



THE CITY OF SAN DIEGO

REPORT TO THE HEARING OFFICER

HEARING DATE: December 3, 2014 REPORT NO. HO-14-072

ATTENTION: Hearing Officer

SUBJECT: 3452 HANCOCK MMCC
PROJECT NUMBER: 368344

LOCATION: 3452 Hancock Street

APPLICANT: Adam Knopf

SUMMARY

Issue(s): Should the Hearing Officer approve a Conditional Use Permit to allow a Medical Marijuana Consumer Cooperative (MMCC) to operate in an 832 square foot tenant space within an existing, 1,503 square foot, one-story building on a 0.15-acre site within the Midway/Pacific Highway Corridor Community Plan area?

Staff Recommendation: APPROVE Conditional Use Permit No. 1377388.

Community Planning Group Recommendation: On July 2, 2014, the Midway Community Planning Group voted 8-0-1 to approve the project with conditions (Attachment 10).

Environmental Review: This project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Article 19, Section 15303, New Construction or Conversion of Small Structures (Attachment 8). This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on August 27, 2014, the opportunity to appeal that determination ended on September 11, 2014.

BACKGROUND

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

through a statewide identification card system, sets possession guidelines for cardholders, and recognizes a qualified right to collective and cooperative cultivation of medical marijuana. In 2008, the California Attorney General established guidelines for Medical Marijuana Collective Operations and allowed cities to adopt and enforce laws consistent with the MMP.

On March 25, 2014, the City of San Diego adopted Ordinance No. O-20356, to implement zoning regulations for Medical Marijuana Consumer Cooperatives (MMCC). MMCCs are allowed with a Conditional Use Permit, Process 3, Hearing Officer Decision. A limit of four MMCCs per Council District (36 city-wide) was adopted in order to minimize the impact on the City and residential neighborhoods.

This proposed project is a request for a Conditional Use Permit (CUP) to operate a MMCC in an 832 square foot tenant space within an existing, 1,503 square foot, one-story building on a 0.15-acre site. The site is located at 3452 Hancock Street (Attachment 1), south of Interstate 8, east of Hancock Street, north of Kurtz Street and west of Sherman Street (Attachment 2). The site is in the IS-1-1 Zone, Airport Influence Area (San Diego International Airport) and Coastal Height Limitation Overlay Zone within the Midway/Pacific Highway Corridor Community Plan Area. The site contains an existing building constructed in 1959, per Building Permit No. A09820. The 832 square foot, tenant space is currently being used as an office.

The business to the north of the site is Patriot (commercial services), to the west is Sinner Brothers (office), to the south is Euro Sport Collision Repair (auto repair) and to the east is Russell Pond Architecture (office). All of the surrounding parcels are in the IS-1-1 zone. The purpose of the IS zone is to provide for small-scale industrial activities within urbanized areas. It is intended that the IS zones permit a wide range of industrial and nonindustrial land uses to promote economic vitality and a neighborhood scale in development. The property development regulations of the IS zone are intended to accommodate the development of small and medium sized industrial and commercial activities by providing reduced lot area, landscaping, and parking requirements.

The site is designated Light Industrial within the Midway/Pacific Highway Corridor Community Plan (Attachment 3). The Midway/Pacific Highway Corridor Community Plan area includes a variety of commercial uses such as retail shopping centers, discount stores, adult entertainment uses, hotels, motels, restaurants and both heavy and light industrial uses. Most of the commercial uses have developed along the area's major streets which include: Sports Arena Boulevard, Midway Drive, Camino del Rio South and Rosecrans Street. Additionally, this community portion contains little residential development. The proposed MMCC, classified as commercial services, is consistent with the community plan.

DISCUSSION

The project site located at 3452 Hancock Street is on a 0.15-acre site. The proposed 832 square foot tenant space, within an existing 1,503 square foot one-story building, is currently being used as an office. The project proposes interior improvements that include a reception area, dispensary area, employee lounge, office and restroom. The tenant improvement building permit will require compliance with the California Building Code, Plumbing Code, Mechanical Code,

Electrical Code, Fire Code and all adopted referenced standards. No public improvements are proposed or required for the project site.

MMCCs must comply with San Diego Municipal Code (SDMC) Section 141.0614 which requires a 1,000 foot separation, measured between property lines, from: public parks, churches, child care centers, playgrounds, libraries, minor-oriented facilities, other medical marijuana consumer cooperatives, residential care facilities, and schools. There is also a minimum distance requirement of 100 feet from a residential zone. In addition to minimum distance requirements, MMCCs prohibit consultations by medical professionals on site and do not allow certain types of vending machines. 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. Hours of operation are limited from 7:00 a.m. to 9:00 p.m. seven days a week. MMCC Conditional Use Permits expire five years from date of issuance. MMCCs must also comply with Chapter 4, Article 2, Division 15 which provides guidelines for lawful operation.

The City of San Diego Development Services staff has reviewed the 1,000 foot radius map (Attachment 6) and 1,000 foot spreadsheet exhibit (Attachment 7) provided by the applicant identifying all existing uses. Staff has determined that the proposed MMCC meets all applicable development regulations, including the minimum distance requirements. The permit has been conditioned to include all development restrictions in order to avoid adverse impacts upon the health, safety and general welfare of persons patronizing, residing or working within the surrounding area.

The Conditional Use Permit for the proposed MMCC may be approved if the Hearing Officer determines that the findings can be made. Staff has reviewed the proposed MMCC and has determined that it meets all applicable sections of the San Diego Municipal Code, Midway/Pacific Highway Corridor Community Plan and the General Plan. Staff is recommending that the Hearing Officer approve the project as proposed.

ALTERNATIVE

1. Approve Conditional Use Permit No. 1377388, with modifications.
2. Deny Conditional Use Permit No. 1377388, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,



Edith Gutierrez, Development Project Manager

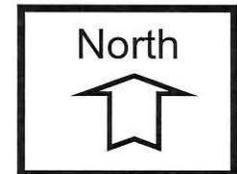
Attachments:

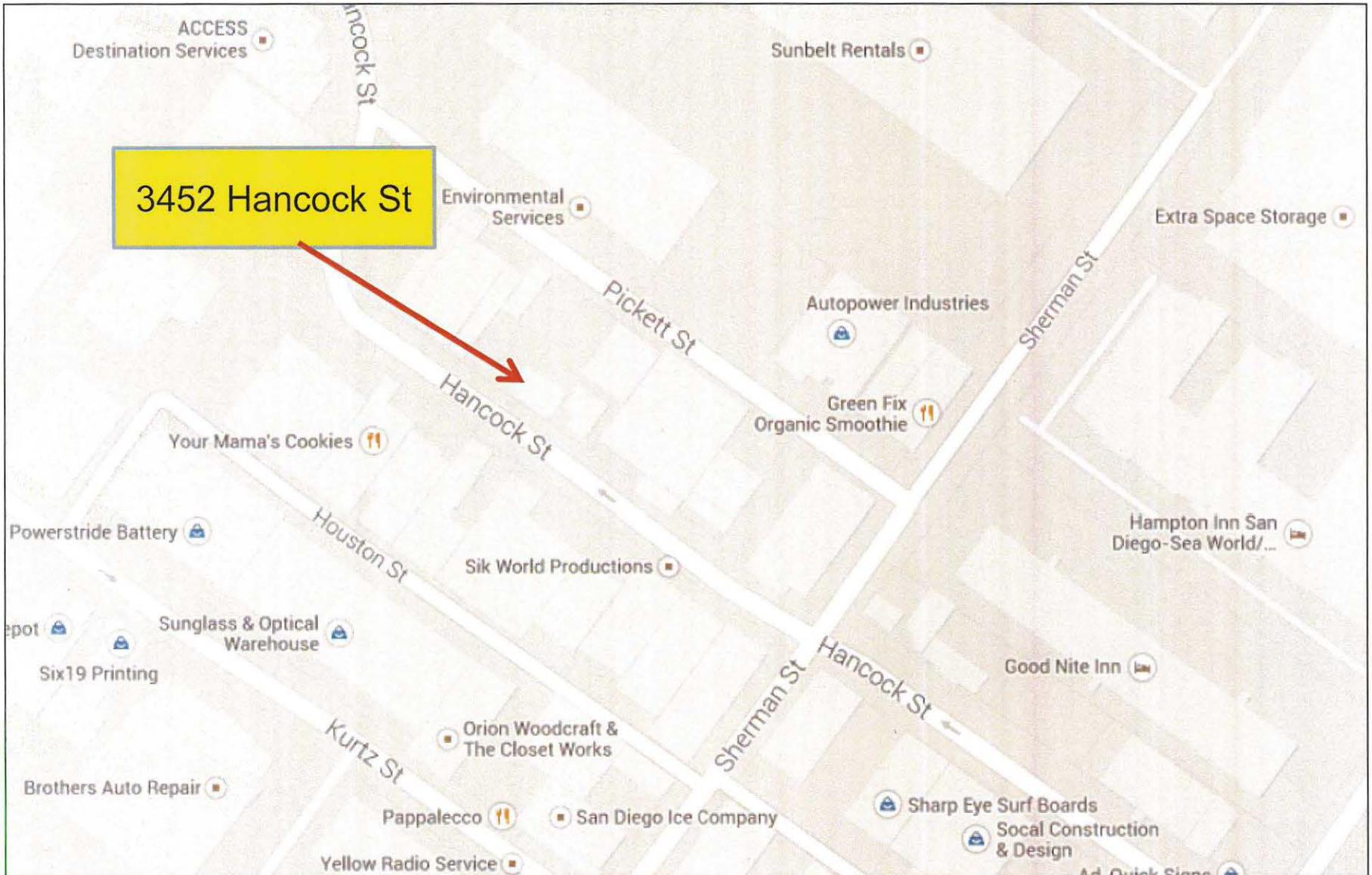
1. Aerial Photograph
2. Project Location Map
3. Community Plan Land Use Map
4. Draft Permit with Conditions
5. Draft Permit Resolution with Findings
6. 1000 Foot Radius Map
7. 1000 Foot Radius Map Spreadsheet
8. Notice of Right to Appeal Environmental Determination
9. Project Site Plan(s)
10. Community Planning Group Recommendation
11. Ownership Disclosure Statement



Location Aerial Photo

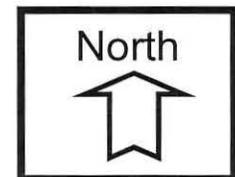
3452 HANCOCK MMCC – 3452 HANCOCK STREET
PROJECT NO. 368344

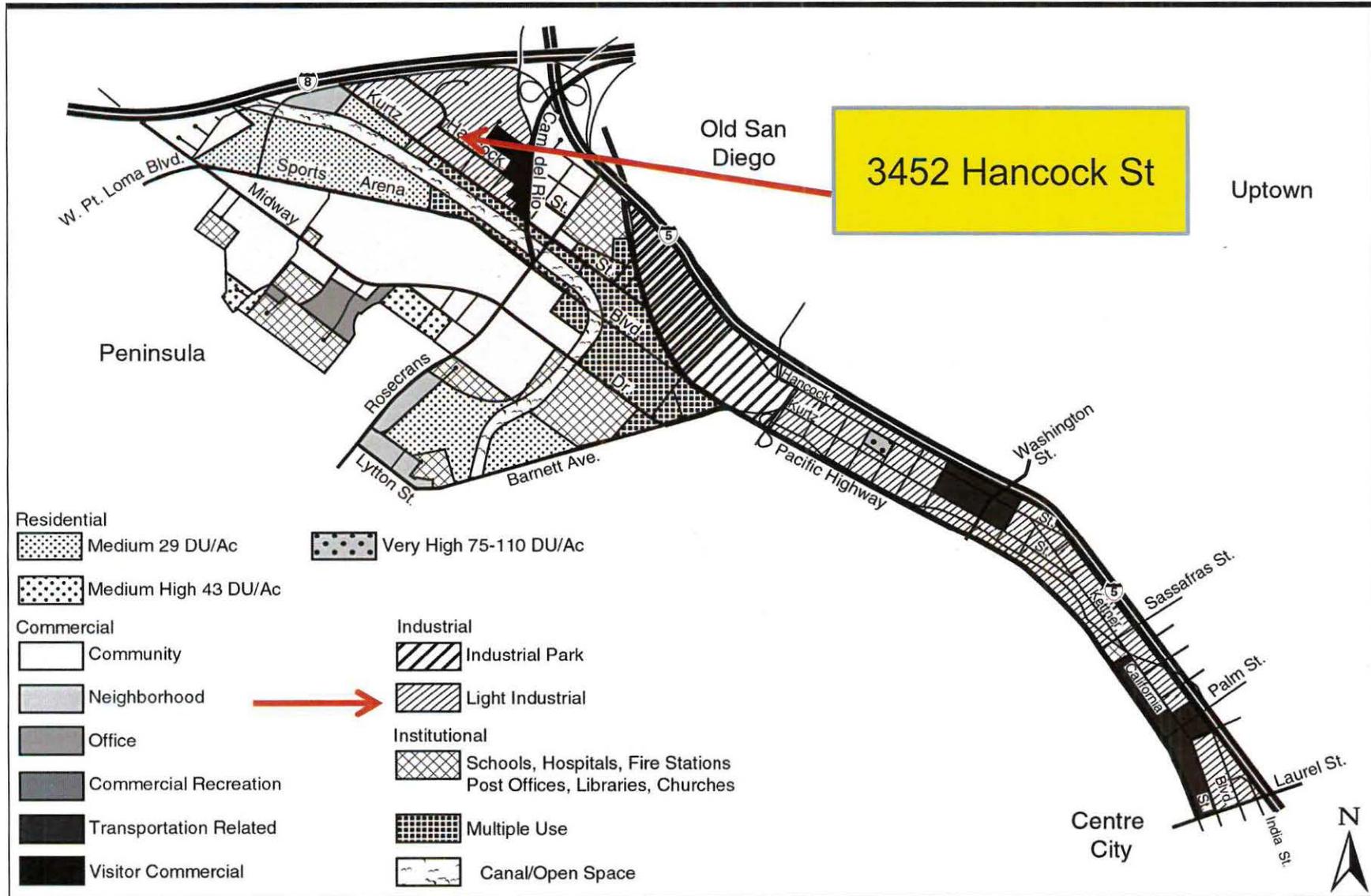




Project Location Map

3452 HANCOCK MMCC – 3452 HANCOCK STREET
PROJECT NO. 368344

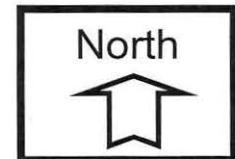




Land Use Map

3452 HANCOCK MMCC – 3452 HANCOCK STREET

PROJECT NO. 368344



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

PROJECT MANAGEMENT
PERMIT CLERK
MAIL STATION 501

SPACE ABOVE THIS LINE FOR RECORDER'S USE

INTERNAL ORDER NUMBER: 24004654

CONDITONAL USE PERMIT NO. 1377388
3452 HANCOCK - MMCC PROJECT NO. 368344
HEARING OFFICER

This Conditional Use Permit No. 1377388 is granted by the Hearing Officer of the City of San Diego to SINNER BROTHERS, INC, Owner and POINT LOMA PATIENTS CONSUMER COOPERATIVE, Permittee, pursuant to San Diego Municipal Code [SDMC] section 126.0305. The 0.15-acre site is located at 3452 Hancock Street in the IS-1-1 Zone, Airport Influence Area (San Diego International Airport) and Coastal Height Limitation Overlay Zone within the Midway/Pacific Highway Corridor Community Plan Area. The project site is legally described as: Lots 37 and 38, Block 1 of the Resubdivision of Pueblo Lot 277, commonly known as Ascoff and Kelly's Subdivision, Map No. 578, on January 12, 1889.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to operate a Medical Marijuana Consumer Cooperative (MMCC) and subject to the City's land use regulations described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated December 3, 2014, on file in the Development Services Department.

The project shall include:

- a. Operation of a Medical Marijuana Consumer Cooperative (MMCC) in an 832 square foot tenant space within an existing, 1,503 square foot, one-story building on a 0.15-acre site;
- b. Existing landscaping (planting, irrigation and landscape related improvements);
- c. Existing off-street parking;

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

STANDARD REQUIREMENTS:

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36 month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by _____.
2. This Conditional Use Permit [CUP] and corresponding use of this MMCC shall expire on _____.
3. In addition to the provisions of the law, the MMCC must comply with; Chapter 4, Article 2, Division 15 and Chapter 14, Article 1, Division 6 of the San Diego Municipal Code.
4. No construction, occupancy, or operation of any facility or improvement described herein shall commence, 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.
 - b. The Permit is recorded in the Office of the San Diego County Recorder.
 - c. A MMCC Permit issued by the Development Services Department is approved for all responsible persons in accordance with SDMC, Section 42.1504.
5. While this Permit is in effect, the MMCC shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.
6. This Permit is a covenant running with the MMCC and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.
7. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.

8. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).

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

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

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

If any condition of this Permit, on a legal challenge by the Owner/Permittee of this Permit, is found or held by a court of competent jurisdiction to be invalid, unenforceable, or unreasonable, this Permit shall be void. However, in such an event, the Owner/Permittee shall have the right, by paying applicable processing fees, to bring a request for a new permit without the "invalid" 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.

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

PLANNING/DESIGN REQUIREMENTS:

13. The use within the 832 square foot tenant space shall be limited to the MMCC and any use permitted in the IS-1-1 Zone.
14. Consultations by medical professionals shall not be a permitted accessory use at the MMCC.
15. Lighting shall be provided to illuminate the interior of the MMCC, facade, and the immediate surrounding area, including any accessory uses, parking lots, and adjoining sidewalks. Lighting shall be hooded or oriented so as to deflect light away from adjacent properties.
16. Security shall include operable cameras, 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 should 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 in a location visible from outside of the MMCC in character size at least two inches in height.
18. The MMCC shall operate only between the hours of 7:00 a.m. and 9:00 p.m., seven days a week.
19. The use of vending machines which allow access to medical marijuana except by a responsible person, as defined in San Diego Municipal Code Section 42.1502, is prohibited. For purposes of this section and condition, a vending machine is any device which allows access to medical marijuana without a human intermediary.
20. The Owner/Permittee or operator shall maintain the MMCC, adjacent public sidewalks, and areas under the control of the owner or operator, free of litter and graffiti at all times. The owner or operator shall provide for daily removal of trash, litter, and debris. Graffiti shall be removed within 48 hours.
21. Medical marijuana shall not be consumed anywhere within the 0.15-acre site.
22. The Owner/Permittee or operator shall post anti-loitering signs near all entrances of the MMCC.
23. All signs associated with this development shall be consistent with sign criteria established by City-wide sign regulations and shall further be restricted by this permit. Sign colors and typefaces are limited to two. Ground signs shall not be pole signs. A sign is required to be posted on the outside of the MMCC and shall only contain the name of the business.

TRANSPORTATION REQUIREMENTS:

24. No fewer than 8 parking spaces (including 1 van accessible space) shall be maintained on the property at all times in the approximate locations shown on Exhibit "A". 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 Development Services Department.

POLICE DEPARTMENT RECOMMENDATION:

25. The San Diego Police Department recommends that a Crime Prevention Through Environmental Design (CPTED) review be requested by their department and implemented for the MMCC.

INFORMATION ONLY:

- The issuance of this discretionary use permit alone does not allow the immediate commencement or continued operation of the proposed use on site. The operation allowed by this discretionary use 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 December 3, 2014 and Resolution No. HO-XXXX.

Conditional Use Permit No.1377388/PTS No. 368344
Date of Approval: December 3, 2014

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES
DEPARTMENT

Edith Gutierrez
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.

SINNER BROTHERS, INC
Owner

By _____
John Rickards
President

POINT LOMA PATIENTS CONSUMER
COOPERATIVE
Permittee

By _____
Adam Knopf
Permittee

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

HEARING OFFICER
RESOLUTION NO. HO-
CONDITONAL USE PERMIT NO. 1377388
3452 HANCOCK MMCC PROJECT NO. 368344

WHEREAS, SINNER BROTHERS, INC, Owner and POINT LOMA PATIENTS CONSUMER COOPERATIVE, Permittee, filed an application with the City of San Diego for a permit to operate a Medical Marijuana Consumer Cooperative (MMCC) in an 832 square foot tenant space within an existing, 1,503 square foot, one-story building (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. 1377388), on portions of a 0.15-acre site;

WHEREAS, the project site is located at 3452 Hancock Street in the IS-1-1 Zone, Airport Influence Area (San Diego International Airport) and Coastal Height Limitation Overlay Zone within the Midway/Pacific Highway Corridor Community Plan Area;

WHEREAS, the project site is legally described as Lots 37 and 38, Block 1 of the Resubdivision of Pueblo Lot 277, commonly known as Ascoff and Kelly's Subdivision, Map No. 578, on January 12, 1889;

WHEREAS, on December 3, 2014, the Hearing Officer of the City of San Diego considered Conditional Use Permit No. 1377388 pursuant to the Land Development Code of the City of San Diego;

WHEREAS, on August 27, 2014, 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 Guidelines Section 15303 (New Construction or Conversion of Small Structures); and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520;

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

That the Hearing Officer adopts the following written Findings, dated December 3, 2014.

FINDINGS:

Conditional Use Permit Approval – Section §126.0305

1. 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 in an 832 square foot tenant space within an existing, 1,503 square foot, one-story building. The 0.15-acre site is located at 3452 Hancock Street in the IS-1-1 Zone, Airport Influence Area (San Diego International Airport) and Coastal Height Limitation Overlay Zone within the Midway/Pacific Highway Corridor Community Plan Area. All of the surrounding parcels are in the IS-1-1 zone.

The site is designated Light Industrial within the Midway/Pacific Highway Corridor Community Plan. The Midway/Pacific Highway Corridor Community Plan area includes a variety of commercial uses such as retail shopping centers, discount stores, adult entertainment uses, hotels, motels, restaurants and both heavy and light industrial uses. Additionally, this community portion contains little residential development. The use to the north is commercial services, to the west and east is office and to the south is auto repair. The surrounding uses are allowed in the IS-1-1 Zone, are consistent with Light Industrial designation of the community plan and compatible uses with MMCCs.

The proposed MMCC, classified as commercial services is consistent with the community plan and therefore, will not adversely affect the applicable land use plan.

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

The proposed 832 square foot MMCC located at 3452 Hancock Street is within an existing one-story building. The existing tenant space is currently being used as an office. The project proposes interior improvements that include a reception area, dispensary area, employee lounge, office and restroom. The proposed improvements will require a ministerial building permit. The tenant improvement building permit will require compliance with the California Building Code, Plumbing Code, Mechanical Code, Electrical Code, Fire Code and all adopted referenced standards. No public improvements are proposed or required for the project site.

The City of San Diego conducted an environmental review of this site in accordance with the California Environmental Quality Act (CEQA) guidelines. The project was determined to be categorically exempt from CEQA pursuant to Section 15303 (New Construction or Conversion of Small Structures).

MMCCs are restricted to four per Council District, 36 city-wide, within commercial and industrial zones in order to minimize the impact on the City and residential neighborhoods. MMCCs require compliance with San Diego Municipal Code (SDMC), section 141.0614 which require a 1,000 foot separation, measured between property lines, from: public parks, churches, child care centers, playgrounds, libraries, minor-oriented facilities, other medical marijuana consumer cooperatives, residential care facilities, and schools. There is also a minimum distance requirement of 100 feet from a residential zone. In addition to minimum distance requirements, MMCCs prohibit consultations by medical professionals on site and do not allow certain types of vending machines. 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. Hours of operation are limited from 7:00 a.m. to 9:00 p.m. seven days a week. MMCCs must also comply with Chapter 4, Article 2, Division 15 which provides guidelines for lawful operation.

The project requires compliance with the development conditions in effect for the subject property as described in Conditional Use Permit No. 1377388. The Conditional Use Permit is valid for five years, however may be revoked if the use violates the terms, conditions, lawful requirements, or provisions of the permit.

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 and therefore, the proposed MMCC will not be detrimental to the public health, safety and welfare.

3. 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 832 square foot MMCC located at 3452 Hancock Street is within an existing one-story building on a 0.15-acre site. The site is in the IS-1-1 Zone and was developed in 1975 per Building Permit No. A09820. The building is currently being used as an office. The project proposes interior improvements to include reception area, dispensary area, employee lounge, office and restroom. The proposed improvements will require a ministerial building permit. The tenant improvement building permit will require compliance with the California Building Code, Plumbing Code, Mechanical Code, Electrical Code, Fire Code and all adopted referenced standards. No public improvements are proposed or required for the project site.

MMCCs are allowed in the IS-1-1 Zone with a Conditional Use Permit (CUP). The CUP requires MMCCs to comply with SDMC, section 141.0614 which requires a 1,000 foot separation, measured between property lines, from: public parks, churches, child care centers, playgrounds, libraries, minor-oriented facilities, other medical marijuana consumer cooperatives, residential care facilities, and schools. There is also a minimum distance requirement of 100 feet from a residential zone. In addition to minimum distance requirements, MMCCs prohibit consultations by medical professionals on site and do not allow certain types of vending machines. 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. Hours of operation are limited from 7:00 a.m. to 9:00 p.m. seven days a week. MMCCs must also comply with Chapter 4, Article 2, Division 15 which provides guidelines for lawful operation.

The existing one-story building was developed per approved Building Permit No. A09820. The proposed MMCC is consistent with the land use designation of Heavy Commercial. The proposed MMCC meets all development regulations, no deviations are requested, and the permit as conditioned assures compliance with all the development regulations of the San Diego Municipal Code. The proposed MMCC therefore complies with the regulations of the Land Development Code.

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

The proposed 832 square foot MMCC located at 3452 Hancock Street is within an existing one-story building on a 0.15-acre site. The site is in the IS-1-1 Zone and designated Light Industrial within the Midway/Pacific Highway Corridor Community Plan. The Midway/Pacific Highway Corridor Community Plan area includes a variety of commercial uses such as retail shopping centers, discount stores, adult entertainment uses, hotels, motels, restaurants and both heavy and light industrial uses. Additionally, this community portion contains little residential development. The proposed MMCC, classified as commercial services, is consistent with the community plan.

MMCCs are allowed in the IS-1-1 Zone with a Conditional Use Permit (CUP). The CUP requires MMCCs to comply with SDMC, section 141.0614 which requires a 1,000 foot separation, measured between property lines, from: public parks, churches, child care centers, playgrounds, libraries, minor-oriented facilities, other medical marijuana consumer cooperatives, residential care facilities, and schools. There is also a minimum distance requirement of 100 feet from a residential zone. In addition

to minimum distance requirements, MMCCs prohibit consultations by medical professionals on site and do not allow certain types of vending machines. 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. Hours of operation are limited from 7:00 a.m. to 9:00 p.m. seven days a week. MMCCs must also comply with Chapter 4, Article 2, Division 15 which provides guidelines for lawful operation.

The San Diego Municipal code limits MMCCs to commercial and industrial zones and the number of MMCCs to only four per Council District, 36 city-wide, in order to minimize the impact on the City and residential neighborhoods. The use to the north of the site is commercial services, to the west and east is office and to the south is auto repair, all of which are allowed uses in the IS-1-1 Zone, consistent with Light Industrial designation of the community plan and compatible uses with MMCCs. Therefore, the proposed MMCC is an appropriate use at the proposed location.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Hearing Officer, Conditional Use Permit No. 1377388 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. 1377388, a copy of which is attached hereto and made a part hereof.

Edith Gutierrez
Development Project Manager
Development Services

Adopted on: December 3, 2014

Job Order No. 24004654

3452 Hancock St. - 1,000' Radius Table

Project Name: 3452 Hancock St. MMCC

Address: 3452 Hancock St., San Diego, CA 92110

Date: 06/25/14

Use	Address	Assessor Parcel No.	Business Name
Warehouse - Unverifiable	2830 Sherman St 32	441-581-03-00	
Retail	3220 Sports Arena Blvd	760-102-04-00	Pier 1 Imports
Furniture Store	3235 Hancock St	441-570-31-00	Midway Patio
Retail	3240 Sports Arena Blvd	760-102-05-00	Salvation Army
Retail	3250 Sports Arena Blvd	760-102-01-00	Dixieline
Custom Modular Exhibits	3280 Kurtz St	441-570-29-00	Exponents
Boat Repair	3302 Kurtz St	441-582-30-00	The Dingity Doctor
Lumber Yard	3303 Hancock St 3315	441-582-16-00	Dixieline
Car Shop	3304 Hancock St	441-581-21-00	Auto
Clothing Wholesale	3312 Kurtz St	441-582-31-00	The Padres Shops
Office, Business, Warehouse	3318 Hancock St	441-581-20-00	Seafood Packaging
Auto Shop	3320 Kurtz St	441-582-32-00	SCA Transmisison
Empty Lot	3325 Hancock St	441-582-14-00	N/A
Food Service - Unverifiable	3340 Sports Arena Blvd	760-102-70-00	
Workshop	3341 Hancock St	441-582-13-00	Socal Construction & Design
Custom Cabinets	3342 Kurtz St	441-582-33-00	R Harris Co.
Metal Workshops	3344 Kurtz St 3358	441-582-19-00	DCR
Retail, Music Venue	3350 Sports Arena Blvd	760-102-32-00	SOMA
Music Studio	3360 Sports Arena Blvd	760-102-32-00	Rock & Roll San Diego Studios
Auto	3351 Hancock St	441-582-12-00	Southwest Sales
Construction Company	3366 Kurtz St	441-582-20-00	ROEL
Auto/Smog	3375 Hancock St	441-582-11-00	JR San Diego
Retail - Unverifiable	3402 Kurtz St	441-582-21-00	
Cafe	3402 Kurtz St 3412	441-582-22-00	Pappalecco
Woodshop	3403 Hancock St	441-582-10-00	Jacobs Woodworks
Light Industrial, Offices - Unverifiable	3417 Hancock St	441-582-09-00	
Retail -Clothing	3419 Hancock St	441-582-08-00	SIK World Productions
Warehouse - Furniture	3420 Hancock St	441-581-15-00	Purosino Furniture
Offices	3421 Hancock St	441-582-38-00	Point Loma Embroidery
Towing / Auto Repair	3424 Pickett St	441-581-04-00	Autopower Industries
Auto Parts	3425 Hancock St	441-582-37-00	WPD (World Parts Depot)
Industrial, Warehouse	3430 Hancock St	441-581-14-00	Ultra Clean Fuel
Warehouse - Car Stereos	3430 Kurtz St	441-582-25-00	Street Noyz
Warehouse, Woodworking, Parking	3450 Kurtz St	441-582-36-00	Orion Woodcraft
Office, Architect	3442 Hancock St.	441-581-13-00	Russell Pond Architect
Offices, Metalworks	3452 Hancock St	441-581-12-00	Sinner Bros., Inc.
Offices, Metalworks	3460 Hancock St.	441-581-11-00	Sinner Bros., Inc.
Auto Shop	3455 Hancock St	441-582-05-00	Euro Sport Collision Repair
Light Industrial - Woodworking	3459 Hancock St	441-582-04-00	Otero's Custom Cabinets
Environmental SVC	3464 Pickett St	441-581-23-00	Patriot
Light Industrial	3465 Hancock St	441-582-03-00	Your Mama's Cookies
Auto Repair	3467 Kurtz St	441-330-11-00	Brothers
Vacant	3468 Hancock St	441-581-10-00	N/A
Government	3468 Hancock St	760-217-05-00	N/A
Warehouse - Seafood	3477 Hancock St	441-582-02-00	Better Halfshell
Retail, Warehouse - Equipment	3486 Kurtz St	441-582-29-00	Powerstride Battery, Best Coast Growers
Retail	3487 Kurtz St	441-330-12-00	Adult Depot
Retail, Estate Sales	3492 Pickett St	441-581-07-00	EF Whalen Co.

Towing	3495 Hancock St	441-582-01-00	Rescue Towing
Warehouse	3495 Kurtz St	441-330-01-00	Central Freight Lines
Candles	3501 Hancock St	441-340-22-00	Candles for Less
Retail, Offices	3502 Kurtz St	441-340-08-00	CA Corrections Dept.
Administrative Offices	3505 Hancock St	441-340-24-00	Seaworld
Food	3510 Hancock St 3520	441-530-64-00	Challenge Butter
Food Service	3511 Hancock St	441-340-23-00	Gate Gourmet
Office Buildings, Services	3515 Hancock St	441-530-51-00	Access, Richard Yen & Assoc., FMP
Office Buildings	3520 Kurtz St	441-340-30-00	Jobsite Supply Co.
Water Supply, Offices	3520 Kurtz St	441-340-31-00	Pure Water
Valley View Casino Center	3530 Sports Arena Blvd	760-245-08-00	Valley View Casino Center
Valley View Casino Center	3530 Sports Arena Blvd	760-245-11-00	Valley View Casino Center
Retail	3538 Hancock St	441-530-53-00	IEH Enviro. Eng. Lab
Towing	3540 Kurtz St	441-340-29-00	Wind&Sea Towing
Auto Sales, Parking	3550 Kurtz St	441-340-28-00	Quality Auto
Misc. Commercial - Art Center, MMA	3550 Sports Arena Blvd	760-245-07-00	
Body Shop	3556 Hancock St	441-530-52-00	Coachworks
Restaurant	3570 Sports Arena Blvd	760-245-10-00	Chic-Fil-A
Auto Body Shop	3571 Hancock St	441-530-47-00	Accurate Auto Body
Gas, Service Station	3580 Sports Arena Blvd	760-245-09-00	ARCO
Paper Shredding	3584 Hancock St	441-530-33-00	Total Secure
Offices, Warehouse, Wine Sales	3585 Hancock St	441-530-46-00	R&R Wine Marketing
Auto Shop	3597 Hancock St	441-530-45-00	Citywide Cycles
Warehouse - Unverifiable	3602 Kurtz St	441-340-05-01	
Warehouse, Retail - Furniture Sales	3602 Kurtz St	441-340-05-02	Consignment Classics Furniture
Warehouse - Unverifiable	3608 Kurtz St	441-340-10-01	
Warehouse - Unverifiable	3608 Kurtz St	441-340-10-02	
Cement Cutting	3610 Hancock St	441-530-66-00	Cement Cutting, Inc.
Light Industrial, Towing Yard	3620 Kurtz St	441-340-19-00	Advantage Towing
Surfboard Shop	3627 Hancock St	441-530-43-00	N/A
Surfboard Shop	3630 Hancock St	441-530-35-00	Plus One Surfboards
Workshop	3647 Hancock St	441-530-42-00	Construction Fence Rentals
Home Improvement, Marine Services	3650 Hancock St	760-102-02-00	Reconstruction Warehouse, Anchor Management Marine Service
Home Improvement, Boat Woodwork	3650 Hancock St 3660	441-530-62-00	Reconstruction Warehouse, Amador's Marine Woodworks
Boat Shop	3665 Hancock St	441-530-41-00	Traditional Boat Works
Roof Shop	3691 Hancock St	441-530-65-00	Eberhard Benton Roof Co.
Restaurant	3704 Rosecrans St	441-570-01-00	Denny's
Restaurant	3720 Camino Del Rio W	441-570-02-00	Cotixan
Brewery	3725 Greenwood St	441-570-30-00	Modern Times
Valley View Casino Center	3730 Sports Arena Blvd	760-102-06-00	
Cylinder head service, tropical decor	3760 Hancock St 3780	760-102-69-00	N/A
Vacant - Industrial	3801 Pickett St	441-530-22-00	N/A
Misc. Repair	3822 Sherman St	441-581-16-00	Calderon
Fish processing, smoothies	3826 Sherman St	441-581-01-00	5 Star, Green Fit
Rental Equipment	3860 Sherman St	441-540-13-00	Sunbelt Rentals
Food	3870 Houston St	441-540-14-00	Gate Gourmet
Hotel	3880 Greenwood St	441-540-21-00	Goodnight Inn
Self Storage	3883 Sherman St	441-540-24-00	Extra Space Storage
Hotel	3888 Greenwood St	441-540-23-00	Hampton Inn
Heating and air, Services, Offices	3910 Hicock St 3918	441-530-32-00	Guthrie & Sons, JH Renovations
Motorshop, car rentals	3950 Hicock St 3970	441-530-67-00	Lach Motorsports, Nexus
Computer offices	3970 Sherman St 3990	441-540-18-00	HP Engineering Services
Coffee	3990 Hicock St	441-530-28-00	David's Roasting Co.
Sports Equipment Rental	4009 Hicock St	441-530-56-00	SD Watersports Rentals

Service Shop	4009 Hicock St	441-530-63-00	Bumper Experts
Office, IT Services	4010 Hicock St	441-530-69-00	Sierra Blue Internet
RV Service Shop	4019 Hicock St	441-530-59-00	Marty Moores RV
Office	4020 Hicock St	441-530-68-00	S&F Motorsports
Printing	3481 Kurtz St.	441-582-29-00	Six 19 Printing
Recording Studio, Offices	3730 Greenwood St.	441-582-16-00	Yore Studio
Machine Shop, Auto	3740 Greenwood St.	441-582-16-00	Moore Performance
Offices	3317 Hancock St.	441-582-31-00	Lifehouse Recovery Connection
Processing Plant	3322 Hancock St.	441-582-32-00	JR Snyder
Surfboard Warehouse	3351 Hancock St	441-582-19-00	Sharpeye Surfboards
Cafe	3354 Hancock St.	441-582-12-00	Hancock St. Cafe
Offices	3356 Hancock St.	441-582-11-00	Socal Signs
Electrical company	3366 Hancock St.	441-582-20-00	Correia
Towing / Auto Repair	3428 Pickett	441-581-04-00	Dagos Towing & Auto Repair
Towing / Auto Repair	3418 Pickett	441-581-16-00	Dagos Towing & Auto Repair
Auto body shop	3569 Hancock St.	441-530-48-00	
Air Tools & Industrial	3574 Hancock St.	441-530-32-00	
Auto Products	3570 Hancock St.	441-530-32-00	Auto Beauty Products
Towing	3801 Hicock St.		Road 1



THE CITY OF SAN DIEGO

Date of Notice: August 27, 2014

NOTICE OF RIGHT TO APPEAL ENVIRONMENTAL DETERMINATION

DEVELOPMENT SERVICES DEPARTMENT

SAP No. 24004654

PROJECT NAME/NUMBER: 3452 Hancock MMCC/368344

COMMUNITY PLAN AREA: Midway/Pacific Highway Corridor Community Plan

COUNCIL DISTRICT: 2

LOCATION: The project is located at 3452 Hancock Street, San Diego, CA 92110

PROJECT DESCRIPTION: The proposed project is a request for a Conditional Use Permit (CUP) for a Medical Marijuana Consumer Cooperative (MMCC). The facility is proposing to operate in a 831 square foot suite in an existing 1,503 square foot building located at 3452 Hancock Street on a 0.15-acre site located within the Midway/Pacific Highway Community Plan Area; the site is designated Light Industrial. The project site is located in the IS-1-1 Zone, the Airport Influence Area for San Diego International Airport, the Part 77 Noticing Area, and the Coastal Height Limitation Overlay Zone.

ENTITY CONSIDERING PROJECT APPROVAL: City of San Diego Designated Staff

ENVIRONMENTAL DETERMINATION: CEQA Exemption 15303 (New Construction or Conversion of Small Structures)

ENTITY MAKING ENVIRONMENTAL DETERMINATION: City of San Diego

STATEMENT SUPPORTING REASON FOR ENVIRONMENTAL DETERMINATION: The City of San Diego conducted an environmental review that determined the project would not have the potential for causing a significant effect on the environment. The project meets the criteria set forth in CEQA Section 15303 which allows for the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. The exceptions listed in CEQA Section 15300.2 would not apply.

DEVELOPMENT PROJECT MANAGER: Edith Gutierrez
MAILING ADDRESS: 1222 First Avenue, MS 501
 San Diego, CA 92101
PHONE NUMBER: (619) 446-5147

On August 27, 2014, the City of San Diego made the above-referenced environmental determination

pursuant to the California Environmental Quality Act (CEQA). This determination is appealable to the City Council. If you have any questions about this determination, contact the City Development Project Manager listed above.

Applications to appeal CEQA determination made by staff (including the City Manager) to the City Council must be filed in the office of the City Clerk within 10 business days from the date of the posting of this Notice (September 11, 2014). The appeal application can be obtained from the City Clerk, 202 'C' Street, Second Floor, San Diego, CA 92101.

This information will be made available in alternative formats upon request.



3956 3th Street, San Diego, CA 92104
 techne-us.com sustainablearchitect.org
 619-940-5814 313-595-5814

CONSULTANTS



3452 Hancock St
 San Diego, CA 92106

OWNER

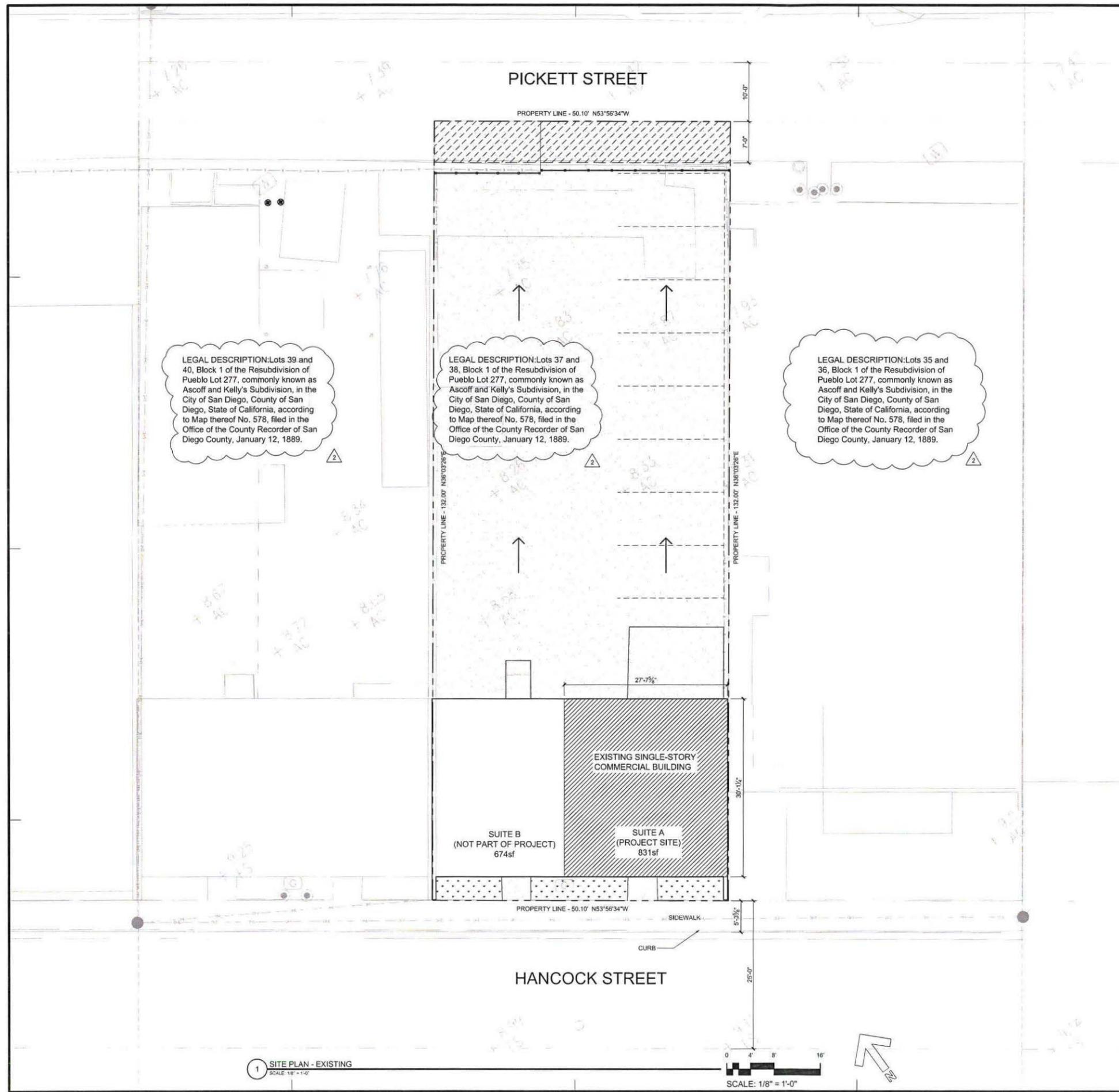
Point Loma Patients Consumer
 Cooperative
 2188 Balfour Ct.
 San Diego, CA 92109

SITE PLAN LEGEND

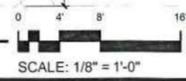
- PROPERTY LINE
- OUTLINE OF EXISTING STRUCTURES
- AREA OF EXISTING LANDSCAPE
- AREA OF EASEMENT
- AREA OF EXISTING HARDSCAPE
- SITE DRAINAGE PATTERN

SITE PLAN NOTES

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



1 SITE PLAN - EXISTING
 SCALE: 1/8" = 1'-0"



01	05.12.14	CUP - 1st Submittal
02	06.17.14	CUP - Plan Check Corrections
03	07.31.14	CUP - 3rd Submittal

MARK	DATE	DESCRIPTION
	05.12.14 2:08:59 PM	

PROJECT NO: 1408
 CAD DWG FILE: A101 SITE PLAN - EXISTING DWG
 DRAWN BY: A.S.
 CHK'D BY: A.S., M.M.

COPYRIGHT: Ideal Environment LLC (dba TECHNE) expressly reserves its copyright and other proprietary rights in this document. This document shall not be reproduced, stored, changed or disposed in any form or manner whatsoever without first obtaining the express written approval of TECHNE.

SHEET TITLE
SITE PLAN - EXISTING

SITE PLAN LEGEND

- PROPERTY LINE
- OUTLINE OF EXISTING STRUCTURES
- AREA OF EXISTING LANDSCAPE
- AREA OF PROPOSED PERMEABLE SURFACE
- AREA OF EXISTING HARDSCAPE
- AREA OF EASEMENT
- SITE DRAINAGE PATTERN
- ACCESSIBLE ROUTE WITHIN PROJECT BOUNDARY

SITE PLAN NOTES

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

SITE LIGHTING LEGEND

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

NOTES:
1. All lighting shall be hooded or oriented so as to deflect light away from adjacent properties.



3956 3th Street, San Diego, CA 92104
 techne-us.com sustainablearchitect.org
 619-940-5814 313-595-5814

CONSULTANTS



3452 Hancock St
 San Diego, CA 92106

OWNER

Point Loma Patients Consumer
 Cooperative
 2188 Balfour Ct.
 San Diego, CA 92109

01	05.12.14	CUP - 1st Submittal
02	06.17.14	CUP - Plan Check Corrections
03	07.31.14	CUP - 3rd Submittal

MARK DATE DESCRIPTION

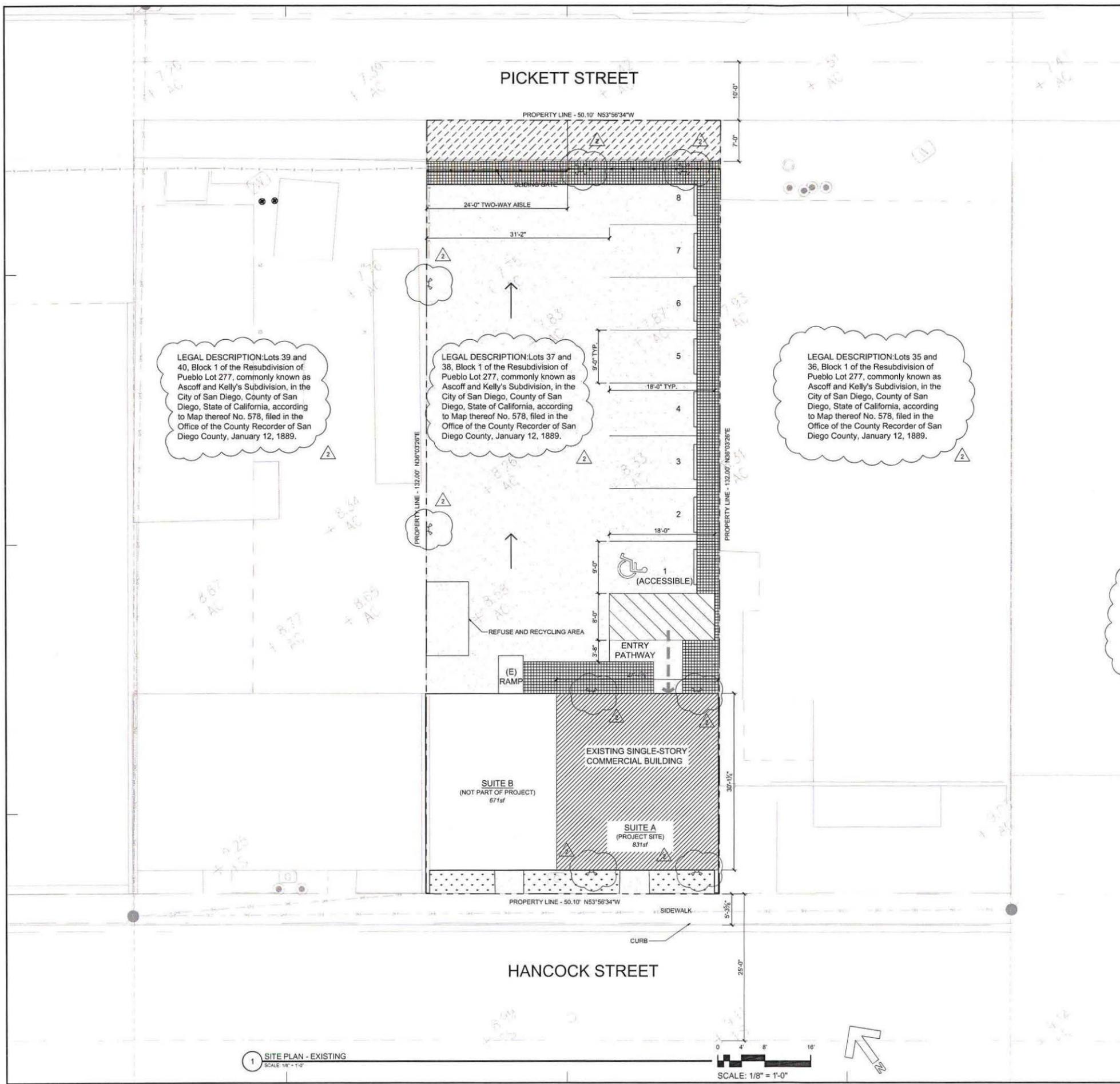
PROJECT NO:	1408
CAD DWG FILE:	A102 SITE PLAN - PROPOSED DWG
DRAWN BY:	A.S.
CHK'D BY:	A.S., M.M.

COPYRIGHT: Ideal Environment LLC (dba TECHNE) expressly reserves its common law copyright and other property rights in this document. This document shall not be reproduced, copied, changed or disclosed in any form or manner whatsoever without first obtaining the express written approval of TECHNE.

SHEET TITLE

SITE PLAN -
 PROPOSED

A102



LEGAL DESCRIPTION: Lots 39 and 40, Block 1 of the Resubdivision of Pueblo Lot 277, commonly known as Ascoff and Kelly's Subdivision, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 578, filed in the Office of the County Recorder of San Diego County, January 12, 1889.

LEGAL DESCRIPTION: Lots 37 and 38, Block 1 of the Resubdivision of Pueblo Lot 277, commonly known as Ascoff and Kelly's Subdivision, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 578, filed in the Office of the County Recorder of San Diego County, January 12, 1889.

LEGAL DESCRIPTION: Lots 35 and 36, Block 1 of the Resubdivision of Pueblo Lot 277, commonly known as Ascoff and Kelly's Subdivision, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 578, filed in the Office of the County Recorder of San Diego County, January 12, 1889.

1 SITE PLAN - EXISTING
 SCALE: 1/8" = 1'-0"



FLOOR PLAN LEGEND

-  EXISTING WALL: 2x4 wood stud @ 16" O.C.
-  EXISTING WALL: 8" CMU - reinforced, 1 hour fire rated.
-  PROPOSED INTERIOR PARTITION WALL: 3 1/2" metal stud @ 24" O.C. with 1 layer of 5/8" gypsum board on each side.
-  WALL OPENING: 80" high u.n.o. Finished with 5/8" gypsum board with square corners.
-  3 1/2" U.N.O.
DOOR AND SYMBOL: See door schedule for complete information.
-  WINDOW AND SYMBOL: See window schedule for complete information.
-  STOREFRONT OR FIELD GLAZED OPENING AND SYMBOL: See door and window type sheets for complete information.

FLOOR PLAN NOTES

- A. The General Contractor or Sub-Contractor shall verify all conditions or dimensions on these plans in the field with actual site conditions.
- B. Written dimensions shall take precedence over scaled dimensions and shall be verified on the job site. On-site verification of all dimensions and conditions shall be the sole responsibility of the General Contractor and Sub-Contractors.
- C. The Contractor or sub-contractor shall notify TECHNE if any conflicts or discrepancy occurs between this information on this plan and actual field conditions.
- D. Any discrepancies with this drawing affecting project layout shall be brought to the attention of TECHNE. Do not proceed with work until written or verbal instructions are issued by TECHNE.
- E. INSULATION: R-13 Batt Insulation at all Exterior 2 X 4 Walls.
R-13 Batt Insulation at all accessible interior walls for sound control.
R-30 Batt Insulation at 2 X 10 Ceiling, Raised Floor & Roof Areas.
R-4.5 Insulation Wrap on all New Hot Water Piping.
R-4.5 Insulation Wrap on all New Supply Ducts.

DIMENSIONS

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



3956 3th Street, San Diego, CA 92104
 techne-us.com sustainablearchitect.org
 619-940-5814 313-595-5814

CONSULTANTS

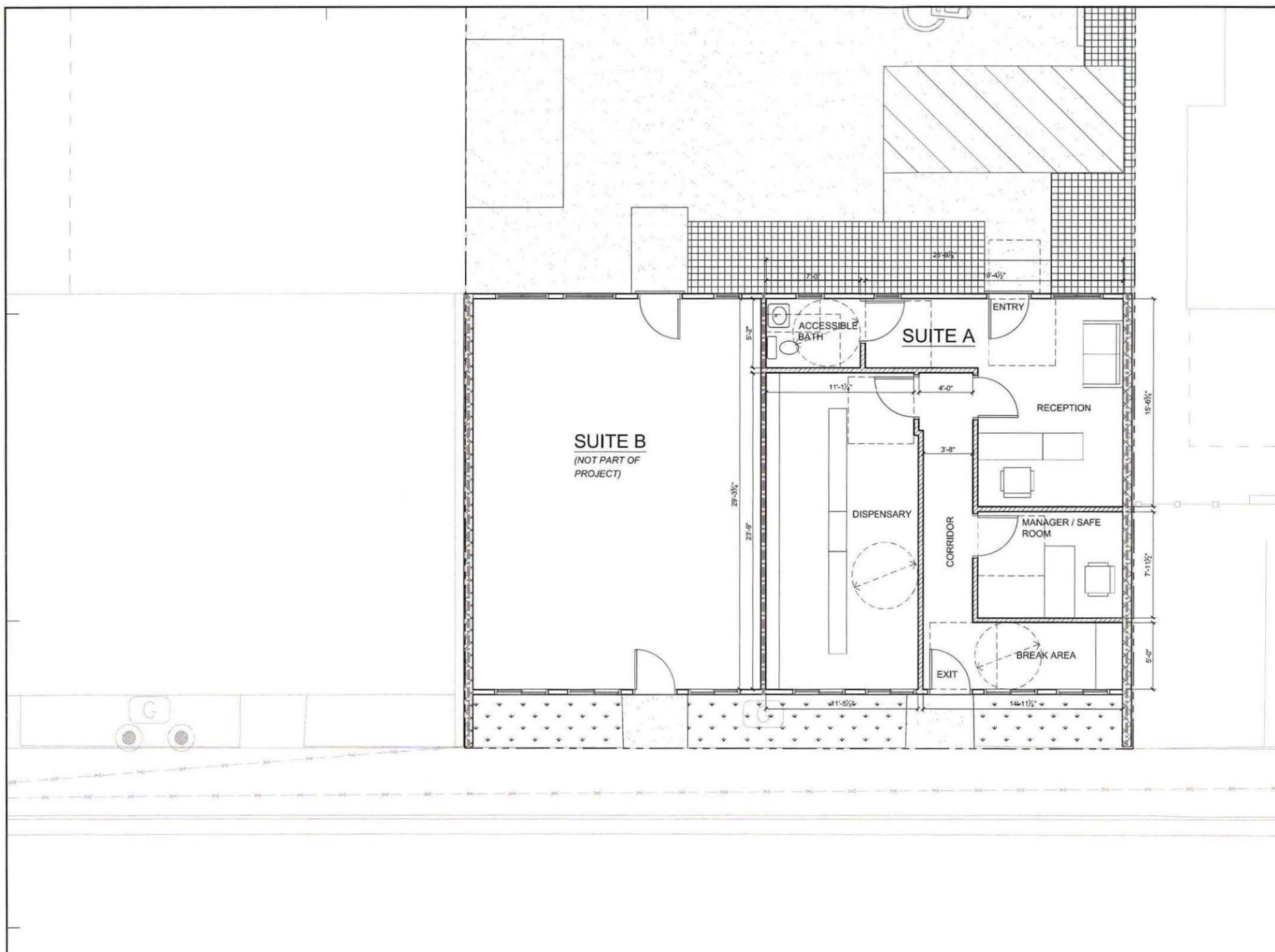
Blank area for consultants.



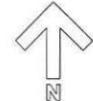
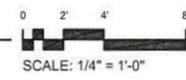
3452 Hancock St
 San Diego, CA 92106

OWNER

Point Loma Patients Consumer
 Cooperative
 2188 Balfour Ct.
 San Diego, CA 92109



1 FIRST FLOOR PLAN - PROPOSED
 SCALE: 1/4" = 1'-0"



01	05.12.14	CUP - 1st Submittal
02	06.17.14	CUP - Plan Check Corrections
03	07.31.14	CUP - 3rd Submittal

MARK	DATE	DESCRIPTION

PROJECT NO: 1408
 CAD DWG FILE: A105 FIRST FLOOR PLAN - PROPOSED DWG
 DRAWN BY: A.S.
 CHK'D BY: A.S., M.M.

COPYRIGHT: Meet Environment LLC (dba TECHNE) expressly reserves its copyright in this document. This document shall not be reproduced, copied, changed or disclosed in any form or manner whatsoever without first obtaining the express written consent of TECHNE.

SHEET TITLE
FIRST FLOOR PLAN - PROPOSED

A105



City of San Diego
Development Services
1222 First Ave., MS-302
San Diego, CA 92101

THE CITY OF SAN DIEGO

Community Planning Committee Distribution Form Part 2

Project Name: 3452 Hancock MMCC		Project Number: 368344	Distribution Date: 5-13-2014
Project Scope/Location: MIDWAY-PACIFIC HIGHWAY Conditional Use Permit (Process 3) for a Medical Marijuana Consumer Cooperative (MMCC) to operate in an 831 square foot suite within an existing 1,503 square foot building located at 3452 Hancock Street. The 0.15-acre site is located in the IS-1-1 zone within the Midway/North Bay Community Plan Area. Council District 2. Notice Card=1.			
Applicant Name: Abhay Schweitzer		Applicant Phone Number: (313) 595-5814	
Project Manager: Gutierrez, Edith	Phone Number: (619) 446-5147	Fax Number: (619) 446-5245	E-mail Address: EGutierrez@sandiego.gov
Committee Recommendations (To be completed for Initial Review):			
<input type="checkbox"/> Vote to Approve	Members Yes	Members No	Members Abstain
<input checked="" type="checkbox"/> Vote to Approve With Conditions Listed Below	8	0	1
<input type="checkbox"/> Vote to Approve With Non-Binding Recommendations Listed Below	Members Yes	Members No	Members Abstain
<input type="checkbox"/> Vote to Deny	Members Yes	Members No	Members Abstain
<input type="checkbox"/> No Action (Please specify, e.g., Need further information, Split vote, Lack of quorum, etc.)			<input type="checkbox"/> Continued
CONDITIONS: <i>see attached sheet.</i>			
NAME: <i>Melanie Nickel</i>		TITLE: <i>Chair</i>	
SIGNATURE: <i>Melanie Nickel</i>		DATE: <i>7-2-14</i>	
Attach Additional Pages If Necessary.		Please return to: Project Management Division City of San Diego Development Services Department 1222 First Avenue, MS 302 San Diego, CA 92101	
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.			

Midway Community Planning Group action on project # 368344, 3452 Hancock St.

Note: the Planning Group based its review entirely on compliance with the Midway/Pacific Highway Community Plan. We did not attempt to apply the additional restrictions in the MMCC ordinance, which will be up to the city to evaluate.

Our approval is **CONDITIONAL**. The conditions are:

1. That the City does not find this business to be located within 1,000 square feet of any use designated as needing a minimum separation requirement.
2. That the City finds that this application meets all of the Medical Marijuana ordinance requirements.

Project Title: 3452 Hancock MMCC	Project No. (For City Use Only) 368344
--	--

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

Legal Status (please check):

Corporation
 Limited Liability -or-
 General) What State? CA
 Corporate Identification No. x C0505128
 Partnership

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

Corporate/Partnership Name (type or print):
Sinner Brother, Inc.

Owner Tenant/Lessee

Street Address:
3452 Hancock St.

City/State/Zip:
San Diego, CA 92110

Phone No: (619) 683-2300 Fax No:

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

Title (type or print):
President

Signature : *John Rickards* Date: 4-23-14

Corporate/Partnership Name (type or print):

Owner Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: Fax No:

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

Title (type or print):

Signature : Date:

Corporate/Partnership Name (type or print):

Owner Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: Fax No:

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

Title (type or print):

Signature : Date:

Corporate/Partnership Name (type or print):

Owner Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: Fax No:

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

Title (type or print):

Signature : Date:

Corporate/Partnership Name (type or print):

Owner Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: Fax No:

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

Title (type or print):

Signature : Date:

Corporate/Partnership Name (type or print):

Owner Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: Fax No:

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

Title (type or print):

Signature : Date:

Project Title: 3452 Hancock & MCC

Project No. (For City Use Only) 368344

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

Legal Status (please check):

Corporation Limited Liability -or- General) What State? CA Corporate Identification No. 8667898
CALIFORNIA CONSUMER COOPERATIVE

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

Corporate/Partnership Name (type or print): POINT LOMA PATIENT CONSUMER COOP.
[] Owner [x] Tenant/Lessee

Street Address: 2188 BALFOUR CT.

City/State/Zip: SAN DIEGO CA 92109

Phone No: 619-886-4251 Fax No:

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

Title (type or print): AVEL STONOR

Signature: [Signature] Date: 4/23/14

Corporate/Partnership Name (type or print):
[] Owner [] Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: Fax No:

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

Title (type or print):

Signature: Date:

Corporate/Partnership Name (type or print):
[] Owner [] Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: Fax No:

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

Title (type or print):

Signature: Date:

Corporate/Partnership Name (type or print):
[] Owner [] Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: Fax No:

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

Title (type or print):

Signature: Date:

Corporate/Partnership Name (type or print):
[] Owner [] Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: Fax No:

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

Title (type or print):

Signature: Date:

Corporate/Partnership Name (type or print):
[] Owner [] Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: Fax No:

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

Title (type or print):

Signature: Date: