



THE CITY OF SAN DIEGO

Report to the Hearing Officer

DATE ISSUED: August 28, 2018 REPORT NO. HO-18-069

HEARING DATE: September 5, 2018

SUBJECT: MPF 7755 Arjons Drive, Process Three Decision

PROJECT NUMBER: [585651](#)

OWNER/APPLICANT: Mazi Family Trust, Owner/Marty Reed, Applicant

SUMMARY

Issue: Should the Hearing Officer approve a marijuana production facility located at 7755 Arjons Drive within the Mira Mesa Community Plan area?

Staff Recommendation: Approve Conditional Use Permit No. 2058967.

Community Planning Group Recommendation: At the time of printing of this report, the Mira Mesa Community Planning Group (MMCPG) has not taken any action on this project; however, the project is included on the MMCPG's meeting agenda for August 20, 2018. The project applicant has decided to continue processing their application for the City's public hearing and should a recommendation be provided by the MMCPG, then it will be provided to the decision-maker.

Environmental Review: This project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301 (Existing Facilities). This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on June 13, 2018, and the opportunity to appeal that determination ended June 27, 2018.

BACKGROUND

The 0.51-acre site of the proposed project is located at 7755 Arjons Drive in the IL-2-1 zone of the Mira Mesa Community Plan (Attachment 1). The project site is designated Industrial Employment by the Land Use and Community Planning Element of the General Plan. The General Plan identifies a citywide shortage of land suitable for manufacturing activities and a need to protect a reserve of manufacturing land from non-manufacturing uses. The project site is designated Light Industrial within the Miramar Subarea of the Mira Mesa Community Plan (Attachment 2). The Light Industrial designation is intended for manufacturing, storage, warehousing, distribution and similar uses. The

Miramar Subarea, designated Light Industrial, encourages a mix of light industrial and specialized commercial uses. The site presently developed with an industrial building built in 1987 (Attachment 3). The IL zones are intended to permit a range of uses, including nonindustrial uses in some instances. Specifically, the IL-2-1 allows a mix of light industrial and office uses with limited commercial. The proposed MPF, classified as an industrial use, is consistent with the underlying zone and land use designation.

Marijuana Production Facilities (MPFs) are restricted to forty City-wide, within light and heavy industrial zones. MPFs require compliance with San Diego Municipal Code (SDMC), Section 141.1004, which require a 1,000-foot separation, measured between property lines, from resource and population-based City parks, churches, child care centers, playgrounds, City libraries, minor-oriented facilities, residential care facilities, and schools. MPFs also require a minimum distance requirement of 100 feet from a residential zone. Security requirements include lighting, security cameras, alarms and a security guard. The security guard must be licensed by the State of California and be present on the premises during business hours. MPFs must also comply with SDMC Chapter 4, Article 2, Division 15 which provides guidelines for lawful operation.

DISCUSSION

Project Description

The project proposes a Conditional Use Permit pursuant to SDMC section 126.0303, for a MPF to operate within an existing 10,682 square-foot building at 7755 Arjons Drive. The MPF operation would include manufacturing rooms, packaging and labeling, business administration and wholesale rooms, storage, and distribution warehouse of cannabis products. The 0.51-acre site is in the IL-2-1 zone designated Light Industrial within the Miramar subarea of the Mira Mesa Community Plan.

The MPF project proposes to utilize the existing space for a reception, break rooms, restrooms, administrative and wholesale offices, manufacturing rooms, packaging and labeling, storage and distribution warehouse area. The proposed MPF is subject to specific operation requirements as set forth in SDMC Section 141.1004, including security requirements. The proposed improvements will require the Owner/Permittee to obtain a change of use/occupancy building permit consistent with all California Codes and Regulations in effect at the time of building permit, satisfactory to the Building Official. Public improvements would include reconstruction of the existing driveways, satisfactory to the City Engineer. The facility is also subject to State of California statues and regulations.

Conclusion

City staff has reviewed the proposed project and all issues identified through the review process have been resolved in conformance with adopted City Council policies and regulations of the Land Development Code. The design of the proposed project complies with all development regulations of the IL-2-1 zone and no deviations are required to approve the project. Staff has provided draft findings (Attachment 4) to support the proposed project and draft conditions of approval (Attachment 5). Staff is recommending the Hearing Officer approve the project as presented.

ALTERNATIVES

1. Approve Conditional Use Permit No. 2058967, with modifications.
2. Deny Conditional Use Permit No. 2058967, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,



Cherlyn Cac
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. Environmental Exemption
7. Ownership Disclosure Statement
8. Project Plans



Project Location Map

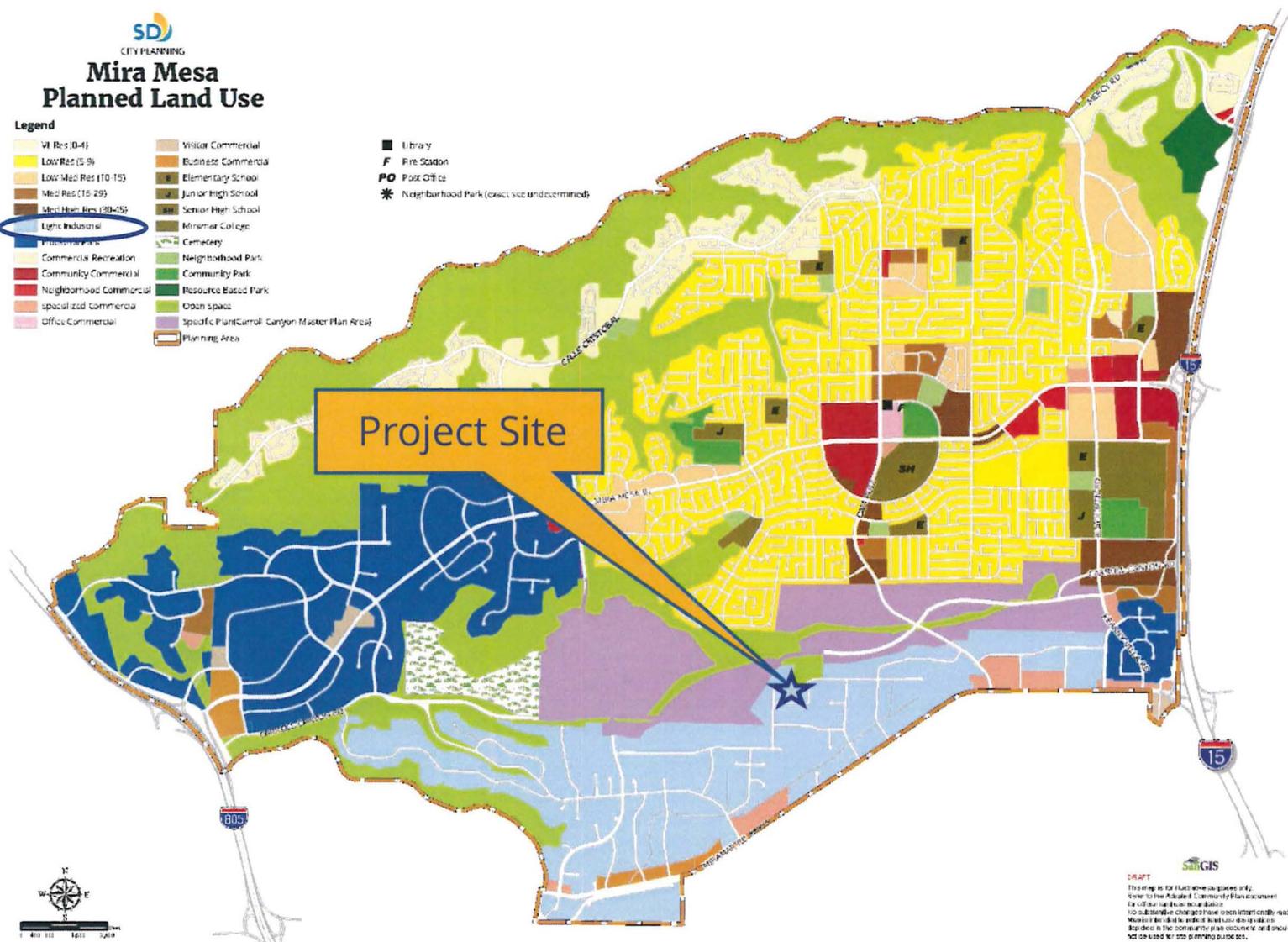
MPF 7755 Arjons Drive / 7755 Arjons Drive
PROJECT NO. 585503



SD
CITY PLANNING
**Mira Mesa
Planned Land Use**

Legend

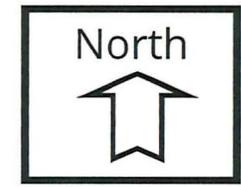
- | | | | | | |
|--|-------------------------|--|---|--|---|
| | VI Res (0-4) | | Visitor Commercial | | Library |
| | Low Med Res (5-9) | | Business Commercial | | Fire Station |
| | Low Med Res (10-15) | | Elementary School | | Post Office |
| | Med Res (16-29) | | Junior High School | | Neighborhood Park (exact size undetermined) |
| | Med High Res (30-45) | | Senior High School | | |
| | Light Industrial | | Mineral Col. color | | |
| | Industrial | | Cemetery | | |
| | Commercial Recreation | | Neighborhood Park | | |
| | Community Commercial | | Community Park | | |
| | Neighborhood Commercial | | Resource Based Park | | |
| | Specialized Commercial | | Open Space | | |
| | Office Commercial | | Specific Plan/Carroll Canyon Master Plan Area | | |
| | | | Planning Area | | |



Community Land Use Map

MPF 7755 Arjons Drive / 7755 Arjons Drive
PROJECT NO. 585651

DRAFT
This map is for illustrative purposes only. Refer to the Actual Community Plan document for official plan information. No liability is assumed for any errors or omissions. Changes to the community plan document and should not be used for any planning purposes.





Aerial Photograph

MPF 7755 Arjons Drive / 7755 Arjons Drive

PROJECT NO. 585651



HEARING OFFICER RESOLUTION NO. _____
CONDITIONAL USE PERMIT NO. 2058967
MPF 7755 ARJONS DRIVE - PROJECT NO. 585651

WHEREAS, GEORGE MAZIS and NICOLETTA MAZIS, TRUSTEES OF THE MAZIS FAMILY TRUST DATED 7-16-2007, Owner, and MARTY REED, an individual, Permittee, filed an application with the City of San Diego for a permit to operate a Marijuana Production Facility within an existing 10,682 square-foot building (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. 2058967), on portions of a 0.51-acre site;

WHEREAS, the project site is located at 7755 Arjons Drive in the IL-2-1 zone of the Mira Mesa Community Plan;

WHEREAS, the project site is legally described as Lot 26 of Koll Business Center – Miramar Point, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 11161, filed on February 27, 1985, in the Office of the County Recorder of San Diego County;

WHEREAS, on June 13, 2018, 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 15301 (Existing Facilities) and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520;

WHEREAS, on September 5, 2018, the Hearing Officer of the City of San Diego considered Conditional Use Permit No. 2058967 pursuant to the Land Development Code of the City of San Diego;

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

The proposed project will be required to comply with the development conditions as described in the Conditional Use Permit No. 2058967. The Conditional Use Permit No. 2058967 will be valid for five years and may be revoked if the Owner or Permittee violates the terms, conditions, lawful requirements, or provisions of the Permit.

The proposed development will not be detrimental to the public's health, safety, and welfare in that the discretionary permit controlling the use of this site contains specific regulatory conditions of approval, as referenced in Conditional Use Permit No. 2058967. The referenced regulations and conditions have been determined as necessary to avoid adverse impact upon the health, safety, and welfare. Therefore, the proposed MPF will not be detrimental to the public health, safety and welfare.

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

The project proposes the operation of a MPF in an existing 10,682 square-foot building at 7755 Arjons Drive. The 0.51-acre site is located in the IL-2-1 zone of the Mira Mesa Community Plan area. The site was developed in 1987. The project proposes interior improvements including a reception, break rooms, restrooms, administrative and wholesale offices, manufacturing rooms, packaging and labeling, storage and distribution warehouse area.

MPFs are allowed in the IL-2-1 zone with a Conditional Use Permit. The proposed use requires compliance with San Diego Municipal Code (SDMC), Section 141.1004 and Chapter 4, Article 2, Division 15. Pursuant to SDMC Section 141.1004 (a), MPFs are subjected to separation requirements including a 1,000-foot separation from resource and population-based City parks, churches, child care centers, playgrounds, City libraries, minor-oriented facilities, residential care facilities, and schools. There is also a minimum distance requirement of 100 feet from a residential zone. The proposed MPF complies with the separation requirements between uses. The proposed MPF is subject to specific operational requirements for security, as referenced in Conditional Use Permit No. 2058967, in lighting, security cameras, alarms, and a security guard. The security guard must be licensed by the State of California and be present on the premises during business hours. MPFs must also comply with SDMC Chapter 4, Article 2, Division 15 which provides guidelines for lawful operation.

The proposed MPF is consistent with all land development regulations relevant for the site and the use. No deviations are required or requested to approve the Conditional Use Permit. Therefore, the proposed MPF will comply with the regulations of the Land Development Code.

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

The project proposes the operation of a MPF in an existing 10,682 square-foot building at 7755 Arjons Drive. The site and the surrounding parcels are located in the IL-2-1 zone

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: 24007609

SPACE ABOVE THIS LINE FOR RECORDER'S USE

CONDITIONAL USE PERMIT NO. 2058967
MPF 7755 ARJONS DRIVE, PROJECT NO. 585651
HEARING OFFICER

This Conditional Use Permit No. 2058967 (Permit) is granted by the Hearing Officer of the City of San Diego to George Mazis and Nicoletta Mazis, Trustees of the Mazis Family Trust, Dated 7-16-2007, Owner, and Marty Reed, an individual, Permittee, pursuant to San Diego Municipal Code [SDMC] Section 126.0305. The 0.51-acre site is located at 7755 Arjons Drive in IL-2-1 zone within the Mira Mesa Community Plan. The project site is legally described as Lot 26 of Koll Business Center – Miramar Point, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 11161, filed on February 27, 1985, in the Office of the County Recorder of San Diego County.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner and Permittee to operate a Marijuana Production Facility described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated September 5, 2018, on file in the Development Services Department.

The project shall include:

- a. Operation of a Marijuana Production Facility in an existing 10,682 square-foot building at 7755 Arjons Drive. The operation shall include requirements consistent with the State of California Statutes and the California Departments of Food and Agriculture, Consumer Affairs, and Public Health regulations;
- b. The Marijuana Production Facility operations will include manufacturing, packaging and labeling, storing, and distribution of cannabis.
- c. Landscaping (planting, irrigation and landscape related improvements);
- d. Off-street parking; and

ATTACHMENT 5

8. The Owner/Permittee shall secure all necessary construction permits. The Owner/Permittee is informed that to secure these permits, substantial building modifications and site improvements may be required to comply with applicable building, fire, mechanical, and plumbing codes, and State and Federal disability access laws.

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

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

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

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

12. In addition to other provisions of the law, the Marijuana Production Facility must comply with Chapter 4, Article 2, Division 15 of the SDMC.

24. All automobile, motorcycle, and bicycle parking spaces must be constructed and provided 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.

25. A maximum of 12 employees shall be allowed on-site at any given time to correspond to the 12 parking spaces provided for the project.

LANDSCAPE REQUIREMENTS:

26. Prior to issuance of any construction permit, the Owner/Permittee shall submit complete landscape construction documents for right-of-way improvements to the Development Services Department for approval. Improvement plans shall show, label, and dimension a 40-square-foot area around each tree which is unencumbered by utilities. Driveways, utilities, drains, water and sewer laterals shall be designed so as not to prohibit the placement of street trees.

27. The Owner/Permittee shall be responsible for the maintenance of all landscape improvements shown on the approved plan, including in the right-of-way, unless long-term maintenance of said landscaping will be the responsibility of a Landscape Maintenance District or other approved entity. All required landscape shall be maintained consistent with the Landscape Standards in a disease, weed, and litter free condition at all times. Severe pruning or "topping" of trees is not permitted.

28. If any required landscape, including existing or new plantings, hardscape, landscape features, indicated on the approved construction document plans is damaged or removed during demolition or construction, the Owner/Permittee shall repair and/or replace in kind and equivalent size per the approved documents to the satisfaction of the Development Services Department within 30 days of damage or Certificate of Occupancy.

ENGINEERING REQUIREMENTS:

29. Prior to the issuance of any construction permit, the Owner/Permittee shall assure, by permit and bond, the reconstruction of the existing one way 20-foot driveway per current City Standards, adjacent to the site in Arjons Drive, satisfactory to the City Engineer.

30. Prior to the issuance of any construction permit, the Owner/Permittee shall assure, by permit and bond, the reconstruction of the existing shared two way 30-foot driveway per current City Standards, adjacent to the site in Arjons Drive, satisfactory to the City Engineer.

31. Prior to the issuance of any construction permit, the Owner/Permittee shall obtain an Encroachment Maintenance Removal Agreement, from the City Engineer, for the landscape and irrigation in the Arjons Drive Right-of-Way.

32. Prior to the issuance of any construction permit, the Owner/Permittee shall incorporate Construction and Permanent Storm Water Best Management Practices necessary to comply with

ATTACHMENT 5

Permit Type/PTS Approval No.: Conditional Use Permit No. 2058967
Date of Approval: September 5, 2018

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

Cherlyn Cac
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.

MAZIS FAMILY TRUST dated 7-16-2007,
Owner

By _____
George Mazis
Trustee

By _____
Nicoletta Mazis
Trustee

Marty Reed, an individual
Permittee

By _____
Marty Reed

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

NOTICE OF EXEMPTION

ATTACHMENT 6

(Check one or both)

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

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 Name: MPF 7755 Arjons Drive

Project No. / SCH No.: 585651 / N/A

Project Location-Specific: 7755 Arjons Drive San Diego CA, 92126

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

Description of nature and purpose of the Project: The project is requesting a Conditional Use Permit (CUP) for a Marijuana Production Facility (MPF) to operate within an existing 10,682 square foot building located at 7755 Arjons Drive in the Mira Mesa Community Plan area. Project operations would include manufacturing of cannabis oils and raw flowers, provided and cultivated by others, to produce finished products to transport and distribute to State of California licensed outlets. The 0.51-acre site is designated Light Industrial of the Miramar Subarea and is subject to the IL-2-1 zone requirements. The project is also subject to Prime Industrial Lands, FAA Part 77 Noticing Area - MCAS Miramar 500' to 510' (site elevation 395' AMSL), Airport Influence Area - MCAS Miramar Review Area 1, Airport Land Use Compatibility Overlay Zone - MCAS Miramar, Fire Brush Zone (300' Buffer Zone), Very High Fire Hazard Severity Zone, and Council District 6.

Name of Public Agency Approving Project: City of San Diego

Name of Person or Agency Carrying Out Project: Martin Reed
4904 Ladera Sarina
Del Mar CA, 92014
(858) 344-9093

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))
- Categorical Exemption: CEQA State Guidelines Section 15301, Existing Facilities

Reasons why project is exempt: The City conducted an environmental review which determined that the proposed project is exempt from CEQA pursuant to CEQA Guidelines Section 15301, which allows for the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing facilities (public or private), involving negligible or no expansion of use beyond that existing at the time of the determination. The proposed project, as included in the Project Description of this notice, is not an expansion of use. No environmental impacts were identified for the proposed project. Additionally, none of the exceptions described in CEQA Guidelines Section 15300.2 apply.

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

Project Title: 7755 Arjons Drive **Project No. For City Use Only:** 585651
Project Address: 7755 Arjons Drive San Diego, CA 92121

Specify Form of Ownership/Legal Status (please check):
 Corporation Limited Liability -or- General - What State? _____ Corporate Identification No. _____
 Partnership Individual

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter will be filed with the City of San Diego on the subject property with the intent to record an encumbrance against the property. Please list below the owner(s), applicant(s), and other financially interested persons of the above referenced property. A financially interested party includes any individual, firm, co-partnership, joint venture, association, social club, fraternal organization, corporation, estate, trust, receiver or syndicate with a financial interest in the application. If the applicant includes a corporation or partnership, include the names, titles, addresses of all individuals owning more than 10% of the shares. If a publicly-owned corporation, include the names, titles, and addresses of the corporate officers. (A separate page may be attached if necessary.) If any person is a nonprofit organization or a trust, list the names and addresses of ANY person serving as an officer or director of the nonprofit organization or as trustee or beneficiary of the nonprofit organization. A signature is required of at least one of the property owners. Attach additional pages if needed. Note: The applicant is responsible for notifying the Project Manager of any changes in ownership during the time the application is being processed or considered. Changes in ownership are to be given to the Project Manager at least thirty days prior to any public hearing on the subject property. Failure to provide accurate and current ownership information could result in a delay in the hearing process.

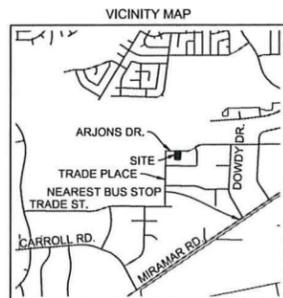
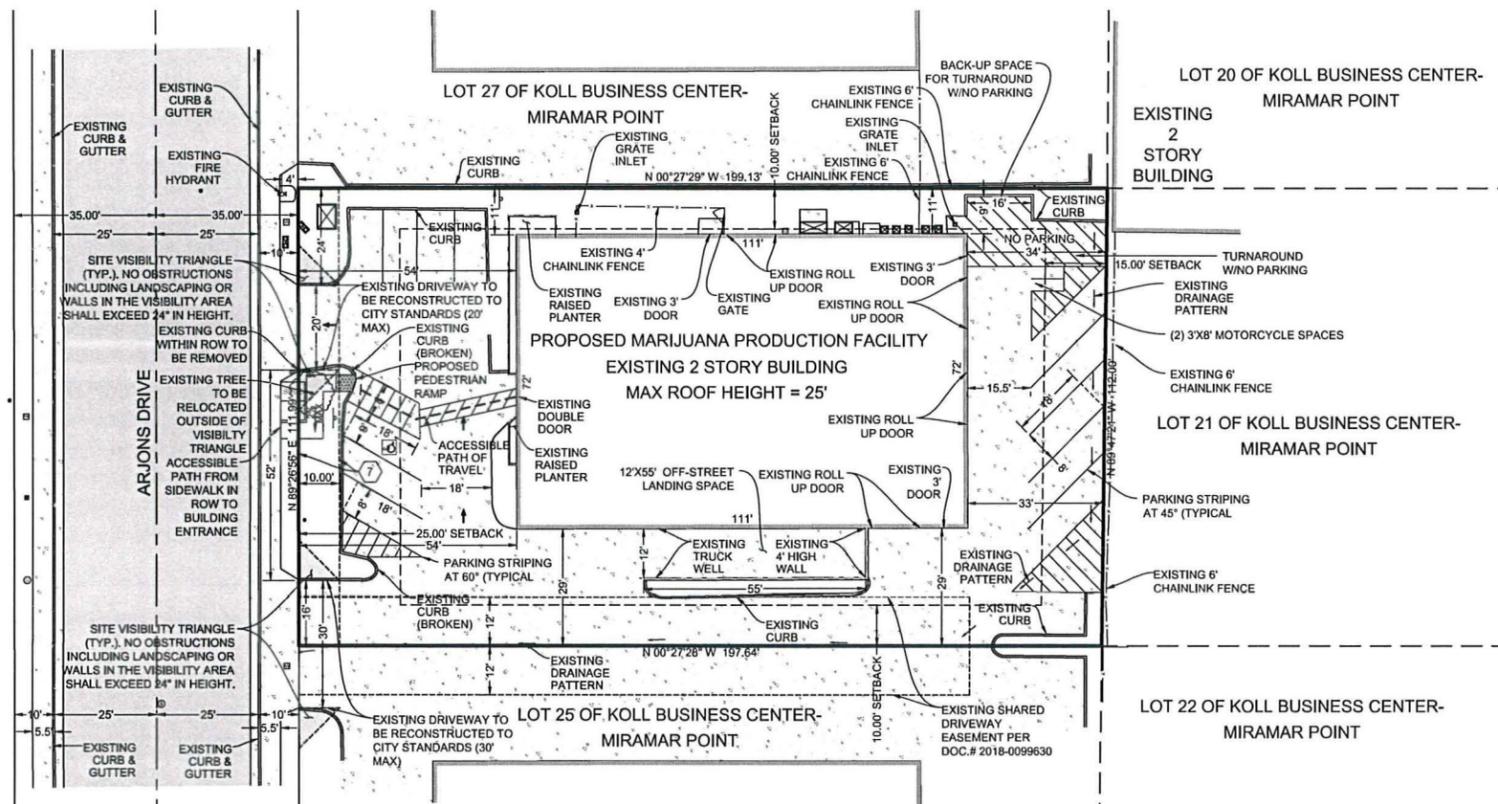
Property Owner
 Name of Individual: MAZIS FAMILY TRUST Owner Tenant/Lessee Successor Agency
 Street Address: 4455 MORENA BLVD. #208
 City: SAN DIEGO State: CA Zip: 92117
 Phone No.: 858-483-9600 Fax No.: SAME Email: ADMIN@ATLASMGROUP.COM
 Signature: [Signature] Date: 8-16-18
 Additional pages Attached: Yes No GRANT DEED

Applicant
 Name of Individual: Martin Reed Owner Tenant/Lessee Successor Agency
 Street Address: 4904 Ladera Savana
 City: Del Mar, Ca State: CA Zip: 92014
 Phone No.: 858-344-9093 Fax No.: NA Email: martin@emreed.com
 Signature: [Signature] Date: 8-19-2018
 Additional pages Attached: Yes No

Other Financially Interested Persons
 Name of Individual: _____ Owner Tenant/Lessee Successor Agency
 Street Address: _____
 City: _____ State: _____ Zip: _____
 Phone No.: _____ Fax No.: _____ Email: _____
 Signature: _____ Date: _____
 Additional pages Attached: Yes No

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

CONDITIONAL USE PERMIT -- 7755 ARJONS DRIVE SITE PLAN



LEGEND

- PROPERTY LINE
- - - RIGHT-OF-WAY LINE
- - - CENTER LINE
- - - ADJOINING PROPERTY LINE
- - - EASEMENT LINE
- - - FENCE
- - - WALL - RETAINING
- - - BUILDING OUTLINE
- - - CONCRETE
- - - ASPHALT
- - - EXTENTS OF WINDOWS
- - - DRAINAGE FLOW

- ⊠ METER - WATER
- ⊡ METER - GAS
- ⊞ VAULT
- ⊞ UTILITY BOX
- ⊞ FIRE HYDRANT
- ⊞ VALVE - WATER
- ⊞ VALVE - IRRIGATION
- ⊞ MH - SANITARY
- ⊞ MH - DRAINAGE
- ⊞ DRAIN INLET
- ⊞ BOLLARD
- ⊞ SIGN

EASEMENTS OF RECORD

- ④ THE TERMS, PROVISIONS AND EASEMENT(S) CONTAINED IN THE DOCUMENT ENTITLED "RIGHT OF WAY" RECORDED, MAY 10, 1972 AS INSTRUMENT NO. 1972-117558 OF OFFICIAL RECORDS. NOT PLOTTABLE.
- ⑥ EASEMENT IN FAVOR OF SAN DIEGO GAS AND ELECTRIC FOR UNDERGROUND FACILITIES, ABOVE GROUND STRUCTURES AND INCIDENTAL PURPOSES, RECORDED JULY 04, 1988 AS INSTRUMENT NO. 1985-257818 OF OFFICIAL RECORDS. NOT PLOTTABLE.
- ⑦ EASEMENT IN FAVOR OF KLH MIRAMAR ASSOCIATES FOR LANDSCAPING, MAINTENANCE AND INCIDENTAL PURPOSES, RECORDED DECEMBER 06, 1985 AS INSTRUMENT NO. 1985-4813321 OF OFFICIAL RECORDS, AS SHOWN HEREON.
- ⑧ EASEMENT IN FAVOR OF SAN DIEGO GAS AND ELECTRIC FOR UNDERGROUND FACILITIES, ABOVE GROUND STRUCTURES AND INCIDENTAL PURPOSES, RECORDED JULY 04, 1988 AS INSTRUMENT NO. 1986-222565 OF OFFICIAL RECORDS. NOT PLOTTABLE.

SHEET INDEX

- 1 SITE PLAN
- 2 FLOOR PLAN
- 3 BUILDING ELEVATIONS

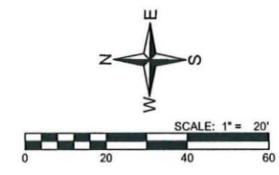
PROJECT NOTES

1. ALL ELEMENTS EXISTING TO REMAIN. NO EXTERIOR ALTERATIONS PROPOSED.
2. NO ADJACENT RESIDENTIAL ZONES.
3. APPLICANT SHALL PROVIDE BUILDING ADDRESS NUMBERS, VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY PER FHPS POLICY P-00-6.
4. THIS PROJECT PROPOSES NO SOIL DISTURBANCE AND 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).

PARKING CALCULATIONS

- STANDARD: (1 SPACE PER MAXIMUM # OF EMPLOYEES AT ONE TIME)
12 SPACES REQUIRED, 12 SPACES PROVIDED
- ACCESSIBLE: (FOR 1-25 SPACES, PER CBC SECTION 11B-208.2, TABLE 11B-208.2)
1 SPACE REQUIRED, 1 SPACE PROVIDED
- VAN ACCESSIBLE: (PER CBC SECTION 11B-208.2.4)
1 SPACE REQUIRED, 1 SPACE PROVIDED
- MOTORCYCLE: (PER SDMC SECTION 142.0530(g))
2 SPACES REQUIRED, 2 SPACES PROVIDED
- LOADING: (PER SDMC SECTION 142.1010, TABLE 142-01B)
1 SPACE REQUIRED, 1 SPACE PROVIDED
- CARPPOOL/ZERO EMISSION: (EXEMPT PER SDMC SECTION 142.0530(e)(1)(C))
0 SPACES REQUIRED, 0 SPACES PROVIDED
- SHORT TERM BICYCLE: (EXEMPT PER SDMC SECTION 142.0530(e)(1)(D))
0 SPACES REQUIRED, 0 SPACES PROVIDED
- LONG TERM BICYCLE: (EXEMPT PER SDMC SECTION 142.0530(e)(2)(D))
0 SPACES REQUIRED, 0 SPACES PROVIDED

DEVELOPMENT SUMMARY	
7755 ARJONS DRIVE SAN DIEGO, CA. 92123	
PROJECT DESCRIPTION	THE PROJECT IS AN APPLICATION FOR A CONDITIONAL USE PERMIT FOR A MARIJUANA PRODUCTION FACILITY (MPF) LOCATED AT 7755 ARJONS DRIVE. THE PROJECT WOULD UTILIZE THE EXISTING STRUCTURE, CONSISTING OF OFFICES AND WAREHOUSE SPACES, THAT IS CURRENTLY OCCUPIED BY A FITNESS EQUIPMENT MANUFACTURER AND RETAILER. THE PROJECT WOULD NOT INVOLVE ANY ALTERATIONS TO THE EXTERIOR OR INTERIOR OF THE BUILDING.
REQUIRED PERMITS/APPROVALS:	CONDITIONAL USE PERMIT
PROJECT TEAM:	PASCO LARET SUITER & ASSOCIATES 535 NORTH HIGHWAY 101, SUITE A, SOLANA BEACH, CA. 92075 PLSAENGINEERING.COM
LEGAL DESCRIPTION:	LOT 26 OF KOLL BUSINESS CENTER-MIRAMAR POINT, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO.11161, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, FEBRUARY 27, 1985.
ASSESSOR'S PARCEL NUMBER:	341-380-26
OWNER'S NAME AND ADDRESS:	GEORGE AND NICOLETTE MAZIS TRUSTEES OF THE MAZIS FAMILY TRUST 4455 MORENA BLVD, #208 SAN DIEGO CA, 92117
TYPE OF CONSTRUCTION:	TYPE III-B
OCCUPANCY CLASSIFICATION PER CA BUILDING CODE:	F-1
ZONING DESIGNATION:	IL-2-1 AIRPORT INFLUENCE AREA FIRE BRUSH ZONES 300' BUFFER FIRE HAZARD SEVERITY ZONE PRIME INDUSTRIAL LAND RESIDENTIAL TANDEM PARKING
ENVIRONMENTALLY SENSITIVE LANDS:	NO ENVIRONMENTALLY SENSITIVE LANDS PER PER MUNICIPAL CODE 113.0103
HISTORIC DISTRICT: DESIGNATED HISTORIC:	NO NO
GEOLOGIC HAZARD CATEGORIES:	51, 53
EARTHQUAKE FAULT BUFFER:	NO
AIRPORTS:	FAA PART 77 NOTIFICATION AREA
GROSS SITE AREA & FLOOR AREA:	GROSS SITE AREA: 22,218 S.F. FLOOR AREA: 10,682 S.F.
EXISTING USE: PROPOSED USE:	INDUSTRIAL/COMMERCIAL INDUSTRIAL/COMMERCIAL
YEAR CONSTRUCTED:	1987
LANDSCAPE AREA SQUARE FOOTAGE:	3196 S.F.
EXISTING PARKING SPOTS:	12 STANDARD 1 VAN ACCESSIBLE HANDICAPPED
ADJACENT TRANSIT STOPS:	NO ADJACENT STOPS. NEAREST BUS STOP IS LOCATED 1800' EAST ON ARJONS DR. AND 2300 FEET SOUTH ON DOWDY DR., AT THE CORNER OF MIRAMAR ROAD AND DOWDY DRIVE. SEE VICINITY MAP.
PROPOSED HOURS OF OPERATION	8:00 AM - 5:00 PM

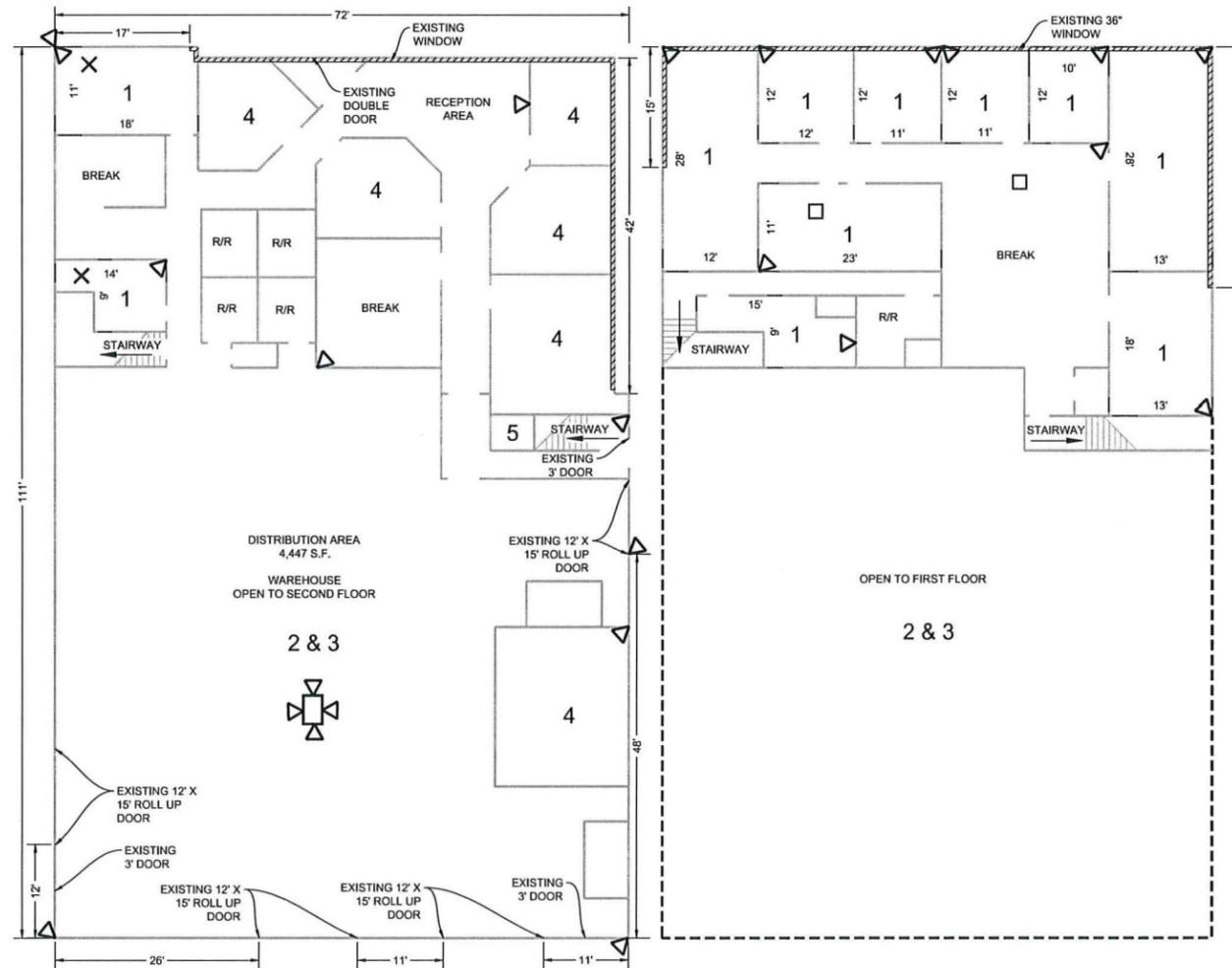


SHEET 1	CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT	SHEETS 3
CONDITIONAL USE PERMIT- SITE PLAN 7755 ARJONS DR.		
DRAWN: 11/03/2017 REVISED: 8/21/2018		
PASCO LARET SUITER & ASSOCIATES PH. 858.259.8212 PLSAENGINEERING.COM		

CONDITIONAL USE PERMIT -- 7755 ARJONS DRIVE EXISTING/PROPOSED FLOOR PLAN

FIRST FLOOR

SECOND FLOOR



LEGEND

- AC PLENUM
- ✕ AC RETURN
- △ SECURITY CAMERA

FLOOR PLAN NOTES

1. ALL ELEMENTS EXISTING TO REMAIN. NO INTERIOR ALTERATIONS PROPOSED.
2. ALL "4" SPACES HAVE EXTERIOR WINDOWS EXCEPT WAREHOUSE "4".

SPECIFIC USE DESIGNATIONS

	KEY	ROOMS	NUMBER OF EMPLOYEES	S.F.
MANUFACTURING	1	11	5	2,157
PACKAGING	2	1	1	4,447
DISTRIBUTION	3	1	1	4,447
WHOLESALE	4	6	5	1,338
SECURITY EQUIPMENT	5	1	0	25
MISCELLANEOUS (BREAKROOM, RESTROOMS, COORIDORS, ETC.)				2,616

DESCRIPTION OF EXPECTED ACTIVITY

MANUFACTURING ROOMS:
UTILIZING CANNABIS OILS WHICH HAVE BEEN PRODUCED BY OTHER MANUFACTURERS AND DELIVERED TO THE SITE, TO FILL VAPOR PENS AND CARTRIDGES, CREATE PRE ROLLED CANNABIS CIGARETTES.

PACKAGING AND LABELING PRODUCTS FOR SHIPMENT TO LICENSED RETAIL SALES OUTLETS.

ALL MANUFACTURING ROOMS WILL BE EQUIPPED WITH ODOR CONTROL SYSTEMS.

ADMINISTRATION AND WHOLESALE ROOMS:
BOOKKEEPING, INVENTORY MANAGEMENT, HUMAN RESOURCES, ACCOUNTING, MANAGEMENT, ETC.

WHOLESALE PERSONS, GRAPHIC DESIGNERS, ADVERTISING.

DISTRIBUTION WAREHOUSE:
STORAGE FOR PACKAGED CANNABIS PRODUCTS.

SHIPPING AND RECIEVING OF PACKAGED CANNABIS PRODUCTS.

TRUCKS WILL ENTER VIA EXISTING ROLL UP DOORS, WHICH WILL CLOSE UPON ENTRY, AND OPEN FOR DEPARTURE.



SHEET 2 CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT SHEETS 3

CONDITIONAL USE PERMIT- FLOOR PLAN
7755 ARJONS DR.

DRAWN: 11/03/2017 REVISED: 8/21/2018

PASCO LARET SUITER
& ASSOCIATES
PH. 858.259.8212 | PLSAENGINEERING.COM

CONDITIONAL USE PERMIT -- 7755 ARJONS DRIVE BUILDING ELEVATIONS



NORTH FACE OF BUILDING



SOUTH FACE OF BUILDING



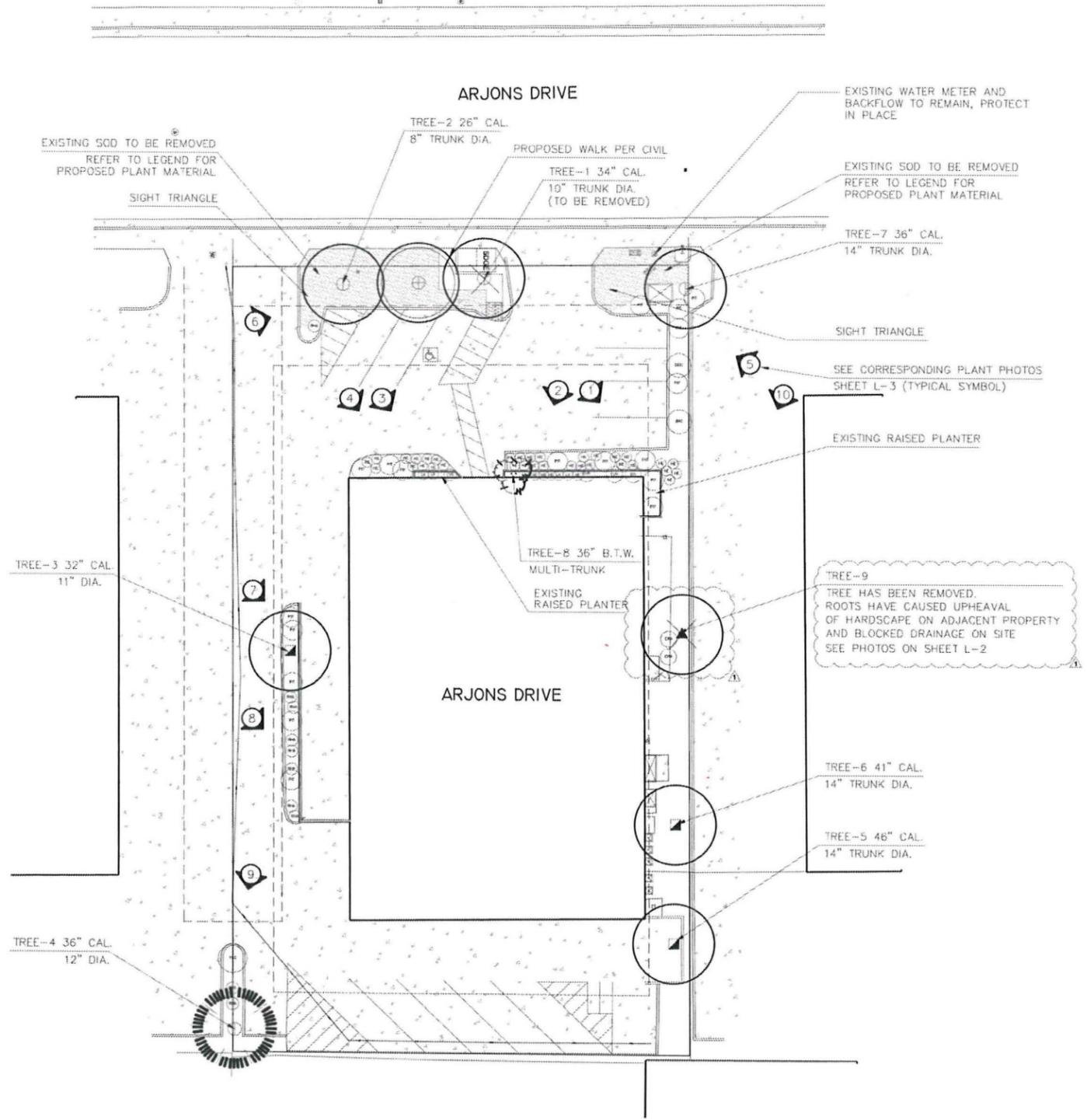
WEST FACE OF BUILDING



EAST FACE OF BUILDING

BUILDING ELEVATION NOTES
1. NO EXTERIOR ALTERATIONS PROPOSED.

SHEET 3	CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT	SHEETS 3
CONDITIONAL USE PERMIT- BUILDING ELEVATIONS 7755 ARJONS DR.		
DRAWN: 11/03/2017 REVISED: 8/21/2018		
PASCO LARET SUITER & ASSOCIATES PH. 858.259.8212 PLSAENGINEERING.COM		



PLANTING NOTES:

- ALL LANDSCAPING SHALL BE DONE IN ACCORDANCE WITH THE REGULATIONS ADOPTED BY THE GOVERNING CITY.
- SEVERAL PLANT VARIETIES AVAILABLE AT LOCAL NURSERIES SUCH AS: VILLAGE NURSERY, MONROVIA NURSERY, RANCHO SOLEDAD NURSERY, SAN MARCOS GROWERS, ETC. CONTRACTOR SHALL HONOR NURSERY PLANT WARRANTS.
- THE CONTRACTOR SHALL PROTECT IN PLACE ALL EXISTING PLANTER AREAS AND PLANT MATERIAL AS INDICATED ON THE PLANS OR AS SPECIFIED IN THE FIELD BY THE LANDSCAPE ARCHITECT.
- TREES/DRIVEWAY IMPROVEMENTS: TREES WITHIN THE PRIVATE PROPERTY ALONG ARJONS DRIVE SERVE AS STREET TREES AS PER 142.0400, PER REVIEW BY LDR-ENGINEERING. THE PROJECT WILL BE SUBJECT TO HAVING ALL PUBLIC IMPROVEMENTS ADJACENT TO THE PROJECT SITE STATE ACCESSIBILITY COMPLIANCE AND TO CURRENT CITY STANDARDS. NOTE THAT ANY IMPROVEMENTS THAT AFFECT EXISTING TREES MUST BE ADDRESSED. EXISTING TREES SHALL BE PROTECTED IN PLACE. IF IT IS DEMONSTRATED THAT TREES MUST BE REMOVED TO ADDRESS LDR-ENGINEERING ISSUES, AFFECTED TREE(S) MUST BE REPLACED IN KIND WITH A MINIMUM 36-INCH BOX SIZE.
- ALL LANDSCAPE AND IRRIGATION SHALL CONFORM TO THE STANDARDS OF THE CITY-WIDE LANDSCAPE REGULATIONS AND THE CITY OF SAN DIEGO LAND DEVELOPMENT MANUAL LANDSCAPE STANDARDS AND ALL OTHER LANDSCAPE RELATED CITY AND REGIONAL STANDARDS.
- IRRIGATION: AN AUTOMATIC, ELECTRICALLY CONTROLLED IRRIGATION SYSTEM SHALL BE PROVIDED AS REQUIRED BY LDC §142.0403(C) FOR PROPER IRRIGATION, DEVELOPMENT, AND MAINTENANCE OF THE VEGETATION IN A HEALTHY, DISEASE-RESISTANT CONDITION. THE DESIGN OF THE SYSTEM SHALL PROVIDE ADEQUATE SUPPORT FOR THE VEGETATION SELECTED. ALSO, INDICATE THE TYPE(S) OF IRRIGATION SYSTEM(S) PROPOSED, I.E. SPRAY, DRIP, ETC.
- MAINTENANCE: ALL REQUIRED LANDSCAPE AREAS SHALL BE MAINTAINED BY THE OWNER. LANDSCAPE AND IRRIGATION AREAS IN THE PUBLIC RIGHT-OF-WAY SHALL BE MAINTAINED BY THE OWNER. THE LANDSCAPE AREAS SHALL BE MAINTAINED FREE OF DEBRIS AND LITTER, AND ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION. DISEASED OR DEAD PLANT MATERIAL SHALL BE SATISFACTORILY TREATED OR REPLACED PER THE CONDITIONS OF THE PERMIT.
- THE SOIL PREP SHALL FOR NEW LANDSCAPE AREAS SHALL INCLUDE, AT A MINIMUM, 4 CUBIC YARDS OF COMPOST / 1000 S.F. INCORPORATE TO A DEPTH OF 6 INCHES INTO THE SOIL.
- MULCH: ALL REQUIRED PLANTING AREAS AND ALL EXPOSED SOIL AREAS WITHOUT VEGETATION SHALL BE COVERED WITH MULCH TO A MINIMUM DEPTH OF 3 INCHES, EXCLUDING SLOPES REQUIRING REVEGETATION PER SDMC §142.0411.
- TREES SHALL BE MAINTAINED SO THAT ALL BRANCHES OVER PEDESTRIAN WALKWAYS ARE 6 FEET ABOVE THE WALKWAY GRADE AND BRANCHES OVER VEHICULAR TRAVEL WAYS ARE 16 FEET ABOVE THE GRADE OF THE TRAVEL WAY PER THE SAN DIEGO MUNICIPAL CODE §142.0403(B)(10).
- LANDSCAPE SUBJECT TO ORIGINAL BUILDING PERMIT 444422, PLAN FILE F38500, REEL A1666, FRAME 70.
- A MINIMUM ROOT ZONE OF 40SF IN AREA SHALL BE PROVIDED FOR ALL TREES. THE MINIMUM DIMENSION FOR THIS AREA SHALL BE 5 FEET, PER SDMC §142.0403(B)(5).

MINIMUM TREE SEPARATION NOTES:

- TRAFFIC SIGNALS / STOP SIGNS - 20 FEET
- UNDERGROUND UTILITY LINES - 5 FEET (10' FOR SEWER) ABOVE GROUND UTILITY STRUCTURES - 10 FEET DRIVEWAY (ENTRIES) - 10 FEET
- INTERSECTIONS (INTERSECTING CURB LINES OF TWO STREETS) - 25 FEET

EXISTING TREE MEASUREMENT NOTE:

ALL TREE CALIPER AND TRUNK DIAMETER MEASUREMENTS TAKEN AT 4' CHEST HEIGHT

PLANT SCHEDULE

TREES	BOTANICAL NAME / COMMON NAME	CONT.	QTY	
	CUPANOPSIS AHACARDIOIDES / CARROT WOOD	36"BOX	1	
	CUPANOPSIS AHACARDIOIDES / CARROT WOOD	EXISTING	3	
	EUCALYPTUS SPP / VARIOUS EUCALYPTUS TREES	EXISTING	3	
	FICUS SPP / FICUS TREE	EXISTING	1	
	PHOENIX ROEBELII / PIGMY DATE PALM MULTI-TRUNK	EXISTING	1	
	PINUS CANARIENSIS / CANARY ISLAND PINE	EXISTING	1	
SHRUBS	BOTANICAL NAME / COMMON NAME	SIZE	QTY	
	BACCHARIS PILULARIS CONSANGUINEA / COYOTE BRUSH	EXISTING	1	
	CRASSULA OVATA / LARGE JADE PLANT	EXISTING	2	
	CYRTOMIUM FALCATUM / HOLLY FERN	EXISTING	1	
	DODONAEA VISCOSA 'PURPUREA' / PURPLE LEAFED HOPSEED BUSH	EXISTING	1	
	ERIOBOTRYA JAPONICA / LOQUAT	EXISTING	1	
	EURYOPS PECTINATUS / GOLDEN DAISY BUSH	EXISTING	2	
	HEMEROCALLIS SPP / VARIOUS DAYLILY	EXISTING	37	
	LANTANA SPP / VARIOUS LANTANA	EXISTING	5	
	PITOSPORUM TOBIRA / MOCK ORANGE	EXISTING	18	
	RHAPHIOLEPIS INDICA / INDIAN HAWTHORN	EXISTING	10	
	YUCCA GLORIOSA / SPANISH DAGGER	EXISTING	1	
GROUND COVERS	BOTANICAL NAME / COMMON NAME	CONT.	SPACING	QTY
	SENECIO MANDRALISCAE 'BLUE CHALK STICKS' / SENECIO	1 GAL	24" o.c.	220

EXISTING / PROPOSED PLANTING PLAN
SCALE: 1/16" = 1'-0"
11X17 NTS

City CD submitted 1 date: 04/13/19

PRIVATE CONTRACT

DATE: 5/15/19

APPROVED BY: [Signature]

CITY APPROVED CHANGES

NO. 1 DESCRIPTION: [Change description]

OWNER / PERMITTEE INFORMATION

NAME: PASCO LAURET SUTTER & ASSOCIATES
ADDRESS: 7755 ARJONS DR. SAN DIEGO, CA. 92126
A.P.N.: 341-380-26

OWNERS CERTIFICATE

I CERTIFY UNDER A PENALTY OF LAW THAT THIS DOCUMENT AND ALL ATTACHMENTS WERE PREPARED UNDER MY DIRECTION OR SUPERVISION AND IN ACCORDANCE WITH A SYSTEM DESIGNED TO ENSURE THAT QUALIFIED PERSONNEL, PROPERLY TRAINED AND EVALUATED, HAVE PREPARED THE INFORMATION SUBMITTED. I AM AWARE THAT THERE ARE SIGNIFICANT PENALTIES FOR SUBMITTING FALSE INFORMATION, INCLUDING THE POSSIBILITY OF FINE AND IMPROVEMENT FOR FUTURE WORK. I HEREBY AUTHORIZE THE PERFORMANCE OF THE WORK DESCRIBED HEREOF.

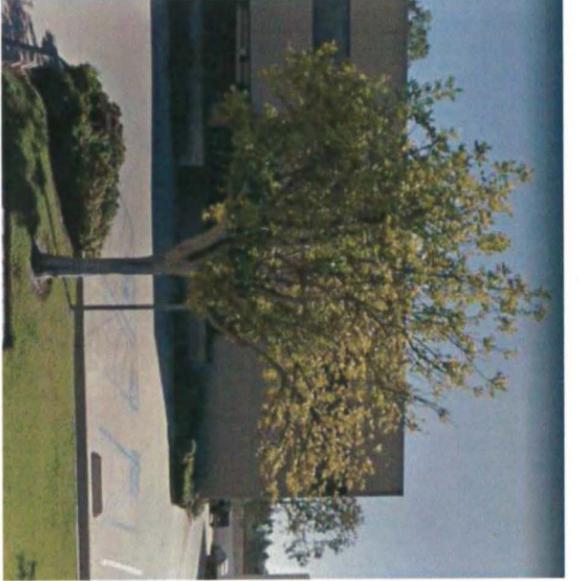
DATE: _____ TELEPHONE NUMBER: _____

OWNER/DEVELOPER SIGNATURE: _____ OWNER/DEVELOPER NAME: _____

DECLARATION OF RESPONSIBLE CHARGE

LANDSCAPE ARCHITECT: [Signature]
907 SO. COAST HWY 101 #105
ESCONDIDO, CA. 92024

STATE OF CALIFORNIA ARCHITECT REGISTRATION BOARD
RENEWAL DATE: 07/01/2019
LICENSE NUMBER: 13525



TREE-1
CARROT WOOD
TO BE REMOVED



TREE-4
PINE



TREE-7
CARROT WOOD

NOTE:
TREE-9
REMOVED SINCE
PHOTO WAS TAKEN



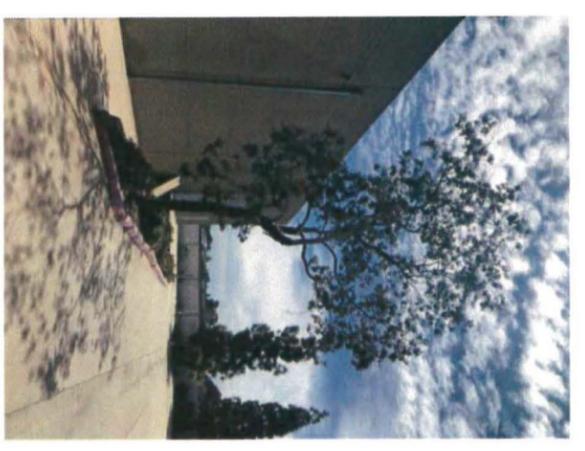
TREE-2
CARROT WOOD



TREE-5
EUCALYPTUS



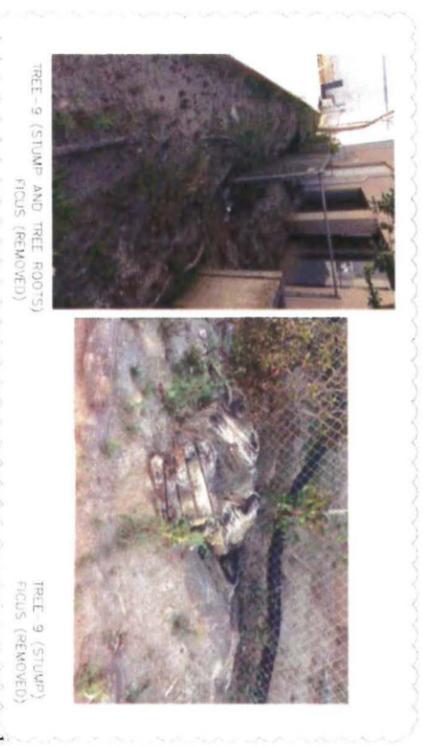
TREE-8
PINYON DATE PALM



TREE-3
EUCALYPTUS



TREE-6
EUCALYPTUS



TREE-9 (STUMP AND TREE ROOTS)
FIGUS (REMOVED)

TREE-9 (STUMP)
FIGUS (REMOVED)

EXISTING TREE PHOTOS

City CD submittal 1 date: 04/13/18

DECLARATION OF RESPONSIBLE CHARGE GRANTED LANDSCAPE ARCHITECTURE 807 SO. COAST HWY 101 #105 ENCINITAS, CA. 92024 	OWNER'S CERTIFICATE I CERTIFY UNDER A PENALTY OF LAW THAT THIS DOCUMENT AND ALL ATTACHMENTS WERE PREPARED UNDER MY DIRECTION OR SUPERVISION AND IN ACCORDANCE WITH A SYSTEM DESIGNED TO INSURE THAT QUALIFIED PERSONNEL PROPERLY GATHER AND EVALUATE THE INFORMATION SUBMITTED. BASED ON MY INQUIRY OF THE PERSON OR PERSONS WHO MAINTAIN THE SYSTEM OR THOSE PERSONS DIRECTLY RESPONSIBLE FOR GATHERING THE INFORMATION, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE INFORMATION SUBMITTED IS TRUE, ACCURATE AND COMPLETE. I AM AWARE THAT THERE ARE SIGNIFICANT PENALTIES FOR SUBMITTING FALSE INFORMATION, INCLUDING THE POSSIBILITY OF FINE AND IMPRISONMENT FOR KNOWING VIOLATIONS. I AM THE OWNER OF THE PROPERTY DELINEATED IN THIS GRADING PLAN AND IDENTIFIED AS COUNTY ASSESSOR'S PARCEL NUMBER 255-222-01-00 AND HEREBY AUTHORIZE THE PERFORMANCE OF THE WORK DESCRIBED HEREON. OWNER/DEVELOPER SIGNATURE _____ DATE _____ OWNER/DEVELOPER NAME _____ TELEPHONE NUMBER _____	OWNER / PERMITTEE INFORMATION NAME: PASCO LARET SUTER & ASSOCIATES ADDRESS: 7755 ARJONS DR. SAN DIEGO, CA. 92126 A.P.N.: 344-360-26	CITY APPROVED CHANGES <table border="1"> <tr> <th>NO.</th> <th>DESCRIPTION</th> <th>APPROVED BY:</th> <th>DATE:</th> </tr> <tr> <td>1.</td> <td>PROJ. #89081, CYCLE 6, 2ND REVIEW, ISSUE #12</td> <td></td> <td>6/8/18</td> </tr> </table>	NO.	DESCRIPTION	APPROVED BY:	DATE:	1.	PROJ. #89081, CYCLE 6, 2ND REVIEW, ISSUE #12		6/8/18	PRIVATE CONTRACT SHEET L-2 CITY OF SAN DIEGO 3 SHEETS LANDSCAPE DOCUMENT PACKAGE 7755 ARJONS DR. SAN DIEGO, California 92126 CALIFORNIA COORDINATE INDEX DRAWING NUMBER: _____ SHEET NUMBER: _____
NO.	DESCRIPTION	APPROVED BY:	DATE:									
1.	PROJ. #89081, CYCLE 6, 2ND REVIEW, ISSUE #12		6/8/18									



PHOTO 1 (FRONT ENTRY LANDSCAPE)



PHOTO 2 (FRONT ENTRY LANDSCAPE)

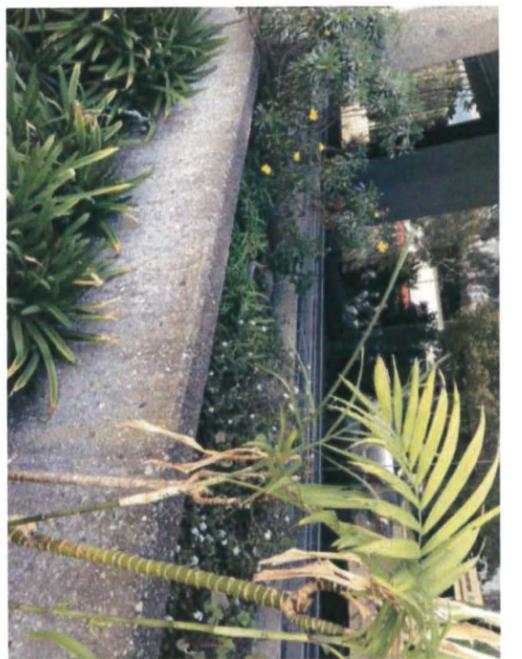


PHOTO 3 (FRONT ENTRY LANDSCAPE)



PHOTO 3 (FRONT ENTRY LANDSCAPE)



PHOTO 5 (STREETSCAPE)

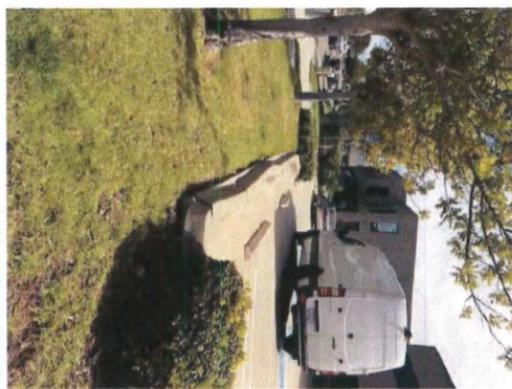


PHOTO 6 (STREETSCAPE)



PHOTO 7 (SIDE/PARKING LANDSCAPE)



PHOTO 8 (SIDE/PARKING LANDSCAPE)



PHOTO 9 (SIDE/PARKING LANDSCAPE)



PHOTO 10 (EAST SIDE LANDSCAPE)

EXISTING SHRUB PHOTOS

City CD submittal 1 date: 04/13/19

DECLARATION OF RESPONSIBLE CHARGE	OWNER'S CERTIFICATE	OWNER / PERMITEE INFORMATION	CITY APPROVED CHANGES	PRIVATE CONTRACT														
GRANTED LANDSCAPE ARCHITECTURE 897 SO. COAST HWY 101 #105 ENCINITAS, CA. 92024 	I CERTIFY UNDER A PENALTY OF LAW THAT THIS DOCUMENT AND ALL ATTACHMENTS WERE PREPARED UNDER MY DIRECTION OR SUPERVISION AND IN ACCORDANCE WITH A SYSTEM DESIGNED TO INSURE THAT QUALIFIED PERSONNEL PROPERLY GATHER AND EVALUATE THE INFORMATION SUBMITTED. BASED ON MY INQUIRY OF THE PERSON OR PERSONS WHO MANAGE THE SYSTEM OR THOSE PERSONS DIRECTLY RESPONSIBLE FOR GATHERING THE INFORMATION, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE INFORMATION SUBMITTED IS TRUE, ACCURATE AND COMPLETE. I AM AWARE THAT THERE ARE SIGNIFICANT PENALTIES FOR SUBMITTING FALSE INFORMATION, INCLUDING THE POSSIBILITY OF FINE AND IMPROVEMENT FOR KNOWING VIOLATIONS. I AM THE OWNER OF THE PROPERTY DELINEATED IN THIS GRADING PLAN AND IDENTIFIED AS COUNTY ASSESSOR'S PARCEL NUMBER 263-222-01-00 AND HEREBY AUTHORIZE THE PERFORMANCE OF THE WORK DESCRIBED HEREOF. _____ OWNER/DEVELOPER SIGNATURE _____ OWNER/DEVELOPER NAME _____ _____ DATE _____ TELEPHONE NUMBER	NAME: PASCO LAREY SURTER & ASSOCIATES ADDRESS: 7755 ARJONS DR. SAN DIEGO, CA. 92126 A.P.N.: 344-380-26	<table border="1"> <thead> <tr> <th>NO.</th> <th>DESCRIPTION</th> <th>APPROVED BY:</th> <th>DATE:</th> </tr> </thead> <tbody> <tr> <td>1.</td> <td>PROJ #20081, CYCLE 6 2ND REVIEW, ISSUE #12</td> <td></td> <td>6/8/18</td> </tr> </tbody> </table>	NO.	DESCRIPTION	APPROVED BY:	DATE:	1.	PROJ #20081, CYCLE 6 2ND REVIEW, ISSUE #12		6/8/18	<table border="1"> <thead> <tr> <th>SHEET</th> <th>CITY OF SAN DIEGO</th> <th>SHEETS</th> </tr> </thead> <tbody> <tr> <td>L-3</td> <td></td> <td>3</td> </tr> </tbody> </table> LANDSCAPE DOCUMENT PACKAGE 7755 ARJONS DR. SAN DIEGO, California 92126 CALIFORNIA COORDINATE INDEX _____ OWNER OF WORK _____ DRAWING NUMBER	SHEET	CITY OF SAN DIEGO	SHEETS	L-3		3
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