



THE CITY OF SAN DIEGO

## Report to the Hearing Officer

DATE ISSUED: September 11, 2018 REPORT NO. HO-18-076

HEARING DATE: September 19, 2018

SUBJECT: MPF 7595 Vickers Street, Process Three Decision

PROJECT NUMBER: [585530](#)

OWNER/APPLICANT: VICKERS STREET II, LLC, Owner/Michael Kinoshita, Applicant

### SUMMARY

Issue: Should the Hearing Officer approve a Marijuana Production Facility located at 7595 Vickers Street within the Kearny Mesa Community Plan area?

Staff Recommendation: Approve Conditional Use Permit No. 2072467.

Community Planning Group Recommendation: On July 19, 2018, the Kearny Mesa Community Planning Group voted 7-2-0 to recommend approval, with comment: The City should examine the projects use and how the use at the time of expiration conforms with the zoning map that would have been updated with the new Kearny Mesa Community Plan. (Attachment 7).

Environmental Review: This project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301. This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on June 22, 2018, and the opportunity to appeal that determination ended July 9, 2018 (Attachment 6).

### BACKGROUND

The project is a request for a Conditional Use Permit pursuant to San Diego Municipal Code (SDMC) Section 126.0303 to operate a Marijuana Production Facility (MPF) within 9,968 square feet in an existing building on a 0.47-acre site. The proposed MPF site is located at 7595 Vickers Street, west of Convoy Street, in the IL-2-1 Zone within the Kearny Mesa Community Plan area (Attachment 1). The project site is also located within the Airport Land Use Compatibility (MCAS Miramar and Montgomery Field), Airport Influence Area (Montgomery Field Review Area 1 and MCAS Miramar Review Area 2), Montgomery Field Safety Zone and the Federal Aviation Authority (FAA) Part 77

Overlay Zones. The building was constructed in 1980, and is currently being used for office and warehouse (Attachment 3).

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 manufacturing land from non-manufacturing uses. The project site is designated Industrial and Business Parks by the Kearny Mesa Community Plan (Attachment 2). The Industrial and Business Parks designation is intended to accommodate manufacturing, storage, warehousing, distribution and similar uses. The IL zones are intended to permit a range of uses, including nonindustrial uses in some instances. Specifically, the IL-2-1 Zone allows a mix of light industrial, office, and commercial uses. Surrounding properties are zoned IL-2-1 and include uses consistent with the Industrial and Business Parks designation of the community plan. The proposed MPF, classified as an industrial use, is consistent with the underlying zone and land use designation.

MPF's are restricted to forty City-wide, within light and heavy industrial zones. MPF's require compliance with 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. MPF's also require a minimum distance of 100 feet from a residential zone. Security requirements include interior and exterior 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. MPF's must also comply with Chapter 4, Article 2, Division 15 which provides guidelines for lawful operation.

## DISCUSSION

### Project Description

The project proposes to operate a MPF within 9,968 square feet in an existing building. The project proposes tenant improvements to accommodate operations. These include the addition of an 1,885 square-foot mezzanine level to the existing 8,083 square-foot floor area, construction of partition walls to reconfigure space, lighting, security cameras and system, finishes throughout and associated mechanical, electrical and plumbing improvements. No exterior building alterations would occur. Operations would include indoor cultivation of cannabis, processing, packaging and distribution. The facility would grow cannabis plants from clones (baby plants) through flower stage. Once plants reach the flower stage, they are harvested and placed in dry rooms to dry. Finished cannabis flowers are processed to finished goods by hand trimming. The finished product is then placed into bags, boxes or jars for distribution to State of California licensed marijuana outlet or other marijuana production facilities. Public improvements associated with this project would include closure of the southern driveway, restoration of existing curb/gutter and sidewalk, and construction of a new sidewalk, and reconstruction of the existing driveway, satisfactory to the City Engineer.

The proposed MPF is subject to specific operational and security requirements as set forth in SDMC Section 141.1004. Furthermore, the proposed improvements would 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. 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 project complies with all development regulations of the IL-2-1 zone and no deviations are requested. Staff has provided draft findings (Attachment 4) to support the proposed development 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. 2072467, with modifications.
2. Deny Conditional Use Permit No. 2072467, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,



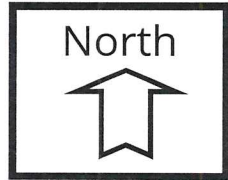
Firouzeh Tirandazi  
Development Project Manager

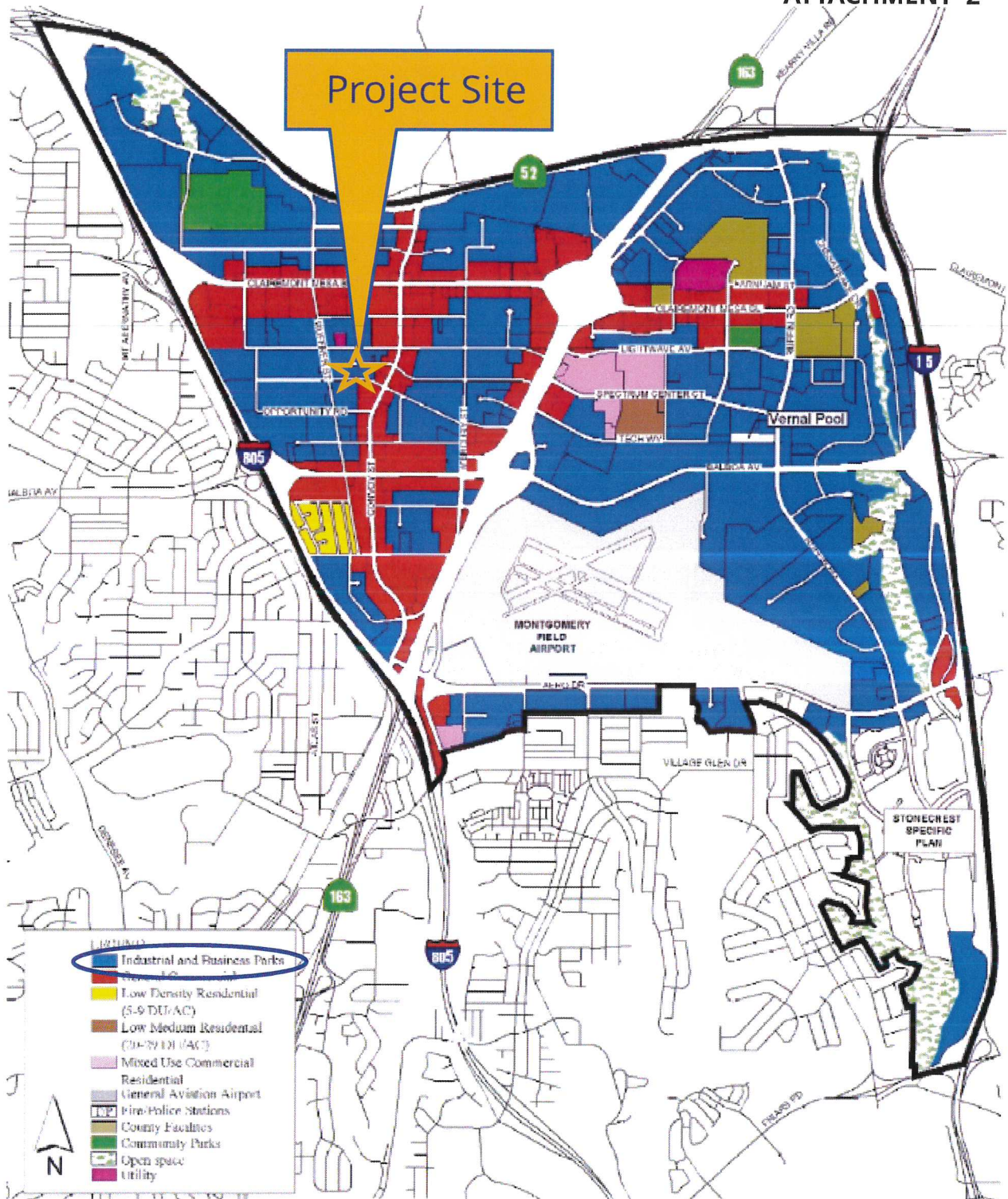
#### Attachments:

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



**Project Location Map**  
MPF 7595 Vickers Street / 7595 Vickers Street  
PROJECT NO. 585530

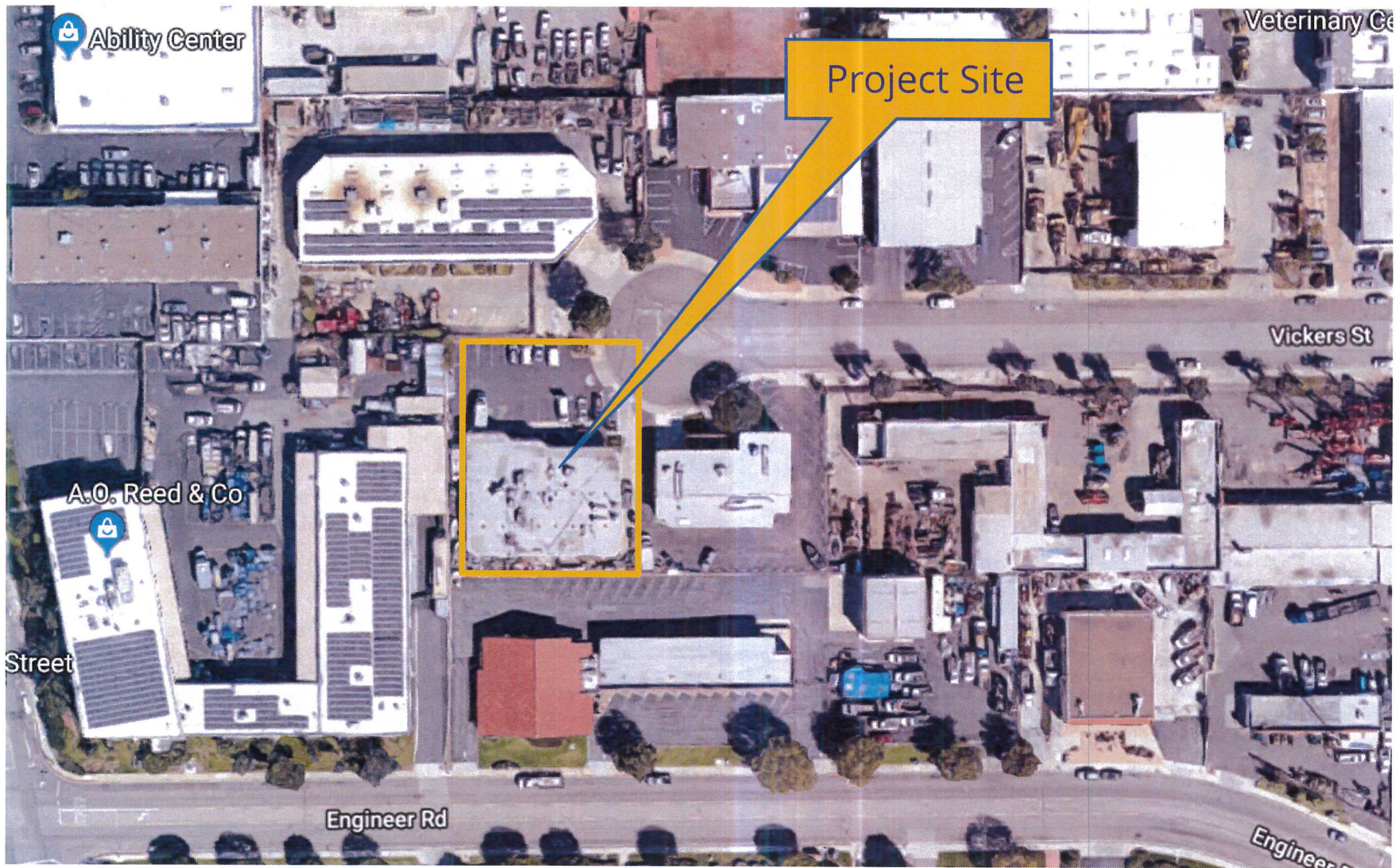




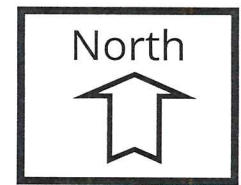
## Community Land Use Map

MPF 7595 Vickers Street / 7595 Vickers Street  
PROJECT NO. 585530





**Aerial Photograph**  
MPF 7595 Vickers Street / 7595 Vickers Street  
PROJECT NO. 585530



HEARING OFFICER RESOLUTION NO. HO-XXXX  
CONDITIONAL USE PERMIT NO. 2072467  
**MPF 7595 VICKERS STREET - PROJECT NO. 585530**

WHEREAS, VICKERS STREET II, LLC, a California limited liability company, Owner/Permittee, filed an application with the City of San Diego for a permit to operate a Marijuana Production Facility within 9,968 square feet in an existing building (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. 2072467), on portions of a 0.47-acre site;

WHEREAS, the project site is located at 7595 Vickers Street in the IL-2-1 zone of the Kearny Mesa Community Plan;

WHEREAS, the project site is legally described as Parcel 1 of Parcel Map No. 5684, filed March 16, 1977, as Instrument No. 77-95856 of Official Records;

WHEREAS, on June 22, 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 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 19, 2018, the Hearing Officer of the City of San Diego considered Conditional Use Permit No. 2072467 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 that it adopts the following findings with respect to Conditional Use Permit No. 2072467:

**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 is a request for a Conditional Use Permit to operate a Marijuana Production Facility (MPF) within 9,968 square feet in an existing building. The 0.47-acre site is located at 7595 Vickers Street in the IL-2-1 zone of the Kearny Mesa Community Plan.

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 manufacturing land from non-manufacturing uses. The project site is designated Industrial and Business Parks by the Kearny Mesa Community Plan. The Industrial and Business Parks designation is intended to accommodate manufacturing, storage, warehousing, distribution and similar uses.

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, and therefore 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 project proposes to operate a MPF within 9,968 square feet in an existing building. The project proposes tenant improvements to accommodate operations. These include the addition of an 1,885 square-foot mezzanine level to the existing 8,083 square-foot floor area, construction of partition walls to reconfigure space, lighting, security cameras and system, finishes throughout and associated mechanical, electrical and plumbing improvements. No exterior building alterations would occur. The proposed improvements would 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 closure of the southern driveway, restoration of existing curb/gutter and sidewalk, and reconstruction of the existing driveway, satisfactory to the City Engineer.

MPF's are restricted to forty City-wide, within light and heavy industrial zones. MPF's 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. MPF's also have a minimum distance requirement of 100 feet from a residential zone. The proposed MPF complies with the separation requirements as 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. MPF's 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. 2072467. The Conditional Use Permit No. 2072467 will be valid for five years and may be revoked if the Owner/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 the Conditional Use Permit No. 2072467. The referenced regulations and conditions have been determined as necessary to avoid adverse impact upon the health, safety and general welfare of persons patronizing, residing or working within the surrounding area. 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 proposed project is a request for a Conditional Use Permit to operate a MPF within 9,968 square feet in an existing building on a 0.47-acre site located at 7595 Vickers Street, in the IL-2-1 Zone within the Kearny Mesa Community Plan area. The site was developed in 1980. The project proposes interior improvements to convert a warehouse into a MPF producing marijuana. Other minor site improvements are proposed consistent with the City of San Diego requirements.

MPF's are allowed in the IL-2-1 Zone of the Kearny Mesa Community Plan with a Conditional Use Permit. The proposed use requires compliance with SDMC Section 141.1004 and SDMC Chapter 4, Article 2, Division 15. SDMC Section 141.1004 requires 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. There is also a minimum distance requirement of 100 feet from a residential zone. Security requirements, expressed as conditions in the Permit, include interior and exterior 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.

The proposed MPF is consistent with all land development regulations relevant for the site and the use and no deviations are requested or required. 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 proposed MPF within a 9,968 square-foot building is located at 7595 Vickers Street in the IL-2-1 Zone of the Kearny Mesa Community Plan. 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 Industrial and Business Parks by the Kearny Mesa Community Plan. The Industrial and Business Parks designation is intended to accommodate manufacturing, storage, warehousing, distribution and similar uses.

The IL zones are intended to permit a range of uses, including nonindustrial uses in some instances. The purpose and intent of the IL-2-1 zone is to accommodate a range of industrial and manufacturing activities in designated areas to promote balanced land use and provide flexibility in the design of new and redeveloped industrial projects, while assuring high quality development and protecting land for industrial uses and limiting nonindustrial uses. The development standards of this zone are intended to encourage sound industrial development by providing an attractive environment free from adverse impacts associated with some heavy industrial uses. Specifically, the IL-2-1 allows a mix of light industrial, office, and commercial uses.

The proposed MPF, classified as an industrial use, is a compatible use for this location with a Conditional Use Permit and is consistent with all land development regulations relevant for the site and the use and no deviations are requested or required. The proposed project is consistent with the Light Industrial designation of the Mira Mesa Community Plan. 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. 2072467 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. 2072467, a copy of which is attached hereto and made a part hereof.

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Firouzeh Tirandazi  
Development Project Manager  
Development Services

Adopted on: September 19, 2018

IO#: 24007588

DRAFT

**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: 24007588

SPACE ABOVE THIS LINE FOR RECORDER'S USE

CONDITIONAL USE PERMIT NO. 2072467  
**MPF 7595 VICKERS STREET - PROJECT NO. 585530**  
HEARING OFFICER

This Conditional Use Permit No. 2072467 [Permit] is granted by the Hearing Officer of the City of San Diego to Vickers Street II, LLC, a California limited liability company, Owner/Permittee, pursuant to San Diego Municipal Code [SDMC] section 126.0305. The 0.47-acre site is located at 7595 Vickers Street in the IL-2-1 zone, within the Kearny Mesa Community Plan area. The project site is legally described as Parcel 1 of Parcel Map No. 5684, filed March 16, 1977, as Instrument No. 77-95856 of Official Records.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to operate a Marijuana Production Facility within a 9,968 square-foot building described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated September 19, 2018, on file in the Development Services Department.

The project shall include:

- a. Operation of a Marijuana Production Facility within 9,968 square feet, consisting of 8,083 square feet of existing floor area and an 1,885 square-foot mezzanine addition, in an existing building. The operation shall include the cultivation, processing, packaging, and distribution of marijuana consistent with the requirements of the State of California statutes and the California Departments of Food and Agriculture, Consumer Affairs and Public Health regulations;
- b. Off-street parking; and
- c. 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 4, 2021.
2. This Conditional Use Permit [CUP] and corresponding use of this site shall expire on October 4, 2023. Upon expiration of this Permit, the facilities and improvements described herein shall be removed from this site and the property shall be restored to its original condition preceding approval of this Permit.
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
  - 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. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).
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.

**BUILDING OFFICIAL REQUIREMENTS:**

12. 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.

**ENGINEERING REQUIREMENTS:**

13. Prior to issuance of any construction permits, the Owner/Permittee shall dedicate an additional five feet on Vickers Street to provide a ten-foot curb-to-property line distance, satisfactory to the City Engineer.

14. Whenever street rights-of-way are required to be dedicated, it is the responsibility of the Owner/Permittee to provide the right of way free and clear of all encumbrances including removal of existing retaining wall and relocation of existing back flow preventer device from Vickers Street public right-of-way.

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

16. Prior to the issuance of any construction permits, the Owner/Permittee shall assure, by permit and bond, the reconstruction of existing curb, gutter and sidewalk per current City Standards, adjacent to the site on Vickers Street, satisfactory to the City Engineer.

17. Prior to the issuance of any construction permits, the Owner/Permittee shall assure, by permit and bond, the closure of southern driveway and restoration of curb, gutter and sidewalk per current City Standards, adjacent to the site on Vickers Street, satisfactory to the City Engineer.

18. Prior to the issuance of any construction permits, the Owner/Permittee shall obtain an Encroachment Maintenance Removal Agreement, from the City Engineer, for the landscaping, irrigation, and trees in the Vickers Street right-of-Way.

**PLANNING/DESIGN REQUIREMENTS:**

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

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

21. All operations shall be conducted indoors within a secured structure. All equipment and storage shall be also located within a secure structure.

22. 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 to deflect light away from adjacent properties.

23. 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.

24. The name and emergency contact telephone 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. 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.

25. A permit shall be obtained as required pursuant to SDMC Chapter 4, Article 2, Division 15.

26. The retail sale of marijuana and marijuana products shall only be conducted by a marijuana outlet in accordance with SDMC 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.

27. The marijuana production facility, adjacent public sidewalks, and areas under the control of the marijuana production facility shall be maintained free of litter and graffiti at all times.

28. The marijuana production facility shall provide daily removal of trash, litter, and debris. Graffiti shall be removed from the premises within 24 hours.

29. The Owner/Permittee shall provide a sufficient 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.

**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 September 19, 2018 by Resolution No. HO-XXXX.



**ATTACHMENT 5**

Permit Type/PTS Approval No.: Conditional Use Permit No. 2072467  
Date of Approval: September 19, 2018

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

\_\_\_\_\_  
Firouzeh Tirandazi  
Development Project Manager

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

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

**VICKERS STREET II, LLC,**  
a California limited liability company  
Owner/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 7595 Vickers Street

**Project No. / SCH No.:** 585530 / N/A

**Project Location-Specific:** 7595 Vickers Street, San Diego CA, 92111

**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 9,968 square foot building located at 7595 Vickers Street. Project operations would include indoor cultivation of cannabis and packaging of finished products. The 0.47 acre site's land use designation is Industrial and Business Parks of the Kearny Mesa Community Plan and is subject to the IL-2-1 zone requirements. The project is also subject to Airport FAA Part 77 Noticing Area - MCAS Miramar 555'-560' and Montgomery Field 477'-482' (Elevation at approx. 425' AMSL), Safety Zone for Montgomery Field - Safety Zone 6, Airport Influence Area - Montgomery Field Review Area 1 and MCAS Miramar Review Area 2, Airport Land Use Compatibility Overlay Zone - MCAS Miramar and Montgomery Field, and Council District 6.

**Name of Public Agency Approving Project:** City of San Diego

**Name of Person or Agency Carrying Out Project:** Dave Gash  
 7595 Vickers Street  
 San Diego, CA 92111  
 (619) 251-9999

**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.

**ATTACHMENT 6**

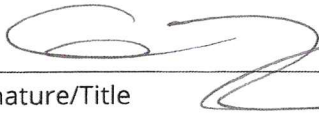
Lead Agency Contact Person: Rachael Lindquist

Telephone: (619) 446-5129

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



CHRIS TRACY, AICP  
SENIOR PLANNER

7/10/18

Signature/Title

Date

Check One:

- Signed By Lead Agency  
 Signed by Applicant

Date Received for Filing with County Clerk or OPR:

Minutes of the Monthly Meeting of the  
Kearny Mesa Planning Group  
July 18, 2018  
Serra Mesa/Kearny Mesa Public Library  
9005 Aero Drive, San Diego, CA 92123

**Planning Group Members in Attendance:**

Tim Nguyen  Paul Yung  Tana Lorah  Todd Matcher  Ray Richmond  Jeff Sallen  
 John Turpit  Meridith Marquis  Buzz Gibbs  Ed Quinn  Karen Ruggels  Robyn Badilla  
 Derek Applbaum  John Mulvihill  Dana Hooper  Mike Huntoon

**Community Members in Attendance:**

Lisa Lind, Allen Young, Chris Cate, Kevin Wood, Byron Nobis, Michael Sosamon, Jason Weisz, Stephanie Groom, David Belanich and Stephanie Green

The Meeting was brought to order at 11:40 PM by Jeff Sallen, chair of the Kearny Mesa Planning Group. Copies of the **Minutes of the May meeting** were distributed and discussed. After the members reviewed the minutes, Jeff asked for any changes or corrections. They were **approved 9-0-0**.


**Public Comment:**

Kevin Wood with The Center for Sustainable Energy presented on a project titled Plug-in-San Diego. The purpose of the presentation was to inform community members on how electric vehicles support local and state environmental goals and actions. Discussions moved into the different types of charging stations and the cost to install.

Councilmember Chris Cate addressed the Planning Group and provided a brief update from City Hall. Chris announced that the Cities Strategic Plan may be found on the City Website and requested that now was the time for the community members as well as the Kearny Mesa Planning Group to submit requests to his cabinet regarding desired upgrades and needs/wants for District 6. Byron Nobis w/Gold Coast Designs asked Chris to address some of the rules and regulations pertaining to Marijuana Production Facility CUP's. The Planning Group also brought to Chris' attention the unknown actions the city will take once the new community plan is taken into account and MPF's under CUP's fall within zones that no longer conform to their use. Chris mentioned that this was a question that was above his pay grade and should be addressed to the City Attorney's Office.

**Action Item:**

1. Denise Vo (Planner w/Latitude 33) was not present to discuss the upcoming project located at 8575 Aero Drive. No vote was taken.
2. Stephanie Green (Project Manager) with Focused Health LLC presented a very detailed project and requested a vote to approve a MPF CUP (Project #585542) located at 9244 Balboa Avenue. The Planning Group voted in favor of the project. 7-2-0.
3. Byron Nobis (Senior Project Manager w/Gold Coast Design, Inc.) presented on projects #585418 & #585530 requesting two separate votes to approve a CUP for Marijuana cultivation and another CUP to allow for marijuana packaging and distribution. Project #585418 was approved 7-2-0. Project #585530 was approved 7-2-0. Both CUP's were approved with additional comments. Additional Comments request that upon the both CUP's expiration, the City exam the projects use and how the use at the time of expiration conforms with the zoning map that would have been updated with the new Kearny Mesa Community Plan.

	<b>City of San Diego Development Services</b> 1222 First Ave., MS 302 San Diego, CA 92101 (619) 446-5000	<h1 style="margin:0;">Ownership Disclosure Statement</h1>	<b>FORM DS-318</b>  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:** MPP ~~SP~~ OP **Project No. For City Use Only:** 585530  
**Project Address:** 7595 Vickers St San Diego, CA 92111

**Specify Form of Ownership/Legal Status (please check):**  
 Corporation  Limited Liability -or-  General - What State? CA Corporate Identification No. 81-3290983  
 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: Vickers Street II, LLC.  Owner  Tenant/Lessee  Successor Agency  
 Street Address: 7595 Vickers St  
 City: San Diego State: CA Zip: 92111  
 Phone No.: (619) 400-7616 Fax No.: (858) 874-0039 Email: dave@goldcoastdesigninc.com  
 Signature: \_\_\_\_\_ Date: 10/26/17  
 Additional pages Attached:  Yes  No

**Applicant**  
 Name of Individual: MICHAEL KINOSHITA  
Vickers Street II, LLC  Owner  Tenant/Lessee  Successor Agency  
 Street Address: 7595 Vickers St 7510 CARMON MESA BLVD #207  
 City: San Diego State: CA Zip: 92111  
 Phone No.: (619) 400-7616 Fax No.: (858) 874-0039 Email: michael.kinoshita@me.com  
 Signature: \_\_\_\_\_ Date: 10/26/17  
 Additional pages Attached:  Yes  No

**Other Financially Interested Persons**  
 Name of Individual: DAVE GASH  Owner  Tenant/Lessee  Successor Agency  
 Street Address: 7595 Vickers St  
 City: San Diego State: CA Zip: 92111  
 Phone No.: (619) 400-7616 Fax No.: (858) 874-0039 Email: \_\_\_\_\_  
 Signature: \_\_\_\_\_ Date: 10/26/17  
 Additional pages Attached:  Yes  No

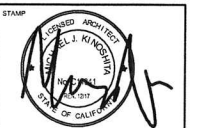
# PROPOSED MPF CUP

7595 VICKERS STREET, SAN DIEGO, CA 92111

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**◆ michael kinoshita associates, inc. ◆**  
 7510 CLAIREMONT MESA BLVD., SUITE 207 - SAN DIEGO - CALIFORNIA - 92111 - PHONE: 858/268-8176 - FAX: 858/724-1556  
 CONDITIONAL USE PERMIT FOR:  
**VICKERS STREET 2 LLC**  
 7595 VICKERS STREET  
 SAN DIEGO, CA 92111



DRAFT CONDITIONS	PROJECT DIRECTORY	PROJECT DATA	DEVELOPMENT APPROVAL REQUEST																																																		
<p><b>ENVIRONMENTAL DRAFT CONDITIONS</b></p> <ol style="list-style-type: none"> <li>ALL OPERATIONS SHALL BE CONDUCTED INDOORS WITHIN A SECURED STRUCTURE. ALL EQUIPMENT AND STORAGE SHALL BE ALSO LOCATED WITHIN A SECURE STRUCTURE.</li> <li>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.</li> <li>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.</li> <li>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.</li> <li>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.</li> <li>A PERMIT SHALL BE OBTAINED AS REQUIRED PURSUANT TO CHAPTER 4, ARTICLE 2, DIVISION 15.</li> <li>A CONDITIONAL USE PERMIT FOR A MARIJUANA PRODUCTION FACILITY SHALL EXPIRE NO LATER THAN FIVE (5) YEARS FROM THE DATE OF ISSUANCE.</li> <li>THE 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.</li> <li>THE MARIJUANA PRODUCTION FACILITY, ADJACENT PUBLIC SIDEWALKS, AND AREAS UNDER THE CONTROL OF THE MARIJUANA PRODUCTION FACILITY SHALL BE MAINTAINED FREE OF LITTER AND GRAFFITI AT ALL TIMES.</li> <li>THE MARIJUANA PRODUCTION FACILITY SHALL PROVIDE DAILY REMOVAL OF TRASH, LITTER, AND DEBRIS. GRAFFITI SHALL BE REMOVED FROM THE PREMISES WITHIN 24 HOURS.</li> </ol>	<p><b>OWNER:</b> VICKERS STREET 2 LLC              7595 VICKERS STREET              SAN DIEGO, CA 92111</p> <p><b>CONSTRUCTION MANAGER:</b> GOLD COAST DESIGN, INC.              7067 VICKERS STREET              SAN DIEGO, CA 92111              CONTACT: BYRON NOBIS              PH 619 251 9999              EMAIL: byron@goldcoastdesigninc.com</p> <p><b>ARCHITECT:</b> MICHAEL KINOSHITA ASSOCIATES, INC.              7510 CLAIREMONT MESA BLVD., SUITE 207              SAN DIEGO, CA 92111              PH 858 268 8176 FAX 858 724 1556              CONTACT: MICHAEL KINOSHITA              EMAIL: michael@mkainc.net</p> <p><b>PROJECT SUMMARY</b></p> <p>ZONE IL2-1</p> <p>LOT SIZE: 20,402 SF</p> <p>FAR: APPLY FOR MPF CUP.</p> <p>EXISTING OCCUPANCY: B/S-1              EXISTING USE: OFFICE/WAREHOUSE</p> <p>PROPOSED OCCUPANCY: F-1              PROPOSED USE: MARIJUANA PRODUCTION FACILITY</p> <p>TYPE OF CONSTRUCTION: VA, NON-SPRINKLERED</p> <p>EXISTING BUILDING AREA: 9,968 SF              1ST FLOOR AREA: 8,083 SF              MEZZANINE AREA: 1,885 SF</p> <p>PROPOSED HEIGHT: 1 STORY W/ MEZZANINE</p> <p>MAX. HEIGHT: NO HEIGHT LIMIT - IL2-1 ZONE</p> <p>YEAR BUILDING CONSTRUCTED: 1980</p> <p>GEOLOGICAL HAZARD CATEGORY: 52</p> <p>AIRPORT INFLUENCE AREA:              MCAS MIRAMAR REVIEW AREA 2              MONTGOMERY FIELD REVIEW AREA 1, SAFETY ZONE 6</p> <p>LANDSCAPE AREA: 650 SF OF EXISTING LANDSCAPE</p>	<p><b>PROJECT ADDRESS:</b> 7595 VICKERS STREET              SAN DIEGO, CA 92111</p> <p><b>LEGAL DESCRIPTION:</b> PARCEL 1 OF PM5684</p> <p><b>APN #:</b> 356-152-14-00</p> <p><b>APPLICABLE CODES:</b> 2016 (CBC) CALIFORNIA BUILDING CODE (BASED ON 2015 IBC)              2016 (CEC) CALIFORNIA ELECTRICAL CODE (BASED ON 2014 NEC)              2016 (CMC) CALIFORNIA MECHANICAL CODE (BASED ON 2015 UMC)              2016 (CPC) CALIFORNIA PLUMBING CODE (BASED ON 2015 UPC)              2016 (CFC) CALIFORNIA FIRE CODE (BASED ON 2015 IFC)              2016 GREEN BUILDING STANDARDS              2016 CALIFORNIA ENERGY EFFICIENCY STANDARDS</p> <p><b>COMMUNITY PLANNING GROUP:</b> KEARNY MESA</p> <p><b>PROPERTY SETBACKS:</b> FRONT YARD SETBACK 15'-0"              SIDE YARD SETBACK 10'-0"              REAR YARD SETBACK 15'-0"</p> <p><b>DEVELOPMENT REQUIREMENTS PER TABLE 131-06C (IL2-1 ZONE)</b></p> <table border="1"> <thead> <tr> <th>SETBACKS</th> <th>REQUIRED</th> <th>PROVIDED</th> </tr> </thead> <tbody> <tr> <td>FRONT</td> <td>15'-0" MIN./20'-0" STD.</td> <td>38'-0"</td> </tr> <tr> <td>SIDE</td> <td>10'-0"</td> <td>13'-1"</td> </tr> <tr> <td>REAR</td> <td>0'-0" MIN./15'-0" STD.</td> <td>15'-0"</td> </tr> <tr> <td>BUILDING HEIGHT</td> <td>---</td> <td>16'-0"</td> </tr> <tr> <td>LOT COVERAGE</td> <td>---</td> <td>39.6 %</td> </tr> <tr> <td>FAR 9968/20402= 0.49</td> <td>0.50</td> <td>.49</td> </tr> <tr> <td>REFUSE &amp; RECYCLE AREA</td> <td>96 SF MIN.</td> <td>96 SF</td> </tr> </tbody> </table> <p><b>VICINITY MAP</b></p>	SETBACKS	REQUIRED	PROVIDED	FRONT	15'-0" MIN./20'-0" STD.	38'-0"	SIDE	10'-0"	13'-1"	REAR	0'-0" MIN./15'-0" STD.	15'-0"	BUILDING HEIGHT	---	16'-0"	LOT COVERAGE	---	39.6 %	FAR 9968/20402= 0.49	0.50	.49	REFUSE & RECYCLE AREA	96 SF MIN.	96 SF	<p>APPLY FOR MPF CUP PER SDMC, SECTION 141.1004 AND CHAPTER 4, ARTICLE 2, DIVISION 15.</p> <p>NO NEW EXTERIOR WORK PROPOSED WITH THIS CUP. PROPOSED WORK TO INCLUDE ADDING AN 1,885 SF MEZZANINE WITHIN THE EXISTING STRUCTURE. REMODEL THE FIRST FLOOR AREA TO PROVIDE FOUR CULTIVATION ROOMS AND ASSOCIATED SUPPORT AREAS. THE NEW MEZZANINE SHALL CONTAIN THE DRYING AREAS.</p> <p>SCOPE OF WORK TO INCLUDE NEW WALLS, FLOORING, CEILING WITH ASSOCIATED HVAC, PLUMBING AND ELECTRICAL WORK.</p> <p><b>SHEET INDEX</b></p> <table border="1"> <tr> <td>T1</td> <td>TITLE SHEET</td> </tr> <tr> <td>T2</td> <td>NOTES</td> </tr> <tr> <td>A0.1</td> <td>SITE PLAN</td> </tr> <tr> <td>A0.2</td> <td>ENGINEERING/TRANSPORTATION SITE PLAN</td> </tr> <tr> <td>A1.1</td> <td>FLOOR PLAN</td> </tr> <tr> <td>A2.1</td> <td>EXTERIOR ELEVATIONS</td> </tr> </table> <p><b>michael kinoshita associates, inc.</b>              7510 CLAIREMONT MESA BLVD., SUITE 207 - SAN DIEGO - CALIFORNIA - 92111 - PHONE: 858/268-8176 - FAX: 858/724-1556</p> <p><b>CONDITIONAL USE PERMIT</b></p> <p><b>MPF</b></p> <p>7595 VICKERS STREET              SAN DIEGO, CA 92111</p> <table border="1"> <thead> <tr> <th>ISSUE</th> <th>DATE</th> </tr> </thead> <tbody> <tr> <td>COMPLETENESS REVIEW</td> <td>11-16-17</td> </tr> <tr> <td>FULL SUBMITTAL</td> <td>12-12-17</td> </tr> <tr> <td>CYCLE 2 RE-SUBMITTAL</td> <td>2-14-18</td> </tr> <tr> <td>CYCLE 4 RE-SUBMITTAL</td> <td>4-13-18</td> </tr> <tr> <td>CYCLE 6 RE-SUBMITTAL</td> <td>5-11-18</td> </tr> <tr> <td>CYCLE 7 RE-SUBMITTAL</td> <td>5-12-18</td> </tr> </tbody> </table> <p><b>1</b> OF 6</p>	T1	TITLE SHEET	T2	NOTES	A0.1	SITE PLAN	A0.2	ENGINEERING/TRANSPORTATION SITE PLAN	A1.1	FLOOR PLAN	A2.1	EXTERIOR ELEVATIONS	ISSUE	DATE	COMPLETENESS REVIEW	11-16-17	FULL SUBMITTAL	12-12-17	CYCLE 2 RE-SUBMITTAL	2-14-18	CYCLE 4 RE-SUBMITTAL	4-13-18	CYCLE 6 RE-SUBMITTAL	5-11-18	CYCLE 7 RE-SUBMITTAL	5-12-18
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SHEET NUMBER  
**T1**

TRANSPORTATION RESPONSE

- Issue 8: Hours of Operation for facility: 7:00AM-3:30PM, M-F  
Closed - Saturday, Sunday
- Issue 9: Maximum on employees at one time: 8 employees.
- Issue 10: Employee Shift Schedule:  
M-F 7:00AM-3:30PM 8 employees
- Issue 11: Deliveries:  
Receiving 2 deliveries, once a week, every week. Small cargo/courier van  
Shipping Twice a month, M-F 7:00AM-3:30PM Small cargo/courier van
- Issue 12: Receiving Twice a week, various times M-F 7:00AM-3:30PM  
Shipping Twice a month, various times M-F 7:00AM-3:30PM
- Issue 13: Delivery Truck: Small cargo/courier van  
Shipping Van: Small cargo/courier van

**REEVES MECHANICAL SERVICES INC**  
368 CAMINO CARTA, SAN MARCOS, CA 92078  
951-775-3165  
REEVESMECH@GMAIL.COM  
Lic. #1014613



Odor Mitigation Plan  
For  
Cannabis Cultivation Facility  
7595 Vickers Street  
San Diego, CA 92111

January 8, 2018

To whom it may concern:

We are proposing to control the odors in the cultivation grow rooms at this facility by designing and installing a pre-activated carbon filtration system in each grow room. Contaminated air will enter the filtration system passing through the active carbon filters. As it passes through the air goes through chemical process called adsorption, leaving the filter in a purified form full of any contaminants. The cubic volume in the each grow room will be calculated per room, and we will then engineer for the required cfm of air circulation through the carbon filtration system as required to mitigate odor. Our design will provide one air change for every 1.5 minutes, which exceeds the equipment manufacture's recommendations for this application.

It is also important to note that the HVAC systems designed for this facility are closed loop systems that recirculate air within the facility, and do not exhaust interior air outside of the building during normal operation. There will be an exhaust fan installed for emergency exhausting of spaces only.

It is my professional opinion that these measures will maintain all odor in the facility and not allow for odor to escape into the public air. We have installed this same system in another larger cannabis cultivation facility in Northern California, and it is functioning properly to mitigate odor, and is meeting the local City Jurisdiction's approval.

Sincerely,

Reeves Mechanical Services Inc Reeves  
CEO/Designer  
Reeves Mechanical, LP

**E. Odor Mitigation**

We will control the odors at this facility by designing and installing a pre-activated carbon filtration system. Contaminated air will enter the filtration system passing through the active carbon filters. As it passes through the air goes through chemical process called adsorption, leaving the filter in a purified form full of any contaminants. The cubic volume in the grow room will be calculated, and we will then engineer for the required cfm of air circulation through the carbon filtration system as required to mitigate odor. Our design will provide one air change for every 1.5 minutes, which exceeds the equipment manufacture's recommendations for this application.

**\*\* It is also important to note that the HVAC systems designed for this facility are closed loop systems that recirculate air within the facility, and do not exhaust interior air outside of the building during normal operation. There will be an exhaust fan installed for emergency exhausting of spaces only.**

These measures will maintain all odor in the facility and not allow for odor to escape into the public air. We have installed this same system in another larger cannabis cultivation facility in Northern California, and it is functioning properly to mitigate odor, and is meeting the local City Jurisdiction's approval.

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**michael kinoshita associates, inc.**  
7510 CLAIREMONT MESA BLVD., SUITE 207 - SAN DIEGO - CALIFORNIA - 92111 - PHONE: 858/268-8176 - FAX: 858/724-1556  
CONDITIONAL USE PERMIT FOR:  
VICKERS STREET 2 LLC  
7595 VICKERS STREET  
SAN DIEGO, CA 92111



michael kinoshita associates, inc.  
7510 CLAIREMONT MESA BLVD., SUITE 207 - SAN DIEGO - CALIFORNIA - 92111 - PHONE: 858/268-8176 - FAX: 858/724-1556

CONDITIONAL USE PERMIT  
**MPF**  
7595 VICKERS STREET  
SAN DIEGO, CA 92111

ISSUE	DATE
COMPLETENESS REVIEW	11-16-17
FULL SUBMITTAL	12-12-17
CYCLE 2 RE-SUBMITTAL	2-14-18
CYCLE 4 RE-SUBMITTAL	4-13-18
CYCLE 6 RE-SUBMITTAL	5-11-18
CYCLE 7 RE-SUBMITTAL	5-12-18

2  
OF 6

STAMP

SUBMITTAL PHASE

DRAWING TITLE  
NOTES

PLANS DATE  
6/12/18

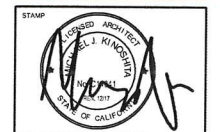
REVISIONS

SHEET NUMBER  
**T2**

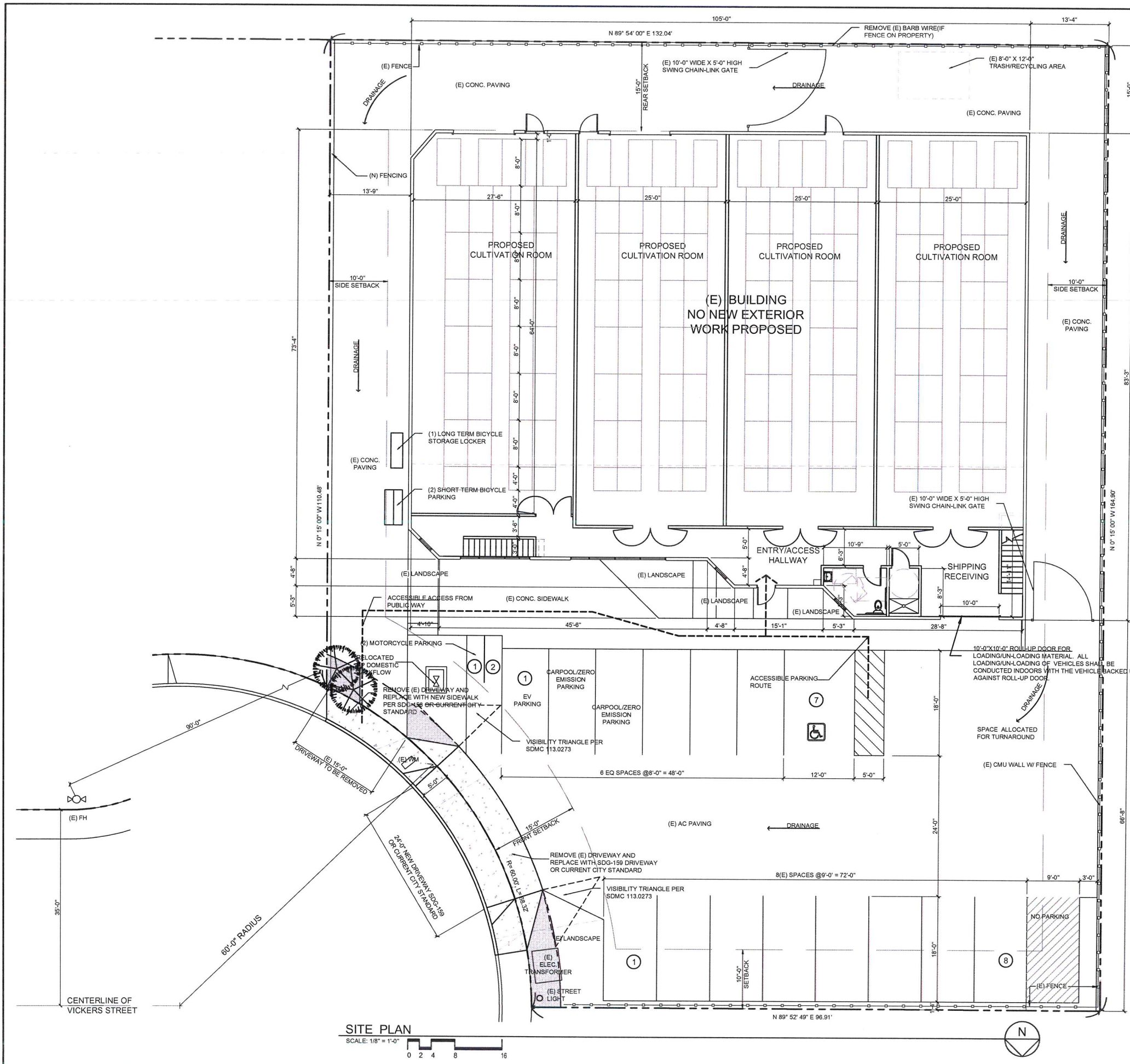
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**Michael Kinoshita Associates, Inc.**  
 7510 CLAREMONT MESA BLVD., SUITE 207 - SAN DIEGO - CALIFORNIA - 92111 - PHONE: 858/724-1556  
 7595 VICKERS STREET, LLC  
 7595 VICKERS STREET  
 SAN DIEGO, CA 92111



STAMP	APPROVED ARCHITECT MICHAEL KINOSHITA STATE OF CALIFORNIA
SUBMITTAL PHASE	
DRAWING TITLE	SITE PLAN
PLANS DATE	6/12/2018
REVISIONS	
SHEET NUMBER	A0.1



NOTES:

1. NO EASEMENTS ON PROPERTY.
2. NO TRANSIT STOPS AT PROPERTY.
3. THIS PROJECT PROPOSED 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.

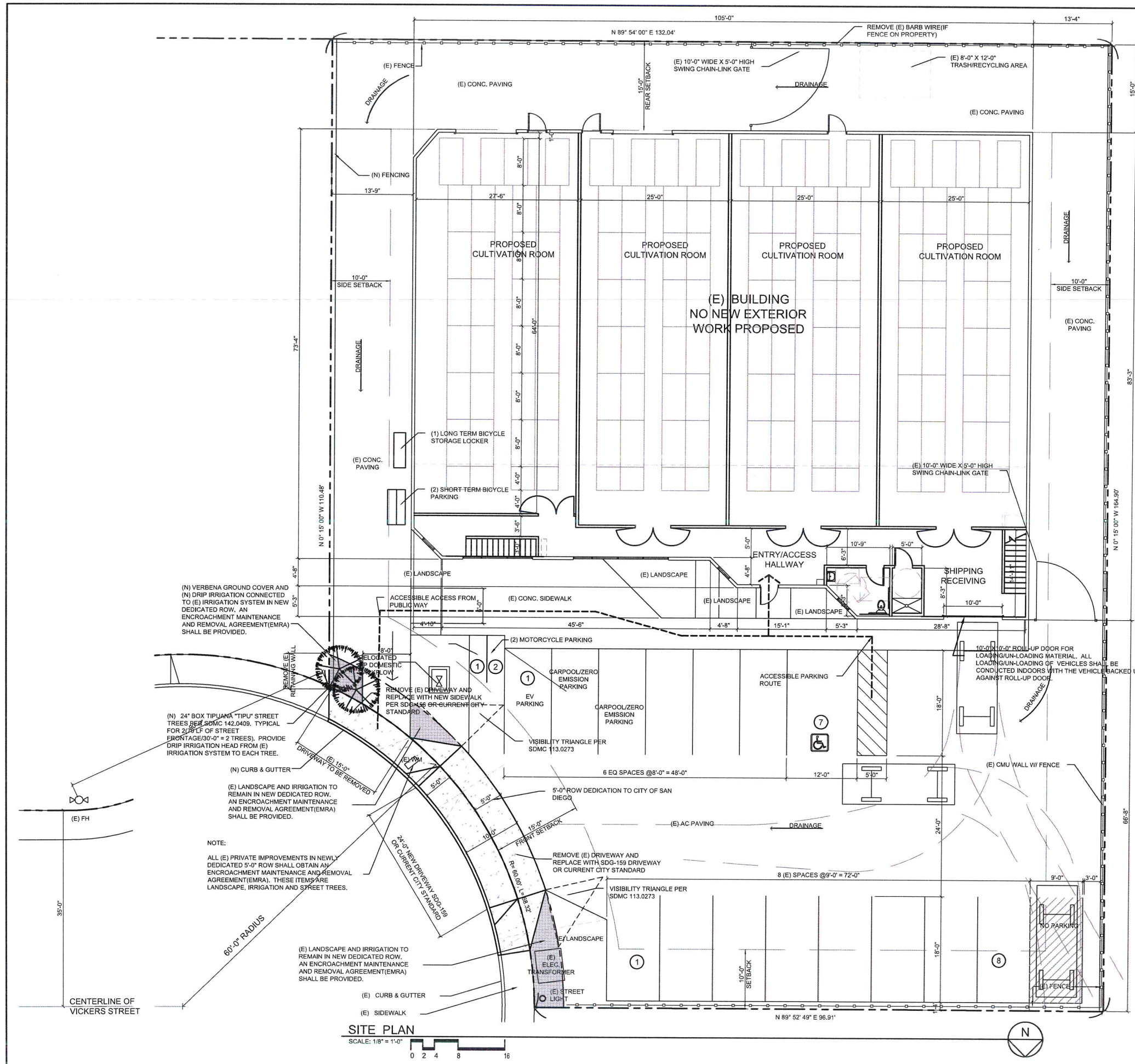
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CONDITIONAL USE PERMIT  
**MPF**  
 7595 VICKERS STREET  
 SAN DIEGO, CA 92111

ISSUE	DATE
COMPLETENESS REVIEW	11-15-17
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CYCLE 6 RE-SUBMITTAL	5-11-18
CYCLE 7 RE-SUBMITTAL	6-12-18

**3**  
OF 6





PARKING TABLE

PARKING TYPE	REQUIRED	PROVIDED
TOTAL PARKING REQUIRED PER MEMO DATED 4-6-18 FROM ROBERT VACCHI. OPTION 2(a), NUMBER OF EMPLOYEES, 8 EMPLOYEES PER TABLE ON A1.1	8	15
ACCESSIBLE PARKING	1	1
STD. PARKING(8'-0"X18'-0")	7	14
CARPPOOL/ZERO EMISSIONS	2	2
LOADING PARKING(LESS THAN 10,000 SF, TABLE 142-10B)	0	0
MOTORCYCLE PARKING	2	2
SHORT TERM BICYCLE PARKING	2	2
LONG TERM BICYCLE PARKING	1	1

Pursuant to our earlier discussion, I agree that Development Services reviewers shall apply the following parking standards to all applicants requesting a Conditional Use Permit (CUP) for Marijuana Production Facilities (MPF).

- 1) Applications proposing new development will be required to provide 2.5 parking spaces per 1,000 square feet of gross floor area.
- 2) Parking for applications proposing to utilize existing developed properties will be based on one of the following:
  - a) The number of employees identified by the applicant needed to operate the MPF.
  - b) 2.5 parking spaces per 1,000 square feet of gross floor area.

If parking is based on the number of employees, this will be expressed in the CUP as a condition which limits the maximum number of employees on-site at any given time. For example, if an MPF operates with 30 employees on site during business hours, then the CUP will require 30 parking spaces and limit onsite employees to a maximum of 30 at any time. If the MPF has 30 employees working 3 shifts of 10 employees each, that CUP will require 10 parking spaces and limit the number of onsite employees to a maximum of 10 per shift.

Appropriate documentation shall be provided to City staff describing the number of employees required to operate the MPF including but not limited to: hours of operation, expected shift schedules, number of employees associated with each function of the facility, etc. The appropriate number of required spaces for accessible parking, motorcycle, short-term bicycle and long-term bicycle parking, and EV/carpool/zero emissions spaces will be required to be shown on the plans. This policy simplifies the review process for consultants and City staff, avoids debates about accuracy of the plans and calculations as they relate to the minimum parking requirement, and will be verifiable each year after the approval of a CUP per requirements of the San Diego Municipal Code Chpt. 4, Art. 2, Div. 15. (i.e. employee background checks and the annual operation permit).

Please inform your review staff and let me know if circumstances arise that require a change in the review standards set forth above.

Robert A. Vacchi  
Development Services Director  
T (619) 446-5423

NOTES:

1. NO EASEMENTS ON PROPERTY.
2. NO TRANSIT STOPS AT PROPERTY.
3. THIS PROJECT PROPOSED NO SOIL DISTURBANCE AND NO DEVELOPMENT IMPROVEMENTS OUTSIDE THE EXISTING BUILDING FOOTPRINT FOR THIS DISCRETIONARY REVIEW AND THEREFOR DOES NOT REQUIRE ANY PERMANENT STORM WATER BEST MANAGEMENT PRACTICES.

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CONDITIONAL USE PERMIT

MPF

7595 VICKERS STREET  
SAN DIEGO, CA 92111

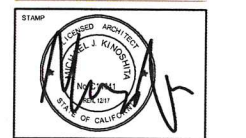
ISSUE	DATE
COMPLETENESS REVIEW	11-16-17
FULL SUBMITTAL	12-12-17
CYCLE 2 RE-SUBMITTAL	2-14-18
CYCLE 4 RE-SUBMITTAL	4-13-18
CYCLE 6 RE-SUBMITTAL	5-11-18
CYCLE 7 RE-SUBMITTAL	6-12-18

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OF 6

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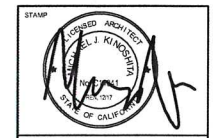
STAMP	CONDITIONAL USE PERMIT
SUBMITTAL PHASE	TRANSPORTATION/ENGINEERING SITE PLAN
DRAWING TITLE	6/12/2018
PLANS DATE	5-8-18 CYCLE 6 RESPONSE
REVISIONS	
SHEET NUMBER	A0.2

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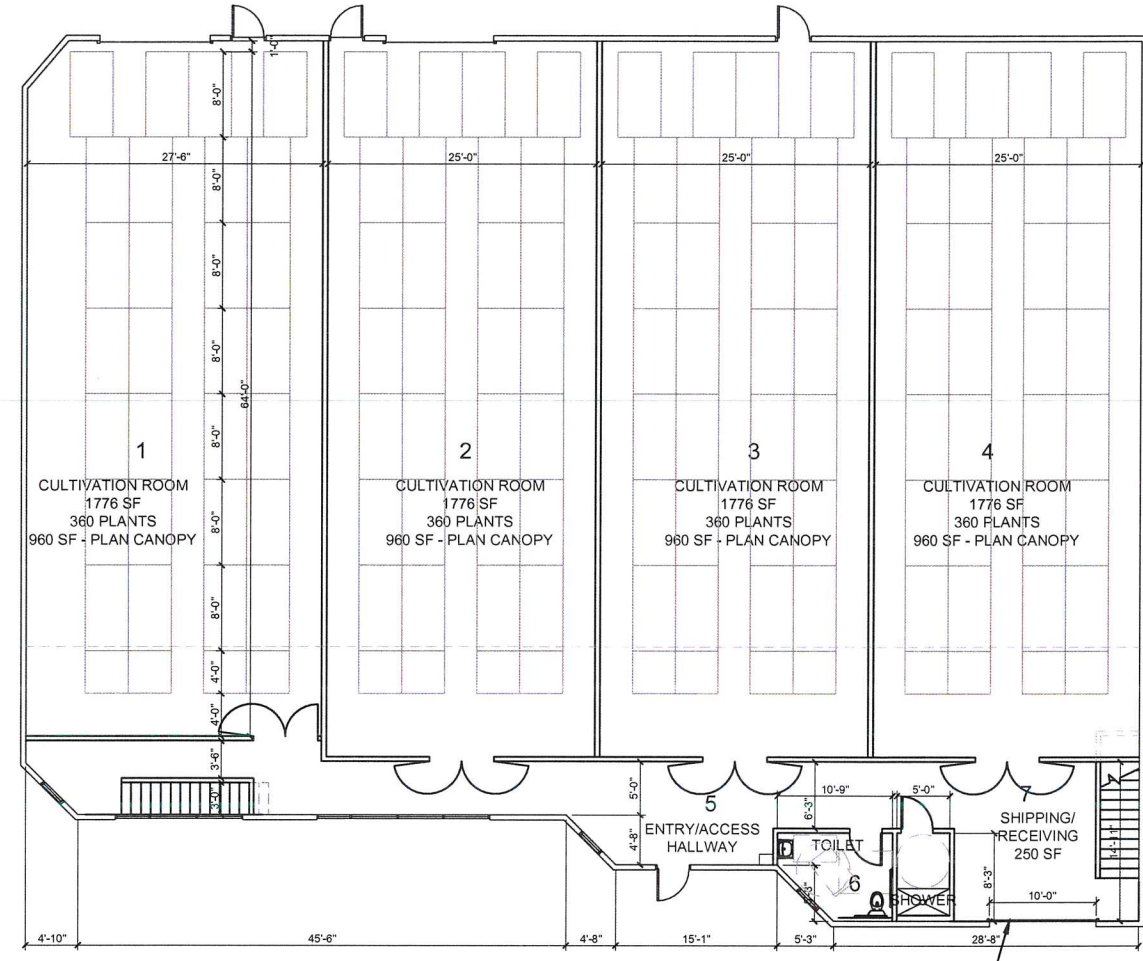
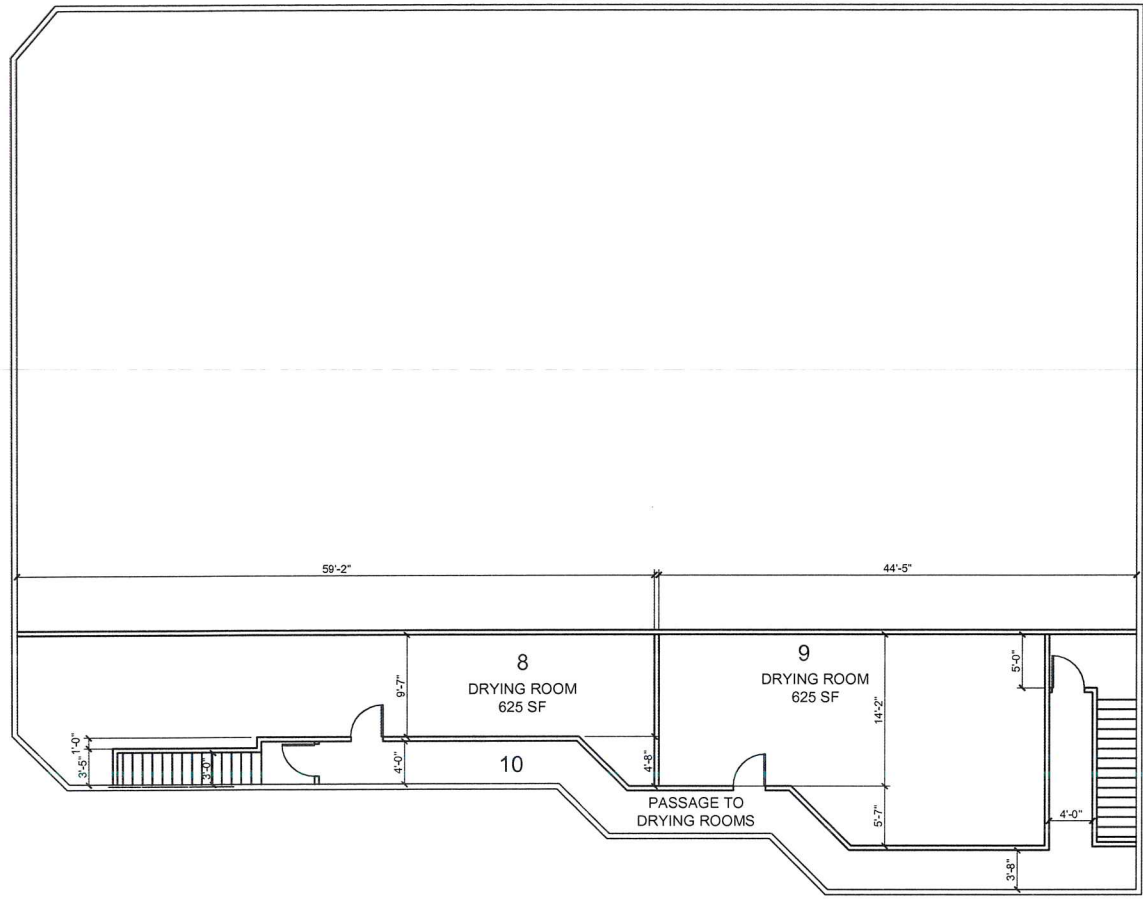


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STAMP	6/12/2018
SUBMITTAL PHASE	
DRAWING TITLE	FLOOR PLAN
PLANS DATE	6/12/2018
REVISIONS	
SHEET NUMBER	A1.1



10'-0"X10'-0" ROLL-UP DOOR FOR LOADING/UN-LOADING MATERIAL. ALL LOADING/UN-LOADING OF VEHICLES SHALL BE CONDUCTED INDOORS WITH THE VEHICLE BACKED UP AGAINST ROLL-UP DOOR.

MPF 7595 Vickers  
 Project # 585530  
 Space descriptions, sqft and employee count per space

Space ID#	Name	Description of Activities	Sqft	Cannabis Employees	# of Plants	Canopy Sqft	Notes
1	Cultivation Room #1	Growing of cannabis plants to adult / flower stage. Workers will place baby plants into rooms, prune plants, inspect plants and cut down plants when they are fully grown.	1,670	8	360	1,320	Total of 7 "Cultivation Tech" employees and 1 Lead Grower
2	Cultivation Room #2	Growing of cannabis plants to adult / flower stage. See work desc. above.	1,670	-	360	1,320	All 8 employees will work in this area at various times
3	Cultivation Room #3	Growing of cannabis plants to adult / flower stage. See work desc. above.	1,670	-	360	1,320	All 8 employees will work in this area at various times
4	Cultivation Room #4	Growing of cannabis plants to adult / flower stage. See work desc. above.	1,670	-	360	1,320	All 8 employees will work in this area at various times
5	Entry / Access Hallway	Passage to all rooms and lockers for employees.	753	-			All employees pass through this area at various times
6	Restroom & Shower	Employee bathroom and shower	250	-			All employees pass through this area at various times
7	Shipping & Receiving	Shipping and receiving area: All outbound product sealed in plastic totes, and hand loaded into vans backed up all the way to roll up door. All operations are kept 100% indoors.	400	-			All employees may work in this area loading / unloading at various times
8	Dry Room #1	Drying of adult plants. Cut plants are hung on lines to dry.	625	-			All employees work in this area at various times
9	Dry Room #2	Drying of adult plants. Cut plants are hung on lines to dry.	625	-			All employees work in this area at various times
10	2nd Floor Hallway & Stairs	Passage to drying rooms	635	-			All employees work in this area at various times
Total Square Footage:			9,968				
Total Employees:				8			

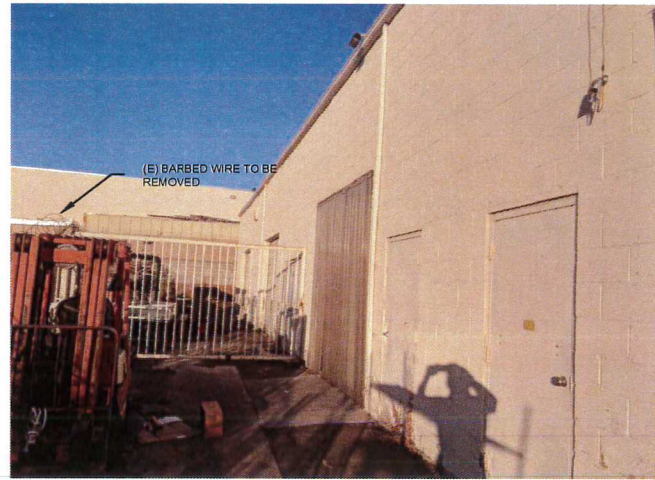
Staffing Summary: There will be a total of 7 "Cultivation Tech" employees that will be working at this facility and 1 facility manager / lead grower. All 8 employees will work in all areas of the facility at various times. Employees will work one shift from 7am to 330pm Monday through Friday for a total of 40 hours per week.

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CONDITIONAL USE PERMIT  
**MPF**  
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 SAN DIEGO, CA 92111

ISSUE	DATE
COMPLETENESS REVIEW	11-16-17
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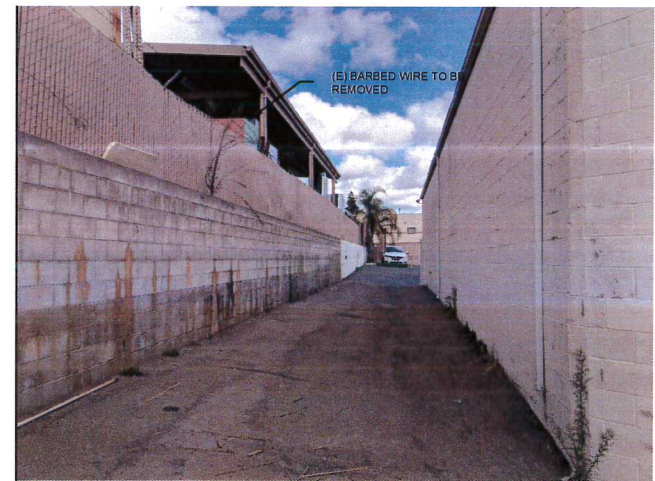
**5**  
 OF 6



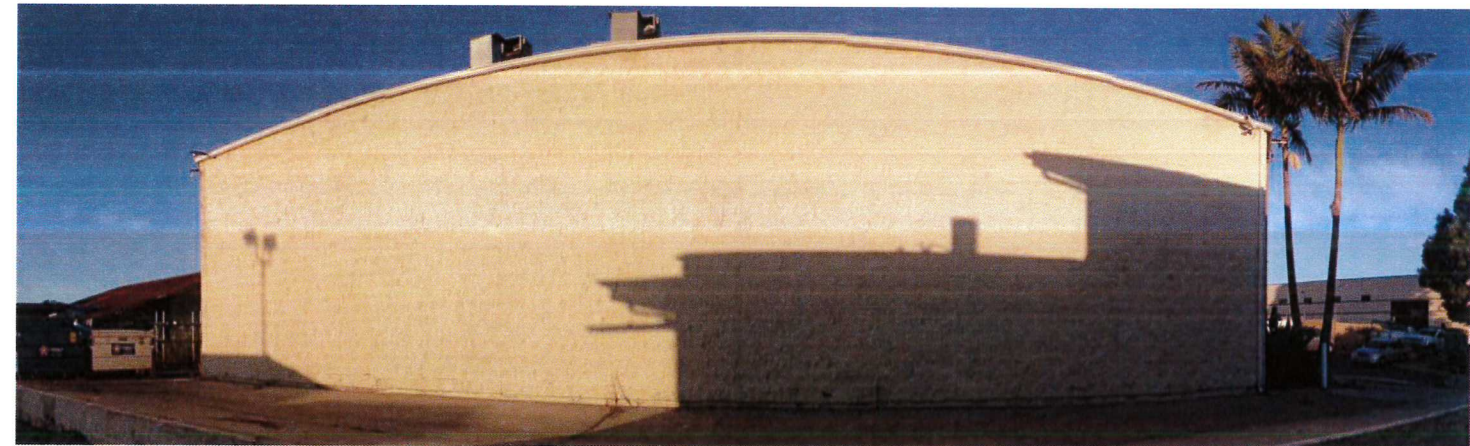
EXISTING SOUTH ELEVATION



EXISTING NORTH ELEVATION



EXISTING WEST ELEVATION



EXISTING EAST ELEVATION

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7595 VICKERS STREET  
SAN DIEGO, CA 92111

ISSUE	DATE
COMPLETENESS REVIEW	11-18-17
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CYCLE 4 RE-SUBMITTAL	4-13-18
CYCLE 6 RE-SUBMITTAL	5-11-18
CYCLE 7 RE-SUBMITTAL	6-12-18

**6**  
OF 6

STAMP

SUBMITTAL PHASE

DRAWING TITLE  
**EXTERIOR ELEVATIONS**

PLANS DATE  
6/12/2018

REVISIONS

SHEET NUMBER  
**A2.1**