



THE CITY OF SAN DIEGO

Report to the Hearing Officer

DATE ISSUED: September 26, 2018 REPORT NO. HO-18-075

HEARING DATE: October 3, 2018

SUBJECT: MPF 9870 Marconi Drive, Process Three Decision

PROJECT NUMBER: [585398](#)

OWNER/APPLICANT: Otay Adejo Properties, LLC, Owner/Angela Pirtle, Commercial-Diamond, LLC, Applicant

SUMMARY

Issue: Should the Hearing Officer approve a Marijuana Production Facility located at 9870 Marconi Drive of the Otay Mesa Community Plan area?

Staff Recommendation: Approve Conditional Use Permit No. 2063562.

Community Planning Group Recommendation: On July 18, 2018, the Otay Mesa Community Planning Group voted 12-0-1 to approve the proposed project (Attachment 7).

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 July 3, 2018, and the opportunity to appeal that determination ended July 18, 2018.

BACKGROUND

The 1.04-acre site of the proposed project is located at 9870 Marconi Drive in the IL-2-1 Zone of the Otay Mesa Community Plan (Attachment 1). The project site is designated Light Industrial within the Otay Mesa Community Plan (Attachment 2). The Light Industrial designation allows a variety of industrial uses, permitting a range of light manufacturing, research and development, storage, and distribution. The existing building has seven suites, Suites A through G. The entire building will be occupied by the proposed marijuana production facility. The purpose and intent of the IL base zone is 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 site is presently developed with a building constructed in 1989 (Attachment 3).

Marijuana Production Facilities (MPF) are restricted to forty City-wide, within light and heavy industrial zones. Marijuana Production Facilities 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. Marijuana Production Facilities 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. Marijuana Production Facilities must also comply with 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 19,748 square-foot building at 9870 Marconi Drive. The MPF operation would include cultivation, manufacturing, storage, packaging and labeling, and distribution of cannabis. The 1.04-acre site is in the IL-2-1 Zone designated Light Industrial of the Otay Mesa Community Plan.

The MPF project proposes to utilize each tenant suite with the following: Suite A with two floors, totaling 3,433 square-feet, consists of administrative space, a restroom, cultivation, storage and distribution; Suite B of 2,560 square-feet consist of an office space, a restroom, packaging and labeling area, storage and distribution; Suite C of 2,560 square-feet consists of a first floor with an office space, a restroom, manufacturing area, storage and distribution, and the second floor with a restroom and manufacturing area; Suite D of 2,560 square-feet consists of a restroom, manufacturing area, packaging and labeling area, storage and distribution; Suite E of 2,560 square-feet consist of a restroom, office space, packaging and labeling area, storage and distribution; Suite F of 3,120 square-feet consists of a restroom, office space, packaging and labeling area, storage, and distribution; and Suite G, an area on the 2nd floor above Suite F, of 475 square-feet consists of a restroom, office space, and storage. The proposed Marijuana Production Facility is subject to specific operation requirements as set forth in SDMC 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 and curb ramp, 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. 2063562, with modifications.
2. Deny Conditional Use Permit No. 2063562, if the findings required to approve the project cannot be affirmed.

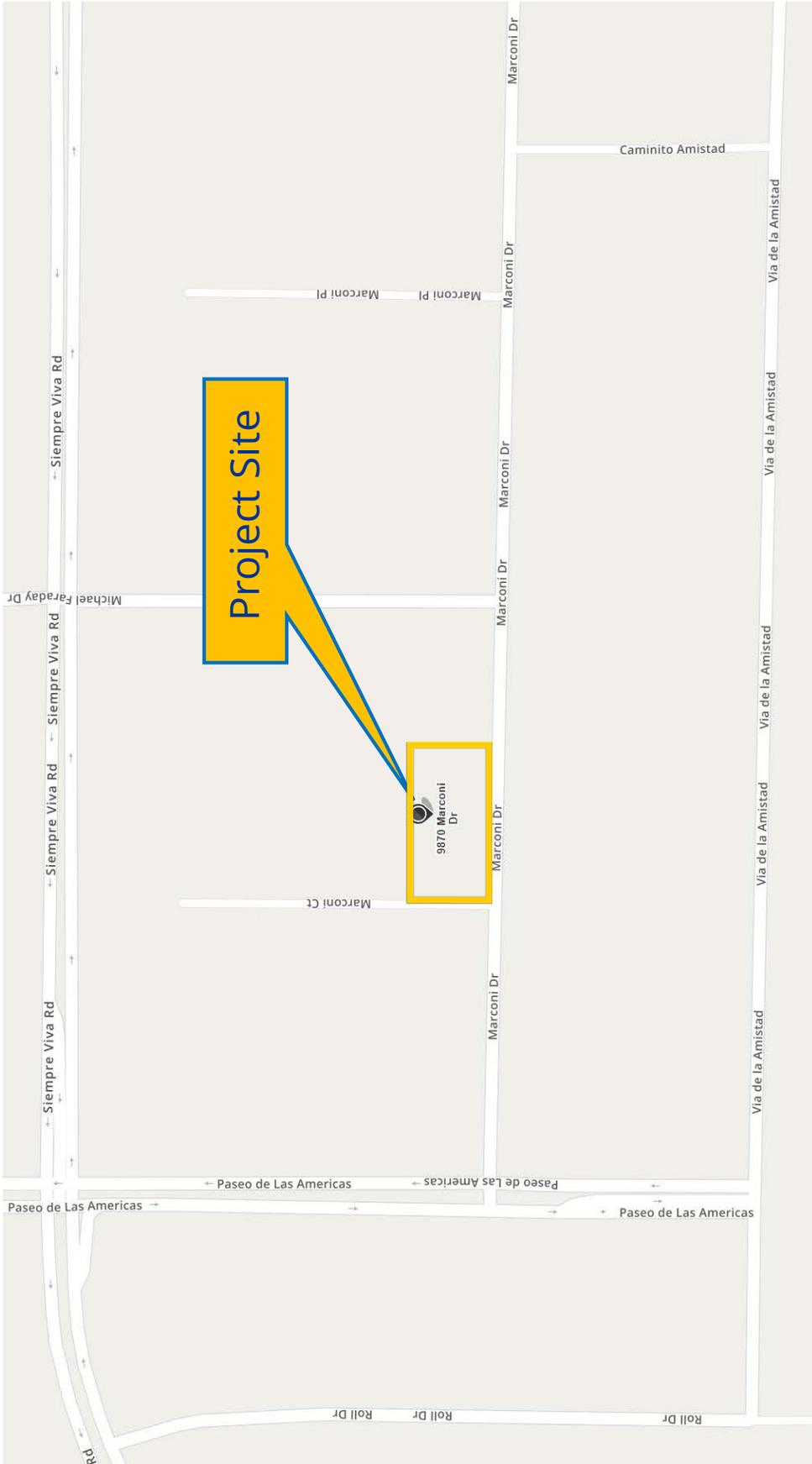
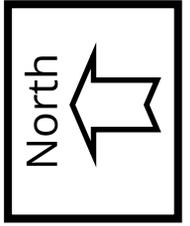
Respectfully submitted,



Cherlyn Cac
Development Project Manager

Attachments:

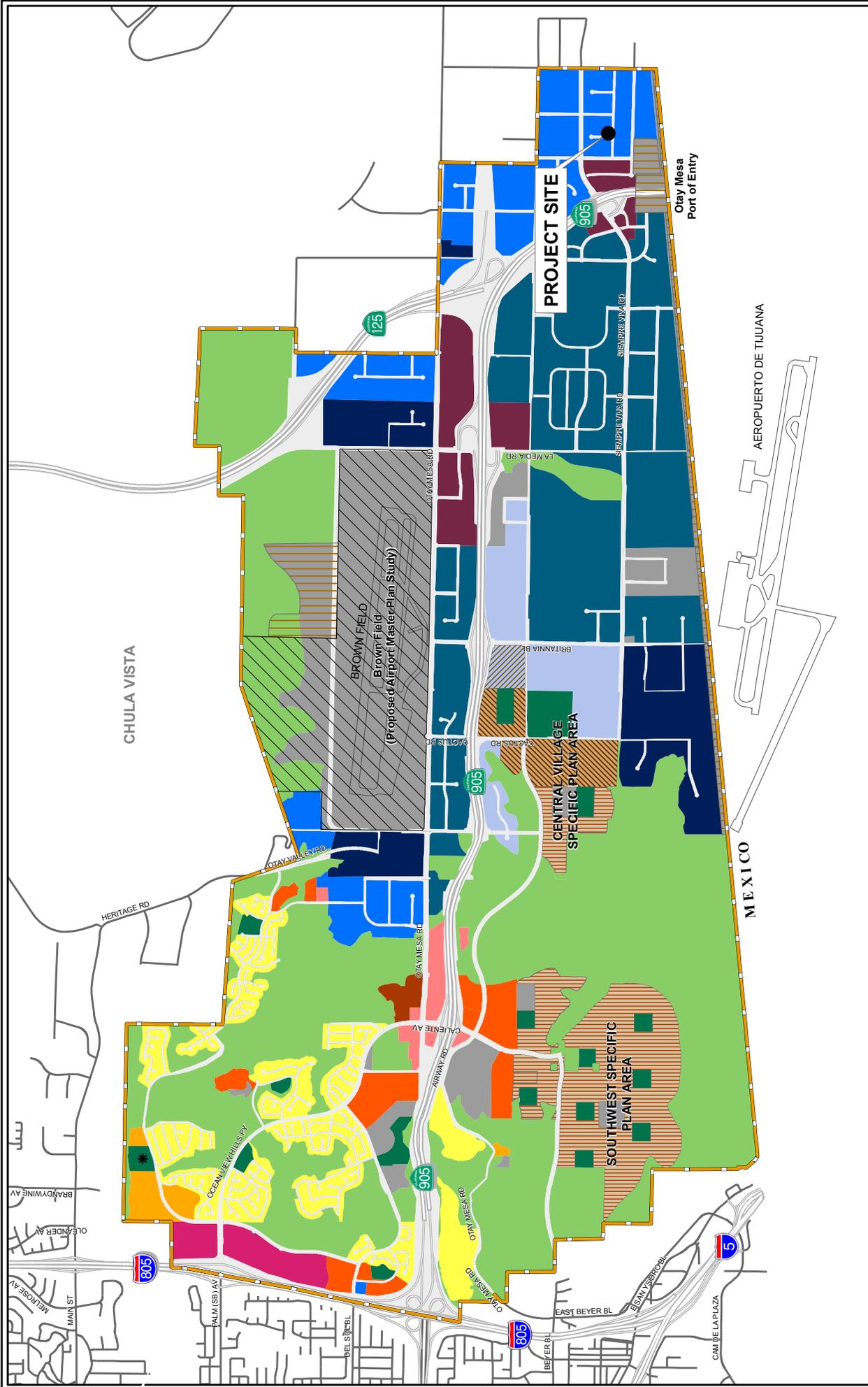
1. Project Location Map
2. Community Plan Land Use Map
3. Aerial Photograph
4. Draft Resolution with Findings
5. Draft Permit with Conditions
6. Environmental Exemption
7. Community Planning Group Recommendation
8. Ownership Disclosure Statement
9. Project Plans



Project Location Map

MPF 9870 Marconi Drive / 9870 Marconi Drive
PROJECT NO. 585398





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THIS MAP IS PROVIDED WITHOUT WARRANTY OF ANY KIND, INCLUDING MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE. COMPROMISES AT ENGINEER'S RISK. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES. THE PRODUCT MAY CONTAIN INFORMATION WHICH HAS BEEN REPRODUCED WITH PERMISSION FROM THE SOURCE. © 2014 SANGIS. ALL RIGHTS RESERVED.

OTAY MESA COMMUNITY PLAN UPDATE - Figure 2-1

<p>Legend</p> <p>Parks, Open Space, and Institutional</p> <ul style="list-style-type: none"> Open Space Parks Institutional <p>Village Centers</p> <ul style="list-style-type: none"> Neighborhood Village 15-25 du/ac Community Village 30-35 du/ac 	<p>Residential</p> <ul style="list-style-type: none"> Residential - Low 5-8 du/ac Residential - Low Medium 10-14 du/ac Residential - Medium 15-25 du/ac Residential Medium High 30-44 du/ac 	<p>Commercial - Residential Prohibited</p> <ul style="list-style-type: none"> Community Commercial Regional Commercial Heavy Commercial Neighborhood Commercial Potential Residential Site if Park Relocated * 	<p>Industrial</p> <ul style="list-style-type: none"> Business Park - Office Permitted Light Industrial Heavy Industrial Business Park - Residential Permitted 15 - 44 du/ac Business and International Trade
		<p>Overlays</p> <ul style="list-style-type: none"> U.S. Government Facility Brown Field Boundary Planning Area 	<p>Other</p> <ul style="list-style-type: none"> Right-Of-Way

THE CITY OF SAN DIEGO



Document Path: L:\GIS\Community Planning\City Meetings - 1981 Planning Projects\Mapa_CDR_AerialMap.mxd

Date: 9/25/2018

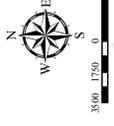
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2017 AERIAL

SanGIS

11/16/2017



HEARING OFFICER RESOLUTION NO. _____
CONDITIONAL USE PERMIT NO. 2063562
MPF 9870 MARCONI DRIVE - PROJECT NO. 585398

WHEREAS, OTAY ADEJO PROPERTIES, LLC, a California limited liability company, Owner, and COMMERCIAL-DIAMOND, LLC, a California limited liability company, Permittee, filed an application with the City of San Diego for a permit to operate a Marijuana Production Facility in existing tenant spaces (Suites A through G) within an existing 19,748 square-foot building (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. 2063562), on portions of a 1.04-acre site;

WHEREAS, the project site is located at 9870 Marconi Drive, Suites A through G, in the IL-2-1 Zone of the Otay Mesa Community Plan;

WHEREAS, the project site is legally described as Lot 10 of Otay International Center Lots 8 and 9, Unit No. 1, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 11741, filed in the Office of the County Recorder of San Diego County, March 4, 1987;

WHEREAS, on July 3, 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 October 3, 2018, the Hearing Officer of the City of San Diego considered Conditional Use Permit No. 2063562 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:

That the Hearing Officer adopts the following written Findings, dated October 3, 2018.

A. CONDITIONAL USE PERMIT [SDMC Section 126.0305]

1. Findings for all Conditional Use Permits:

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

The proposed project requests a Conditional Use Permit to operate a Marijuana Production Facility (MPF) in existing tenant spaces, Suites A through G, totaling 19,748 square-feet within an existing building. The 1.04-acre site is located at 9870 Marconi Drive in the IL-2-1 Zone of the Otay Mesa Community Plan.

The project site is designated as Prime Industrial by the Economic Prosperity Element and 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 Prime Industrial and Business Park designation would permit light manufacturing uses; thereby, providing additional land suitable for manufacturing activities. The project site is within the Light Industrial Land Use Area of the Otay Mesa Community Plan. The Light Industrial designation permits light manufacturing, distribution and storage uses. The IL-2-1 Zone allows a mix of light industrial and office uses with limited commercial. The proposed MPF, classified as an industrial use, is a compatible use for this location with a Conditional Use Permit and is consistent with the community plan. Therefore, the proposed MPF 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 project at 9870 Marconi Drive proposes to operate a MPF in existing tenant spaces, Suites A through G, totaling 19,748 square-feet within an existing building. The MPF operation would include cultivation, manufacturing, storage, packaging and labeling, and distribution of cannabis. 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 and curb ramp, satisfactory to the City Engineer.

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

141.1004 (a). The proposed MPF is subject to specific operational requirements as set forth in SDMC Section 141.1004, including security requirements, such as 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 project will be required to comply with the development conditions as described in the Conditional Use Permit No. 2063562. The Conditional Use Permit No. 2063562 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. 2063562. 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 existing tenant spaces totaling 19,748 square-feet within an existing building at 9870 Marconi Court, Suites A through G. The 1.04-acre site is located in the IL-2-1 Zone of the Otay Mesa Community Plan area. The site was developed in 1989. The MPF operation would include cultivation, manufacturing, storage, packaging and labeling, and distribution of cannabis.

MPFs are allowed in the IL-2-1 Zone with a Conditional Use Permit. The proposed use requires compliance with SDMC Section 141.1004 and Chapter 4, Article 2, Division 15. SDMC Section 141.1004 requires 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. 2063562, 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 existing tenant spaces, Suites A through G, totaling 19,748 square-feet within an existing building at 9870 Marconi Drive in the IL-2-1 Zone of the Otay Mesa Community Plan. The project site is designated as Prime Industrial by the Economic Prosperity Element and 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 Prime Industrial and Business Park designation would permit light manufacturing uses; thereby, providing additional land suitable for manufacturing activities. The project site is within the Light Industrial Land Use Area of the Otay Mesa Community Plan. The Light Industrial designation permits light manufacturing, distribution and storage uses. The IL Zone is to provide for a wide range of uses from manufacturing and distribution, including non-industrial uses in some instances. Specifically, the IL-2-1 Zone a mix of light industrial and office uses with limited commercial.

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. The proposed MPF is classified as industrial use for this location with a Conditional Use Permit. Therefore, the proposed MPF is an appropriate use at the proposed location.

The above findings are supported by the minutes, maps and exhibits, all of which are incorporated herein by this reference.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Hearing Officer, Conditional Use Permit No. 2063562 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. 2063562, a copy of which is attached hereto and made a part hereof.

Cherlyn Cac
Development Project Manager
Development Services

Adopted on: October 3, 2018

IO#: 24007562

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: 24007562

SPACE ABOVE THIS LINE FOR RECORDER'S USE

CONDITIONAL USE PERMIT NO. 2063562
MPF 9870 MARCONI DRIVE, PROJECT NO. 585398
HEARING OFFICER

This Conditional Use Permit No. 2063562 ("Permit") is granted by the Hearing Officer of the City of San Diego to Otay Adejo Properties, LLC, a California limited liability company, and Commercial-Diamond, LLC, a California limited liability company, Permittee, pursuant to San Diego Municipal Code [SDMC] section 126.0305. The 1.04-acre site is located at 9870 Marconi Drive in IL-2-1 Zone of the Otay Mesa Community Plan. The project site is legally described as Lot 10 of Otay International Center Lots 8 and 9, Unit No. 1, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 11741, filed in the Office of the County Recorder of San Diego County, March 4, 1987.

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 October 3, 2018, on file in the Development Services Department.

The project shall include:

- a. Operation of a 19,748 square-foot, Marijuana Production Facility in seven tenant spaces of Suites A, B, C, D, E, F, and G, within an existing 19,748 square-foot building at 9870 Marconi 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 include:
 - Suite A, a two-story space, consists of administrative space, a restroom, cultivation, storage and distribution of cannabis for a total Suite A tenant space of 3,433 square-feet;
 - Suite B, a single-story space, consists of an office space, a restroom, packaging and labeling area, storage and distribution of cannabis for a total Suite B tenant space of 2,560 square-feet;

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- Suite C, a two-story space, with a 2,560 square-foot first floor consisting of an office space, a restroom, manufacturing area, storage and distribution of cannabis and a 2,480 square-foot second floor consisting of a restroom and manufacturing area of cannabis for a total Suite C tenant space of 5,040 square-feet;
 - Suite D, a single-story space, consists of a restroom, manufacturing area, packaging and labeling area, storage and distribution of cannabis for a total Suite D tenant space of 2,560 square-feet;
 - Suite E, a single-story space, consists of a restroom, office space, packaging and labeling area, storage and distribution of cannabis for a total Suite E tenant space of 2,560 square-feet;
 - Suite F, a single-story space, consists of a restroom, office space, packaging and labeling area, storage, and distribution of cannabis, including bicycle storage, for a total Suite F tenant space of 3,120 square-feet tenant space; and
 - Suite G, an area on the 2nd floor above Suite F, consists of a restroom, office space, and storage of cannabis for a total Suite G tenant space of 475 square-feet.
- c. Landscaping (planting, irrigation and landscape related improvements);
- d. Off-street parking; and
- e. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality Act [CEQA] and the CEQA Guidelines, the City Engineer's requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the SDMC.

STANDARD REQUIREMENTS:

1. This Permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36-month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by October 18, 2021.
2. This Permit and corresponding use of this site shall expire on October 18, 2023. The Owner/Permittee may request that the expiration date be extended in accordance with SDMC Section 141.1004(h).
3. 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

ATTACHMENT 5

- b. The Permit is recorded in the Office of the San Diego County Recorder.
4. 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.
5. 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.
6. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
7. 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.
8. 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.
9. 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.
10. 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

ATTACHMENT 5

defense of any claim related to this indemnification. In the event of such election, Owner/Permittee shall pay all of the costs related thereto, including without limitation reasonable attorney's fees and costs. In the event of a disagreement between the City and Owner/Permittee regarding litigation issues, the City shall have the authority to control the litigation and make litigation related decisions, including, but not limited to, settlement or other disposition of the matter. However, the Owner/Permittee shall not be required to pay or perform any settlement unless such settlement is approved by Owner/Permittee.

BUILDING OFFICIAL REQUIREMENTS:

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

PLANNING/DESIGN/LANDSCAPING REQUIREMENTS:

12. 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.

13. A maximum of 46 employees shall be allowed on-site at any given time to correspond to the 46 provided parking spaces for the project.

14. All operations, including equipment and storage, shall be conducted indoors within a secured structure. Greenhouses are prohibited.

15. Lighting shall be provided to illuminate the immediate surrounding area of the facility, including parking lots and adjoining sidewalks. Lighting shall be hooded or oriented so as to deflect light away from adjacent properties.

16. Security shall include operable cameras, alarms, and a security guard. The security guard shall be licensed by the State of California and be present on the premises during business hours. The security guard shall only be engaged in activities related to providing security for the facility, except on an incidental basis.

17. The name and emergency contact phone number of an operator or manager shall be posted outside the marijuana production facility in a location visible to the public from the public right-of-way in character size at least two inches in height. The permittee shall provide this contact information to the San Diego Police Department. The operator or manager shall also be available 24 hours a day to address public nuisance complaints and interact with local, state, and federal law enforcement authorities.

18. Other than the contact information, a marijuana production facility shall limit signage on the exterior of the property visible from the public right-of-way to the address.

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19. The Marijuana Production Facility must comply with Chapter 4, Article 2, Division 15 of the San Diego Municipal Code, including obtaining a Marijuana Production Facility Permit, and Background Checks and Reporting Convictions.
20. The retail sale of marijuana and marijuana products shall only be conducted by a marijuana outlet in accordance with Section 141.0504. A marijuana production facility is prohibited from providing marijuana and marijuana products to any person other than another marijuana production facility, a testing lab, or a marijuana outlet.
21. The Marijuana Production Facility, adjacent public sidewalks, and areas under the control of the Owner/Permittee shall be maintained free of litter and graffiti at all times.
22. The Owner/Permittee shall provide daily removal of trash, litter, and debris. Graffiti shall be removed from the premises within 24 hours.
23. The Owner/Permittee shall provide an odor absorbing ventilation and exhaust system capable of minimizing excessive or offensive odors emanating outside of the permitted facility, to the satisfaction of the Development Services Department.
24. 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.
25. 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.
26. 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:

27. Prior to the issuance of any construction permit, the Owner/Permittee shall assure, by permit and bond, the reconstruction of the existing 27-foot driveway on Marconi Ct. and the existing 25-foot driveway on Marconi Dr., per current City Standards, satisfactory to the City Engineer.

ATTACHMENT 5

28. Prior to the issuance of any construction permit, the Owner/Permittee shall assure, by permit and bond, the reconstruction of the existing curb ramp on the NE corner of Marconi Ct. and Marconi Dr., per current City Standards, satisfactory to the City Engineer.

29. Prior to the issuance of any construction permit, the Owner/Permittee shall obtain an Encroachment Maintenance Removal Agreement, from the City Engineer, for the private railings encroaching in the Marconi Dr. Right-of-Way.

30. 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 current City of San Diego Storm Water Standards Manual and with Chapter 14, Article 2, Division 1 (Grading Regulations) of the SDMC, into the construction plans or specifications, satisfactory to the City Engineer.

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

INFORMATION ONLY:

- The issuance of this discretionary permit alone does not allow the immediate commencement or continued operation of the proposed use on site. Any operation allowed by this discretionary permit may only begin or recommence after all conditions listed on this permit are fully completed and all required ministerial permits have been issued and received final inspection.
- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of this Permit, may protest the imposition within ninety days of the approval of this development permit by filing a written protest with the City Clerk pursuant to California Government Code-section 66020.
- This development may be subject to impact fees at the time of construction permit issuance.

APPROVED by the Hearing Officer of the City of San Diego on October 3, 2018 and Resolution Number HO-XXXX.

ATTACHMENT 5

Permit Type/PTS Approval No.: Conditional Use Permit No. 2063562
Date of Approval: October 3, 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.

OTAY ADEJO PROPERTIES, LLC
a California limited liability company
Owner

By _____
Name:
Title:

COMMERCIAL-DIAMOND, LLC
a California limited liability company
Permittee

By _____
Name:
Title:

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

NOTICE OF EXEMPTION

(Check one or both)

TO: 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 9870 Marconi Drive

Project No.: 585398

Project Location-Specific: 9870 Marconi Drive, San Diego, CA 9215.

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

Description of nature and purpose of the Project: The applicant proposes a Conditional Use Permit (CUP) for a Marijuana Production Facility (MPF) to operate in an existing 19,748-square-foot building within suites A through G. Project operations would include the cultivation, production and packaging, and distribution of cannabis products to State of California licensed outlets. No exterior work or site work is proposed. The 1.04-acre project site is designated Light Industrial by the Otay Mesa Community Plan. It is subject to the IL-2-1 zone. Overlay zones include: Prime Industrial Lands, FAA Part 77 Noticing Area (Brownfield 641' to 651' - site elevation 545'), Airport Influence Area - Brown Field Review Area 2, Airport Land Use Compatibility Overlay Zone - Brown Field, CPIOZ-A, and Transit Priority Area.

Name of Public Agency Approving Project: City of San Diego

Name of Person or Agency Carrying Out Project: Angela Pirtle
 Commercial-Diamond LLC
 864 Grand Avenue, #328
 San Diego, CA 92109
 858-344-0512

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 Sections 15301 (Existing Facilities)

Reasons why project is exempt: The City conducted an environmental review which determined that the proposed project, as described above, qualifies to be 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. No environmental impacts were identified for the proposed project. Additionally, none of the exceptions described in CEQA Guidelines Section 15300.2 apply.

Lead Agency Contact Person: Anna L. McPherson AICP

Telephone: (619) 446-5276

ATTACHMENT 6

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


_____/Senior Planner
Signature/Title

July 19, 2018

Date

Check One:

- (X) Signed By Lead Agency
() Signed by Applicant

Date Received for Filing with County Clerk or OPR:

OTAY MESA PLANNING GROUP
MEETING MINUTES, JULY 18, 2018
OTAY NESTOR LIBRARY
3003 CORONADO AVENUE, SAN DIEGO, CA 92154

Otay Mesa Planning Group Chair, Rob Hixson called the meeting to order at 3:02p.m.

Introductions are made across the room.

Members present:	Members absent:
Rob Hixson- Chair	Antonio Martinez
Alejandra Mier y Teran	Joe Street
Chris Holder	Kaitlin Arduino- Secretary
Clarissa Falcon	Richard Martinez
Diane Kirma	Rodolfo Lopez Jr.
Felipe Nuno	Tom Ricotta
Jimmy Ayala	Wayne Dickey
Lisa Golden	
Mark Freed	
Ronnie Taylor	
Ted Shaw	
Tom Story	
Tony Blas	

Approval of minutes:

June 2018

- **Motion:** Alejandra Mier y Teran, Felipe Nuno Second
- **Vote:** Approved
- **Abstained:** Rita Mahoney

Public Input:

Mike Vogt- Seems to be a misunderstanding regarding federally bonded warehouses. The danger/risk of a truck driving onto his property, because I own the property adjacent to Mr. John Jolliffe. My property and his property do not have a common drive-way. It's a separate parcel with a separate address. Nothing can go in or out outside the secured bonded area without authorization or clearance. No chance the driver is going to unload a load of cannabis onto Mr. Jolliffe's property accidentally. Paperwork needs to be verified before the trucks can be opened or when trucks enter or leave the bonded area must be checked out. Additionally, the people verifying the documents have been approved, authorized, and background checked and not just anybody within the custom brokers company can allow vehicles in. The point to the group is that the chances of cannabis ending up in a bonded warehouse are very rare. There may be against biased-on cannabis and it being legal. All the applicants all following all regulations, state and federal.

Rob Hixson – We have already heard some MPF's and have approved those. We appreciate your input and thank you for being here.

OTAY MESA PLANNING GROUP
MEETING MINUTES, JULY 18, 2018
OTAY NESTOR LIBRARY
3003 CORONADO AVENUE, SAN DIEGO, CA 92154

Chairman's Report:

We need keep our membership up. We need to see who from the Otay Nestor that can attend our meetings. Wayne Dickey is part of the Otay Nestor Planning Group, but has not attended in a long time. Last month Rudy Mendoza with the San Ysidro Planning Group attended our meeting. We need to figure out whom from the Otay Nestor Planning Group can attend. Kaitlyn Arduino is out for a bit. She is having a baby and we have Joe Street that has an illness that won't be coming either. I will try to see if James his son can attend. And I am trying to see if Maybe John who is taking Kaitlyn's position at Murphy Development can come to our meetings. We can appoint these people until elections if we need to fill them.

Also, I wanted to clarify, two or three meetings ago we talked about car storage and how it should be allowed in the IBT zone. We made that motion and Tom Story you were helpful in clarifying language. We had a meeting at the city and they said that it is not clarified in the Heavy Industrial Zone either, but that use would have allowed under storage. We need to clarify that as well under the Heavy Industrial Zone.

Items received reviewed:

1. Notice of Public Hearing – MPF 9874 Via de la Amistad – Project #585422 – Carol Carpenter
2. Notice of Application – Otay Auto Auction – CUP – Project #589454 – Ricardo Perez
3. Notice of Public Hearing – Site Development Permit – Candlelight Project # 40329 – Walter Schwerin
4. Report to the Hearing Officer – MPF 9874 Via de la Amistad – Project #585422
5. DSD Cycle 5 Multi-Discipline Review Comments – Project #585579 – Annemarie Tanner
6. MPF – 10145 Via de la Amistad Cycle 7 Responses- Project #597132
7. MPF – 9731 Siempre Viva Road – Site Plans - Project #585480
8. AMC- Amendment TM / CUP – Project # 569517
9. CAL. Terraces PA61 – CPA/ROW Vac/VTM/ PDPD/ Rezone-Develop. Plans – Project #605191 – Maykia Vang

Government Liaison Report

- a. **COUNCILMAN ALVAREZ'S OFFICE.** – David Alvarez
- b. **MAYOR'S OFFICE.** – No report given.
- c. **SUPERVISOR COX'S OFFICE.** - No report given.
- d. **SENTOR HUESOS' OFFICE.** -Erin Hickey– Currently the legislature is in recess until August 6th, but office is still open. Senator Hueso actively engaged in the district and will hold a press conference in San Ysidro on August 3rd to announce the \$492,000 grant to monitor Air Quality in San Ysidro. Obviously, as border times increase the air pollution also increases. That is what this grant will help track.
- e. **POLICE DEPARTMENT.** – Carlos LaCarra –
- f. **FIRE DEPARTMENT.** - No report given.
- g. **IMMIGRATION & CUSTOMS DEPARTMENT:** No report given.
- h. **CITY ATTORNEY'S OFFICE.** - No report given

OTAY MESA PLANNING GROUP
MEETING MINUTES, JULY 18, 2018
OTAY NESTOR LIBRARY
3003 CORONADO AVENUE, SAN DIEGO, CA 92154

Monthly Report:**CPC- Mark Freed:**

Mara Elliot discussed city's policy on repair of sidewalks. Owners are responsible for sidewalks outside your house. Climate Action Plan and trees increase canopy by 35%, so plant trees. Low water trees are best, and that list can be found on the city's website. SDSU school public affairs made a presentation on transit affairs and their goal to increase public transit; they don't have an agenda with the city they're just promoting it privately no action. CPC appoints representative of code team open space team, monitoring team, parking advisory committee, those assignments were reassigned. Mike Hansen is going to be at the CPC meeting if you have any questions issues submit those to Rob Hixson and he will give those to Mark Freed.

Southwest Village Committee- Felipe Nuno:

Land owners had a lot of questions & suggested to do workshop to discuss land use. No meeting next month. Meetings will resume Wednesday, September 19th at 2:00 pm.

Border Transportation- Alejandra Mier y Teran:

Nothing to report.

La Media Truck Route - David Wick:

The last city meeting was productive. They're committed to building the improvements from La Media Road to 905 S to the border. They have a project manager and moving forward. Time frame is surprisingly fast. The biggest hurdle is the environmental report that could be the only long delay.

La Media West Wetlands- Rob Hixson:

No report given.

San Diego Airport Advisory Committee- Clarissa Falcon:

Masterplan, the city is preparing their environmental documents for Montgomery. That will be put out for public review once those documents are complete the public process is done for now until those documents are complete. For MAP we are looking to go into committee pretty soon. SANDAG RTP update compiled all input and results are out. People are interested in climate control and transit.

Code Enforcement - Rob Hixson:

Last Friday I took Vivian Moreno from the councilman's office and we drove around Otay Mesa and looked at the dumping that has been going on. We looked at a lot of different sites including the Chang piece, a piece on Airway Road, and another piece by Otay Center Road. She got a good feel for what is happening there. I also showed her a bunch of pieces that didn't have permits. We looked at a number of truck parking facilities that were illegal. We got her up to speed on some of the issues we are having from a code enforcement stand point.

OTAY MESA PLANNING GROUP
MEETING MINUTES, JULY 18, 2018
OTAY NESTOR LIBRARY
3003 CORONADO AVENUE, SAN DIEGO, CA 92154

Chamber Update- Alejandra Mier y Teran:

Member breakfast next week with the new CEO of the Cross-Border Xpress that is next Tuesday. We also have our golf tournament at River Walk golf course on August 10th. Regarding the illegal dumping effort, I have a report that our maintenance assessment is on hold because of the La Jolla lawsuit. But the city has a pilot program that they are working on in terms of illegal dumping. Vivian helped me do a little more research and it turns out that we are not eligible because they are solely focusing on City's properties. We are probably going to start a campaign to promote City app "Get it Done" to help clean up Otay Mesa. If we can somehow get cameras to document who is doing the illegal dumping, then maybe the police would enforce it. I will follow up with Carlos Lacarra.

East Otay Mesa Property Owner's Association Update – David Wick:

East Otay Mesa grading has started on Kearny and installing sewer lines. Dorsey Abshire's building is almost done. Army Corp. in process of acquiring land to build a secondary fence. The City is finalizing their road improvements at Alta Road and Otay Mesa Road.

Informational Items:**Action Items:**

Motion: Richfield truck yard

Vote: None

Vote No: None

Resolved: No

Recommendation/ Comment: We are not opposed to your use however, we would need to see an Environmental Report and Traffic Study. This is postponed until further notice.

Abstained: None

Motion: Request for CUP approval MPF 2365 Marconi Court

Vote: Felipe Nuno, Jimmy Ayala second

Vote No: None

Resolved: No

Recommendation/ Comment: Voted to continue until we can see the final Environmental Report & HOA letter to determine if you are complying.

Abstained: None

Motion: Enhanced Infrastructure Finance Districts ("EIFD")

Vote: Mark Freed, Felipe Nuno second

Vote No: None

Resolved: Yes

Recommendation/ Comment: Approved for support

Abstained: None

**OTAY MESA PLANNING GROUP
MEETING MINUTES, JULY 18, 2018
OTAY NESTOR LIBRARY
3003 CORONADO AVENUE, SAN DIEGO, CA 92154**

Motion: Request for CUP approval MPF 9870 Marconi Drive

Vote: Rita Mahoney, Tom Story seconded

Vote No: None

Resolved: Yes

Recommendation/ Comment: Approved

Abstained: Alejandra Mier y Teran

Closing remarks:

Old Business:

No old business.

Meeting adjourned at 4:22 p.m. by Otay Mesa Planning Group Chair, Rob Hixson

	City of San Diego Development Services 1222 First Ave., MS 302 San Diego, CA 92101 (619) 446-5000	Ownership Disclosure Statement	FORM DS-318 October 2017

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: CUP for Marijuana Production Facility Project No. For City Use Only: 585390
 Project Address: 9870 Marconi Dr. #F19 San Diego, CA 92154

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

Corporation Limited Liability -or- General - What State? CA 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: Clay Adejo Properties by Juan Escandon Owner Tenant/Lessee Successor Agency
 Street Address: 9870 Marconi Dr. # C
 City: San Diego State: CA Zip: 92154
 Phone No.: 323-568-6860 Fax No.: _____ Email: juan.escandon@aol.com
 Signature: [Signature] Date: 11-10-2017
 Additional pages Attached: Yes No

Applicant

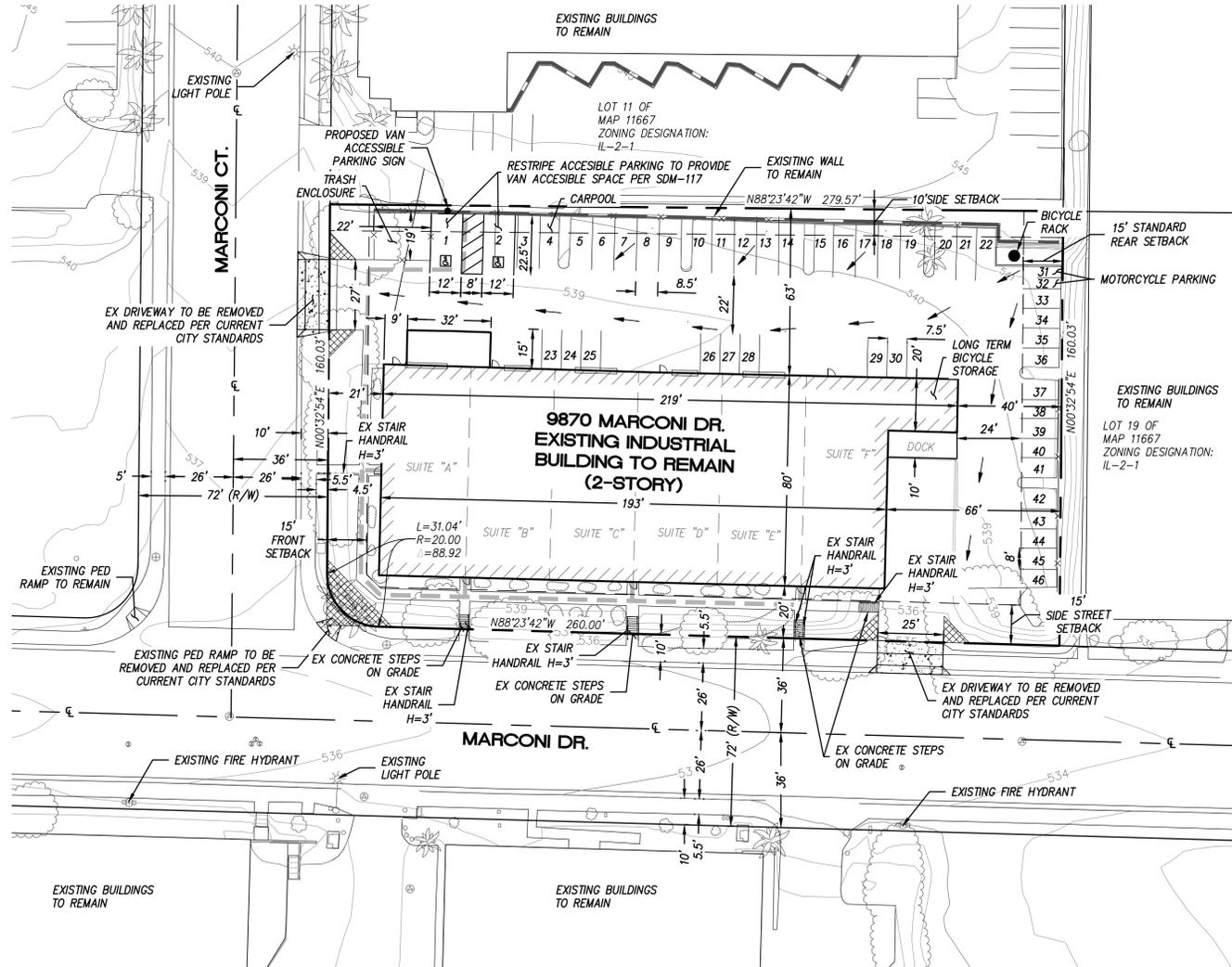
Name of Individual: Commercial - Diamond, LLC by Owner Tenant/Lessee Successor Agency
Angela Pirtle
 Street Address: 864 Grand Ave # 328
 City: San Diego State: CA Zip: 92109
 Phone No.: 858-344-0512 Fax No.: _____ Email: angela.pirtle2@gmail.com
 Signature: [Signature] Date: 11/3/17
 Additional pages 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.

MARIJUANA PRODUCTION FACILITY (MPF) CONDITIONAL USE PERMIT # _____ 9870 MARCONI DR, SAN DIEGO, CA 92154



SITE PLAN
SCALE 1"=30'

LEGEND:

- PROPERTY LINE
- EXISTING SETBACKS
- EXISTING BUILDING
- EXISTING CURB & GUTTER
- EXISTING WALL
- EXISTING MANHOLE
- EXISTING LANDSCAPE
- APPROXIMATE DRAINAGE PATTERN
- PATH OF TRAVEL
- VISIBILITY AREA*

*NOTE: NO OBJECTS HIGHER THAN 36" WILL BE ALLOWED IN VISIBILITY AREAS.

- NOTES:**
- 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)
 - NO OBJECTS, INCLUDING LANDSCAPING OR WALLS, HIGHER THAN THREE FEET WILL BE PROPOSED IN THE VISIBILITY AREAS.
 - EMRA WILL BE RECORDED FOR ALL RAILINGS ENCRANCHING THE PROPERTY.
 - BICYCLE RACK TO HOLD 1 OR MORE BICYCLES FOR SHORT TERM BIKE PARKING.

DEVELOPMENT SUMMARY
THIS PROJECT IS SEEKING APPROVAL OF A CONDITIONAL USE PERMIT THAT WILL ALLOW PRODUCTION OF MARIJUANA (19,748 SF); CULTIVATION (3,433 SF), MANUFACTURING (10,160 SF), DISTRIBUTION (6,155 SF) OF MARIJUANA.

PROJECT TEAM:
LATITUDE 33 PLANNING AND ENGINEERING
9968 HIBERT STREET 2ND FLOOR, SAN DIEGO, CA 92131
92121 (858) 751-0633 FAX (858) 751-0634

LEGAL DESCRIPTION:
LOT 10 OF PARCEL MAP NO. 11741, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, MARCH 4, 1987 AS FILE NO. 87-115364.

ASSESSOR'S PARCEL NO.
646-160-10-00

OWNER:
OTAY ADEJO PROPERTIES, LLC
9870 MARCONI DR
SAN DIEGO, CA 92154

TYPE OF CONSTRUCTION:
TYPE VII TILT UP CONC.

OCCUPANCY CLASSIFICATION:
B-2

ZONING DESIGNATION:
IL-2-1

OVERLAY ZONE DESIGNATION:
-COMMUNITY PLAN IMPLEMENTATION OVERLAY ZONE A
-TRANSIT PRIORITY AREA
-BROWN FIELD AIRPORT LAND USE COMPATIBILITY OVERLAY

EXISTING/PROPOSED USE:
EXISTING: LIGHT INDUSTRIAL/COMMERCIAL
PROPOSED: INDUSTRIAL, SEPARATELY REGULATED USE: MARIJUANA PRODUCTION FACILITY

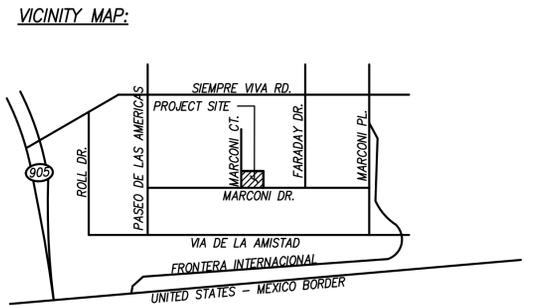
GEOLOGIC HAZARD CATEGORY:
53 - LEVEL OR SLOPING TERRAIN, UNFAVORABLE GEOLOGIC STRUCTURE, LOW TO MODERATE RISK.

PARKING REQUIREMENTS:
1 SPACE REQUIRED PER EMPLOYEE ON SHIFT

REQUIRED PARKING	
MAX EMPLOYEES ON SHIFT	17
SECURITY	2
TOTAL PARKING REQUIRED	19

PROVIDED PARKING	
ADA PARKING (1 VAN ACCESSIBLE)	2
MOTORCYCLE PARKING	2
STANDARD PARKING	42
-CARPOOL	1
TOTAL PROVIDED	46

* SHORT TERM & LONG TERM BICYCLE PARKING HAS BEEN PROVIDED (SEE SITE PLAN)



SHEET INDEX:
COVER SHEET AND SITE PLAN.....1
ARCHITECTURAL FLOOR PLANS.....2&3

GROSS SITE AREA/FLOOR AREA:
-GROSS SITE AREA: 45,315 SF (1.040 ACRES)
-FLOOR AREA: 19,748 SF (0.453 ACRES)
-FLOOR AREA RATIO: 43.6%

BUILDING HEIGHT:
H=28 FT
YEAR CONSTRUCTED:
1989

TRANSIT STOPS:
TRANSIT STOPS ADJACENT TO PROJECT: NONE.
BUILDING ADDRESS:
BUILDING ADDRESS NUMBER IS VISIBLE AND LEGIBLE FROM STREET FRONTING THE PROPERTY PER FHPS POLICY P-00-6 (UFC 901.4.4)

EASEMENTS:
EASEMENTS WITHIN THIS SITE: NONE
ENVIRONMENTALLY SENSITIVE LAND:
NONE
LANDSCAPE AREA SQUARE FOOTAGE:
~7,500SF

LIMIT OF WORK:
THERE IS NO WORK BEING PROPOSED FOR THIS PROJECT

Prepared By: _____
Name: LATITUDE 33 PLANNING & ENGINEERING Revision 14: _____
Address: 9968 HIBERT ST 2ND FLOOR Revision 13: _____
SAN DIEGO, CA 92131 Revision 12: _____
Phone #: (858) 751-0633 Revision 11: _____
Fax #: (858) 751-0634 Revision 10: _____
Revision 9: _____
Revision 8: _____
Revision 7: _____
Revision 6: _____
Revision 5: _____
Revision 4: _____
Revision 3: _____
Revision 2: _____
Revision 1: _____
Project Address: 9870 MARCONI DRIVE
SAN DIEGO, CA 92154
Project Name: 9870 MARCONI DRIVE
CUP
Original Date: 7/24/18

PREPARED IN THE OFFICE OF:

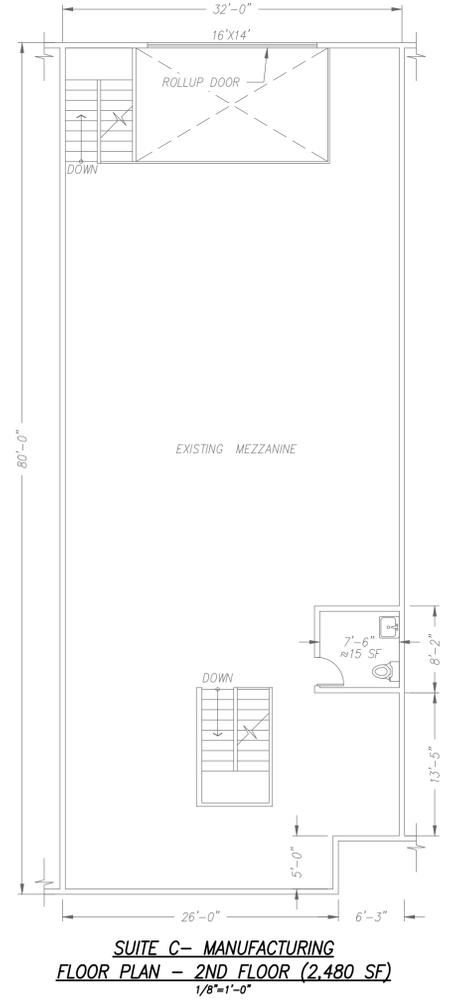
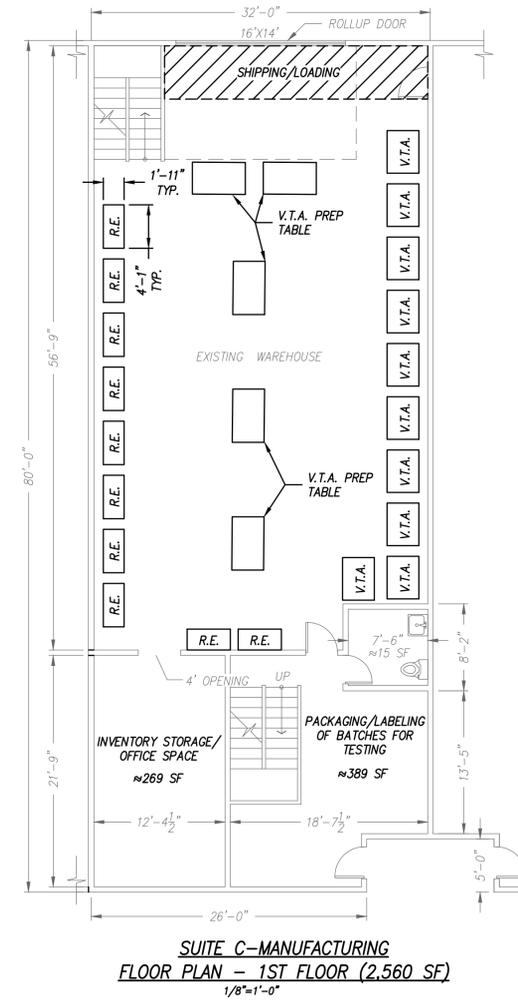
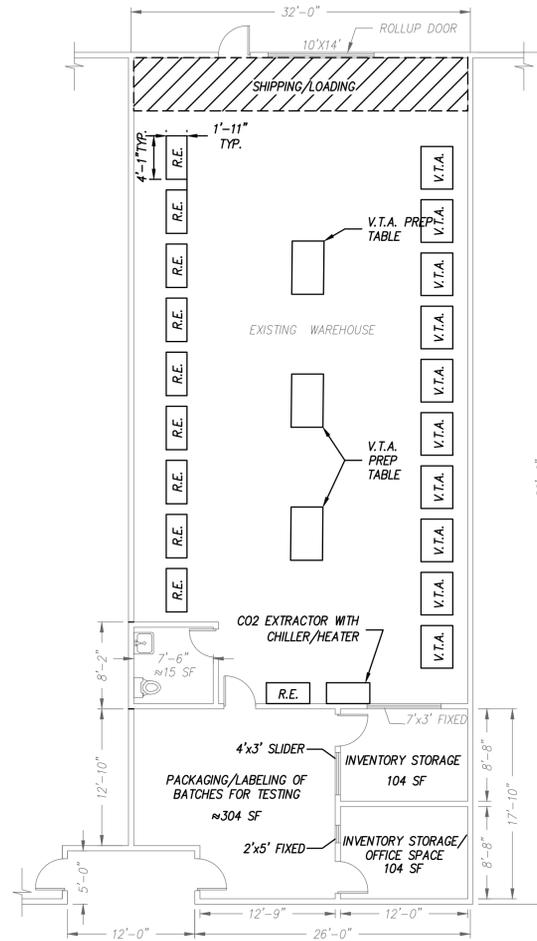
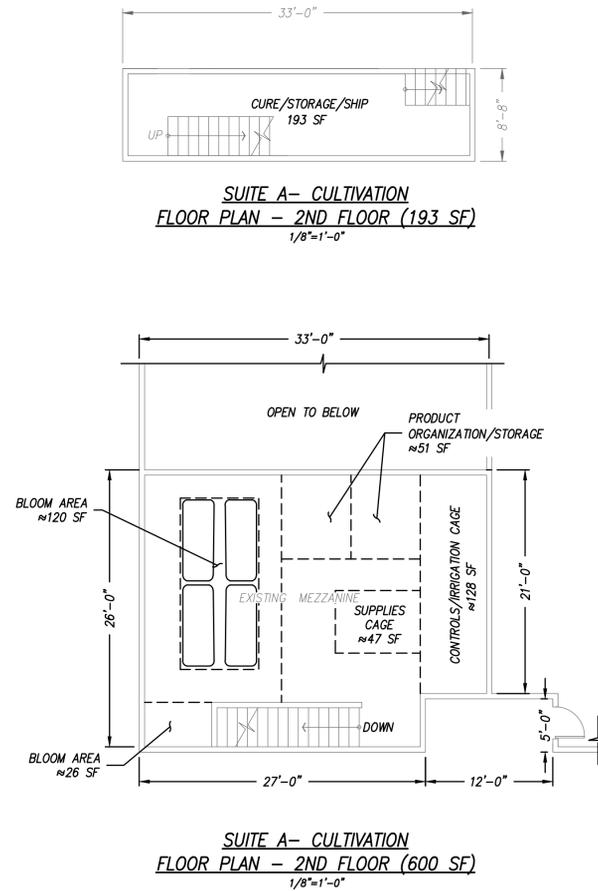
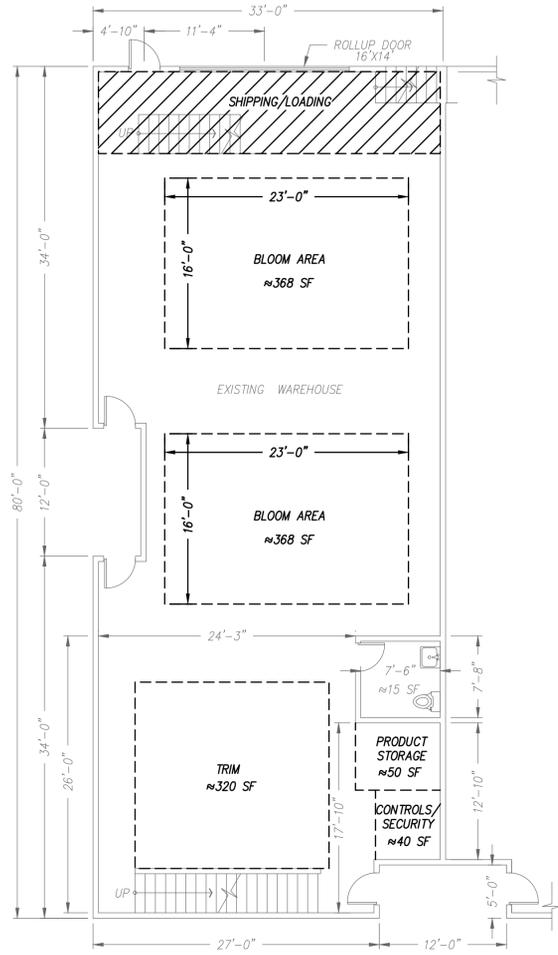
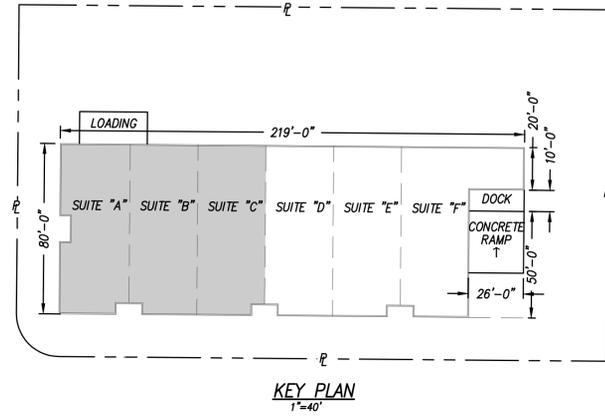


Project Number: 585398

Sheet Title: COVER SHEET & SITE PLAN Sheet 1 of 3
DEP# _____

MARIJUANA PRODUCTION FACILITY (MPF) CONDITIONAL USE PERMIT # _____

9870 MARCONI DR, SAN DIEGO, CA 92154



LEGEND
R.E. = ROTARY EVAPORATOR
V.T.A. = SHORT PATH DISTILLATION SYSTEM
--- = DESIGNATED SPACE
--- = OBJECT
--- = EXISTING LINENWORK

Prepared By: LATITUDE 33 PLANNING & ENGINEERING Revision 14: _____
 Name: 9968 HIBERT ST 2ND FLOOR Revision 13: _____
 Address: SAN DIEGO, CA 92131 Revision 12: _____
 Phone #: (858) 751-0633 Revision 11: _____
 Fax #: (858) 751-0634 Revision 10: _____
 Project Address: 9870 MARCONI DRIVE Revision 9: _____
SAN DIEGO, CA 92154 Revision 8: _____
 Revision 7: _____
 Revision 6: _____
 Revision 5: _____
 Revision 4: _____
 Revision 3: _____
 Revision 2: _____
 Revision 1: _____
 Project Name: 9870 MARCONI DRIVE
CUP Original Date: 7/24/18

PREPARED IN THE OFFICE OF: 585398



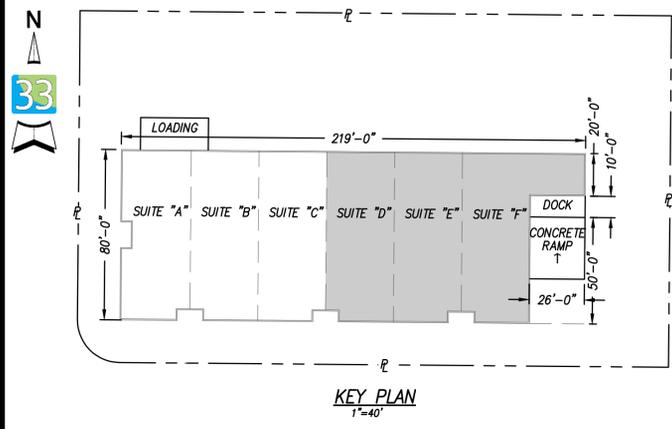
Project Number: 585398
 Sheet Title: FLOOR PLAN Sheet 2 of 3
 DEP# _____

4/15/2018 10:00 - Civil Auto Resources - C:\P\Projects\1581\1581.DWG C:\P\1581.DWG 7/24/18

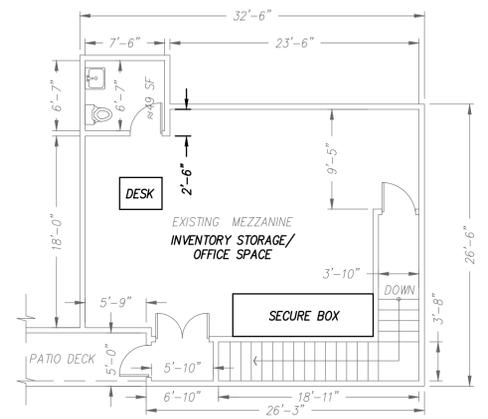
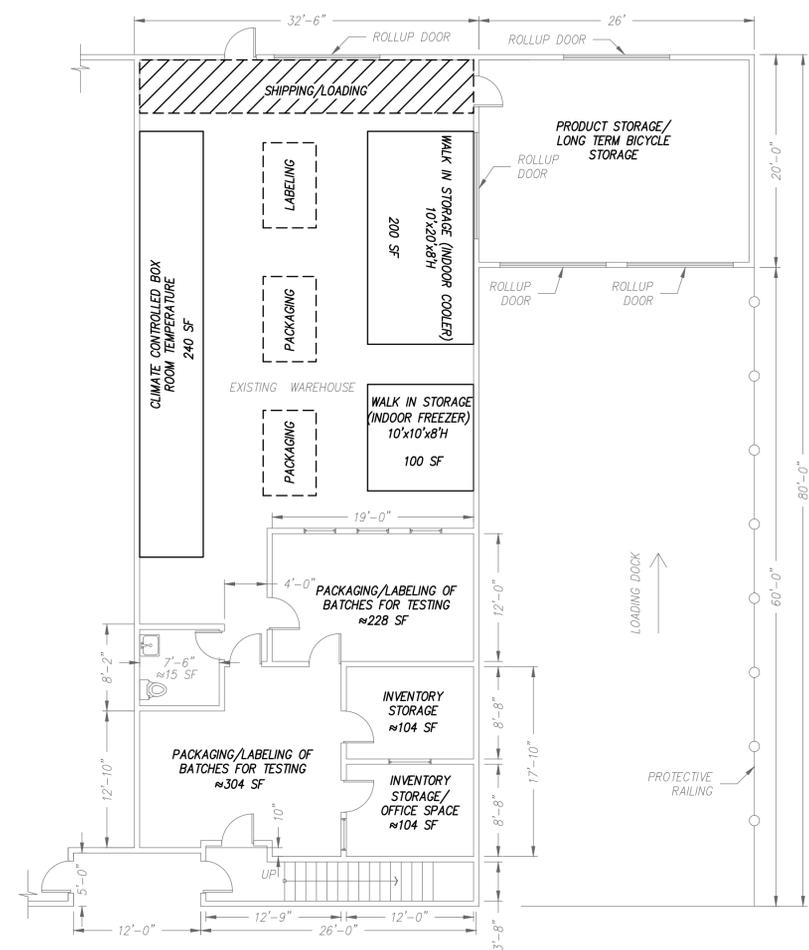
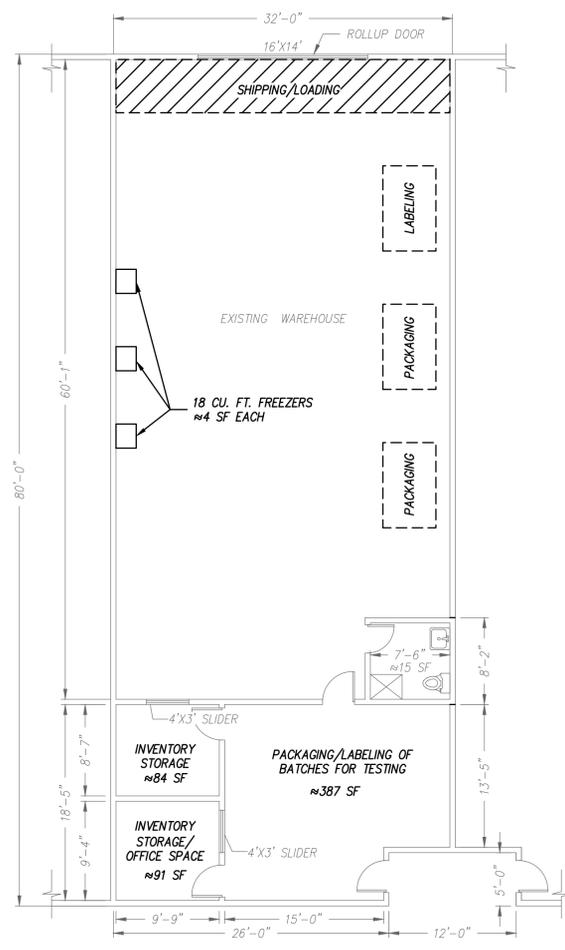
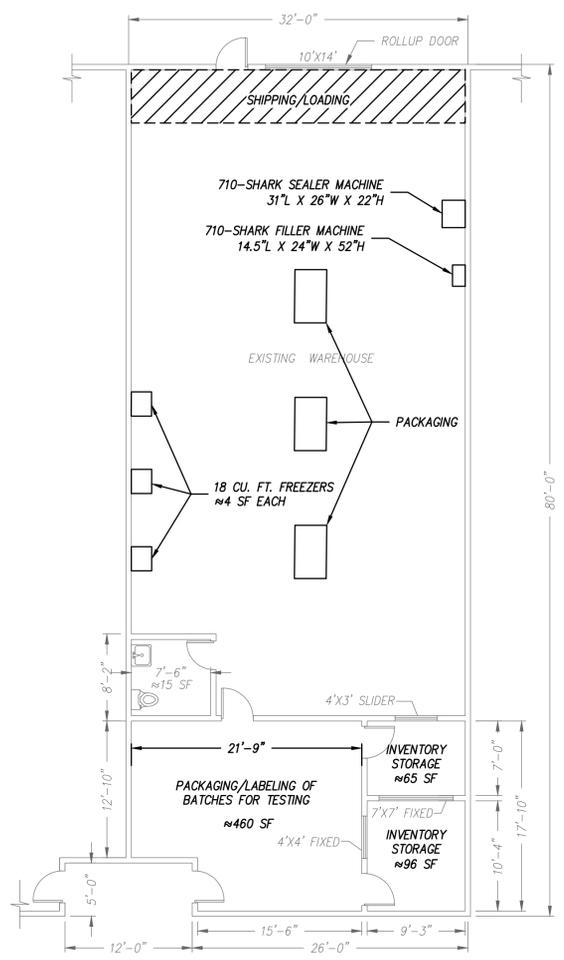
MARIJUANA PRODUCTION FACILITY (MPF)

CONDITIONAL USE PERMIT # _____

9870 MARCONI DR, SAN DIEGO, CA 92154



LEGEND
 R.E.= ROTARY EVAPORATOR
 V.T.A.=SHORT PATH DISTILLATION SYSTEM
 --- = DESIGNATED SPACE
 --- = OBJECT
 --- = EXISTING LINework



Prepared By: _____
 Name: LATITUDE 33 PLANNING & ENGINEERING Revision 14: _____
 Address: 9968 HIBERT ST 2ND FLOOR Revision 13: _____
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 Phone #: (858) 751-0633 Revision 11: _____
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 Project Address: 9870 MARCONI DRIVE Revision 9: _____
SAN DIEGO, CA 92154 Revision 8: _____
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 Revision 5: _____
 Revision 4: _____
 Revision 3: _____
 Revision 2: _____
 Revision 1: _____
 Project Name: 9870 MARCONI DRIVE
CUP Original Date: 7/24/18

Project Number: 585398

Sheet Title: FLOOR PLAN Sheet 3 of 3
 DEP# _____

PREPARED IN THE OFFICE OF:



X:\1505\1501-00 - Green Book Resources - CUP\Engineering\Plan\CUP\1501-00_CUP_SHEET3.dwg 7/24/18