT NUMBER:** 696758

### EXISTING OCCUPANCY: (M) MERCANTILE - CANNABIS 21+ EXISTING STORE & EXPANSION

OCCUPANT LOAD CALCS			
OCCUPANCY	OCCUPANCY LOAD FACTOR	AREA	LOAD
<b>EXISTING SPACE</b>			
MAIN SALES AREA	60	3333	56
EXISTING NET SUBTOTAL			56
<b>NEW SPACE</b>			
MAIN SALES AREA	60	868	15
OFFICES	100	466	5
DISTRIBUTION / INVENTORY / RECEIVING / STORAGE / CLONE	300	813	3
NEW NET SUBTOTAL		2,147	23
<b>TOTALS</b>			
TOTAL NET SQUARE FOOTAGE		5,480	79
REQUIRED EXITS			2

EGRESS WIDTH PER SECTION 1005: ALL COMPLY  
FRONT ENTRY: 40 X 2 = 8.0' - (N) DOORS = 72"  
SIDE ENTRY: 39 X 2 = 7.8' - (E) DOORS = 72"

### PLUMBING FIXTURE CALCULATIONS

**BASED ON 2019 CPC CHAPTER 4 CANNABIS 21+**

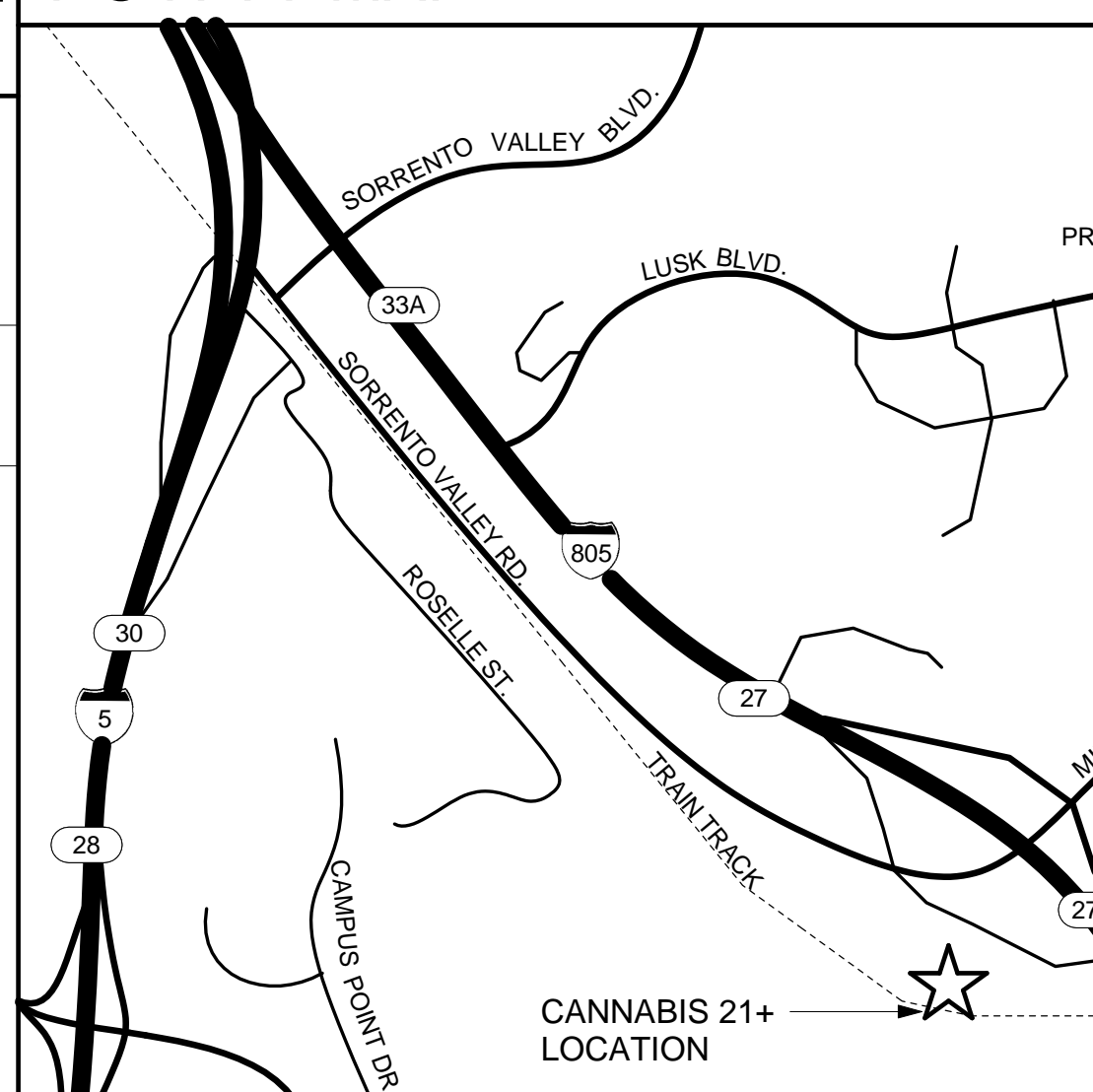
5,480 SQ. FT.  
SQ. FT. / 200 = 27.4 / 2 = 14 EACH

FEMALE FIXTURES	REQUIRED: 17	PROVIDED: 17
WATER CLOSETS:	1/100	5
LAVATORIES:	1/200	2
MALE FIXTURES	REQUIRED: 17	PROVIDED: 17
WATER CLOSETS:	1/100	2
URINALS:	0	3
LAVATORIES:	1/200	2
UNISEX TOILET	REQUIRED: 0	PROVIDED: 0
WATER CLOSETS:	0	0
URINALS:	0	0
LAVATORIES:	0	0
DRINKING FOUNTAIN	REQUIRED: 1/200	PROVIDED: 1
MOP SINK	REQUIRED: 1	PROVIDED: 1

### FAA SELF CERTIFICATION

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

### VICINITY MAP

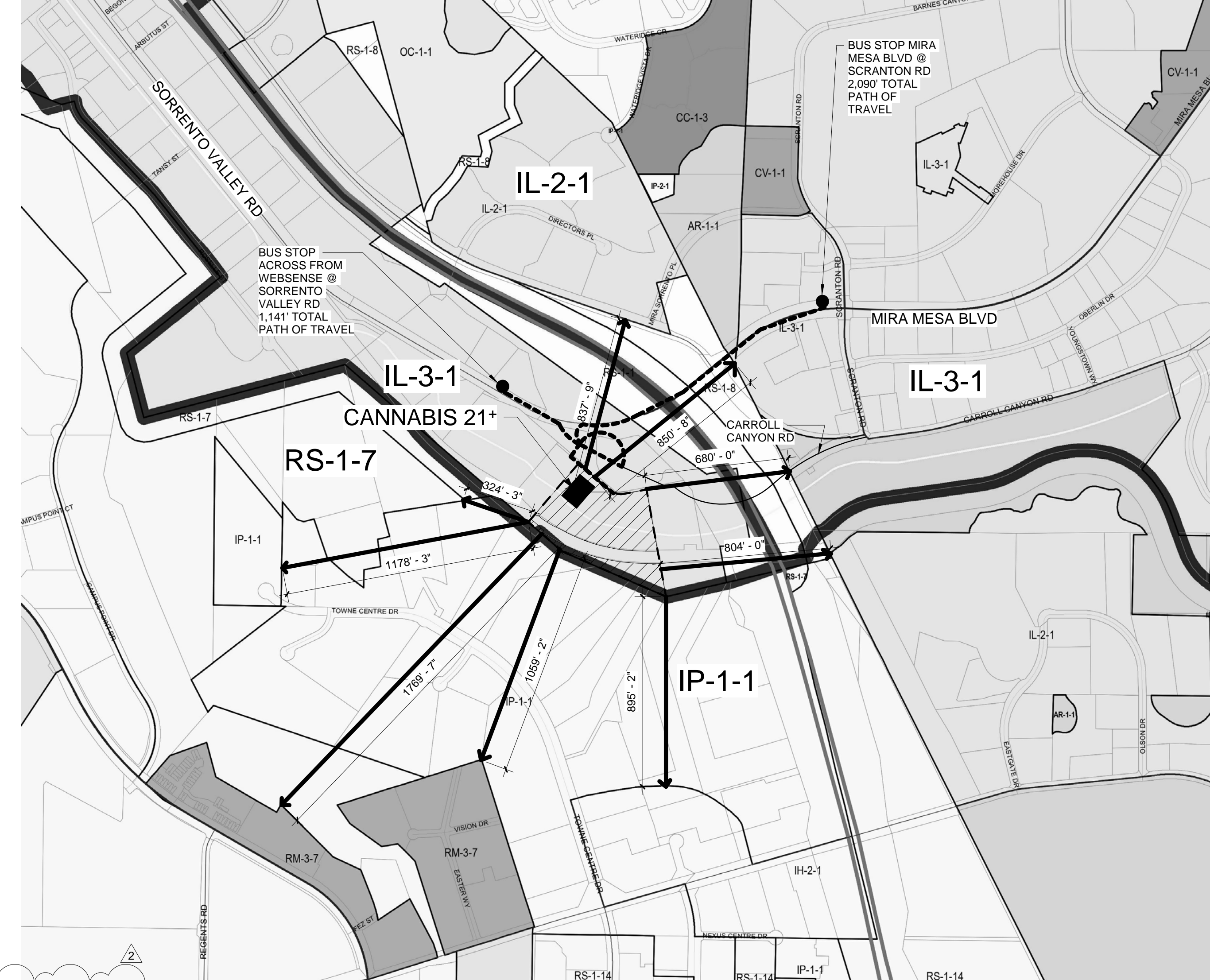


### INDUSTRIAL ZONE IL-3-1 FAR

TOTAL EXISTING BUILDING SF:	
10110 VACANT	40,260
10130 SCRIPPS VACANT TOTAL	3,991 / 17,802 / 21,793
10150 CANNABIS 21+ VACANT TOTAL	6,270 / 44,014 / 50,284
<b>TOTAL</b>	<b>112,337</b>

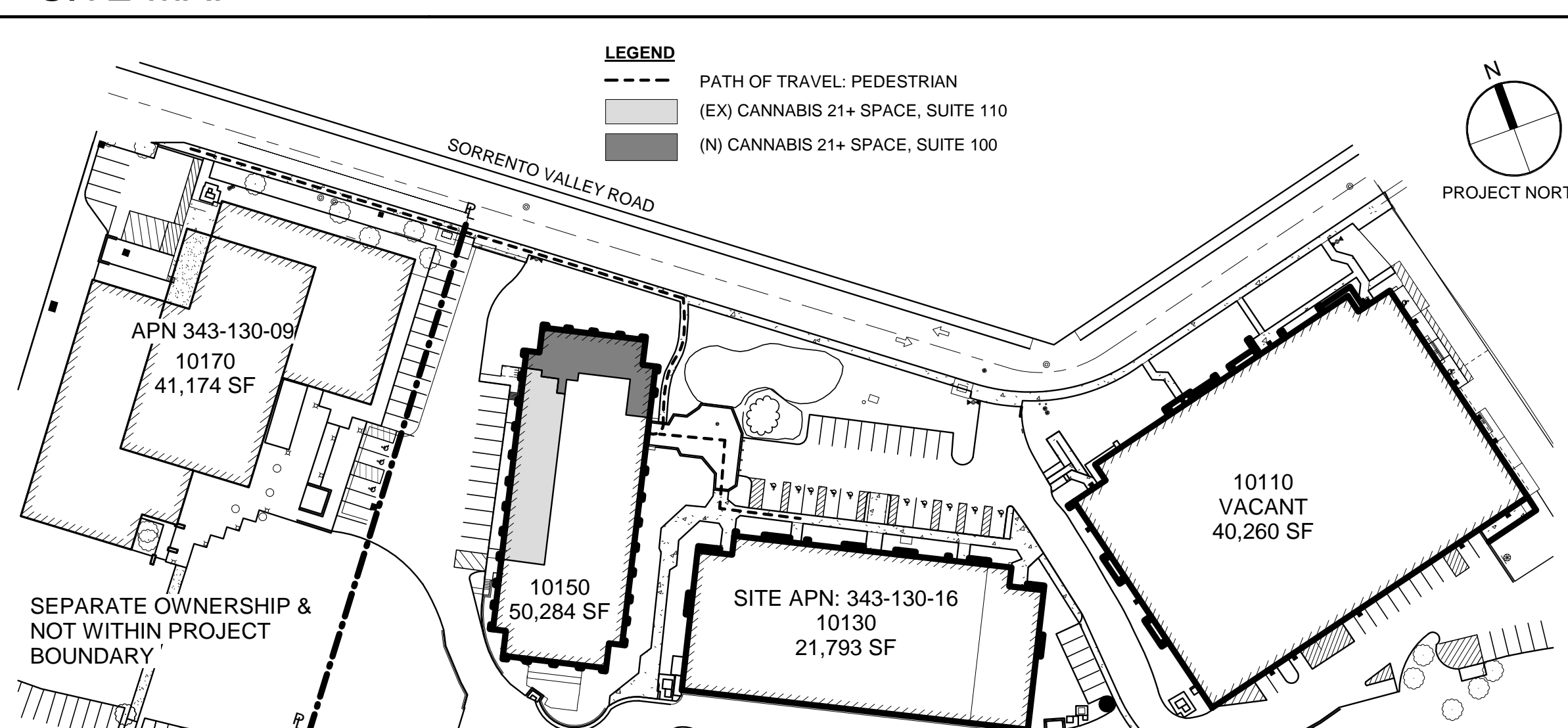
FAR = BUILDING SF / PARCEL SF  
112,337 SF / 524,624 SF = 0.214  
FAR = 21.4% < 25%

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



1 SITE MAP 1" = 400'-0" DISTANCE INDICATES DISTANCE TO ADJACENT ZONING AREAS FROM PROPERTY LINE PATH OF TRAVEL TO BUS STOPS PROJECT NORTH

### SITE MAP



**CANNABIS 21+ SORRENTO VALLEY CANNABIS OUTLET**  
 10150 SORRENTO VALLEY ROAD, STE 100 & 110  
 SAN DIEGO, CA 92121  
 AMENDMENT TO CUP 1927100

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

### CUP AMENDMENT

ISSUE DATE: 12.13.21

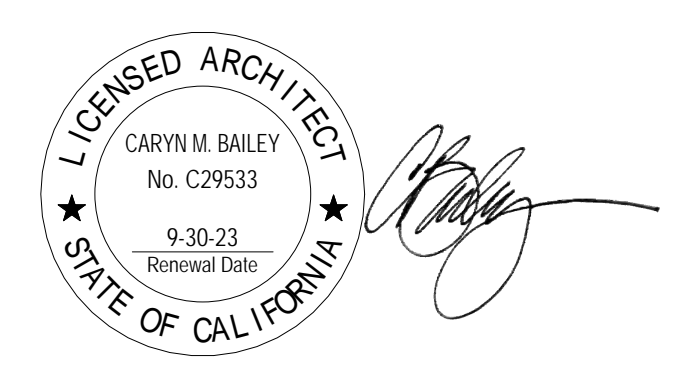


EXHIBIT AMENDMENT BLOCK

09.14.21	1	OWNER REVISIONS
12.13.21	2	1ST CITY COMMENTS
03.28.22	3	3RD CITY COMMENTS
06.23.22	4	4TH CITY COMMENTS

SHEET TITLE:

### PROJECT INFORMATION

SHEET NO: **P10**





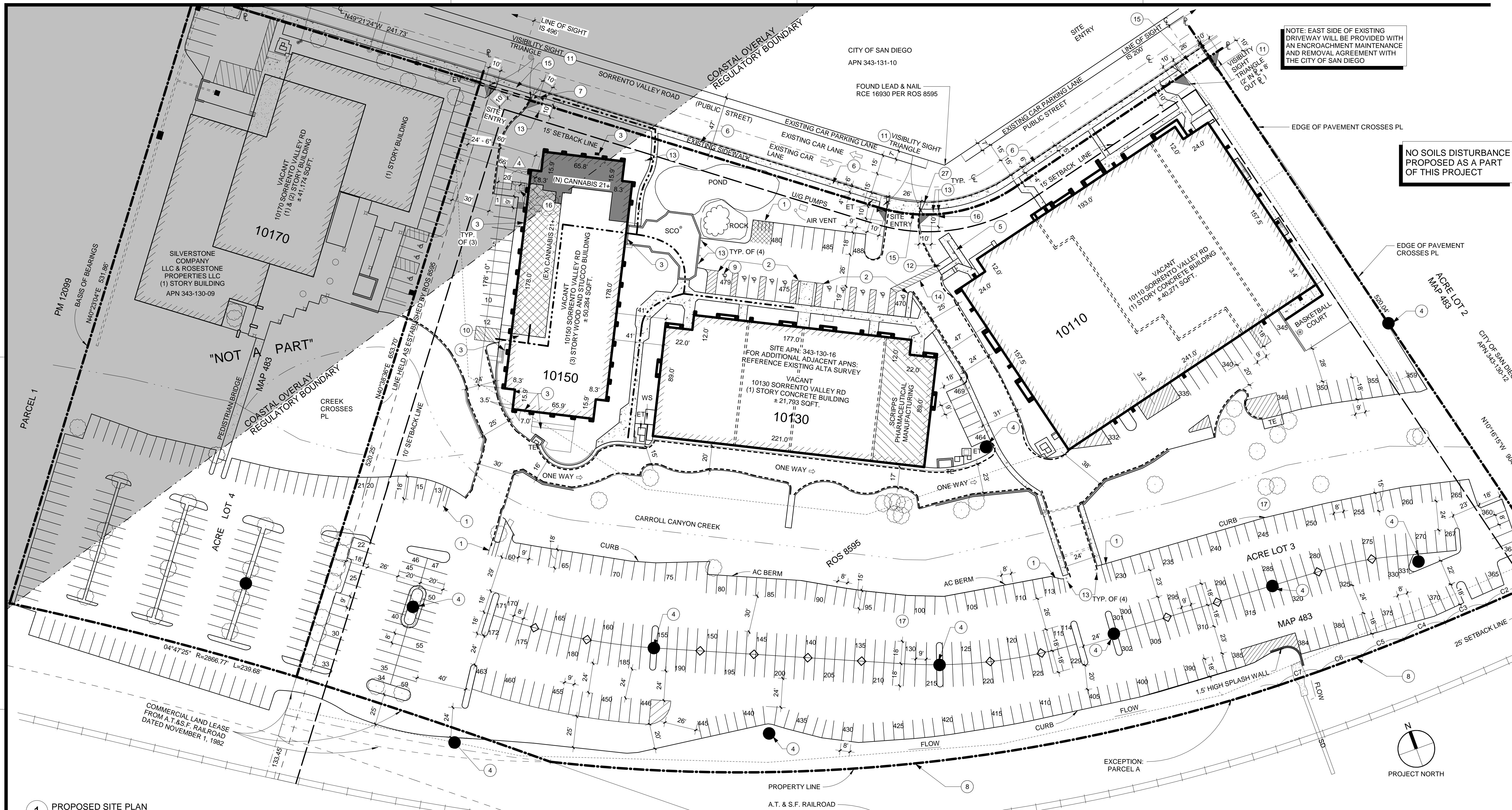


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NO SOILS DISTURBANCE  
PROPOSED AS A PART  
OF THIS PROJECT



**CANNABIS 21+  
SORRENTO VALLEY  
CANNABIS OUTLET**

10150 SORRENTO VALLEY ROAD, STE 100 & 110  
SAN DIEGO, CA 92121  
AMENDMENT TO CUP 1927100

CONTRACTOR SHALL BUILD ONLY FROM SETS  
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**CUP AMENDMENT**  
ISSUE DATE: 12.13.21



EXHIBIT AMENDMENT BLOCK

03.28.22 3 3RD CITY COMMENTS  
06.23.22 4 4TH CITY COMMENTS

SHEET TITLE:  
**SITE PLAN & PARKING**

SHEET NO:  
**P21A**

1 PROPOSED SITE PLAN  
1" = 40'-0"

**EXISTING PARKING  
COUNT IL-3-1**

EXISTING PARKING SPACES	=	472
EXISTING STANDARD STALLS	=	472
PROPOSED STANDARD STALLS	=	472
<b>NO CHANGE</b>		
EXISTING ADA SPACES	=	10
REQUIRED ADA PARKING	472 X 0.02	= (9.44) 10
PROPOSED ADA SPACES	=	10
<b>SITE IS PROVIDING 10 ADA STALLS COMPLIES WITH REQUIRED</b>		
<b>NO CHANGE</b>		
TOTAL EXISTING PARKING	=	482
TOTAL PROPOSED PARKING	=	482
<b>NO CHANGE</b>		
<b>REQUIRED MOTORCYCLE PARKING FOR SITE</b>		
2% OF PARKING = 482 X .02 = 10 STALLS		
EXISTING STALLS	=	13
TOTAL PROPOSED STALLS	=	13
<b>NO CHANGE</b>		

BICYCLE SHORT TERM PARKING:  
1 SPACE REQUIRED - 4 SPACES PROVIDED PER: 142.0530 (e) (1) (A) & (B)

BICYCLE LONG TERM PARKING:  
NOT REQUIRED PER: 142.0530 (e) (2) (A) FEWER THAN 10 EMPLOYEES PER SHEET P1.0

CLEAN AIR/ VAN POOL PARKING:  
NOT REQUIRED PER: SECTION 5.106.5.2

**REQUIRED PARKING IL-3-1**

<b>EXISTING PARKING</b>	
SEE MAP AND PARKING RATIO TABLE 142-056. SEE PREVIOUS APPROVED PERMITTED PROJECT: PROJECT APPROVAL NBR: M69828-29-30; ISSUED: 06/15/1979	
<b>BUILDING 10110 (40,271 SF)</b>	
40,271 SF X 3.3 SPACES PER 1,000 SF =	132.89 AUTOMOBILE PARKING SPACES
<b>TOTAL SPACES REQUIRED FOR BUILDING 10110:</b>	<b>133 AUTOMOBILE PARKING SPACES</b>
<b>BUILDING 10130 (21,793 SF)</b>	
SCRIPPS 3,991 SF X 2.5 SPACES PER 1,000 SF =	9.97
VACANT 17,802 SF X 3.3 SPACES PER 1,000 SF =	58.75
<b>TOTAL SPACES REQUIRED FOR BUILDING 10130:</b>	<b>69 AUTOMOBILE PARKING SPACES</b>
<b>BUILDING 10150 (50,284 SF)</b>	
CANNABIS OUTLET (EXISTING):	
3,475 SF X 5.0 SPACES PER 1,000 SF =	17.5
46,809 SF X 3.3 SPACES PER 1,000 SF =	154.38
<b>50,284 TOTAL SPACES REQUIRED FOR</b>	<b>172 AUTOMOBILE PARKING SPACES</b>
<b>TOTAL SPACES REQUIRED:</b>	<b>374 AUTOMOBILE PARKING SPACES</b>

**SITE PLAN GENERAL NOTES**

A. PROVIDE BUILDING ADDRESS NUMBERS, VISIBLE AND LEGIBLE FROM STREET OR ROAD FRONTING THE PROPERTY PER FHPS POLICY P-00-6 (UFC 901.4.4)

B. THE OWNER / PERMITEE SHALL PROVIDE A SUFFICIENT ODOR ABSORBING VENTILATION AND EXHAUST SYSTEM CAPABLE OF ELIMINATING EXCESSIVE OR OFFENSIVE ODORS CAUSING DISCOMFORT OR ANNOYANCE TO ANY REASONABLE PERSON OF NORMAL SENSITIVITIES STANDING OUTSIDE OF THE STRUCTURAL ENVELOPE OF THE CANNABIS OUTLET

<b>PROPOSED PARKING</b>	
<b>BUILDING 10150 (50,284 SF)</b>	
CANNABIS OUTLET:	
5,480 SF X 4.3 SPACES PER 1,000 SF =	23.56 AUTOMOBILE PARKING SPACES
VACANT (TO REMAIN)	
43,818 SF X 3.3 SPACES PER 1,000 SF =	144.6 AUTOMOBILE PARKING SPACES
<b>50,284 TOTAL SPACES REQUIRED FOR</b>	<b>169 AUTOMOBILE PARKING SPACES</b>
<b>BUILDING 10150:</b>	
BUILDING 10110	133
BUILDING 10130	69
<b>TOTAL SPACES REQUIRED:</b>	<b>371 AUTOMOBILE PARKING SPACES</b>
TOTAL EXISTING PARKING	488 SPACES
TOTAL EXTRA SPACES	118 SPACES

**SITE PLAN LEGEND**

(N) CANNABIS 21+ SPACE, SUITE 100	SCRIPPS PHARMACEUTICAL MANUFACTURER	(E) BUILDING LIGHT	PROPERTY LINE
(EX) CANNABIS 21+ SPACE, SUITE 110	COASTAL OVERLAY REGULATORY BOUNDARY	(E) LIGHT POLE	SETBACK LINE
(E) SIDEWALK		COMPACT STALLS	EXISTING RED CURB
			EXITING / PATH OF TRAVEL
			INDICATES EXISTING DEMISING WALL

**SITE PLAN KEYNOTES**

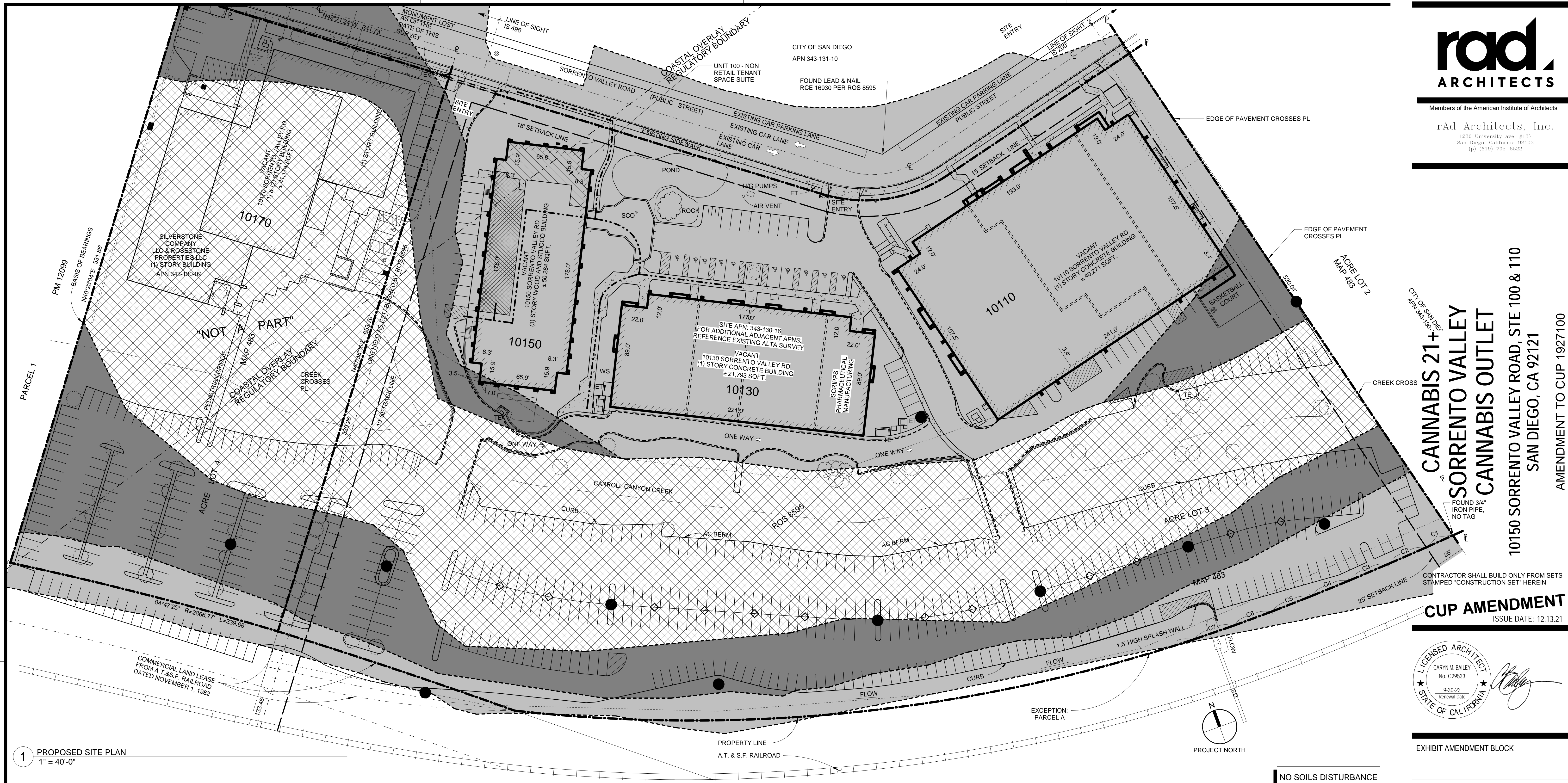
- HATCH INDICATES (E) MOTORCYCLE PARKING PAINTED WHITE WITH PARKING CONFIGURATION AS INDICATED
- (E) HANDICAP PARKING STALLS, SEE DETAILS 1, 2, 3 / A0.3C FOR COMPLIANCE REQUIREMENTS
- (E) EXTERIOR BUILDING LIGHTS
- (E) EXTERIOR PARKING LIGHTS
- (E) HANDICAP RAMP FROM BUILDING
- (E) PUBLIC SIDEWALK AND CURB, PEDESTRIAN PATH OF TRAVEL
- (E) FIRE HYDRANT TO REMAIN
- (E) RETAINING WALL AROUND PERIMETER OF SITE
- (E) HANDICAP PARKING STALL, VAN ACCESSIBLE, SEE DETAILS 1, 2, 3 / A0.3C FOR COMPLIANCE REQUIREMENTS
- (E) EXTERIOR STAIRWAY TO REMAIN
- NO OBJECTS HIGHER THAN 36 INCHES WILL BE PROPOSED IN THE VISIBILITY AREAS
- (E) YELLOW TRUNCATED DOMES PER CBC 11B-705
- (E) BOLLARDS TO REMAIN
- (E) 48" WIDE ACCESS AISLE CROSSING PAINTED WITH 4" STRIPES AND 4" BORDER @ 36" O.C. MAX PAINTED WHITE ON ASPHALT. FIELD VERIFY THAT RUNNING & CROSS SLOPE DO NOT EXCEED 1:48 DRIVEWAY MEETS CURRENT CITY STANDARDS, SDMC SECTION 142.0660(C) TABLE 142-06L
- (N) BIKE RACKS BY DERO OR EQUAL. PROVIDE A MINIMUM OF 4 BIKE SPOTS. DASHED LINES INDICATE REQUIRED CLEARANCES TO BE MAINTAINED PER MANUFACTURER'S REQUIREMENTS. THE RACKS SHALL BE PERMANENTLY ANCHORED & LOCATED WITHIN 200 FEET OF THE VISTOR ENTRANCE. SEE DETAILS ON SHEET P32.
- (E) COMPACT PARKING STALLS



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AMENDMENT TO CUP 1927100

CONTRACTOR SHALL BUILD ONLY FROM SETS  
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**CUP AMENDMENT**  
ISSUE DATE: 12.13.21



EXHIBIT AMENDMENT BLOCK

SHEET TITLE:

EXISTING SITE FLOODWAYS

SHEET NO:

**P21B**

1 PROPOSED SITE PLAN  
1" = 40'-0"

FOR FLOODWAY ONLY

NO SOILS DISTURBANCE  
PROPOSED AS A PART  
OF THIS PROJECT

FLOOR HAZARD ZONE AE & X  
BASE FLOOD ELEVATION 88  
(NAVD 88) PER FEMA FIRM MAP #06073C1339G

SITE PLAN LEGEND		PER FIRM PANEL 06073C1339G EFF 05/15/2012	
	(EX) CANNABIS 21+ SPACE, SUITE 110		FLOODWAY
	(N) CANNABIS 21+ SPACE, SUITE 100		ZONE AE: 1% ANNUAL CHANCE FLOOD HAZARD
	(E) SIDEWALK		ZONE X: 0.2% ANNUAL CHANCE FLOOD HAZARD



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EXHIBIT AMENDMENT BLOCK

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SHEET TITLE:

ACCESSIBILITY SIGNAGE

SHEET NO:

P22

UNAUTHORIZED VEHICLES PARKED IN DESIGNATED ACCESSIBLE SPACES NOT DISPLAYING DISTINGUISHING PLACARDS OR SPECIAL LICENSE PLATES ISSUED FOR PERSONS WITH DISABILITIES WILL BE TOWED AWAY AT OWNER'S EXPENSE

TOWED VEHICLES MAY BE RECLAIMED AT (INSERT ADDRESS)

OR BY TELEPHONING (INSERT TELEPHONE NUMBER)

NOTES:  
1. AN ADDITIONAL SIGN SHALL BE POSTED IN A CONSPICUOUS PLACE AT EACH ENTRANCE TO OFF-STREET PARKING FACILITIES, OR IMMEDIATELY TO AND VISIBLE FROM EACH STALL OR SPACE.  
2. COLORS - THE SIGN HAS A WHITE REFLECTIVE BACKGROUND WITH NON-REFLECTIVE BLACK BORDER AND TEXT.  
3. BLANK SPACES MUST BE FILLED IN WITH APPROPRIATE INFORMATION AS A PERMANENT PART OF THE SIGN AT THE TIME OF FINAL INSPECTION.  
4. POST MOUNTED SIGNS, SEE 1/P2.2  
5. SIGN SHALL BE CONSTRUCTED OF A MINIMUM 1/16" THICK ALUMINUM.

**4 ACCESSIBILITY TOW AWAY SIGN** 3/8" = 1'-0"

THE INTERNATIONAL SYMBOL OF ACCESSIBILITY SHALL BE THE STANDARD USED TO IDENTIFY FACILITIES THAT ARE ACCESSIBLE TO AND USABLE BY PHYSICALLY DISABLED PERSONS AS SPECIFICALLY REQUIRED IN THIS SECTION.

1. THE INTERNATIONAL SYMBOL OF ACCESSIBILITY SHALL CONSIST OF A WHITE FIGURE ON A BLUE BACKGROUND. THE BLUE SHALL BE EQUAL TO COLOR 15090 IN FEDERAL STANDARD 595B.

2. ALL BUILDING AND FACILITY ENTRANCES THAT ARE ACCESSIBLE TO AND USEABLE BY PERSONS WITH DISABILITIES AND AT EVERY MAJOR JUNCTION ALONG OR LEADING TO AN ACCESSIBLE ROUTE OF TRAVEL SHALL BE IDENTIFIED WITH A SIGN DISPLAYING THE INTERNATIONAL SYMBOL OF ACCESSIBILITY AND WITH ADDITIONAL DIRECTIONAL SIGNS, AS REQUIRED, TO BE VISIBLE TO PERSONS ALONG APPROACHING CIRCULATION PATHS.

3. WHEN PERMANENT IDENTIFICATION IS PROVIDED FOR ROOMS AND SPACES OF A BUILDING OF SITE RAISED LETTERS SHALL BE PROVIDED AND SHALL BE ACCOMPANIED BY BRAILLE IN CONFORMANCE WITH SECTION ANSI ACCESSIBILITY STANDARDS SIGNS SHALL BE INSTALLED ON THE WALL ADJACENT TO THE LATCH OUTSIDE THE DOOR. WHERE THERE IS NO WALL SPACE ON THE LATCH SIDE, INCLUDING AT DOUBLE LEAF DOORS, SIGNS SHALL BE PLACED ON THE NEAREST ADJACENT WALL PREFERABLY ON THE RIGHT. MOUNTING HEIGHT SHALL BE 60" ABOVE THE FINISHED FLOOR TO THE CENTER OF THE SIGN. MOUNTING LOCATION SHALL BE DETERMINED SO THAT A PERSON MAY APPROACH WITHIN 3' OF SIGNAGE WITHOUT ENCOUNTERING PROTRUDING OBJECTS OR STANDING WITHIN A SWING OF A DOOR.

4. WHEN SIGNS DIRECT TO OR GIVE INFORMATION ABOUT PERMANENT ROOMS AND FUNCTIONAL SPACES OF A BUILDING OR SITE THEY SHALL COMPLY WITH SECTIONS 1117B.5.2, 1117B.5.3, 1117B.5.4 MEANS OF EGRESS SIGNS AND IDENTIFICATION FOR VISUAL EXIT SIGNS, GRAPHICS ILLUMINATION, POWER SOURCE, TACTILE EXIT SIGNAGE, TACTILE STAIR LEVEL IDENTIFICATION AND SPECIAL EGRESS CONTROL DEVICES SHALL COMPLY WITH ANSI ACCESSIBILITY STANDARDS

5. WHEN RAISED CHARACTERS OR WHEN PICTOGRAM SYMBOLS ARE USED THEY SHALL CONFORM TO THE FOLLOWING:  
A. CHARACTERS ON SIGNS SHALL BE RAISED OR RECESSED 1/32" MIN AND SHALL BE SANS SERIF UPPERCASE CHARACTERS ACCOMPANIED BY GRADE2 BRAILLE COMPLYING WITH SECTION 117B.5.6  
B. RAISED CHARACTERS OR SYMBOLS SHALL BE A MIN. OF 5/8" HIGH AND A MAX OF 2" HIGH  
C. PICTORIAL SYMBOL SIGNS SHALL BE ACCOMPANIED BY THE VERBAL DESCRIPTION PLACED DIRECTLY BELOW THE PICTOGRAM THE OUTSIDE DIMENSION OF THE PICTOGRAM FIELD SHALL BE A MIN. OF 6" IN HEIGHT  
D. CHARACTERS AND BRAILLE SHALL BE IN A HORIZONTAL FORMAT BRAILLE SHOULD BE PLACED A MIN. OF 3/8" AND A MAXIMUM OF 1/2" DIRECTLY BELOW THE TACTILE CHARACTERS FLUSH LEFT OR CENTERED WHEN TACTILE SIGN IS MULTI-LINED ALL BRAILLE SHALL BE PLACED TOGETHER BELOW ALL LINES OF TACTILE TEXT

6. CHARACTERS ON SIGNS SHALL HAVE A WIDTH TO HEIGHT RATIO OF BETWEEN 3:5 AND 1:1 AND A STROKE WIDTH OF TO HEIGHT RATIO OF BETWEEN 1:5 AND 1:10

7. CHARACTER SYMBOLS AND THEIR BACKGROUND SHALL HAVE A NON-GLARE FINISH CHARACTERS AND SYMBOLS SHALL CONTRAST WITH THEIR BACKGROUND EITHER LIGHT CHARACTERS ON A DARK BACKGROUND OR DARK CHARACTERS ON A LIGHT BACKGROUND

8. CHARACTERS AND NUMBERS ON SIGNS SHALL BE SIZED ACCORDING TO THE VIEWING DISTANCE FROM WHICH THEY ARE TO BE READ THE MIN. HEIGHT IS MEASURED USING A UPPER CASE X LOWER CASE CHARACTERS ARE PERMITTED FOR SIGNS SUSPENDED OR PROJECTED ABOVE THE FINISH FLOOR IN COMPLIANCE WITH SECTION 1133B.8.6 THE MIN. CHARACTER HEIGHT SHALL BE 3"

9. CONTRACTED GRADE 2 BRAILLE SHALL BE USED WHEREVER BRAILLE IS REQUIRED IN OTHER PORTIONS OF THESE STANDARDS. DOTS SHALL BE 1/10 INCH ON CENTERS IN EACH CELL WITH 2/10 INCH SPACE BETWEEN CELLS. DOTS SHALL BE RAISED A MIN. OF 1/40 INCH ABOVE THE BACKGROUND.

10. RAISED LETTERS SHALL BE PROVIDED AND SHALL BE ACCOMPANIED BY BRAILLE IN CONFORMANCE WITH SECTION 117B.5.6. THEY SHALL BE INSTALLED ON THE WALL ADJACENT TO THE LATCH OUTSIDE OF THE DOOR. WHERE THERE IS NO WALL SPACE ON THE LATCH SIDE, INCLUDING DOUBLE LEAF DOORS, SIGNS SHALL BE PLACED ON THE NEAREST ADJACENT WALL PREFERABLY ON THE RIGHT. MOUNTING HEIGHT SHALL BE 60 INCHES ABOVE THE FINISH FLOOR TO THE CENTER LINE OF THE SIGN. MOUNTING LOCATION SHALL BE DETERMINED SO THAT A PERSON MAY APPROACH WITHIN 3 INCHES OF SIGNAGE WITHOUT ENCOUNTERING PROTRUDING OBJECTS OR STANDING WITHIN THE SWING OF THE DOOR.

**1 ACCESSIBLE PARKING SIGN** 3" = 1'-0"

PAINT SYMBOL WHITE

BLUE FIELD COLOR SHALL BE EQUAL TO COLOR NO. 15090 IN FEDERAL STANDARD 595A.

NOTES:  
1. CENTER SYMBOL IN EACH ACCESSIBLE STALL  
2. ACCESSIBLE SIGNAGE SHALL COMPLY WITH SECTION 11B-502.6.4 CALIFORNIA BUILDING CODE  
3. SYMBOL SHALL BE LOCATED SO THAT IT IS VISIBLE TO A TRAFFIC ENFORCEMENT OFFICER WHEN A VEHICLE IS PARKED IN THE SPACE

**2 ACCESSIBILITY SIGN** 1" = 1'-0"

12" WHITE LETTERS PAINTED ON THE GROUND WITHIN LOADING AREA

18" - 0" MIN.

2% MAX. SURFACE SLOPE IN ANY DIRECTION

LOADING AND UNLOADING ACCESS AISLE WITH STRIPES AT 38" MAXIMUM ON CENTER, PAINTED WHITE.

TYPICAL STRIPING PAINTED 4" WIDE

PAVEMENT SYMBOL AT ACCESSIBLE STALL

NOTES:  
1. OVERALL DIMENSIONS MEASURED FROM CENTER TO CENTER OF STRIPES  
2. ACCESSIBLE PARKING MUST COMPLY WITH ADA STANDARDS.  
3. RUNNING & CROSS SLOPE FOR ACCESSIBLE STALL AND AISLE SHALL NOT EXCEED 1:48  
4. SEE SITE PLAN FOR ACTUAL LAYOUT AND DIMENSIONS

**3 TYPICAL PARKING STRIPING PLAN** 3/16" = 1'-0"

**5 SIGNS & IDENTIFICATION**

INTERNATIONAL SYMBOL OF ACCESSIBILITY: PROFILE IN WHITE ON BLUE BACKGROUND.

VOLUME CONTROL FOR HEARING IMPAIRED.

DIRECTIONAL ARROW WHERE NEEDED TO PROVIDE DIRECTION OF ACCESSIBLE PATH.

ASSISTIVE LISTENING FOR HEARING IMPAIRED.

TTY SYSTEM FOR HEARING IMPAIRED.

PICTOGRAMS



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**CANNABIS 21+  
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 10150 SORRENTO VALLEY ROAD, STE 100 & 110  
 SAN DIEGO, CA 92121  
 AMENDMENT TO CUP 1927100

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

**CUP AMENDMENT**  
ISSUE DATE: 12.13.21



EXHIBIT AMENDMENT BLOCK

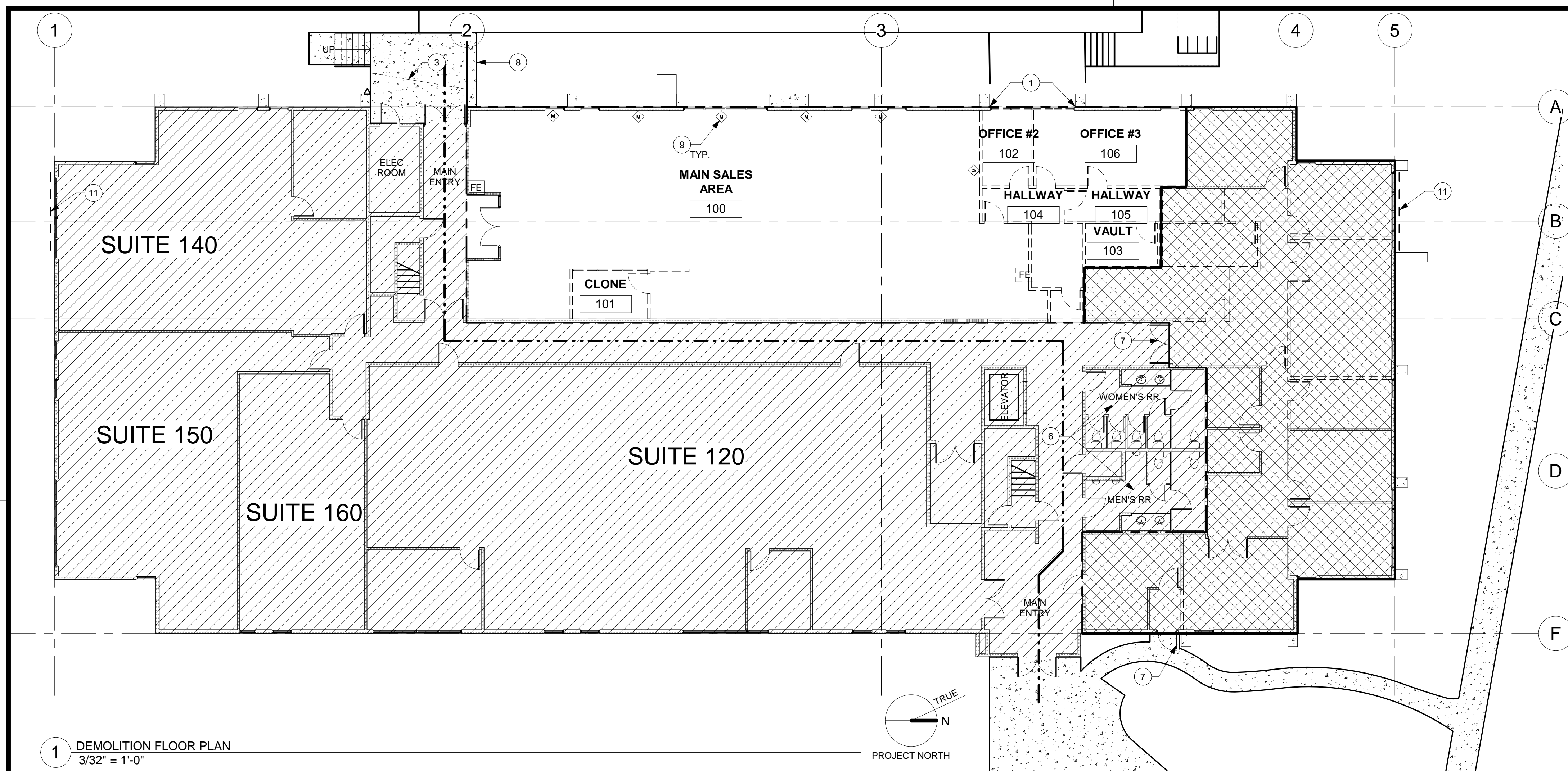
09.14.21	1	OWNER REVISIONS
12.13.21	2	1ST CITY COMMENTS
06.23.22	4	4TH CITY COMMENTS

SHEET TITLE:

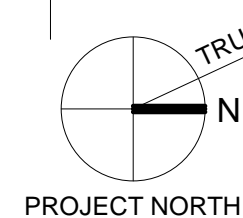
**1ST FLOOR DEMO &  
NEW PLAN**

SHEET NO.:

**P30**



1 DEMOLITION FLOOR PLAN  
3/32" = 1'-0"



**GENERAL NOTES**

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

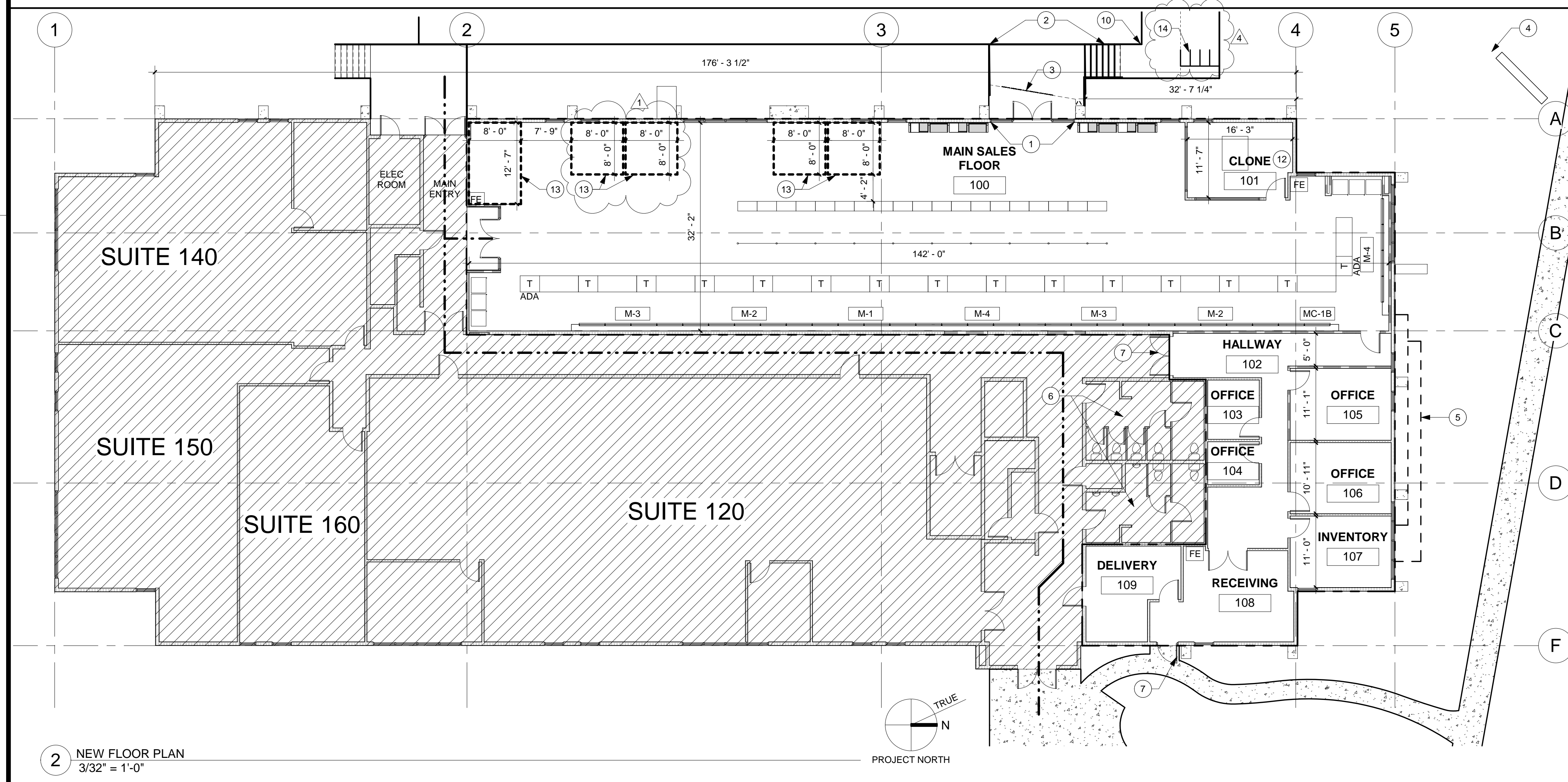
MANDATORY (CBEES 150.0(K)):  
BATHROOMS: ALL LIGHTING FIXTURES AND SWITCHES INSTALLED SHALL DEMONSTRATE THE FOLLOWING: AT LEAST ONE HIGH EFFICIENCY FIXTURE SHALL BE INSTALLED IN EACH BATHROOM. ALL OTHER BATHROOM LIGHTING SHALL BE HIGH EFFICIENCY OR CONTROLLED BY A VACANCY SENSOR. GARAGES, LAUNDRY ROOMS,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

**FLOOR PLAN LEGEND**

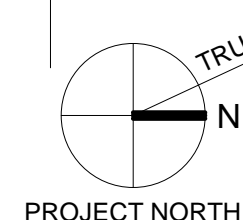
- INDICATES EXISTING PARTITIONS AND EXTERIOR WALLS TO REMAIN
- INDICATES EXISTING WINDOWS
- INDICATES EXISTING WALLS TO BE REMOVED
- INDICATES NEW INTERIOR WALLS
- (E) CONCRETE SIDEWALK
- PEDESTRIAN PATH OF TRAVEL
- (EX) CANNABIS 21+ SPACE, SUITE 110
- (N) CANNABIS 21+ SPACE, SUITE 100
- NOT IN SCOPE

**FLOOR PLAN KEYNOTES**

- 1 RECONFIGURE (EX) STOREFRONT GLAZING TO ACCOMMODATE (N) DOORS FOR (N) ENTRY
- 2 (N) LANDING AND STAIRS
- 3 REINSTALL RELOCATED SIGNAGE FROM SEPARATE PERMIT
- 4 (N) EXTERIOR MONUMENT SIGN UNDER SEPARATE PERMIT
- 5 (N) EXTERIOR BUILDING SIGN UNDER SEPARATE PERMIT
- 6 (EX) ADA COMPLIANT RESTROOMS
- 7 (EX) DOOR ENTRY / EXIT
- 8 (EX) LANDING AND STAIRS TO REMAIN
- 9 (EX) TV MONITORS TO BE REMOVED
- 10 (N) SIDEWALK TO (EX) PARKING
- 11 (EX) EXTERIOR BUILDING SIGNAGE TO BE REMOVED
- 12 CLONE ROOM IS EXCLUSIVELY FOR OF VEGETATIVE PLANTS FOR RESALE. NOT FLOWERING STAGE - NO CULTIVATION
- 13 FUTURE DISPLAY KIOSK
- 14 (N) BIKE RACKS BY DERO OR EQUAL. PROVIDE A MINIMUM OF 4 BIKE SPOTS. DASHED LINES INDICATE REQUIRED CLEARANCES TO BE MAINTAINED PER MANUFACTURER'S REQUIREMENTS. THE RACKS SHALL BE PERMANENTLY ANCHORED & LOCATED WITHIN 200 FEET OF THE VISITOR ENTRANCE. SEE DETAILS ON SHEET P32.

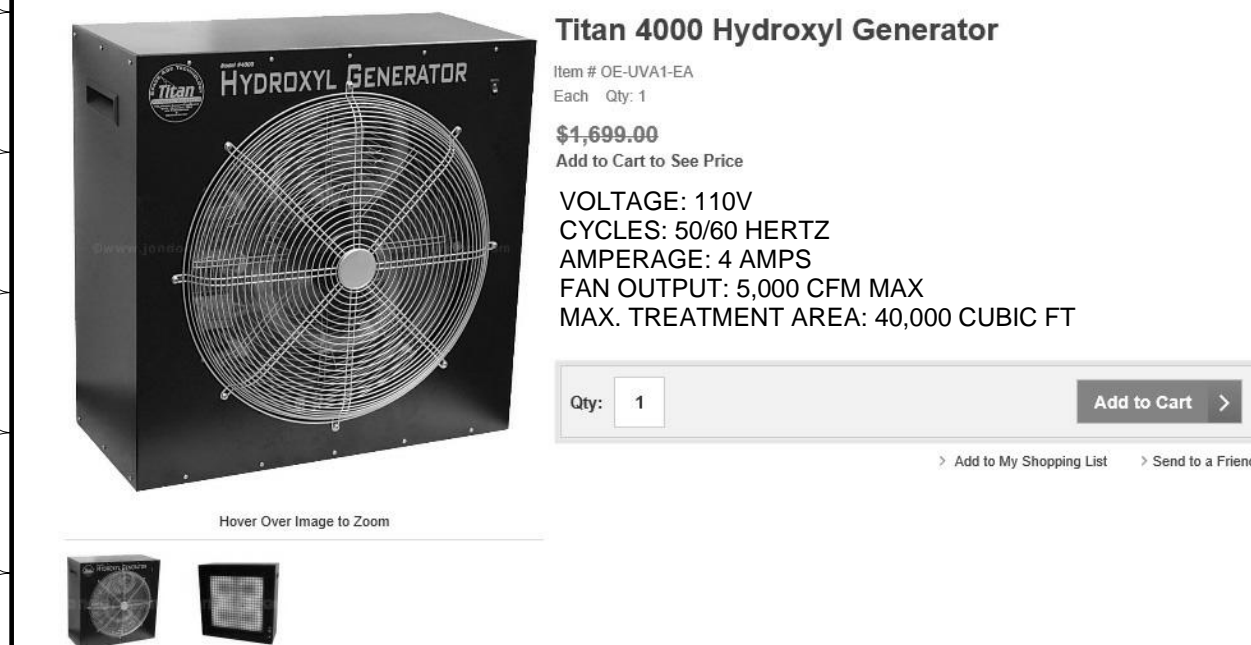


2 NEW FLOOR PLAN  
3/32" = 1'-0"



**ODOR CONTROL SYSTEM (INTERIOR & EXTERIOR)**

**ODOR SUPPRESSION SYSTEM**  
HYDROXYL GENERATOR  
TITAN 4000 OR EQUAL  
COVERAGE: 40,000 CU.FT. / 5,000 SF



**PRODUCT INFORMATION**  
THE TITAN 4000 HYDROXYL GENERATOR IS PERFECT FOR USE ON BIG RESTORATION JOBS AFFECTED BY SEVERE ODORS. IT PRODUCES NO OZONE, AND IS SAFE FOR USE IN OCCUPIED AREAS. THE TITAN 4000 TREATS UP TO 40,000 CUBIC FEET.

DATE: 12.10.21  
 JOB NO: 002  
 DRAWN: STAFF



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**CUP AMENDMENT**  
 ISSUE DATE: 12.10.21



REVISIONS:  
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 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
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 \_\_\_\_\_

SHEET TITLE:

SECURITY PLAN

SHEET NO:

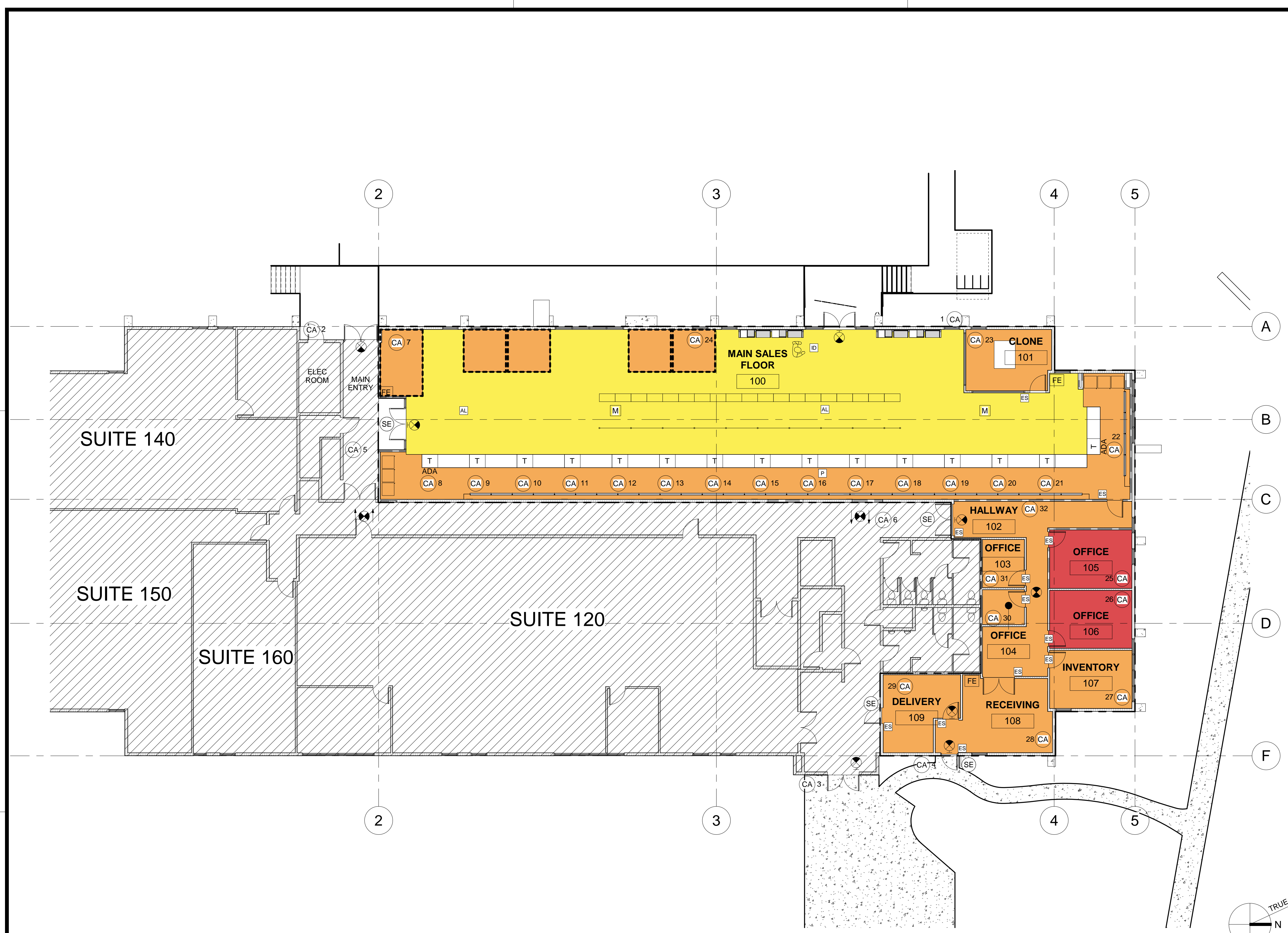
**P31**

**LEGEND**

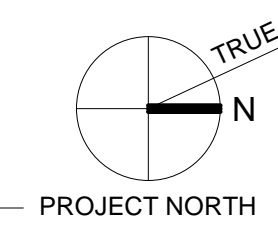
- CA (32) SURVEILLANCE CAMERA MONITORING SYSTEM WITH FILE STORAGE MEETING SITE GUIDELINES
- AL ALARMS / SENSORS WITH BACKUP POWER MOUNTED BY A PROFESSIONAL COMPANY
- SE SECURED ENTRANCE / EXIT
- 24 HOUR ARMED AND LICENSED SECURITY GUARD
- ES CONTROLLED ACCESS ENTRY SENSOR
- EXIT SIGN
- ID ID SCANNER VERIFYING AGE OVER 21 WITH BUILT-IN ANTI-PASSBACK PURCHASING ALLOWANCE
- P PANIC ALARM BUTTON
- M MOTION SENSOR MONITORED BY A PROFESSIONAL ALARM COMPANY
- FE SEMI-RECESSED FIRE EXTINGUISHER

**ACCESS CONTROL LEGEND**

- LIMITED GRANTED PUBLIC ACCESS
- LIMITED EMPLOYEE ACCESS
- AUTHORIZED ACCESS ONLY

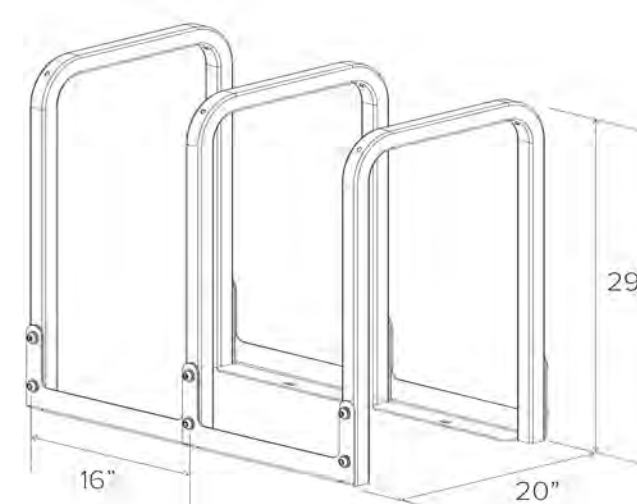


1 SECURITY PLAN  
 3/32" = 1'-0"





Submittal Sheet



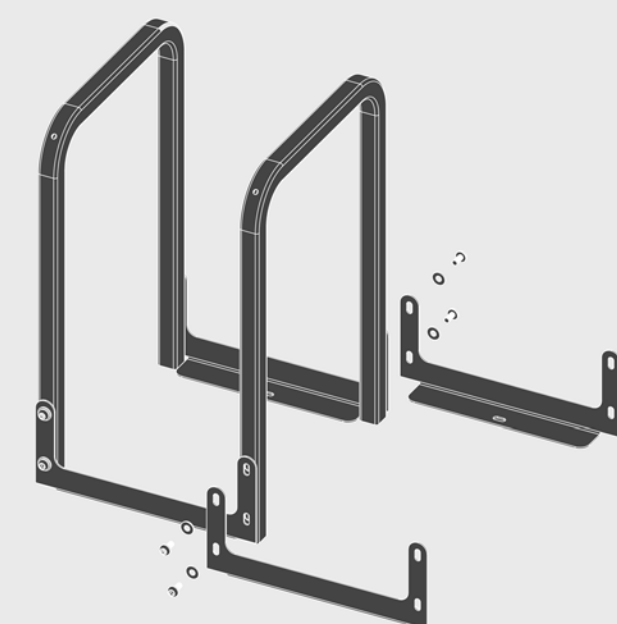
- CAPACITY**  
2 Bikes per hoop  
3 Hoop minimum for stability
- MATERIALS**  
Hoop: 1 1/2" 11g sq. tube  
Connectors: 11g plate
- FINISHES**
- Galvanized**  
An after fabrication hot dipped galvanized finish is our standard option. Pre-fabrication galvanizing is standard on panel components.
  - Powder Coat**  
Our powder coat finish assures a high level of adhesion and durability by following these steps:  
1. Sandblast  
2. Epoxy primer electrostatically applied  
3. Final thick TGIC polyester powder coat.
- MOUNT OPTIONS**  
**Surface only**  
All connections and mounting parts have pre-threaded mounting holes (except the feet). No drilling or tapping required. Dero recommends anchoring the U-Lockit to the installation surface.

U-Lockit™



ADD ON AS NEEDED

Individual U-Lockit™ arms bolt together so you can order just the amount you need, and it's easy to add more later.



FINISH OPTIONS

Galvanized



Powder Coat

- |  |   |   |  |   |
|--|---|---|--|---|
| <input type="checkbox"/> White                   | <input type="checkbox"/> Black              | <input type="checkbox"/> Light Gray<br>RAL 7042 | <input type="checkbox"/> Deep Red<br>RAL 3003  | <input type="checkbox"/> Yellow<br>RAL 1023       |
| <input type="checkbox"/> CH4 Bright Yellow       | <input type="checkbox"/> Orange<br>RAL 2004 | <input type="checkbox"/> Beige<br>RAL 1021      | <input type="checkbox"/> Iron Gray<br>RAL 7011 | <input type="checkbox"/> Hunter Green<br>RAL 6005 |
| <input type="checkbox"/> Light Green<br>RAL 6018 | <input type="checkbox"/> Green<br>RAL 6016  | <input type="checkbox"/> Soda Brown<br>RAL 8014 | <input type="checkbox"/> Blue<br>RAL 5005      | <input type="checkbox"/> Sky Blue<br>RAL 5015     |
| <input type="checkbox"/> Dark Purple             | <input type="checkbox"/> Flat Black         | <input type="checkbox"/> Wine Red<br>RAL 3005   | <input type="checkbox"/> Bronze                | <input type="checkbox"/> Silver<br>RAL 9007       |



U-Lockit™

Bicyclists hate old-style "wheel bender" bike racks, the ones where you wedge your wheel between the bars and can't use a U-lock. We hate them, too! That's why we made the U-Lockit™ — a small, modular, affordable rack that actually does what bike racks are supposed to do: secure your bike with any lock. Perfect for smaller applications and short-term parking at schools, churches, and small businesses.

Patent 9,592,868 B2

©2021



Installation

- 1**

Place the rack in the desired location. Use a marker or pencil to outline the holes of the flange onto the base material.

Tamper-resistant  
Standard
- 2**

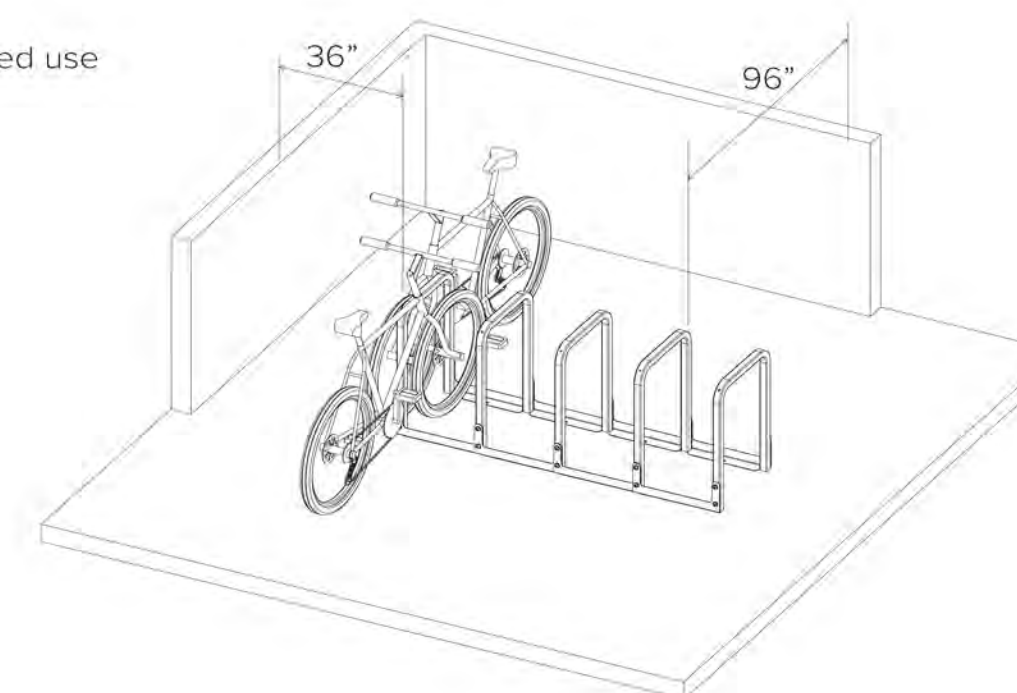
Attach the next hoop and (2) plates with (2) 3/8" x 1" tamper-resistant bolts, (2) 3/8" x 1" bolts, and (4) washers. Continue attaching hoops and plates as needed.
- 3**

When assembly is completed, position the assembly and anchor to the ground through the slotted holes in the plates on each end of the run of racks. For longer runs you may also need to add anchors to a middle section.

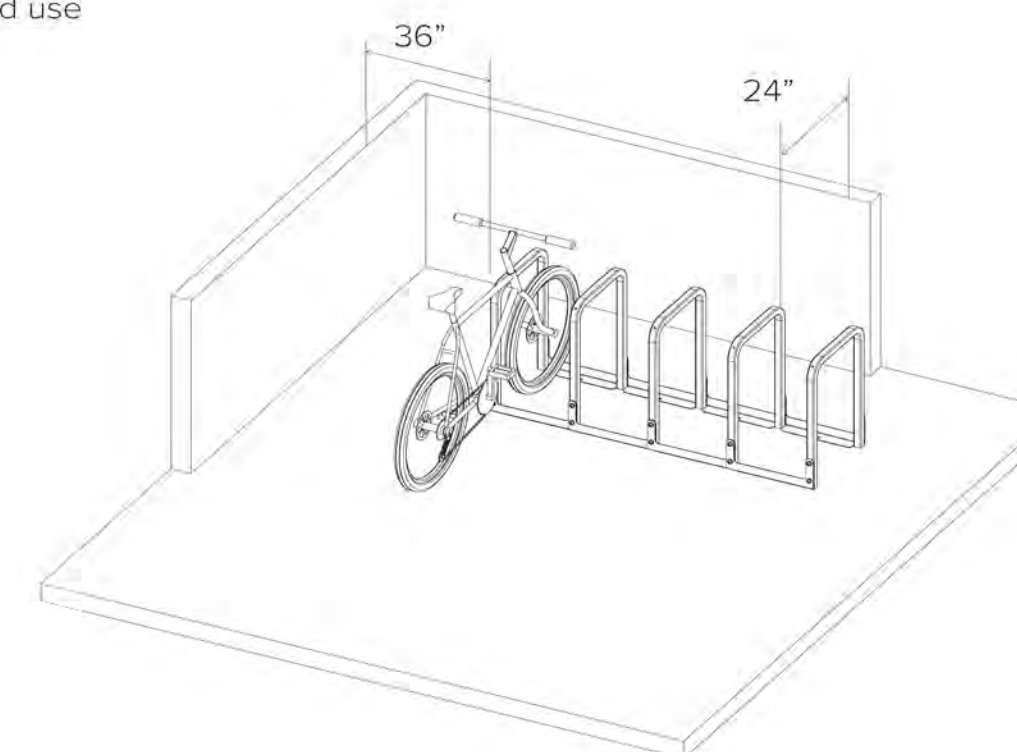


Setbacks

Double sided use



Single sided use



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EXHIBIT AMENDMENT BLOCK

06.23.22 4 4TH CITY COMMENTS

SHEET TITLE:

BIKE RACK DETAILS

SHEET NO:

P32