



THE CITY OF SAN DIEGO

Report to the Hearing Officer

HEARING DATE: September 14, 2016 REPORT NO. HO 16-058

SUBJECT: 3452 HANCOCK MMCC AMENDMENT, PROCESS THREE

PROJECT NUMBER: 470362

OWNER/APPLICANT: SINNER BROTHERS, INC. / Point Loma Patients Consumer Cooperative,
Adam Knopf

SUMMARY:

Issue: Should the Hearing Officer approve an amendment to Conditional Use Permit No. 1377388 to allow an approved Medical Marijuana Consumer Cooperative (MMCC) to increase its square footage from 832 square feet to 1,503 square feet within an existing building located at 3452 Hancock Street within the Midway-Pacific Highway Corridor Community area?

Staff Recommendation: APPROVE Conditional Use Permit No. 1655718, an amendment to Conditional Use Permit No. 1377388.

Community Planning Group Recommendation: On April 20, 2016, the Midway Community Planning Group voted 6-1-2 to approve the project with no conditions.

Environmental Review: The project was determined to be exempt pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15303 (New Construction or Conversion of Small Structures) and an appeal of the CEQA determination was filed on May 23, 2016 (Attachment 6). The City Council denied the CEQA appeal on July 26, 2016.

BACKGROUND

The 0.15-acre site is located at 3452 Hancock Street in the IS-1-1 Zone, Airport Influence Area (San Diego International Airport), and Coastal Height Limitation Overlay Zone within the Midway-Pacific Highway Corridor Community Plan and Local Coastal Program Land Use Plan. The site is designated Light Industrial within the Midway/Pacific Highway Corridor Community Plan (Attachments 1-3). MMCCs, classified as commercial services, are consistent with the community plan.

On March 19, 2015, the Planning Commission approved Conditional Use Permit No. 1377388 to allow the operation of an 832-square-foot MMCC within an existing 1,503-square-foot building (Attachment 10). Point Loma Patients Consumer Cooperative opened in August 2015.

DISCUSSION

The existing 832-square-foot MMCC is proposing to expand into the adjacent 671-square-foot tenant space, currently used as an office, occupying the entire 1,503-square-foot building. The 1,503-square-foot MMCC would require two off-street parking spaces based on the rate of one space per 1,000 square feet of building per San Diego Municipal Code Section 142.0530. The proposed MMCC is providing eight on-site parking spaces, which includes one accessible space.

The project is in compliance with San Diego Municipal Code (SDMC) Section 141.0614 which requires a 1,000-foot separation, measured between property lines, from: public parks, churches, child care centers, playgrounds, libraries, minor-oriented facilities, other medical marijuana consumer cooperatives, residential care facilities, and schools. Additionally the site is more than 100 feet from a residential zone (Attachments 11-12).

The existing MMCC is required to provide interior and exterior lighting, security cameras, alarms and two security guards and these conditions remain and are included in the proposed amended permit. The hours of operation are limited 7:00 a.m. to 9:00 p.m. seven days a week. The MMCCs must also comply with SDMC Chapter 4, Article 2, Division 15 which includes background checks on responsible persons for the MMCC and guidelines for lawful operation.

Since opening one year ago, Code Enforcement Division has had no active enforcement cases for 3452 Hancock Street.

CONCLUSION

Staff is recommending approval of the proposed expansion of the exiting MMCC. The project meets all applicable MMCC development regulations and is consistent with the recommended land use.

ALTERNATIVES

1. Approve Conditional Use Permit No. 1655718, an amendment to Conditional Use Permit No. 1377388, PTS No. 470362, with modifications.
2. Deny Conditional Use Permit No. 1655718, an amendment to Conditional Use Permit No. 1377388, PTS No. 470362, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,



Edith Gutierrez, Development Project Manager

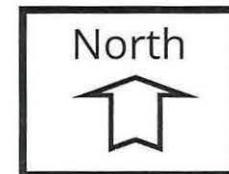
Attachments:

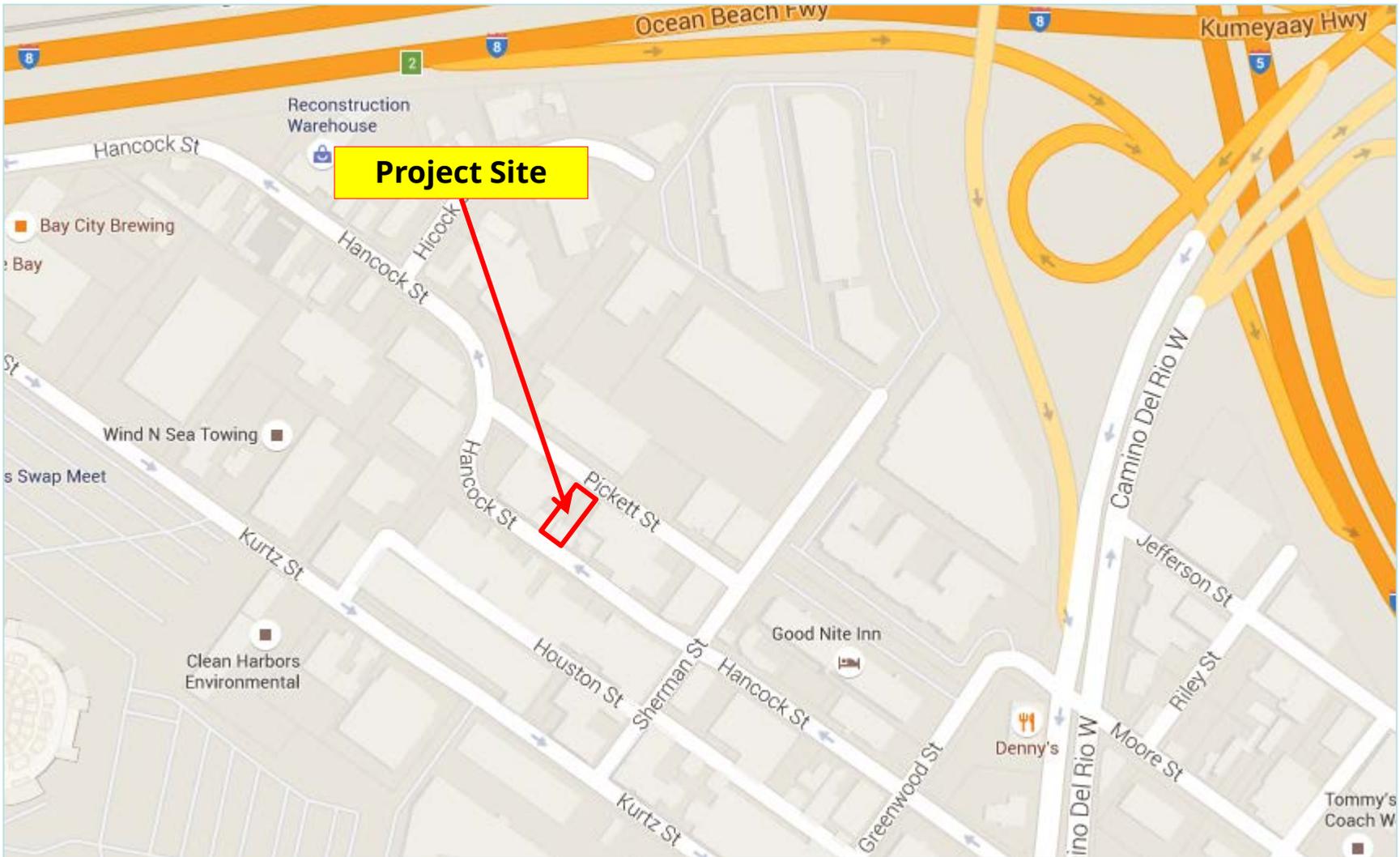
1. Aerial Photograph
2. Project Location Map
3. Community Plan Land Use Map
4. Draft Permit with Conditions
5. Draft Resolution with Findings
6. Environmental Exemption
7. Community Planning Group Recommendation
8. Ownership Disclosure Statement
9. Project Plans
10. Condition Use Permit No. 1377388, PTS 368344
11. 1000 Foot Radius Map
12. 1000 Foot Radium Map Spreadsheet



Location Aerial Photo

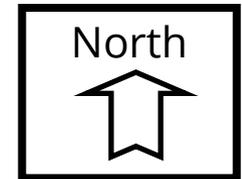
3452 HANCOCK MMCC AMENDMENT
PROJECT NO. 470362

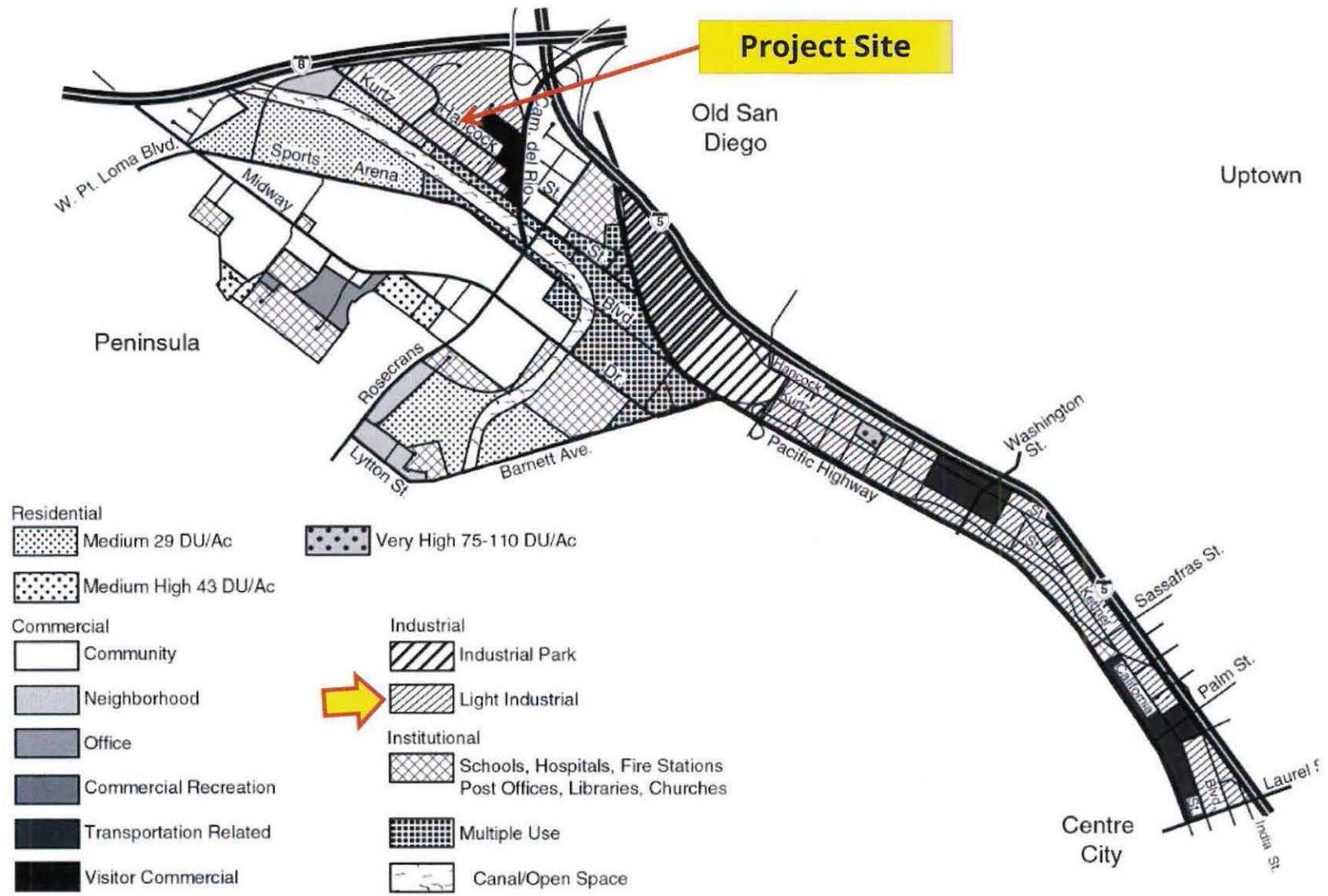




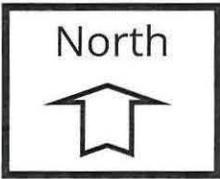
Project Location Map

3452 HANCOCK MMCC AMENDMENT
PROJECT NO. 470362





Land Use Map
3452 HANCOCK MMCC AMENDMENT
PROJECT NO. 470362



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

PROJECT MANAGEMENT
PERMIT CLERK
MAIL STATION 501

INTERNAL ORDER NUMBER: 24006474

SPACE ABOVE THIS LINE FOR RECORDER'S USE

CONDITIONAL USE PERMIT NO. 1655718
AMENDMENT TO CONDITIONAL USE PERMIT NO. 1377388 – PROJECT NO. 368344
3452 HANCOCK STREET MMCC AMENDMENT - PROJECT NO. 470362
HEARING OFFICER

This Conditional Use Permit No. 1655718, amendment to Conditional Use Permit No. 1377388 is granted by the Hearing Officer of the City of San Diego to SINNER BROTHERS, INC, Owner, and Point Loma Patients Consumer Cooperative, Permittee, pursuant to San Diego Municipal Code [SDMC] section 126.0305. The 0.15-acre site is located at 3452 Hancock Street in the IS-1-1 Zone, Airport Influence Area (San Diego International Airport), and Coastal Height Limitation Overlay Zone within the Midway/Pacific Highway Corridor Community Plan area. The project site is legally described as: Lots 37-40, Block 1 of the Resubdivision of Pueblo Lot 277, commonly known as Ascoff and Kelly's Subdivision, Map No. 578, January 12, 1889.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to operate a Medical Marijuana Consumer Cooperative and subject to the City's land use regulations described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated September 14, 2016, on file in the Development Services Department.

The project shall include:

- a. Operation of a Medical Marijuana Consumer Cooperative (MMCC) in a 1,503-square-foot, one-story building;
- b. Existing landscaping (planting, irrigation and landscape related improvements);
- c. Existing off-street parking;
- d. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality Act

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

STANDARD REQUIREMENTS:

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36 month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by September 29, 2016.
2. This Conditional Use Permit [CUP] and corresponding use of this site shall expire on September 29, 2021.
3. In addition to the provisions of the law, the MMCC must comply with; Chapter 4, Article 2, Division 15 and Chapter 14, Article 1, Division 6 of the San Diego Municipal Code.
4. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
 - a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and
 - b. The Permit is recorded in the Office of the San Diego County Recorder.
5. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.
6. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.
7. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
8. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).
9. The Owner/Permittee shall secure all necessary building permits. The Owner/Permittee is informed that to secure these permits, substantial building modifications and site improvements

may be required to comply with applicable building, fire, mechanical, and plumbing codes, and State and Federal disability access laws.

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

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

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

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

PLANNING/DESIGN REQUIREMENTS:

13. The use within the 1,503-square-foot building shall be limited to the MMCC and any use permitted in the IS-1-1 Zone.

14. Consultations by medical professionals shall not be a permitted accessory use at the MMCC.

15. Lighting shall be provided to illuminate the interior of the MMCC, facade, 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.

16. Security shall include operable cameras and a metal detector to the satisfaction of Development Services Department. This facility shall also include alarms and two armed security guards to the extent the possession of a firearm is not in conflict with 18 U.S.C. § 922(g) and 27 C.F.R. § 478.11. Nothing herein shall be interpreted to require or allow a violation of federal firearms laws. The security guards shall be licensed by the State of California. One security guard must be on the premises 24 hours a day, seven days a week, the other must be present during business hours. The security guards should only be engaged in activities related to providing security for the facility, except on an incidental basis. The cameras shall have and use a recording device that maintains the records for a minimum of 30 days.

17. The Owner/Permittee shall install bullet resistant glass, plastic, or laminate shield at the reception area to protect employees.

18. The Owner/Permittee shall install bullet resistant armor panels or solid grouted masonry block walls, designed by a licensed professional, in the reception area and vault room.

19. The name and emergency contact phone number of an operator or manager shall be posted in a location visible from outside of the MMCC in character size at least two inches in height.

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

21. The use of vending machines which allow access to medical marijuana except by a responsible person, as defined in San Diego Municipal Code Section 42.1502, is prohibited. For purposes of this section and condition, a vending machine is any device which allows access to medical marijuana without a human intermediary.

22. The Owner/Permittee or operator shall maintain the MMCC, adjacent public sidewalks, and areas under the control of the owner or operator, free of litter and graffiti at all times. The owner or operator shall provide for daily removal of trash, litter, and debris. Graffiti shall be removed within 24 hours.

23. Medical marijuana shall not be consumed anywhere within the 0.15-acre site.

24. The Owner/Permittee or operator shall post anti-loitering signs near all entrances of the MMCC.

25. 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. Sign colors and typefaces are limited to two. Ground signs shall not be pole signs. A sign is required to be posted on the outside of the MMCC and shall only contain the name of the business.

TRANSPORTATION REQUIREMENTS:

26. No fewer than eight (8) parking spaces, including one (1) accessible space shall be maintained on the property at all times in the approximate locations shown on Exhibit "A". 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 Development Services Department.

POLICE DEPARTMENT RECOMMENDATION:

27. The San Diego Police Department recommends that a Crime Prevention Through Environmental Design (CPTED) review be requested by their department and implemented for the MMCC.

INFORMATION ONLY:

- The issuance of this discretionary use permit alone does not allow the immediate commencement to expand operation of the adjacent site. The expansion allowed by this discretionary use permit may only begin 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.

APPROVED by the Hearing Officer of the City of San Diego on September 14, 2016 and HO-XXXX.

Conditional Use Permit No. 1655718/PTS Approval No.: 470362
Date of Approval: September 14, 2016

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

Edith Gutierrez
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.

SINNER BROTHERS, INC.
Owner

By _____
John Rickards
President

**POINT LOMA PATIENTS CONSUMER
COOPERATIVE**
Permittee

By _____
Adam Knopf
President

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

HEARING OFFICER
RESOLUTION NO. HO-XXXX
CONDITIONAL USE PERMIT NO. 1655718
AMENDMENT TO CONDITIONAL USE PERMIT NO. 1377388 – PROJECT NO. 368344
3452 HANCOCK STREET MMCC AMENDMENT - PROJECT NO. 470362

WHEREAS, SINNER BROTHERS, INC, Owner and POINT LOMA PATIENTS CONSUMER COOPERATIVE, Permittee, filed an application with the City of San Diego for a permit to operate a Medical Marijuana Consumer Cooperative (MMCC) in an 1,503-square-foot, one-story building (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. 1655718), on portions of a 0.15-acre site;

WHEREAS, the project site is located at 3452 Hancock Street in the IS-1-1 Zone, Airport Influence Area (San Diego International Airport) and Coastal Height Limitation Overlay Zone within the Midway/Pacific Highway Corridor Community Plan Area;

WHEREAS, the project site is legally described as Lots 37 and 38, Block 1 of the Resubdivision of Pueblo Lot 277, commonly known as Ascoff and Kelly's Subdivision, Map No. 578, on January 12, 1889;

WHEREAS, on September 14, 2016, the Hearing Officer of the City of San Diego considered Conditional Use Permit No. 1655718 pursuant to the Land Development Code of the City of San Diego;

WHEREAS, on May 12, 2016, the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act (CEQA) (Public Resources Code section 21000 et. seq.) under CEQA Guidelines Section 15303 (New Construction or Conversion of Small Structures); and the Environmental Determination was appealed to City Council, which heard and denied the appeal on July 25, 2016, pursuant to Resolution No. 310637;

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

That the Hearing Officer adopts the following written Findings, dated September 14, 2016.

FINDINGS:

Conditional Use Permit Approval- Section §126.0305

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

The proposed project is a request for a Conditional Use Permit to expand an existing MMCC from 832 square feet to 1,503 square feet. The 0.15-acre site is located at 3452 Hancock Street in the IS-1-1 Zone, Airport Influence Area (San Diego International Airport) and Coastal Height Limitation

Overlay Zone within the Midway/Pacific Highway Corridor Community Plan Area. All of the surrounding parcels are also within the IS-1-1 zone.

The site is designated Light Industrial within the Midway/Pacific Highway Corridor Community Plan. The Midway/Pacific Highway Corridor Community Plan area includes a variety of commercial uses such as retail shopping centers, discount stores, adult entertainment uses, hotels, motels, restaurants and both heavy and light industrial uses. This community portion contains little residential development. The use to the north is commercial services, to the west and east is office and to the south is auto repair. The surrounding uses are allowed in the IS-1-1 Zone, are consistent with Light Industrial designation of the community plan and compatible uses with MMCCs.

The proposed MMCC, classified as commercial services is consistent with the community plan and therefore, will not adversely affect the applicable land use plan.

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

The existing 832-square-foot MMCC is proposing to expand to the adjacent 671-square-foot tenant space for a total of 1,503 square feet. The 671-square-foot tenant space is currently being used as an office. The expansion will require an interior redesign that will require a ministerial building permit. The tenant improvement building permit will require compliance with the California Building Code, Plumbing Code, Mechanical Code, Electrical Code, Fire Code and all adopted referenced standards. No public improvements are proposed or required for the project site.

The City of San Diego conducted an environmental review of this site in accordance with the California Environmental Quality Act (CEQA) guidelines. The project was determined to be categorically exempt from CEQA pursuant to Section 15303 (New Construction or Conversion of Small Structures).

MMCCs are restricted to four per Council District, 36 city-wide, within commercial and industrial zones in order to minimize the impact on the City and residential neighborhoods. MMCCs require compliance with San Diego Municipal Code (SDMC), section 141.0614 which require a 1,000 foot separation, measured between property lines, from: public parks, churches, child care centers, playgrounds, libraries, minor-oriented facilities, other medical marijuana consumer cooperatives, residential care facilities, and schools. There is also a minimum distance requirement of 100 feet from a residential zone. In addition to minimum distance requirements, MMCCs prohibit consultations by medical professionals on site and do not allow certain types of vending machines. Security requirements include interior and exterior lighting, operable cameras, metal detector, alarms, and armed security guards. The security guards must be licensed by the State of California and at least one must be on the premises 24 hours a day, seven days a week. Hours of operation are limited from 7:00 a.m. to 9:00p.m. seven days a week. MMCC's must also comply with SDMC Chapter 4, Article 2, Division 15 which provides guidelines for lawful operation.

The project requires compliance with the development conditions in effect for the subject property as described in Conditional Use Permit No. 1655718. The Conditional Use Permit is valid for five years, however may be revoked if the use violates the terms, conditions, lawful requirements, or provisions of the permit.

The referenced regulations and conditions have been determined as necessary to avoid adverse impact upon the health, safety and general welfare of persons patronizing, residing or working within the surrounding area and therefore, the proposed MMCC 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 proposed project is a request for a Conditional Use Permit to expand an existing MMCC from 832 square feet to 1,503 square feet. The 0.15-acre site is in the IS-1-1 Zone and was developed in 1975 per Building Permit No. A09820. The expansion will require an interior redesign that will require a ministerial building permit. The tenant improvement building permit will require compliance with the California Building Code, Plumbing Code, Mechanical Code, Electrical Code, Fire Code and all adopted referenced standards. No public improvements are proposed or required for the project site. The existing MMCC is consistent with the land use designation.

MMCCs are allowed in the IS-1-1 Zone with a Conditional Use Permit (CUP). The CUP requires MMCCs to comply with SDMC, section 141.0614 which requires a 1,000 foot separation, measured between property lines, from: public parks, churches, child care centers, playgrounds, libraries, minor oriented facilities, other medical marijuana consumer cooperatives, residential care facilities, and schools. There is also a minimum distance requirement of 100 feet from a residential zone. In addition to minimum distance requirements, MMCCs prohibit consultations by medical professionals on site and do not allow certain types of vending machines. Security requirements include interior and exterior lighting, operable cameras, metal detector, alarms, and armed security guards. The security guards must be licensed by the State of California and at least one must be on the premises 24 hours a day, seven days a week. Hours of operation are limited from 7:00 a.m. to 9:00p.m. seven days a week. MMCC's must also comply with SDMC Chapter 4, Article 2, Division 15 which provides guidelines for lawful operation.

The existing MMCC and proposed expansion is consistent with the Light Industrial designation of the community plan. The proposed expansion of the exiting MMCC meets all development regulations, no deviations are requested, and the permit as conditioned assures compliance with all the development regulations of the San Diego Municipal Code. The proposed MMCC therefore complies with the regulations of the Land Development Code.

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

The proposed project is a request for a Conditional Use Permit to expand an existing MMCC from 832 square feet to 1,503 square feet. The 0.15-acre site is in the IS-1-1 Zone and designated Light Industrial within the Midway/Pacific Highway Corridor Community Plan. The Midway/Pacific Highway Corridor Community Plan area includes a variety of commercial uses such as retail stores, adult entertainment uses, hotels, motels, restaurants and both heavy and light industrial uses. This community portion contains little residential development. The proposed MMCC, classified as commercial services, is consistent with the community plan.

MMCCs are allowed in the IS-1-1 Zone with a Conditional Use Permit (CUP). The CUP requires MMCCs to comply with SDMC, section 141.0614 which requires a 1,000 foot separation, measured between property lines, from: public parks, churches, child care centers, playgrounds, libraries, minor oriented facilities, other medical marijuana consumer cooperatives, residential care facilities, and schools. There is also a minimum distance requirement of 100 feet from a residential zone. In addition to minimum distance requirements, MMCCs prohibit consultations by medical professionals on site and do not allow certain types of vending machines. Security requirements include interior and exterior lighting, operable cameras, metal detector, alarms, and armed security guards. The security guards must be licensed by the State of California and at least one must be on the premises 24 hours a day, seven days a week. Hours of operation are limited from 7:00 a.m. to 9:00p.m. seven days a week. MMCC's must also comply with SDMC Chapter 4, Article 2, Division 15 which provides guidelines for lawful operation.

The San Diego Municipal code limits MMCCs to commercial and industrial zones and the number of MMCCs to only four per Council District, 36 city-wide, in order to minimize the impact on the City and residential neighborhoods. The surrounding parcels are also in the IS-1-1 Zone, are consistent with Light Industrial designation of the community plan and contain compatible uses with MMCCs. Therefore, the proposed MMCC is an appropriate use at the proposed location.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Hearing Officer, Conditional Use Permit No. 1655718 an Amendment To Conditional Use Permit No. 1377388 is hereby GRANTED by the Hearing Officer to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit No. 1655718, a copy of which is attached hereto and made a part hereof.

Edith Gutierrez
Development Project Manager
Development Services

Adopted on: September 14, 2016

IO#: 24006474



THE CITY OF SAN DIEGO

DATE OF NOTICE: May 12, 2016

NOTICE OF RIGHT TO APPEAL ENVIRONMENTAL DETERMINATION

DEVELOPMENT SERVICES DEPARTMENT

SAP No. 24006474

PROJECT NO: 470362
PROJECT NAME: 3452 Hancock MMCC Amendment
COMMUNITY PLAN AREA: Midway/Pacific Highway Corridor Community Plan
COUNCIL DISTRICT: 2
LOCATION: The project is located at 3452 Hancock Street, San Diego, CA 92110.

PROJECT DESCRIPTION: The project proposes to amend Conditional Use Permit No. 1377388 to allow an approved MMCC to increase its square footage from 831 to 1,503 square feet within an existing building. The 0.15-acre site is located at 3452 Hancock Street in the Midway-Pacific Highway Corridor Community Plan Area; the site is designated Light Industrial. The project site is located in the IS-1-1 Zone, the Airport Influence Area for San Diego International Airport, the Part 77 Noticing Area, and the Coastal Height Limitation Overlay Zone.

ENTITY CONSIDERING PROJECT APPROVAL: City of San Diego Hearing Officer

ENVIRONMENTAL DETERMINATION: CEQA Exemption 15303 (New Construction or Conversion of Small Structures)

ENTITY MAKING ENVIRONMENTAL DETERMINATION: City of San Diego

STATEMENT SUPPORTING REASON FOR ENVIRONMENTAL DETERMINATION: The City of San Diego conducted an environmental review that determined the project would not have the potential for causing a significant effect on the environment. The project meets the criteria set forth in CEQA Section 15303 which allows for the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. The exceptions listed in CEQA Section 15300.2 would not apply.

CITY PROJECT MANAGER: Edith Gutierrez
MAILING ADDRESS: 1222 First Avenue, MS 501
 San Diego, CA 92101
PHONE NUMBER/E-MAIL: (619) 446-5147/EGutierrez@sandiego.gov

ATTACHMENT 6

On May 12, 2016 the City of San Diego made the above-referenced environmental determination pursuant to the California Environmental Quality Act (CEQA). This determination is appealable to the City Council. If you have any questions about this determination, contact the City Development Project Manager listed above.

Applications to appeal CEQA determination made by staff (including the City Manager) to the City Council must be filed in the office of the City Clerk within 10 business days from the date of the posting of this Notice (May 26, 2016). The appeal application can be obtained from the City Clerk, 202 'C' Street, Second Floor, San Diego, CA 92101.

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

Midway Community Planning Group Minutes

Wednesday, April 20, 2016

1. Call to Order: 3:03pm
2. Introductions around the room
 - a. Guests: Vickie White, City of SD Planning; Adrian Sevilla CD Dist 2 Zapf; Patti Phillips, Cybele Thomson and Heide Farst City of SD RE Assets, Rick Reynolds, SPAWAR; Andrew Nelson, RedOak Investments; Dave Schwad, Beacon; Nate Bazydlo, OBTC; Melanie Nickel; Walter Anderson
 - b. Members in attendance: Cathy Kenton Chair, Kurt Sullivan, Vice Chair, Meg Newcomb, Secretary, George Diaz, Randall LaRocco, Mike Swanston, Gil Kennedy, Jacob McKean, Judy Holiday. A quorum was present.
Members excused: Dave Siegler, Tod Howarth
3. Approval of March Minutes: Kurt moved Gil seconded as presented. 5-0-2
4. Public Comment: Nate Bazydlo from the OB Town Council invited the planning group to the first annual town council challenge along with the PL Assoc on Sunday May 22nd 10-1pm, meet and greet in downtown OB Newport/Pier Abbott. Would like a minimum of 5 members from each organization and the deadline is May 1st.
5. City and Government Office Reports:
 - a. Adrian Sevilla, filling in for Bruce Williams from Councilmember Zapf's Office. Invited us to the Saturday April 23 – Volunteer Thank You Event at Belmont Park Coaster Terrace 0830 to 1100. Reading awareness month declared by City Council – book drive at library, lightly used or new accepted.
 - b. Vicki White – Community Plan Update - mobility planners are revising the study and it should be ready late next month; traffic study in June. Still expecting the Plan Update next spring 2017. Discussion of roundabout at Sports Arena/Rosecrans.
6. Chair Report: Cathy reported she had received a courtesy notice from EF International regarding Substantial Conformance Review –Noise Attenuation. MTS Report – information only.
7. Presentations/Action Items
 - a. Action Item: Amendment to CUP, Project Number 470362, 3452 Hancock Street (Jim Bartell), PL Patients Cooperative – 672-foot expansion of the customer counter area triggered a need to present to our group and request for our support of the use of the additional area was sought – Motion to approve by Meg, seconded by Jacob, passed 6-1-2
 - b. Information: Sports Arena area – update on City leases, Director of Real Estate Assets Cybele Thompson and Patti Phillips, Asset Manager. No leases will be extended past the 2020 Sports

ATTACHMENT 7

Midway Community Planning Group Minutes

Wednesday, April 20, 2016

Arena parcel lease expiration; MTM leases in force currently at Sports Arena Square and parcels to the east of that property may/will be extended through 2020 and individual considerations are now in process; old Black Angus building will be demo'd within the coming weeks upon issuance of the demo permit. Upon Community Plan Update adoption by City Council (expected in Spring 2017) Real Estate Assets plans to issue an RFP for the Sports Arena parcels and those to the east of it and consider proposals for development after 2020 expiration of the Sports Arena parcel lease.

8. Community Planners Committee Report: Melanie attended the meeting and reported that a Big Data Project has been undertaken by the City to bring data under one roof.
9. Old Business: None
10. New Business: One vacancy on the board
11. Adjournment: 4:04pm

Respectfully submitted by Meg Newcomb, Secretary



City of San Diego
Development Services
1222 First Ave., MS-302
San Diego, CA 92101
(619) 446-5000

Ownership Disclosure Statement

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

Project Title

PLPCC Expansion

Project No. For City Use Only

470362

Project Address:

3452 Hancock St.

Part I - To be completed when property is held by individual(s)

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter, as identified above, 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) and tenant(s) (if applicable) of the above referenced property. The list must include the names and addresses of all persons who have an interest in the property, recorded or otherwise, and state the type of property interest (e.g., tenants who will benefit from the permit, all individuals who own the property). A signature is required of at least one of the property owners. Attach additional pages if needed. A signature from the Assistant Executive Director of the San Diego Redevelopment Agency shall be required for all project parcels for which a Disposition and Development Agreement (DDA) has been approved / executed by the City Council. 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.

Additional pages attached Yes No

Name of Individual (type or print):
JOHN RICHARDS
 Owner Tenant/Lessee Redevelopment Agency
Street Address:
3460 HANCOCK ST
City/State/Zip:
SAN DIEGO CA 92110
Phone No: 619 683 2300 Fax No: 619 683 2323
Signature: John Richards Date: 2-3-10

Name of Individual (type or print):

 Owner Tenant/Lessee Redevelopment Agency
Street Address:

City/State/Zip:

Phone No: Fax No:
Signature: Date:

Name of Individual (type or print):

 Owner Tenant/Lessee Redevelopment Agency
Street Address:

City/State/Zip:

Phone No: Fax No:
Signature: Date:

Name of Individual (type or print):

 Owner Tenant/Lessee Redevelopment Agency
Street Address:

City/State/Zip:

Phone No: Fax No:
Signature: Date:

Project Title:
PLPCC Expansion

Project No. (For City Use Only)

Part II - To be completed when property is held by a corporation or partnership

Legal Status (please check):

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

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter, as identified above, 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 names, titles and addresses of all persons who have an interest in the property, recorded or otherwise, and state the type of property interest (e.g., tenants who will benefit from the permit, all corporate officers, and all partners in a partnership who own the property). A signature is required of at least one of the corporate officers or partners who own the property. 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. Additional pages attached Yes No

Corporate/Partnership Name (type or print):
SINNER BROTHERS

Owner Tenant/Lessee

Street Address:
3460 HANCOCK ST

City/State/Zip:
SAN DIEGO CA 92116

Phone No: 683 2200 Fax No:

Name of Corporate Officer/Partner (type or print):
SINNER BROTHERS

Title (type or print):
PRESIDENT

Signature: *John Richard* Date: 2-3-16

Corporate/Partnership Name (type or print):

Owner Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: Fax No:

Name of Corporate Officer/Partner (type or print):

Title (type or print):

Signature: Date:

Corporate/Partnership Name (type or print):

Owner Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: Fax No:

Name of Corporate Officer/Partner (type or print):

Title (type or print):

Signature: Date:

Corporate/Partnership Name (type or print):

Owner Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: Fax No:

Name of Corporate Officer/Partner (type or print):

Title (type or print):

Signature: Date:

Corporate/Partnership Name (type or print):

Owner Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: Fax No:

Name of Corporate Officer/Partner (type or print):

Title (type or print):

Signature: Date:

Corporate/Partnership Name (type or print):

Owner Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: Fax No:

Name of Corporate Officer/Partner (type or print):

Title (type or print):

Signature: Date:

SECURITY PLAN LEGEND

-  SECURITY CAMERA
- 11 - INTERIOR SECURITY CAMERAS
- 6 - EXTERIOR SECURITY CAMERAS
-  LEVEL 1 BULLET RESISTANT WALL

SECURITY PLAN NOTES

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



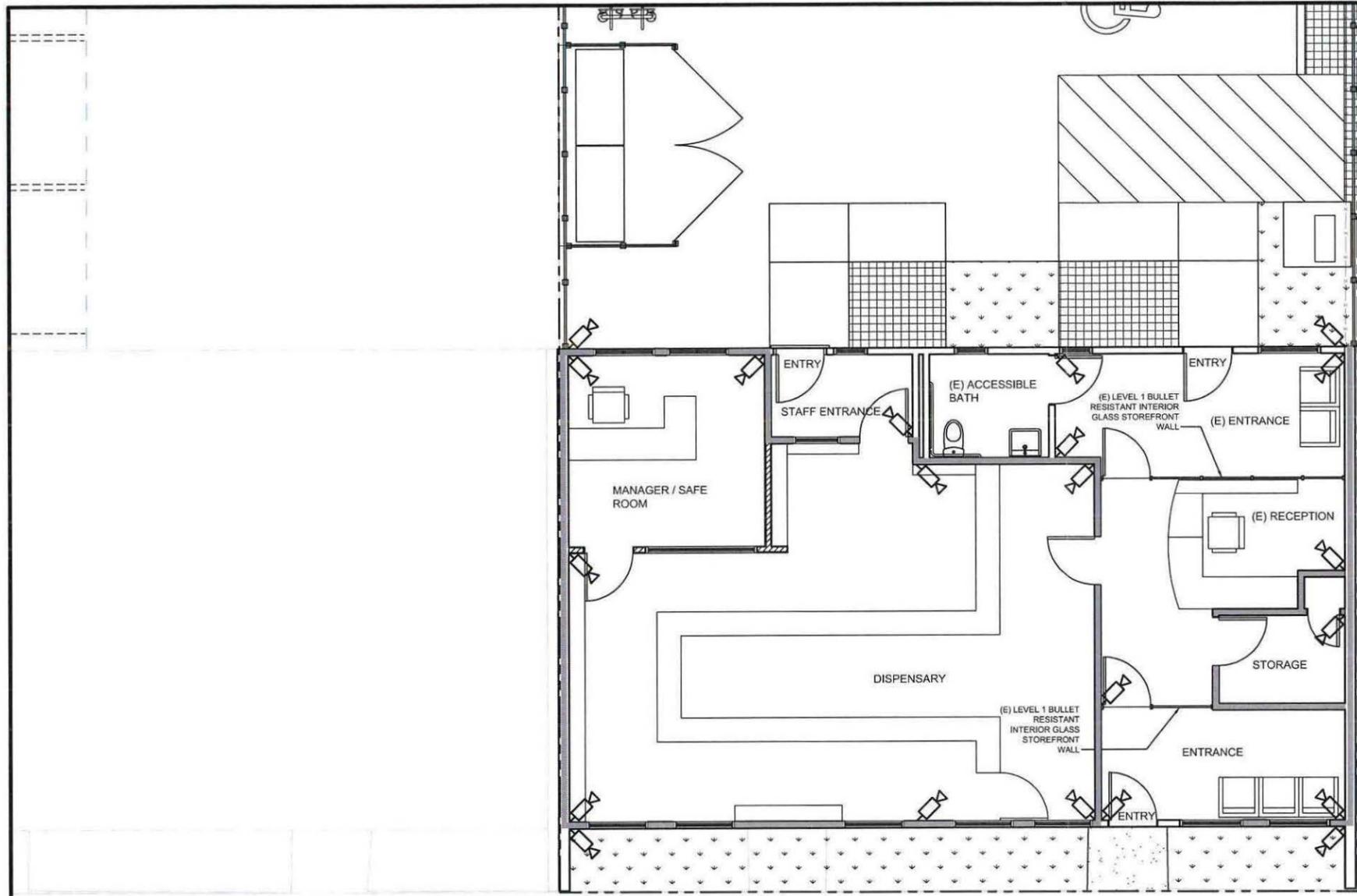
3956 30th Street, San Diego, CA 92104
 techne-us.com sustainablearchitect.org
 619-940-5814 313-595-5814

CONSULTANTS

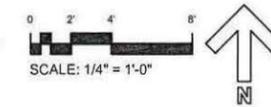
3452 Hancock St
 San Diego, CA 92110

OWNER

Point Loma Patients Consumer
 Cooperative
 2188 Balfour Ct.
 San Diego, CA 92109



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



01	02.03.16	Completeness Review Submittal
----	----------	-------------------------------

MARK | DATE | DESCRIPTION

PROJECT NO: 1602
 CAD DWG FILE: A107 SECURITY PLAN - PROPOSED.DWG
 DRAWN BY: A.S., J.S.
 CHK'D BY: A.S.

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SHEET TITLE

SECURITY PLAN
 DIAGRAM -
 PROPOSED

A107

DOC# 2015-0157638



Apr 03, 2015 11:19 AM
OFFICIAL RECORDS
Ernest J. Dronenburg, Jr.,
SAN DIEGO COUNTY RECORDER
FEES: \$72.00

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

PROJECT MANAGEMENT
PERMIT CLERK
MAIL STATION 501

12P
1C

SPACE ABOVE THIS LINE FOR RECORDER'S USE

INTERNAL ORDER NUMBER: 24004654

**CONDITONAL USE PERMIT NO. 1377388
3452 HANCOCK - MMCC PROJECT NO. 368344
PLANNING COMMISSION**

This Conditional Use Permit No. 1377388 is granted by the Planning Commission of the City of San Diego to SINNER BROTHERS, INC, Owner and POINT LOMA PATIENTS CONSUMER COOPERATIVE, Permittee, pursuant to San Diego Municipal Code [SDMC] section 126.0305. The 0.15-acre site is located at 3452 Hancock Street in the IS-1-1 Zone, Airport Influence Area (San Diego International Airport) and Coastal Height Limitation Overlay Zone within the Midway/Pacific Highway Corridor Community Plan Area. The project site is legally described as: Lots 37 and 38, Block 1 of the Resubdivision of Pueblo Lot 277, commonly known as Ascoff and Kelly's Subdivision, Map No. 578, January 12, 1889.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to operate a Medical Marijuana Consumer Cooperative (MMCC) and subject to the City's land use regulations described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated March 19, 2015, on file in the Development Services Department.

The project shall include:

- a. Operation of a Medical Marijuana Consumer Cooperative (MMCC) in an 832 square foot tenant space within an existing, 1,503 square foot, one-story building on a 0.15-acre site;
- b. Existing landscaping (planting, irrigation and landscape related improvements);
- c. Existing off-street parking;

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

STANDARD REQUIREMENTS:

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36 month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by March 19, 2018.
2. This Conditional Use Permit [CUP] and corresponding use of this MMCC shall expire on March 19, 2020.
3. In addition to the provisions of the law, the MMCC must comply with; Chapter 4, Article 2, Division 15 and Chapter 14, Article 1, Division 6 of the San Diego Municipal Code.
4. No construction, occupancy, or operation of any facility or improvement described herein shall commence, 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.
 - b. The Permit is recorded in the Office of the San Diego County Recorder.
 - c. A MMCC Permit issued by the Development Services Department is approved for all responsible persons in accordance with SDMC, Section 42.1504.
5. While this Permit is in effect, the MMCC 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 MMCC and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.
7. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.

8. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).
9. The Owner/Permittee shall secure all necessary building permits. The Owner/Permittee is informed that to secure these permits, substantial building modifications and site improvements may be required to comply with applicable building, fire, mechanical, and plumbing codes, and State and Federal disability access laws.
10. Construction plans shall be in substantial conformity to Exhibit "A." Changes, modifications, or alterations to the construction plans are prohibited unless appropriate application(s) or amendment(s) to this Permit have been granted.
11. All of the conditions contained in this Permit have been considered and were determined-necessary to make the findings required for approval of this Permit. The Permit holder is required to comply with each and every condition in order to maintain the entitlements that are granted by this Permit.

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

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

PLANNING/DESIGN REQUIREMENTS:

13. The use within the 832 square foot tenant space shall be limited to the MMCC and any use permitted in the IS-1-1 Zone.
14. Consultations by medical professionals shall not be a permitted accessory use at the MMCC.
15. Lighting shall be provided to illuminate the interior of the MMCC, facade, 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.
16. Security shall include operable cameras and a metal detector to the satisfaction of Development Services Department. This facility shall also include alarms and two armed security guards to the extent the possession of a firearm is not in conflict with 18 U.S.C. § 922(g) and 27 C.F.R § 478.11. Nothing herein shall be interpreted to require or allow a violation of federal firearms laws. The security guard shall be licensed by the State of California. One security guard must be on the premises 24 hours a day, seven days a week, the other must be present during business hours. The security guard should only be engaged in activities related to providing security for the facility, except on an incidental basis. The cameras shall have and use a recording device that maintains the records for a minimum of 30 days.
17. The Owner/Permittee shall install bullet resistant glass, plastic, or laminate shield at the reception area to protect employees.
18. The Owner/Permittee shall install bullet resistant armor panels in walls around the safe room and adjoining walls with other tenants.
19. The name and emergency contact phone number of an operator or manager shall be posted in a location visible from outside of the MMCC in character size at least two inches in height.
20. The MMCC shall operate only between the hours of 7:00 a.m. and 9:00 p.m., seven days a week.
21. The use of vending machines which allow access to medical marijuana except by a responsible person, as defined in San Diego Municipal Code Section 42.1502, is prohibited. For purposes of this section and condition, a vending machine is any device which allows access to medical marijuana without a human intermediary.
22. The Owner/Permittee or operator shall maintain the MMCC, adjacent public sidewalks, and areas under the control of the owner or operator, free of litter and graffiti at all times. The owner or operator shall provide for daily removal of trash, litter, and debris. Graffiti shall be removed within 24 hours.
23. Medical marijuana shall not be consumed anywhere within the 0.15-acre site.

24. The Owner/Permittee or operator shall post anti-loitering signs near all entrances of the MMCC.

25. 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. Sign colors and typefaces are limited to two. Ground signs shall not be pole signs. A sign is required to be posted on the outside of the MMCC and shall only contain the name of the business.

TRANSPORTATION REQUIREMENTS:

26. No fewer than 8 parking spaces (including 1 van accessible space) shall be maintained on the property at all times in the approximate locations shown on Exhibit "A". 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 Development Services Department.

POLICE DEPARTMENT RECOMMENDATION:

27. The San Diego Police Department recommends that a Crime Prevention Through Environmental Design (CPTED) review be requested by their department and implemented for the MMCC.

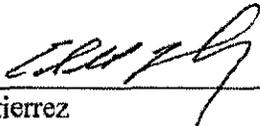
INFORMATION ONLY:

- The issuance of this discretionary use permit alone does not allow the immediate commencement or continued operation of the proposed use on site. The operation allowed by this discretionary use 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.

APPROVED by the Planning Commission of the City of San Diego on March 19, 2015 and Resolution No. PC-4667.

Conditional Use Permit No.1377388/PTS No. 368344
Date of Approval: March 19, 2015

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES
DEPARTMENT



Edith Gutierrez
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.**

SINNER BROTHERS, INC
Owner

By 

John Rickards
President

POINT LOMA PATIENTS CONSUMER
COOPERATIVE
Permittee

By 

Adam Knopf
Permittee

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

ORIGINAL

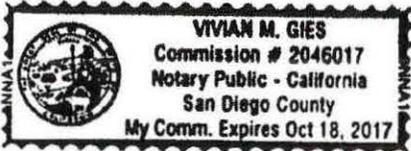
CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

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 April 3, 2015 before me, Vivian M. Gies, Notary Public
Date Here Insert Name and Title of the Officer
personally appeared Edith Gutierrez
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 Vivian M. Gies
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: PTS 368344/3452 Hancock/CUP Document Date:
Number of Pages: Signer(s) Other Than Named Above:

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:

ORIGINAL

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

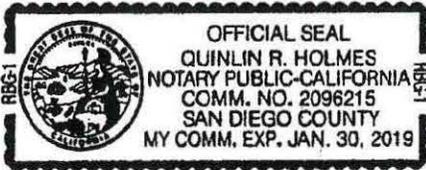
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of San Diego)
On 4-2-15 before me, Quinlin R. Holmes, Notary Public
Date Here Insert Name and Title of the Officer
personally appeared John RICKARDS AND
Name(s) of Signer(s)
Adam KNOPT

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: Conditional Use Permit Document Date: DATE OF APPROVAL
Number of Pages: 6 Signer(s) Other Than Named Above: N/A 3-19-15

Capacity(ies) Claimed by Signer(s)

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

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

ORIGINAL

PLANNING COMMISSION
RESOLUTION NO. PC-4667
CONDITONAL USE PERMIT NO. 1377388
3452 HANCOCK MMCC PROJECT NO. 368344

WHEREAS, SINNER BROTHERS, INC, Owner and POINT LOMA PATIENTS CONSUMER COOPERATIVE, Permittee, filed an application with the City of San Diego for a permit to operate a Medical Marijuana Consumer Cooperative (MMCC) in an 832 square foot tenant space within an existing, 1,503 square foot, one-story building (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. 1377388), on portions of a 0.15-acre site;

WHEREAS, the project site is located at 3452 Hancock Street in the IS-1-1 Zone, Airport Influence Area (San Diego International Airport) and Coastal Height Limitation Overlay Zone within the Midway/Pacific Highway Corridor Community Plan Area;

WHEREAS, the project site is legally described as Lots 37 and 38, Block 1 of the Resubdivision of Pueblo Lot 277, commonly known as Ascoff and Kelly's Subdivision, Map No. 578, on January 12, 1889;

WHEREAS, on March 19, 2015, the Planning Commission of the City of San Diego considered Conditional Use Permit No. 1377388 pursuant to the Land Development Code of the City of San Diego;

WHEREAS, on August 27, 2014, the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act (CEQA) (Public Resources Code section 21000 et. seq.) under CEQA Guidelines Section 15303 (New Construction or Conversion of Small Structures); and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520;

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of San Diego as follows:

That the Planning Commission adopts the following written Findings, dated March 19, 2015.

FINDINGS:

Conditional Use Permit Approval – Section §126.0305

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

The proposed project is a request for a Conditional Use Permit to operate in an 832 square foot tenant space within an existing, 1,503 square foot, one-story building. The 0.15-acre site is located at 3452 Hancock Street in the IS-1-1 Zone, Airport Influence Area (San Diego International Airport) and Coastal

Height Limitation Overlay Zone within the Midway/Pacific Highway Corridor Community Plan Area. All of the surrounding parcels are in the IS-1-1 zone.

The site is designated Light Industrial within the Midway/Pacific Highway Corridor Community Plan. The Midway/Pacific Highway Corridor Community Plan area includes a variety of commercial uses such as retail shopping centers, discount stores, adult entertainment uses, hotels, motels, restaurants and both heavy and light industrial uses. Additionally, this community portion contains little residential development. The use to the north is commercial services, to the west and east is office and to the south is auto repair. The surrounding uses are allowed in the IS-1-1 Zone, are consistent with Light Industrial designation of the community plan and compatible uses with MMCCs.

The proposed MMCC, classified as commercial services is consistent with the community plan and therefore, will not adversely affect the applicable land use plan.

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

The proposed 832 square foot MMCC located at 3452 Hancock Street is within an existing one-story building. The existing tenant space is currently being used as an office. The project proposes interior improvements that include a reception area, dispensary area, employee lounge, office and restroom. The proposed improvements will require a ministerial building permit. The tenant improvement building permit will require compliance with the California Building Code, Plumbing Code, Mechanical Code, Electrical Code, Fire Code and all adopted referenced standards. No public improvements are proposed or required for the project site.

The City of San Diego conducted an environmental review of this site in accordance with the California Environmental Quality Act (CEQA) guidelines. The project was determined to be categorically exempt from CEQA pursuant to Section 15303 (New Construction or Conversion of Small Structures).

MMCCs are restricted to four per Council District, 36 city-wide, within commercial and industrial zones in order to minimize the impact on the City and residential neighborhoods. MMCCs require compliance with San Diego Municipal Code (SDMC), section 141.0614 which require a 1,000 foot separation, measured between property lines, from: public parks, churches, child care centers, playgrounds, libraries, minor-oriented facilities, other medical marijuana consumer cooperatives, residential care facilities, and schools. There is also a minimum distance requirement of 100 feet from a residential zone. In addition to minimum distance requirements, MMCCs prohibit consultations by medical professionals on site and do not allow certain types of vending machines. Security requirements include interior and exterior lighting, operable cameras and a metal detector to the satisfaction of the San Diego Police Department, alarms, and an armed security guard (to the extent the possession of a firearm by the security guard is not in conflict with 18 U.S.C. § 922(g) and 27 C.F.R § 478.11.). The security guard shall be licensed by the State of California and be on the premises 24 hours a day, seven days a week. The security guard should only be engaged in activities related to providing security for the facility, except on an incidental basis. The cameras shall have and use a recording device that maintains the records for a minimum of 30 days. Hours of operation are limited from 7:00 a.m. to 9:00 p.m. seven days a week. MMCC's must also comply with Chapter 4, Article 2, Division 15 which provides guidelines for lawful operation.

The project requires compliance with the development conditions in effect for the subject property as described in Conditional Use Permit No. 1377388. The Conditional Use Permit is valid for five years,

however may be revoked if the use violates the terms, conditions, lawful requirements, or provisions of the permit.

The referenced regulations and conditions have been determined as necessary to avoid adverse impact upon the health, safety and general welfare of persons patronizing, residing or working within the surrounding area and therefore, the proposed MMCC 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 proposed 832 square foot MMCC located at 3452 Hancock Street is within an existing one-story building on a 0.15-acre site. The site is in the IS-1-1 Zone and was developed in 1975 per Building Permit No. A09820. The building is currently being used as an office. The project proposes interior improvements to include reception area, dispensary area, employee lounge, office and restroom. The proposed improvements will require a ministerial building permit. The tenant improvement building permit will require compliance with the California Building Code, Plumbing Code, Mechanical Code, Electrical Code, Fire Code and all adopted referenced standards. No public improvements are proposed or required for the project site.

MMCCs are allowed in the IS-1-1 Zone with a Conditional Use Permit (CUP). The CUP requires MMCCs to comply with SDMC, section 141.0614 which requires a 1,000 foot separation, measured between property lines, from: public parks, churches, child care centers, playgrounds, libraries, minor-oriented facilities, other medical marijuana consumer cooperatives, residential care facilities, and schools. There is also a minimum distance requirement of 100 feet from a residential zone. In addition to minimum distance requirements, MMCCs prohibit consultations by medical professionals on site and do not allow certain types of vending machines. Security requirements include interior and exterior lighting, operable cameras and a metal detector to the satisfaction of the San Diego Police Department, alarms, and an armed security guard (to the extent the possession of a firearm by the security guard is not in conflict with 18 U.S.C. § 922(g) and 27 C.F.R § 478.11.). The security guard shall be licensed by the State of California and be on the premises 24 hours a day, seven days a week. The security guard should only be engaged in activities related to providing security for the facility, except on an incidental basis. The cameras shall have and use a recording device that maintains the records for a minimum of 30 days. Hours of operation are limited from 7:00 a.m. to 9:00 p.m. seven days a week. MMCC's must also comply with Chapter 4, Article 2, Division 15 which provides guidelines for lawful operation.

The existing one-story building was developed per approved Building Permit No. A09820. The proposed MMCC is consistent with the land use designation of Heavy Commercial. The proposed MMCC meets all development regulations, no deviations are requested, and the permit as conditioned assures compliance with all the development regulations of the San Diego Municipal Code. The proposed MMCC therefore complies with the regulations of the Land Development Code.

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

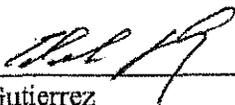
The proposed 832 square foot MMCC located at 3452 Hancock Street is within an existing one-story building on a 0.15-acre site. The site is in the IS-1-1 Zone and designated Light Industrial within the Midway/Pacific Highway Corridor Community Plan. The Midway/Pacific Highway Corridor Community Plan area includes a variety of commercial uses such as retail shopping centers, discount

stores, adult entertainment uses, hotels, motels, restaurants and both heavy and light industrial uses. Additionally, this community portion contains little residential development. The proposed MMCC, classified as commercial services, is consistent with the community plan.

MMCCs are allowed in the IS-1-1 Zone with a Conditional Use Permit (CUP). The CUP requires MMCCs to comply with SDMC, section 141.0614 which requires a 1,000 foot separation, measured between property lines, from: public parks, churches, child care centers, playgrounds, libraries, minor-oriented facilities, other medical marijuana consumer cooperatives, residential care facilities, and schools. There is also a minimum distance requirement of 100 feet from a residential zone. In addition to minimum distance requirements, MMCCs prohibit consultations by medical professionals on site and do not allow certain types of vending machines. Security requirements include interior and exterior lighting, operable cameras and a metal detector to the satisfaction of the San Diego Police Department, alarms, and an armed security guard (to the extent the possession of a firearm by the security guard is not in conflict with 18 U.S.C. § 922(g) and 27 C.F.R § 478.11.). The security guard shall be licensed by the State of California and be on the premises 24 hours a day, seven days a week. The security guard should only be engaged in activities related to providing security for the facility, except on an incidental basis. The cameras shall have and use a recording device that maintains the records for a minimum of 30 days. Hours of operation are limited from 7:00 a.m. to 9:00 p.m. seven days a week. MMCC's must also comply with Chapter 4, Article 2, Division 15 which provides guidelines for lawful operation.

The San Diego Municipal code limits MMCCs to commercial and industrial zones and the number of MMCCs to only four per Council District, 36 city-wide, in order to minimize the impact on the City and residential neighborhoods. The use to the north of the site is commercial services, to the west and east is office and to the south is auto repair, all of which are allowed uses in the IS-1-1 Zone, consistent with Light Industrial designation of the community plan and compatible uses with MMCCs. Therefore, the proposed MMCC is an appropriate use at the proposed location.

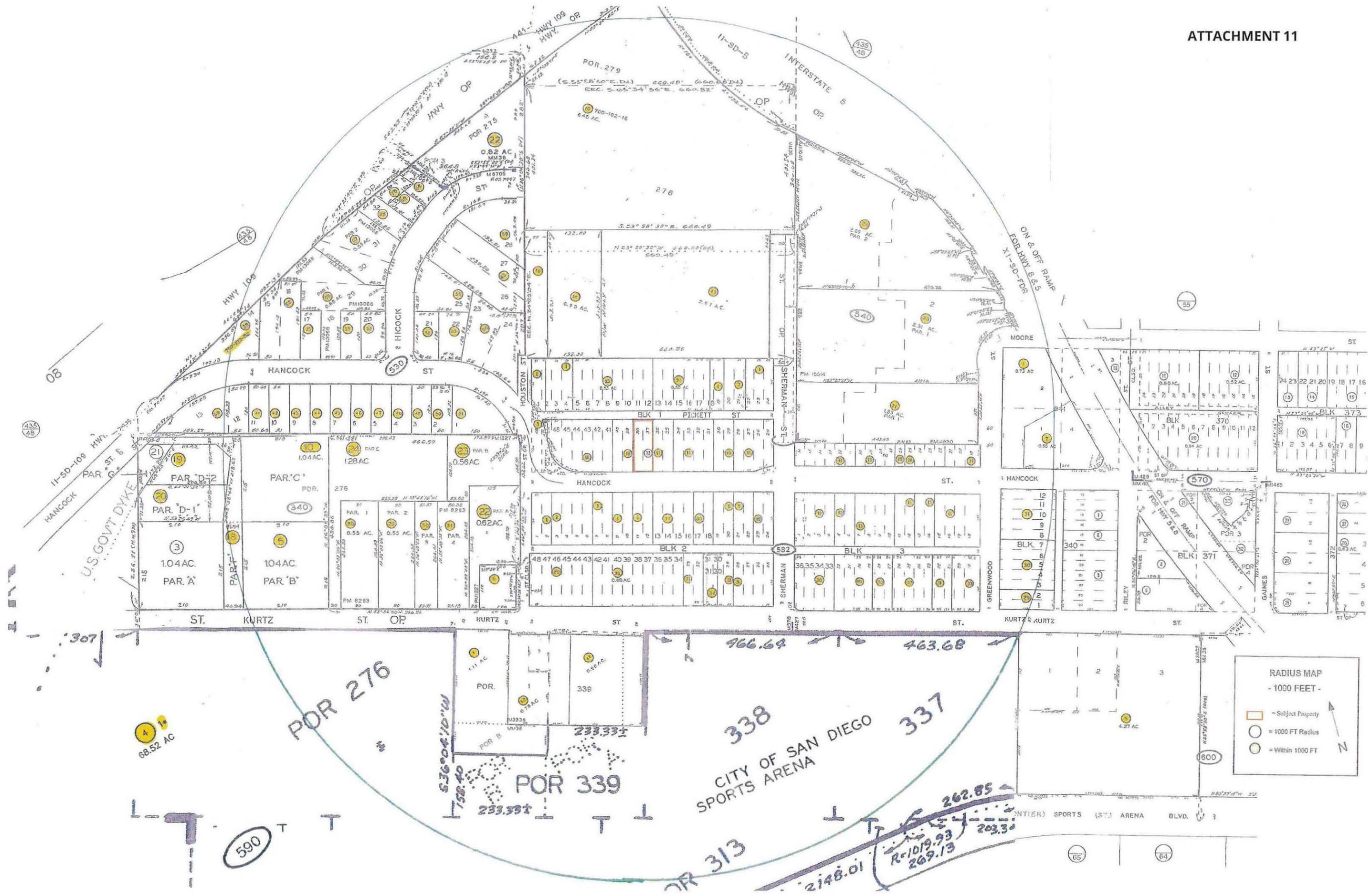
BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Planning Commission, Conditional Use Permit No. 1377388 is hereby GRANTED by the Planning Commission to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit No. 1377388, a copy of which is attached hereto and made a part hereof.



 Edith Gutierrez
 Development Project Manager
 Development Services

Adopted on: March 19, 2015

Job Order No. 24004654



RADIUS MAP
- 1000 FEET -

- Subject Property
- 1000 FT Radius
- Within 1000 FT

CITY OF SAN DIEGO
SPORTS ARENA

68.52 AC

POR 339

338

337

590

OR 313

2148.01
R=1019.93
209.13
262.85
203.34

65

64

SUMMARY OF 100FT RADIUS - NO RESIDENTIAL PROPERTIES/ZONES FOUND						
Parcel Number	Owner Name	Site Address	City	State	Zip	Use
441-581-10-00	NIELSEN, THOMAS A & GERI D	3468 HANCOCK ST	SAN DIEGO	CA	92110	STORES, RETAIL OUTLET
441-581-11-00	SINNER BROTHERS INC	3460 HANCOCK ST	SAN DIEGO	CA	92110	STORES, RETAIL OUTLET
441-581-12-00	SINNER BROTHERS INC	3452 HANCOCK ST	SAN DIEGO	CA	92110	STORES, RETAIL OUTLET
441-581-13-00	POND, RUSSELL	3442 HANCOCK ST	SAN DIEGO	CA	92110	STORES, RETAIL OUTLET
441-581-14-00	WELLS-SAN MARCOS LLC 99%	3430 HANCOCK ST	SAN DIEGO	CA	92110	WAREHOUSE, STORAGE
441-581-23-00	WELLS-SAN MARCOS LLC 50%	3464 PICKETT ST	SAN DIEGO	CA	92110	WAREHOUSE, STORAGE
441-581-24-00	WELLS-SHERMAN LLC 99%	VACANT	SAN DIEGO	CA	92110	VACANT INDUSTRIAL
441-582-03-00	VOGAN PROPERTIES LLC	3465 HANCOCK ST	SAN DIEGO	CA	92110	LIGHT INDUSTRIAL
441-582-04-00	KIRSNER, MELVIN B BYPASS TRUST	3459 HANCOCK ST	SAN DIEGO	CA	92110	LIGHT INDUSTRIAL
441-582-05-00	SCHREFFLER, KIRK D LIVING TRUST	3455 HANCOCK ST	SAN DIEGO	CA	92110	STORES, RETAIL OUTLET
441-582-37-00	SUHR, YOUNG D & SOPHIA E	3425 HANCOCK ST	SAN DIEGO	CA	92110	LIGHT INDUSTRIAL

SUMMARY OF PARCELS 441-581-12 1000FT - MMCC						
Parcel Number	Owner Name	Site Address	City	State	Zip	USE CODE DESCRIPTION
441-330-01-00	KENTON PROPERTIES LLC	3495 KURTZ ST	SAN DIEGO	CA	92110	WAREHOUSE, STORAGE - CLEAN HARBORS ENVIRONMENTAL
441-330-11-00	KENTON PROPERTIES LLC	3467 KURTZ ST	SAN DIEGO	CA	92110	WAREHOUSE, STORAGE - BROTHERS AUTO REPAIR
441-330-12-00	ROLLS LLC	3487 KURTZ ST	SAN DIEGO	CA	92110	STORES, RETAIL OUTLET - ADULT DEPOT
441-340-05-01	PETERS, GLORIA J TR	3602 KURTZ ST	SAN DIEGO	CA	92110	WAREHOUSE, STORAGE - CONSIGNMENT CLASSICS
441-340-05-02	BUTLER, LYLE W TRUST	3602 KURTZ ST	SAN DIEGO	CA	92110	WAREHOUSE, STORAGE - HUGHS' MARINE CONSIGNMENT & SURPLUS
441-340-08-00	MIDWAY-FRONTIER LLC	3502 KURTZ ST	SAN DIEGO	CA	92110	STORES, RETAIL OUTLET - CHURCH OF SCIENTOLOGY OF SAN DIEGO
441-340-10-01	BUTLER, LYLE W TRUST	3608 KURTZ ST	SAN DIEGO	CA	92110	WAREHOUSE, STORAGE
441-340-10-02	PETERS, GLORIA J TR	3608 KURTZ ST	SAN DIEGO	CA	92110	WAREHOUSE, STORAGE
441-340-18-00	PETERS, GLORIA J TR	PARKING LOT	SAN DIEGO	CA	92110	WAREHOUSE, STORAGE
441-340-19-00	PETERS, GLORIA J TR	3620 KURTZ ST	SAN DIEGO	CA	92110	LIGHT INDUSTRIAL - EBERHARD BENTON ROOFING
441-340-20-00	PETERS, GLORIA J TR	PARKING LOT	SAN DIEGO	CA	92110	VACANT INDUSTRIAL
441-340-22-00	MIDWAY-FRONTIER LLC	3501 HANCOCK ST	SAN DIEGO	CA	92110	WAREHOUSE, STORAGE - CANDLES4LESS
441-340-23-00	MIDWAY-FRONTIER LLC	3511 HANCOCK ST	SAN DIEGO	CA	92110	LIGHT INDUSTRIAL - GATE GOURMET
441-340-24-00	MIDWAY-FRONTIER LLC	3505 HANCOCK ST	SAN DIEGO	CA	92110	WAREHOUSE, STORAGE
441-340-28-00	MIDWAY-FRONTIER LLC	3550 KURTZ ST	SAN DIEGO	CA	92110	PARKING LOT, PARKING STRUCTURE - QUALITY AUTO & TRUCK REPAIR
441-340-29-00	MIDWAY-FRONTIER LLC	3540 KURTZ ST	SAN DIEGO	CA	92110	SERVICE STATION, GAS STATION - WIND N SEA TOWING
441-340-30-00	MIDWAY-FRONTIER LLC	3520 KURTZ ST FRONT	SAN DIEGO	CA	92110	LIGHT INDUSTRIAL - VACANT

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441-340-30-00	MIDWAY-FRONTIER LLC	3520 KURTZ ST STE B	SAN DIEGO	CA	92110	LIGHT INDUSTRIAL - VACANT
441-340-30-00	MIDWAY-FRONTIER LLC	3520 KURTZ ST STE C	SAN DIEGO	CA	92110	LIGHT INDUSTRIAL - VACANT
441-340-30-00	MIDWAY-FRONTIER LLC	3520 KURTZ ST STE D	SAN DIEGO	CA	92110	LIGHT INDUSTRIAL - VACANT
441-340-31-00	MIDWAY-FRONTIER LLC	3520 KURTZ ST	SAN DIEGO	CA	92110	MEDICAL/DENTAL/PROFESSIONAL BLDG
441-530-22-00	TAICH,JEFFREY M LIVING TRUST	3801 PICKETT ST	SAN DIEGO	CA	92110	LIGHT INDUSTRIAL - TOWING COMPANY
441-530-28-00	SAF INVESTMENTS LLC	3990 HICOCK ST STE A	SAN DIEGO	CA	92110	LIGHT INDUSTRIAL
441-530-28-00	SAF INVESTMENTS LLC	3990 HICOCK ST STE B	SAN DIEGO	CA	92110	LIGHT INDUSTRIAL - CAIN SHIPWRIGHT
441-530-28-00	SAF INVESTMENTS LLC	3990 HICOCK ST STE C	SAN DIEGO	CA	92110	LIGHT INDUSTRIAL
441-530-28-00	SAF INVESTMENTS LLC	3990 HICOCK ST STE D	SAN DIEGO	CA	92110	LIGHT INDUSTRIAL - SCRATCH AWAY
441-530-28-00	SAF INVESTMENTS LLC	3990 HICOCK ST STE E	SAN DIEGO	CA	92110	LIGHT INDUSTRIAL
441-530-32-00	LEDUC,T G & S K TRUST	3910 HICOCK ST	SAN DIEGO	CA	92110	STORES, RETAIL OUTLET
441-530-32-00	LEDUC,T G & S K TRUST	3914 HICOCK ST	SAN DIEGO	CA	92110	STORES, RETAIL OUTLET - GUTHRIE & SONS HEATING & AIR CONDITIONING
441-530-32-00	LEDUC,T G & S K TRUST	3918 HICOCK ST	SAN DIEGO	CA	92110	STORES, RETAIL OUTLET
441-530-33-00	TAICH,JEFFREY	3584 HANCOCK ST	SAN DIEGO	CA	92110	LIGHT INDUSTRIAL - RECLAIMED WOOD SAN DIEGO
441-530-35-00	BERLAGE FRANK NO 33818	3630 HANCOCK ST STE A	SAN DIEGO	CA	92110	STORES, RETAIL OUTLET - PLUS ONE SURFBOARDS
441-530-35-00	BERLAGE FRANK NO 33818	3630 HANCOCK ST STE C	SAN DIEGO	CA	92110	STORES, RETAIL OUTLET
441-530-35-00	BERLAGE FRANK NO 33818	3630 HANCOCK ST STE D	SAN DIEGO	CA	92110	STORES, RETAIL OUTLET
441-530-38-00	CITY OF SAN DIEGO	PUBLIC AGENCY	SAN DIEGO	CA	92110	PUBLIC AGENCY

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441-530-41-00	GROEPPER REVOCABLE TRUST	3665 HANCOCK ST	SAN DIEGO	CA	92110	WAREHOUSE, STORAGE - TRADITIONAL BOAT WORKS
441-530-42-00	MIDWAY VENTURES LLC	3647 HANCOCK ST	SAN DIEGO	CA	92110	WAREHOUSE, STORAGE - CONSTRUCTION FENCE
441-530-43-00	MIDWAY VENTURES LLC	3627 HANCOCK ST	SAN DIEGO	CA	92110	WAREHOUSE, STORAGE - CONSTRUCTION FENCE
441-530-44-00	WELLS-KEMPER LLC 100%	VACANT	SAN DIEGO	CA	92110	VACANT INDUSTRIAL
441-530-45-00	WELLS-KEMPER LLC 100%	3597 HANCOCK ST	SAN DIEGO	CA	92110	LIGHT INDUSTRIAL - THE SMOG SQUAD
441-530-46-00	MORRIS FAMILY TRUST	3585 HANCOCK ST STE 100A	SAN DIEGO	CA	92110	WAREHOUSE, STORAGE - R & R WINE MARKETING
441-530-46-00	MORRIS FAMILY TRUST	3585 HANCOCK ST STE 200A	SAN DIEGO	CA	92110	WAREHOUSE, STORAGE
441-530-47-00	GENZLER,DAVID	3571 HANCOCK ST	SAN DIEGO	CA	92110	LIGHT INDUSTRIAL - ACCURATE AUTO BODY COLLISION
441-530-48-00	3515 HANCOCK STREET LLC	VACANT	SAN DIEGO	CA	92110	VACANT INDUSTRIAL
441-530-49-00	3515 HANCOCK STREET LLC	VACANT	SAN DIEGO	CA	92110	VACANT INDUSTRIAL
441-530-50-00	3515 HANCOCK STREET LLC	VACANT	SAN DIEGO	CA	92110	VACANT INDUSTRIAL
441-530-51-00	3515 HANCOCK STREET LLC	3515 HANCOCK ST	SAN DIEGO	CA	92110	LIGHT INDUSTRIAL - RAPID AUTO GLASS
441-530-52-00	AYOUB FAMILY TRUST	3556 HANCOCK ST	SAN DIEGO	CA	92110	LIGHT INDUSTRIAL - G A COACH WORKS
441-530-53-00	DEZZ HOLDINGS LLC	3538 HANCOCK ST	SAN DIEGO	CA	92110	STORES, RETAIL OUTLET - IEC-EEL LABS & CONSLTNG GROUP
441-530-56-00	AYOUB,GEORGE & KIM	4009 HICOCK ST	SAN DIEGO	CA	92110	LIGHT INDUSTRIAL - SD WATER SPORT BOAT RENTALS
441-530-59-00	MOORE,MARVIN G TR	4019 HICOCK ST	SAN DIEGO	CA	92110	PARKING LOT, PARKING STRUCTURE - MARTY MOORE'S MOTOR HOMES
441-530-62-00	3650 HANCOCK STREET LLC	3650 HANCOCK ST FRONT	SAN DIEGO	CA	92110	LIGHT INDUSTRIAL - RECONSTRUCTION WAREHOUSE
441-530-62-00	3650 HANCOCK STREET LLC	3650 HANCOCK ST STE 200	SAN DIEGO	CA	92110	LIGHT INDUSTRIAL

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441-530-62-00	3650 HANCOCK STREET LLC	3660 HANCOCK ST	SAN DIEGO	CA	92110	LIGHT INDUSTRIAL
441-530-63-00	AYOUB,GEORGE & KIM	4009 HICOCK ST	SAN DIEGO	CA	92110	LIGHT INDUSTRIAL - SD WATER SPORT BOAT RENTALS
441-530-64-00	HANSEN,FRED J TRUST	3510 HANCOCK ST	SAN DIEGO	CA	92110	WAREHOUSE, STORAGE - CHALLENGE DAIRY PRODUCTS INC
441-530-64-00	HANSEN,FRED J TRUST	3520 HANCOCK ST	SAN DIEGO	CA	92110	WAREHOUSE, STORAGE
441-530-65-00	STEVE FAMILY TRUST	3691 HANCOCK ST	SAN DIEGO	CA	92110	WAREHOUSE, STORAGE - EBERHARD BENTON ROOFING
441-530-66-00	GRAFTON,HAROLD O & JOAN TRUST	3610 HANCOCK ST STE 8	SAN DIEGO	CA	92110	WAREHOUSE, STORAGE - CEMENT CUTTING INC
441-530-66-00	GRAFTON,HAROLD O & JOAN TRUST	3610 HANCOCK ST STE A	SAN DIEGO	CA	92110	WAREHOUSE, STORAGE
441-530-66-00	GRAFTON,HAROLD O & JOAN TRUST	3610 HANCOCK ST STE C	SAN DIEGO	CA	92110	WAREHOUSE, STORAGE
441-530-67-00	SAF INVESTMENTS LLC	3950 HICOCK ST	SAN DIEGO	CA	92110	PARKING LOT, PARKING STRUCTURE
441-530-67-00	SAF INVESTMENTS LLC	3970 HICOCK ST REAR	SAN DIEGO	CA	92110	PARKING LOT, PARKING STRUCTURE - SOUTHWEST AUTO REPAIR ELECTRIC
441-530-68-00	C & G HICOCK LLC	4020 HICOCK ST	SAN DIEGO	CA	92110	WAREHOUSE, STORAGE
441-530-69-00	C & G HICOCK LLC	4010 HICOCK ST	SAN DIEGO	CA	92110	STORES, RETAIL OUTLET
441-530-70-00	C & G HICOCK LLC	HICOCK ST	SAN DIEGO	CA	92110	VACANT INDUSTRIAL
441-540-13-00	WELLS-SHERMAN LLC 99%	3860 SHERMAN ST	SAN DIEGO	CA	92110	WAREHOUSE, STORAGE - SUNBELT RENTALS
441-540-14-00	WELLS-SHERMAN LLC 99%	3870 HOUSTON ST	SAN DIEGO	CA	92110	WAREHOUSE, STORAGE
441-540-16-00	WELLS-SHERMAN LLC 99%	VACANT	SAN DIEGO	CA	92110	VACANT COMMERCIAL
441-540-18-00	L L J OFFICE VENTURES 3 LLC	3970 SHERMAN ST	SAN DIEGO	CA	92110	STORES, RETAIL OUTLET
441-540-18-00	L L J OFFICE VENTURES 3 LLC	3990 SHERMAN ST	SAN DIEGO	CA	92110	STORES, RETAIL OUTLET - HP ENTERPRISE SVC

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441-540-21-00	GOOD NITE INN SEA WORLD PARTNERS	3880 GREENWOOD ST	SAN DIEGO	CA	92110	HOTEL/MOTEL - GOOD NITE INN SEAWORLD
441-540-23-00	GREENWOOD HOLDINGS LLC	3888 GREENWOOD ST	SAN DIEGO	CA	92110	HOTEL/MOTEL - FOUR POINTS
441-540-24-00	ESS PRISA LLC	3883 SHERMAN ST	SAN DIEGO	CA	92110	INDUSTRIAL MISCELLANEOUS - EXTRA SPACE STORAGE
441-570-01-00	DOWDY INVESTMENT 94%	3704 ROSECRANS ST	SAN DIEGO	CA	92110	RESTAURANT, BAR, FOOD SERVICE
441-570-02-00	DOWDY INVESTMENT 94%	3720 CAMINO DEL RIO W	SAN DIEGO	CA	92110	RESTAURANT, BAR, FOOD SERVICE - COTIXAR MEXICAN FOOD
441-570-29-00	KENTON PROPERTIES LLC	3280 KURTZ ST	SAN DIEGO	CA	92110	INDUSTRIAL MISCELLANEOUS
441-570-30-00	KENTON PROPERTIES LLC	3725 GREENWOOD ST	SAN DIEGO	CA	92110	INDUSTRIAL MISCELLANEOUS - MODERN TIMES BEER
441-570-31-00	KENTON PROPERTIES LLC	3235 HANCOCK ST STE 2	SAN DIEGO	CA	92110	STORES, RETAIL OUTLET - KECO INC
441-570-31-00	KENTON PROPERTIES LLC	3235 HANCOCK ST STE 5	SAN DIEGO	CA	92110	STORES, RETAIL OUTLET
441-570-31-00	KENTON PROPERTIES LLC	3235 HANCOCK ST STE 6	SAN DIEGO	CA	92110	STORES, RETAIL OUTLET
441-570-31-00	KENTON PROPERTIES LLC	3235 HANCOCK ST STE 7A	SAN DIEGO	CA	92110	STORES, RETAIL OUTLET
441-570-31-00	KENTON PROPERTIES LLC	3235 HANCOCK ST STE 7B	SAN DIEGO	CA	92110	STORES, RETAIL OUTLET
441-570-31-00	KENTON PROPERTIES LLC	3235 HANCOCK ST STE 8	SAN DIEGO	CA	92110	STORES, RETAIL OUTLET
441-570-31-00	KENTON PROPERTIES LLC	3235 HANCOCK ST STE 9	SAN DIEGO	CA	92110	STORES, RETAIL OUTLET
441-570-31-00	KENTON PROPERTIES LLC	3235 HANCOCK ST STE 10	SAN DIEGO	CA	92110	STORES, RETAIL OUTLET
441-570-31-00	KENTON PROPERTIES LLC	3235 HANCOCK ST STE 12	SAN DIEGO	CA	92110	STORES, RETAIL OUTLET
441-570-31-00	KENTON PROPERTIES LLC	3235 HANCOCK ST STE 13	SAN DIEGO	CA	92110	STORES, RETAIL OUTLET
441-570-31-00	KENTON PROPERTIES LLC	3235 HANCOCK ST STE 200	SAN DIEGO	CA	92110	STORES, RETAIL OUTLET

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441-581-01-00	LOUGEAY FAMILY TRUST	3826 SHERMAN ST STE A	SAN DIEGO	CA	92110	WAREHOUSE, STORAGE - FIVE STAR FISH PROCESSING
441-581-01-00	LOUGEAY FAMILY TRUST	3826 SHERMAN ST STE C	SAN DIEGO	CA	92110	WAREHOUSE, STORAGE - CHECKER AIRPORT SVC
441-581-02-00	CALDERON FAMILY TRUST	VACANT	SAN DIEGO	CA	92110	VACANT INDUSTRIAL
441-581-03-00	SPOUSES	2830 SHERMAN ST	SAN DIEGO	CA	92110	WAREHOUSE, STORAGE
441-581-04-00	WHITE,RICHARD N	3424 PICKETT ST	SAN DIEGO	CA	92110	WAREHOUSE, STORAGE - AUTOPOWER INDUSTRIES
441-581-07-00	WELLS-SHERMAN LLC 99%	3492 PICKETT ST	SAN DIEGO	CA	92110	STORES, RETAIL OUTLET
441-581-08-00	WILLIAMS,JANET GIFT TRUST	VACANT	SAN DIEGO	CA	92110	VACANT INDUSTRIAL
441-581-09-00	CITY OF SAN DIEGO	PUBLIC AGENCY	SAN DIEGO	CA	92110	
441-581-10-00	NIELSEN,THOMAS A & GERI D	3468 HANCOCK ST	SAN DIEGO	CA	92110	STORES, RETAIL OUTLET
441-581-11-00	SINNER BROTHERS INC	3460 HANCOCK ST	SAN DIEGO	CA	92110	STORES, RETAIL OUTLET
441-581-12-00	SINNER BROTHERS INC	3452 HANCOCK ST	SAN DIEGO	CA	92110	STORES, RETAIL OUTLET - SINNER BROTHERS INC
441-581-13-00	POND,RUSSELL	3442 HANCOCK ST	SAN DIEGO	CA	92110	STORES, RETAIL OUTLET
441-581-14-00	WELLS-SAN MARCOS LLC 99%	3430 HANCOCK ST	SAN DIEGO	CA	92110	WAREHOUSE, STORAGE
441-581-15-00	CALDERON FAMILY BYPASS TRUST	3420 HANCOCK ST	SAN DIEGO	CA	92110	WAREHOUSE, STORAGE
441-581-16-00	CALDERON FAMILY TRUST	3822 SHERMAN ST	SAN DIEGO	CA	92110	WAREHOUSE, STORAGE
441-581-17-00	SEDLACK DEVELOPMENT CO	3354 HANCOCK ST	SAN DIEGO	CA	92110	STORES, RETAIL OUTLET
441-581-18-00	SIMON & ASSOCIATES LLC	VACANT	SAN DIEGO	CA	92110	VACANT INDUSTRIAL
441-581-19-00	SIMON & ASSOCIATES LLC	VACANT	SAN DIEGO	CA	92110	VACANT INDUSTRIAL

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441-581-20-00	SWEETWATER PLAZA EAST LLC	3318 HANCOCK ST	SAN DIEGO	CA	92110	WAREHOUSE, STORAGE
441-581-21-00	RYAN,TOM & JESSICA TRUST	3304 HANCOCK ST	SAN DIEGO	CA	92110	STORES, RETAIL OUTLET - SAN DIEGO CUSTOM CYCLES
441-581-23-00	WELLS-SAN MARCOS LLC 50%	3464 PICKETT ST	SAN DIEGO	CA	92110	WAREHOUSE, STORAGE - WELTE ENTERPRISES
441-581-24-00	WELLS-SHERMAN LLC 99%	VACANT	SAN DIEGO	CA	92110	VACANT INDUSTRIAL
441-582-01-00	WHITE,DONALD R	3495 HANCOCK ST	SAN DIEGO	CA	92110	STORES, RETAIL OUTLET
441-582-02-00	KURTZ STREET PROPERTIES LLC	3477 HANCOCK ST STE A	SAN DIEGO	CA	92110	WAREHOUSE, STORAGE - HOST INTERNATIONAL INC
441-582-02-00	KURTZ STREET PROPERTIES LLC	3477 HANCOCK ST STE B	SAN DIEGO	CA	92110	WAREHOUSE, STORAGE
441-582-03-00	VOGAN PROPERTIES LLC	3465 HANCOCK ST	SAN DIEGO	CA	92110	LIGHT INDUSTRIAL - YOUR MAMA'S COOKIES
441-582-04-00	KIRSNER,MELVIN B BYPASS TRUST	3459 HANCOCK ST	SAN DIEGO	CA	92110	LIGHT INDUSTRIAL - OTERO'S CUSTOM CABINETS
441-582-05-00	SCHREFFLER,KIRK D LIVING TRUST	3455 HANCOCK ST	SAN DIEGO	CA	92110	STORES, RETAIL OUTLET - EURO SPORT
441-582-08-00	KENTON PROPERTIES LLC	3419 HANCOCK ST	SAN DIEGO	CA	92110	STORES, RETAIL OUTLET
441-582-09-00	KENTON PROPERTIES LLC	3417 HANCOCK ST	SAN DIEGO	CA	92110	LIGHT INDUSTRIAL
441-582-10-00	HERBST,KAREN L & KAREN	3403 HANCOCK ST	SAN DIEGO	CA	92110	WAREHOUSE, STORAGE - JACOBS WOODWORKS
441-582-11-00	ROACH,PAMELA	3375 HANCOCK ST	SAN DIEGO	CA	92110	LIGHT INDUSTRIAL - JR SAN DIEGO SMOG & REPAIR CTR
441-582-12-00	ZOUVI FAMILY TRUST	3351 HANCOCK ST	SAN DIEGO	CA	92110	WAREHOUSE, STORAGE - SHARP EYE SURF BOARDS
441-582-13-00	SIMON & ASSOCIATES LLC	3341 HANCOCK ST	SAN DIEGO	CA	92110	WAREHOUSE, STORAGE - SOCIAL CONSTRUCTION & DESIGN
441-582-14-00	CALDERON BUILDING MAINTENANCE IN	3325 HANCOCK ST	SAN DIEGO	CA	92110	VACANT INDUSTRIAL
441-582-15-00	SIMON & ASSOCIATES LLC	3317 HANCOCK ST	SAN DIEGO	CA	92110	MULTI-FAMILY DWELLING (2-4 UNIT)

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441-582-16-00	DRUMEL,JOHN & PAMELA FAMILY TRUS	3303 HANCOCK ST	SAN DIEGO	CA	92110	STORES, RETAIL OUTLET
441-582-16-00	DRUMEL,JOHN & PAMELA FAMILY TRUS	3315 HANCOCK ST	SAN DIEGO	CA	92110	STORES, RETAIL OUTLET
441-582-19-00	SEDLACK DEVELOPMENT CO	3344 KURTZ ST	SAN DIEGO	CA	92110	LIGHT INDUSTRIAL
441-582-19-00	SEDLACK DEVELOPMENT CO	3346 KURTZ ST	SAN DIEGO	CA	92110	LIGHT INDUSTRIAL
441-582-19-00	SEDLACK DEVELOPMENT CO	3348 KURTZ ST	SAN DIEGO	CA	92110	LIGHT INDUSTRIAL
441-582-19-00	SEDLACK DEVELOPMENT CO	3350 KURTZ ST	SAN DIEGO	CA	92110	LIGHT INDUSTRIAL - TORREY PINES MAINTENANCE DEPT
441-582-19-00	SEDLACK DEVELOPMENT CO	3352 KURTZ ST	SAN DIEGO	CA	92110	LIGHT INDUSTRIAL
441-582-19-00	SEDLACK DEVELOPMENT CO	3354 KURTZ ST	SAN DIEGO	CA	92110	LIGHT INDUSTRIAL
441-582-19-00	SEDLACK DEVELOPMENT CO	3356 KURTZ ST	SAN DIEGO	CA	92110	LIGHT INDUSTRIAL
441-582-19-00	SEDLACK DEVELOPMENT CO	3358 KURTZ ST	SAN DIEGO	CA	92110	LIGHT INDUSTRIAL
441-582-20-00	MAROUF FAMILY TRUST	3366 KURTZ ST	SAN DIEGO	CA	92110	WAREHOUSE, STORAGE
441-582-21-00	TOMA FAMILY TRUST	3402 KURTZ ST	SAN DIEGO	CA	92110	STORES, RETAIL OUTLET - PAPPALECCO
441-582-22-00	TOMA FAMILY TRUST	3402 KURTZ ST	SAN DIEGO	CA	92110	WAREHOUSE, STORAGE - GASLAMP INSURANCE
441-582-22-00	TOMA FAMILY TRUST	3412 KURTZ ST	SAN DIEGO	CA	92110	WAREHOUSE, STORAGE - SAN DIEGO ICE CO
441-582-25-00	CLARK INTER VIVOS TRUST	3430 KURTZ ST	SAN DIEGO	CA	92110	WAREHOUSE, STORAGE - ORION WOODCRAFT
441-582-29-00	KURTZ STREET PARTNERS	3486 KURTZ ST STE 101	SAN DIEGO	CA	92110	STORES, RETAIL OUTLET - POWERSTRIDE BATTERY CO INC
441-582-29-00	KURTZ STREET PARTNERS	3486 KURTZ ST STE 102	SAN DIEGO	CA	92110	STORES, RETAIL OUTLET - BEST COAST GROWERS
441-582-29-00	KURTZ STREET PARTNERS	3486 KURTZ ST STE 103	SAN DIEGO	CA	92110	STORES, RETAIL OUTLET

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441-582-30-00	KENTON PROPERTIES LLC	3302 KURTZ ST	SAN DIEGO	CA	92110	WAREHOUSE, STORAGE - DINGHY DOCTOR
441-582-31-00	KENTON PROPERTIES LLC	3312 KURTZ ST	SAN DIEGO	CA	92110	WAREHOUSE, STORAGE - PARADIES SHOPS
441-582-32-00	KENTON PROPERTIES LLC	3320 KURTZ ST	SAN DIEGO	CA	92110	WAREHOUSE, STORAGE - TRANSMISSION SCA
441-582-33-00	KENTON PROPERTIES LLC	3342 KURTZ ST	SAN DIEGO	CA	92110	WAREHOUSE, STORAGE
441-582-34-00	TOMA FAMILY TRUST	VACANT	SAN DIEGO	CA	92110	VACANT INDUSTRIAL
441-582-36-00	KURTZ STREET PROPERTIES LLC	3450 KURTZ ST STE A	SAN DIEGO	CA	92110	PARKING LOT, PARKING STRUCTURE - STREET NOYZ
441-582-36-00	KURTZ STREET PROPERTIES LLC	3450 KURTZ ST STE B	SAN DIEGO	CA	92110	PARKING LOT, PARKING STRUCTURE
441-582-36-00	KURTZ STREET PROPERTIES LLC	3450 KURTZ ST STE C	SAN DIEGO	CA	92110	PARKING LOT, PARKING STRUCTURE
441-582-36-00	KURTZ STREET PROPERTIES LLC	3450 KURTZ ST STE D	SAN DIEGO	CA	92110	PARKING LOT, PARKING STRUCTURE - SUNGLASS & OPTICAL WAREHOUSE
441-582-37-00	SUHR, YOUNG D & SOPHIA E	3425 HANCOCK ST	SAN DIEGO	CA	92110	LIGHT INDUSTRIAL - WORLD PARTS DEPOT
441-582-38-00	TZR HANCOCK LLC	3421 HANCOCK ST	SAN DIEGO	CA	92110	WAREHOUSE, STORAGE
441-590-04-00	CITY OF SAN DIEGO	PUBLIC AGENCY	SAN DIEGO	CA	92110	PUBLIC AGENCY
441-600-05-00	ROSECRANS PLAZA KIFFMANN LLC	3146 SPORTS ARENA BLVD STE 2	SAN DIEGO	CA	92110	SHOPPING CENTER - PANDA EXPRESS
441-600-05-00	ROSECRANS PLAZA KIFFMANN LLC	3146 SPORTS ARENA BLVD STE 3	SAN DIEGO	CA	92110	SHOPPING CENTER - SLEEP TRAIN MATTRESS CENTERS
441-600-05-00	ROSECRANS PLAZA KIFFMANN LLC	3146 SPORTS ARENA BLVD STE 4	SAN DIEGO	CA	92110	SHOPPING CENTER - SUBWAY
441-600-05-00	ROSECRANS PLAZA KIFFMANN LLC	3146 SPORTS ARENA BLVD STE 5	SAN DIEGO	CA	92110	SHOPPING CENTER - 7-ELEVEN
441-600-05-00	ROSECRANS PLAZA KIFFMANN LLC	3146 SPORTS ARENA BLVD STE 7	SAN DIEGO	CA	92110	SHOPPING CENTER - CHUCK E. CHEESES
441-600-05-00	ROSECRANS PLAZA KIFFMANN LLC	3146 SPORTS ARENA BLVD STE 21	SAN DIEGO	CA	92110	SHOPPING CENTER - ULTRAZONE LASER TAG

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441-600-05-00	ROSECRANS PLAZA KIFFMANN LLC	3146 SPORTS ARENA BLVD STE B	SAN DIEGO	CA	92110	SHOPPING CENTER - CITYBANK ATM
760-102-01-00	PROBUILD COMPANY LLC	3250 SPORTS ARENA BLVD	SAN DIEGO	CA	92110	STORES, RETAIL OUTLET - PRO BUILD CO
760-102-02-00	CITY OF SAN DIEGO	3650 HANCOCK ST	SAN DIEGO	CA	92110	PARKING LOT, PARKING STRUCTURE
760-102-04-00	PIER ONE IMPORTS	3220 SPORTS ARENA BLVD	SAN DIEGO	CA	92110	STORES, RETAIL OUTLET
760-102-05-00	SCHULMANN, VICTOR DBA TREND FURNI	3240 SPORTS ARENA BLVD	SAN DIEGO	CA	92110	STORES, RETAIL OUTLET - SALVATION ARMY THRIFT STORE
760-102-06-00	SPORTS ARENA VILLAGE LTD	3730 SPORTS ARENA BLVD	SAN DIEGO	CA	92110	SHOPPING CENTER - MEN'S FASHION DEPOT
760-102-06-00	SPORTS ARENA VILLAGE LTD	3740 SPORTS ARENA BLVD STE 1	SAN DIEGO	CA	92110	SHOPPING CENTER
760-102-06-00	SPORTS ARENA VILLAGE LTD	3740 SPORTS ARENA BLVD STE 2	SAN DIEGO	CA	92110	SHOPPING CENTER
760-102-06-00	SPORTS ARENA VILLAGE LTD	3740 SPORTS ARENA BLVD STE 3	SAN DIEGO	CA	92110	SHOPPING CENTER
760-102-06-00	SPORTS ARENA VILLAGE LTD	3740 SPORTS ARENA BLVD STE 4	SAN DIEGO	CA	92110	SHOPPING CENTER
760-102-06-00	SPORTS ARENA VILLAGE LTD	3740 SPORTS ARENA BLVD STE 5	SAN DIEGO	CA	92110	SHOPPING CENTER - T L SPA & WELLNESS
760-102-06-00	SPORTS ARENA VILLAGE LTD	3740 SPORTS ARENA BLVD STE 6	SAN DIEGO	CA	92110	SHOPPING CENTER
760-102-06-00	SPORTS ARENA VILLAGE LTD	3740 SPORTS ARENA BLVD STE 7	SAN DIEGO	CA	92110	SHOPPING CENTER
760-102-06-00	SPORTS ARENA VILLAGE LTD	3750 SPORTS ARENA BLVD STE 1	SAN DIEGO	CA	92110	SHOPPING CENTER
760-102-06-00	SPORTS ARENA VILLAGE LTD	3750 SPORTS ARENA BLVD STE 3	SAN DIEGO	CA	92110	SHOPPING CENTER
760-102-06-00	SPORTS ARENA VILLAGE LTD	3750 SPORTS ARENA BLVD STE 6	SAN DIEGO	CA	92110	SHOPPING CENTER - PHIL'S BBQ
760-102-06-00	SPORTS ARENA VILLAGE LTD	3750 SPORTS ARENA BLVD STE 9	SAN DIEGO	CA	92110	SHOPPING CENTER - ARENA EYEWORKS OPTOMETRY
760-102-06-00	SPORTS ARENA VILLAGE LTD	3760 SPORTS ARENA BLVD STE 1	SAN DIEGO	CA	92110	SHOPPING CENTER - USA FREESTYLE MARTIAL ARTS

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760-102-06-00	SPORTS ARENA VILLAGE LTD	3760 SPORTS ARENA BLVD STE 3	SAN DIEGO	CA	92110	SHOPPING CENTER - THE PHO SHOP
760-102-06-00	SPORTS ARENA VILLAGE LTD	3760 SPORTS ARENA BLVD STE 5	SAN DIEGO	CA	92110	SHOPPING CENTER
760-102-06-00	SPORTS ARENA VILLAGE LTD	3760 SPORTS ARENA BLVD STE 7	SAN DIEGO	CA	92110	SHOPPING CENTER
760-102-06-00	SPORTS ARENA VILLAGE LTD	3760 SPORTS ARENA BLVD STE 8	SAN DIEGO	CA	92110	SHOPPING CENTER
760-102-06-00	SPORTS ARENA VILLAGE LTD	3760 SPORTS ARENA BLVD STE 9	SAN DIEGO	CA	92110	SHOPPING CENTER
760-102-06-00	SPORTS ARENA VILLAGE LTD	3760 SPORTS ARENA BLVD STE 12	SAN DIEGO	CA	92110	SHOPPING CENTER
760-102-06-00	SPORTS ARENA VILLAGE LTD	3760 SPORTS ARENA BLVD STE 14	SAN DIEGO	CA	92110	SHOPPING CENTER
760-102-32-00	CITY OF SAN DIEGO	3350 SPORTS ARENA BLVD	SAN DIEGO	CA	92110	SHOPPING CENTER
760-102-69-00	MCS SPORTS ARENA BUSN PARK LLC	3760 HANCOCK ST STE A	SAN DIEGO	CA	92110	STORES, RETAIL OUTLET
760-102-69-00	MCS SPORTS ARENA BUSN PARK LLC	3760 HANCOCK ST STE B	SAN DIEGO	CA	92110	STORES, RETAIL OUTLET
760-102-69-00	MCS SPORTS ARENA BUSN PARK LLC	3760 HANCOCK ST STE D	SAN DIEGO	CA	92110	STORES, RETAIL OUTLET
760-102-69-00	MCS SPORTS ARENA BUSN PARK LLC	3760 HANCOCK ST STE E	SAN DIEGO	CA	92110	STORES, RETAIL OUTLET
760-102-69-00	MCS SPORTS ARENA BUSN PARK LLC	3760 HANCOCK ST STE F	SAN DIEGO	CA	92110	STORES, RETAIL OUTLET
760-102-69-00	MCS SPORTS ARENA BUSN PARK LLC	3770 HANCOCK ST STE A	SAN DIEGO	CA	92110	STORES, RETAIL OUTLET
760-102-69-00	MCS SPORTS ARENA BUSN PARK LLC	3770 HANCOCK ST STE B	SAN DIEGO	CA	92110	STORES, RETAIL OUTLET
760-102-69-00	MCS SPORTS ARENA BUSN PARK LLC	3770 HANCOCK ST STE C	SAN DIEGO	CA	92110	STORES, RETAIL OUTLET
760-102-69-00	MCS SPORTS ARENA BUSN PARK LLC	3770 HANCOCK ST STE D	SAN DIEGO	CA	92110	STORES, RETAIL OUTLET
760-102-69-00	MCS SPORTS ARENA BUSN PARK LLC	3770 HANCOCK ST STE E	SAN DIEGO	CA	92110	STORES, RETAIL OUTLET

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760-102-69-00	MCS SPORTS ARENA BUSN PARK LLC	3770 HANCOCK ST STE F	SAN DIEGO	CA	92110	STORES, RETAIL OUTLET
760-102-69-00	MCS SPORTS ARENA BUSN PARK LLC	3770 HANCOCK ST STE G	SAN DIEGO	CA	92110	STORES, RETAIL OUTLET
760-102-69-00	MCS SPORTS ARENA BUSN PARK LLC	3770 HANCOCK ST STE H	SAN DIEGO	CA	92110	STORES, RETAIL OUTLET
760-102-69-00	MCS SPORTS ARENA BUSN PARK LLC	3780 HANCOCK ST STE A	SAN DIEGO	CA	92110	STORES, RETAIL OUTLET
760-102-69-00	MCS SPORTS ARENA BUSN PARK LLC	3780 HANCOCK ST STE B	SAN DIEGO	CA	92110	STORES, RETAIL OUTLET
760-102-69-00	MCS SPORTS ARENA BUSN PARK LLC	3780 HANCOCK ST STE C	SAN DIEGO	CA	92110	STORES, RETAIL OUTLET
760-102-69-00	MCS SPORTS ARENA BUSN PARK LLC	3780 HANCOCK ST STE D	SAN DIEGO	CA	92110	STORES, RETAIL OUTLET
760-102-69-00	MCS SPORTS ARENA BUSN PARK LLC	3780 HANCOCK ST STE E	SAN DIEGO	CA	92110	STORES, RETAIL OUTLET
760-102-69-00	MCS SPORTS ARENA BUSN PARK LLC	3780 HANCOCK ST STE F	SAN DIEGO	CA	92110	STORES, RETAIL OUTLET
760-102-69-00	MCS SPORTS ARENA BUSN PARK LLC	3780 HANCOCK ST STE G	SAN DIEGO	CA	92110	STORES, RETAIL OUTLET
760-102-69-00	MCS SPORTS ARENA BUSN PARK LLC	3780 HANCOCK ST STE H	SAN DIEGO	CA	92110	STORES, RETAIL OUTLET
760-102-70-00	CITY OF SAN DIEGO	3340 SPORTS ARENA BLVD	SAN DIEGO	CA	92110	RESTAURANT, BAR, FOOD SERVICE
760-102-88-00	MOOERS,JACK TR	3940 HANCOCK ST STE 101	SAN DIEGO	CA	92110	STORES, RETAIL OUTLET
760-102-88-00	MOOERS,JACK TR	3940 HANCOCK ST STE 102	SAN DIEGO	CA	92110	STORES, RETAIL OUTLET
760-102-88-00	MOOERS,JACK TR	3940 HANCOCK ST STE 103	SAN DIEGO	CA	92110	STORES, RETAIL OUTLET
760-102-88-00	MOOERS,JACK TR	3940 HANCOCK ST STE 104	SAN DIEGO	CA	92110	STORES, RETAIL OUTLET
760-102-88-00	MOOERS,JACK TR	3940 HANCOCK ST STE 106	SAN DIEGO	CA	92110	STORES, RETAIL OUTLET
760-102-88-00	MOOERS,JACK TR	3940 HANCOCK ST STE 107	SAN DIEGO	CA	92110	STORES, RETAIL OUTLET

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760-102-88-00	MOOERS,JACK TR	3940 HANCOCK ST STE 108	SAN DIEGO	CA	92110	STORES, RETAIL OUTLET
760-102-88-00	MOOERS,JACK TR	3940 HANCOCK ST STE 109	SAN DIEGO	CA	92110	STORES, RETAIL OUTLET
760-102-88-00	MOOERS,JACK TR	3940 HANCOCK ST STE 110	SAN DIEGO	CA	92110	STORES, RETAIL OUTLET
760-102-88-00	MOOERS,JACK TR	3940 HANCOCK ST STE 111	SAN DIEGO	CA	92110	STORES, RETAIL OUTLET
760-102-88-00	MOOERS,JACK TR	3940 HANCOCK ST STE 112	SAN DIEGO	CA	92110	STORES, RETAIL OUTLET
760-102-88-00	MOOERS,JACK TR	3940 HANCOCK ST STE 113	SAN DIEGO	CA	92110	STORES, RETAIL OUTLET
760-102-88-00	MOOERS,JACK TR	3940 HANCOCK ST STE 114	SAN DIEGO	CA	92110	STORES, RETAIL OUTLET
760-102-88-00	MOOERS,JACK TR	3940 HANCOCK ST STE 117	SAN DIEGO	CA	92110	STORES, RETAIL OUTLET
760-102-88-00	MOOERS,JACK TR	3940 HANCOCK ST STE 118	SAN DIEGO	CA	92110	STORES, RETAIL OUTLET
760-102-88-00	MOOERS,JACK TR	3940 HANCOCK ST STE 119	SAN DIEGO	CA	92110	STORES, RETAIL OUTLET
760-102-88-00	MOOERS,JACK TR	3940 HANCOCK ST STE 201	SAN DIEGO	CA	92110	STORES, RETAIL OUTLET
760-102-88-00	MOOERS,JACK TR	3940 HANCOCK ST STE 202	SAN DIEGO	CA	92110	STORES, RETAIL OUTLET
760-102-88-00	MOOERS,JACK TR	3940 HANCOCK ST STE 203	SAN DIEGO	CA	92110	STORES, RETAIL OUTLET
760-102-88-00	MOOERS,JACK TR	3940 HANCOCK ST STE 205	SAN DIEGO	CA	92110	STORES, RETAIL OUTLET
760-102-88-00	MOOERS,JACK TR	3940 HANCOCK ST STE 207	SAN DIEGO	CA	92110	STORES, RETAIL OUTLET
760-102-88-00	MOOERS,JACK TR	3940 HANCOCK ST STE 208	SAN DIEGO	CA	92110	STORES, RETAIL OUTLET
760-102-88-00	MOOERS,JACK TR	3940 HANCOCK ST STE 209	SAN DIEGO	CA	92110	STORES, RETAIL OUTLET
760-102-88-00	MOOERS,JACK TR	3940 HANCOCK ST STE 211	SAN DIEGO	CA	92110	STORES, RETAIL OUTLET

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760-102-88-00	MOOERS,JACK TR	3940 HANCOCK ST STE 212	SAN DIEGO	CA	92110	STORES, RETAIL OUTLET
760-102-88-00	MOOERS,JACK TR	3940 HANCOCK ST STE 213	SAN DIEGO	CA	92110	STORES, RETAIL OUTLET
760-102-88-00	MOOERS,JACK TR	3940 HANCOCK ST STE 214	SAN DIEGO	CA	92110	STORES, RETAIL OUTLET
760-102-88-00	MOOERS,JACK TR	3940 HANCOCK ST STE 216	SAN DIEGO	CA	92110	STORES, RETAIL OUTLET
760-102-88-00	MOOERS,JACK TR	3940 HANCOCK ST STE 218	SAN DIEGO	CA	92110	STORES, RETAIL OUTLET
760-102-88-00	MOOERS,JACK TR	3940 HANCOCK ST STE 220	SAN DIEGO	CA	92110	STORES, RETAIL OUTLET
760-217-05-00	CITY OF SAN DIEGO	3468 HANCOCK ST	SAN DIEGO	CA	92110	PARKING LOT, PARKING STRUCTURE
760-217-42-00	HEREDIA,VICTOR DBA KITE COUNTRY	3350 SPORTS ARENA BLVD J	SAN DIEGO	CA	92110	STORES, RETAIL OUTLET
760-217-43-00	KOBEY CORP	3360 SPORTS ARENA BLVD I	SAN DIEGO	CA	92110	STORES, RETAIL OUTLET
760-217-44-00	KOBEY CORP	3350 SPORTS ARENA BLVD K	SAN DIEGO	CA	92110	STORES, RETAIL OUTLET
760-217-45-00	YAZDANI,KAVEH DBA CARPET FLOORIN	3350 SPORTS ARENA BLVD L	SAN DIEGO	CA	92110	STORES, RETAIL OUTLET
760-217-46-00	ARENA MMA	3350 SPORTS ARENA BLVD	SAN DIEGO	CA	92110	STORES, RETAIL OUTLET
760-217-47-00	LANGFORD,MARK & DARLENE DBA ROCK	3360 SPORTS ARENA BLVD	SAN DIEGO	CA	92110	STORES, RETAIL OUTLET
760-217-48-00	PAUL,A LEN DBA SOMA PRODUCTIONS	3350 SPORTS ARENA BLVD I	SAN DIEGO	CA	92110	STORES, RETAIL OUTLET
760-217-49-00	PAUL,A LEN DBA SOMA PRODUCTIONS	3350 SPORTS ARENA BLVD L	SAN DIEGO	CA	92110	STORES, RETAIL OUTLET
760-217-50-00	MORLAS,MICHEL DBA PATISSERIE DU	3350 SPORTS ARENA BLVD H	SAN DIEGO	CA	92110	STORES, RETAIL OUTLET - PATISSERIE DU SOLEIL
760-217-51-00	MAYNARD,MICHAEL DBA CRACK IN THE	3350 SPORTS ARENA BLVD F	SAN DIEGO	CA	92110	STORES, RETAIL OUTLET
760-217-52-00	GREEN,BEATTY OLYA	3350 SPORTS ARENA BLVD A	SAN DIEGO	CA	92110	STORES, RETAIL OUTLET

ATTACHMENT 12

760-245-07-00	AEG MANAGEMENT SD LLC	3550 SPORTS ARENA BLVD	SAN DIEGO	CA	92110	COMMERCIAL MISCELLANEOUS
760-245-08-00	AEG MANAGEMENT SD LLC	3530 SPORTS ARENA BLVD	SAN DIEGO	CA	92110	RECREATIONAL
760-245-09-00	ARENA FUELS LLC LF AEG MANAGEMEN	3580 SPORTS ARENA BLVD	SAN DIEGO	CA	92110	SERVICE STATION, GAS STATION - ARCO
760-245-10-00	CHICK-FIL-A INC LF AEG MANAGEMEN	3570 SPORTS ARENA BLVD	SAN DIEGO	CA	92110	RESTAURANT, BAR, FOOD SERVICE - CHICK-FIL-A
760-245-11-00	BRINKER RESTAURANT CORP DBA CHIL	3530 SPORTS ARENA BLVD	SAN DIEGO	CA	92110	RESTAURANT, BAR, FOOD SERVICE