THE CITY OF SAN DIEGO

Report to the Hearing Officer

DATE ISSUED: May 17, 2017 REPORT NO. HO-17-029

HEARING DATE: May 24, 2017

SUBJECT: CDRS COOPERATIVE. Process Three Decision

PROJECT NUMBER: 514308

OWNER/APPLICANT: Ladawn M. Tanner/Abhay Schweitzer, Techne Design Development (Attachment 12)

SUMMARY

Issue: Should the Hearing Officer approve a Conditional Use Permit to allow a Marijuana Outlet to operate within a 4,401-square-foot tenant space in an existing 10,402-square-foot building on a 0.61-acre site within the Mission Valley Community Plan area?

Staff Recommendation: APPROVE Conditional Use Permit No. 1810030.

Community Planning Group Recommendation: On March 1, 2017, the Mission Valley Planning Group voted 7-6-1 to recommend approval of the proposed project without conditions/recommendations (Attachment 11).

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. This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on March 6, 2017 and the opportunity to appeal that determination ended March 20, 2017 (Attachment 10).

BACKGROUND

In 1996, the people of the State of California passed Proposition 215, the Compassionate Use Act, which allows the use of marijuana for medical purposes when recommended by a physician and excludes the patient and the primary caregiver from criminal prosecution. In 2004, Senate Bill 420, the Medical Marijuana Program Act (MMP) became law. The MMP requires the California Department of Public Health (DPH) to establish and maintain a program for the voluntary registration of qualified medical marijuana patients and their primary caregivers through a statewide identification card system, sets possession guidelines for cardholders, and recognizes a

qualified right to collective and cooperative cultivation of medical marijuana. In 2008, the California Attorney General established guidelines for Medical Marijuana Collective Operations and allowed cities to adopt and enforce laws consistent with the MMP.

On March 25, 2014, the City of San Diego adopted Ordinance No. O-20356 to implement zoning regulations for Medical Marijuana Consumer Cooperatives (MMCC), which allowed MMCCs with a Process Three, Conditional Use Permit (CUP), and limited them to four per Council District for a total of 36 MMCCs city-wide. A total of 15 MMCCs have been approved to date.

Since then, the Adult Use of Marijuana Act (AUMA) was introduced and took effect on November 9, 2016, requiring a state license to engage in commercial non-medical marijuana activities. The State Departments of Food and Agriculture (cultivation), Consumer Affairs (retail sales, transportation, and storage and distribution), and Public Health (Manufacturing and testing) will each be responsible for developing regulations and licensing requirements by January 2018. A local jurisdiction may adopt and enforce local ordinances that regulate local zoning and land use requirements, business license requirements, and other requirements it deems necessary to reduce potential impacts associated with retail marijuana use.

On February 22, 2017, San Diego City Council adopted Ordinance No. O-20793 approving amendments to the Land Development Code and the Local Coastal Program, replacing the MMCC use with a new retail sales use, Marijuana Outlet (Outlet). The Ordinance became effective on April 12, 2017 in areas of the City of San Diego outside of the Coastal Overlay Zone. It will become effective within the Coastal Overlay Zone upon California Coastal Commission certification. An Outlet may be approved with a Process Three, CUP, and limited to no more than four per Council District, and 36 City-wide. An Outlet would be allowed to sell both medicinal and recreational marijuana. However, retail sales would be prohibited until such time the State has begun issuing licenses for commercial marijuana activities, as defined in California Business and Professional Code section 26001. The 15 currently approved MMCCs would become Outlets at that time, and would be allowed retail sale of marijuana as well.

This project was deemed complete on October 18, 2016, prior to the effective date of the Outlet regulations. However, the applicant has elected to process this application under the current regulations and is requesting a CUP for an Outlet. The project proposes to operate an Outlet in a 4,401-square-foot tenant space, Suites 230 and 250, located on the second floor of an existing 10,402-square-foot, two-story commercial office building. The 0.61-acre site is located at 2425 Camino Del Rio South, west of Texas Street and south of Interstate 8, in the MV-CO Zone of the Mission Valley Planned District (MVPD) within the Mission Valley Community Plan (MVCP), and the Airport Land Use Compatibility (Montgomery Field), Airport Influence Area (Review Area 2), and the Federal Aviation Authority (FAA) Part 77 Overlay Zones (Attachment 1). The site is designated for Commercial Office use in the MVCP (Attachment 2).

The existing two-story office building was constructed in 1974 (Building Permit No. H-85403), and includes several business and professional office suites. The project site is surrounded by a mix of multi-story commercial office buildings to the east, west, and south, and Camino Del Rio South and Interstate-8 to the north.

DISCUSSION

The proposed Outlet, classified as retail sales, is allowed in the MV-CO Zone of the MVPD with a CUP pursuant to San Diego Municipal Code Section 141.0504 and SDMC Section 1514.0305(b) . The project has been determined to be exempt from the MVPD pursuant SDMC Section 1514.0201(b) (1) as the project proposes interior modifications with no change in use pursuant to Table 1514-04J of the MVPD Ordinance, which considers similar development characteristics and intensity of use between commercial marijuana outlets and commercial office uses. Furthermore, the proposed Outlet is exempt from the Airport Land Use Compatibility Overly Zone regulations set forth in Chapter 13, Article 2, and Division 15 of the SDMC pursuant to Section 132.1505(c)(1) as the project is limited to interior modifications and will not increase the density, floor area ratio or height of the existing structure.

Project Description:

The project proposes the operation of an Outlet within an existing 4,401-square-foot tenant space located in Suites 230 and 250 on the second floor of a 10,402-square-foot building. The Outlet has been designed to include an entry and screening area, a reception area, locker and break rooms, a processing and purchasing area, a safe room, a manager's office, a dispensary area, and restrooms. The adjacent 2nd floor office suite, Suite 200, and one of the first floor office suites, Suite 100, totaling 1,925 square feet in Gross Floor Area are to remain vacant as part of the project and for the term of the CUP as explained below.

Access to the Outlet will be provided via the two existing curb cuts on Camino Del Rio South, which have been conditioned to be reconstructed to 24-foot wide, and 30-foot wide, City standard driveways (Attachment 5, Condition 32). Access to the entrance of the Outlet will be provided via a new elevated accessible path of travel from the Camino Del Rio South public right-of-way and upper level parking area to second level building entry. An additional accessible path of travel is proposed from the lower parking level connecting to the existing walkway.

The required 36 off-street parking spaces (22 for the proposed 4,401-square-foot Outlet and 14 for the 4,076-square-foot office uses), will be met by restriping the existing parking area, the addition of three new off-street parking spaces, and by retaining 1,925 square feet of building floor area within the 10,402-square-foot building as vacant, and unoccupied, during the term of the CUP (Attachment 5, Condition 26).

Community Plan Consistency:

The project site is designated for Commercial Office use in the MVCP (Attachment 2). This land use designation is intended to support multi-tenant office buildings, single purpose office-administrative facilities, professional-medical buildings, and financial institutions. The MVCP further encourages a range of retail uses and multi-use development in which commercial uses are combined or integrated with other uses. The proposed Outlet, classified as a retail sales use category, is consistent with the community plan land use designation and objective of encouraging a range of retail uses integrated with other uses, and with a Conditional Use Permit, is a compatible use with the surrounding commercial establishments.

Separation Criteria:

The SDMC allows the operation of Outlets in limited areas of the City and provides criteria in the form of minimum separation requirements between an Outlet and specified uses in order to minimize potential adverse impacts on the community. SDMC Section 141.0504(a) requires a 1,000-foot separation from resource and population–based parks, other marijuana outlets, churches, child care centers, playgrounds, libraries owned and operated by the City of San Diego, minor oriented facilities, residential care facilities, and schools including private or public institutions of learning providing instruction in kindergarten and grades 1 to 12. There is also a minimum distance requirement of 100 feet from a residential zone. Per SDMC Section 113.0225(c), when measuring distance between uses, natural topographical barriers and constructed barriers such as freeways or flood control channels that would impede direct physical access between the uses can be taken into consideration. In such cases, the distance can be measured as the most direct route around the barrier in a manner that establishes direct access.

City staff has reviewed the 1,000-foot radius map (Attachment 6) and 1,000-foot spreadsheet exhibit (Attachment 7) provided by the applicant identifying all the existing uses. Although several conflicting uses are identified within 1,000 feet of the proposed outlet, City staff has determined that the project complies with the separation requirements as explained below. The following is the list of conflicting uses and analysis:

1. Trace School located at 2555 Camino del Rio South (Suite 150) - This is an administrative office of the San Diego Unified School District (SDUSD) that provides support services targeting 18-22-year old adults with identified Individualized Education Plans (IEP). Per SDMC Section 141.0504(a), there are no separation requirements with respect to this use.

2. Cook Education Center located at 2255 Camino del Rio South - This is a private school located east of the project site, east of Texas Street. There are existing constructed barriers including the Texas Street public right-of-way, Interstate-8 interchange, landscaping, walls and fences that would impede direct physical access between the uses. In accordance with SDMC Section 113.0225(c), where there is a natural topographical barrier or constructed barrier, distance can be measured as the most direct route around the barrier in a manner that establishes direct access. A direct pedestrian path of travel from the project site beginning at the driveway entrance to Cook Education Center driveway entrance, along the sidewalk and designated pedestrian crosswalk, is greater than 1,000 feet measuring 1,171 linear feet (Attachment 8). Therefore, the proposed Outlet is in compliance with the required minimum separation from the school.

3. Warren Walker Middle School located at 2231 Camino del Rio South – This is located further east of the Cook Education Center with existing constructed barriers that would impede direct access between the uses. A direct pedestrian path of travel from the project site beginning at the driveway entrance to Warren Walker Middle School driveway entrance, along the sidewalk and designated pedestrian crosswalk, is greater than 1,000 feet measuring +1,171 linear feet (Attachment 8). Therefore, the proposed Outlet is in compliance with the required minimum separation from the school.

4. Gateway Christian Fellowship Church located at 2667 Camino del Rio South, Suite 215 – This church is located in a suite within a multi-tenant office building west of the proposed Outlet with a distance of approximately 700 feet measured property line to property line. City staff was unable to locate any building permits for a change of use from office to church and lacks evidence to support its operation as legally permitted at this location. Because this church does not currently have legal status, City staff has determined that the proposed Outlet is in compliance with the separation requirements.

5. Academy of Our Lady of Peace located at 2710 Copley Avenue: This is a private school located south of the project site with property line to property line distance measuring approximately 849 feet. The school is located on top of a hillside with a slope gradient greater than 25% and an elevation difference of approximately 130 feet, which is considered a natural topographic barrier that impedes direct access to the Outlet. A street route to this site from the proposed Outlet would be greater than 1,000 feet (Attachment 9). Therefore, the proposed Outlet is in compliance with the minimum separation requirement.

Operational and Security Requirements:

The proposed Outlet is subject to specific operational requirements and restrictions as set forth in SDMC Section 141.0504 (b) – (m), which have also been incorporated as conditions in the CUP (Attachment 5). These include prohibition of consultation by medical professionals on-site; prohibition of the use of specified vending machines except by a responsible person (as defined by the SDMC); provision of interior and exterior lighting, operable cameras, alarms, and a security guard; restriction of hours of operation to between 7:00 am and 9:00 pm daily; maintenance of area and adjacent public sidewalks free of litter and graffiti, and removal of graffiti within 24 hours; and restriction of signage to business name, two-colors signs, and alphabetic characters. Outlets must also comply with Chapter 4, Article 2, Division 15 which provides guidelines for lawful operation.

The applicant has also voluntarily agreed to the following additional security conditions in order to improve the safety of the building and surrounding neighborhood and prevent potential adverse impacts on the community: the provision of operable surveillance cameras and a metal detector; use of cameras with a recording device that maintains records for a minimum of 30 days; two 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., 4) with one security guard present on the premises 24 hours a day, seven days a week; installation of bullet resistant glass, plastic, or laminate shield at the reception area to protect employees; and installation of bullet resistant armor panels or solid grouted masonry block walls, designed by a licensed professional, in common areas with other tenants, reception area, and vault room.

Community Planning Group Recommendation:

The Mission Valley Planning Group voted 7-6-1 to recommend approval of the proposed project without conditions or recommendations. However, at the time this action was taken, neither the planning group nor the applicant were aware that 8 votes were required for a majority, and that their motion had failed. The applicant has chosen to move forward to public hearing without a recommendation from the Mission Valley Planning Group.

CONCLUSION

City staff has reviewed the application for the CUP for an Outlet at this location and has determined that the project is consistent with the recommended land use and development standards in effect for this site per the MVCP and the SDMC, including the minimum separation requirements. The project is not requesting, nor does it require any deviation or variance from the applicable regulations and policy documents. The permit has been conditioned to ensure the proposed Outlet would not be detrimental to the public, health, safety and welfare. Staff has prepared draft findings (Attachment 4) for consideration and is recommending approval of the project as proposed.

ALTERNATIVES

1. Approve Conditional Use Permit No. 1810030, with modifications.

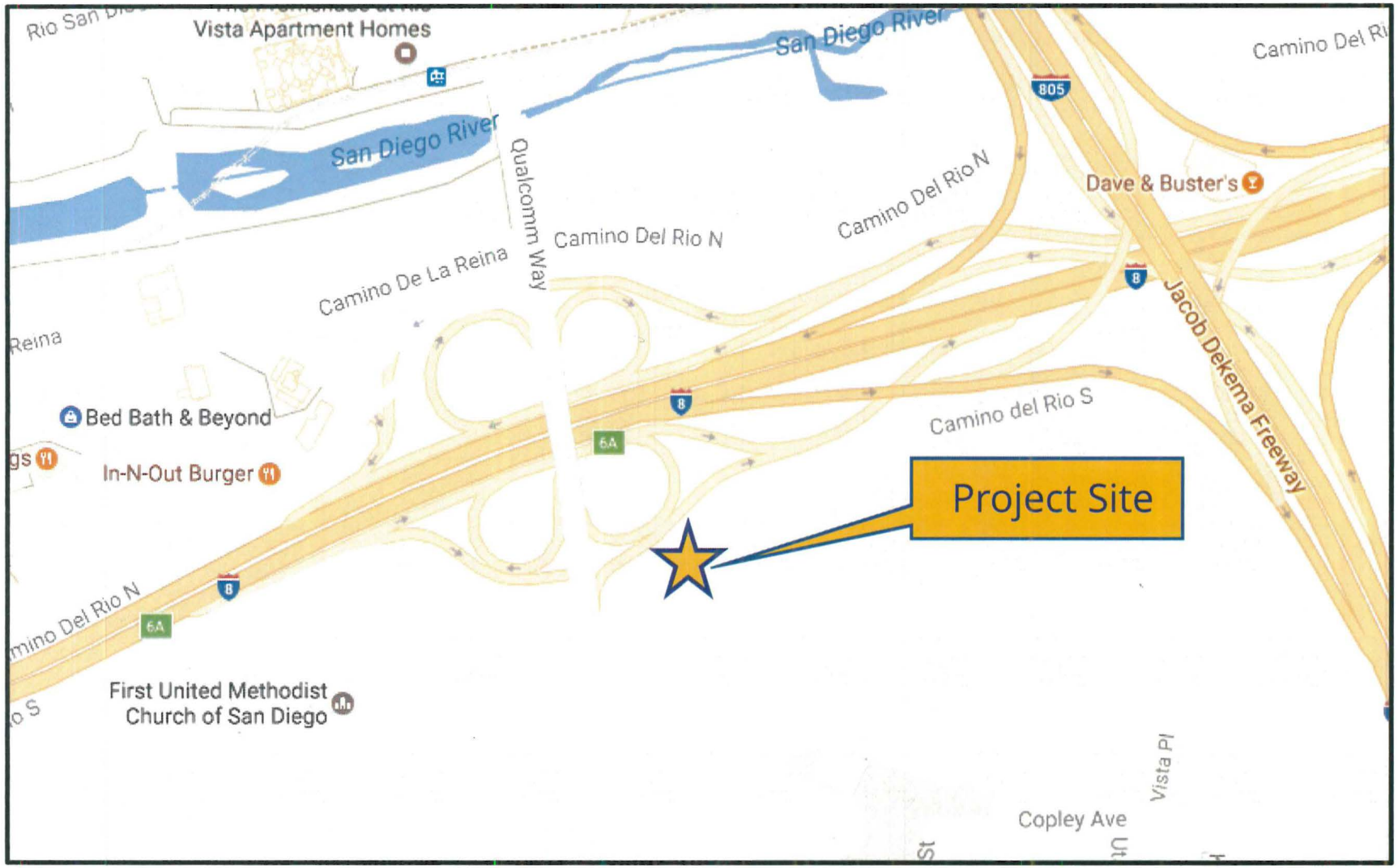
2. Deny Conditional Use Permit No. 1810030, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,

Firouzeh Tirandazi, Development Project Manager

Attachments:

1. Project Location Map
2. Community Plan Land Use Map
3. Aerial Photograph
4. Draft Resolution with Findings
5. Draft Permit with Conditions
6. 1000-Foot Radius Map
7. 1000-Foot Radius Map Spreadsheet
8. Cook Education and Warren Walker – Constructed Physical Barrier
9. Academy of our Lady of Peace – Natural Physical Barrier
10. Environmental Exemption
11. Community Planning Group Recommendation
12. Ownership Disclosure Statement
13. Project Plans

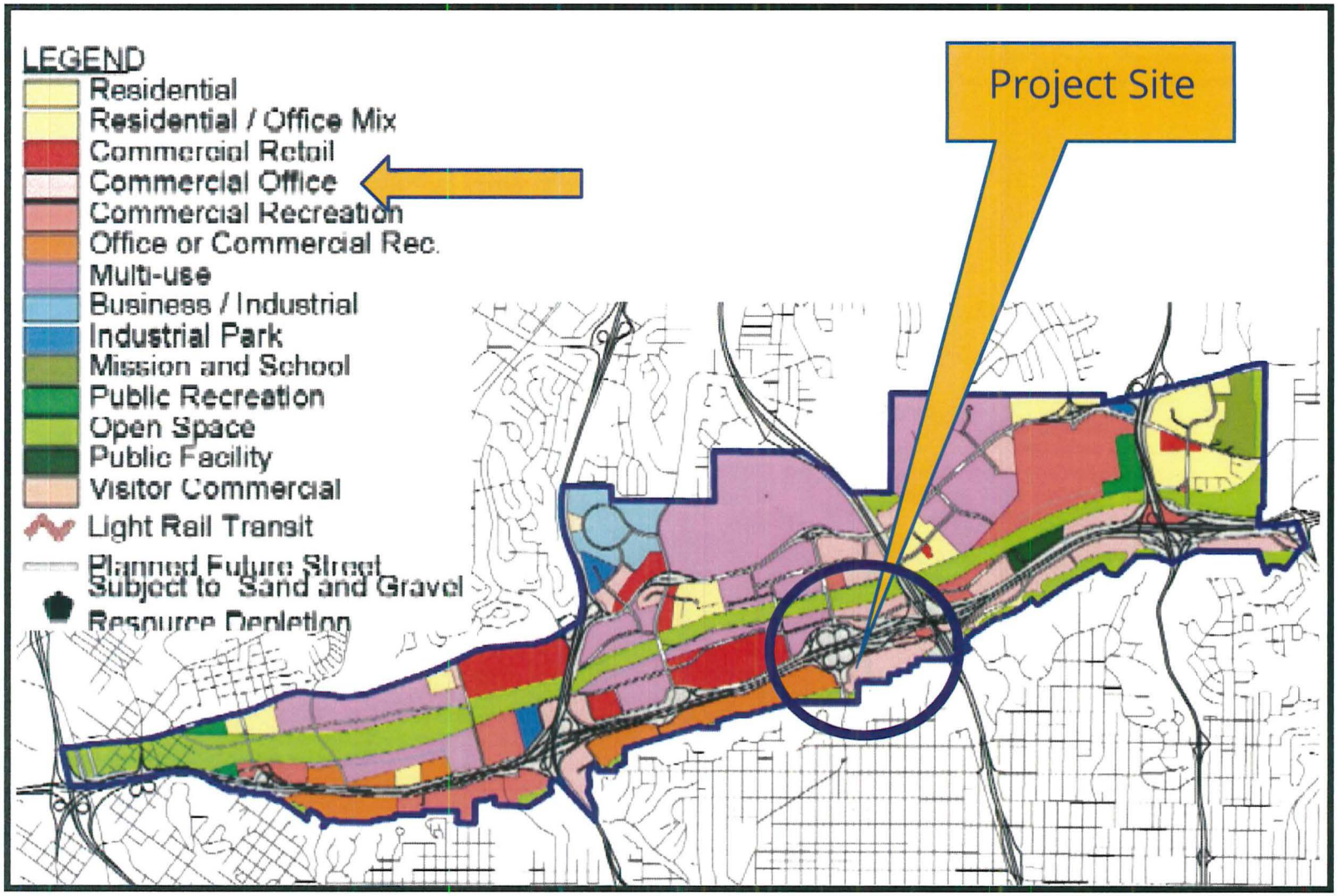


Project Location Map

CDRS COOPERATIVE / 2425 Camino Del Rio South
PROJECT NO. 514308

North

ATTACHMENT 1

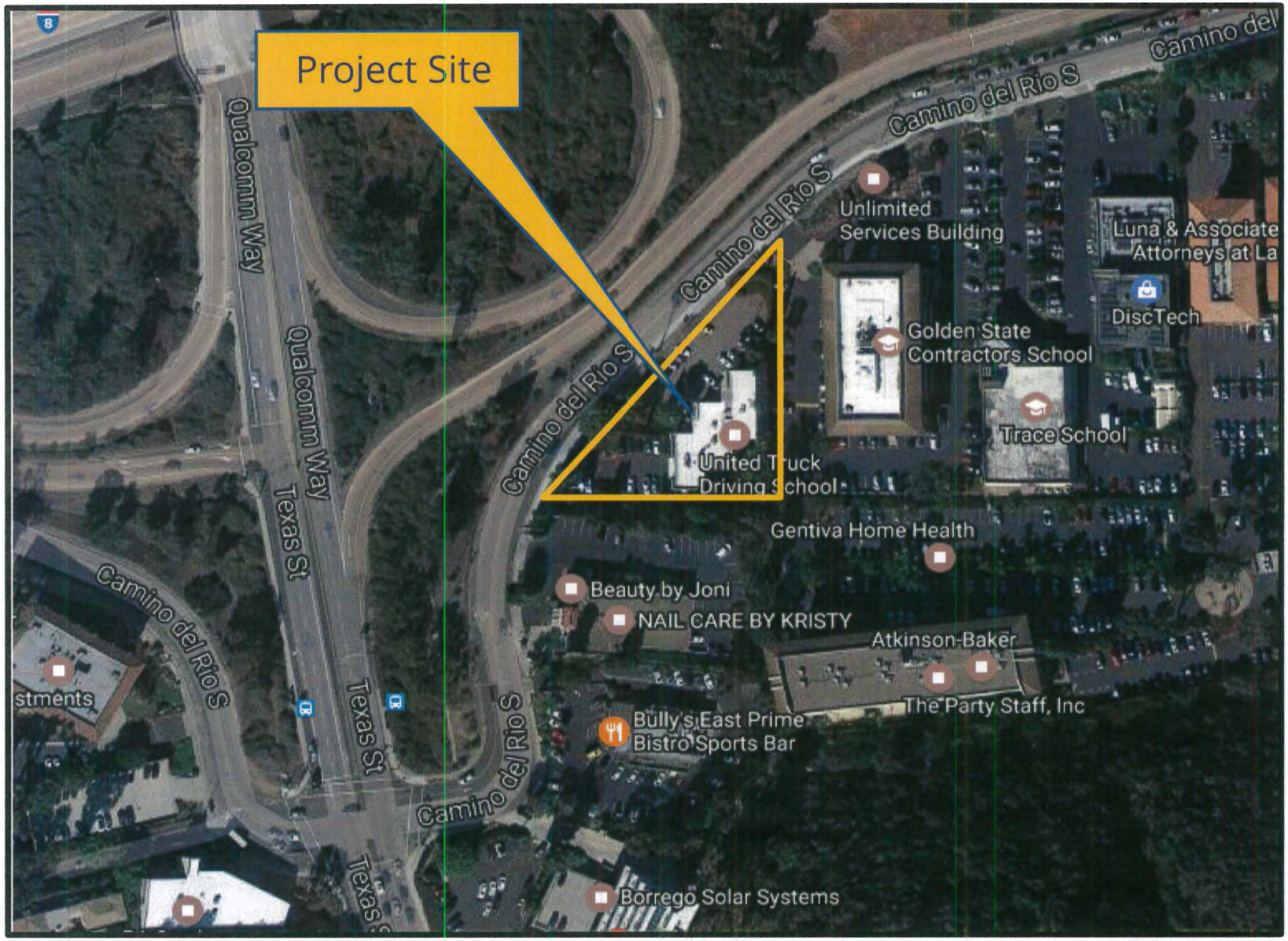


Mission Valley Community Land Use Map

CDRS COOPERATIVE / 2425 Camino Del Rio South
PROJECT NO. 514308

North

ATTACHMENT 2



Aerial Photograph

CDRS COOPERATIVE / 2425 Camino Del Rio South
PROJECT NO. 514308

North

ATTACHMENT 3

HEARING OFFICER RESOLUTION NO. _____
CONDITIONAL USE PERMIT NO. 1810030
CDRS COOPERATIVE - PROJECT NO. 514308

WHEREAS, LADAWN M. TANNER, Owner, and KRISTINA DE LAITTRE, Permittee, filed an application with the City of San Diego for a permit to operate a Marijuana Outlet in a 4,401-square-foot tenant space, Suites 230 and 250, on the second floor of an existing 10,402-square-foot, two-story commercial office building (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No.1810030, on portions of a 0.61-acre site;

WHEREAS, the project site is located at 2425 Camino Del Rio South, Suites 230 and 250, in the MV-CO Zone of the Mission Valley Planned District (MVPD), and the Airport Land Use Compatibility (Montgomery Field), Airport Influence Area (Review Area 2), and the Federal Aviation Authority (FAA) Part 77 Overlay Zones, within the Mission Valley Community Plan Area;

WHEREAS, the project site is legally described as Lot 1 of Valley Centre Plaza, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 7852, Filed in the Office of the county Recorder of San Diego County January 28, 2974;

WHEREAS, on May 24, 2017, the Hearing Officer of the City of San Diego considered Conditional Use Permit No. 1810030 pursuant to the Land Development Code of the City of San Diego;

WHEREAS, on March 6, 2017, the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000 et seq.) under CEQA Guideline Section 15303 (New Construction or 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;

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 May 24, 2017.

FINDINGS:

Conditional Use Permit Approval – SDMC Section 126.0305

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

The project is an application for a Conditional Use Permit (CUP) to allow the operation of a Marijuana Outlet (Outlet) in a 4,401-square-foot tenant space on the second floor of an existing 10,402-square-foot, two-story commercial office building. The 0.61-acre project site is located at 2425 Camino Del Rio South within the Mission Valley Community Plan (MVCP) area.

The project site is designated for Commercial Office use in the MVCP. This land use designation is intended to support multi-tenant office buildings, single purpose office-administrative facilities, professional-medical buildings, and financial institutions. The MVCP further encourages a range of retail uses and multi-use development in which commercial uses are combined or integrated with other uses. The proposed Outlet, classified as a retail sales use category, is consistent with the community plan objective of encouraging a range of retail uses integrated with other uses, and is a compatible use with the surrounding commercial establishments at this location with a Conditional Use Permit. Therefore, the proposed Outlet will not adversely affect the applicable land use plan.

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

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

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

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

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

The City of San Diego conducted an environmental review of this project in accordance with the State of California Environmental Quality Act (CEQA) guidelines, and concluded there would be no environmental impacts associated with the proposed project. Based on the above analysis, the proposed development would not be detrimental to the public health, safety, and welfare.

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

The project proposes the operation of an Outlet within an existing 4,401-square-foot tenant space located on the second floor of a 10.402-square-foot building. The proposed Outlet, classified as retail sales, is allowed in the MV-CO Zone of the MVPD with a CUP pursuant to SDMC Sections 141.0504 and 1514.0305(b). The project has been determined to be exempt from the MVPD pursuant to SDMC Section 1514.0201(b) (1) as the project proposes interior modifications with no change in use pursuant to Table 1514-04J of the MVPD Ordinance, which considers similar development characteristics and intensity of use between commercial Outlets and commercial office uses. Furthermore, the proposed Outlet is exempt from the Airport Land Use Compatibility Overly Zone regulations set forth in Chapter 13, Article 2, and Division 15 of the SDMC pursuant to Section 132.1505(c)(1) as the project is limited to interior modifications and will not increase the density, floor area ratio or height of the existing structure.

Pursuant to SDMC Section 141.0504(a), Outlets are subject to separation requirements including a 1,000-foot separation from resource and population–based parks, other Outlets, churches, child care centers, playgrounds, libraries owned and operated by the City of San Diego, minor oriented facilities, residential care facilities, and schools including private or public institutions of learning providing instruction in kindergarten grades 1 to 12. There is also a minimum distance requirement of 100 feet from a residential zone. The proposed Outlet is in compliance with the required separation requirements.

The project is proposed within an existing structure constructed in 1974 in accordance with all applicable development regulations. The project is satisfying the required 36 off-street parking spaces (22 for the proposed 4,401-square-foot Outlet and 14 for the 4,076-square-foot office uses), by restriping existing parking area, the addition of three new off-street parking spaces, and retaining 1,925 square feet of building floor area within the 10,402-square-foot building as vacant and unoccupied during the term of the CUP.

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

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

The proposed project is a request for a CUP to operate an Outlet in a 4,401-square-foot tenant space on the second floor of an existing 10,402-square-foot, two-story commercial office building. The existing two-story office building was constructed in 1974 (Building Permit No. H-85403), and includes several business and professional office suites. The project site is surrounded by a mix of multi-story commercial office buildings to the east, west, and south, and Camino Del Rio South and Interstate-8 to the north.

The project site is designated for Commercial Office use in the MVCP. This land use designation is intended to support multi-tenant office buildings, single purpose office-administrative facilities, professional-medical buildings, and financial institutions. The MVCP further encourages a range of retail uses and multi-use development in which commercial uses are combined or integrated with other uses. The proposed Outlet, classified as a retail sales use category, is consistent with the community plan objective of encouraging a range of retail uses integrated with other uses, and is a compatible use with the surrounding commercial establishments.

The proposed Outlet is allowed in the MV-CO Zone of the MVPD with a CUP and is subject to separation requirements set forth in SDMC Section 141.0504(a) including a 1,000-foot separation from resource and population–based parks, other Outlets, churches, child care centers, playgrounds, libraries owned and operated by the City of San Diego, minor oriented facilities, residential care facilities, and schools including private or public institutions of learning providing instruction in kindergarten grades 1 to 12. There is also a minimum distance requirement of 100 feet from a residential zone. The proposed Outlet is in compliance with the required separation requirements.

Outlets are also subject to specific operational requirements and restrictions set forth in SDMC Section 141.0504 (b) – (m), which have also been incorporated as conditions in the CUP including prohibition of consultation by medical professionals on-site; prohibition of the use of specified vending machines except by a responsible person (as defined by the SDMC); provision of interior and exterior lighting, operable cameras, alarms, and a security guard; restriction of hours of operation to between 7:00 am and 9:00 pm daily; maintenance of area and adjacent public sidewalks free of litter and graffiti, and removal of graffiti within 24 hours; and restriction of signage to business name, two-color signs, and alphabetic characters. Outlets must also comply with Chapter 4, Article 2, Division 15, which provides guidelines for lawful operation.

The SDMC limits Outlets to commercial and industrial zones and the number of Outlets to only four per Council District, 36 city-wide, in order to minimize the impact on the City and residential neighborhoods. All of the surrounding parcels are in the MV-CO Zone and the existing uses are consistent with the Commercial Office designation of the community plan and compatible uses with an Outlet. Therefore, based on the commercial nature of the use,

compliance with the separation requirements, and conditions of approval, the proposed development is appropriate at the proposed location.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Hearing Officer, Conditional Use Permit No. 1810030 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. 1810030, a copy of which is attached hereto and made a part hereof.

_____

Firouzeh Tirandazi
Development Project Manager
Development Services

Adopted on: May 24, 2017

IO#: 24007021

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

WHEN RECORDED MAIL TO
PROJECT MANAGEMENT
PERMIT CLERK
MAIL STATION 501

INTERNAL ORDER NUMBER: 24007021

SPACE ABOVE THIS LINE FOR RECORDER'S USE

CONDITIONAL USE PERMIT NO. 1810030
CDRS COOPERATIVE - PROJECT NO. 514308
HEARING OFFICER

This Conditional Use Permit No. 1810030 is granted by the Hearing Officer of the City of San Diego to Ladawn M. Tanner, Owner, and Kristina De Laittre, Permittee pursuant to San Diego Municipal Code [SDMC] section 126.0305. The 0.61-acre site is located at 2425 Camino Del Rio South, Suites 230 and 250, in the MVPD-MV-CO Zone, and the Airport Land Use Compatibility (Montgomery Field), Airport Influence Area (Review Area 2), and the Federal Aviation Authority (FAA) Part 77 Overlay Zones, within the Mission Valley Community Plan Area. The project site is legally described as: Lot 1 of Valley Centre Plaza, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 7852, Filed in the Office of the county Recorder of San Diego County January 28, 1974.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner and Permittee to operate a Marijuana Outlet within an existing building described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated May 24, 2017, on file in the Development Services Department.

The project shall include:

a. Operation of a Marijuana Outlet in a 4,401-square-foot tenant space in Suites 230 and 250 located on the second floor of an existing 10,402-square-foot, two-story commercial office building;

b. A minimum of 1,925 square feet within the existing 10,402-square-foot building, shown on Exhibit "A" as Suite 100 and Suite 200, to remain vacant, and unoccupied, for the term of the subject Conditional Use Permit;

c. Existing landscaping (planting, irrigation and landscape related improvements);

d. Off-street parking;

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

STANDARD REQUIREMENTS:

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36 month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by June 9, 2020.

2. This Conditional Use Permit [CUP] and corresponding use of this Marijuana Outlet shall expire on June 9, 2022. The Owner/Permittee may request that the expiration date be extended in accordance with SDMC Section 141.0504 (n).

3. In addition to other provisions of the law, the Marijuana Outlet must comply with Chapter 4, Article 2, Division 15 and Chapter 14, Article 1, Division 5 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.

c. A Marijuana Outlet 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 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 4,401-square-foot tenant space shall be limited to the Marijuana Outlet and any use permitted by right in the MVPD-MV-CO Zone.

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

15. Consultations by medical professional shall not be a permitted accessory use at the Marijuana Outlet.

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

17. 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. The security guards must be on the premises during business hours. One security guard must be on the premises 24 hours a day, seven days a week. The security guards should only be engaged in activities related to providing security for the 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.

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

19. The Owner/Permittee shall install full-height bullet resistant armor panels or solid grouted masonry block walls, designed by a licensed professional, in common areas with other tenants, reception area and vault room.

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

21. The Owner/Permittee shall post and maintain a sign showing the name and emergency contact phone number of an operator or manager in a location visible from outside the Marijuana Outlet in character size at least two inches in height.

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

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

24. The Owner/Permittee shall maintain the Marijuana Outlet, adjacent public sidewalks, and areas under the control of the Owner/Permittee, free of litter and graffiti at all times.

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

TRANSPORTATION REQUIREMENTS:

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

27. The Owner/Permittee shall enter into and maintain a lease for an additional 1,925 square feet within the 10,402-square-foot building and retain it as vacant space. The lease shall specifically state that the additional 1,925 square feet leased space is to be kept vacant and not to be occupied at any time during the entire term, for any use whatsoever, including storage space.

28. The Owner/Permittee must construct and maintain an accessible path from the building entrance to the public street.

29. Prior to issuance of first construction permit, the Owner/Permittee shall submit an Encroachment Maintenance and Removal Agreement (EMRA) for the parking and accessible ramp within the public right of way, satisfactory to the City Engineer.

ENGINEERING REQUIREMENTS:

30. The project proposes to export 12 cubic yards of material from the project site. All excavated material listed to be exported shall be exported to a legal disposal site in accordance with the Standard Specifications for Public Works Construction (the "Green Book"), 2015 edition and Regional Supplement Amendments adopted by Regional Standards Committee.

31. The drainage system proposed for this development, as shown on the site plan, is private and subject to approval by the City Engineer.

32. Prior to the issuance of any construction permits, the Owner/Permittee shall assure, by permit and bond, the reconstruction of the existing two driveways with current City Standard, 30-foot wide and 24-foot wide concrete driveways, adjacent to the site on Camino Del Rio South, satisfactory to the City Engineer.

33. Prior to the issuance of any construction permit, the Owner/Permittee shall incorporate any construction Best Management Practices necessary to comply with Chapter 14, Article 2, Division 1 (Grading Regulations) of the SDMC, into the construction plans or specifications.

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

INFORMATION ONLY:

- The issuance of this discretionary permit alone does not allow the immediate commencement or continued operation of the proposed use on site. Any operation allowed by this discretionary permit may only begin or recommence after all conditions listed on this permit are fully completed and all required ministerial permits have been issued and received final inspection.

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

- This development may be subject to impact fees at the time of construction permit issuance.

APPROVED by the Hearing Officer of the City of San Diego on May 24, 2017 and Resolution No._____.

Permit Type/PTS Approval No.: Conditional Use Permit No. 181003
Date of Approval: May 24, 2017

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

_____
Firouzeh Tirandazi
Development Project Manager

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

The undersigned Owner/Permittee, by execution hereof, agrees to each and every condition of this Permit and promises to perform each and every obligation of Owner/Permittee hereunder.

LADAWN TANNER
Owner

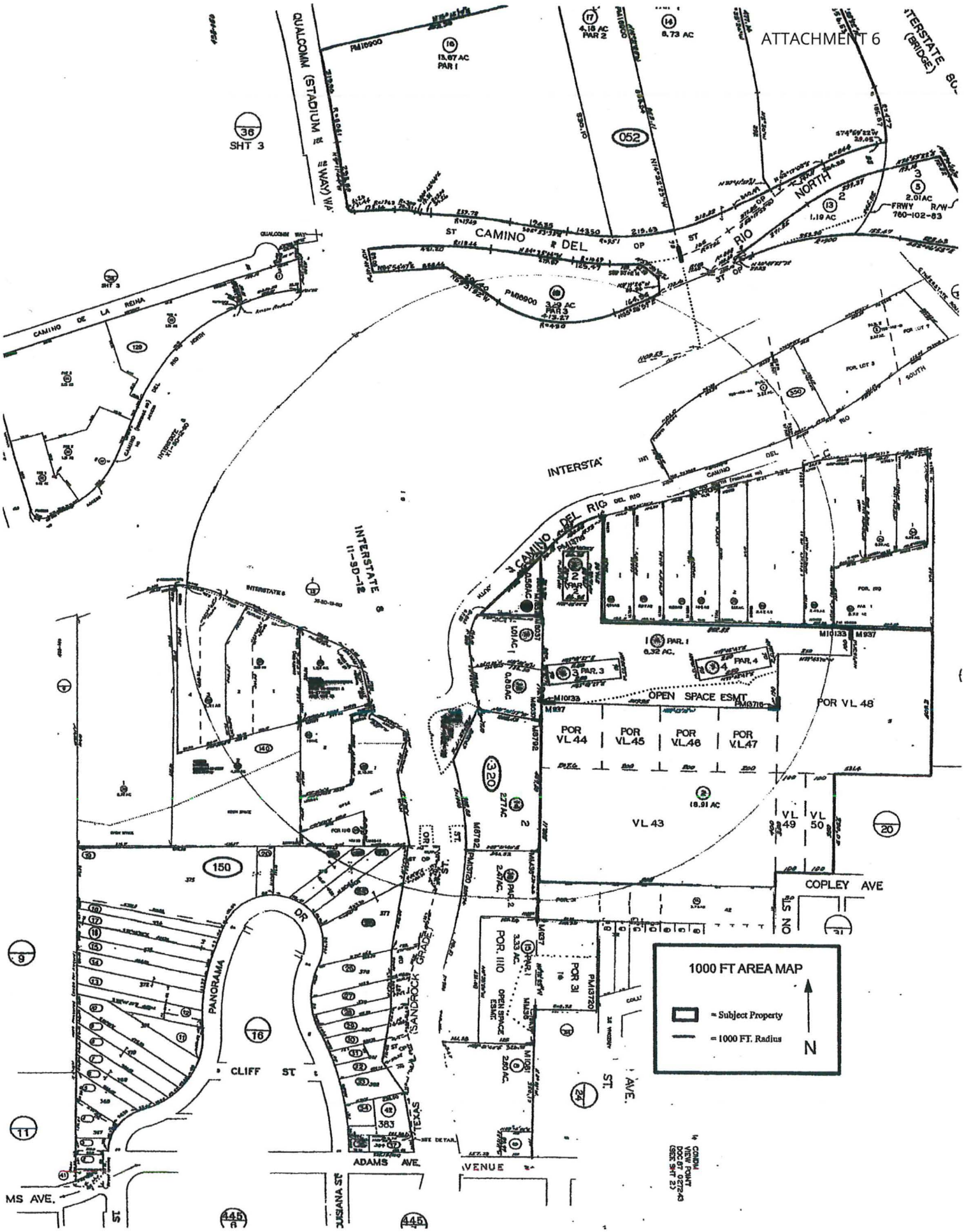
By _____
Ladawn Tanner

KRISTINA DE LAITTRE
Permittee

By _____
Kristina De Laittre

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

ATTACHMENT 6



2425 Camino Del Rio South - Updated 1,000' Radius Use Table			Project #514308
Project Name:	CDRS MMCC		
Address:	2425 Camino Del Rio South, San Diego, CA 92108		
Date:	3/21/17		
Use	Address	Assessor Parcel No.	Business Name
Coffee Shop	2365 Camino Del Rio North	438-052-18-00	Starbucks
Indoor Sky Diving	2385 Camino Del Rio North	438-052-18-00	iFly
Hotel	2401 Camino Del Rio North	438-052-18-00	Marriott
Vacant Land	4750 Panorama Dr.	438-140-14-00	
Chiropractor Office	2333 Camino Del Rio South #100	438-140-28-01	Go Chiropractic
Office	2333 Camino Del Rio South #110	438-140-28-02	Love & Alvarez Psychology, Inc.
Office	2333 Camino Del Rio South #120	438-140-28-03	Stein & Associates
Office	2333 Camino Del Rio South #130	438-140-28-04	Holistic Resonance Center
Dentist	2333 Camino Del Rio South #140	438-140-28-05	Mission Valley Dental Arts
Insurance Office	2333 Camino Del Rio South #150	438-140-28-06	State Farm
Office	2333 Camino Del Rio South #160	438-140-28-07	Behavioral Health
Insurance Office	2333 Camino Del Rio South #200	438-140-28-08	Downey Insurance Office
Attorney's Office	2333 Camino Del Rio South #210	438-140-28-09	Louis Bertsche Law Office, Christensen, Wong, Waldman
Real Estate Office	2333 Camino Del Rio South #220	438-140-28-10	Investcal Realty Corp.
Chiropractor Office	2333 Camino Del Rio South #230	438-140-28-11	Chiropractic Offices of Stevens, Miller, McPherson, Rice
Office	2333 Camino Del Rio South #240	438-140-28-12	Copia Wealth Management & Insurance Services
Office	2333 Camino Del Rio South #250	438-140-28-13	Reinicke Counseling Associates, Lifespring Center
Office	2333 Camino Del Rio South #300	438-140-28-14	Law Office of Jon D. Rigney
Office	2333 Camino Del Rio South #310	438-140-28-15	Libby Dental, Dr. Landon Libby DDS
Office - Unverifiable	2333 Camino Del Rio South #320	438-140-28-16	
Office	2333 Camino Del Rio South #330	438-140-28-17	Thefeld & Assoc. CPA's, Bensoussan Investment Services
Office - Unverifiable	2333 Camino Del Rio South #340	438-140-28-18	
Office	2333 Camino Del Rio South #350	438-140-28-19	Best & Co., CPA's
Office	2225 Camino Del Rio South	438-140-29-00	Here Comes the Bride
Church/School	2231 Camino Del Rio South	438-140-29-00	United Methodist Center, Warren-Walker Middle School
Residential Care	2235 Camino Del Rio South	438-140-30-00	Residential Care, Mission Villa
Real Estate Office	2399 Camino Del Rio South #102	438-140-34-00	RA Snyder Properties, Inc.
Attorney's Office	2221 Camino Del Rio South #100	438-140-36-01	SMS Law
Dentist	2221 Camino Del Rio South #102	438-140-36-02	Comprehensive Family Dentistry
Medical Office	2221 Camino Del Rio South #104	438-140-36-03	Aesthetica Med Spa of San Diego / MV Skin Care
Office - Unverifiable	2221 Camino Del Rio South #106	438-140-36-04	
Hair Salon	2221 Camino Del Rio South #108	438-140-36-05	Ultimate Hair Dynamics
Attorney's Office	2221 Camino Del Rio South #109	438-140-36-06	
Dentist	2221 Camino Del Rio South #107	438-140-36-07	Vaneed Bayette DDS
Office - Unverifiable	2221 Camino Del Rio South #105	438-140-36-08	
Attorney's Office	2221 Camino Del Rio South #103	438-140-36-09	Southwest Legal Services
Office	2221 Camino Del Rio South #101	438-140-36-10	Hyde & Swigart
Office - Unverifiable	2221 Camino Del Rio South #200	438-140-36-11	
Real Estate Office	2221 Camino Del Rio South #202	438-140-36-12	Real Estate Office Valuation Consultants
Office - Unverifiable	2221 Camino Del Rio South #204	438-140-36-13	
Office - Unverifiable	2221 Camino Del Rio South #206	438-140-36-14	
Dentist	2221 Camino Del Rio South #208	438-140-36-15	Mission Valley Smiles
Office - Unverifiable	2221 Camino Del Rio South #209	438-140-36-16	
Attorney's Office	2221 Camino Del Rio South #207	438-140-36-17	Law Offices of Steven A. Elia APA, Quintin G. Shammam
Attorney's Office	2221 Camino Del Rio South #207	438-140-36-17	Law Offices of Aziz Asmar, Rick Ajabi, Maura Griffin
Financial Advising Office	2221 Camino Del Rio South #205	438-140-36-18	Stafford Financial Group
Office	2221 Camino Del Rio South #203	438-140-36-19	The Solis Group
Office	2221 Camino Del Rio South #201	438-140-36-20	Feldman & Associates

Attorney's Office	2221 Camino Del Rio South #300	438-140-36-21	Nakasa Law Corporation, Sara L. Boswell Ph.D.
Office - CPA	2221 Camino Del Rio South #302	438-140-36-22	Lori A. Zarattini CPA APC, K.M. Coleman CPA APC
Office	2221 Camino Del Rio South #304	438-140-36-23	Hone Maxwell LLP, Tax Attorneys

Attorney's Office	2727 Camino Del Rio South #135	438-180-27-00	Law Offices of Michael J. Fremont
Medical Equipment Office	2727 Camino Del Rio South #137A	438-180-27-00	Camino Medical Equipment
Medical Equipment Office	2727 Camino Del Rio South #137C	438-180-27-00	All-in Med.
Mortgage Broker Office	2727 Camino Del Rio South #139	438-180-27-00	Paul Newell Home Loans
Attorney's Office	2727 Camino Del Rio South #140	438-180-27-00	Spencer Johnson McCammon LLP
Office	2727 Camino Del Rio South #150	438-180-27-00	Kathleen Grimard LCSW, Susan Lennen MFT
Developer's Office	2727 Camino Del Rio South #160	438-180-27-00	R. BWY Development
Attorney's Office	2727 Camino Del Rio South #202	438-180-27-00	Law Office of Dawn Dell'acqua
Attorney's Office	2727 Camino Del Rio South #206	438-180-27-00	Law Offices of Steven E. Bates
Attorney's Office	2727 Camino Del Rio South #211	438-180-27-00	Law Office of David J. Hollander
Office	2727 Camino Del Rio South #215	438-180-27-00	Colsa
Office	2727 Camino Del Rio South #219	438-180-27-00	Apple Tours & Travel
Attorney's Office	2727 Camino Del Rio South #220	438-180-27-00	The Law Offices of Mark H. Barber
Attorney's Office	2727 Camino Del Rio South #223	438-180-27-00	American Bar Assoc. & ABA Immigration Justice Project, Imm. Advocates
Office	2727 Camino Del Rio South #236	438-180-27-00	Sousa Court Reporters
Healthcare Office	2727 Camino Del Rio South #244	438-180-27-00	Creighton Therapy & LMFT's
Healthcare Office	2727 Camino Del Rio South #248	438-180-27-00	Pivotal Accupuncture & Wellness
Real Estate Office	2727 Camino Del Rio South #250	438-180-27-00	Capitol Properties
Real Estate Office	2727 Camino Del Rio South #300	438-180-27-00	Pacific Sotheby's
Office	2727 Camino Del Rio South #311	438-180-27-00	Schneider Family Services
Attorney's Office	2727 Camino Del Rio South #322	438-180-27-00	The Drakulich Firm
Real Estate Office	2727 Camino Del Rio South #323	438-180-27-00	Realty Source
Insurance Office	2727 Camino Del Rio South #330	438-180-27-00	Gordon Hesselbarth, Inc.
Office	2727 Camino Del Rio South #330	438-180-27-00	Hotchkiss & Anewalt
Escrow Company Office	2727 Camino Del Rio South #333	438-180-27-00	Great Pacific Escrow
Cafe - Resaturant	2727 Camino Del Rio South #333	438-180-27-00	Judy's Cafe
Office	2727 Camino Del Rio South #337	438-180-27-00	Performance Design Products
Office	2727 Camino Del Rio South #1	438-180-27-00	Aspen Risk Management
Escrow Company Office	2727 Camino Del Rio South #2	438-180-27-00	Eaton Escrow
Chiropractor Office	2615 Camino Del Rio South #100	438-180-28-00	Chiropractic Center
Real Estate Office	2615 Camino Del Rio South #105	438-180-28-00	County Wide Real Estate Office
Office	2615 Camino Del Rio South #110	438-180-28-00	Maloney Wilding Foundation
Real Estate Office	2615 Camino Del Rio South #120	438-180-28-00	Courtesy Real Estate Office Co.
Mortgage Broker Office	2615 Camino Del Rio South #200	438-180-28-00	Courtesy Mortgage
Office	2615 Camino Del Rio South #201	438-180-28-00	Pacific Center
Healthcare Office	2615 Camino Del Rio South #202	438-180-28-00	Psychological Health
Office	2615 Camino Del Rio South #204	438-180-28-00	Sumi Tomo
Business/Public Consultant	2615 Camino Del Rio South #300	438-180-28-00	Institute for Public Strategies
Attorney's Office	2615 Camino Del Rio South #400	438-180-28-00	Luna & Associates Immigration Law
Engineering Co.	2615 Camino Del Rio South #401	438-180-28-00	DDL Omnil Engineering
Design Office	2615 Camino Del Rio South #402	438-180-28-00	MDC Manno Design Consulting Inc.
Chiropractor Office	2615 Camino Del Rio South #403	438-180-28-00	Life Source Chiropractic
IT Company	2615 Camino Del Rio South #405	438-180-28-00	One Poine IT.
Tax Advisors Office	2555 Camino Del Rio South #100	438-180-30-00	Tax Net
CPA Office	2555 Camino Del Rio South #101	438-180-30-00	CPA
Healthcare Office	2555 Camino Del Rio South #102	438-180-30-00	Vital Physical Therapy
Housekeeper's Office	2555 Camino Del Rio South #200	438-180-30-00	Housekeeping Dana's
Office	2555 Camino Del Rio South #201	438-180-30-00	Star CPR
Fitness Office	2555 Camino Del Rio South #202	438-180-30-00	Flofusion Fitness / Neuropathy
Healthcare Office	2555 Camino Del Rio South #205	438-180-30-00	Non-surgical Spine Care
Office - Unverifiable	2555 Camino Del Rio South #206	438-180-30-00	
Structural Co. Office	2555 Camino Del Rio South #207	438-180-30-00	PBA Structural
Eviction Consultant Office	2555 Camino Del Rio South #208	438-180-30-00	Eviction Services
Spa	2555 Camino Del Rio South #209	438-180-30-00	Anti-aging Med Spa

Business Consultant Office	2555 Camino Del Rio South #210	438-180-30-00	City of SD Management Analysis
Real Estate Office	2555 Camino Del Rio South #211	438-180-30-00	Hicome Properties LLC
Office	2565 Camino Del Rio South #100,101,103	438-180-31-00	Disctech
Financial Co.	2565 Camino Del Rio South #105	438-180-31-00	ETS Financial
Adult Day Care	2565 Camino Del Rio South #201	438-180-31-00	Adult Day Care Center, Loving Care
Software Company	2605 Camino Del Rio South	438-180-32-00	Settlement 1
Office	2605 Camino Del Rio South #100	438-180-32-00	Human Resources
Office	2605 Camino Del Rio South #303	438-180-32-00	National Credit Center
Office	2605 Camino Del Rio South #400	438-180-32-00	Settlement 1
Private Equity Firm	2605 Camino Del Rio South	438-180-32-00	SNH Inc.
Accupuncture	2667 Camino Del Rio South #100	438-180-33-00	Super Therapy Accupressure
Office - Unverifiable	2667 Camino Del Rio South #100A	438-180-33-00	
Attorney's Office	2667 Camino Del Rio South #100B	438-180-33-00	William Skinner Esq.
Office - Unverifiable	2667 Camino Del Rio South #100C	438-180-33-00	
Spa	2667 Camino Del Rio South #100D	438-180-33-00	Apollo Spa
Office	2667 Camino Del Rio South #100E	438-180-33-00	Craig M. Quon, Esq.
Car Salesman	2667 Camino Del Rio South #100F	438-180-33-00	TLCU Wholesale Car Dealer
Office	2667 Camino Del Rio South #100G	438-180-33-00	Contra
Office	2667 Camino Del Rio South #100H	438-180-33-00	ADAT / Quest DNA Paternity
Accountant	2667 Camino Del Rio South #101	438-180-33-00	Indevia Accounting
Real Estate Office	2667 Camino Del Rio South #102	438-180-33-00	Casa Pacific Realty, Pacific REO Prop.
Attorney's Office	2667 Camino Del Rio South #103	438-180-33-00	Law Office of Josh Teperson
Office	2667 Camino Del Rio South #104	438-180-33-00	DARE / Empire Events & Solutions
Attorney's Office	2667 Camino Del Rio South #105	438-180-33-00	David McCarthy Attorney's Office
Healthcare Office	2667 Camino Del Rio South #105-5	438-180-33-00	Friendly Psychology
Mortgage Broker Office	2667 Camino Del Rio South #106	438-180-33-00	Gardner Mortgage
Chiropractor Office	2667 Camino Del Rio South #107	438-180-33-00	Foundation of Health Chiropractor
Office	2667 Camino Del Rio South #107A	438-180-33-00	Key Management, SD Real Estate Specialists
Vacant	2667 Camino Del Rio South #107B	438-180-33-00	Guam Communications Network
Vacant	2667 Camino Del Rio South #107C	438-180-33-00	Magnus Security Inc.
Office	2667 Camino Del Rio South #107D	438-180-33-00	John Lesch & Assoc.
Office	2667 Camino Del Rio South #108	438-180-33-00	The Impact Zone Inc.
Office	2667 Camino Del Rio South #108A	438-180-33-00	Building Leasing Office
Office - Unverifiable	2667 Camino Del Rio South #109	438-180-33-00	Bladh Family Therapy
Sign Care	2667 Camino Del Rio South #110	438-180-33-00	JP Sign Care
Spa - Office	2667 Camino Del Rio South #111A	438-180-33-00	Belle La Vie Day Spa
Spa - Office	2667 Camino Del Rio South #112	438-180-33-00	Park Camino Medi-Spa
Vacant	2667 Camino Del Rio South #113-114	438-180-33-00	Sharper Future
Fitness Office	2667 Camino Del Rio South Suite A	438-180-33-00	Gills Fitness
	2667 Camino Del Rio South #200	438-180-33-00	San Diego Latino Development
Tax Advisors	2667 Camino Del Rio South #201	438-180-33-00	Delta Tax Relief
Building Security - Office	2667 Camino Del Rio South #201A	438-180-33-00	Park Camino Security Office
Office	2667 Camino Del Rio South #202	438-180-33-00	Vapure
Office	2667 Camino Del Rio South #202-7	438-180-33-00	Spark Towing
Traffic School	2667 Camino Del Rio South #203	438-180-33-00	Starkart, B Line Schools Inc.
Office	2667 Camino Del Rio South #203-1	438-180-33-00	Golden Shine
Office	2667 Camino Del Rio South #204	438-180-33-00	World Financial Group
Office	2667 Camino Del Rio South #206	438-180-33-00	Provibrant, Inc., Vibrant Concepts
Office	2667 Camino Del Rio South #207	438-180-33-00	Hutter Designs Inc., Telehealth Clinical Services
Recruiting Office	2667 Camino Del Rio South #210	438-180-33-00	Tower Talent
	2667 Camino Del Rio South #211	438-180-33-00	NCG / Enrollment Center
Hair Care	2667 Camino Del Rio South #213-1	438-180-33-00	Ian Hair Studios
Healthcare Office	2667 Camino Del Rio South #213-3	438-180-33-00	Art of Hospice Care
Church	2667 Camino Del Rio South #215	438-180-33-00	Gateway Christian Fellowship

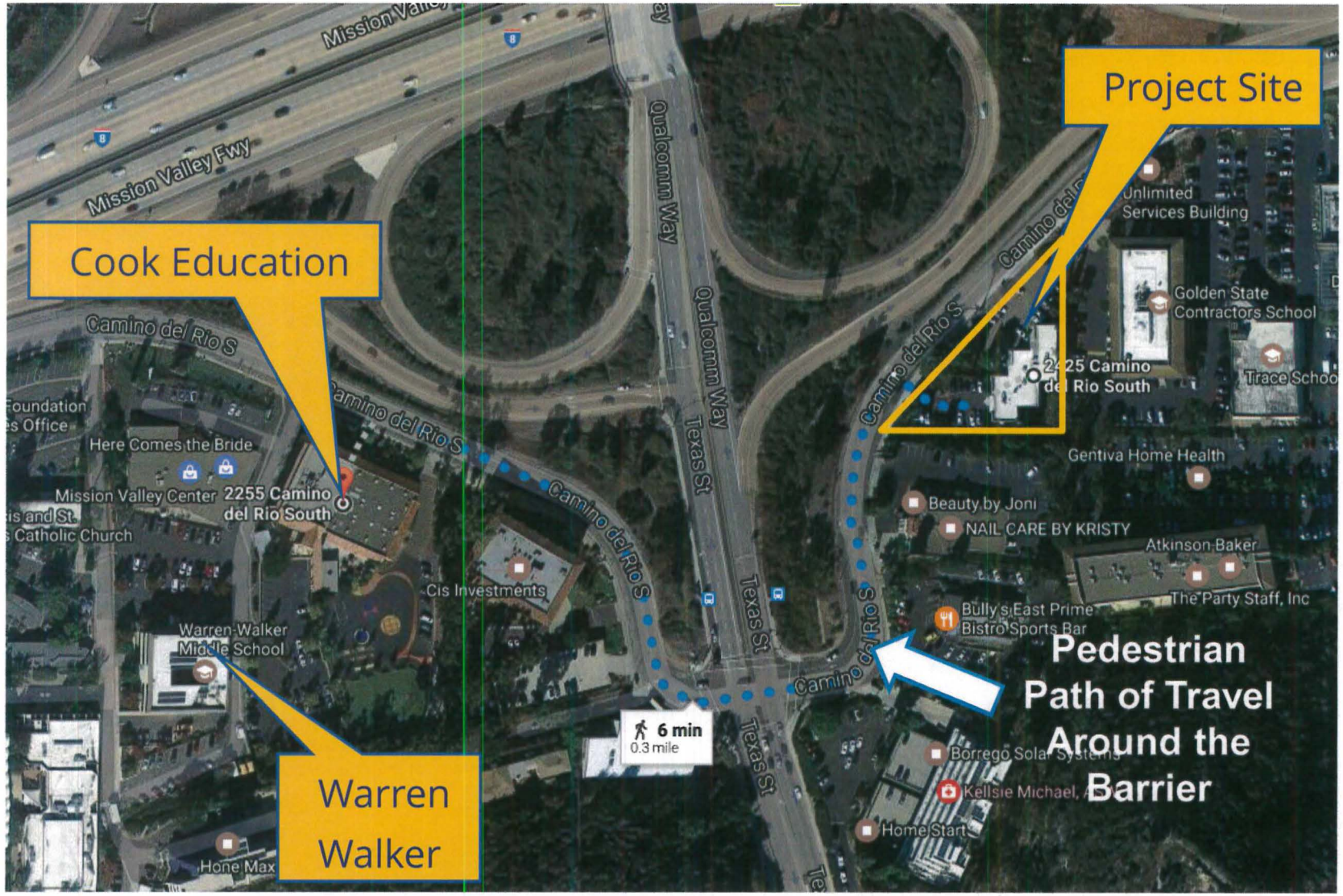
Office	2667 Camino Del Rio South #216	438-180-33-00	Scandia Touch
Office	2667 Camino Del Rio South #301-4	438-180-33-00	Rightmind Therapy
Healthcare Office	2667 Camino Del Rio South #301-15	438-180-33-00	My Clinical Hypnotherapy
Office	2667 Camino Del Rio South #302	438-180-33-00	Basha Health
Office	2667 Camino Del Rio South #303	438-180-33-00	AAA Live Scan & Notary Services
Office	2667 Camino Del Rio South #304	438-180-33-00	Osmano/Ortega/T. Osawa CPA
Office	2667 Camino Del Rio South #304-1	438-180-33-00	Talkmex Corp.
Office	2667 Camino Del Rio South #305	438-180-33-00	Sharper Future
Attorney's Office	2667 Camino Del Rio South #306	438-180-33-00	Arizmendi & Rodriguez Law Firm
Special Ed. Office	2667 Camino Del Rio South #306-1	438-180-33-00	JCCS Special Ed.
Office	2667 Camino Del Rio South #308	438-180-33-00	Techport Thirteen, Inc.
Office	2667 Camino Del Rio South 3rd Floor	438-180-33-00	Counseling Services
Cleaning Service Office	2667 Camino Del Rio South 3rd Floor	438-180-33-00	Pro Cleaning Services
Office	2667 Camino Del Rio South 3rd Floor	438-180-33-00	DOC Mapping
Office	2667 Camino Del Rio South 3rd Floor	438-180-33-00	Mike Thompson
Office	2667 Camino Del Rio South 3rd Floor	438-180-33-00	Most USA
Healthcare Office	2667 Camino Del Rio South #307-3	438-180-33-00	Dr. Kristen Hashioka
Office	2667 Camino Del Rio South #307-4	438-180-33-00	Rooted Transformation Therapeutic Services
Office	2667 Camino Del Rio South #309	438-180-33-00	Trinity Spa
Office	2667 Camino Del Rio South #310	438-180-33-00	Care For All
Office	2667 Camino Del Rio South #311	438-180-33-00	Veterinary Recruiting
Office	2667 Camino Del Rio South #312	438-180-33-00	Caring Senior Service
Skin Care	2667 Camino Del Rio South #313	438-180-33-00	Lash & Skin Studios
Attorney's Office	2667 Camino Del Rio South #314	438-180-33-00	Attorney's Office Chrisper K. Monelt
Skin Care	2667 Camino Del Rio South #315	438-180-33-00	Awaken Your Skin
Office	2667 Camino Del Rio South #317	438-180-33-00	Building Manager's Office
Credit Consultant	2635 Camino Del Rio South #101	438-180-35-00	Clear Point Credit Counseling Services
Office	2635 Camino Del Rio South #102	438-180-35-00	Charmasson, Buenaca, Leach LLP
Attorney's Office	2635 Camino Del Rio South #104	438-180-35-00	Scott Blumen Esq.
Vacant	2635 Camino Del Rio South #107	438-180-35-00	
Vacant	2635 Camino Del Rio South #108	438-180-35-00	
CPA	2635 Camino Del Rio South #109	438-180-35-00	Frank A. Stella CPA
Attorney's Office	2635 Camino Del Rio South #110	438-180-35-00	Attorney's Offices at Law
Vacant	2635 Camino Del Rio South #111	438-180-35-00	
Healthcare Office	2635 Camino Del Rio South #200	438-180-35-00	Peak Form Health Care
Office	2635 Camino Del Rio South #201	438-180-35-00	The Perfect Workout
Attorney's Office	2635 Camino Del Rio South #204	438-180-35-00	Primus Family Law Group
Financial Planning	2635 Camino Del Rio South #210	438-180-35-00	Dunnhill Qualified Planning
Mortgage Broker Office	2635 Camino Del Rio South #211	438-180-35-00	America's Finest City Mortgage
Real Estate Office	2635 Camino Del Rio South #211	438-180-35-00	SD Realty & Management
Real Estate Office	2635 Camino Del Rio South #300	438-180-35-00	Apartment Consultants
Attorney's Office	2635 Camino Del Rio South #301	438-180-35-00	Weissler Law Group
Office	2635 Camino Del Rio South #302	438-180-35-00	The Event Team: Destination Management
Office	2635 Camino Del Rio South #306	438-180-35-00	Freedom Security Alliances
Asset Manager	2635 Camino Del Rio South #312	438-180-35-00	Safe Harbor Asset Management
School	2710 Copley Ave.	438-190-02-00	Academy of Our Lady of Peace
Land - Common Parcel		438-190-04-00	
Office	2515 Camino Del Rio South #100	438-190-05-00	Advantage RN
Marketing Company	2515 Camino Del Rio South #100	438-190-05-00	Advantage Marketing
Attorney's Office	2515 Camino Del Rio South #101	438-190-05-00	Attorney's Office / Abogado, Worker's Comp.
Healthcare Office	2515 Camino Del Rio South #110	438-190-05-00	The Healing Arts Center SD, Jennifer Moffit, L.Ac. Dp. OM
Business Consultant	2515 Camino Del Rio South #111	438-190-05-00	GR Bill Business Brokers Inc.
Office	2515 Camino Del Rio South #113	438-190-05-00	Ginny Powell LCSW, BCD

Healthcare Office	2515 Camino Del Rio South #114	438-190-05-00	Dan Whitehead, Ph.D., Applied Psychology Services
Contractor School	2515 Camino Del Rio South #120	438-190-05-00	Golden State Contractors School
Office	2515 Camino Del Rio South #120	438-190-05-00	Rob Andreasen, Bond Agent
Office	2515 Camino Del Rio South #125	438-190-05-00	SD Council on Literacy
Insurance Office	2515 Camino Del Rio South #127	438-190-05-00	Farmers Insurance Office
Office	2515 Camino Del Rio South #138	438-190-05-00	Tarvos Systems Inc.
Office	2515 Camino Del Rio South #200	438-190-05-00	HR260 Stop Area 6
Office	2515 Camino Del Rio South #200	438-190-05-00	Annuity Ally, Inc.
Attorney's Office	2515 Camino Del Rio South #200	438-190-05-00	Raymond R. Parzen Attorney's Office at Law
Office	2515 Camino Del Rio South #202-210	438-190-05-00	Health Right
Psychology Services	2515 Camino Del Rio South #215	438-190-05-00	Couch Time Counseling with Ronda Shelley
Office	2515 Camino Del Rio South #215	438-190-05-00	A Better Way to Communicate
Office	2515 Camino Del Rio South #215	438-190-05-00	Robert Young, BA, CADC II, LAADC
Chiropractor Office	2515 Camino Del Rio South #225	438-190-05-00	Roeder Chiropractic
Real Estate Office	2515 Camino Del Rio South #226	438-190-05-00	Cost Effective Financial, Dream Makers Realty
Office	2515 Camino Del Rio South #228	438-190-05-00	Mana de San Diego
Office	2515 Camino Del Rio South #236	438-190-05-00	SMC Studios
Office	2515 Camino Del Rio South #240	438-190-05-00	The House of Workers' Compensation
Office	2515 Camino Del Rio South #242A	438-190-05-00	A Greater Hope
Attorney's Office	2515 Camino Del Rio South #242B	438-190-05-00	Rosemary Willingham, Attorney's Office at Law
Office - Unverifiable	2515 Camino Del Rio South #301	438-190-05-00	Primerica
Office	2515 Camino Del Rio South #302	438-190-05-00	Primerica
Office	2515 Camino Del Rio South #307	438-190-05-00	Terry Wilke, LCSW
Office	2515 Camino Del Rio South #308	438-190-05-00	Primerica
Office - Unverifiable	2515 Camino Del Rio South #310	438-190-05-00	
Office - Unverifiable	2515 Camino Del Rio South #312	438-190-05-00	
Office	2515 Camino Del Rio South #324	438-190-05-00	APPS San Diego
Gaming Company Office	2515 Camino Del Rio South #330	438-190-05-00	Brute Force Games
Financial Advising Office, Real Estate Office, Loans	2515 Camino Del Rio South #334	438-190-05-00	Southwest Financial, SW Home and Loans, Sand and Sea Home
Office	2515 Camino Del Rio South #338	438-190-05-00	Drake Integrations
Attorney's Offices	2515 Camino Del Rio South #350	438-190-05-00	Mission Legal Center
Chiropractor Office	2515 Camino Del Rio South #350	438-190-05-00	Dr. Derek Rice Chiropractor Office
Vacant	2515 Camino Del Rio South #380	438-190-05-00	
Office	2525 Camino Del Rio South #100	438-190-06-00	Falcon West Insurance Office
Office	2525 Camino Del Rio South #101	438-190-06-00	Law Office of Earl F. Tritt, III
Vacant	2525 Camino Del Rio South #102	438-190-06-00	
Office	2525 Camino Del Rio South #107	438-190-06-00	The Party Staff, Inc.
Office	2525 Camino Del Rio South #125	438-190-06-00	CU Acceptance Group
Office	2525 Camino Del Rio South #130	438-190-06-00	Contemporary Services Corp.
Office	2525 Camino Del Rio South #145	438-190-06-00	The Franchise Maker
Office	2525 Camino Del Rio South #152	438-190-06-00	Interstate Business Capital
Vacant	2525 Camino Del Rio South #155	438-190-06-00	
Office	2525 Camino Del Rio South #160	438-190-06-00	The Elizabeth Hospice
Vacant	2525 Camino Del Rio South #165	438-190-06-00	
Office	2525 Camino Del Rio South #170	438-190-06-00	Southwest Investments
Real Estate Office	2525 Camino Del Rio South #170	438-190-06-00	Pacific Western Realty
Office	2525 Camino Del Rio South #170	438-190-06-00	Baldwin Moore CRE
Leasing Office for Building	2525 Camino Del Rio South #170	438-190-06-00	
Office	2525 Camino Del Rio South #170	438-190-06-00	E. Hale Corp.

Attorney's Office	2525 Camino Del Rio South #175	438-190-06-00	The Law Offices of Eric W. Peterson
Pyscotherapy Office	2525 Camino Del Rio South #200	438-190-06-00	Elizabeth Tewis-LaShure, Nancy L. Newhouse, Jo Ellen Patterson
Mental Health Counselors	2525 Camino Del Rio South #205	438-190-06-00	David A. Peters, Stephen Scherer, Lorena Aguila, Bill Martin
Office	2525 Camino Del Rio South #209	438-190-06-00	Richard D. Prochazka, APC
Office	2525 Camino Del Rio South #220	438-190-06-00	Gentiva Health Services
Office	2525 Camino Del Rio South #222	438-190-06-00	BooXkeeping Copr.
Office	2525 Camino Del Rio South #250	438-190-06-00	7 Streets Financial, LLC
Psychology Services	2525 Camino Del Rio South #245	438-190-06-00	Nina Akin, Jeff Schanowitz, Karen Sorensen, A.R. Management Inc.
Office	2525 Camino Del Rio South #255	438-190-06-00	Atkinson-Baker, Inc. Court Reporters
Office	2525 Camino Del Rio South #265	438-190-06-00	Goldman Wellness Center
Office	2525 Camino Del Rio South #265	438-190-06-00	Christian Wasinger, CHT - Hypnosis
Office	2525 Camino Del Rio South #265	438-190-06-00	Holistic Hands, Tiffany Rivera HHP
Office	2525 Camino Del Rio South #300	438-190-06-00	Synergy Direct Solution
Office	2525 Camino Del Rio South #301	438-190-06-00	Eagles Financial Solutions
Office	2525 Camino Del Rio South #305	438-190-06-00	DHS Consulting, Inc.
Office	2525 Camino Del Rio South #306	438-190-06-00	Hollingsworth & Hollingsworth APC
Office	2525 Camino Del Rio South #307	438-190-06-00	Victoria's Secret, Lbrands
Hospitality Staffing	2525 Camino Del Rio South #310	438-190-06-00	Acrobat Outsourcing
Counseling Company	2525 Camino Del Rio South #315	438-190-06-00	Family Counseling Services
Office	2525 Camino Del Rio South #315	438-190-06-00	Center for Enriching Relationships
Psychology Services	2525 Camino Del Rio South #315	438-190-06-00	Lighthouse Psychological Services, Inc.
Financial Advising Office	2525 Camino Del Rio South #320	438-190-06-00	Integrated Financial Concepts
Healthcare Office	2525 Camino Del Rio South #325	438-190-06-00	Passport Health
Office - Unverifiable	2525 Camino Del Rio South #335	438-190-06-00	
Tax Accountant	2525 Camino Del Rio South #345	438-190-06-00	MJS Tax Services
IT Company	2525 Camino Del Rio South #350	438-190-06-00	ITG Insource Technical Group
Healthcare Office	2535 Camino Del Rio South #106	438-190-07-00	Kristin Filizelti Ph.D.
Healthcare Office	2535 Camino Del Rio South #106	438-190-07-00	Todd D. Pisitz Ph.D.
Office	2535 Camino Del Rio South #112	438-190-07-00	Shinko, USA Corp.
Office	2535 Camino Del Rio South #120	438-190-07-00	Grandcare San Diego LLC
Drug Testing	2535 Camino Del Rio South #125	438-190-07-00	Pristine Drug Testing
Health Services	2535 Camino Del Rio South #125	438-190-07-00	First Team Private Client
Tax Advisors	2535 Camino Del Rio South #135	438-190-07-00	Global Tax Network
Beauty Care Office	2535 Camino Del Rio South #140	438-190-07-00	Deluxe Beauty Group
Healthcare Office	2535 Camino Del Rio South #150	438-190-07-00	Spine Zone
Office - Unverifiable	2535 Camino Del Rio South #153	438-190-07-00	
Behavioral Healthcare	2535 Camino Del Rio South #155	438-190-07-00	Footprints Behavioral Center
Office - Unverifiable	2535 Camino Del Rio South #200	438-190-07-00	
Contractor	2535 Camino Del Rio South #205	438-190-07-00	Unlimited Services: Building Maintenance
Office	2535 Camino Del Rio South #220	438-190-07-00	South Coast Division of Vector
Office - Unverifiable	2535 Camino Del Rio South #222	438-190-07-00	
Healthcare Office	2535 Camino Del Rio South #225	438-190-07-00	Dr. Ray Peters, Natural Pain Relief; SD Ultraslim
Healthcare Office	2535 Camino Del Rio South #230	438-190-07-00	Hillcrest Wellness Center
Office	2535 Camino Del Rio South #235	438-190-07-00	Kara Chilcote, LMFT
Office	2535 Camino Del Rio South #240	438-190-07-00	MKTG Inc.
Office	2535 Camino Del Rio South #245	438-190-07-00	Lewis, Hoxie, & Spear APLC
Engineering Co.	2535 Camino Del Rio South #250	438-190-07-00	Life Cycle Engineering
Office	2535 Camino Del Rio South #255	438-190-07-00	The Art of Media Inc.
Real Estate Office	2535 Camino Del Rio South #300	438-190-07-00	Glendi Group

Real Estate Office	2535 Camino Del Rio South #303	438-190-07-00	Top Agent, Real Esales
Office	2535 Camino Del Rio South #310	438-190-07-00	Natra
Beauty Care Office	2535 Camino Del Rio South #320	438-190-07-00	Olive Beauty Center
Healthcare Office	2535 Camino Del Rio South #322	438-190-07-00	CHI Circulating Health Center
Office	2535 Camino Del Rio South #324	438-190-07-00	Stanford Ryan & Associates
Healthcare Office	2535 Camino Del Rio South #325	438-190-07-00	Setting Scoliosis Straight
Attorney's Office	2535 Camino Del Rio South #345	438-190-07-00	Consumer Attorney's Offices of SD
Marketing Company	2535 Camino Del Rio South #350	438-190-07-00	Moet Marketing
Office	2535 Camino Del Rio South #355	438-190-07-00	Coaching Through Chaos
School	4860 Oregon St.	438-230-16-00	Academy of Our Lady of Peace
Chiropractor Office	2425 Camino Del Rio South #100	438-320-01-00	In Touch Chiropractic
Healthcare/Training Office	2425 Camino Del Rio South #125	438-320-01-00	SD Barefoot Body Works
Healthcare Office	2425 Camino Del Rio South #150	438-320-01-00	Wellness Institute
Healthcare Office	2425 Camino Del Rio South #180	438-320-01-00	Health Wellness
Real Estate Office	2425 Camino Del Rio South #200	438-320-01-00	KMC Properties
Recruiting Office	2425 Camino Del Rio South #230	438-320-01-00	United Placement
Driving Ed.	2425 Camino Del Rio South #250	438-320-01-00	Truck School
Healthcare Office	2423 Camino Del Rio South #101	438-320-02-00	Dr. Antonio Marotta, LMFT's
Healthcare Office	2423 Camino Del Rio South #102	438-320-02-00	Matthew Weisshopf Ph.D., Maria Rodriguez Ph.D.
Healthcare Office	2423 Camino Del Rio South #103	438-320-02-00	Preventative Health for Happy Families, LG Accupressure
Massage and Spa	2423 Camino Del Rio South #104	438-320-02-00	Facials by Sheena Albert, Knead It Massage
Healthcare Office	2423 Camino Del Rio South #105	438-320-02-00	Integrated Body Works
Office	2423 Camino Del Rio South #106-7	438-320-02-00	Kristy Le, Loreen Lucas, Rosa Mey
Office	2423 Camino Del Rio South #108	438-320-02-00	Plaza Personnel Service
Vacant	2423 Camino Del Rio South #109	438-320-02-00	
Vacant	2423 Camino Del Rio South #115	438-320-02-00	
Financial Advisor, CPA	2423 Camino Del Rio South #202	438-320-02-00	Southcoast Equities, MGR; Arlen Beatty CP
Healthcare Office	2423 Camino Del Rio South #202C	438-320-02-00	Sara Hickmann Ph.D.
Healthcare Office	2423 Camino Del Rio South #202D	438-320-02-00	Echo Gaffney LMFT
Office	2423 Camino Del Rio South #203	438-320-02-00	Pacific States Land Co.
Office	2423 Camino Del Rio South #204	438-320-02-00	The Serenity Spot
Psychology Office	2423 Camino Del Rio South #205	438-320-02-00	Kristen Stelle, Drucilla Rucco Ph.D. Licensed Psychologist
Healthcare Office	2423 Camino Del Rio South #207	438-320-02-00	Richard Feltman, Phd
Office	2423 Camino Del Rio South #207A	438-320-02-00	Joni Hendrickson
Office	2423 Camino Del Rio South #208	438-320-02-00	Kelli Adame Williams
Chiropractor Office	2423 Camino Del Rio South #209	438-320-02-00	Chiropractic Works of Mission Valley
Office	2423 Camino Del Rio South #211	438-320-02-00	American Traders
Office	2423 Camino Del Rio South #212	438-320-02-00	Jacumba Valley Ranch
Office	2423 Camino Del Rio South #213	438-320-02-00	Tracy McMaster, Julie Houston; Relax & Revive
Restaurant	2401 Camino Del Rio South	438-320-12-00	Bully's East
Office	5005 Texas #101	438-320-14-00	Your Healthy Spine an Integrative Clinic
Office	5005 Texas #102	438-320-14-00	Herbalizer
Office - Unverifiable	5005 Texas #103	438-320-14-00	
Vacant	5005 Texas #104	438-320-14-00	
Office	5005 Texas #105	438-320-14-00	Axis Renewable Group, Inc.
Office	5005 Texas #106	438-320-14-00	Thrivent Financial
Office	5005 Texas #106	438-320-14-00	Charles B. Pederson, Esq.
Office	5005 Texas #203	438-320-14-00	Home Start, Inc.
Office - Unverifiable	5005 Texas #204	438-320-14-00	

Office	5005 Texas #205	438-320-14-00	Population Connection
Office	5005 Texas #205-C	438-320-14-00	Steamdiego
Office	5005 Texas #206	438-320-14-00	HSI Counseling Center
Chiropractor Office	5005 Texas #301	438-320-14-00	California Chiropractic Care
Healthcare Office	5005 Texas #301	438-320-14-00	Dr. Joseph A. Ortega D.C., Dr. Paul Marsh D.C.
Mortgage Broker Office	5005 Texas #302	438-320-14-00	Global Mortgage
Office	5005 Texas #303	438-320-14-00	Mediascape & CityScape
Office Design Co.	5005 Texas #304	438-320-14-00	San Diego Office Design
Office	5005 Texas #305	438-320-14-00	Suncal Outdoor Adv.
Financial Advising Office	5005 Texas #305	438-320-14-00	RMP Financial
Real Estate Office Manager	5005 Texas #305	438-320-14-00	Building Manager
Attorney's Office	5005 Texas #305	438-320-14-00	Law Office of Paul Staley
Office	5005 Texas #306	438-320-14-00	PT Management Co.
Solar Company Office	5005 Texas #400	438-320-14-00	Borrego Solar Systems Inc.
Vacant Land	No Address	438-320-16-00	City of SD
Vacant Land Under Freeway	No Address	438-350-01-00	State of CA

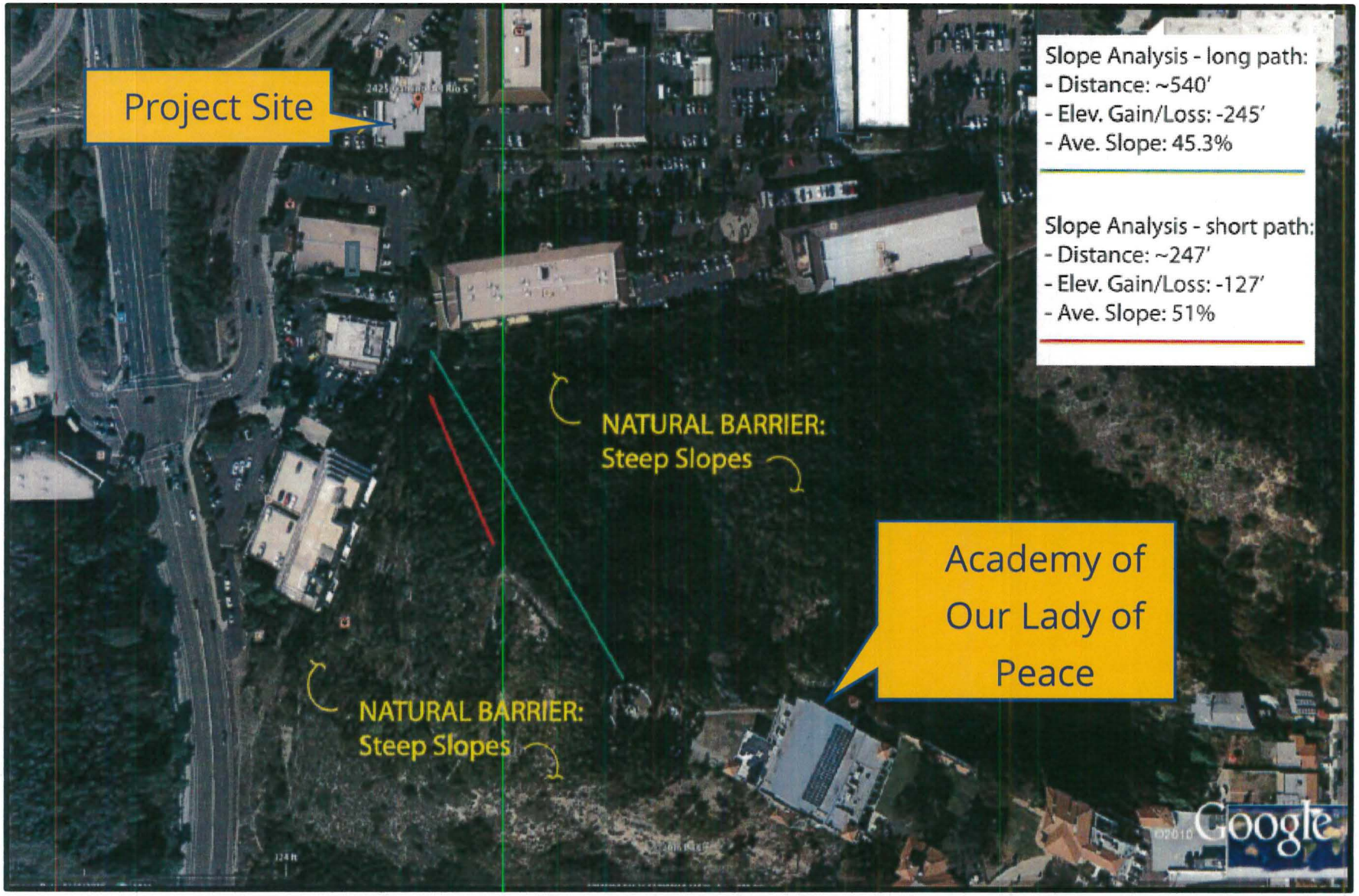


Constructed Physical Barrier

CDRS COOPERATIVE / 2425 Camino Del Rio South
PROJECT NO. 514308

North

ATTACHMENT 8

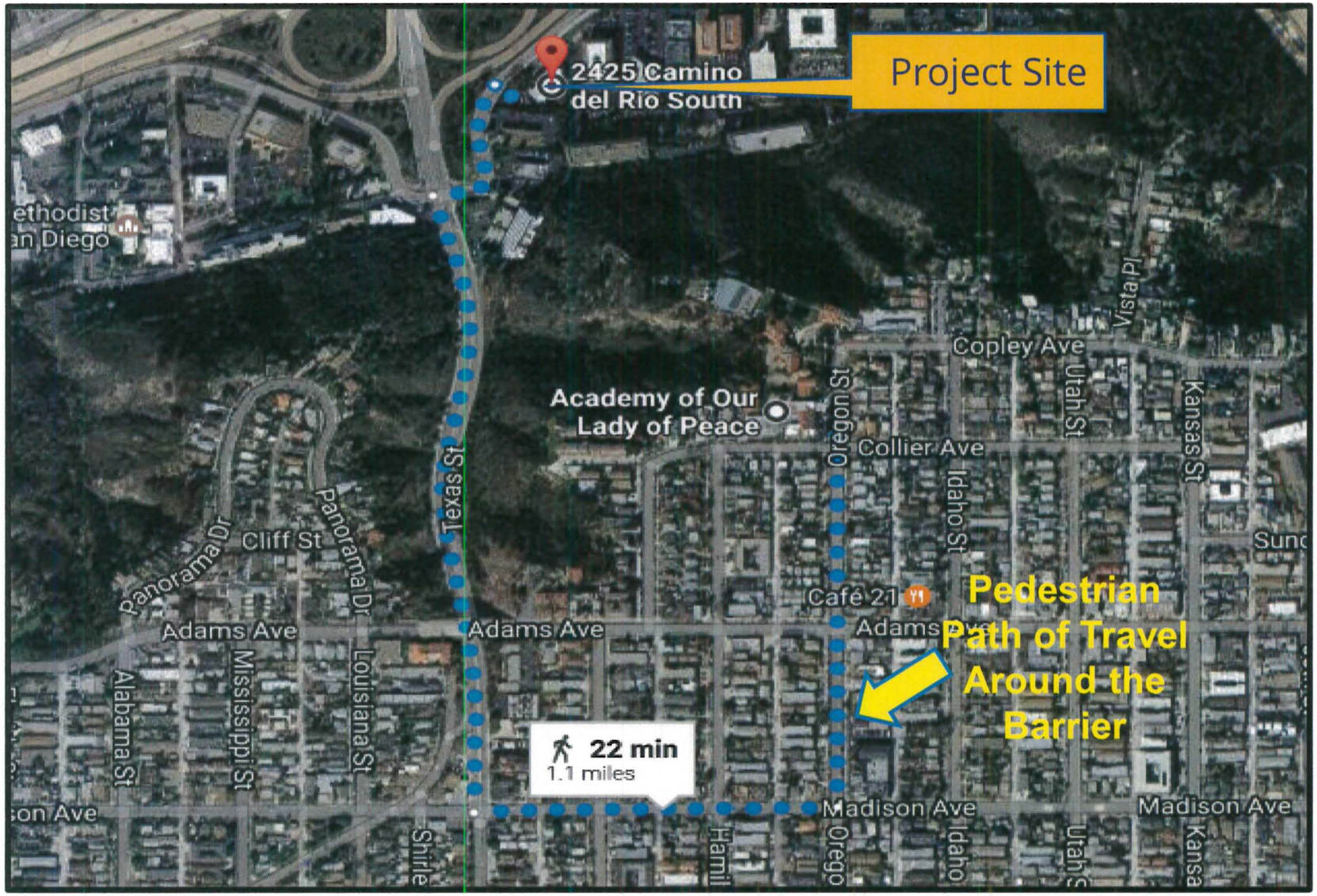


Natural Physical Barrier

CDRS COOPERATIVE / 2425 Camino Del Rio South
PROJECT NO. 514308

North

ATTACHMENT 9



Natural Physical Barrier

CDRS COOPERATIVE / 2425 Camino Del Rio South
PROJECT NO. 514308

North

ATTACHMENT 9

ATTACHMENT 10

NOTICE OF EXEMPTION

(Check one or both)

TO: _X_ Recorder/County Clerk
P.O. Box 1750, MS A-33
1600 Pacific Hwy, Room 260
San Diego, CA 92101-2400

_____ Office of Planning and Research
1400 Tenth Street, Room 121
Sacramento, CA 95814

FROM: City of San Diego
Development Services Department
1222 First Avenue, MS 501
San Diego, CA 92101

Project Name: CDRS Cooperative

Project No.: 514308

Project Location-Specific: The project is located at 2425 Camino Del Rio South, San Diego, CA 92108.

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

Description of nature and purpose of the Project: Conditional Use Permit (CUP) for a Medical Marijuana Consumer Cooperative (MMCC) to operate in a 4,401.1-square-foot tenant space within a 10,402.2-square-foot building located at 2425 Camino Del Rio South. The proposed MMCC shall lease an additional 1,924.8-square feet within the 10,402.2- square-foot building and retain it as vacant space. The lease will require the additional space to be kept vacant and unoccupied during the entire term of the CUP. The project also includes a new entry and elevated pathway from the parking lot, and three new parking spaces and a two and half foot retaining wall. The 0.61-acre project site is designated for commercial/office use in the Mission Valley Community Plan, and it is zoned MV-CO, to allow for office, hotel, and retail commercial uses. The project site is also located within the Airport Influence Area (Review Area 2) for San Diego International Airport and Montgomery Field, the FAA Part 77 Noticing Area (SDIA and Montgomery Field), and Airport Land Use Compatibility Overlay Zone.

Name of Public Agency Approving Project: City of San Diego

Name of Person or Agency Carrying Out Project: Bree Harris
Barbara Harris Permitting
P.O. Box 930
Poway, CA 92074
(619) 200-2273

Exempt Status: (CHECK ONE)

( ) Ministerial (Sec. 21080(b)(1); 15268);
( ) Declared Emergency (Sec. 21080(b)(3); 15269(a));
( ) Emergency Project (Sec. 21080(b)(4); 15269 (b)(c))
(X) Categorical Exemption: CEQA Section 15303 (New Construction or Conversion of Small Structures)

Reasons why project is exempt: 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.

Lead Agency Contact Person: Anna L. McPherson AICP **Telephone:** (619) 446-5276

If filed by applicant:

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

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

Anna L. McPherson /Senior Planner

Signature/Title

March 20, 2017

Date

Check One:

(X) Signed By Lead Agency

( ) Signed by Applicant

Date Received for Filing with County Clerk or OPR:

MINUTES OF THE REGULAR MEETING OF THE MISSION VALLEY PLANNING GROUP

March 1, 2017

MEMBERS PRESENT	MEMBERS ABSENT
Steve Abbo	Matthew Guillory
Deborah Bossmeyer	Rob Hutsel
Paul Brown	Rick Tarbell
Bob Cummings	
Robert Doherty	
Randall Dolph	
Alan Grant	
Derek Hulse	
John La Raia	
Elizabeth Leventhal	
Kathy McSherry	
Andrew Michajlenko	CITY STAFF
Jim Penner	Nancy Graham
Keith Pittsford	Liz Saidkhanian
Marco Sessa	
Dottie Surdi	
Josh Weiselberg	
Larry Wenell	

A. CALL TO ORDER:

Verify Quorum: 18 of 21 members were present, constituting a quorum. Chairman Dottie Surdi called the regular meeting of the Mission Valley Planning Group (MVPG) to order at 12:03 p.m. at the Mission Valley Library Community Room located at 2123 Fenton Parkway, San Diego, CA.

B. PLEDGE OF ALLEGIANCE – led by Randall Dolph

C. INTRODUCTIONS / OPENING REMARKS:

Dottie Surdi welcomed everyone to the meeting and reminded those present to sign the sign in sheets. Guests introduced themselves.

D. APPROVAL OF MINUTES:

Dottie Surdi asked for a motion to approve the February 1, 2017 minutes.
A motion was made by Keith Pittsford to approve the minutes. Alan Grant seconded the motion.
The motion was approved 14-0-4 with Andrew Michajlenko, Derek Hulse, Dotti Surdi and Josh Weiselberg abstaining.

E. PUBLIC INPUT – NON-AGENDA ITEMS BUT WITHIN THE SCOPE OF AUTHORITY OF THE PLANNING GROUP.

"The Mission Valley Planning Group has been formed and recognized by the City Council to make recommendations to the City Council, Planning Commission, City staff, and other governmental agencies on land use matters, specifically concerning the preparation of, adoption of, implementation of, or amendment to, the General Plan or a land use plan when a plan relates to the Mission Valley community

Development Permit, Amendment to Conditional Use Permit (CUP) 88-0585, Certification of the EIR, Vesting Tentative Map, Easement Vacations.

The applicant gave an overview of the project that included:

- Reducing hotel rooms from 954 keys to 700 keys
- Adding 840 residential units
- The project is fully consistent with Climate Action Plan
- Restoring 11 acres of the river frontage, and adding a 3 acre public park along river.
- Contributing $64 million to City over 30 years, which is 50% higher than current levels.
- Regarding traffic, the project is adding no new Average Daily Trips (ADT). Hotel and convention center space ADT's offset lower traffic residential use ADT's.
- Randall Dolph reported the findings of the Design Advisory Board sub-committee meeting with the applicant (attached).

Comments and questions included:

- Great project, smart development, applicant has engaged both the public and the board over the past year in their process, and provide clear presentations.
- A question was asked how flood issues may impact the project. Applicant stated that they will improve flow of the river by removing non-native species, and improve elevation change with the public park allowing for better flood control.

A motion was made by Randall Dolph to recommend the project to the planning commission subject to and including all recommendations made by the Design Advisory Board. Alan Grant seconded the motion. The motion was approved unanimously.

4. MMCC, Jim Bartell Presenting.

Project #514308 A Process Three Conditional Use Permit and Site Development Permit for a Medical Marijuana Consumer Cooperative (MMCC) to operate within a 4,401-square-foot tenant space of an existing 10,318-square-foot commercial building located at 2425 Camino Del Rio South in the Commercial Office (MV-CO) Zone of the Mission Valley Planned District within the Mission Valley Community Plan Area.

The applicant gave a brief overview of the project, presenting the floor plans for the project, highlighting security measures, and stating that they operate another MMCC in San Diego for the past year without issues with regard to security. The applicant also stated that they have cleared 100% of all city cycle issues.

Comments and Questions included:

- Question regarding a trade school that operates within 1,000 feet of the applicant's proposed site. The applicant stated that the trade school is specifically geared to those 18 years and older, and that the city has cleared this issue.
- Questions regarding a church that holds services within 1,000 of the site. The applicant stated that the church is not permitted with a CUP to operate at their facility, and are looking for a new location. The city has stated that they do not consider this unpermitted use an impediment to the applicant's CUP request.
- Brief discussion on the number of MMCC's approved by the city for District 7. A total of 4 have been allocated by council. With one previously recommended, this would be the second for District 7.

- A concern was raised regarding parking for a 'retail' operation. The applicant stated that the have exceeded the City's parking requirement as part of clearing all city cycle issues.

A motion was made by Derek Hulse to approve. Bob Cummings seconded the motion. The motion was approved.

7 Ayes: Grant, Pittsford, Bossmeyer, Sessa, Cummings, Penner, Hulse.
6 Against: Leventhal, Wenell, Surdi, Dolph, Michajlenko, Brown.
1 Abstain: Weiselberg
(note: several board members had to leave prior to formal adjournment due to the length of the meeting. The aforementioned vote roll call constituted all members of the board then present.)

I. NEW BUSINESS – Information Items:

2. City of San Diego Capital Improvements Program, Reyhaneh Martin, Project Manager Presenting.
   Below are the links to the project information:
   Water Portion Project B-13186: http://cipapp.sandiego.gov/cipdistrictnav.aspx
   Sewer Portion Project B-14069: http://cipapp.sandiego.gov/cipdistrictnav.aspx

   Due to the length of the meeting the chair apologized to the presenters and requested if the capital improvement project item could be rescheduled for the April meeting. The presenters agreed.

J. OLD BUSINESS:
Due to the length of the meeting all subcommittee reports were tabled until the April regular meeting:

K. ADJOURNMENT – There being no further business to be brought before the Planning Group, the meeting was adjourned at 2:23 P.M. The next regular meeting will be on Wednesday, April 5, 2017 at 12:00 p.m. at the Mission Valley Library, Community Room.

_____
Jim Penner
MVPG Secretary

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

THE CITY OF SAN DIEGO

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 CDRS DISPENSARY

Project No. *For City Use Only* 514308

Project Address: 2425 CAMINO DEL RIO SOUTH, SAN DIEGO 92108

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.

PROPERTY OWNER & GROUND LESSOR

Additional pages attached ☐ Yes ☐ No

Name of Individual (type or print): LADAWN M. TANNER	Name of Individual (type or print):
☒ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency	☐ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency
Street Address: 16753 Antonio Dr.	Street Address:
City/State/Zip: San Diego, CA 92128	City/State/Zip:
Phone No: (858) 212-8299 Fax No:	Phone No: Fax No:
Signature: X L. Tanner Date: X 8-18-16	Signature : Date:
Name of Individual (type or print):	**Name of Individual (type or print):**
☐ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency	☐ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency
Street Address:	Street Address:
City/State/Zip:	City/State/Zip:
Phone No: Fax No:	Phone No: Fax No:
Signature : Date:	Signature : Date:

ATTACHMENT 12

Project Title: CDRS DISPENSARY

Project No. (*For City Use Only*)

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

Legal Status (please check): BUILDING LESSEE

☐ 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): HGCA, LLC
☐ Owner ☒ Tenant/Lessee
Street Address: 5005 TEXAS ST. #305
City/State/Zip: SAN DIEGO, CA 92108
Phone No: (619) 886-4231 Fax No:
Name of Corporate Officer/Partner (type or print): SCOTT CARLE
Title (type or print): MANAGER
Signature : Date: 9/16/16

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:
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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:

Project Title: CDES Dispensary

Project No. *(For City Use Only)*

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

Legal Status (please check): GROUND LESSEE & BUILDING OWNER/LESSOR

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

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Corporate/Partnership Name (type or print): Mission Valley Cornerstone Property LLC
☐ Owner ☒ Tenant/Lessee
Street Address: 2775 Camino Del Rio South
City/State/Zip: San Diego Ca 92108
Phone No: 619-296-2020 Fax No:
Name of Corporate Officer/Partner (type or print): Cheryl Hanley
Title (type or print): President
Signature : x Date: x Aug 11th

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):
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Signature : Date:

City of San Diego
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1222 First Ave., MS-302
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THE CITY OF SAN DIEGO

Ownership Disclosure Statement

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Project No. For City Use Only: 514308

Project Address: 2425 CAMINO DEL RIO SOUTH, SAN DIEGO 92108

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☒ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency	☐ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency
Street Address: 16753 Antonio Dr.	Street Address:
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Signature: x L. Tanner Date: x 8-18-16	Signature : Date:
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☐ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency	☐ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency
Street Address:	Street Address:
City/State/Zip:	City/State/Zip:
Phone No: Fax No:	Phone No: Fax No:
Signature : Date:	Signature : Date:

Project Title: CDES Dispensary

Project No. (*For City Use Only*)

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

Legal Status (please check): GROUND LESSEE & BUILDING OWNER/LESSOR

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Partnership

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☐ Owner ☒ Tenant/Lessee
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Phone No: 619-296-2020 Fax No:
Name of Corporate Officer/Partner (type or print): Cheryl Hanley
Title (type or print): President
Signature : x Date: x Aug 11th

Corporate/Partnership Name (type or print):
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Signature : Date:

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City/State/Zip:
Phone No: Fax No:
Name of Corporate Officer/Partner (type or print):
Title (type or print):
Signature : Date:

ATTACHMENT 15

2425 Camino Del Rio S., San Diego, CA 92108

CONDITIONAL USE PERMIT
Medical Marijuana Consumer Cooperative

SHEET INDEX

#	SHEET NAME
G001	Cover Sheet
G002	MMCC Notes
C-1	Topographic Survey
A101	Site Plan - Existing
A102	Site Plan - Proposed
A102a	BMP Plan - Proposed
A103	First Floor Plan - Existing
A104	Second Floor Plan - Existing/Demo
A105	First Floor Plan - Proposed
A106	Second Floor Plan - Proposed
A107	Second Floor Accessibility Plan - Proposed
A108	Second Floor Egress Plan - Proposed
A109	Second Floor Security Plan - Proposed
A110	Second Floor Lighting Plan - Proposed

SCOPE OF WORK

This project consists of :

- Tenant Improvement of second floor.
  - Interior Remodel
  - Replacement of windows
  - 1,925.0 sf. of the building area shall remain vacant (Suites 100 & 200)
- Site Improvements
  - New entry elevated pathway from parking lot and ROW
  - Re-striped parking in ROW per new EMRA
  - Narrowing of existing driveways
  - 3 new parking spaces with 2.5' tall retaining wall

*Transportation's permit conditions regarding parking and lease of an additional 1,925 square feet within the 10,402 square foot building to be retained as vacant space during the term of the permit. Further, vacant area shall not be utilized as storage.

*Request for Conditional Use Permit to operate a Medical Marijuana Consumer Cooperative.
*Request for Site Development Permit

APPLICABLE CODES

- City of San Diego Municipal Code
- 2016 California Building Code
- 2016 California Green Code
- 2016 California Plumbing Code
- 2016 California Electrical Code
- 2016 California Mechanical Code

PROJECT TEAM

PROPERTY OWNER:
Ladawn M. Tanner
TENANT:
HGCA,LLC.
PERMIT HOLDER (APPLICANT):
Kristina De Laittre
DESIGN FIRM:
TECHNE
Project Contact: Abhay Schweitzer - Assoc. AIA
3956 30th Street, San Diego, CA 92104
Phone #: 619-940-5814, email: abhay@techne-us.com
SURVEYOR:
LG Land Surveying, Inc.
Contact: John P. Gervais
30355 Callejo Feliz Ter
Valley Center, CA 92082
Phone #: 619-535-1172

DEVELOPMENT INTENSITY CALCULATIONS

District K	Threshold 1 = 200	Threshold 2 = 424
DID Calculation: Gross Lot Area x Threshold 2		259 average Daily Trips Allowed
GROSS FLOOR AREA (First Floor):		**5,200.1 sf**
GROSS FLOOR AREA PROJECT SUITE (Second Floor):		4,401.1 sf
GROSS FLOOR AREA REMAINDER OF SECOND FLOOR:		801.1 sf
GROSS FLOOR AREA (Second Floor):		**5,202.1 sf**
GROSS LOT AREA (acres)		**0.61 acres**
TOTAL BUILDING GROSS FLOOR AREA:		**10,402.2 sf**

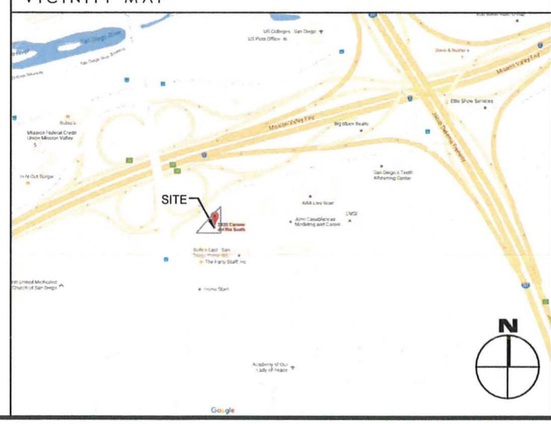
DEVELOPMENT INTENSITY FACTOR (proposed) * Per SDMC Chapter 15- Table 1514-03B

Use	GFA (gross square feet)	Rate/Units per 1,000sf of GFA	Total Units
Offices	3,743.0	20	74.9
Dispensary	4,401.1	40	176.0
Vacant Area (suites 100 & 200)	1,924.8	0	0.0
Common Bathrooms / Common Janitorial Closet	333.4	20	6.7
Total	**10402.2**		**257.6**
Total per gross acre			**423**

DEVELOPMENT INTENSITY FACTOR (existing) * Per SDMC Chapter 15- Table 1514-03B

Use	GFA (gross square feet	Rate/Units per 1,000sf of GFA	Total Units
Offices (entiry building)	10,402.2	20	208
Total			**208**
Total per gross acre			**341**

VICINITY MAP



PROJECT INFORMATION

CDRS Cooperative

PROJECT ADDRESS:	2425 Camino Del Rio S. San Diego, CA 92108
ASSESSORS PARCEL NUMBER:	438-320-01-00
LEGAL DESCRIPTION:	Lot: 1 Map Ref: 007852 Abbreviated Description: LOT:1 CITY:SAN DIEGO SUBD:VALLEY CENTRE PLAZA 007852 LOT 1 City/Muni/Twp: SAN DIEGO
YEAR BUILT:	1974
EXISTING OCCUPANCY CLASSIFICATION:	B Business
PROPOSED OCCUPANCY CLASSIFICATION:	B Business (no change)
EXISTING USE:	Office
PROPOSED USE:	Medical Marijuana Consumer Cooperative
CONSTRUCTION TYPE:	TYPE VB - Non-Sprinklered
NUMBER OF STORIES:	2
BUILDING HEIGHT:	22' - 0" Approximate height, no proposed change
LOT AREA:	26,393.4 S.F. 0.61 ACRES

GROSS FLOOR AREA (First Floor):	**5,200.1**	sf	
GROSS FLOOR AREA PROJECT SUITE (Second Floor):	4,401.1	sf	
GROSS FLOOR AREA REMAINGER OF SECOND FLOOR	801.1	sf	*(Adjacent suite on second floor, not part of project)*
GROSS FLOOR AREA (Second Floor):	**5,202.1**	sf	
TOTAL BUILDING GROSS FLOOR AREA:	**10,402.2**	sf	
Existing Landscape Area	7,335.3	sf	*(27.8% of Total Lot Area)*

ZONING INFORMATION

CDRS Cooperative

BASE ZONE:	MVPD-MV-CO	
Overlay Zones:	Airport Influcnece Area (Review Area 2) for San Diego International Airport and Montgomery Field, FAA Part 77 Noticing Area (SDIA and Montgomery Field), Airpot Land Use Compatibility Overlay Zone.	
NUMBER OF BUILDINGS:	1	
SETBACKS:		
FRONT:	**15'-0"** (min)	
SIDE:	**10'-0" (min)**	
REAR:	**8'-0"** (min)	
MAX. STRUCTURE HEIGHT:	-	
MAXIMUM FLOOR AREA RATIO:	0.5	*13,197 sf*
ACTUAL FLOOR AREA RATIO:	0.4	

PARKING CALCULATION

Medical Dispensary
2425 Camino Del Rio South, San Diego , CA 92108

PARKING CALCULATIONS* * Per SDMC Sec. 142.0530- Table 142-05E

Building	*Number / Area*	*Requirement*	*Ratio*	*Parking Stalls*
Business and Professional Office Uses	**4,076.4**	3.30	Per 1,000 S.F.	13.45
Medical Uses (Proposed MMCC)	**4,401.1**	5.00	Per 1,000 S.F.	22.01
Vacant Areas (Suites 100 and 200)	**1,924.8**	0.00	Per 1,000 S.F.	0.00
Total Parking Required				**36**
Total Building Square Footage	10,402.2			

* Per SDMC Sec. 142.0530- Table 142-05E Table 142-05G

Motorcycle Spaces (On site)	*Number / Area*	*Requirement*	*Ratio*	*Parking Stalls*
Business and Professional Office	**15.2**	0.02	Per 1,000 S.F.	0.3
Medical Uses (Proposed MMCC)	**10.6**	0.02	Per 1,000 S.F.	0.2
Other Use	**5.8**	0.02	Per 1,000 S.F.	0.1
Total Motorcycle Spaces Required *				**1**

Bicycle Spaces (Short Term)	*Parking Spaces*	*Requirement*	*Ratio*	*Parking Stalls*
Business and Professional Office	**4,076.4**	0.10	Per 1,000 S.F.	0.4
Medical Uses (Proposed MMCC)	**4,401.1**	0.10	Per 1,000 S.F.	0.4
Vacant Areas (Suites 100 and 200)	**1,924.8**	0.10	Per 1,000 S.F.	0.2
Total Short term Bicycle Spaces Required * (Min Req. = 2)				**2**

Bicycle Spaces (Long Term)	*Parking Spaces*	*Requirement*	*Parking Stalls*
5% of Req. Automobile Parking (Min. Req. = 1)	**36**	0.05	1.8
Total Long term Bicycle Spaces Required *			**2**

PARKING REQUIREMENTS - Existing Building

Parking Spaces Required	**0**		**0**
Accessible Spaces (On Site)	1-25 per 11B-6	1.0	**1**
Bicycle Parking (On Site)	0.0		**0**
Motorcycle Parking (On site)	0		**0**
TOTAL			**1**

PARKING PROVIDED - Proposed Building

Location	Standard Parking	Accessible Spaces	Totals
Lower Parking	20	1	21
Upper Parking	15	1	16
TOTAL			**37**
Type of parking space	Standard Parking	Accessible Spaces	Totals
TOTAL SPACES	35	2	**37**
Parking Spaces Provided - Balance above min. required	**1**		
Bicycle Parking Spaces	4		
Motorcycle Parking Spaces	2		

* Per SDMC Sec. 142.0530- Table 142-05E

TECHNE
DESIGN | DEVELOPMENT
3956 30th Street, San Diego, CA 92104
techne-us.com sustainablearchitect.org
o 619-940-5814 m 313-595-5814

CONSULTANTS

LICENSED ARCHITECT
MICHAEL RENE MORTON
C-19371
REN. 04/30/2015
STATE OF CALIFORNIA

CDRS Cooperative
2425 Camino Del Rio S
San Diego CA. 92108

TENANT

HGCA, LLC

MARK	DATE	DESCRIPTION
01	08.10.16	Completeness Review
02	12.07.16	CUP - 2nd Submittal
03	01.23.17	CUP - 3rd Submittal
04	02.20.17	CUP - FInal Submittal

5/10/2017 9:17:30 AM

PROJECT NO: 1618
CAD DWG FILE: G001-G002 COVER SHEET.DWG
DRAWN BY: A.S., B.P., C.G.
CHK'D BY: A.S., M.R.M.

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SHEET TITLE
COVER SHEET

A G001

CONDITIONS FOR MMCC CUP

STANDARD REQUIREMENTS:

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of the appeal have expired. If this permit is not utlitized in accordance with Chapter 12, Article 6, Division 1 of teh SDMC within the 36 month period, this permit shall be void unless an Extension of Time has been granted. Any such Extensoion of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by ____/____/____
2. This Condition Use Permit [CUP] and corresponding use of this site shall expire on ____/____/____.
3. In addition to the provisions of teh 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 fo 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:
   - 4.1. The Owner/permittee signs and returns the Permit to the Development Services Department; and
   - 4.2. The Permit is recorded in the Office of the San Diego County Recorder.
   - 4.3. 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 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 sucessor(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, regulations or policies including, but not limited to, the Endangered Species Act of 1973[ESA] and any amendments thereto (16 U.S.C. 1521 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. Condsturction plans shall be in substantial conformity to Exhibit "A". Changes, modifications, or alterations to the construction plans are prohibited unless appropriate application(s) or ammendment(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.
    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 herein.
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 attach, set aside, void, challenge, or annul this development approval and any environmental document or decision. The City will promptly notify the 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 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.

4 PLANNING/DESIGN REQUIREMENTS:

13. The use within the 4,401.1 square-foot tenant space shall be limited to the MMCC and any use permitted in the MVPD-MV-CO Zone.
14. Consultations by the 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 promises 24 hours a day, seven days a week, the other must be present during business hours. The security guards should only be engaged on 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 laminated 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 the 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 0.61-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. Signs 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.

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CONSULTANTS

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C-19371
REN. 04/30/2015
STATE OF CALIFORNIA

CDRS Cooperative
2425 Camino Del Rio S
San Diego CA. 92108

TENANT

HGCA, LLC

MARK	DATE	DESCRIPTION
01	08.10.16	Completeness Review
02	12.07.16	CUP - 2nd Submittal
03	01.23.17	CUP - 3rd Submittal
04	02.20.17	CUP - Final Submittal

3/10/2017 8:28:36 AM

PROJECT NO: 1618

CAD DWG FILE: G001-G002 COVER SHEET.DWG

DRAWN BY: A.S., B.P., C.G.

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

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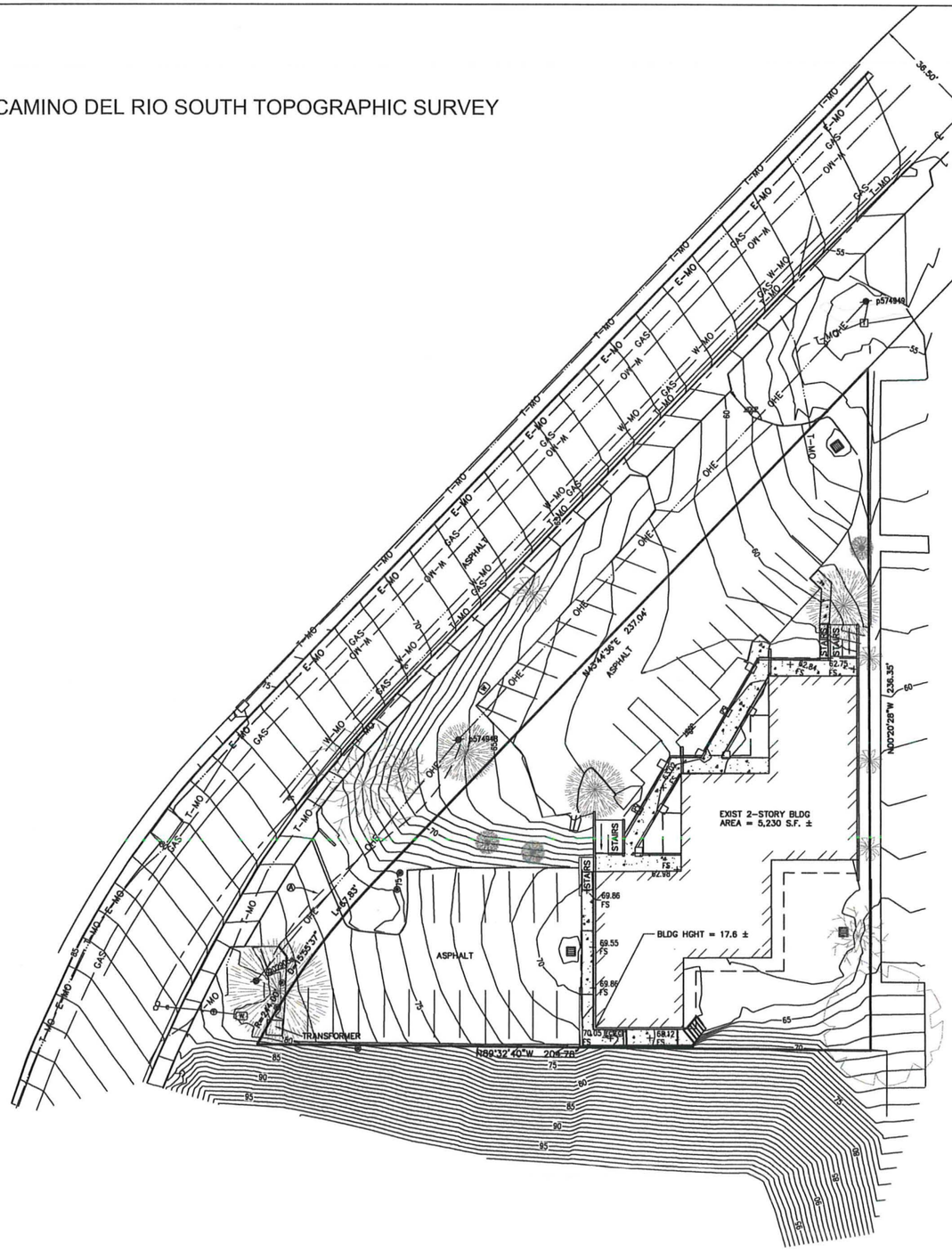
SHEET TITLE

MMCC NOTES

G002

2425 CAMINO DEL RIO SOUTH TOPOGRAPHIC SURVEY



LEGEND:

- BOLLARD
- CATCH BASIN 36" X 36"
- ELECTRIC CAB
- GUY WIRE
- POWER POLE
- SIGN HDCP
- SITE LIGHT
- TREE-MISC
- TREE-MISC
- TREE-PALM
- WATER METER
- WATER VALVE
- BUILDING FOOTPRINT
- CENTERLINE
- E-MO — ELECTRICAL MARKOUT
- GAS — GAS MARKOUT
- OHE — OVERHEAD ELECTRIC
- PROPERTY LINE
- R/W — RIGHT-OF-WAY
- T-MO — TELEPHONE / TV MARKOUT (AT&T/COX F.O.)
- WALL – BLOCK
- W-MO — WATER MARKOUT
- CONCRETE

Ⓐ APPROX. LOCATION OF SDG&E EASEMENT PER DOC 74-212183 RECORDED AUGUST 06, 1974

BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS SURVEY IS A PORTION OF THE CENTERLINE OF CAMINO DEL RIO SOUTH AS SHOWN ON MAP 7758, I.E. N43°44'36"E

BASIS OF ELEVATIONS:

THE BASIS OF ELEVATIONS FOR THIS SURVEY IS THE CITY OF SAN DIEGO BENCHMARK ID# 4381 LOCATED ACROSS FROM 2425 CAMINO DEL RIO SOUTH BEING A BRASS PIN IN N'LY CURB PC. EL=76.76' NGVD 29

DATE OF SURVEY:

JULY 01, 2016

PROFESSIONAL LAND SURVEYOR JOHN P. GERVAIS No.8674 STATE OF CALIFORNIA

07/08/16, REV 08/04/16

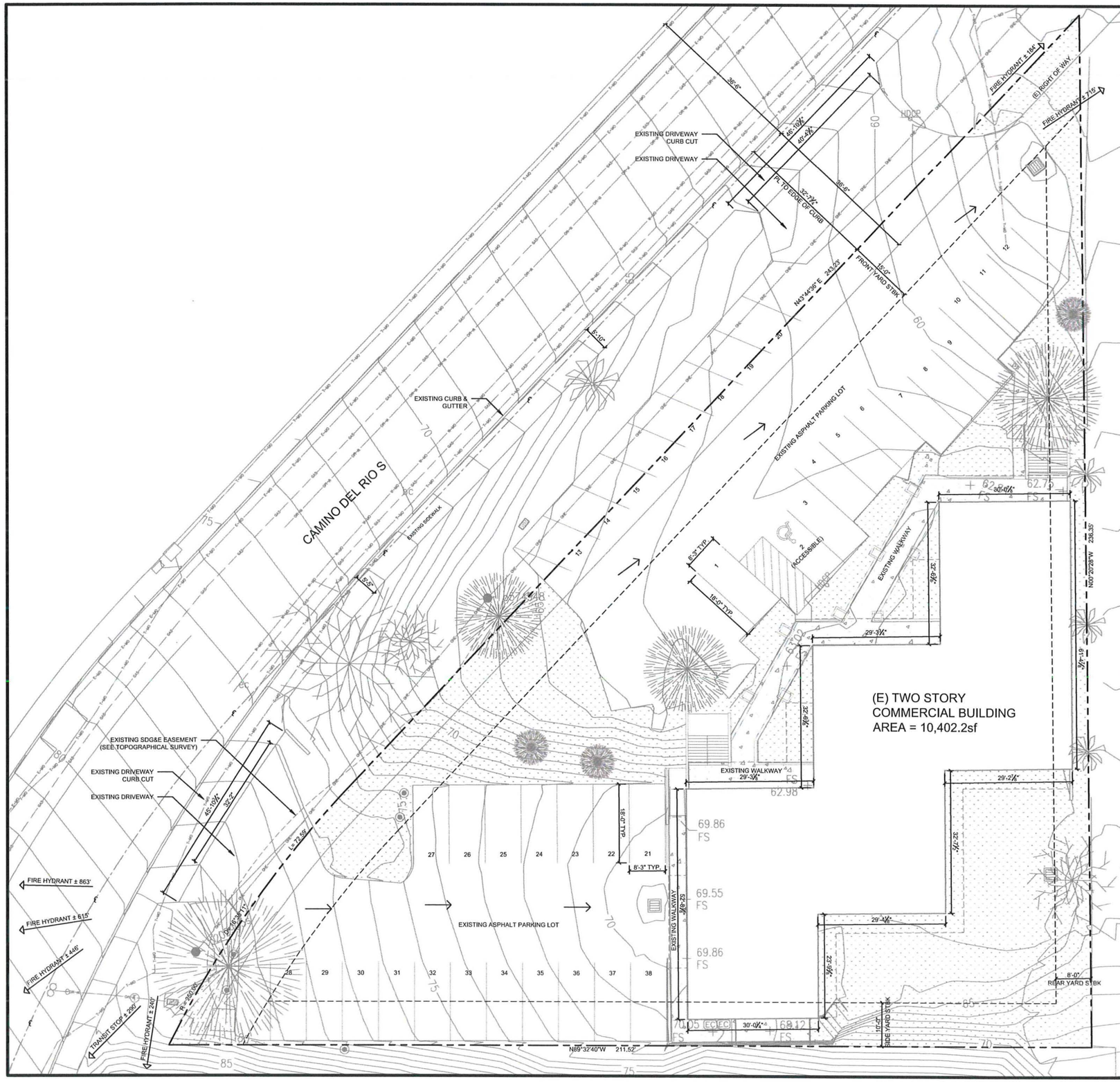
N

20 10 0 20 40 60

SCALE: 1"=20'

LG LAND SURVEYING, INC.
"Quality Service You Can Count On"
30355 CALLEJO FELIZ TER
VALLEY CENTER, CA 92082
p: 619-535-1172
f: 619-618-1972
www.lglsinc.com

ATTACHMENT 13



SITE PLAN LEGEND

- PROPERTY LINE
- OUTLINE OF EXISTING STRUCTURES
- AREA OF EXISTING LANDSCAPE
- AREA OF EXISTING HARDSCAPE
- SITE DRAINAGE PATTERN

SITE PLAN NOTES

A. The site plan is for informational and general site reference only. Refer to other construction documents for complete scope of work.
B. Before commencing any site foundation or slab cutting or excavation, the contractor shall verify and mark locations of all site utilities, dimensions and conditions. These include but are not limited to property lines, setback location to all new or existing walls, easements (if any), existing site utilities, including water, sewer, gas and electrical lines and any other new or existing site items which could affect in any way the construction of the building. Flag or otherwise mark all locations of site property lines, easements (if any), underground utilities, and indicate utility type.
C. The Contractor or subcontractor shall notify TECHNE if any conflicts or discrepancy occurs between the information on this plan and actual field conditions. Do not proceed with work in conflict with these drawing until written or verbal instructions are issued by TECHNE.
D. Protect and mark all existing building structure including walls, beams, columns, area separation walls, and other items that are part of the existing structure and not part of the scope of the tenant improvement, and mark perimeter of construction zone.
E. Coordinate with other tenants the temporary shutoff of any site utilities.
F. Refer to Topographic Survey for additional information.

ADDITIONAL SITE PLAN NOTES

1. TRANSIT STOPS: Closest transit stop is about 290ft away from project site.
2. BUILDING ADDRESS: Building address numbers must be visible and legible from the street or road fronting the property, per FHPS Policy P-00-6 (UFC 901.4.4)

I am the designer/owner in responsible charge of this tenant improvement project. I have inspected the site/premises and determined that existing conditions are in full compliance with current site accessibility requirements to the extent required by law.

Print Name: _____

Signature: _____

Date: __ / __ / ____

I am the designer/owner in responsible charge of this tenant improvement project. I have inspected the toilet and bathing facilities for men and women, and determined that the existing conditions are in full compliance with current accessibility requirements to the extent required by law.

Print Name: _____

Signature: _____

Date: __ / __ / ____

If the City Building Inspector determines non-compliance with any accessibility provisions, a complete and detailed revised plans clearly showing all existing non-complying conditions and the proposed modifications to meet current accessibility requirements (including site plans, floor plans, details, etc.) will be submitted to the department for review and approval.

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

0 5'-4" 10'-8" 21'-4"
SCALE: 3/32" = 1'-0"

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04	02.20.17	CUP - Final Submittal

5/10/2017 8:31:34 AM

PROJECT NO: 1618

CAD DWG FILE: A101 SITE PLAN - EXISTING.DWG

DRAWN BY: A.S., B.P., C.G.

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

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SHEET TITLE

SITE PLAN - EXISTING

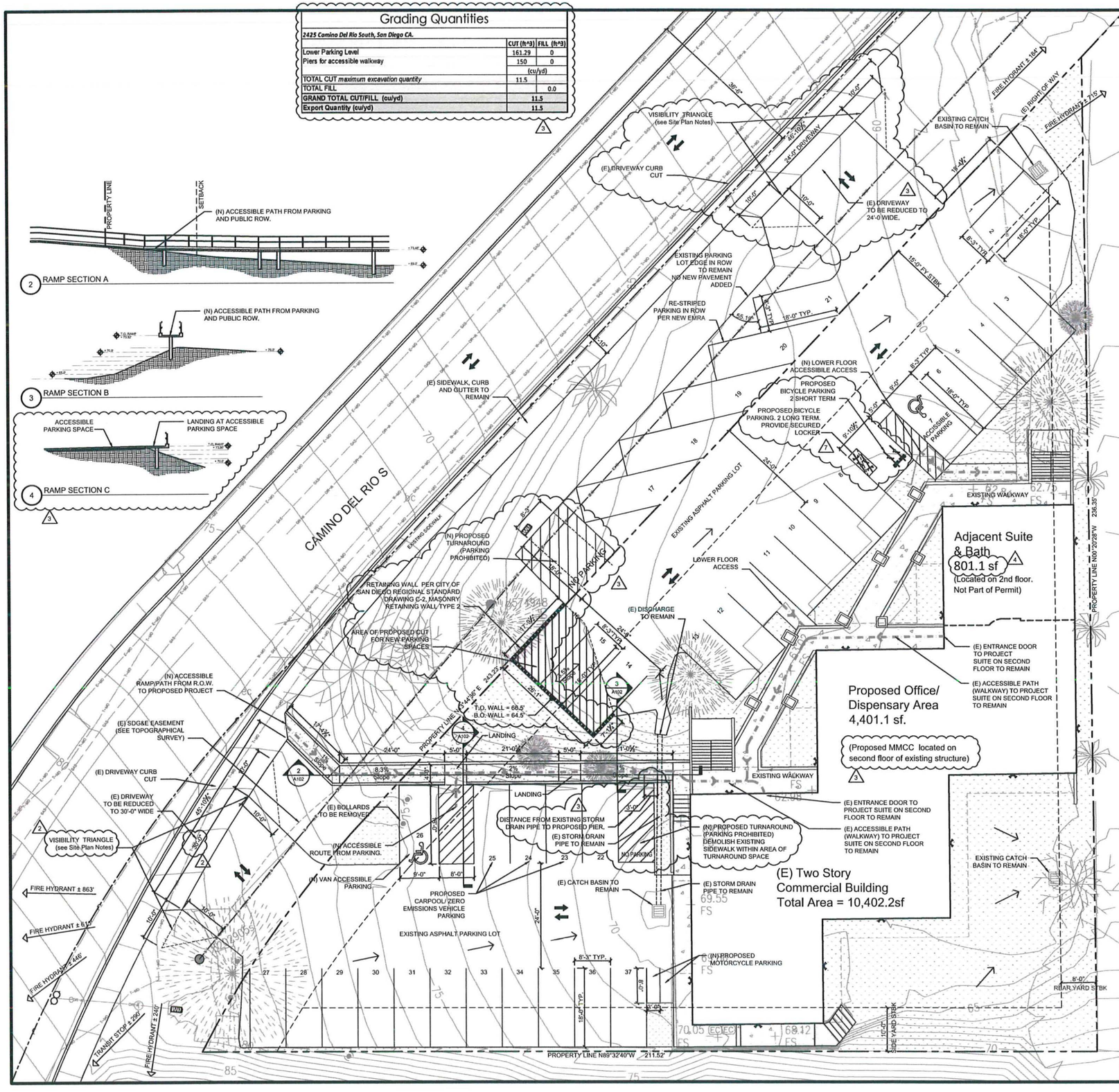
A101

ATTACHMENT 13

Grading Quantities

2425 Camino Del Rio South, San Diego CA.

	CUT (ft^3)	FILL (ft^3)
Lower Parking Level	161.29	0
Piers for accessible walkway	150	0
	(cu/yd)	
TOTAL CUT *maximum excavation quantity*	11.5	
TOTAL FILL		0.0
GRAND TOTAL CUT/FILL (cu/yd)	**11.5**	
Export Quantity (cu/yd)	**11.5**	



SITE PLAN LEGEND

- PROPERTY LINE
- OUTLINE OF EXISTING STRUCTURES
- AREA OF EXISTING LANDSCAPE
- AREA OF EXISTING HARDSCAPE
- AREA OF PROPOSED GRADING
- SITE DRAINAGE PATTERN
- PROPOSED RETAINING WALL

SITE PLAN NOTES

A. The site plan is for informational and general site reference only. Refer to other construction documents for complete scope of work.
B. Before commencing any site foundation or slab cutting or excavation, the contractor shall verify and mark locations of all site utilities, dimensions and conditions. These include but are not limited to property lines, setback location to all new or existing walls, easements (if any), existing site utilities, including water, sewer, gas and electrical lines and any other new or existing site items which could affect in any way the construction of the building. Flag or otherwise mark all locations of site property lines, easements (if any), underground utilities, and indicate utility type.
C. The Contractor or subcontractor shall notify TECHNE if any conflicts or discrepancy occurs between the information on this plan and actual field conditions. Do not proceed with work in conflict with these drawing until written or verbal instructions are issued by TECHNE.
D. Protect and mark all existing building structure including walls, beams, columns, area separation walls, and other items that are part of the existing structure and not part of the scope of the tenant improvement, and mark perimeter of construction zone.
E. Coordinate with other tenants the temporary shutoff of any site utilities.
F. Refer to Topographic Survey for additional information.
G. No proposed improvement will block or alter the existing surface drainage flow pattern.
H. The existing water and sewer services will remain.
I. No obstruction including solid wall in the visibility area shall exceed 3 feet in height. Plant material, other than trees, within the public right-of-way that is located within visibility areas shall not exceed 24 inches in height, measured from the top of the adjacent curb.
J. Prior to the issuance of any construction permit, the Owner/Permittee shall incorporate any construction Best Management Practices necessary to comply with Chapter 14, Article 2, Division 1 (Grading Regulations) of the San Diego Municipal Code, into the construction plans or specifications.
K. Prior to the issuance of any construction permit the Owner/Permittee shall submit a Water Pollution Control Plan (WPCP). The WPCP shall be prepared in accordance with the guidelines in Part 2 Construction BMP Standards Chapter 4 of the City's Storm Water Standards.
L. Existing storm drain system in the parking area per Improvement Plan 15903-3-D to remain.

ADDITIONAL SITE PLAN NOTES

1. TRANSIT STOPS: Closest transit stop is about 290ft away from project site.
2. BUILDING ADDRESS: Building address numbers must be visible and legible from the street or road fronting the property, per FHPS Policy P-00-6 (UFC 901.4.4)

SITE LIGHTING LEGEND

- WALL MOUNTED LIGHT
- FLOOD LIGHT (8'-6" mounting height U.N.O.)

NOTES:
1. Light should not project onto adjacent properties.

FAA SELF-CERTIFICATION STATEMENT

I Michael R. Morton, California Licensed Architect C-19371, do hereby certify that the structure(s) or modification to existing structure(s) shown on these plans do not require Federal Aviation Administration notification because per Section 77.15 (a) of Title 14 of the Code of Federal Regulations CFR Part 77, notification is not required.

LICENSED ARCHITECT MICHAEL RENE MORTON C-19371 REN. 04/30/2017 STATE OF CALIFORNIA

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CONSULTANTS

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CDRS Cooperative
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San Diego CA. 92108

TENANT

HGCA, LLC

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01	08.10.16	Completeness Review
02	12.07.16	CUP - 2nd Submittal
03	01.23.17	CUP - 3rd Submittal
04	02.20.17	CUP - Final Submittal

5/8/2017 4:09:26 PM

PROJECT NO: 1618
CAD DWG FILE: A102 SITE PLAN NB - PROPOSED.DWG
DRAWN BY: A.S., B.P., C.G.
CHK'D BY: A.S., M.R.M.

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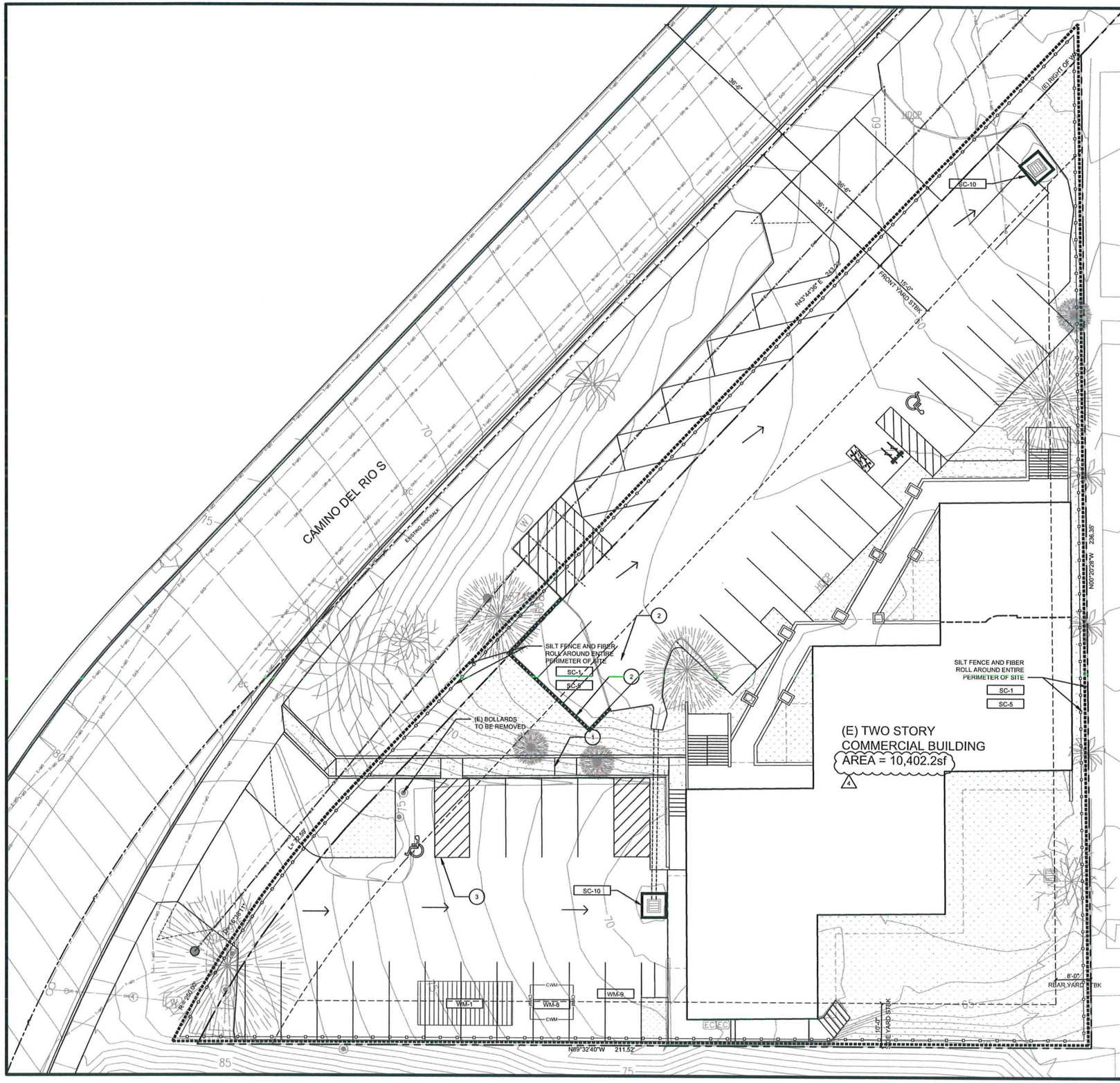
SHEET TITLE
SITE PLAN - PROPOSED

A102

ATTACHMENT 13



SITE PLAN NOTES

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B. Before commencing any site foundation or slab cutting or excavation, the contractor shall verify and mark locations of all site utilities, dimensions and conditions. These include but are not limited to property lines, setback location to all new or existing walls, easements (if any), existing site utilities, including water, sewer, gas and electrical lines and any other new or existing site items which could affect in any way the construction of the building. Flag or otherwise mark all locations of site property lines, easements (if any), underground utilities, and indicate utility type.
C. The Contractor or subcontractor shall notify TECHNE if any conflicts or discrepancy occurs between the information on this plan and actual field conditions. Do not proceed with work in conflict with these drawing until written or verbal instructions are issued by TECHNE.
D. Protect and mark all existing building structure including walls, beams, columns, area separation walls, and other items that are part of the existing structure and not part of the scope of this project and mark perimeter of construction zone.
E. Properly completed and signed Certification of Installation and Certificates of Acceptance shall be provided to the inspector in the field
F. See Topographic Survey for additional information.
G. See Proposed Site Plan, sheet A102, for additional information regarding proposed structures.
H. Refer to title sheet G001 for additional information such as areas, setbacks, zoning and more.

SITE PLAN LEGEND

- PROPERTY LINE
- OUTLINE OF EXISTING STRUCTURES
- AREA OF EXISTING HARDSCAPE (ASPHALT PARKING)
- AREA OF EXISTING CONCRETE WALKWAY
- AREA OF PROPOSED CONCRETE WALKWAY
- SITE DRAINAGE PATTERN

STORMWATER BMP PLAN LEGEND

- PROPERTY LINE
- SITE DRAINAGE PATTERN
- SC-1 — SILT FENCE (per Caltrans SC-1)
- SC-5 — FIBER ROLL (per Caltrans SC-5)
- WM-1 — MATERIAL DELIVERY AND STORAGE
- WM-8 — CONCRETE WASTE MANAGEMENT
- WM-9 — SANITARY WASTE MANAGEMENT
- SC-10 — STORM DRAIN INLET PROTECTION (per Caltrans SC-10)

STORMWATER BMP PLAN NOTES

A. Site Area: 26,393.39sf (0.61 acres)
B. Estimated amount of disturbed area: 392.00sf
C. Existing amount of impervious area: 17,949.96sf
D. Proposed amount of impervious area: 392.00sf
E. Total impervious area: 18,341.96sf
F. Impervious % increase: 2.18%
G. This site has been previously developed.
H. This plan is for reference only and not for the construction of permanent structures.
I. The Storm Water Management measures depicted are minimum standards only.
J. The General Contractor shall be responsible for inspecting and ensuring that the storm water management measures implemented are maintained and functioning as required by the City of San Diego.

BMP PLAN KEYNOTES

1. PROPOSED ACCESSIBLE STREET ACCESS AND PARKING LOT ACCESS TO SECOND FLOOR
2. PROPOSED PARKING
3. PROPOSED ACCESSIBLE PARKING
4. PROPOSED RETAINING WALLS (APPROXIMATELY 2.5' TALL)

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

0 5'-4" 10'-8" 21'-4"
SCALE: 3/32" = 1'-0"

N

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2/6/2017 4:02:29 PM

PROJECT NO: 1618
CAD DWG FILE: A102A BMP PLAN - PROPOSED.DWG
DRAWN BY: A.S., B.P., C.G.
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SHEET TITLE
BMP PLAN - PROPOSED

A102a

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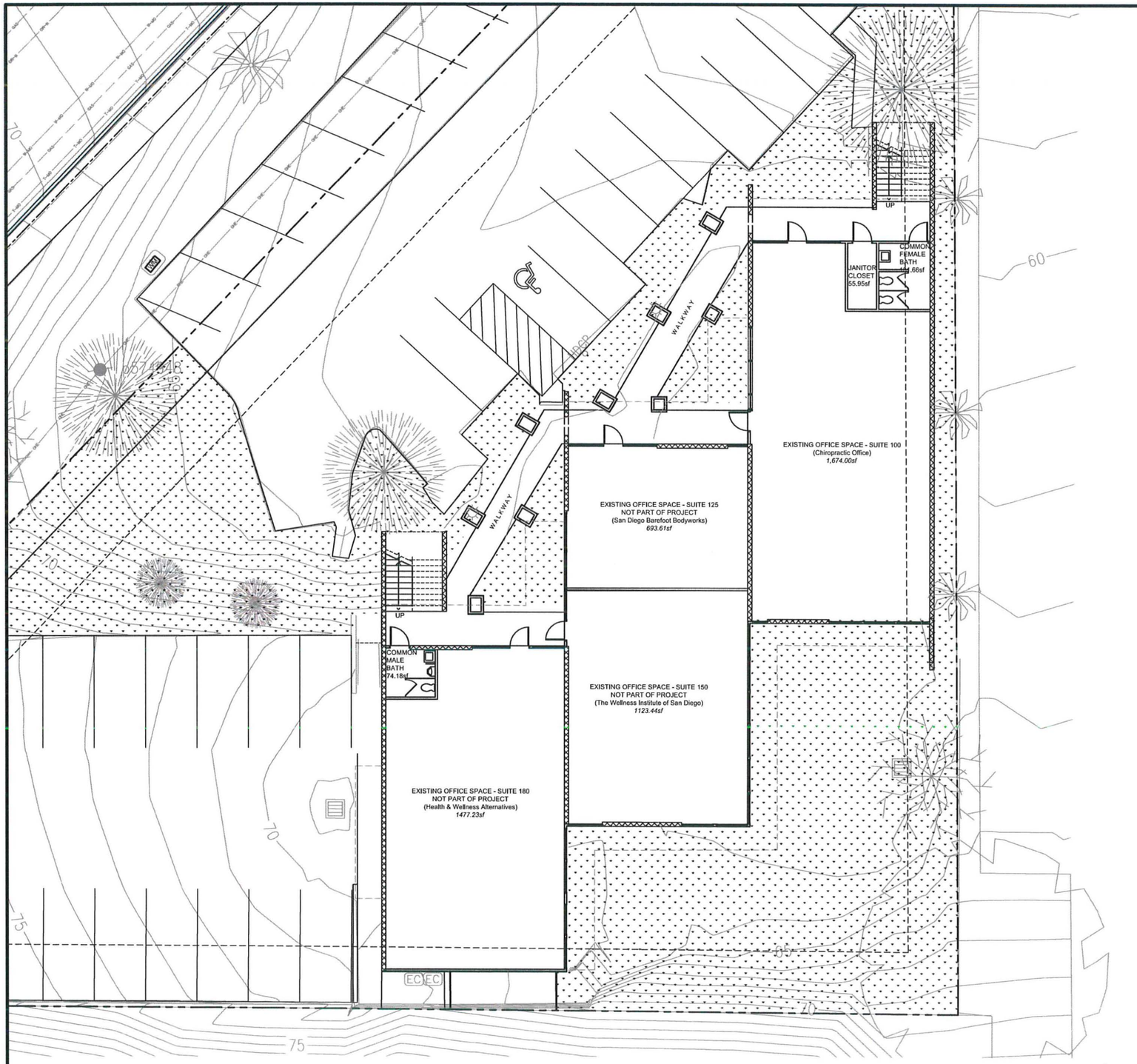

1 FIRST FLOOR PLAN - EXISTING
1/8" = 1'-0"

0 8' 16' 32'
SCALE: 1/8" = 1'-0"

N

DEMOLITION GENERAL NOTES

- TECHNE shall be notified immediately when any discrepancy with Architectural or Structural drawings are found at the project site. All drawings may have to be modified upon removal of existing construction. Do not proceed with work in question until TECHNE issues directions.
- Contractor shall verify layout of existing structure, property boundaries, location of site utilities - underground and overhead, and field conditions as shown on the plans prior to demolition.
- Before start of demolition contractor shall verify with the owner any item to be saved (S), covered, or stored, verify storage locations with owner before demolition commences. Contractor to pay for and replace any item not intended for demolition but damaged during construction.
- Contractor to pay for and replace any item not intended for demolition but damaged during construction.
- Any outdoor structures or landscaping marked to be saved, shall be protected, fenced and/or covered to avoid damage.
- All demolition material shall be transported off site and properly disposed at city-approved locations by the contractor.
- Contractor to verify Dumpster location with owner before demolition commences.
- Contractor shall also refer to floor plans and other construction plans for new work to be incorporated into the project and to proceed with demolition accordingly.
- Carefully remove structure as shown on plan. Remove all materials carefully to avoid damage to adjacent surfaces.
- Contractor shall notify TECHNE and owner if any removed wood showing evidence of active water leaks, termites or dry rot.
- Prepare existing window and door framing openings (to remain) to receive new window units. Coordinate work with proposed floor plans, elevations and door & window schedules.
- When demolition is complete, the structure and site shall be broom clean and ready to receive new work.
- Remove all existing landscape and tree roots within 3 feet of the outline of new structure. If the removal of tree roots produces potentially unstable trees, the contractor shall immediately contact a tree specialist to make a recommendation.
- Demolition of openings in roof and exterior walls shall be covered each night with plastic tarps and secured to prevent water and dust from entering the building.
- Existing floors shall be covered during construction. Openings shall be taped and sealed to walls at edges of construction zone to minimize dust. Temporary wall shall be built and sealed as if needed or shown on plans.
- Should any portion of the structure being removed produce unstable of unsafe conditions the contractor shall provide shoring and bracing.
- Existing FAU & Water Heater shall be turned off to and/or salvaged units removed and stored for re-use. Existing natural gas service shall be turned off and lines temporarily capped at residence.
- Electrical service shall be turned off at residence and provisions for temporary power made during construction.
- Contractor shall verify in the field the condition of all foundations, stem walls, sill attachments, pier-footing conditions and attachment to framing. Deficiencies, cracks or other structural issues in foundations or footings or lack thereof shall be brought to the attention of the architect and structural engineer.
- Existing framing and floor surfaces may be out of plumb and not level. They shall be inspected and made plumb and leveled by the contractor. Wood framing adjacent to soil may be encountered and modifications and/or protection measures shall be taken.
- Elevation changes between door openings and adjacent grade shall be verified in the field and if discrepancies exist between field conditions and plans exist, notify TECHNE to make modifications and/or other corrective measures.

FLOOR PLAN NOTES

A. The General Contractor or Sub-Contractor shall verify all conditions or dimensions on these plans in the field with actual site conditions.
B. Written dimensions shall take precedence over scaled dimensions and shall be verified on the job site. On-site verification of all dimensions and conditions shall be the sole responsibility of the General Contractor and Sub-Contractors.
C. The Contractor or sub-contractor shall notify TECHNE and the Architect if any conflicts or discrepancy occurs between this information on this plan and actual field conditions.
D. Any discrepancies with this drawing affecting project layout shall be brought to the attentio of TECHNE and the Architect. Do not proceed with work until written or verbal instructions are issued by TECHNE and the Architect.

DIMENSIONS

- EXTERIOR WALL DIMENSIONS TO FACE OF FINISH (U.N.O.)
- INTERIOR WALL DIMENSIONS TO CENTER LINE OF STUD (U.N.O.)
- CLEARANCE DIMENSIONS ARE TO FACE OF FINISH MATERIALS, NOTED WITH CLR.

DEMOLITION PLAN LEGEND

- EXISTING WALL TO BE REMOVED
- EXISTING DOOR TO BE REMOVED
- EXISTING WINDOW TO BE REMOVED
- EXISTING WALL
- EXISTING DOOR TO REMAIN
- EXISTING WINDOW TO REMAIN
- EXISTING MISC. ITEM TO BE REMOVED

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5/10/2017 8:37:23 AM

PROJECT NO: 1618

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

DRAWN BY: A.S., B.P., C.G.

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

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SHEET TITLE

FIRST FLOOR PLAN EXISTING

A103

ATTACHMENT 13

1 SECOND FLOOR PLAN - EXISTING/DEMO
1/8" = 1'-0"

0 8' 16' 32'
SCALE: 1/8" = 1'-0"

N

DEMOLITION GENERAL NOTES

- TECHNE shall be notified immediately when any discrepancy with Architectural or Structural drawings are found at the project site. All drawings may have to be modified upon removal of existing construction. Do not proceed with work in question until TECHNE issues directions.
- Contractor shall verify layout of existing structure, property boundaries, location of site utilities - underground and overhead, and field conditions as shown on the plans prior to demolition.
- Before start of demolition contractor shall verify with the owner any item to be saved (S), covered, or stored, verify storage locations with owner before demolition commences. Contractor to pay for and replace any item not intended for demolition but damaged during construction.
- Contractor to pay for and replace any item not intended for demolition but damaged during construction.
- Any outdoor structures or landscaping marked to be saved, shall be protected, fenced and/or covered to avoid damage.
- All demolition material shall be transported off site and properly disposed at city-approved locations by the contractor.
- Contractor to verify Dumpster location with owner before demolition commences.
- Contractor shall also refer to floor plans and other construction plans for new work to be incorporated into the project and to proceed with demolition accordingly.
- Carefully remove structure as shown on plan. Remove all materials carefully to avoid damage to adjacent surfaces.
- Contractor shall notify TECHNE and owner if any removed wood showing evidence of active water leaks, termites or dry rot.
- Prepare existing window and door framing openings (to remain) to receive new window units. Coordinate work with proposed floor plans, elevations and door & window schedules.
- When demolition is complete, the structure and site shall be broom clean and ready to receive new work.
- Remove all existing landscape and tree roots within 3 feet of the outline of new structure. If the removal of tree roots produces potentially unstable trees, the contractor shall immediately contact a tree specialist to make a recommendation.
- Demolition of openings in roof and exterior walls shall be covered each night with plastic tarps and secured to prevent water and dust from entering the building.
- Existing floors shall be covered during construction. Openings shall be taped and sealed to walls at edges of construction zone to minimize dust. Temporary wall shall be built and sealed as if needed or shown on plans.
- Should any portion of the structure being removed produce unstable of unsafe conditions the contractor shall provide shoring and bracing.
- Existing FAU & Water Heater shall be turned off to and/or salvaged units removed and stored for re-use. Existing natural gas service shall be turned off and lines temporarily capped at residence.
- Electrical service shall be turned off at residence and provisions for temporary power made during construction.
- Contractor shall verify in the field the condition of all foundations, stem walls, sill attachments, pier-footing conditions and attachment to framing. Deficiencies, cracks or other structural issues in foundations or footings or lack thereof shall be brought to the attention of the architect and structural engineer.
- Existing framing and floor surfaces may be out of plumb and not level. They shall be inspected and made plumb and leveled by the contractor. Wood framing adjacent to soil may be encountered and modifications and/or protection measures shall be taken.
- Elevation changes between door openings and adjacent grade shall be verified in the field and if discrepancies exist between field conditions and plans exist, notify TECHNE to make modifications and/or other corrective measures.

FLOOR PLAN NOTES

A. The General Contractor or Sub-Contractor shall verify all conditions or dimensions on these plans in the field with actual site conditions.
B. Written dimensions shall take precedence over scaled dimensions and shall be verified on the job site. On-site verification of all dimensions and conditions shall be the sole responsibility of the General Contractor and Sub-Contractors.
C. The Contractor or sub-contractor shall notify TECHNE and the Architect if any conflicts or discrepancy occurs between this information on this plan and actual field conditions.
D. Any discrepancies with this drawing affecting project layout shall be brought to the attention of TECHNE and the Architect. Do not proceed with work until written or verbal instructions are issued by TECHNE and the Architect.

DIMENSIONS

- EXTERIOR WALL DIMENSIONS TO FACE OF FINISH (U.N.O.)
- INTERIOR WALL DIMENSIONS TO CENTER LINE OF STUD (U.N.O.)
- CLEARANCE DIMENSIONS ARE TO FACE OF FINISH MATERIALS, NOTED WITH CLR.

DEMOLITION PLAN LEGEND

- EXISTING WALL TO BE REMOVED
- EXISTING DOOR TO BE REMOVED
- EXISTING WINDOW TO BE REMOVED
- EXISTING WALL
- EXISTING DOOR TO REMAIN
- EXISTING WINDOW TO REMAIN
- EXISTING MISC. ITEM TO BE REMOVED

DEMOLITION PLAN KEYNOTES

1. REMOVE EXISTING FLOOR FINISH.
2. REMOVE EXISTING PLUMBING FIXTURE.
3. REMOVE EXISTING RESTROOM STALL.
4. REMOVE EXISTING DOOR.
5. REMOVE EXISTING INTERIOR WALL.
6. REMOVE EXISTING DOOR AND FILL-IN OPENING.

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o 619-940-5814 m 313-595-5814

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C-19371
REN. 04/30/2015
STATE OF CALIFORNIA

CDRS Cooperative
2425 Camino Del Rio S
San Diego CA. 92108

TENANT

HGCA, LLC

MARK	DATE	DESCRIPTION
D1	08.10.16	Completeness Review
D2	12.07.16	CUP - 2nd Submittal
D3	01.23.17	CUP - 3rd Submittal
D4	02.20.17	CUP - Final Submittal

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PROJECT NO: 1618
CAD DWG FILE: A104 SECOND FLOOR PLAN - EXISTING.DWG
DRAWN BY: A.S., B.P., C.G.
CHK'D BY: A.S., M.R.M.

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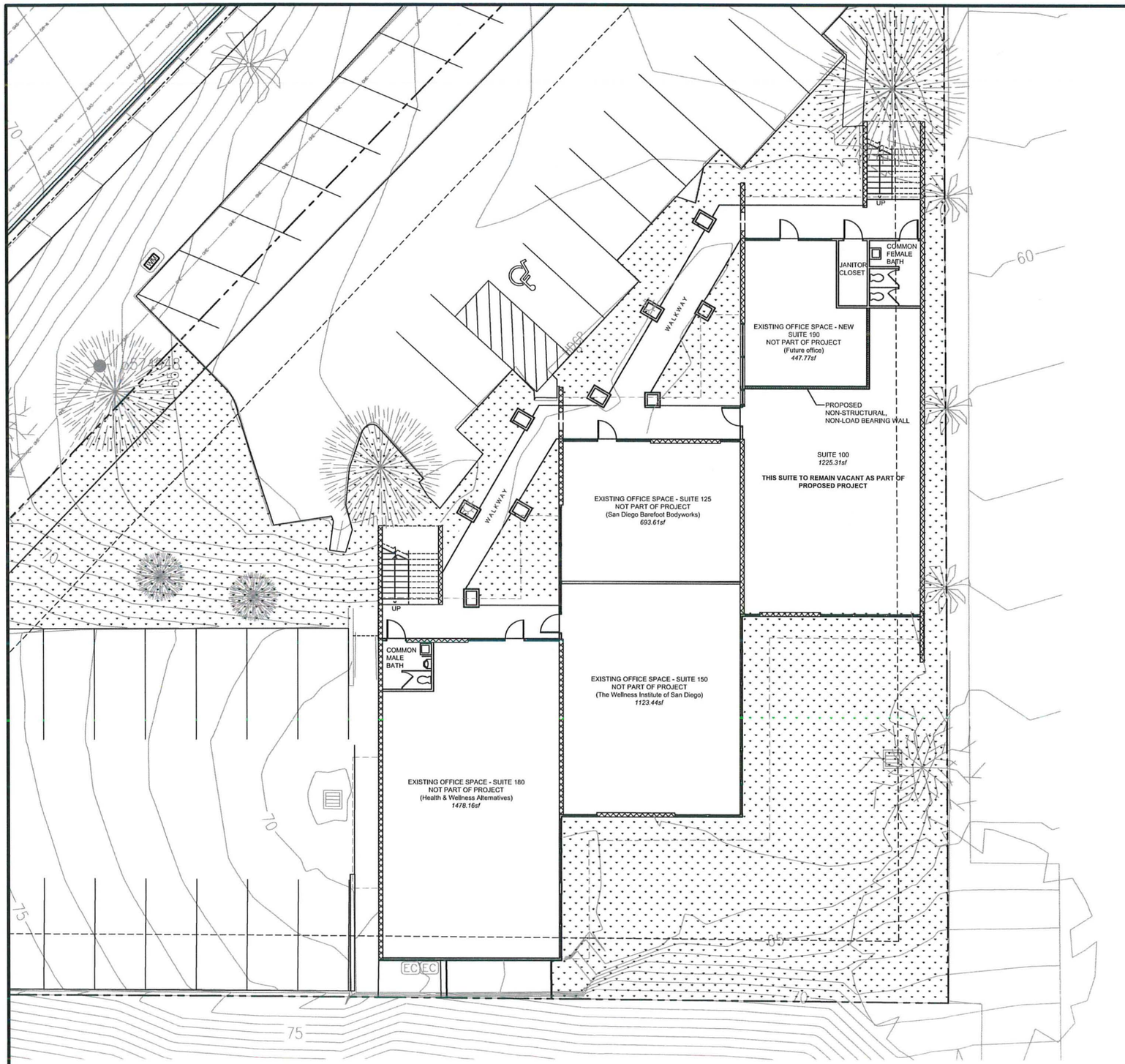
SHEET TITLE
SECOND FLOOR PLAN - EXISTING/DEMO

A104

SHEET 8 OF 14

ATTACHMENT 13



1 FIRST FLOOR PLAN - PROPOSED
1/8" = 1'-0"

0 8' 16' 32'
SCALE: 1/8" = 1'-0"

N

FLOOR PLAN LEGEND

- EXISTING CMU BLOCK WALL
- EXISTING WALL
- PROPOSED NON-STRUCTURAL INTERIOR WALL: 3⅝" Light Gauge Steel Stud @ 24" O.C. with 1 layer of ⅝" gypsum board each side.
- WALL OPENING: 80" high u.n.o. Finished with ½" gypsum board with square corners.
- DOOR AND SYMBOL. See door schedule for complete information
- WINDOW AND SYMBOL. See window schedule for complete information

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D4	02.2017	CUP - Final Submittal

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PROJECT NO: 1618

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

DRAWN BY: A.S., B.P., C.G.

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

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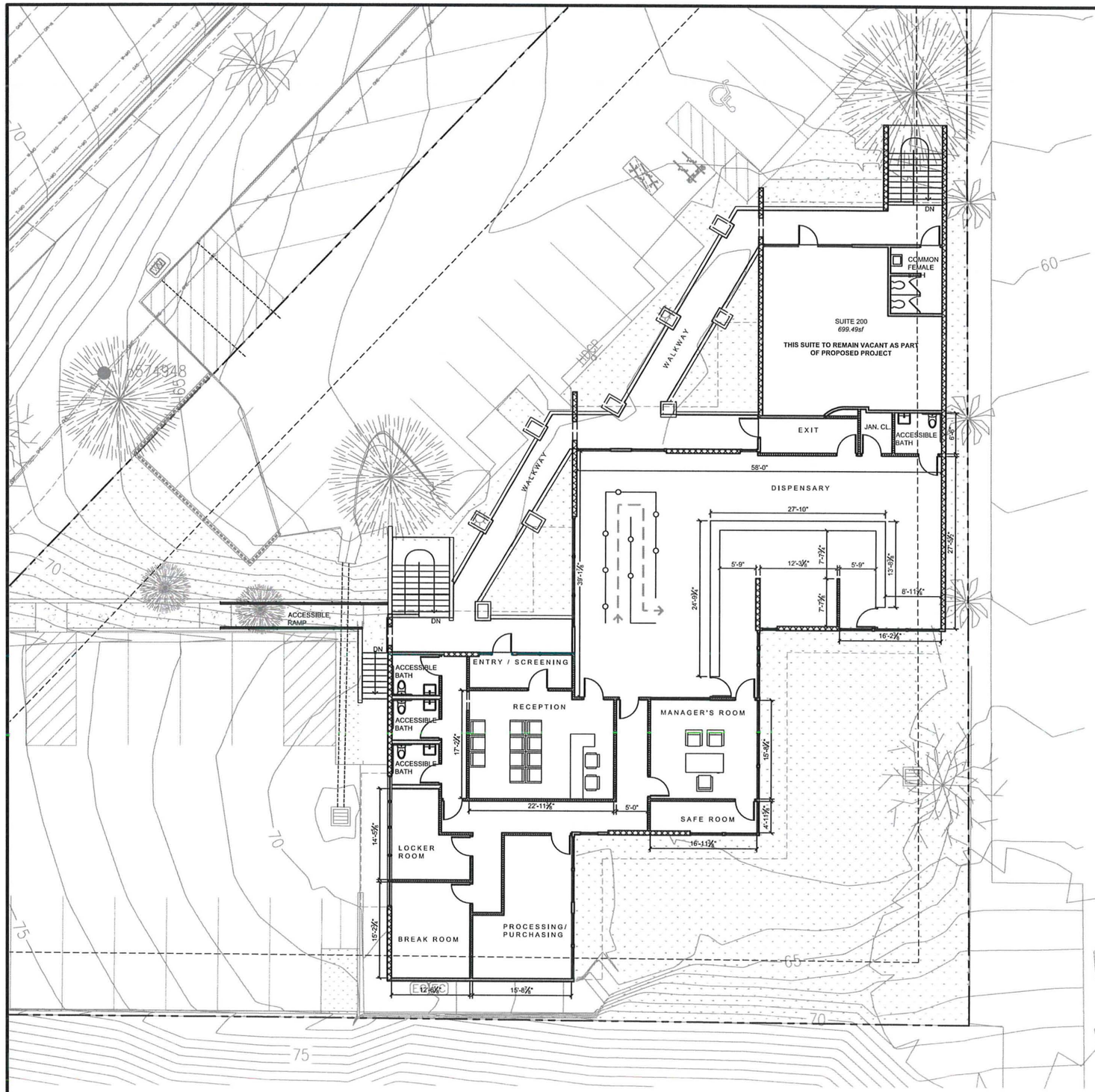
SHEET TITLE

FIRST FLOOR PLAN PROPOSED

A105

ATTACHMENT 13



1 SECOND FLOOR PLAN - PROPOSED
3/16" = 1'-0"

0 4' 8' 16'
SCALE: 1/8" = 1'-0"

N

FLOOR PLAN LEGEND

- EXISTING CMU BLOCK WALL
- EXISTING WALL
- PROPOSED NON-STRUCTURAL INTERIOR WALL: 3⅝" Light Gauge Steel Stud @ 24" O.C. with 1 layer of ⅝" gypsum board each side.
- WALL OPENING: 80" high u.n.o. Finished with ½" gypsum board with square corners.
- DOOR AND SYMBOL. See door schedule for complete information
- WINDOW AND SYMBOL. See window schedule for complete information

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03	01.23.17	CUP - 3rd Submittal
04	02.20.17	CUP - Final Submittal

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PROJECT NO: 1618

CAD DWG FILE: A106 SECOND FLOOR PLAN - PROPOSED.DWG

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

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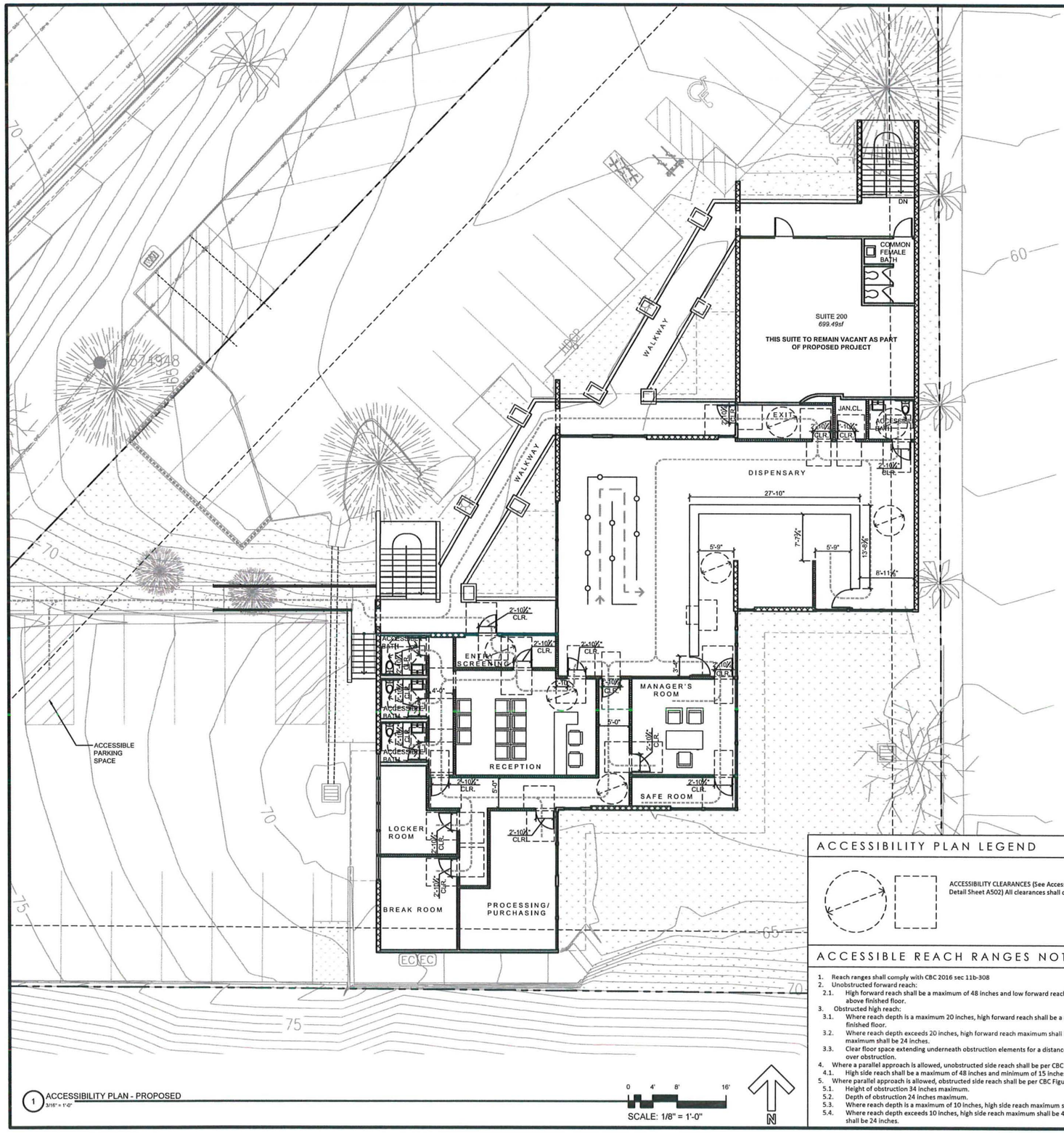
SHEET TITLE

SECOND FLOOR PLAN - PROPOSED

A106

SHEET 10 OF 14

ATTACHMENT 13



1 ACCESSIBILITY PLAN - PROPOSED
3/16" = 1'-0"

ACCESSIBILITY NOTES

1. All entrances and all exterior ground-floor exit doors to buildings and facilities shall be made accessible to persons with disabilities. (Sec. 11B-206.4.1)
2. Latching and locking hand activated doors in a path of travel shall be operable with a single effort by lever type hardware, panic bars, push pull activating bars, or other hardware designed to provide passage without requiring the ability to grasp the opening hardware. Locked exit doors shall operate as above in egress direction. (Sec. 1126A.6 and 1126A.4)
3. Hand activated door opening hardware shall be centered between 30 inches (762 mm) and 44 inches (1118 mm) above the floor. (Sec. 1126A.6)
4. The width and height of doorways shall comply with section 1008. Every required exit doorway shall permit the installation of a door not less than 3 feet \(914 mm\) wide and not less than 6 feet 8 inches (2032 mm) high. Exit doors shall be capable of opening at least 90 degrees and provide not less than 32 inches clear width (813mm). (Sec. 1126A) except where noted.
5. For hinged doors, the opening width shall be measured with the door positioned at an angle of 90 degrees from its closed position. (Sec. 11B-404.2.3 and Fig. 11B-404.2.3)
6. Minimum maneuvering clearances at doors shall be as shown in Figures 11A-8B and 11B-404.2.4.1. The floor or ground area within the required clearances shall be level and clear. (Sec.11B-404.2.4.4)
7. There shall be a level and clear floor or landing on each side of a door (Sec. 1126.A.2). The level area shall have a length in the direction of door swing of at least 60 inches \(1524 mm\) and the length opposite the direction of door swing of 48 inches (1219 mm) as measured at right angle to the plane of the door in its closed position. (Sec. 1126A.3.1, also Sec. 11B-404 and Fig. 11B-404.2.4.1 and 11B-404.2.4.2)
8. The width of the level area on the side to which the door swings shall extend 24 inches (610 mm) minimum past the strike edge of the door for exterior doors and 18 inches (457 mm) minimum past the strike edge for interior doors (Sec. 1126A.3.2). This also applies to obstructions and recesses. An additional 12 inches is required at the push side if a frontal approach, if door is equipped with both latch and closer. (Sec. 11B-404, Figures 11B-404.2.4.1(a) and 11B-404.2.4.1(c))
9. The floor or landing shall be not more than 1/2 inch (12.7 mm) lower than the threshold of the doorway (Sec 11B-404.2.5). Change in level between 1/4 inch (6 mm) and 275 inch (12.7 mm) shall be beveled with a slope no greater than one unit vertical to 2 unit horizontal (50- percent slope) (Sec. 11B-303.3 and Figure 11B-303.3)
10. The bottom 10 inches (254 mm) of all doors except automatic and sliding shall have a smooth, uninterrupted surface to allow the door to be opened by a wheelchair footrest without creating a trap or hazardous condition. Where narrow frame doors are used, a 10 inch (254 mm) high smooth panel shall be installed on the push side. (Sec 11B-404.2.10)
11. Maximum effort to operate doors shall not exceed 5 pounds (22 N) for exterior and interior doors, applied at right angles to hinged doors and at the center plane of sliding or folding doors. Compensating devices or automatic door operators may be utilized. The maximum effort to operate fire doors may be increased up to 15 pounds (66.72N) if allowed by the appropriate administrative authority. (Sec 11B-404.2.9)
12. Specific work stations need only comply with the required aisle width (Sections 11B-403.5 and 11B-403.5.1 and floors and levels (Sec. 11B-302). (Sec. 11B-303)
13. Entry ways to specific work stations shall be 32 inches clear width. (Sec. 11B-403.5.1(1))
14. PROVIDE PANIC HARDWARE AT EXIT DOORS WHERE NOTED.
15. Gates used as a component in a means of egress shall conform to the applicable requirements for doors. (Sec. 11B-404)
16. Exterior Exit doors shall have a sign posted above stating: DOOR TO BE UNLOCKED WHILE BUILDING IS OCCUPIED.

EGRESS & ACCESSIBILITY NOTES

ACCESSIBLE ROUTE - Accessible routes shall comply with CBC 2016 Section 11B-402. Walking surfaces shall provide clearances complying with CBC 2016 Section 11 B-403.5. The running slope of walking surfaces shall not be steeper than 1:20. The cross slope of walking surfaces shall not be steeper than 1:48. Except as provided in CBC 2016 Sections 11B-403.5.2 and 11B-403.5.3, the clear width of walking surfaces shall be 36 inches (914 mm) minimum. The clear width for walking surfaces in corridors serving an occupant load of 10 or more shall be 44 inches (1118 mm) minimum. The clear width for sidewalks and walks shall be 48 inches (1219 mm) minimum.

MEANS OF EGRESS - A continuous and unobstructed path of vertical and horizontal egress travel from any occupied portion of a building or structure to a public way. A means of egress consists of three separate and distinct parts: the exit access, the exit and the exit discharge. Means of Egress shall comply with CBC 2016 Chapter 10.

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

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

DOOR ENCROACHMENT - Doors, when fully opened, and handrails shall not reduce the required means of egress width by more than 7 inches (178 mm). Doors in any position shall not reduce the required width by more than one-half. Other nonstructural projections such as trim and similar decorative features shall be permitted to project into the required width a maximum of 11/2 inches (38 mm) on each side. (CBC 1005.2)

EGRESS ILLUMINATION - The means of egress, including the exit discharge, shall be illuminated at all times the building space served by the means of egress is occupied. Egress illumination shall comply with CBC 2016 Section 1006.

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

In the event of power supply failure, an emergency electrical system shall automatically illuminate all of the following areas:

1. Aisles and unenclosed egress stairways in rooms and spaces that require two or more means of egress.
2. Corridors, exit enclosures and exit passageways in buildings required to have two or more exits.
3. Exterior egress components at other than their levels of exit discharge until exit discharge is accomplished for buildings required to have two or more exits.
4. Interior exit discharge elements, as permitted in Section 1027.1, in buildings required to have two or more exits.
5. Exterior landings as required by Section 1008.1.6 for exit discharge doorways in buildings required to have two or more exits.

The emergency power system shall provide power for a duration of not less than 90 minutes and shall consist of storage batteries, unit equipment or an on-site generator. The installation of the emergency power system shall be in accordance with CBC 2016 Section 2702.

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

ACCESSIBILITY PLAN LEGEND

ACCESSIBILITY CLEARANCES (See Accessibility Notes, General Conditions and Detail Sheet A502) All clearances shall comply with CBC 2016 Chapter 11B.

ACCESSIBLE REACH RANGES NOTES

1. Reach ranges shall comply with CBC 2016 sec 11b-308
2. Unobstructed forward reach:
   2.1. High forward reach shall be a maximum of 48 inches and low forward reach shall be a minimum of 15 inches above finished floor.
3. Obstructed high reach:
   3.1. Where reach depth is a maximum 20 inches, high forward reach shall be a maximum of 48 inches above finished floor.
   3.2. Where reach depth exceeds 20 inches, high forward reach maximum shall be 44 inches and reach depth maximum shall be 24 inches.
   3.3. Clear floor space extending underneath obstruction elements for a distance not less than required reach depth over obstruction.
4. Where a parallel approach is allowed, unobstructed side reach shall be per CBC figure 11b-308.3.1
   4.1. High side reach shall be a maximum of 48 inches and minimum of 15 inches above finished floor.
5. Where parallel approach is allowed, obstructed side reach shall be per CBC Figure 11B-308.3.2
   5.1. Height of obstruction 34 inches maximum.
   5.2. Depth of obstruction 24 inches maximum.
   5.3. Where reach depth is a maximum of 10 inches, high side reach maximum shall be 48 inches.
   5.4. Where reach depth exceeds 10 inches, high side reach maximum shall be 46 inches and reach depth maximum shall be 24 inches.

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04	02.20.17	CUP - Final Submittal

5/6/2017 4:11:55 PM

PROJECT NO: 1618

CAD DWG FILE: A107 - A108 SECOND FLOOR EGRESS_ACCESSIBILITY PLAN - REVISED.DWG

DRAWN BY: A.S., B.P., C.G.

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

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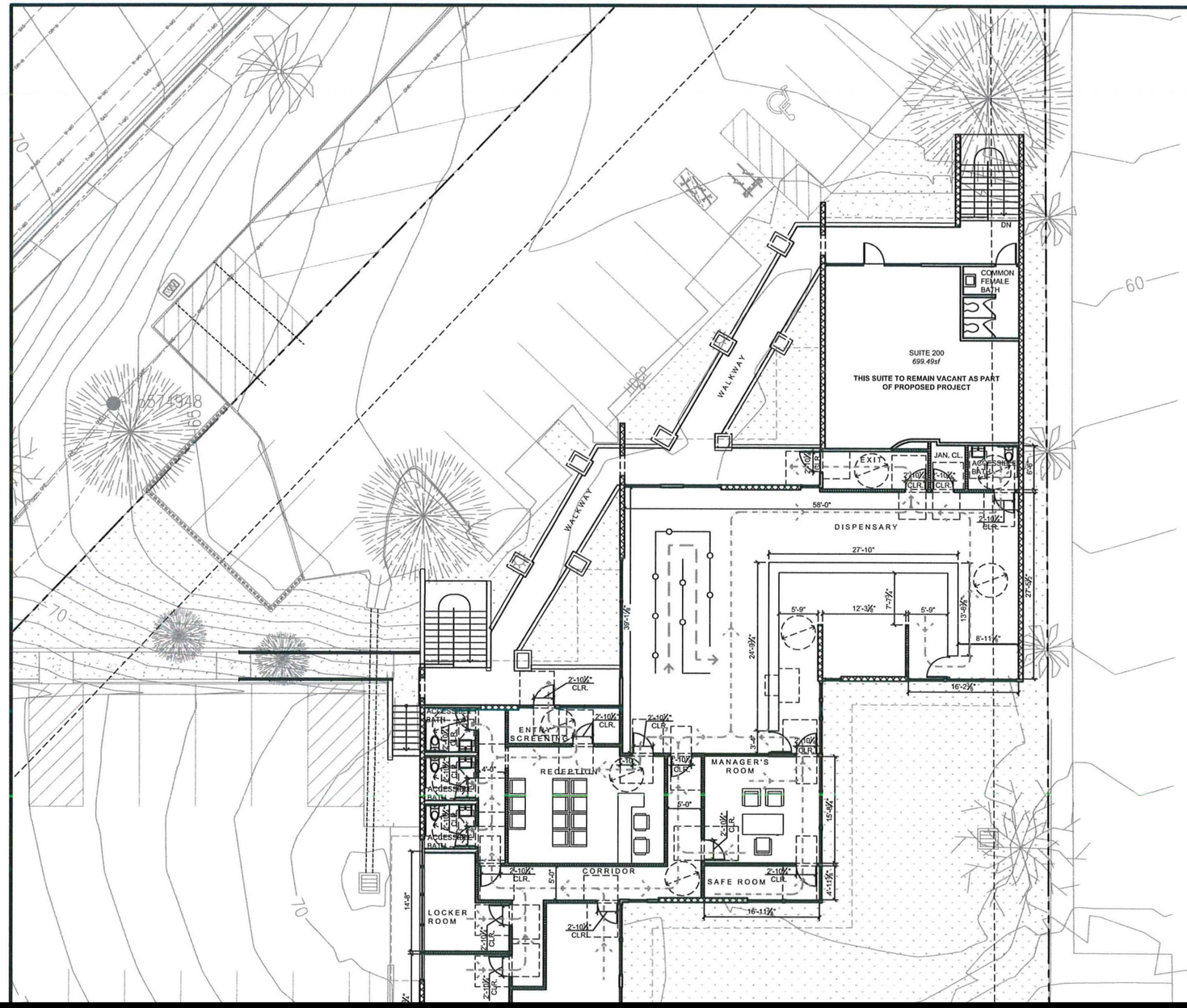
SHEET TITLE

ACCESSIBILITY PLAN - PROPOSED

A107

SHEET 11 OF 14

ATTACHMENT 13



ACCESSIBILITY NOTES

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3. Hand activated door opening hardware shall be centered between 30 inches (762 mm) and 44 inches (1118 mm) above the floor. (Sec. 1126A.6)
4. The width and height of doorways shall comply with section 1008. Every required exit doorway shall permit the installation of a door not less than 3 feet \(914 mm\) wide and not less than 6 feet 8 inches (2032 mm) high. Exit doors shall be capable of opening at least 90 degrees and provide not less than 32 inches clear width (813mm). (Sec. 1126A) except where noted.
5. For hinged doors, the opening width shall be measured with the door positioned at an angle of 90 degrees from its closed position. (Sec. 11B-404.2.3 and Fig. 11B-404.2.3)
6. Minimum maneuvering clearances at doors shall be as shown in Figures 11A-8B and 11B-404.2.4.1. The floor or ground area within the required clearances shall be level and clear. (Sec.11B-404.2.4.4)
7. There shall be a level and clear floor or landing on each side of a door (Sec. 1126.A.2). The level area shall have a length in the direction of door swing of at least 60 inches \(1524 mm\) and the length opposite the direction of door swing of 48 inches (1219 mm) as measured at right angle to the plane of the door in its closed position. (Sec. 1126A.3.1, also Sec. 11B-404 and Fig. 11B-404.2.4.1 and 11B-404.2.4.2)
8. The width of the level area on the side to which the door swings shall extend 24 inches (610 mm) minimum past the strike edge of the door for exterior doors and 18 inches (457 mm) minimum past the strike edge for interior doors (Sec. 1126A.3.2). This also applies to obstructions and recesses. An additional 12 inches is required at the push side if a frontal approach, if door is equipped with both latch and closer. (Sec. 11B-404, Figures 11B-404.2.4.1(a) and 11B-404.2.4.1(c))
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16. Exterior Exit doors shall have a sign posted above stating: DOOR TO BE UNLOCKED WHILE BUILDING IS OCCUPIED.

EGRESS & ACCESSIBILITY NOTES

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MEANS OF EGRESS - A continuous and unobstructed path of vertical and horizontal egress travel from any occupied portion of a building or structure to a public way. A means of egress consists of three separate and distinct parts: the exit access, the exit and the exit discharge. Means of Egress shall comply with CBC 2016 Chapter 10.

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

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

DOOR ENCROACHMENT - Doors, when fully opened, and handrails shall not reduce the required means of egress width by more than 7 inches (178 mm). Doors in any position shall not reduce the required width by more than one-half. Other nonstructural projections such as trim and similar decorative features shall be permitted to project into the required width a maximum of 11/2 inches (38 mm) on each side. (CBC 1005.2)

EGRESS ILLUMINATION - The means of egress, including the exit discharge, shall be illuminated at all times the building space served by the means of egress is occupied. Egress illumination shall comply with CBC 2016 Section 1006.

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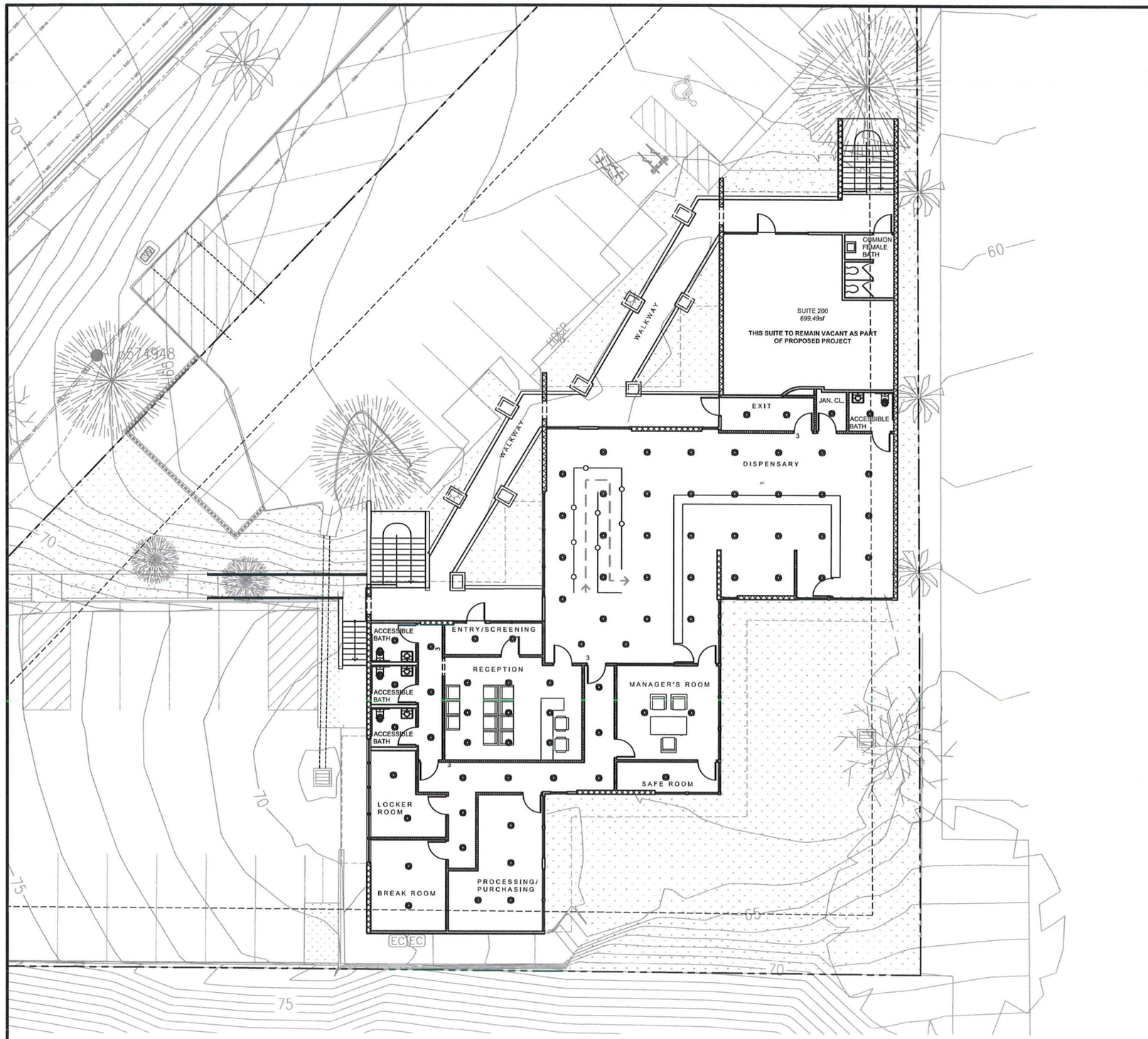
TENANT

HGCA, LLC

01	08.10.16	Completeness Review
02	12.07.16	CUP - [redacted]

ATTACHMENT 13



1 SECOND FLOOR LIGHTING PLAN - PROPOSED
3/16" = 1'-0"

0 4' 8' 16'
SCALE: 1/8" = 1'-0"
N

LIGHTING PLAN LEGEND

- DUPLEX OUTLET @ 18" A.F.F. U.N.O.
- WP — WATER PROOF DUPLEX OUTLET
- +42 — DUPLEX OUTLET @ 42" A.F.F. U.N.O.
- AFCI — OUTLET W/ ARC FAULT CIRCUIT INTERRUPTER
- GFCI — OUTLET W/ GROUND FAULT CIRCUIT INTERRUPTER
- FOURPLEX OUTLET
- CEILING MOUNTED LIGHT
- WALL MOUNTED LIGHT
- PENDENT LIGHT
- RECESSED CAN LIGHT
- 1X4 FLUORESCENT LIGHT FIXTURE
- WALL MOUNTED STEP LIGHT
- SINGLE POLE SWITCH
- 3 WAY SWITCH
- 4 WAY SWITCH
- DIMMER SWITCH
- OCCUPANCY SENSOR SWITCH
- DED — DEDICATED OUTLET CIRCUIT
- +42 — HEIGHT TO CENTERLINE A.F.F.
- T — DIGITAL THERMOSTAT
- TELEPHONE OUTLET
- TV — T.V. CABLE OUTLET
- SD — SMOKE DETECTOR
- CO — CARBON MONOXIDE DETECTOR
- CH — DOOR BELL CHIME
- B — DOOR BELL BUTTON
- GD — GARBAGE DISPOSER AIR GAP SWITCH
- ELECTRICAL CIRCUIT
- J — JUNCTION BOX (VOLTAGE AS NOTED)
- MS — OUTDOOR MOTION SENSOR
- CAT6 OUTLET
- EXHAUST FAN (5 air changes per hour)
- WALL MOUNTED FLOOD LIGHT

LIGHTING PLAN NOTES

1. The locations of switches, outlets and light fixtures shown on electrical plans are approximate. Do not run wire until all boxes are in place and the owner or TECHNE has been called to make visual review of all locations.
2. Verify all electrical requirements for new work and provide service as necessary. All new electrical wiring and installation shall comply with the latest adopted edition of the N.E.C., state and local requirements.
3. Rocker switches, dimmers, and other lighting controls shall be Leviton "Decora". Receptacles, wall plates and other related receptacles such as telephone jacks, GFCI receptacles and cable outlets shall be Leviton "Decora". Color of all items shall be "White" unless otherwise noted.
4. Living Rooms, Family Rooms, Bedrooms, Dens, Home Offices, and Hallways, shall have manual on occupancy sensors or dimmer switches to all lighting fixtures or fluorescent lighting fixtures. Leviton "Decora" Manual - On Occupancy Sensor - IPP10-1L or equal.
5. Bathrooms, Utility Rooms, Laundry rooms and Garages shall have occupancy sensors or fluorescent lighting fixtures. Leviton "Decora" Manual - On Occupancy Sensor - IPP10-1L or equal.
6. Kitchens shall have 50% for more of the wattage used for lighting be from high efficacy light fixtures. Incandescent lighting shall be switched separately and/or have dimmer switches.
7. Exterior light fixtures attached to building shall be fluorescent light fixtures or incandescent lighting equipped with photo/motion sensor.
8. All electric switches unless noted on the plan are to be located 42 inches above the finish floor. All outlet receptacles shall be 15 inches above finish floor, unless noted otherwise. Verify locations for horizontally mounted outlets (marked "Horizontal" on plans). Multiple switches shall be ganged together, unless noted otherwise.
9. Mounting heights for light fixtures shown on plans are from finish floor or flatwork to the centerline of junction box, unless noted otherwise. Also, refer to exterior and interior elevations for additional information regarding fixture-mounting heights.
10. Convenience outlets in bathrooms, kitchens, wet bar sink, laundry rooms, outdoors, basements and garages shall be Ground Fault Circuit Interrupt (GFCI) type outlets. (NEC 210.8)
11. Convenience outlets in bedrooms shall be protected with Arc Fault Circuit Interrupters (AFCI) type outlets. (NEC 210.12)
12. Electrical outlet plate gaskets shall be installed on all receptacles, switches or other electrical boxes in exterior walls and any walls on perimeter of conditioned space.
13. Verify electrical requirements for new appliances and mechanical equipment prior to running wire. See Appliance Schedule and floor plans for equipment.
14. All electrical panels shall have permanent legible labels indicating circuit use, amperage, etc.
15. Owner supplied fixtures shall be installed by contractor.
16. Verify with owner number of telephone lines to be provided to residence. Pre-wire for cable TV and telephone per plans, verify size and shielding requirements for TV cable. Verify locations of telephone, cable and computer outlets with owner prior to installation.
17. Verify with owner any electrical stub outs for future electrical.
18. Verify with owner and coordinate installation requirements of sound system and speaker wire for sound system. (System and wiring are not in contract unless specified in bid.)
19. SMOKE DETECTORS: Shall be installed in each bedroom, in access points to each sleeping area and in each story and basements. Detector shall have an alarm audible in all sleeping areas of the unit. Per CRC 2013 SEc. R314.
20. INTERCONNECTION NOTE: Where more than one smoke alarm is required to be installed, the smoke alarm shall be interconnected in such a manner that the activation of one alarm will activate all the alarms in the individual dwelling unit. The alarm shall be clearly audible in all bedrooms over background noise levels with all intervening doors closed.
21. POWER SOURCE: In new construction, required smoke alarms shall receive their primary power from the building wiring where such wiring is served from a commercial source and shall be equipped with a battery back-up. Smoke alarms shall emit a signal when the batteries are low. Wiring shall be permanent and without a disconnecting switch other than as required for overcurrent protection
22. EXISTING BUILDINGS: Smoke detectors shall be installed for all dwelling units intended for human occupancy, for a permit for alterations, repairs, or additions, exceeding one thousand dollars ($1000)
23. General contractor to verify with the owner and coordinate any electrical requirements for the installation of security system and/or intercom system. (System and wiring not in contract unless specified in bid.)
24. Junction boxes for ceiling fans shall be securely fastened to framing per fan manufacturer's instructions.
25. Provide Carbon Monoxide Alarms per CRC 2013 Sec. R315.

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TENANT

HGCA, LLC

MARK	DATE	DESCRIPTION
01	08.10.16	Completeness Review
02	12.07.16	CUP - 2nd Submittal
03	01.23.17	CUP - 3rd Submittal
04	02.20.17	CUP - Final Submittal

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PROJECT NO: 1618

CAD DWG FILE: A110 SECOND FLOOR LIGHTING PLAN - PROPOSED.DWG

DRAWN BY: A.S., B.P., C.G.

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

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SHEET TITLE

SECOND FLOOR LIGHTING PLAN - PROPOSED

A110

SHEET OF 14