



THE CITY OF SAN DIEGO

Report to the Hearing Officer

DATE ISSUED: May 17, 2017 REPORT NO. HO-17-030
HEARING DATE: May 24, 2017
SUBJECT: STONE AGE FARMACY. Process Three Decision
PROJECT NUMBER: [510523](#)
OWNER/APPLICANT: KBC Capital, LLC/Stone Age Farmacy (Attachment 12)

SUMMARY

Issue: Should the Hearing Officer approve a Conditional Use Permit to allow a Marijuana Outlet to operate within a 1,899-square-foot tenant space in an existing 16,536-square-foot commercial building on a 0.95-acre site within the Mission Valley Community Plan area?

Staff Recommendation: APPROVE Conditional Use Permit No. 1797393.

Community Planning Group Recommendation: On February 1, 2017, the Mission Valley Planning Group voted 14-1-0 to recommend denial of the proposed project (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 8, 2017 and the opportunity to appeal that determination ended March 22, 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 24, 2016, prior to the effective date of the Outlet regulations, and therefore, could apply for a CUP under the MMCC 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 an 1,889-square-foot tenant space, Suite 101, located on the first floor of an existing 16,536-square-foot, two-story commercial office building. The 0.95-acre site is located at 3456 Camino Del Rio North, west of Interstate 15, 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 commercial office building was constructed in 1975 (Building Permit No. H-93154), 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 and west, the San Diego River to the north, and Camino Del Rio North and Interstate-8 to the south.

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 (SDMC) 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 1514-04](#) 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 Overlay Zone regulations set forth in Chapter 13, Article 2, and Division 15 of the SDMC pursuant to [Section 132.1505\(c\)\(1\)](#) as the project is limited to interior modifications and will not increase the density, floor area ratio or height of the existing structure.

Project Description:

The project proposes the operation of an Outlet within an existing 1,889-square-foot tenant space located in Suite 101 on the first floor of a 16,536-square-foot building. The Outlet has been designed to include an entry and reception area, a metal detector/security screening area, a waiting area, two office suites, a sales/display area, payment area, a storage vault and safe, and a security office.

Required public improvements include the construction of a new 24-foot wide City standard driveway, and the reconstruction of the damaged portions of the sidewalk with current City standard sidewalk, adjacent to the site on Camino Del Rio North (Attachment 5, Conditions 28 and 29). Additionally, the project will construct a new accessible path from the building entrance to Camino Del Rio North public right-of-way, and has been conditioned to require the dedication of an additional one foot of right-of-way to Camino Del Rio North to provide a 10-foot curb to property line distance (Attachment 5, Conditions 27 and 30). The project requires a total of 51 off-street parking spaces (8 for the proposed 1,889-square-foot Outlet and 43 for the 14,647-square-foot office uses), all of which are provided within the project boundary.

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 CUP, 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 city 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 have been identified, City staff has determined that the project complies with the separation requirements as explained below. The following is a list of conflicting uses and analysis.

1. Proposed School – The proposed Outlet is located approximately 150 feet from a proposed educational facility. This facility is proposed within an existing three-story office building located at 3430 Camino Del Rio North. The subject property is owned by the San Diego Unified School District. An application for tenant improvements for offices and an educational facility (Audeo Learning Center) for 82 junior high school and 81 high school students, was deemed complete on October 21, 2016 and is currently in review. SDMC Section 141.0504(a) requires a 1,000-foot separation from schools including private or public institutions of learning providing instruction in kindergarten and grades 1 to 12. No school has been permitted or exists within 1,000 feet of the proposed Outlet at this time. Therefore, the proposed Outlet is in compliance with the required minimum separation requirements.
2. Word for Life Ministries – This church is located at 3505 Camino Del Rio South, Suite 160, south of the proposed Outlet across Interstate 8, with a property line to property line distance measuring approximately 400 feet. SDMC Section 141.0504(a) requires a 1,000-foot separation from a church. The site is located across Interstate-8, which 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 established direct access. A street route to this site from the proposed Outlet would be greater than 1,000 feet (Attachment 8). Therefore, the proposed Outlet is in compliance with the minimum separation requirement.
3. Emerald Courtyard MMCC– This MMCC was approved by the Planning Commission on August 25, 2016, with tenant improvements approved on March 16, 2017 (Building Permit 1855645). It is located at 3455 Camino Del Rio South, south of the proposed Outlet across Interstate 8, with a property line to property line distance measuring approximately 435 feet. SDMC Section 141.0504(a) requires a 1,000-foot separation from other marijuana outlets. Interstate-8 is a constructed physical barrier that would impede direct access between the uses. A street route to this site from the proposed Outlet would be greater than 1,000 feet (Attachment 8). 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., 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:

On February 1, 2017, the Mission Valley Planning Group voted 14-1-0 to recommend denial of the project based on concerns expressed at the meeting. According to the meeting minutes (Attachment 11), the following concerns were expressed:

1. The property is located within 1,000 feet of a school district owned property;
2. The San Diego River area is located behind the subject property; and
3. Concerns expressed by several business owners in the subject building about traffic, signed leases in a commercial office building not a retail center, security, and potential loss of business from their customers.

With respect to issues 1 and 2 above, the Outlet is in compliance with the separation requirements set forth in SDMC Section 141.0504(a) as it is not located within 1,000 feet of a school, or resource and population-based city park. As explained above, the project site is located within 1,000 feet of San Diego Unified School District owned property, and there is currently an application in review for tenant improvements for a proposed mixed use office and an educational facility within an existing three story building. No school has been permitted or exists within 1,000 feet of the proposed Outlet at this time. Furthermore, the San Diego River is not identified in the General Plan's Recreation Element, Figure RE-1, as a resource or population-based city park, and therefore the Outlet is not required to maintain a 1,000-foot distance from the San Diego River (Attachment 9).

With respect to issue #3, the existing building would continue to function as a commercial building and not convert to a retail center as a result of the proposed Outlet. The proposed Outlet is not

considered a change in use per the MVPDO, which considers similar development characteristics and intensity of use between commercial marijuana outlets and commercial office uses. It is allowed at this location with a CUP per the underlying MV-CO zone and is consistent with the MVCP Commercial Office land use designation and objective of encouraging a range of commercial retail uses integrated with other commercial uses. Additionally, there is no evidence that the proposed Outlet would affect the customer base of the existing businesses, nor is this a factor affecting the required CUP findings.

The CUP process establishes a review process for uses that may be desirable under appropriate circumstances, but not permitted by right, and provides the City an opportunity to impose conditions to protect the public health, safety, and welfare. The proposed Outlet is subject to specific operational requirements and restrictions, as set forth in SDMC Section 141.0504(b) - (m). These requirements/restrictions, along with additional security conditions, have been incorporated into the CUP (Attachment 5) to ensure the proposed outlet would not have an adverse impact to the public and community at large.

CONCLUSION

City staff recommends approval of the application for the CUP for an Outlet at this location as 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. City 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. 1797393, with modifications.
2. Deny Conditional Use Permit No. 1797393, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,

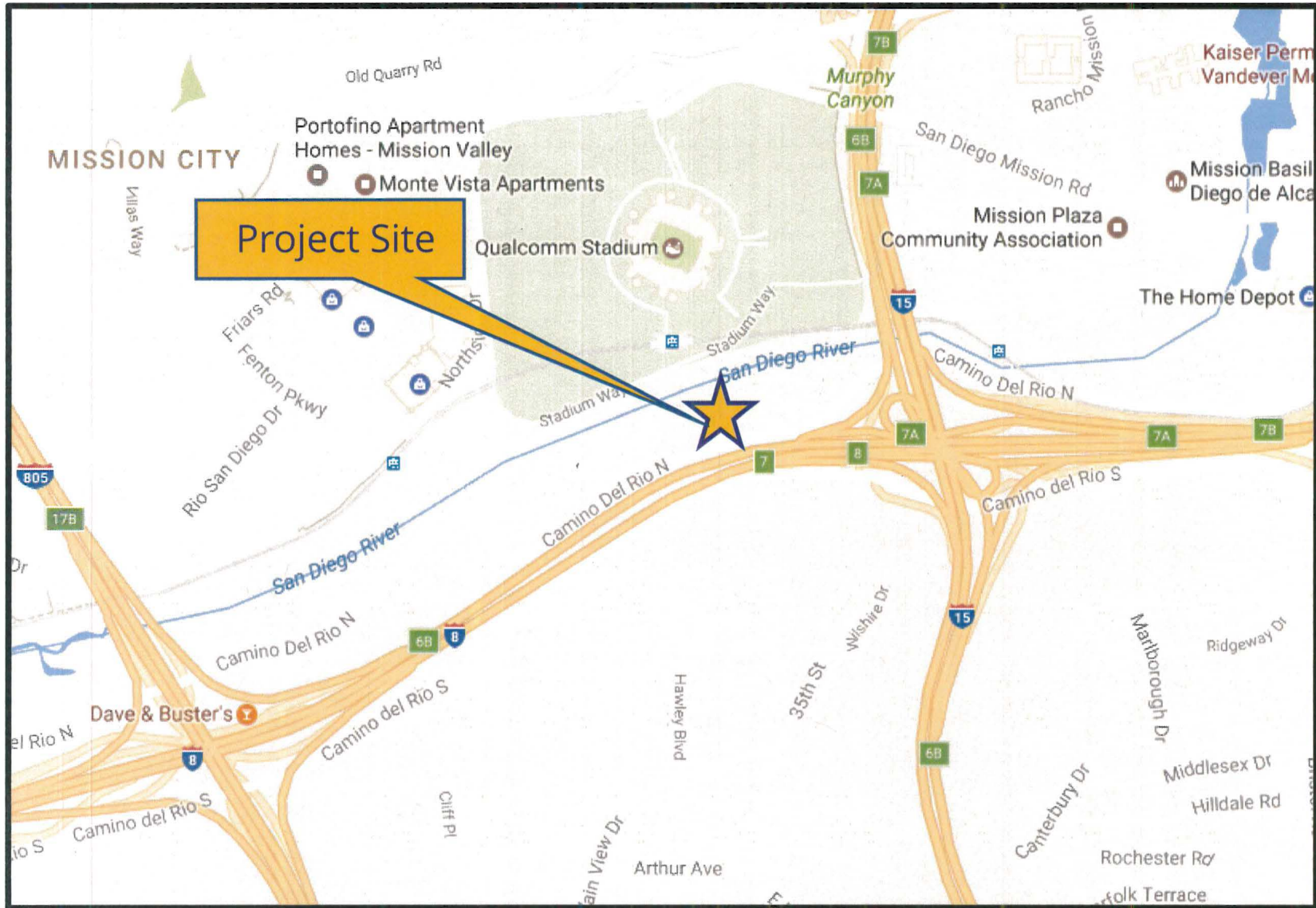


Firouzeh Tirandazi, Development Project Manager

Attachments:

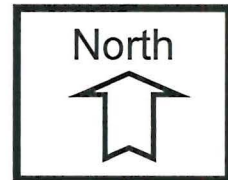
1. Project Location Map
2. Community Plan Land Use Map
3. Aerial Photograph
4. Draft Resolution with Findings
5. Draft Permit with Conditions

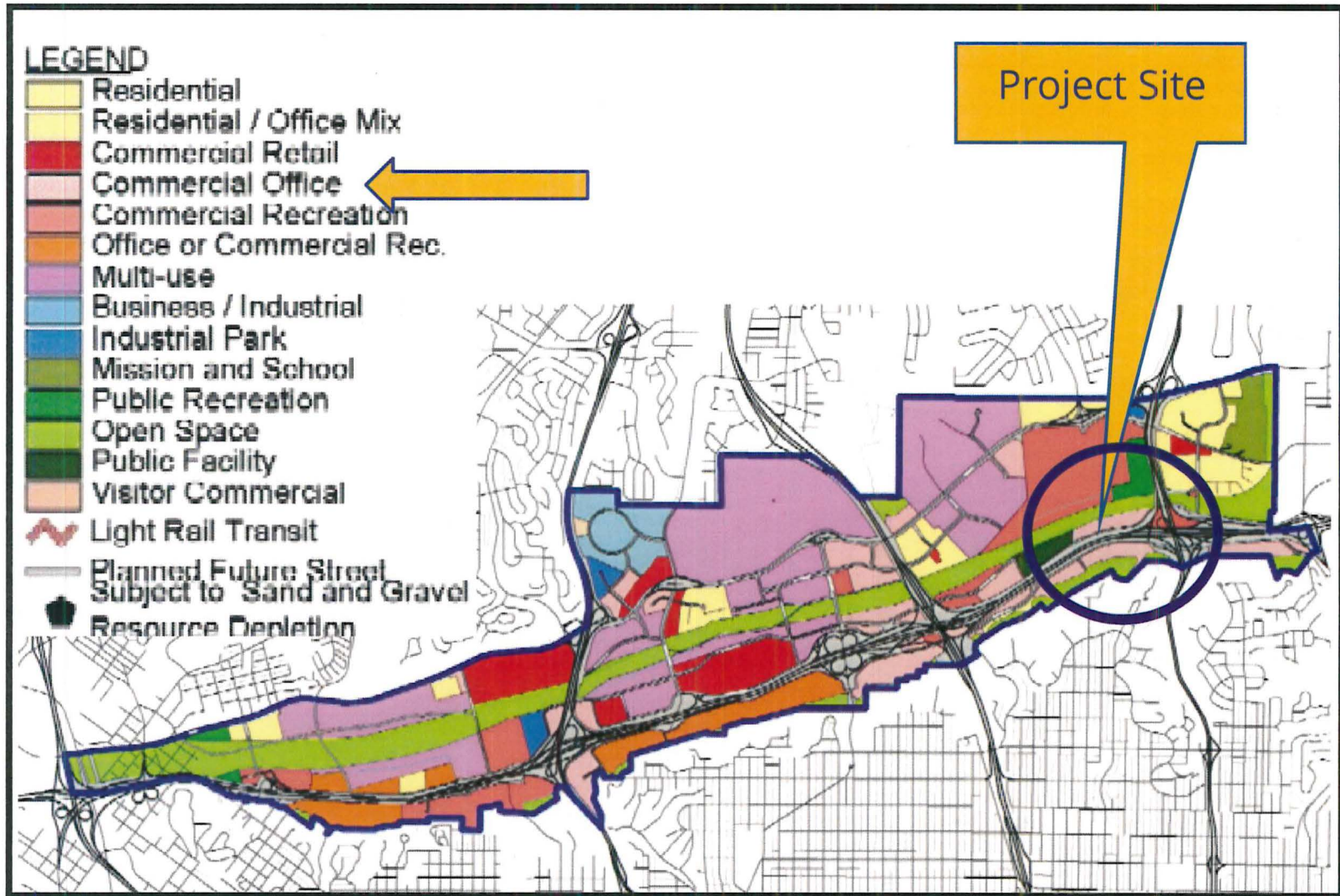
6. 1000-Foot Radius Map
7. 1000-Foot Radius Map Spreadsheet
8. Word for Life Ministries and Emerald Courtyard MMCC- Constructed Physical Barrier
9. Figure RE-1 – Community Plan Designated Open Space and Parks Map
10. Environmental Exemption
11. Community Planning Group Recommendation
12. Ownership Disclosure Statement
13. Project Plans



Project Location Map

STONE AGE PHARMACY / 3456 Camino Del Rio North
PROJECT NO. 510523

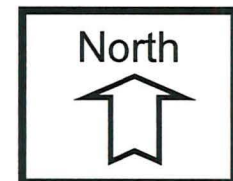


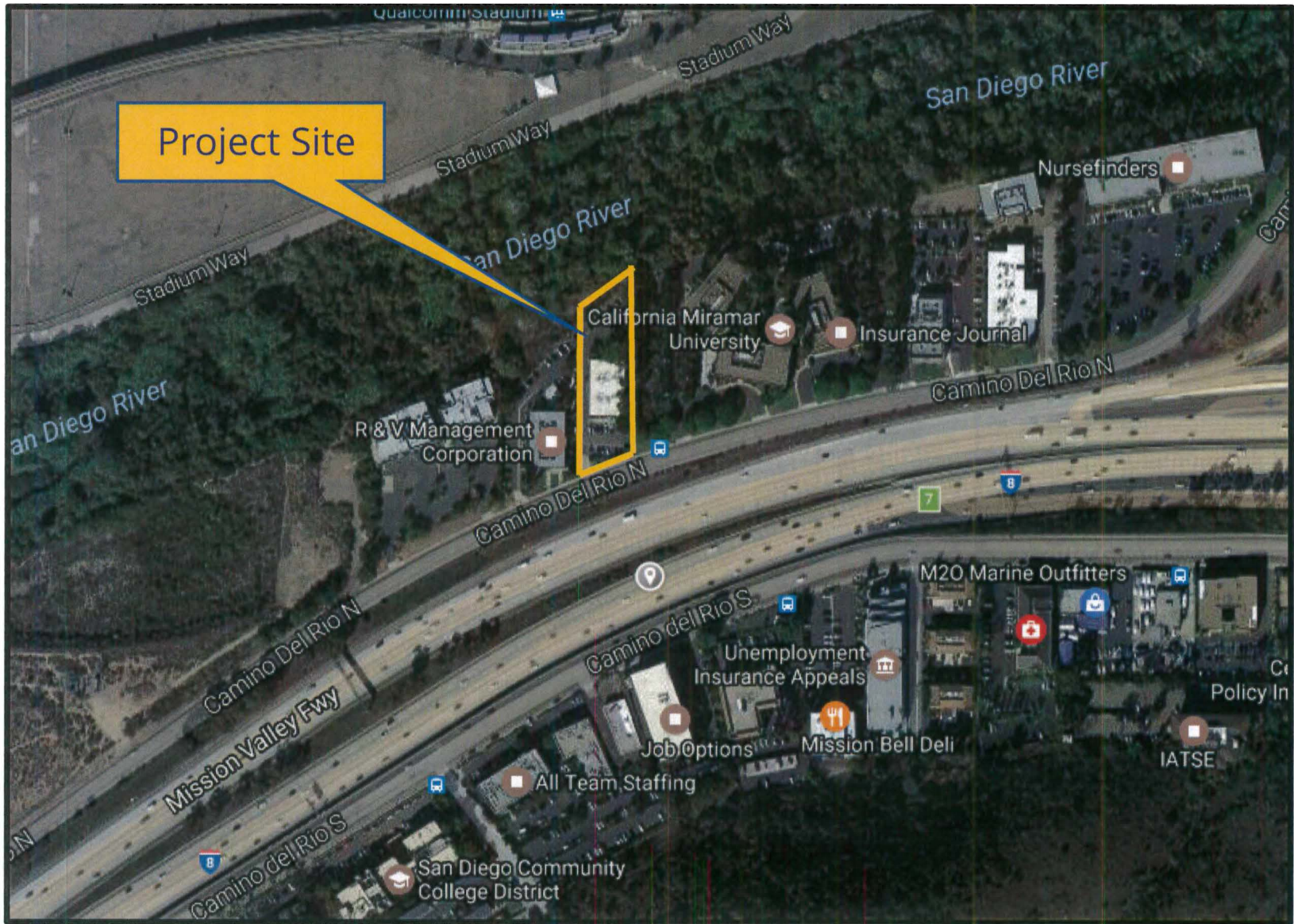


Mission Valley Community Land Use Map

STONE AGE FARMACY / 3456 Camino Del Rio North

PROJECT NO. 510523





Aerial Photograph

STONE AGE FARMACY / 3456 Camino Del Rio North
PROJECT NO. 510523



HEARING OFFICER RESOLUTION NO. _____
 CONDITIONAL USE PERMIT NO. 1797393
STONE AGE FARMACY - PROJECT NO. 510523

WHEREAS, KBC CAPITAL LLC., Owner, and STONE AGE FARMACY, Permittee, filed an application with the City of San Diego for a permit to operate a Marijuana Outlet in a 1,889-square-foot tenant space, in Suite 101, on the first floor of an existing 16,536-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. 1797393, on portions of a 0.95-acre site;

WHEREAS, the project site is located at 3456 Camino Del Rio North, Suite 101, 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 Parcel B of Parcel Map No. 780, in the County of San Diego, State of California, Filed in the Office of the County Recorder of San Diego County, April 11, 1972;

WHEREAS, on May 24, 2017, the Hearing Officer of the City of San Diego considered Conditional Use Permit No. 1797393 pursuant to the Land Development Code of the City of San Diego;

WHEREAS, on March 8, 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; NOW THEREFORE,

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

That the Hearing Officer adopts the following written Findings, dated 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 1,889-square-foot tenant space on the first floor of an existing 16,536-square-foot, two-story commercial office building. The 0.95-acre project site is located at 3456 Camino Del Rio North 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 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 the project site 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 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., 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, and 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 and permit conditions that will be imposed, 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 in a 1,889-square-foot tenant space on the first floor of an existing 16,536-square-foot, two-story commercial office 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 Ordinance regulations 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 Overlay Zone regulations set forth in Chapter 13, Article 2, and Division 15 of the SDMC pursuant to Section 132.1505(c)(1) as the project is limited to interior modifications and will not increase the density, floor area ratio or height of the existing structure.

Pursuant to SDMC Section 141.0504(a), Outlets are subject to separation requirements including a 1,000-foot separation from resource and population-based city 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 these required separation requirements.

The project is proposed within a structure constructed in 1975 in accordance with all applicable development regulations. The project is required to provide 51 off-street parking spaces (8 for the proposed 1,889-square-foot Outlet and 43 for the 14,647-square-foot office uses), which are provided within the project boundary.

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 1,889-square-foot tenant space on the first floor of an existing 16,536-square-foot, two-story commercial office building. The existing two-story office building was constructed in 1975 (Building Permit No. H-93154), 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 and west, the San Diego River to the north, and Camino Del Rio North and Interstate-8 to the south.

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 the project site 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. Surrounding development is also within the MV-CO Zone and 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. 1797393 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. 1797393, 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#: 24006956

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: 24006956

SPACE ABOVE THIS LINE FOR RECORDER'S USE

CONDITIONAL USE PERMIT NO. 1797393
STONE AGE FARMACY COOPERATIVE - PROJECT NO. 510523
 HEARING OFFICER

This Conditional Use Permit No. 1797393 is granted by the Hearing Officer of the City of San Diego to KBC Capital LLC, Owner, and Stone Age Farmacy, Permittee pursuant to San Diego Municipal Code [SDMC] section 126.0305. The 0.95-acre site is located at 3456 Camino Del Rio North, Suite 101, 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. The project site is legally described as: Parcel B of Parcel Map No. 780, in the County of San Diego, State of California, Filed in the Office of the County Recorder of San Diego County April 11, 1972.

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"] date May 24, 2017, on file in the Development Services Department.

The project shall include:

- a. Operation of a Marijuana Outlet in a 1,889-square-foot tenant space in Suite 101 located on the first floor of an existing 16,536-square-foot, two-story commercial office building;
- b. Existing landscaping (planting, irrigation and landscape related improvements);
- c. Off-street parking;
- d. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality Act [CEQA] and the CEQA Guidelines, the City Engineer's requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the SDMC.

STANDARD REQUIREMENTS:

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36 month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by 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 1,889-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 must construct and maintain an accessible path from the building entrance to the public street.

ENGINEERING REQUIREMENTS:

28. Prior to the issuance of any construction permits, the Owner/Permittee shall assure, by permit and bond, the construction of a new 24-foot driveway per current City Standards, adjacent to the site on Camino Del Rio North, satisfactory to the City Engineer.

29. Prior to the issuance of any construction permits, the Owner/Permittee shall assure, by permit and bond, the reconstruction of the damaged portions of the sidewalk with current City Standard sidewalk, adjacent to the site on Camino Del Rio North, satisfactory to the City Engineer.

30. Prior to the issuance of any construction permits, the Owner/Permittee shall dedicate an additional one foot of right-of-way to Camino Del Rio North to provide a 10-foot curb-to-property-line distance, satisfactory to the City Engineer.

31. Whenever street rights-of-way are required to be dedicated, it is the responsibility of the Owner/Permittee to provide the right-of-way free and clear of all encumbrances and prior easements. The Owner/Permittee must secure "subordination agreements" for minor distribution facilities and/or "joint-use agreements" for major transmission facilities.

32. Prior to the issuance of any construction permits, 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.

33. Prior to the issuance of any construction permits, 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. 1797393

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.

KBC CAPITAL LLC

Owner

By _____

William L. Gaskins
Managing Member

STONE AGE FARMACY

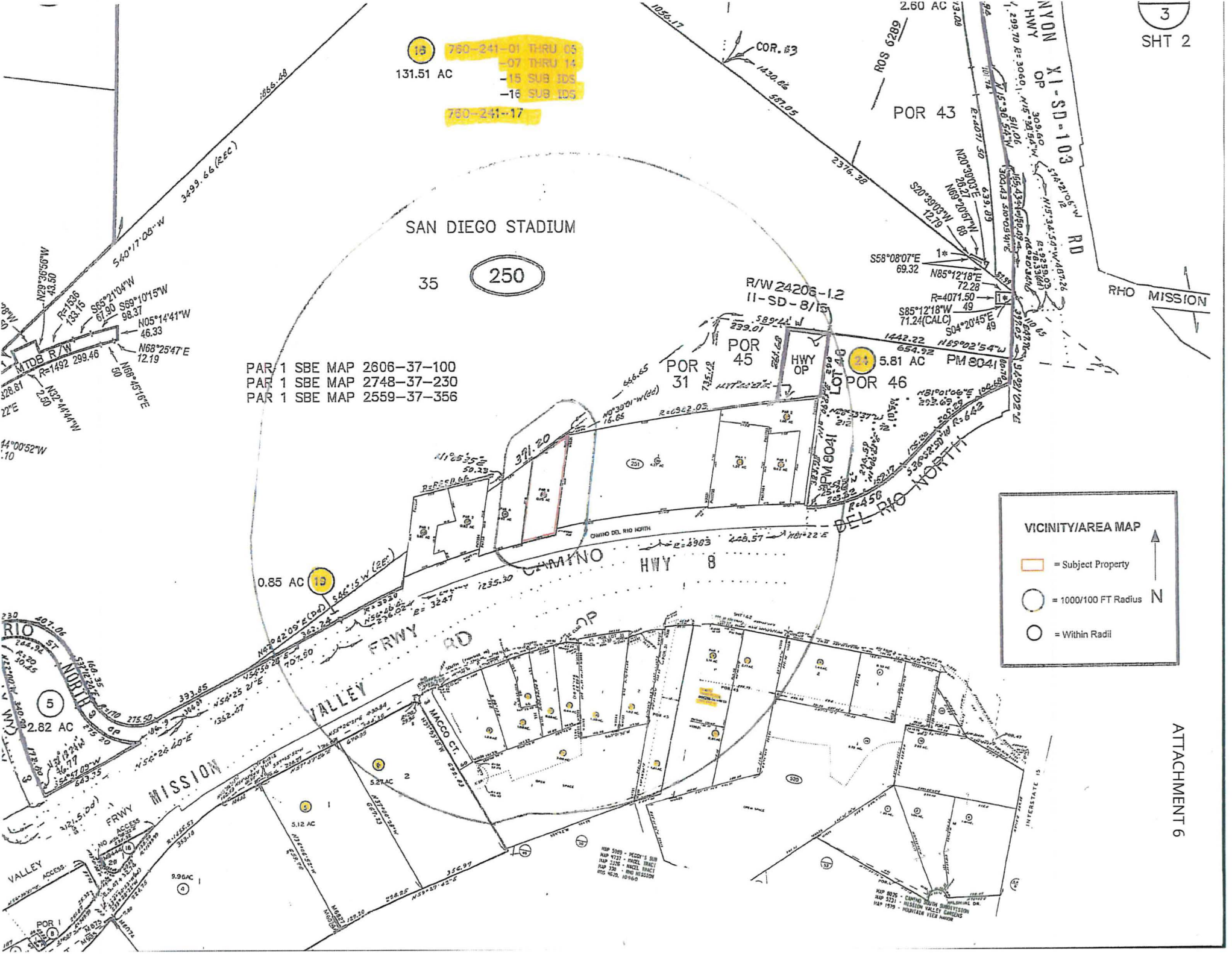
Permittee

By _____

Michael Blazeovich
Principal




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

13 780-241-01 THRU 05
-07 THRU 14
-15 SUB IDS
-16 SUB IDS
780-241-17
131.51 AC



PAR 1 SBE MAP 2606-37-100
PAR 1 SBE MAP 2748-37-230
PAR 1 SBE MAP 2559-37-356

VICINITY/AREA MAP

-  = Subject Property
-  = 1000/100 FT Radius
-  = Within Radii

↑
N

1000-FOOT RADIUS MAP SPREADSHEET

#	Use Code Description	Site Address	City	State	Zip	Parcel Number	Business/Commercial Tennant
1	COMMERCIAL MISCELLANEOUS	9449 FRIARS RD	SAN DIEGO	CA	92108	433-250-16-00	CITY OF SAN DIEGO - QUALCOMM STADIUM
2	PUBLIC AGENCY	VACANT/UNIMPROVED LAND	SAN DIEGO	CA	92108	433-250-19-00	CITY OF SAN DIEGO
3	STORES, RETAIL OUTLET	3838 CAMINO DEL RIO N STE 100	SAN DIEGO	CA	92108	433-250-24-00	COLTON CO.
4	STORES, RETAIL OUTLET	3838 CAMINO DEL RIO N STE 101	SAN DIEGO	CA	92108	433-250-24-00	DR. NITIN PARIKH
5	STORES, RETAIL OUTLET	3838 CAMINO DEL RIO N STE 102	SAN DIEGO	CA	92108	433-250-24-00	WESTLAND INSURANCE BROKERS
6	STORES, RETAIL OUTLET	3838 CAMINO DEL RIO N STE 103	SAN DIEGO	CA	92108	433-250-24-00	STATE FARM INSURANCE
7	STORES, RETAIL OUTLET	3838 CAMINO DEL RIO N STE 104	SAN DIEGO	CA	92108	433-250-24-00	SORENSEN MEDIA INC.
8	STORES, RETAIL OUTLET	3838 CAMINO DEL RIO N STE 105	SAN DIEGO	CA	92108	433-250-24-00	COLTON FAMILY TRUST
9	STORES, RETAIL OUTLET	3838 CAMINO DEL RIO N STE 106	SAN DIEGO	CA	92108	433-250-24-00	PACIFIC COMPANIES
10	STORES, RETAIL OUTLET	3838 CAMINO DEL RIO N STE 108	SAN DIEGO	CA	92108	433-250-24-00	COLTON FAMILY TRUST
11	STORES, RETAIL OUTLET	3838 CAMINO DEL RIO N STE 110	SAN DIEGO	CA	92108	433-250-24-00	DAVID SCHIAVO
12	STORES, RETAIL OUTLET	3838 CAMINO DEL RIO N STE 115	SAN DIEGO	CA	92108	433-250-24-00	HEALTH CARE MGMT. SYSTEMS INC.
13	STORES, RETAIL OUTLET	3838 CAMINO DEL RIO N STE 116	SAN DIEGO	CA	92108	433-250-24-00	COLTON FAMILY TRUST
14	STORES, RETAIL OUTLET	3838 CAMINO DEL RIO N STE 120	SAN DIEGO	CA	92108	433-250-24-00	STRP MANAGEMENT INC.
15	STORES, RETAIL OUTLET	3838 CAMINO DEL RIO N STE 141	SAN DIEGO	CA	92108	433-250-24-00	DENIS GARRAHAN
16	STORES, RETAIL OUTLET	3838 CAMINO DEL RIO N STE 150	SAN DIEGO	CA	92108	433-250-24-00	SHOWLEY ARCHAMBAULT ALEXANDER
17	STORES, RETAIL OUTLET	3838 CAMINO DEL RIO N STE 155	SAN DIEGO	CA	92108	433-250-24-00	CHC CONSULTING LLC
18	STORES, RETAIL OUTLET	3838 CAMINO DEL RIO N STE 157	SAN DIEGO	CA	92108	433-250-24-00	GATEWAY PLANNING GROUP
19	STORES, RETAIL OUTLET	3838 CAMINO DEL RIO N STE 162	SAN DIEGO	CA	92108	433-250-24-00	COLTON FAMILY TRUST
20	STORES, RETAIL OUTLET	3838 CAMINO DEL RIO N STE 163	SAN DIEGO	CA	92108	433-250-24-00	MARY TERPATSI
21	STORES, RETAIL OUTLET	3838 CAMINO DEL RIO N STE 165	SAN DIEGO	CA	92108	433-250-24-00	HEALTH CARE MANAGEMENT SYSTEMS INC.
22	STORES, RETAIL OUTLET	3838 CAMINO DEL RIO N STE 206	SAN DIEGO	CA	92108	433-250-24-00	COLTON FAMILY TRUST
23	STORES, RETAIL OUTLET	3838 CAMINO DEL RIO N STE 210	SAN DIEGO	CA	92108	433-250-24-00	LISI INC.
24	STORES, RETAIL OUTLET	3838 CAMINO DEL RIO N STE 214	SAN DIEGO	CA	92108	433-250-24-00	CECILIA STOUPIGNAN
25	STORES, RETAIL OUTLET	3838 CAMINO DEL RIO N STE 220	SAN DIEGO	CA	92108	433-250-24-00	AMERIPRISE FINANCIAL SERVICE
26	STORES, RETAIL OUTLET	3838 CAMINO DEL RIO N STE 222	SAN DIEGO	CA	92108	433-250-24-00	COLTON FAMILY TRUST
27	STORES, RETAIL OUTLET	3838 CAMINO DEL RIO N STE 230	SAN DIEGO	CA	92108	433-250-24-00	GUILD MORTGAGE CO.
28	STORES, RETAIL OUTLET	3838 CAMINO DEL RIO N STE 240	SAN DIEGO	CA	92108	433-250-24-00	SEALASKA ENVIRONMENTAL SER
29	STORES, RETAIL OUTLET	3838 CAMINO DEL RIO N STE 250	SAN DIEGO	CA	92108	433-250-24-00	GRANITE ESCROW SERVICES
30	STORES, RETAIL OUTLET	3838 CAMINO DEL RIO N STE 252	SAN DIEGO	CA	92108	433-250-24-00	ELEANOR KAHN
31	STORES, RETAIL OUTLET	3838 CAMINO DEL RIO N STE 262	SAN DIEGO	CA	92108	433-250-24-00	COLTON FAMILY TRUST
32	STORES, RETAIL OUTLET	3838 CAMINO DEL RIO N STE 265	SAN DIEGO	CA	92108	433-250-24-00	COLTON FAMILY TRUST
33	STORES, RETAIL OUTLET	3838 CAMINO DEL RIO N STE 300	SAN DIEGO	CA	92108	433-250-24-00	RYAN DENTT
34	STORES, RETAIL OUTLET	3838 CAMINO DEL RIO N STE 301	SAN DIEGO	CA	92108	433-250-24-00	PATRICK G SHEA LAW OFFICE
35	STORES, RETAIL OUTLET	3838 CAMINO DEL RIO N STE 305	SAN DIEGO	CA	92108	433-250-24-00	NBIS
36	STORES, RETAIL OUTLET	3838 CAMINO DEL RIO N STE 310	SAN DIEGO	CA	92108	433-250-24-00	NURSEFINDERS OF SAN DIEGO STAFFING
37	STORES, RETAIL OUTLET	3838 CAMINO DEL RIO N STE 315	SAN DIEGO	CA	92108	433-250-24-00	BLUE HORIZON INSURANCE
38	STORES, RETAIL OUTLET	3838 CAMINO DEL RIO N STE 320	SAN DIEGO	CA	92108	433-250-24-00	OLSON G KEITH PHD
39	STORES, RETAIL OUTLET	3838 CAMINO DEL RIO N STE 350	SAN DIEGO	CA	92108	433-250-24-00	COORDINATED BENEFITS OF CALIF.
40	STORES, RETAIL OUTLET	3838 CAMINO DEL RIO N STE 361	SAN DIEGO	CA	92108	433-250-24-00	BLITZ LEE & CO.
41	STORES, RETAIL OUTLET	3838 CAMINO DEL RIO N STE 380	SAN DIEGO	CA	92108	433-250-24-00	RECOVERY INNOVATIONS
42	STORES, RETAIL OUTLET	3636 CAMINO DEL RIO N STE 100	SAN DIEGO	CA	92108	433-251-01-00	CLARK ANTHONY W

43	STORES, RETAIL OUTLET	3636 CAMINO DEL RIO N STE 101	SAN DIEGO	CA	92108	433-251-01-00	1750 FIFTH AVENUE LLC
44	STORES, RETAIL OUTLET	3636 CAMINO DEL RIO N STE 102	SAN DIEGO	CA	92108	433-251-01-00	PARKSTONE CO.
45	STORES, RETAIL OUTLET	3636 CAMINO DEL RIO N STE 110	SAN DIEGO	CA	92108	433-251-01-00	1750 FIFTH AVENUE LLC
46	STORES, RETAIL OUTLET	3636 CAMINO DEL RIO N STE 120	SAN DIEGO	CA	92108	433-251-01-00	COLLECTION BUREAU OF ESCONDIDO
47	STORES, RETAIL OUTLET	3636 CAMINO DEL RIO N STE 130	SAN DIEGO	CA	92108	433-251-01-00	1750 FIFTH AVENUE LLC
48	STORES, RETAIL OUTLET	3636 CAMINO DEL RIO N STE 140	SAN DIEGO	CA	92108	433-251-01-00	1750 FIFTH AVENUE LLC
49	STORES, RETAIL OUTLET	3636 CAMINO DEL RIO N STE 150	SAN DIEGO	CA	92108	433-251-01-00	KNOWLTON LEGAL
50	STORES, RETAIL OUTLET	3636 CAMINO DEL RIO N STE 170	SAN DIEGO	CA	92108	433-251-01-00	SAN DIEGO HYPNOSIS CLINIC
51	STORES, RETAIL OUTLET	3636 CAMINO DEL RIO N STE 180	SAN DIEGO	CA	92108	433-251-01-00	STOREHOUSE TECHNOLOGIES
52	STORES, RETAIL OUTLET	3636 CAMINO DEL RIO N STE 185	SAN DIEGO	CA	92108	433-251-01-00	AFCO CREDIT CORP.
53	STORES, RETAIL OUTLET	3636 CAMINO DEL RIO N STE 215	SAN DIEGO	CA	92108	433-251-01-00	MELISSA CHARLES
54	STORES, RETAIL OUTLET	3636 CAMINO DEL RIO N STE 220	SAN DIEGO	CA	92108	433-251-01-00	QUALITY ESCROW INC.
55	STORES, RETAIL OUTLET	3636 CAMINO DEL RIO N STE 230	SAN DIEGO	CA	92108	433-251-01-00	BIOMAT USA
56	STORES, RETAIL OUTLET	3636 CAMINO DEL RIO N STE 245	SAN DIEGO	CA	92108	433-251-01-00	1750 FIFTH AVENUE LLC
57	STORES, RETAIL OUTLET	3638 CAMINO DEL RIO N 102	SAN DIEGO	CA	92108	433-251-02-00	JIM BROGAN
58	STORES, RETAIL OUTLET	3638 CAMINO DEL RIO N 280	SAN DIEGO	CA	92108	433-251-02-00	ANNE FRITZ
59	STORES, RETAIL OUTLET	3590 CAMINO DEL RIO N	SAN DIEGO	CA	92108	433-251-03-00	3590 CDRN LLC
60	STORES, RETAIL OUTLET	3530 CAMINO DEL RIO N STE 101	SAN DIEGO	CA	92108	433-251-04-00	MITCHELL ROBINS
61	STORES, RETAIL OUTLET	3530 CAMINO DEL RIO N STE 103	SAN DIEGO	CA	92108	433-251-04-00	CARSON ANN PHD
62	STORES, RETAIL OUTLET	3530 CAMINO DEL RIO N STE 105	SAN DIEGO	CA	92108	433-251-04-00	DOMESTIC CAR SHIPPING
63	STORES, RETAIL OUTLET	3530 CAMINO DEL RIO N STE 107	SAN DIEGO	CA	92108	433-251-04-00	CAMINO DEL RIO OWNER LLC
64	STORES, RETAIL OUTLET	3530 CAMINO DEL RIO N STE 109	SAN DIEGO	CA	92108	433-251-04-00	TOMA & PETROS INC.
65	STORES, RETAIL OUTLET	3530 CAMINO DEL RIO N STE 110	SAN DIEGO	CA	92108	433-251-04-00	LAW OFFICES OF WILL COLLINS
66	STORES, RETAIL OUTLET	3530 CAMINO DEL RIO N STE 200	SAN DIEGO	CA	92108	433-251-04-00	AWARD COMMERCIAL PROPERTIES
67	STORES, RETAIL OUTLET	3530 CAMINO DEL RIO N STE 201	SAN DIEGO	CA	92108	433-251-04-00	HANNA BROPHY MAC LEAN MC ALEER
68	STORES, RETAIL OUTLET	3530 CAMINO DEL RIO N STE 202	SAN DIEGO	CA	92108	433-251-04-00	EVA KUNSELMAN
69	STORES, RETAIL OUTLET	3530 CAMINO DEL RIO N STE 203	SAN DIEGO	CA	92108	433-251-04-00	CAMINO DEL RIO OWNER LLC
70	STORES, RETAIL OUTLET	3530 CAMINO DEL RIO N STE 204	SAN DIEGO	CA	92108	433-251-04-00	SCHIFRIN GAGNON & DICKEY
71	STORES, RETAIL OUTLET	3530 CAMINO DEL RIO N STE 205	SAN DIEGO	CA	92108	433-251-04-00	HENDRICKSON APPRAISAL CO. INC.
72	STORES, RETAIL OUTLET	3530 CAMINO DEL RIO N STE 206	SAN DIEGO	CA	92108	433-251-04-00	SANDWEISS SAMUEL MD
73	STORES, RETAIL OUTLET	3530 CAMINO DEL RIO N STE 300	SAN DIEGO	CA	92108	433-251-04-00	AMER VOLUNTEERS
74	STORES, RETAIL OUTLET	3530 CAMINO DEL RIO N STE 301	SAN DIEGO	CA	92108	433-251-04-00	INTERFAITH SHELTER NETWORK
75	STORES, RETAIL OUTLET	3550 CAMINO DEL RIO N STE 100	SAN DIEGO	CA	92108	433-251-04-00	CLAUDIA PIRES
76	STORES, RETAIL OUTLET	3550 CAMINO DEL RIO N STE 101	SAN DIEGO	CA	92108	433-251-04-00	RETIREMENT STRATEGIES GROUP
77	STORES, RETAIL OUTLET	3550 CAMINO DEL RIO N STE 104	SAN DIEGO	CA	92108	433-251-04-00	SALES CONSULTANTS OF CARLSBAD
78	STORES, RETAIL OUTLET	3550 CAMINO DEL RIO N STE 105	SAN DIEGO	CA	92108	433-251-04-00	L S R E F NEWTON HOLDINGS LLC
79	STORES, RETAIL OUTLET	3550 CAMINO DEL RIO N STE 106	SAN DIEGO	CA	92108	433-251-04-00	LANCE PELKY & ASSOC.
80	STORES, RETAIL OUTLET	3550 CAMINO DEL RIO N STE 112	SAN DIEGO	CA	92108	433-251-04-00	CAMINO DEL RIO OWNER LLC
81	STORES, RETAIL OUTLET	3550 CAMINO DEL RIO N STE 200	SAN DIEGO	CA	92108	433-251-04-00	RITA KELLEY
82	STORES, RETAIL OUTLET	3550 CAMINO DEL RIO N STE 202	SAN DIEGO	CA	92108	433-251-04-00	DON BURNS
83	STORES, RETAIL OUTLET	3550 CAMINO DEL RIO N STE 204	SAN DIEGO	CA	92108	433-251-04-00	FARD ENGINEERS INC.
84	STORES, RETAIL OUTLET	3550 CAMINO DEL RIO N STE 206	SAN DIEGO	CA	92108	433-251-04-00	CAMINO DEL RIO OWNER LLC
85	STORES, RETAIL OUTLET	3550 CAMINO DEL RIO N STE 207	SAN DIEGO	CA	92108	433-251-04-00	MURRAY RUDEMBERG
86	STORES, RETAIL OUTLET	3550 CAMINO DEL RIO N STE 208	SAN DIEGO	CA	92108	433-251-04-00	CALIFORNIA MIRAMAR UNIVERSITY
87	STORES, RETAIL OUTLET	3550 CAMINO DEL RIO N STE 212	SAN DIEGO	CA	92108	433-251-04-00	C J'S PRECIOUS METALS INC.

88	STORES, RETAIL OUTLET	3550 CAMINO DEL RIO N STE 300	SAN DIEGO	CA	92108	433-251-04-00	CAMINO DEL RIO OWNER LLC
89	STORES, RETAIL OUTLET	3550 CAMINO DEL RIO N STE 301	SAN DIEGO	CA	92108	433-251-04-00	CAMINO DEL RIO OWNER LLC
90	STORES, RETAIL OUTLET	3550 CAMINO DEL RIO N STE 302	SAN DIEGO	CA	92108	433-251-04-00	ROH INC.
91	STORES, RETAIL OUTLET	3550 CAMINO DEL RIO N STE 303	SAN DIEGO	CA	92108	433-251-04-00	DAVID MCLEOD
92	STORES, RETAIL OUTLET	3550 CAMINO DEL RIO N STE 305	SAN DIEGO	CA	92108	433-251-04-00	LAWRENCE HIRSCH
93	STORES, RETAIL OUTLET	3550 CAMINO DEL RIO N STE 310	SAN DIEGO	CA	92108	433-251-04-00	GRASP TECHNOLOGIES INC.
94	STORES, RETAIL OUTLET	3550 CAMINO DEL RIO N STE 320	SAN DIEGO	CA	92108	433-251-04-00	CAMINO DEL RIO OWNER LLC
95	STORES, RETAIL OUTLET	3570 CAMINO DEL RIO N STE 100	SAN DIEGO	CA	92108	433-251-04-00	HALLWOOD COMMERCIAL REAL
96	STORES, RETAIL OUTLET	3570 CAMINO DEL RIO N STE 102	SAN DIEGO	CA	92108	433-251-04-00	HUB PROPERTIES TRUST
97	STORES, RETAIL OUTLET	3570 CAMINO DEL RIO N STE 103	SAN DIEGO	CA	92108	433-251-04-00	SOREM & PASTORE LLP
98	STORES, RETAIL OUTLET	3570 CAMINO DEL RIO N STE 104	SAN DIEGO	CA	92108	433-251-04-00	MICHAEL LEONE JR.
99	STORES, RETAIL OUTLET	3570 CAMINO DEL RIO N STE 105	SAN DIEGO	CA	92108	433-251-04-00	SUNNY'S DELI
100	STORES, RETAIL OUTLET	3570 CAMINO DEL RIO N STE 106	SAN DIEGO	CA	92108	433-251-04-00	IKEGAMI MOLD CORP. OF AMERICA
101	STORES, RETAIL OUTLET	3570 CAMINO DEL RIO N STE 108	SAN DIEGO	CA	92108	433-251-04-00	ACCREDITED HOME CARE
102	STORES, RETAIL OUTLET	3570 CAMINO DEL RIO N STE 200	SAN DIEGO	CA	92108	433-251-04-00	LUCINDA CRUZ
103	STORES, RETAIL OUTLET	3570 CAMINO DEL RIO N STE 201	SAN DIEGO	CA	92108	433-251-04-00	ADVANCED JOURNAL
104	STORES, RETAIL OUTLET	3570 CAMINO DEL RIO N STE 300	SAN DIEGO	CA	92108	433-251-04-00	CAMINO DEL RIO OWNER LLC
105	STORES, RETAIL OUTLET	3570 CAMINO DEL RIO N STE 301	SAN DIEGO	CA	92108	433-251-04-00	CAMINO DEL RIO OWNER LLC
106	STORES, RETAIL OUTLET	3570 CAMINO DEL RIO N STE 305	SAN DIEGO	CA	92108	433-251-04-00	CSA ASSOCIATE
107	STORES, RETAIL OUTLET	3456 CAMINO DEL RIO N STE 100	SAN DIEGO	CA	92108	433-251-05-00	ACUPUNCTURE EXPRESS
108	STORES, RETAIL OUTLET	3456 CAMINO DEL RIO N STE 101	SAN DIEGO	CA	92108	433-251-05-00	MISSION VALLEY ACUPUNCTURE
109	STORES, RETAIL OUTLET	3456 CAMINO DEL RIO N STE 103	SAN DIEGO	CA	92108	433-251-05-00	LIMON ALEXANDRIA DC
110	STORES, RETAIL OUTLET	3456 CAMINO DEL RIO N STE 104	SAN DIEGO	CA	92108	433-251-05-00	LIBERTY CAPITAL GROUP INC.
111	STORES, RETAIL OUTLET	3456 CAMINO DEL RIO N STE 206	SAN DIEGO	CA	92108	433-251-05-00	SEIU UNITED HEALTHCARE WORKERS WEST
112	STORES, RETAIL OUTLET	3456 CAMINO DEL RIO N STE 207	SAN DIEGO	CA	92108	433-251-05-00	DIRECSUPPLY
113	STORES, RETAIL OUTLET	3456 CAMINO DEL RIO N STE 208	SAN DIEGO	CA	92108	433-251-05-00	DAVLYN PROPERTY MANAGEMENT
114	STORES, RETAIL OUTLET	3456 CAMINO DEL RIO N STE 210	SAN DIEGO	CA	92108	433-251-05-00	FAMOSA CONDOMINIUMS
115	STORES, RETAIL OUTLET	3456 CAMINO DEL RIO N STE 212	SAN DIEGO	CA	92108	433-251-05-00	INA EPSTEIN
116	STORES, RETAIL OUTLET	3444 CAMINO DEL RIO N STE 100	SAN DIEGO	CA	92108	433-251-06-00	COAST BENEFITS
117	STORES, RETAIL OUTLET	3444 CAMINO DEL RIO N STE 101	SAN DIEGO	CA	92108	433-251-06-00	DENNYS RESTAURANT
118	STORES, RETAIL OUTLET	3444 CAMINO DEL RIO N STE 103	SAN DIEGO	CA	92108	433-251-06-00	JOSEPH LEMIEUX
119	STORES, RETAIL OUTLET	3444 CAMINO DEL RIO N STE 104	SAN DIEGO	CA	92108	433-251-06-00	SUSANNE EMRICH
120	STORES, RETAIL OUTLET	3444 CAMINO DEL RIO N STE 106	SAN DIEGO	CA	92108	433-251-06-00	MELISSA COOK & ASSOC.
121	STORES, RETAIL OUTLET	3444 CAMINO DEL RIO N STE 200	SAN DIEGO	CA	92108	433-251-06-00	ROSE QUINN
122	STORES, RETAIL OUTLET	3444 CAMINO DEL RIO N STE 202	SAN DIEGO	CA	92108	433-251-06-00	R & V MANAGEMENT CORP.
123	STORES, RETAIL OUTLET	3430 CAMINO DEL RIO N	SAN DIEGO	CA	92108	433-251-07-00	SAN DIEGO UNIFIED SCHOOL DISTRIC
124	STORES, RETAIL OUTLET	3420 CAMINO DEL RIO N	SAN DIEGO	CA	92108	433-251-08-00	SAN DIEGO UNIFIED SCHOOL DISTRIC
125	STORES, RETAIL OUTLET	3333 CAMINO DEL RIO S STE 100	SAN DIEGO	CA	92108	439-080-05-00	NATIONWIDE RETIREMENT SOLUTION
126	STORES, RETAIL OUTLET	3333 CAMINO DEL RIO S STE 105	SAN DIEGO	CA	92108	439-080-05-00	COLTON FAMILY TRUST
127	STORES, RETAIL OUTLET	3333 CAMINO DEL RIO S STE 110	SAN DIEGO	CA	92108	439-080-05-00	GEORGE TEMPLE
128	STORES, RETAIL OUTLET	3333 CAMINO DEL RIO S STE 120	SAN DIEGO	CA	92108	439-080-05-00	REAL ONE GROUP
129	STORES, RETAIL OUTLET	3333 CAMINO DEL RIO S STE 140	SAN DIEGO	CA	92108	439-080-05-00	YELMAN TARA LAW OFFICES
130	STORES, RETAIL OUTLET	3333 CAMINO DEL RIO S STE 200	SAN DIEGO	CA	92108	439-080-05-00	NATIONWIDE INSURANCE
131	STORES, RETAIL OUTLET	3333 CAMINO DEL RIO S STE 215	SAN DIEGO	CA	92108	439-080-05-00	THERAPY -
132	STORES, RETAIL OUTLET	3333 CAMINO DEL RIO S STE 220	SAN DIEGO	CA	92108	439-080-05-00	HAROLD YOUNG

133	STORES, RETAIL OUTLET	3333 CAMINO DEL RIO S STE 230	SAN DIEGO	CA	92108	439-080-05-00	CASHUK WISEMAN GOLDBERG BIRNBAUM SALEM LLP CPAS
134	STORES, RETAIL OUTLET	3333 CAMINO DEL RIO S STE 235	SAN DIEGO	CA	92108	439-080-05-00	GUIDANCE FINANCIAL CORP.
135	STORES, RETAIL OUTLET	3333 CAMINO DEL RIO S STE 245	SAN DIEGO	CA	92108	439-080-05-00	SAN DIEGO JR. GOLF ASSOCIATION
136	STORES, RETAIL OUTLET	3333 CAMINO DEL RIO S STE 300	SAN DIEGO	CA	92108	439-080-05-00	MICHAEL RODMAN
137	STORES, RETAIL OUTLET	3333 CAMINO DEL RIO S STE 320	SAN DIEGO	CA	92108	439-080-05-00	WILLIAM A SMELKO A P C
138	STORES, RETAIL OUTLET	3333 CAMINO DEL RIO S STE 330	SAN DIEGO	CA	92108	439-080-05-00	DIAMOND CAPITAL GROUP
139	STORES, RETAIL OUTLET	3333 CAMINO DEL RIO S STE 340	SAN DIEGO	CA	92108	439-080-05-00	ANNE KIMMEL
140	STORES, RETAIL OUTLET	3333 CAMINO DEL RIO S STE 400	SAN DIEGO	CA	92108	439-080-05-00	YMCA
141	STORES, RETAIL OUTLET	3333 CAMINO DEL RIO S STE 415	SAN DIEGO	CA	92108	439-080-05-00	COLTON FAMILY TRUST
142	STORES, RETAIL OUTLET	3375 CAMINO DEL RIO S	SAN DIEGO	CA	92108	439-080-06-00	SAN DIEGO COMMUNITY COLLEGE DIST
143	STORES, RETAIL OUTLET	3435 CAMINO DEL RIO S STE 101	SAN DIEGO	CA	92108	439-480-09-00	NATIONAL WIRELESS
144	STORES, RETAIL OUTLET	3435 CAMINO DEL RIO S STE 102	SAN DIEGO	CA	92108	439-480-09-00	VERMILYA & ASSOCIATES
145	STORES, RETAIL OUTLET	3435 CAMINO DEL RIO S STE 103	SAN DIEGO	CA	92108	439-480-09-00	UNIVERSAL PSYCHIATRIC
146	STORES, RETAIL OUTLET	3435 CAMINO DEL RIO S STE 106	SAN DIEGO	CA	92108	439-480-09-00	SALLY'S PLACE
147	STORES, RETAIL OUTLET	3435 CAMINO DEL RIO S STE 108	SAN DIEGO	CA	92108	439-480-09-00	CRISTINA ZENDEJAS
148	STORES, RETAIL OUTLET	3435 CAMINO DEL RIO S STE 109	SAN DIEGO	CA	92108	439-480-09-00	PAXYS INSURANCE
149	STORES, RETAIL OUTLET	3435 CAMINO DEL RIO S STE 110	SAN DIEGO	CA	92108	439-480-09-00	DR. CHARLES FREEMAN PSYCHLGST
150	STORES, RETAIL OUTLET	3435 CAMINO DEL RIO S STE 111	SAN DIEGO	CA	92108	439-480-09-00	DRUMMOND DARYL
151	STORES, RETAIL OUTLET	3435 CAMINO DEL RIO S STE 112	SAN DIEGO	CA	92108	439-480-09-00	MAHENDRA RAMAKRISHNAN
152	STORES, RETAIL OUTLET	3435 CAMINO DEL RIO S STE 113	SAN DIEGO	CA	92108	439-480-09-00	BEST VALUE CLEANING SVC. CORP.
153	STORES, RETAIL OUTLET	3435 CAMINO DEL RIO S STE 114	SAN DIEGO	CA	92108	439-480-09-00	YAGHDJIAN 1999 REVOCABLE FAMILY
154	STORES, RETAIL OUTLET	3435 CAMINO DEL RIO S STE 115	SAN DIEGO	CA	92108	439-480-09-00	HOLLY MECHEM
155	STORES, RETAIL OUTLET	3435 CAMINO DEL RIO S STE 116	SAN DIEGO	CA	92108	439-480-09-00	ANDY ANDERSON
156	STORES, RETAIL OUTLET	3435 CAMINO DEL RIO S STE 117	SAN DIEGO	CA	92108	439-480-09-00	PRO CLEANING SVC. LLC
157	STORES, RETAIL OUTLET	3435 CAMINO DEL RIO S STE 119	SAN DIEGO	CA	92108	439-480-09-00	CLIFFORD LINDROTH SR.
158	STORES, RETAIL OUTLET	3435 CAMINO DEL RIO S STE 120	SAN DIEGO	CA	92108	439-480-09-00	SOUTHWEST REALTORS
159	STORES, RETAIL OUTLET	3435 CAMINO DEL RIO S STE 122	SAN DIEGO	CA	92108	439-480-09-00	GREEN MESSENGERS INC.
160	STORES, RETAIL OUTLET	3435 CAMINO DEL RIO S STE 123	SAN DIEGO	CA	92108	439-480-09-00	NU AGE BROKERS
161	STORES, RETAIL OUTLET	3435 CAMINO DEL RIO S STE 203	SAN DIEGO	CA	92108	439-480-09-00	BRET BLACK JR.
162	STORES, RETAIL OUTLET	3435 CAMINO DEL RIO S STE 204	SAN DIEGO	CA	92108	439-480-09-00	SAN DIEGO HOME CAREGIVERS
163	STORES, RETAIL OUTLET	3435 CAMINO DEL RIO S STE 205	SAN DIEGO	CA	92108	439-480-09-00	COMPLIANCE AUDIT SOLUTION
164	STORES, RETAIL OUTLET	3435 CAMINO DEL RIO S STE 206	SAN DIEGO	CA	92108	439-480-09-00	NATURES BODY CONTROL & ACUPUNCTURE
165	STORES, RETAIL OUTLET	3435 CAMINO DEL RIO S STE 208	SAN DIEGO	CA	92108	439-480-09-00	EXPERT DRUG TESTING
166	STORES, RETAIL OUTLET	3435 CAMINO DEL RIO S STE 209	SAN DIEGO	CA	92108	439-480-09-00	MIGUEL MOLINA SR.
167	STORES, RETAIL OUTLET	3435 CAMINO DEL RIO S STE 210	SAN DIEGO	CA	92108	439-480-09-00	DENNIS HARRIS
168	STORES, RETAIL OUTLET	3435 CAMINO DEL RIO S STE 211	SAN DIEGO	CA	92108	439-480-09-00	MEPCOR INC.
169	STORES, RETAIL OUTLET	3435 CAMINO DEL RIO S STE 212	SAN DIEGO	CA	92108	439-480-09-00	PINNACLE ACCESS
170	STORES, RETAIL OUTLET	3435 CAMINO DEL RIO S STE 213	SAN DIEGO	CA	92108	439-480-09-00	MJAY LENDING
171	STORES, RETAIL OUTLET	3435 CAMINO DEL RIO S STE 214	SAN DIEGO	CA	92108	439-480-09-00	YAGHDJIAN 1999 REVOCABLE FAMILY
172	STORES, RETAIL OUTLET	3435 CAMINO DEL RIO S STE 215	SAN DIEGO	CA	92108	439-480-09-00	DANIEL LEVY
173	STORES, RETAIL OUTLET	3435 CAMINO DEL RIO S STE 216	SAN DIEGO	CA	92108	439-480-09-00	YAGHDJIAN 1999 REVOCABLE FAMILY
174	STORES, RETAIL OUTLET	3435 CAMINO DEL RIO S STE 217	SAN DIEGO	CA	92108	439-480-09-00	JUDITH MEYERS
175	STORES, RETAIL OUTLET	3435 CAMINO DEL RIO S STE 218	SAN DIEGO	CA	92108	439-480-09-00	SCHOOL OPTIONS-OCCUPATIONAL THERAPY EDUCATIONAL CONSULTING
176	STORES, RETAIL OUTLET	3435 CAMINO DEL RIO S STE 219	SAN DIEGO	CA	92108	439-480-09-00	WESLEY WILLIAM ENTERPRISE INC.
177	STORES, RETAIL OUTLET	3435 CAMINO DEL RIO S STE 220	SAN DIEGO	CA	92108	439-480-09-00	DOS GRINGOS INC.

178	STORES, RETAIL OUTLET	3435 CAMINO DEL RIO S STE 307	SAN DIEGO	CA	92108	439-480-09-00	QUALITY RECORDING & COURIER
179	STORES, RETAIL OUTLET	3435 CAMINO DEL RIO S STE 308	SAN DIEGO	CA	92108	439-480-09-00	EDWARDS REALTY
180	STORES, RETAIL OUTLET	3435 CAMINO DEL RIO S STE 309	SAN DIEGO	CA	92108	439-480-09-00	YAGHDJIAN 1999 REVOCABLE FAMILY
181	STORES, RETAIL OUTLET	3435 CAMINO DEL RIO S STE 310	SAN DIEGO	CA	92108	439-480-09-00	KOPMED MGT.
182	STORES, RETAIL OUTLET	3435 CAMINO DEL RIO S STE 311	SAN DIEGO	CA	92108	439-480-09-00	HAIR LAIR
183	STORES, RETAIL OUTLET	3435 CAMINO DEL RIO S STE 313	SAN DIEGO	CA	92108	439-480-09-00	AMK PROPERTY MANAGEMENT
184	STORES, RETAIL OUTLET	3435 CAMINO DEL RIO S STE 314	SAN DIEGO	CA	92108	439-480-09-00	LOANS MODIFIED INC.
185	STORES, RETAIL OUTLET	3435 CAMINO DEL RIO S STE 315	SAN DIEGO	CA	92108	439-480-09-00	JANET HENDRICK
186	STORES, RETAIL OUTLET	3435 CAMINO DEL RIO S STE 316	SAN DIEGO	CA	92108	439-480-09-00	AM COUNCIL-HYPNOTIST EXAMINERS
187	STORES, RETAIL OUTLET	3435 CAMINO DEL RIO S STE 317	SAN DIEGO	CA	92108	439-480-09-00	CIATES JIMCRONDONWARRENASSO
188	STORES, RETAIL OUTLET	3435 CAMINO DEL RIO S STE 318	SAN DIEGO	CA	92108	439-480-09-00	YAGHDJIAN 1999 REVOCABLE FAMILY
189	STORES, RETAIL OUTLET	3435 CAMINO DEL RIO S STE 319	SAN DIEGO	CA	92108	439-480-09-00	CMBE BUSINESS SVC.
190	STORES, RETAIL OUTLET	3435 CAMINO DEL RIO S STE 321	SAN DIEGO	CA	92108	439-480-09-00	YAGHDJIAN 1999 REVOCABLE FAMILY
191	STORES, RETAIL OUTLET	3435 CAMINO DEL RIO S STE 322	SAN DIEGO	CA	92108	439-480-09-00	YAGHDJIAN 1999 REVOCABLE FAMILY
192	STORES, RETAIL OUTLET	3435 CAMINO DEL RIO S STE 324	SAN DIEGO	CA	92108	439-480-09-00	BPS ENTERPRISES LLC
193	STORES, RETAIL OUTLET	3435 CAMINO DEL RIO S STE 328	SAN DIEGO	CA	92108	439-480-09-00	VISIONARY PAINTING
194	STORES, RETAIL OUTLET	3435 CAMINO DEL RIO S STE 332	SAN DIEGO	CA	92108	439-480-09-00	YAGHDJIAN 1999 REVOCABLE FAMILY
195	STORES, RETAIL OUTLET	3435 CAMINO DEL RIO S STE 336	SAN DIEGO	CA	92108	439-480-09-00	SCOTT GILPIN
196	STORES, RETAIL OUTLET	3435 CAMINO DEL RIO S STE 338	SAN DIEGO	CA	92108	439-480-09-00	MICRO WORLD INTERNATIONAL
197	STORES, RETAIL OUTLET	3465 CAMINO DEL RIO S STE 200	SAN DIEGO	CA	92108	439-480-20-00	THIRTY FOUR SIXTY FIVE LTD LF SI
198	STORES, RETAIL OUTLET	3465 CAMINO DEL RIO S STE 220	SAN DIEGO	CA	92108	439-480-20-00	ARROWHEAD GENERAL WHOLESALE
199	STORES, RETAIL OUTLET	3465 CAMINO DEL RIO S STE 240	SAN DIEGO	CA	92108	439-480-20-00	PARISI PORTFOLIO
200	STORES, RETAIL OUTLET	3465 CAMINO DEL RIO S STE 250	SAN DIEGO	CA	92108	439-480-20-00	KERCH & ASSOCIATES; FAX LINE
201	STORES, RETAIL OUTLET	3465 CAMINO DEL RIO S STE 300	SAN DIEGO	CA	92108	439-480-20-00	JOB OPTIONS INC.
202	STORES, RETAIL OUTLET	3465 CAMINO DEL RIO S STE 310	SAN DIEGO	CA	92108	439-480-20-00	CUTURATI RESEARCH
203	STORES, RETAIL OUTLET	3465 CAMINO DEL RIO S STE 320	SAN DIEGO	CA	92108	439-480-20-00	32 NORTH BREWING CO.
204	STORES, RETAIL OUTLET	3465 CAMINO DEL RIO S STE 330	SAN DIEGO	CA	92108	439-480-20-00	GRAYSON BOEHM
205	STORES, RETAIL OUTLET	3465 CAMINO DEL RIO S STE 340	SAN DIEGO	CA	92108	439-480-20-00	THIRTY FOUR SIXTY FIVE LTD LF SI
206	STORES, RETAIL OUTLET	3465 CAMINO DEL RIO S STE 350	SAN DIEGO	CA	92108	439-480-20-00	LAW OFFICES OF GERALD BRODY
207	STORES, RETAIL OUTLET	3465 CAMINO DEL RIO S STE 400	SAN DIEGO	CA	92108	439-480-20-00	OAKWOOD ESCROW
208	STORES, RETAIL OUTLET	3465 CAMINO DEL RIO S STE 410	SAN DIEGO	CA	92108	439-480-20-00	DONATE LIFE CALIFORNIA
209	STORES, RETAIL OUTLET	3465 CAMINO DEL RIO S STE 420	SAN DIEGO	CA	92108	439-480-20-00	RUSSELL LITCHFIELD
210	STORES, RETAIL OUTLET	3465 CAMINO DEL RIO S STE 430	SAN DIEGO	CA	92108	439-480-20-00	THIRTY FOUR SIXTY FIVE LTD LF SI
211	STORES, RETAIL OUTLET	3465 CAMINO DEL RIO S STE 440	SAN DIEGO	CA	92108	439-480-20-00	LAW OFFICES OF GERALD D. BRODY
212	STORES, RETAIL OUTLET	3511 CAMINO DEL RIO S STE 100	SAN DIEGO	CA	92108	439-480-21-00	BROWN,GREGORY M & PAMELA M
213	STORES, RETAIL OUTLET	3511 CAMINO DEL RIO S STE 101	SAN DIEGO	CA	92108	439-480-21-00	PETER LEPISCOPO
214	STORES, RETAIL OUTLET	3511 CAMINO DEL RIO S STE 102	SAN DIEGO	CA	92108	439-480-21-00	ENVIROMINE
215	STORES, RETAIL OUTLET	3511 CAMINO DEL RIO S STE 103	SAN DIEGO	CA	92108	439-480-21-00	MISSION BELL DELI
216	STORES, RETAIL OUTLET	3511 CAMINO DEL RIO S STE 200	SAN DIEGO	CA	92108	439-480-21-00	HOUSE GRAPHICS
217	STORES, RETAIL OUTLET	3511 CAMINO DEL RIO S STE 203	SAN DIEGO	CA	92108	439-480-21-00	BROWN,GREGORY M & PAMELA M
218	STORES, RETAIL OUTLET	3511 CAMINO DEL RIO S STE 206	SAN DIEGO	CA	92108	439-480-21-00	PHYLLIS BOOTHE
219	STORES, RETAIL OUTLET	3511 CAMINO DEL RIO S STE 210	SAN DIEGO	CA	92108	439-480-21-00	BRANDON GAINES
220	STORES, RETAIL OUTLET	3511 CAMINO DEL RIO S STE 301	SAN DIEGO	CA	92108	439-480-21-00	VLADIMIR VERHOVSKOY
221	STORES, RETAIL OUTLET	3511 CAMINO DEL RIO S STE 302	SAN DIEGO	CA	92108	439-480-21-00	PATTI METZ
222	STORES, RETAIL OUTLET	3511 CAMINO DEL RIO S STE 303	SAN DIEGO	CA	92108	439-480-21-00	KENNETH BAYER

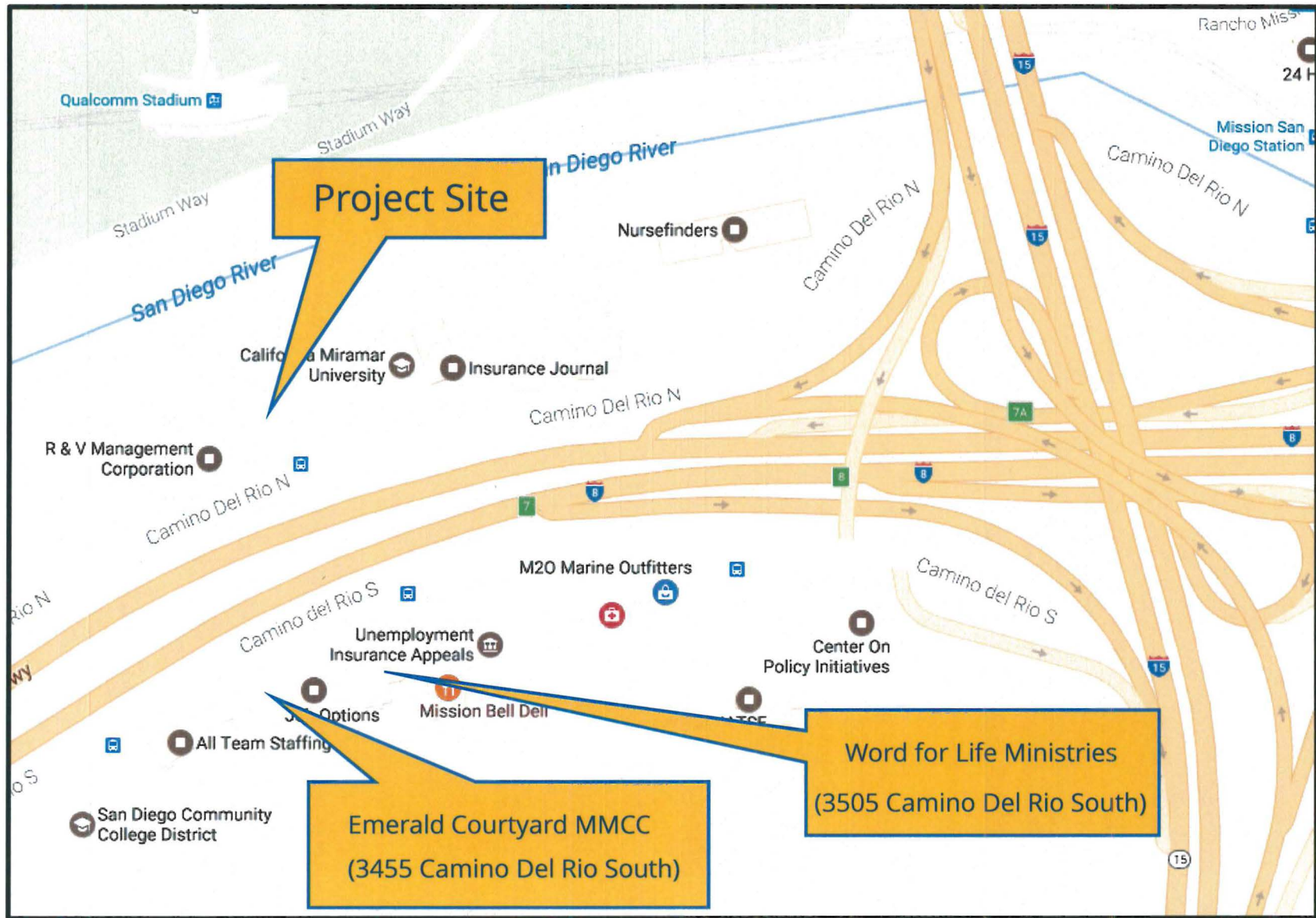
223	STORES, RETAIL OUTLET	3511 CAMINO DEL RIO S STE 304	SAN DIEGO	CA	92108	439-480-21-00	FREEMAN MICHAEL
224	STORES, RETAIL OUTLET	3511 CAMINO DEL RIO S STE 306	SAN DIEGO	CA	92108	439-480-21-00	COHN WHOLESALE FRUIT INC.
225	STORES, RETAIL OUTLET	3511 CAMINO DEL RIO S STE 307	SAN DIEGO	CA	92108	439-480-21-00	GREGORY BROWN
226	STORES, RETAIL OUTLET	3511 CAMINO DEL RIO S STE 403	SAN DIEGO	CA	92108	439-480-21-00	ENVIRO MINE
227	STORES, RETAIL OUTLET	3511 CAMINO DEL RIO S STE 404	SAN DIEGO	CA	92108	439-480-21-00	JOSEPH COSTA
228	STORES, RETAIL OUTLET	3511 CAMINO DEL RIO S STE 405	SAN DIEGO	CA	92108	439-480-21-00	SAN DIEGO IMPERIAL ALL SPORTS
229	STORES, RETAIL OUTLET	3511 CAMINO DEL RIO S STE 406	SAN DIEGO	CA	92108	439-480-21-00	JOANNE CROSBY
230	STORES, RETAIL OUTLET	3511 CAMINO DEL RIO S STE 407	SAN DIEGO	CA	92108	439-480-21-00	BROWN,GREGORY M & PAMELA M
231	STORES, RETAIL OUTLET	3511 CAMINO DEL RIO S STE 408	SAN DIEGO	CA	92108	439-480-21-00	BROWN,GREGORY M & PAMELA M
232	STORES, RETAIL OUTLET	3511 CAMINO DEL RIO S STE 409	SAN DIEGO	CA	92108	439-480-21-00	BROWN,GREGORY M & PAMELA M
233	STORES, RETAIL OUTLET	3511 CAMINO DEL RIO S STE 410	SAN DIEGO	CA	92108	439-480-21-00	BROWN,GREGORY M & PAMELA M
234	STORES, RETAIL OUTLET	3511 CAMINO DEL RIO S STE 500	SAN DIEGO	CA	92108	439-480-21-00	DOUGLAS ZABRISKIE
235	STORES, RETAIL OUTLET	3443 CAMINO DEL RIO S STE 101	SAN DIEGO	CA	92108	439-480-22-00	LEGACY INVESTMENTS INTL. CORP.
236	STORES, RETAIL OUTLET	3443 CAMINO DEL RIO S STE 103	SAN DIEGO	CA	92108	439-480-22-00	EDGE MEDIA MARKETING
237	STORES, RETAIL OUTLET	3443 CAMINO DEL RIO S STE 105	SAN DIEGO	CA	92108	439-480-22-00	SPECIALIZED COLLECTIONS BUREAU
238	STORES, RETAIL OUTLET	3443 CAMINO DEL RIO S STE 106	SAN DIEGO	CA	92108	439-480-22-00	MAYFAIR HOMES INC.
239	STORES, RETAIL OUTLET	3443 CAMINO DEL RIO S STE 107	SAN DIEGO	CA	92108	439-480-22-00	RF SPECIALTIES OF CALIFORNIA INC.
240	STORES, RETAIL OUTLET	3443 CAMINO DEL RIO S STE 108	SAN DIEGO	CA	92108	439-480-22-00	YAGHDJIAN 1999 REVOCABLE FAMILY
241	STORES, RETAIL OUTLET	3443 CAMINO DEL RIO S STE 109	SAN DIEGO	CA	92108	439-480-22-00	NATIONWIDE MORTGAGE LOANS
242	STORES, RETAIL OUTLET	3443 CAMINO DEL RIO S STE 112	SAN DIEGO	CA	92108	439-480-22-00	GAIL HALINKA MFT PSYCHOTHERAPY
243	STORES, RETAIL OUTLET	3443 CAMINO DEL RIO S STE 116	SAN DIEGO	CA	92108	439-480-22-00	YAGHDJIAN 1999 REVOCABLE FAMILY
244	STORES, RETAIL OUTLET	3443 CAMINO DEL RIO S STE 117	SAN DIEGO	CA	92108	439-480-22-00	BONITA KING-STEINKAMP
245	STORES, RETAIL OUTLET	3443 CAMINO DEL RIO S STE 119	SAN DIEGO	CA	92108	439-480-22-00	DAVID BIRCH
246	STORES, RETAIL OUTLET	3443 CAMINO DEL RIO S STE 122	SAN DIEGO	CA	92108	439-480-22-00	ARRIVE BY 25
247	STORES, RETAIL OUTLET	3443 CAMINO DEL RIO S STE 123	SAN DIEGO	CA	92108	439-480-22-00	YAGHDJIAN 1999 REVOCABLE FAMILY
248	STORES, RETAIL OUTLET	3443 CAMINO DEL RIO S STE 201	SAN DIEGO	CA	92108	439-480-22-00	CAROL FOSTER
249	STORES, RETAIL OUTLET	3443 CAMINO DEL RIO S STE 202	SAN DIEGO	CA	92108	439-480-22-00	COAST TO COAST RECOVERY
250	STORES, RETAIL OUTLET	3443 CAMINO DEL RIO S STE 203	SAN DIEGO	CA	92108	439-480-22-00	AMERICAN CREDIT GROUP
251	STORES, RETAIL OUTLET	3443 CAMINO DEL RIO S STE 204	SAN DIEGO	CA	92108	439-480-22-00	LANDMARK ENGINEERING CORP.
252	STORES, RETAIL OUTLET	3443 CAMINO DEL RIO S STE 205	SAN DIEGO	CA	92108	439-480-22-00	JOANNE WALKER
253	STORES, RETAIL OUTLET	3443 CAMINO DEL RIO S STE 207	SAN DIEGO	CA	92108	439-480-22-00	PACIFIC GROWTH SALES
254	STORES, RETAIL OUTLET	3443 CAMINO DEL RIO S STE 208	SAN DIEGO	CA	92108	439-480-22-00	LEGACY INVESTMENTS INTERNATIONAL CORP.
255	STORES, RETAIL OUTLET	3443 CAMINO DEL RIO S STE 210	SAN DIEGO	CA	92108	439-480-22-00	YAGHDJIAN 1999 REVOCABLE FAMILY
256	STORES, RETAIL OUTLET	3443 CAMINO DEL RIO S STE 211	SAN DIEGO	CA	92108	439-480-22-00	RONALD MORRIS
257	STORES, RETAIL OUTLET	3443 CAMINO DEL RIO S STE 212	SAN DIEGO	CA	92108	439-480-22-00	ACTION PARALEGAL
258	STORES, RETAIL OUTLET	3443 CAMINO DEL RIO S STE 214	SAN DIEGO	CA	92108	439-480-22-00	KUSTOM CONTACT
259	STORES, RETAIL OUTLET	3443 CAMINO DEL RIO S STE 216	SAN DIEGO	CA	92108	439-480-22-00	KELLY MARIA E
260	STORES, RETAIL OUTLET	3443 CAMINO DEL RIO S STE 221	SAN DIEGO	CA	92108	439-480-22-00	RICHARD TURNER
261	STORES, RETAIL OUTLET	3443 CAMINO DEL RIO S STE 222	SAN DIEGO	CA	92108	439-480-22-00	GARRITY GROUP
262	STORES, RETAIL OUTLET	3443 CAMINO DEL RIO S STE 300	SAN DIEGO	CA	92108	439-480-22-00	CHILDCARE CONNECTION LLC
263	STORES, RETAIL OUTLET	3443 CAMINO DEL RIO S STE 301	SAN DIEGO	CA	92108	439-480-22-00	YAGHDJIAN 1999 REVOCABLE FAMILY
264	STORES, RETAIL OUTLET	3443 CAMINO DEL RIO S STE 311	SAN DIEGO	CA	92108	439-480-22-00	GAFCON INC.
265	STORES, RETAIL OUTLET	3443 CAMINO DEL RIO S STE 312	SAN DIEGO	CA	92108	439-480-22-00	YAGHDJIAN 1999 REVOCABLE FAMILY
266	STORES, RETAIL OUTLET	3443 CAMINO DEL RIO S STE 313	SAN DIEGO	CA	92108	439-480-22-00	YAGHDJIAN 1999 REVOCABLE FAMILY
267	STORES, RETAIL OUTLET	3443 CAMINO DEL RIO S STE 314	SAN DIEGO	CA	92108	439-480-22-00	YAGHDJIAN 1999 REVOCABLE FAMILY

268	STORES, RETAIL OUTLET	3443 CAMINO DEL RIO S STE 315	SAN DIEGO	CA	92108	439-480-22-00	CASTILLO & ASSOC. ATTY. AT LAW
269	STORES, RETAIL OUTLET	3443 CAMINO DEL RIO S STE 319	SAN DIEGO	CA	92108	439-480-22-00	KATHRYN TOKARSKA LAW OFFICES
270	STORES, RETAIL OUTLET	3443 CAMINO DEL RIO S STE 322	SAN DIEGO	CA	92108	439-480-22-00	YAGHDJIAN 1999 REVOCABLE FAMILY
271	STORES, RETAIL OUTLET	3443 CAMINO DEL RIO S STE 325	SAN DIEGO	CA	92108	439-480-22-00	UNITED BUSINESS SUPPLY
272	STORES, RETAIL OUTLET	3443 CAMINO DEL RIO S STE 327	SAN DIEGO	CA	92108	439-480-22-00	HTC FINANCIAL GROUP
273	STORES, RETAIL OUTLET	3455 CAMINO DEL RIO S	SAN DIEGO	CA	92108	439-480-23-00	BAIN FAMILY TRUST
274	STORES, RETAIL OUTLET	3455 CAMINO DEL RIO S REAR	SAN DIEGO	CA	92108	439-480-23-00	BAIN FAMILY TRUST
275	VACANT COMMERCIAL	VACANT/UNIMPROVED LAND	SAN DIEGO	CA	92108	439-480-24-00	FREE SACRED TRINITY CHURCH
276	STORES, RETAIL OUTLET	3517 CAMINO DEL RIO S STE 100	SAN DIEGO	CA	92108	439-480-25-00	PWI CDRS LP
277	STORES, RETAIL OUTLET	3517 CAMINO DEL RIO S STE 200	SAN DIEGO	CA	92108	439-480-25-00	CAMBRIDGE LLC
278	STORES, RETAIL OUTLET	3517 CAMINO DEL RIO S STE 201	SAN DIEGO	CA	92108	439-480-25-00	DISCHER REAL ESTATE
279	STORES, RETAIL OUTLET	3517 CAMINO DEL RIO S STE 202	SAN DIEGO	CA	92108	439-480-25-00	PWI CDRS LP
280	STORES, RETAIL OUTLET	3517 CAMINO DEL RIO S STE 203	SAN DIEGO	CA	92108	439-480-25-00	PWI CDRS LP
281	STORES, RETAIL OUTLET	3517 CAMINO DEL RIO S STE 204	SAN DIEGO	CA	92108	439-480-25-00	MT HELIX INVESTMENT FUND LLC
282	STORES, RETAIL OUTLET	3517 CAMINO DEL RIO S STE 205	SAN DIEGO	CA	92108	439-480-25-00	CHARLES DUNN REAL ESTATE CO.
283	STORES, RETAIL OUTLET	3517 CAMINO DEL RIO S STE 206	SAN DIEGO	CA	92108	439-480-25-00	PWI CDRS LP
284	STORES, RETAIL OUTLET	3517 CAMINO DEL RIO S STE 207	SAN DIEGO	CA	92108	439-480-25-00	PWI CDRS LP
285	STORES, RETAIL OUTLET	3517 CAMINO DEL RIO S STE 208	SAN DIEGO	CA	92108	439-480-25-00	NEMOY MARSHALL CPA
286	STORES, RETAIL OUTLET	3517 CAMINO DEL RIO S STE 210	SAN DIEGO	CA	92108	439-480-25-00	PWI CDRS LP
287	STORES, RETAIL OUTLET	3517 CAMINO DEL RIO S STE 211	SAN DIEGO	CA	92108	439-480-25-00	PWI CDRS LP
288	STORES, RETAIL OUTLET	3517 CAMINO DEL RIO S STE 212	SAN DIEGO	CA	92108	439-480-25-00	PWI CDRS LP
289	STORES, RETAIL OUTLET	3517 CAMINO DEL RIO S STE 215	SAN DIEGO	CA	92108	439-480-25-00	TL BROWN LAW
290	STORES, RETAIL OUTLET	3517 CAMINO DEL RIO S STE 300	SAN DIEGO	CA	92108	439-480-25-00	PWI CDRS LP
291	STORES, RETAIL OUTLET	3517 CAMINO DEL RIO S STE 301	SAN DIEGO	CA	92108	439-480-25-00	PWI CDRS LP
292	STORES, RETAIL OUTLET	3517 CAMINO DEL RIO S STE 302	SAN DIEGO	CA	92108	439-480-25-00	PWI CDRS LP
293	STORES, RETAIL OUTLET	3517 CAMINO DEL RIO S STE 303	SAN DIEGO	CA	92108	439-480-25-00	PWI CDRS LP
294	STORES, RETAIL OUTLET	3517 CAMINO DEL RIO S STE 304	SAN DIEGO	CA	92108	439-480-25-00	PWI CDRS LP
295	STORES, RETAIL OUTLET	3517 CAMINO DEL RIO S STE 310	SAN DIEGO	CA	92108	439-480-25-00	UNEMPLOYMENT INSURANCE APPEALS
296	STORES, RETAIL OUTLET	3517 CAMINO DEL RIO S STE 400	SAN DIEGO	CA	92108	439-480-25-00	GRADY & ASSOCIATES ATTORNEYS AT LAW
297	STORES, RETAIL OUTLET	3517 CAMINO DEL RIO S STE 402	SAN DIEGO	CA	92108	439-480-25-00	PWI CDRS LP
298	STORES, RETAIL OUTLET	3517 CAMINO DEL RIO S STE 403	SAN DIEGO	CA	92108	439-480-25-00	PWI CDRS LP
299	STORES, RETAIL OUTLET	3517 CAMINO DEL RIO S STE 404	SAN DIEGO	CA	92108	439-480-25-00	AGILE IT
300	STORES, RETAIL OUTLET	3517 CAMINO DEL RIO S STE 405	SAN DIEGO	CA	92108	439-480-25-00	PWI CDRS LP
301	STORES, RETAIL OUTLET	3517 CAMINO DEL RIO S STE 406	SAN DIEGO	CA	92108	439-480-25-00	SAN DIEGO BUSINESS ADVISORS
302	STORES, RETAIL OUTLET	3517 CAMINO DEL RIO S STE 407	SAN DIEGO	CA	92108	439-480-25-00	IFAN FINANCIAL INC.
303	STORES, RETAIL OUTLET	3517 CAMINO DEL RIO S STE 408	SAN DIEGO	CA	92108	439-480-25-00	BOSTON NATIONAL & TITLE
304	STORES, RETAIL OUTLET	3517 CAMINO DEL RIO S STE 410	SAN DIEGO	CA	92108	439-480-25-00	DALLAS FUNDING
305	STORES, RETAIL OUTLET	3517 CAMINO DEL RIO S STE 412	SAN DIEGO	CA	92108	439-480-25-00	RENTTO & RENTTO
306	STORES, RETAIL OUTLET	VACANT	SAN DIEGO	CA	92108	439-480-26-00	THIRTY FOUR SIXTY FIVE LTD LF SI
307	STORES, RETAIL OUTLET	3505 CAMINO DEL RIO S STE 100	SAN DIEGO	CA	92108	439-480-28-00	EDUARDO AGUIRRE
308	STORES, RETAIL OUTLET	3505 CAMINO DEL RIO S STE 105	SAN DIEGO	CA	92108	439-480-28-00	ATLANTIDA LLC
309	STORES, RETAIL OUTLET	3505 CAMINO DEL RIO S STE 111	SAN DIEGO	CA	92108	439-480-28-00	MARGARITA NAVALLEZ
310	STORES, RETAIL OUTLET	3505 CAMINO DEL RIO S STE 120	SAN DIEGO	CA	92108	439-480-28-00	29'LIVE.COM
311	STORES, RETAIL OUTLET	3505 CAMINO DEL RIO S STE 130	SAN DIEGO	CA	92108	439-480-28-00	BETTYROSE NERREN
312	STORES, RETAIL OUTLET	3505 CAMINO DEL RIO S STE 133	SAN DIEGO	CA	92108	439-480-28-00	ATLANTIDA LLC

313	STORES, RETAIL OUTLET	3505 CAMINO DEL RIO S STE 136	SAN DIEGO	CA	92108	439-480-28-00	ATLANTIDA LLC
314	STORES, RETAIL OUTLET	3505 CAMINO DEL RIO S STE 138	SAN DIEGO	CA	92108	439-480-28-00	PAM PARRISH
315	STORES, RETAIL OUTLET	3505 CAMINO DEL RIO S STE 140	SAN DIEGO	CA	92108	439-480-28-00	HOLLY MERCHANT
316	STORES, RETAIL OUTLET	3505 CAMINO DEL RIO S STE 150	SAN DIEGO	CA	92108	439-480-28-00	ATLANTIDA LLC
317	STORES, RETAIL OUTLET	3505 CAMINO DEL RIO S STE 160	SAN DIEGO	CA	92108	439-480-28-00	WORD FOR LIFE MINISTRIES
318	STORES, RETAIL OUTLET	3505 CAMINO DEL RIO S STE 200	SAN DIEGO	CA	92108	439-480-28-00	SAMIR B FARAGALLAH
319	STORES, RETAIL OUTLET	3505 CAMINO DEL RIO S STE 208	SAN DIEGO	CA	92108	439-480-28-00	SUBSTANCE ABUSE EVALUATION RESOURCE
320	STORES, RETAIL OUTLET	3505 CAMINO DEL RIO S STE 212	SAN DIEGO	CA	92108	439-480-28-00	CHERYL KYLER
321	STORES, RETAIL OUTLET	3505 CAMINO DEL RIO S STE 220	SAN DIEGO	CA	92108	439-480-28-00	SYGNETICS
322	STORES, RETAIL OUTLET	3505 CAMINO DEL RIO S STE 225	SAN DIEGO	CA	92108	439-480-28-00	HOLLY MERCHANT
323	STORES, RETAIL OUTLET	3505 CAMINO DEL RIO S STE 230	SAN DIEGO	CA	92108	439-480-28-00	ANDROMEDA SYSTEMS INC.
324	STORES, RETAIL OUTLET	3505 CAMINO DEL RIO S STE 234	SAN DIEGO	CA	92108	439-480-28-00	GUARDIAN ANGEL MEDICAL SUPPLIES
325	STORES, RETAIL OUTLET	3505 CAMINO DEL RIO S STE 236	SAN DIEGO	CA	92108	439-480-28-00	ASSOC ADMINISTRATORS
326	STORES, RETAIL OUTLET	3505 CAMINO DEL RIO S STE 238	SAN DIEGO	CA	92108	439-480-28-00	FRAZAO VICTOR A PHD
327	STORES, RETAIL OUTLET	3505 CAMINO DEL RIO S STE 239	SAN DIEGO	CA	92108	439-480-28-00	ATLANTIDA LLC
328	STORES, RETAIL OUTLET	3505 CAMINO DEL RIO S STE 240	SAN DIEGO	CA	92108	439-480-28-00	LAWRENCE HESS
329	STORES, RETAIL OUTLET	3505 CAMINO DEL RIO S STE 250	SAN DIEGO	CA	92108	439-480-28-00	WORLD GROUP SECURITIES INC.
330	STORES, RETAIL OUTLET	3505 CAMINO DEL RIO S STE 263	SAN DIEGO	CA	92108	439-480-28-00	ERNEST CUNAMAY
331	STORES, RETAIL OUTLET	3505 CAMINO DEL RIO S STE 264	SAN DIEGO	CA	92108	439-480-28-00	ADMINISTRATORS ASSOCIATION
332	STORES, RETAIL OUTLET	3505 CAMINO DEL RIO S STE 300	SAN DIEGO	CA	92108	439-480-28-00	CULVER H L MIKE CPA
333	STORES, RETAIL OUTLET	3505 CAMINO DEL RIO S STE 305	SAN DIEGO	CA	92108	439-480-28-00	WELSH -OSGA BARBARA PHD
334	STORES, RETAIL OUTLET	3505 CAMINO DEL RIO S STE 306	SAN DIEGO	CA	92108	439-480-28-00	ATLANTIDA LLC
335	STORES, RETAIL OUTLET	3505 CAMINO DEL RIO S STE 308	SAN DIEGO	CA	92108	439-480-28-00	BARRAGAN INSURANCE AGENCY; FAX LINE
336	STORES, RETAIL OUTLET	3505 CAMINO DEL RIO S STE 310	SAN DIEGO	CA	92108	439-480-28-00	NAVARRO LAW FIRM
337	STORES, RETAIL OUTLET	3505 CAMINO DEL RIO S STE 332	SAN DIEGO	CA	92108	439-480-28-00	HAROLD LEWIS
338	STORES, RETAIL OUTLET	3505 CAMINO DEL RIO S STE 334	SAN DIEGO	CA	92108	439-480-28-00	SANJIV CHOPRA
339	STORES, RETAIL OUTLET	3505 CAMINO DEL RIO S STE 335	SAN DIEGO	CA	92108	439-480-28-00	DE LLANO CARMEN PHD
340	STORES, RETAIL OUTLET	3505 CAMINO DEL RIO S STE 336A	SAN DIEGO	CA	92108	439-480-28-00	REISS DAVID M MD -GENL PSYCHIATRY
341	STORES, RETAIL OUTLET	3505 CAMINO DEL RIO S STE 336B	SAN DIEGO	CA	92108	439-480-28-00	MANDELL TAX & BOOKEEPING SERVICE
342	STORES, RETAIL OUTLET	3505 CAMINO DEL RIO S STE 337	SAN DIEGO	CA	92108	439-480-28-00	OZONE SECURITY CORP.
343	STORES, RETAIL OUTLET	3505 CAMINO DEL RIO S STE 338	SAN DIEGO	CA	92108	439-480-28-00	LOVE RIGHT HOME CARE LLC
344	STORES, RETAIL OUTLET	3505 CAMINO DEL RIO S STE 340	SAN DIEGO	CA	92108	439-480-28-00	TIM CASE
345	STORES, RETAIL OUTLET	3505 CAMINO DEL RIO S STE 350	SAN DIEGO	CA	92108	439-480-28-00	JOHN MANOR
346	STORES, RETAIL OUTLET	3645 CAMINO DEL RIO S	SAN DIEGO	CA	92108	439-520-09-00	JERRY KALEITA
347	STORES, RETAIL OUTLET	3661 CAMINO DEL RIO S	SAN DIEGO	CA	92108	439-520-09-00	PHIM PHANOUSITH
348	STORES, RETAIL OUTLET	3633 CAMINO DEL RIO S STE 100	SAN DIEGO	CA	92108	439-520-10-00	STATE FARM INSURANCE
349	STORES, RETAIL OUTLET	3633 CAMINO DEL RIO S STE 101	SAN DIEGO	CA	92108	439-520-10-00	STAR CPR
350	STORES, RETAIL OUTLET	3633 CAMINO DEL RIO S STE 102	SAN DIEGO	CA	92108	439-520-10-00	DAVID BROWN
351	STORES, RETAIL OUTLET	3633 CAMINO DEL RIO S STE 103	SAN DIEGO	CA	92108	439-520-10-00	PUBLIC SCHOOLS SERVICES
352	STORES, RETAIL OUTLET	3633 CAMINO DEL RIO S STE 105	SAN DIEGO	CA	92108	439-520-10-00	CENTURY CAPITAL MORTGAGE
353	STORES, RETAIL OUTLET	3633 CAMINO DEL RIO S STE 107	SAN DIEGO	CA	92108	439-520-10-00	JAMES FRANS
354	STORES, RETAIL OUTLET	3633 CAMINO DEL RIO S STE 200	SAN DIEGO	CA	92108	439-520-10-00	CENTURY CAPITAL MORTGAGE
355	STORES, RETAIL OUTLET	3633 CAMINO DEL RIO S STE 201	SAN DIEGO	CA	92108	439-520-10-00	AMY HALLQUIST
356	STORES, RETAIL OUTLET	3633 CAMINO DEL RIO S STE 202	SAN DIEGO	CA	92108	439-520-10-00	FARMERS INSURANCE-CARLA CHAVEZ
357	STORES, RETAIL OUTLET	3633 CAMINO DEL RIO S STE 203	SAN DIEGO	CA	92108	439-520-10-00	DELORES WOOD

358	STORES, RETAIL OUTLET	3633 CAMINO DEL RIO S STE 204	SAN DIEGO	CA	92108	439-520-10-00	MONCRIEFF BARBARA LCSW
359	STORES, RETAIL OUTLET	3633 CAMINO DEL RIO S STE 205	SAN DIEGO	CA	92108	439-520-10-00	ACTIVE HEALTH & PERFORMANCE
360	STORES, RETAIL OUTLET	3633 CAMINO DEL RIO S STE 206	SAN DIEGO	CA	92108	439-520-10-00	DERYK INN INSURANCE AGENCY
361	STORES, RETAIL OUTLET	3633 CAMINO DEL RIO S STE 207	SAN DIEGO	CA	92108	439-520-10-00	OKSANA KAPLUN
362	STORES, RETAIL OUTLET	3633 CAMINO DEL RIO S STE 300	SAN DIEGO	CA	92108	439-520-10-00	MICHAEL KELLER
363	STORES, RETAIL OUTLET	3717 CAMINO DEL RIO S	SAN DIEGO	CA	92108	439-520-16-00	HELEN EATON
364	STORES, RETAIL OUTLET	3727 CAMINO DEL RIO S STE 100	SAN DIEGO	CA	92108	439-520-16-00	CENTER ON POLICY INITIATIVES
365	STORES, RETAIL OUTLET	3727 CAMINO DEL RIO S STE 200	SAN DIEGO	CA	92108	439-520-16-00	LEVIN MICHAEL B
366	STORES, RETAIL OUTLET	3727 CAMINO DEL RIO S STE 210	SAN DIEGO	CA	92108	439-520-16-00	J K OPSAL & ASSOCIATES INC.
367	STORES, RETAIL OUTLET	3737 CAMINO DEL RIO S STE 101	SAN DIEGO	CA	92108	439-520-16-00	HERB NASH
368	STORES, RETAIL OUTLET	3737 CAMINO DEL RIO S STE 102	SAN DIEGO	CA	92108	439-520-16-00	THEATRICAL PAYROLL SVC.
369	STORES, RETAIL OUTLET	3737 CAMINO DEL RIO S STE 103	SAN DIEGO	CA	92108	439-520-16-00	DULCE SANCHEZ
370	STORES, RETAIL OUTLET	3737 CAMINO DEL RIO S STE 106	SAN DIEGO	CA	92108	439-520-16-00	BOYD SUE LCSW
371	STORES, RETAIL OUTLET	3737 CAMINO DEL RIO S STE 108	SAN DIEGO	CA	92108	439-520-16-00	DONALD GOODE HEALTH INSURANCE
372	STORES, RETAIL OUTLET	3737 CAMINO DEL RIO S STE 109	SAN DIEGO	CA	92108	439-520-16-00	GROUP LEGAL SERVICES INC.
373	STORES, RETAIL OUTLET	3737 CAMINO DEL RIO S STE 110	SAN DIEGO	CA	92108	439-520-16-00	A BETTER LIFE TOGETHER
374	STORES, RETAIL OUTLET	3737 CAMINO DEL RIO S STE 111	SAN DIEGO	CA	92108	439-520-16-00	INTERNATIONAL FINANCIAL SERVICES
375	STORES, RETAIL OUTLET	3737 CAMINO DEL RIO S STE 200	SAN DIEGO	CA	92108	439-520-16-00	AMERICAN POSTAL WORKERS UNION
376	STORES, RETAIL OUTLET	3737 CAMINO DEL RIO S STE 202	SAN DIEGO	CA	92108	439-520-16-00	PLASTERERS
377	STORES, RETAIL OUTLET	3737 CAMINO DEL RIO S STE 203	SAN DIEGO	CA	92108	439-520-16-00	UNITED LABOR CENTER INCORPORATIO
378	STORES, RETAIL OUTLET	3737 CAMINO DEL RIO S STE 205	SAN DIEGO	CA	92108	439-520-16-00	SHAWNA BETHEL LMFT
379	STORES, RETAIL OUTLET	3737 CAMINO DEL RIO S STE 207	SAN DIEGO	CA	92108	439-520-16-00	UNITED CHILDCARE UNION
380	STORES, RETAIL OUTLET	3737 CAMINO DEL RIO S STE 208	SAN DIEGO	CA	92108	439-520-16-00	MIDGE COSTANZA INSTITUTE
381	STORES, RETAIL OUTLET	3737 CAMINO DEL RIO S STE 300	SAN DIEGO	CA	92108	439-520-16-00	JEFF EATCHEL
382	STORES, RETAIL OUTLET	3737 CAMINO DEL RIO S STE 301	SAN DIEGO	CA	92108	439-520-16-00	KURT & MANDY ASSOCIATES
383	STORES, RETAIL OUTLET	3737 CAMINO DEL RIO S STE 302	SAN DIEGO	CA	92108	439-520-16-00	PERSONAL EVOLUTION
384	STORES, RETAIL OUTLET	3737 CAMINO DEL RIO S STE 303	SAN DIEGO	CA	92108	439-520-16-00	SHANA J BLACK LAW OFFICE
385	STORES, RETAIL OUTLET	3737 CAMINO DEL RIO S STE 304	SAN DIEGO	CA	92108	439-520-16-00	MUTUAL BANCORP
386	STORES, RETAIL OUTLET	3737 CAMINO DEL RIO S STE 305	SAN DIEGO	CA	92108	439-520-16-00	UNITED LABOR CENTER INCORPORATIO
387	STORES, RETAIL OUTLET	3737 CAMINO DEL RIO S STE 306	SAN DIEGO	CA	92108	439-520-16-00	ALLIANCE FOR A BETTER CALIFORNIA
388	STORES, RETAIL OUTLET	3737 CAMINO DEL RIO S STE 307	SAN DIEGO	CA	92108	439-520-16-00	IATSE LOCAL 495 MOTION PICTURE STUDIO MECHANICS
389	STORES, RETAIL OUTLET	3737 CAMINO DEL RIO S STE 400	SAN DIEGO	CA	92108	439-520-16-00	AFSCME
390	STORES, RETAIL OUTLET	3737 CAMINO DEL RIO S STE 401	SAN DIEGO	CA	92108	439-520-16-00	UNITED LABOR CENTER INCORPORATIO
391	STORES, RETAIL OUTLET	3737 CAMINO DEL RIO S STE 403	SAN DIEGO	CA	92108	439-520-16-00	E-QUOTE
392	STORES, RETAIL OUTLET	3737 CAMINO DEL RIO S STE 407	SAN DIEGO	CA	92108	439-520-16-00	LAW OFFICE OF ELLYN MOSCOWITZ
393	STORES, RETAIL OUTLET	3737 CAMINO DEL RIO S STE 410	SAN DIEGO	CA	92108	439-520-16-00	AMERICAN FEDERATION-TEACHERS
394	STORE/OFFICE COMBO	3545 CAMINO DEL RIO S A	SAN DIEGO	CA	92108	439-520-19-01	KETTERING ROSE INS AGENTS
395	STORE/OFFICE COMBO	3545 CAMINO DEL RIO S B	SAN DIEGO	CA	92108	439-520-19-02	V WALTER
396	STORE/OFFICE COMBO	3545 CAMINO DEL RIO S D	SAN DIEGO	CA	92108	439-520-19-03	CABRILLO ASSOCIATION MGMT.
397	STORE/OFFICE COMBO	3545 CAMINO DEL RIO S C	SAN DIEGO	CA	92108	439-520-19-04	ARTURO DIEGUEZ
398	STORE/OFFICE COMBO	3547 CAMINO DEL RIO S C	SAN DIEGO	CA	92108	439-520-19-05	MANCINI ACUPUNCTURE
399	STORE/OFFICE COMBO	3547 CAMINO DEL RIO S B	SAN DIEGO	CA	92108	439-520-19-06	I G M PRIMO PROPERTIES I LLC
400	STORE/OFFICE COMBO	3547 CAMINO DEL RIO S D	SAN DIEGO	CA	92108	439-520-19-07	PACIFIC IMAGES COM
401	STORE/OFFICE COMBO	3547 CAMINO DEL RIO S A	SAN DIEGO	CA	92108	439-520-19-08	TRABUS TECHNOLOGIES
402	STORE/OFFICE COMBO	3549 CAMINO DEL RIO S A	SAN DIEGO	CA	92108	439-520-19-09	KIM,PAUL E

403	STORE/OFFICE COMBO	3549 CAMINO DEL RIO S B	SAN DIEGO	CA	92108	439-520-19-10	KIM,PAUL E
404	STORE/OFFICE COMBO	3549 CAMINO DEL RIO S C	SAN DIEGO	CA	92108	439-520-19-11	ALDO MARTORELLA
405	STORE/OFFICE COMBO	3549 CAMINO DEL RIO S D	SAN DIEGO	CA	92108	439-520-19-12	JONES,REBECCA P
406	VACANT COMMERCIAL	VACANT	SAN DIEGO	CA	92108	439-520-20-00	PWI CDRS LP



Constructed Physical Barrier - Interstate 8

STONE AGE FARMACY / 3456 Camino Del Rio North
 PROJECT NO. 510523



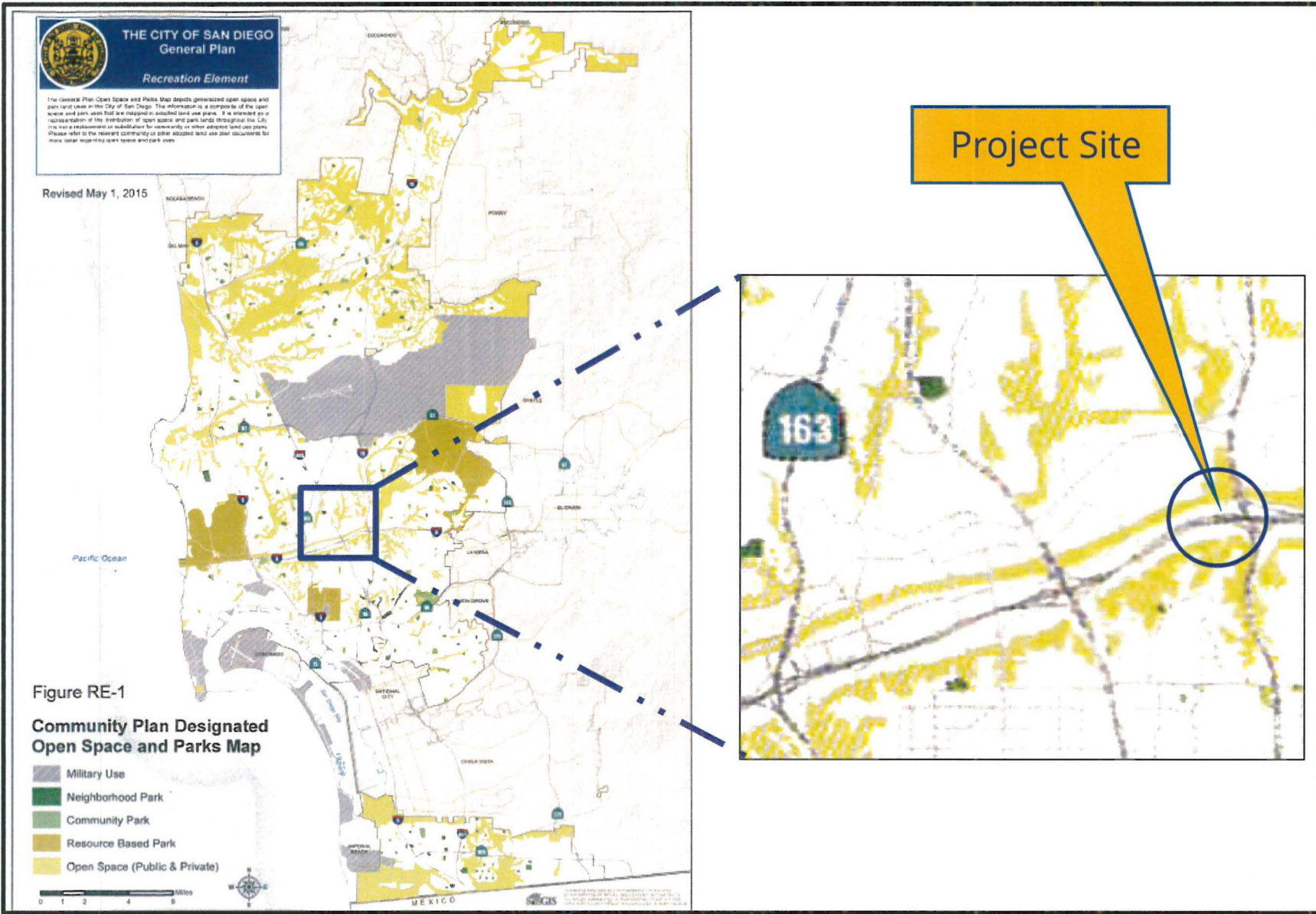
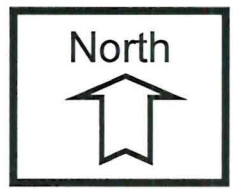


Figure RE-1 Designated Open Space and Parks

STONE AGE PHARMACY / 3456 Camino Del Rio North
PROJECT NO. 510523



NOTICE OF EXEMPTION

ATTACHMENT 10

(Check one or both)

TO: X RECORDER/COUNTY CLERK
P.O. Box 1750, MS A-33
1600 PACIFIC HWY, ROOM 260
SAN DIEGO, CA 92101-2422

FROM: CITY OF SAN DIEGO
DEVELOPMENT SERVICES DEPARTMENT
1222 FIRST AVENUE, MS 501
SAN DIEGO, CA 92101

 OFFICE OF PLANNING AND RESEARCH
1400 TENTH STREET, ROOM 121
SACRAMENTO, CA 95814

Project No.: 510523

Project Title: Stone Age Farmacy

PROJECT LOCATION-SPECIFIC: The project site is located at 3456 Camino Del Rio North, San Diego, CA 92108 within the Pacific Beach Community Plan

PROJECT LOCATION-CITY/COUNTY: San Diego/San Diego

Description of nature and Purpose of the Project: Conditional Use Permit (CUP) to operate a Medical Marijuana Consumer Cooperative (MMCC) on the first floor of an existing commercial building. The cooperative would be 1,899 square feet and is located within the 16, 536 square foot commercial building. The project site is located within the MV-CO Zone, which is a commercial zone within the Mission Valley Planned District with the purpose to provide for office, hotel and retail commercial uses as defined in the Mission Valley Community Plan. The project would also build a new driveway and an accessible path of travel ramp. The MMCC complies with all height and bulk regulations and is located on a site that is currently developed with public utilities in place to serve the facility.

NAME OF PUBLIC AGENCY APPROVING PROJECT: City of San Diego

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT: Mike Blazeovich, 621 West Rosecrans Suite 201, Los Angeles CA 90248. (310) 901-5347

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: 15303 (New construction or conversion of small structures)
- () STATUTORY EXEMPTION:

REASONS WHY PROJECT IS EXEMPT: The City of San Diego conducted an environmental review that determined that the project would not have the potential to cause a significant effect on the environment. Since the project would operate within an existing commercial space and would only make minor modifications to the space the project meets the criteria set forth in CEQA Section 15303. The section allows for the conversion of existing small structures from one use to another where only minor modifications are made and the exceptions listed in CEQA Section 15300.2 would not apply.


LEAD AGENCY CONTACT PERSON: JEFFREY SZYMANSKI

TELEPHONE: 619 446-5324 ATTACHMENT 10

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


SIGNATURE/TITLE

5/10/2017
DATE

CHECK ONE:

(X) SIGNED BY LEAD AGENCY

DATE RECEIVED FOR FILING WITH COUNTY CLERK OR OPR:

**MINUTES OF THE REGULAR MEETING OF THE
MISSION VALLEY PLANNING GROUP**

February 1, 2017

MEMBERS PRESENT

Deborah Bossmeyer
Paul Brown
Bob Cummings
Randall Dolph
Alan Grant
Matthew Guillory
Rob Hutsel
John La Raia
Elizabeth Leventhal
Kathy McSherry
Jim Penner
Keith Pittsford
Marco Sessa
Larry Wenell
Robert Doherty

MEMBERS ABSENT

Steve Abbo
Derek Hulse
Andrew Michajlenko
Dottie Surdi
Rick Tarbell
Josh Weiselberg

CITY STAFF

Nancy Graham
Liz Saidkhanian

A. CALL TO ORDER:

Verify Quorum: 15 of 21 members were present, constituting a quorum. Vice Chairman Marco Sessa called the regular meeting of the Mission Valley Planning Group (MVPG) to order at 12:00 p.m. at the Mission Valley Library Community Room located at 2123 Fenton Parkway, San Diego, CA.

B. PLEDGE OF ALLEGIANCE – led by Elizabeth Leventhal

C. INTRODUCTIONS / OPENING REMARKS:

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

D. APPROVAL OF MINUTES:

Marco Sessa asked for a motion to approve the December 7, 2016 minutes.

A motion was made by Matthew Guillory to approve the minutes. Alan Grant seconded the motion. The motion was approved.

12 Ayes: Paul Brown, Randall Dolph, Alan Grant, Matthew Guillory, Rob Hutsel, John La Raia, Elizabeth Leventhal, Kathy McSherry, Keith Pittsford, Marco Sessa, Larry Wenell, Robert Doherty

0 Against:

3 Abstaining: Bob Cummings, Deborah Bossmeyer and Jim Penner

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

→ 2. Stone Age Farmacy – Gina M. Austin Presenting - Action Item (15 min)

Project #510523 - The project consists of a CUP/SDP for a MMCC within 1,889 square foot suite located at 3456 Camino Del Rio North. The applicant is seeking a recommendation of approval from the planning group.

- Applicant provided photographs of the subject property, and aerial photographs of the surrounding area. Applicant also provided a proposed space plan. The business owner stated that they own several similar MMCC Clinic's in Los Angeles and run them professionally, with proper security measures. The owner relayed his brief personal story of opening an MMCC due to illness of friends and family and the benefits they received as a result.

Questions:

- The property is within 1,000 feet of a school district owned property with a Charter School currently going through the City DSD planning approval process. Answer: The proposed charter school is currently not approved and therefore if the applicants project is approved first the charter school could continue to pursue their project but with the applicant's project already in place. (the board discussed and questioned the fact that the building was owned by the school district, and whether it was a process 1, 2, or 3 for the charter school to be approved. No answer was readily available)
- Is the San Diego river area behind the subject property a park. Answer: No, there is no park designation in this area.
- Several business owners in the subject building stated concerns about traffic, and also that they signed leases in a commercial office building not a retail center. There were also concerns about security, and potential loss of business from their customers. Answer: Applicant stated that they run several professional clinics in the Los Angeles area with security and have never had an incident.

A motion was made by Elizabeth Leventhal to deny recommending the project based on concerns expressed. Randall Dolph seconded the motion.

14 Ayes: Deborah Bossmeyer, Paul Brown, Bob Cummings, Randall Dolph, Matthew Guillory, Rob Hutsel, John La Raia, Elizabeth Leventhal, Kathy McSherry, Jim Penner, Keith Pittsford, Marco Sessa, Larry Wenell, Robert Doherty.

1 Against: Alan Grant

0 Abstaining:

3. Valley Greens Corp – Blake Marchand Presenting – Action Item (15 min)

Project #515221 - The project consists of processing a Conditional Use Permit to operate a 2,183 square foot Medical Marijuana Consumer Cooperative (MMCC) at 2835 Camino Del Rio South, San Diego, CA 92108, within an existing 17,767 square foot building.

- Owner of Valley Greens Corp also owns a Remax Realty, and Remax Pacific business in Mission Valley. Valley Green's is in escrow to purchase the subject building. Owner described the benefits of cannabis and his personal story of friends and family who have gone through illnesses and the benefits they received. Applicant provided photographs of the subject property, and aerial photographs of the surrounding area. Applicant also provided a proposed space plan.



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

Ownership Disclosure Statement

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

Project Title **Project No. For City Use Only**
Medical Marijuana Consumer Cooperative, CUP, Stone Age Farmacy

Project Address:
3456 North Camino Del Rio, Suite 101, San Diego CA 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.

Additional pages attached Yes No

Name of Individual (type or print): _____

Owner Tenant/Lessee Redevelopment Agency

Street Address: _____

City/State/Zip: _____

Phone No: _____ Fax No: _____

Signature : _____ Date: 08/18/2016

Name of Individual (type or print): _____

Owner Tenant/Lessee Redevelopment Agency

Street Address: _____

City/State/Zip: _____

Phone No: _____ Fax No: _____

Signature : _____ Date: _____

Name of Individual (type or print): _____

Owner Tenant/Lessee Redevelopment Agency

Street Address: _____

City/State/Zip: _____

Phone No: _____ Fax No: _____

Signature : _____ Date: _____

Name of Individual (type or print): _____

Owner Tenant/Lessee Redevelopment Agency

Street Address: _____

City/State/Zip: _____

Phone No: _____ Fax No: _____

Signature : _____ Date: _____

Project Title:	Project No. (For City Use Only)
----------------	---------------------------------

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

Legal Status (please check):

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

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter, as identified above, will be filed with the City of San Diego on the subject property with the intent to record an encumbrance against the property.. Please list below the names, titles and addresses of all persons who have an interest in the property, recorded or otherwise, and state the type of property interest (e.g., tenants who will benefit from the permit, all corporate officers, and all partners in a partnership who own the property). A signature is required of at least one of the corporate officers or partners who own the property. Attach additional pages if needed. Note: The applicant is responsible for notifying the Project Manager of any changes in ownership during the time the application is being processed or considered. Changes in ownership are to be given to the Project Manager at least thirty days prior to any public hearing on the subject property. Failure to provide accurate and current ownership information could result in a delay in the hearing process. Additional pages attached Yes No

Corporate/Partnership Name (type or print):
KBC Capital LLC

Owner Tenant/Lessee

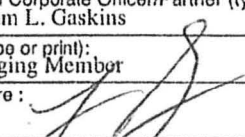
Street Address:
8889 Rio San Diego #201

City/State/Zip:
San Diego / CA / 92108

Phone No: _____ Fax No: _____

Name of Corporate Officer/Partner (type or print):
William L. Gaskins

Title (type or print):
Managing Member

Signature :  Date: 10-18-16

Corporate/Partnership Name (type or print):
Stone Age Pharmacy

Owner Tenant/Lessee

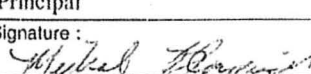
Street Address:
621 W. Rosecrans Ave Suite #201

City/State/Zip:
Los Angeles

Phone No: (310) 901-5347 Fax No: _____

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

Title (type or print):
Principal

Signature :  Date: 10/13/16

Corporate/Partnership Name (type or print):

Owner Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: _____ Fax No: _____

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

Title (type or print):

Signature : _____ Date: _____

Corporate/Partnership Name (type or print):

Owner Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: _____ Fax No: _____

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

Title (type or print):

Signature : _____ Date: _____

Corporate/Partnership Name (type or print):

Owner Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: _____ Fax No: _____

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

Title (type or print):

Signature : _____ Date: _____

Corporate/Partnership Name (type or print):

Owner Tenant/Lessee

Street Address:

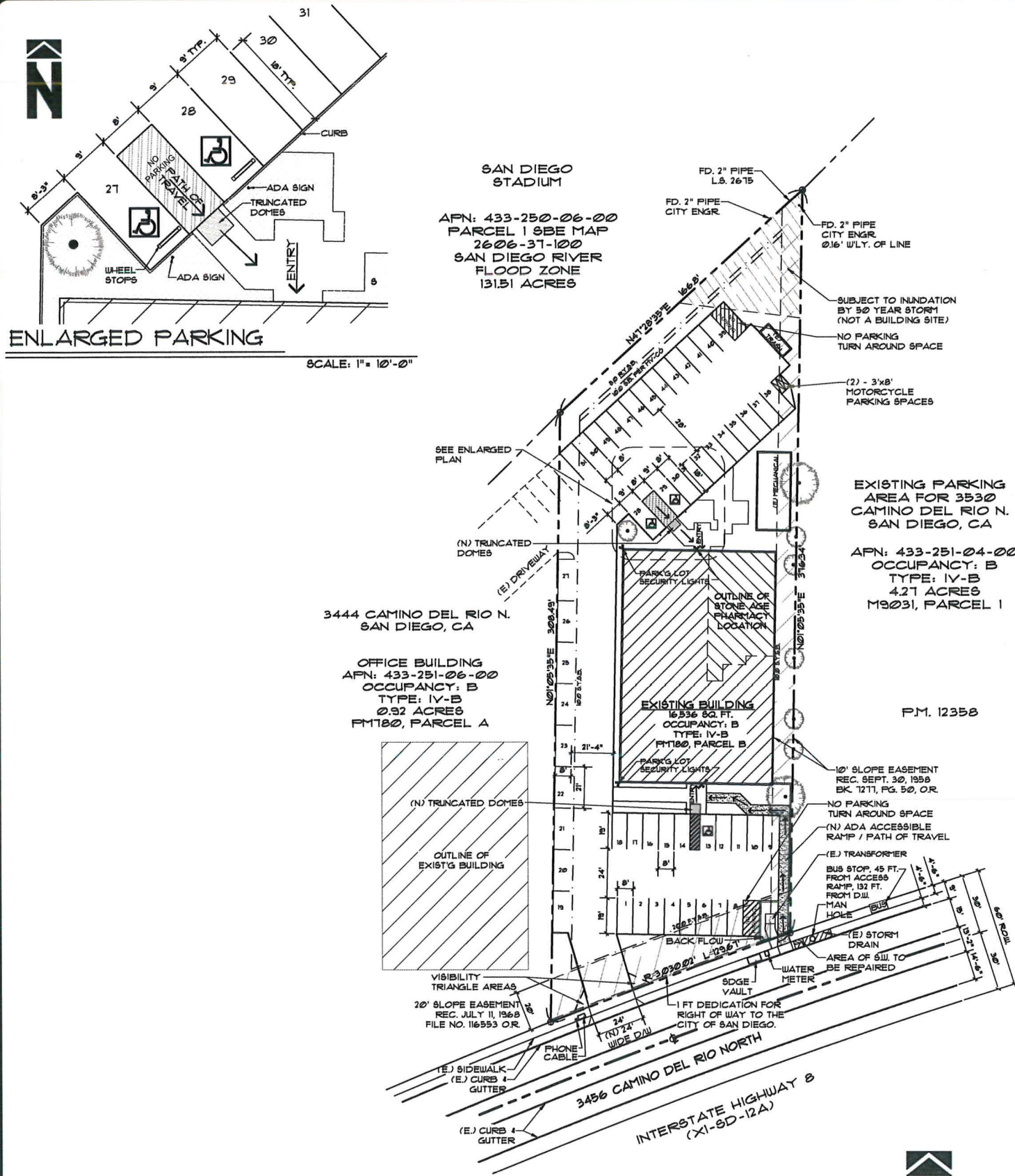
City/State/Zip:

Phone No: _____ Fax No: _____

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

Title (type or print):

Signature : _____ Date: _____

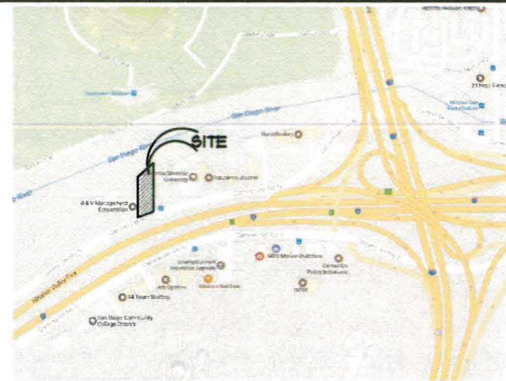


SITE PLAN



FAA SELF-CERTIFICATION STATEMENT

I, Nabil Kachi, California Licensed Engineer, C-037662, do hereby certify that the 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.



SITE PLAN NOTES:

- TRANSIT STOPS:**
EXISTING BUS STOP IS 45 FT AWAY
- VISIBILITY TRIANGLE:**
NO CONSTRUCTION INCLUDING LANDSCAPING OR SOLID WALLS IN THE VISIBILITY AREA SHALL EXCEED 3'-0" FEET IN HEIGHT.
- DRIVEWAY:**
A NEW 24 FT. WIDE DRIVEWAY TO BE CONSTRUCTED. DRIVEWAY SHALL BE RECONSTRUCTED TO CURRENT CITY STANDARDS WITH 805-195, CONCRETE DRIVEWAY.
- ACCESSIBILITY ACCESS:**
A NEW ADA RAMP w/ TRUNCATED DOMES WILL BE BUILT.
- IN ACCORDANCE WITH 801C §14.0406,** SIGNED PLANS SHALL BE A REQUIRED ELEMENT OF MISSION VALLEY DEVELOPMENT PERMIT APPLICATION SUBMITTALS AND SIGNAGE SHALL BE IN CONFORMANCE WITH LAND DEVELOPMENT CODE CHAPTER 12, ARTICLE 9 DIVISION 8 (SIGN PERMIT PROCEDURES) AND CHAPTER 14, ARTICLE 2 DIVISION 12 (SIGN REGULATIONS).
- THIS PROJECT PROPOSES NO DEVELOPMENT IMPROVEMENTS OUTSIDE THE EXISTING BUILDING FOOTPRINT FOR THIS DISCRETIONARY REVIEW AND THEREFORE DOES NOT REQUIRE ANY PERMANENT STORM WATER BEST MANAGEMENT PRACTICES (BMPs).**
- ALL USES OF THIS PROPERTY MAY BE ANY USE PERMITTED IN THE MYPD-MV-CO ZONE.**

SCOPE OF WORK:

- APPLICATION FOR CONDITIONAL USE PERMIT TO OPERATE A MEDICAL MARIJUANA COOPERATIVE ON THE FIRST FLOOR OF AN EXISTING COMMERCIAL BUILDING, AREA: 1899 SQ. FT.
- BUILD A NEW DRIVEWAY.
- BUILD A NEW ACCESSIBLE PATH OF TRAVEL RAMP.

SITE DATA:

MAP: 180, PARCEL B
ZONE: MYPD-MV-CO
EXISTING OCCUPANCY: GROUP B
PROPOSED OCCUPANCY: GROUP B (NO CHANGE)
PROPOSED USE: MEDICAL MARIJUANA CONSUMER COOPERATIVE
SITE: 3456 CAMINO DEL RIO NORTH
LOT SIZE: 41294.88 SQ. FT. (0.95 ACRES)
PAVING AREA: 19391.10 SQ. FT.
LANDSCAPE AREA: 1899.26 SQ. FT.
EXISTING F.A.R.: 0.40
LOT COVERAGE: 21%
YEAR BUILT: 1975
TYPE OF CONSTRUCTION: IV-B
NUMBER OF STORIES: 2
TRANSIT OVERLAY AREA

PARKING:
PROPOSED:
MTCG:
1899 SF x 43 SPACES/1000 SF = 8 AUTOMOBILE PARK'G SPACES
EXISTING:
OFFICE USE (TO REMAIN):
14,641 SF x 2.5 SPACES/1000 SF = 43 AUTOMOBILE PARK'G SPACES

OVERALL MINIMUM PARKING REQUIREMENT IS:
81 AUTOMOBILE PARKING SPACES
MOTORCYCLE PARKING: 3

EXISTING:
FIRST FLOOR AREA: 1,910 SQ. FT.
SECOND FLOOR AREA: 8,618 SQ. FT.
TOTAL AREA: 16,536 SQ. FT.

PROPOSED:
AREA OF MEDICAL: 1899 SQ. FT.
MARIJUANA COOPERATIVE
(TENANT IMPROVEMENT UNDER SEPARATE PERMIT)

ZONING:

ZONE: MYPD-MV-CO
MISSION VALLEY PLANNED DISTRICT
MISSION VALLEY COMMUNITY PLAN

OVERLAY ZONES:
• RESIDENTIAL TANDEM PARKING
• FAA PART 11 NOTIFICATION AREA
• AIRPORT INFLUENCE AREA (REVIEW AREA 2)
• AIRPORT LAND USE COMPATIBILITY AREA

SETBACKS:
FRONT: 20' FROM E
SIDES: 10' FROM E
REAR: 8' FROM E
MV-CO: 10' FROM E

LEGAL:

APN: 433-251-05-00
MAP NO. 180, PARCEL B
3456 CAMINO DEL RIO NORTH, SAN DIEGO, CA

DESCRIPTION:
PARCEL B OF PARCEL MAP NO. 180, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO, APRIL 11, 1972.

OWNER:

KBC CAPITAL LLC
8893 RIO SAN DIEGO DR. # 201
SAN DIEGO, CA 92108

TENANT:

STONE AGE FARMACY
MICHAEL BLAZEVICH
621 W. ROSECRANS AVE. SUITE # 201
LOS ANGELES, CA 92048
E: INFO@STONEAGECONSULTANTS.COM
P: (310) 634-2542

CONSULTANT:

BUILDING DESIGNER:
AUSTIN & ASSOCIATES
ALAN LLOYD AUSTIN
1622 PIONEER WAY
EL CAJON, CA 92020
619-440-3624

SHEET INDEX:

P - FLOT PLAN
A-1 - FLOOR PLAN
A-2 - SITE PHOTO SURVEY

LEGEND:

- - DENOTES (E.) LANDSCAPING
- - DENOTES (E.) ASPHALT SURFACE
- - DENOTES (E.) TREE

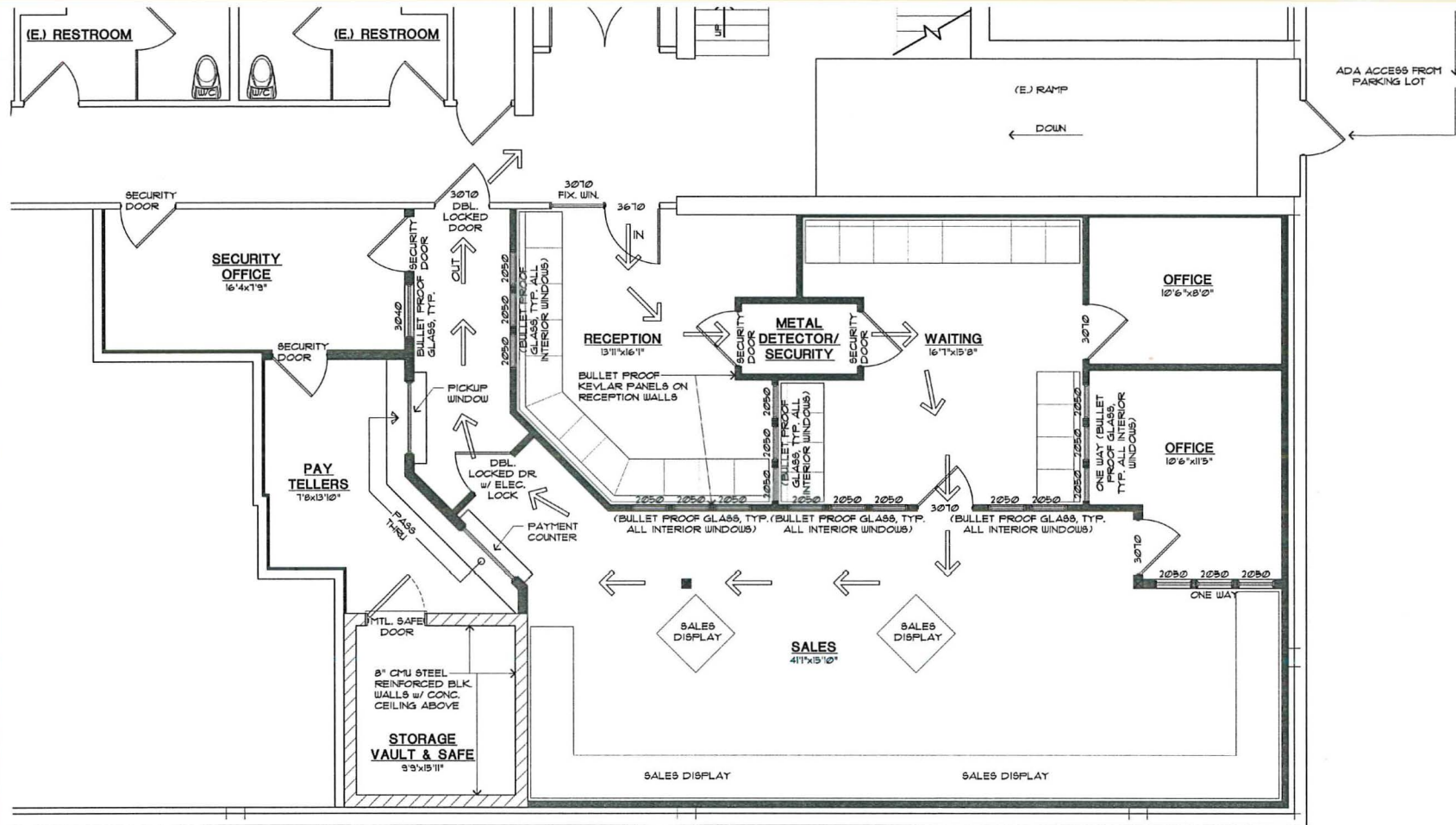
REVISIONS	BY
1-17-17	B
1-30-17	B

STONE AGE FARMACY
MEDICAL MARIJUANA CONSUMER COOPERATIVE
3456 CAMINO DEL RIO N., SAN DIEGO, CA 92108

AUSTIN & ASSOCIATES
ALAN LLOYD AUSTIN
1622 PIONEER WAY EL CAJON CA. 92020
RESIDENTIAL & COMMERCIAL PLANNING AND DESIGN
MEMBER- AMERICAN INSTITUTE OF BUILDING DESIGN
Ph. (619)440-3624
A | B | D

DRAWN BY:	CHECKED BY:
B	ALA

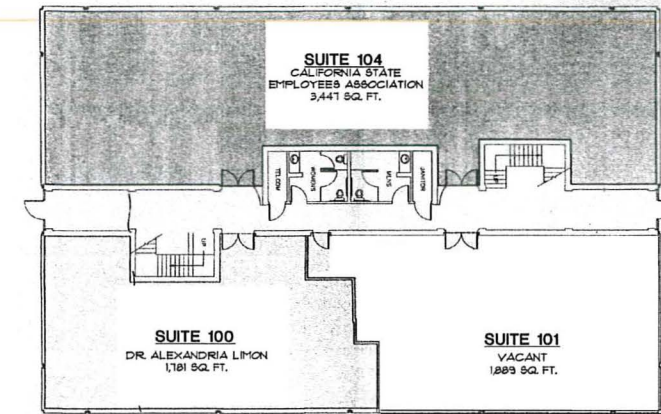
REVISIONS	BY
	LC



PROPOSED FLOOR PLAN, SUITE 101

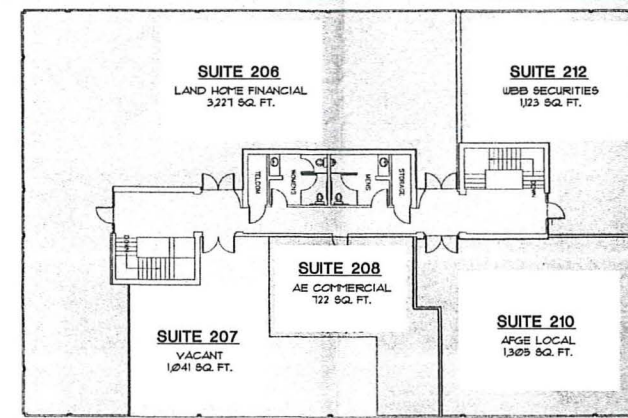
SCALE: 1/4" = 1'-0"

Suite	Sq. Ft.	Percentage of Total Building	Use
T101	1,889	11.4%	Proposed MMCC/commercial services
100	1,781	10.8%	Dr. Limon/medical office
104	3,447	21%	Vacant/prior commercial office
206	3,227	20%	Land Home/commercial office
212	1,123	6.8%	WB8/commercial office
207	1,041	6.3%	Vacant/prior commercial office
208	722	4.4%	AE Commercial/commercial office
210	1,305	7.9%	Service Employees Union/commercial office
Hallways & Restrooms	1,885	11.4%	n/a
TOTALS			
Commercial Services	1,899 sf	11.4% of building	
Medical	3,447 sf	10.8% of building	
Commercial Office	10,865 sf	77.8% of building	



EXISTING FIRST FLOOR PLAN

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



EXISTING SECOND FLOOR PLAN

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

STONE AGE FARMACY
 MEDICAL MARIJUANA CONSUMER COOPERATIVE
 3456 CAMINO DEL RIO N., SAN DIEGO, CA 92108

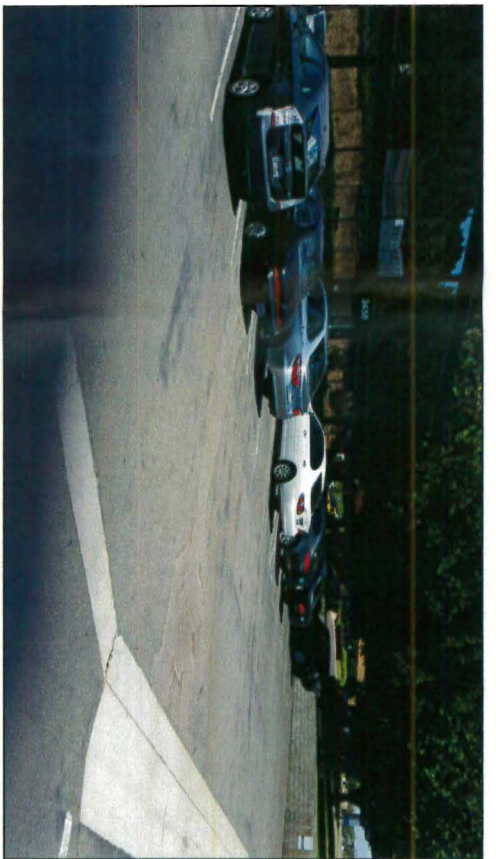
AUSTIN & ASSOCIATES
 ALAN LLOYD AUSTIN
 1622 PIONEER WAY EL CAJON CA, 92020
 RESIDENTIAL & COMMERCIAL PLANNING AND DESIGN
 MEMBER: AMERICAN INSTITUTE OF BUILDING DESIGN
 Ph: (619)440-3624
 A B D

DRAWN BY: LC
 CHECKED BY: ALA
 DATE: 08/31/16
 SCALE: AS NOTED
 JOB NO.

A-1
 SHEET 2 OF 3
 STONE AGE



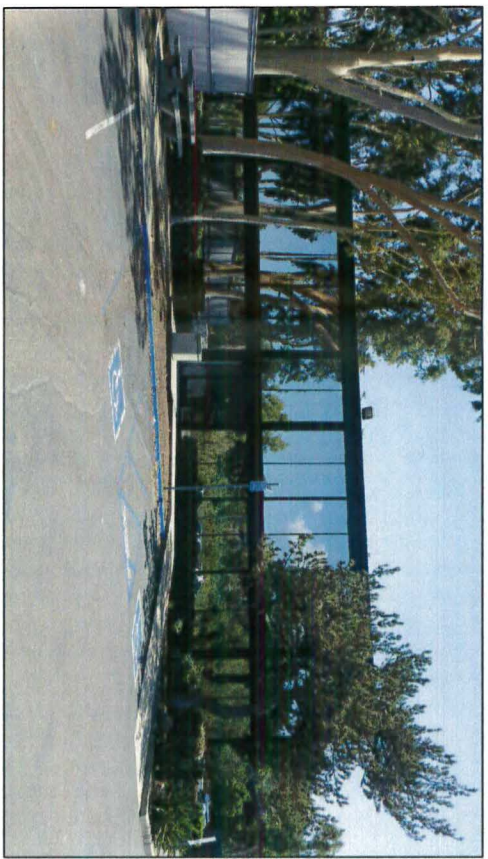
2 NORTH FACING



1 NORTHEAST FACING



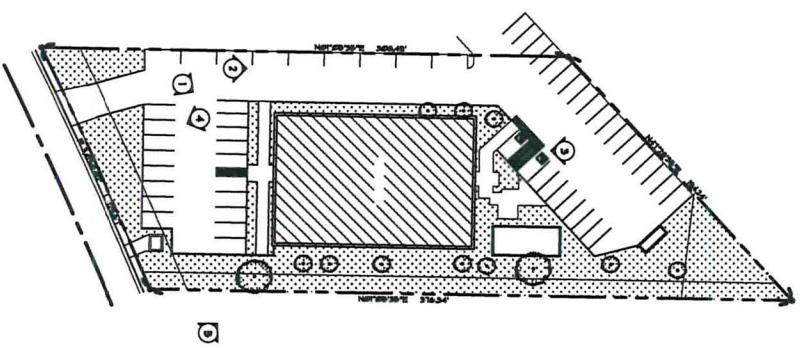
4 SOUTHEAST FACING



3 SOUTH FACING



5 NORTHWEST FACING



VICINITY MAP
NO SCALE

REVISIONS	BY

STONE AGE FARMACY
 MEDICAL MARIJUANA CONSUMER COOPERATIVE
 3456 CAMINDO DEL RIO N., SAN DIEGO, CA 92108

AUSTIN & ASSOCIATES
 ALAN LLOYD AUSTIN
 1622 PIONEER WAY EL CAJON CA. 92020 Ph. (619)440-3824
 RESIDENTIAL & COMMERCIAL PLANNING AND DESIGN
 MEMBER AMERICAN INSTITUTE OF BUILDING DESIGN



DESIGNER
 T. L. C.
 CONSULTANT
 A. L. A.
 DATE
 08/21/16
 DRAWN BY
 A. S. NOTED
 2016 REV.

A-2

STONE AGE