

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). MMCC's are allowed with a Conditional Use Permit, Process 3, Hearing Officer Decision. A limit of four MMCC's 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 existing 2,426 square foot building on a 0.21-acre site. The MMCC site is located at 3225 Bean Street, southwest of Interstate 5, northeast of Pacific Highway and north of W. Laurel 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 was developed with a one-story building in 1960 per Building Permit No. A34341.

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. 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. This community portion contains little residential development. The adjacent parcels to the MMCC are in the IS-1-1 zone and the existing uses are consistent with the Light Industrial designation of the community plan. The proposed MMCC, classified as commercial services, is a compatible use for this location with a Conditional Use Permit within this community plan.

DISCUSSION

The project site located at 3225 Bean Street is a 0.21-acre site developed with a 2,426 square foot one-story building which is currently being used as commercial services. The MMCC proposes interior improvements that include a reception area, lobby, dispensary, storage, office and restroom. Public improvement include; new gutter and sidewalk, curb return and new standard curb ramp, reconstruction of the existing curb inlet on Pacific Highway and Encroachment Maintenance and Removal Agreement for the retaining wall located within the Public right-of-way.

MMCC's 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, MMCC's 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 for the tenant/facility space and directly adjacent area. 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. MMCC's 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 the 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 and the applicant has willingly proposed additional conditions in order to avoid adverse impacts upon the health, safety and general welfare of persons patronizing, residing or working within the surrounding area.

CONCLUSION

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

ALTERNATIVE

1. Approve Conditional Use Permit No. 1293933, with modifications.
2. Deny Conditional Use Permit No. 1293933, if the findings required to approve the project cannot be affirmed.

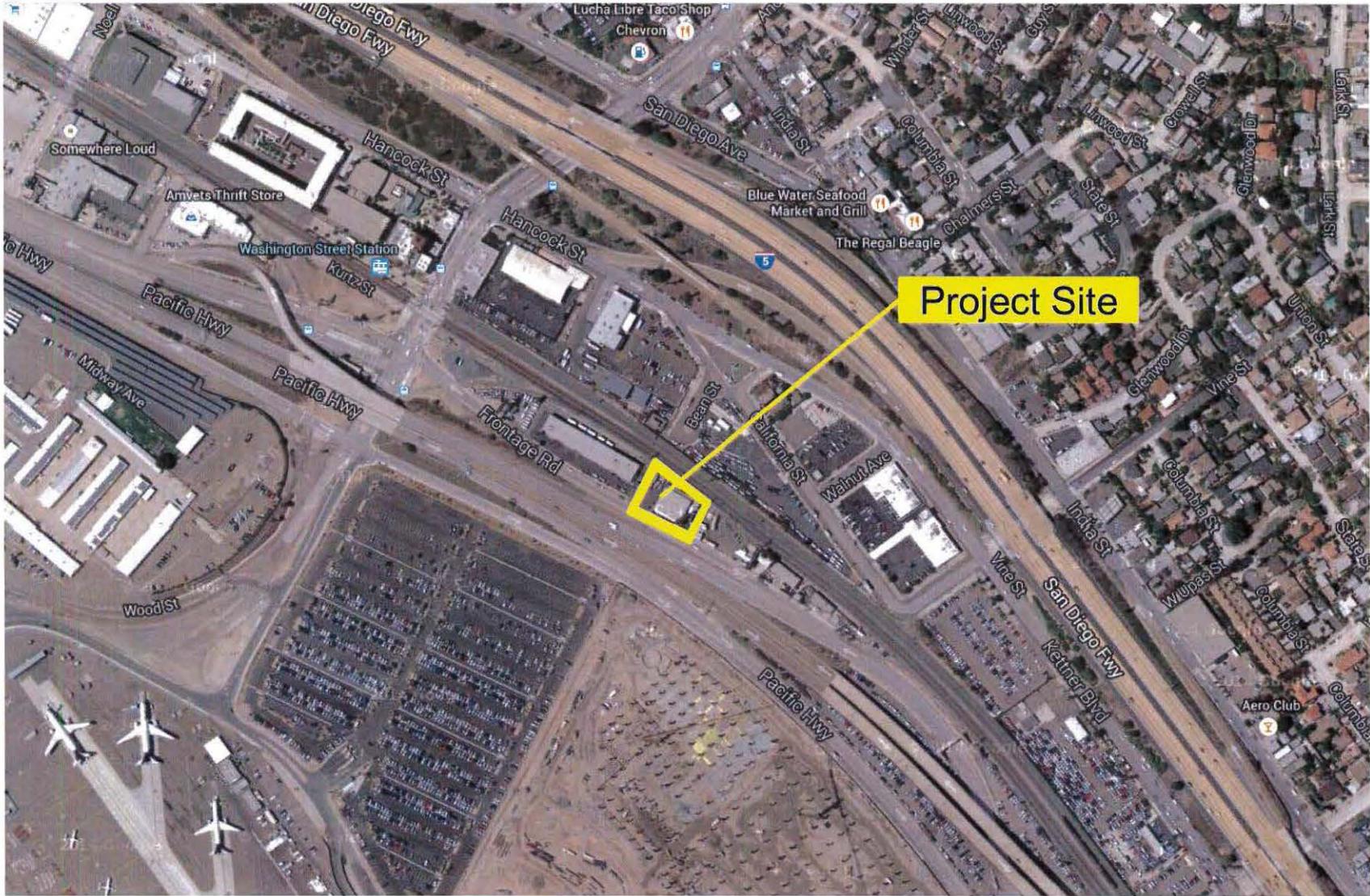
Respectfully submitted,



Edith Gutierrez, Development Project Manager

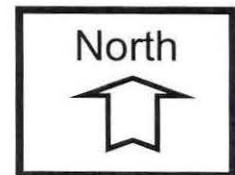
Attachments:

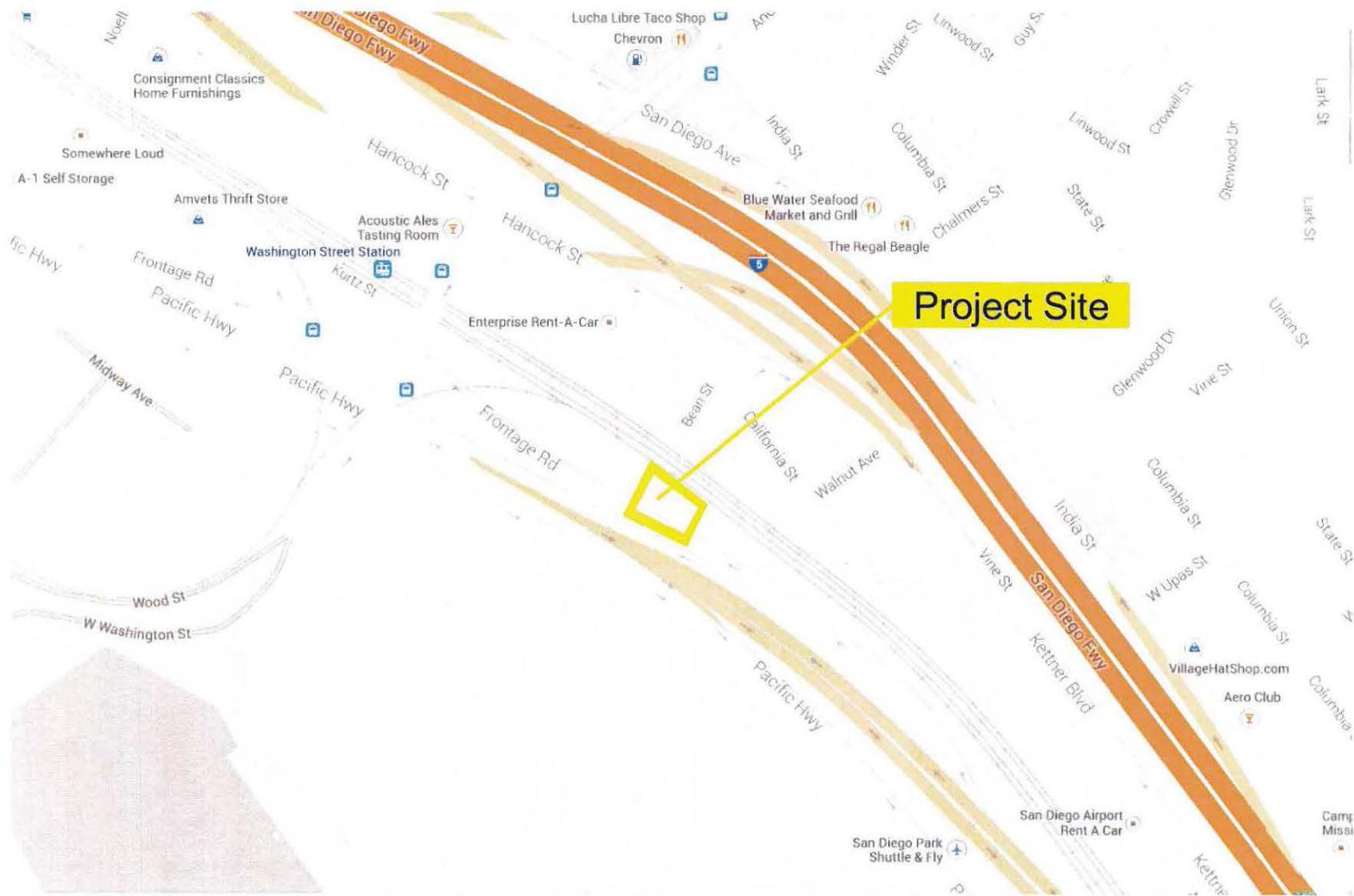
1. Aerial Photograph
2. Project Location Map
3. Community Plan Land Use Map
4. Draft Permit with Conditions
5. Draft Permit Resolution with Findings
6. 1000 Foot Radius Map
7. 1000 Foot Radius Map Spreadsheet
8. Notice of Right to Appeal
9. Project Site Plan(s)
10. Community Planning Group Recommendation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



Location Aerial Photo

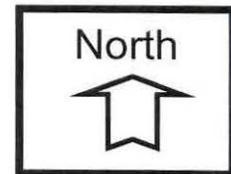
3225 BEAN STREET MMCC – 3225 Bean Street
PROJECT NO. 368324

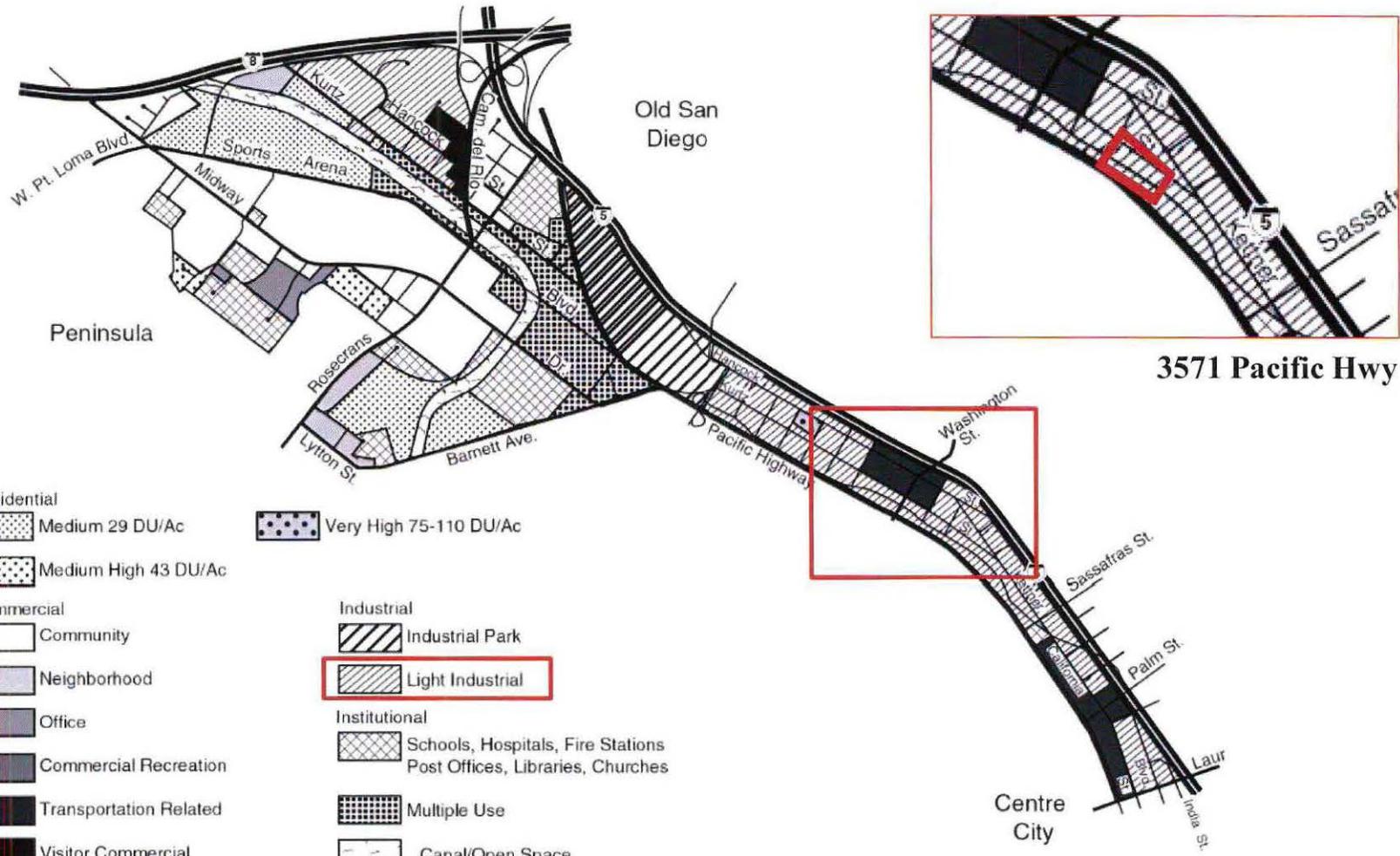




Project Location Map

3225 BEAN STREET MMCC – 3225 Bean Street
PROJECT NO. 368324





3571 Pacific Hwy

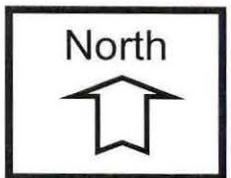
- | | |
|----------------------|------------------------------------------------------------------------|
| Residential | |
| | Medium 29 DU/Ac |
| | Medium High 43 DU/Ac |
| | Very High 75-110 DU/Ac |
| Commercial | |
| | Community |
| | Neighborhood |
| | Office |
| | Commercial Recreation |
| | Transportation Related |
| | Visitor Commercial |
| Industrial | |
| | Industrial Park |
| | Light Industrial |
| Institutional | |
| | Schools, Hospitals, Fire Stations
Post Offices, Libraries, Churches |
| | Multiple Use |
| | Canal/Open Space |

Proposed Land Uses
Midway / Pacific Highway Corridor Community Plan
 City of San Diego • Community and Economic Development



Land Use Map

3225 BEAN STREET MMCC – 3225 Bean Street
PROJECT NO. 368324



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: 24004650

CONDITIONAL USE PERMIT NO. 1293933
3225 BEAN STREET MMCC- PROJECT NO. 368324
HEARING OFFICER

This Conditional Use Permit No. 1293933 is granted by the Hearing Officer of the City of San Diego to THE FLOYD AND OPAL BENTLEY TRUST, Owner and MATTHEW FEINSTEIN, Permittee, pursuant to San Diego Municipal Code [SDMC] section 126.0305. The 0.21-acre site is located at 3225 Bean 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: Right of Way Lots 135 and 136 of Middletown, Map made by J.E. Jackson, October 30, 1962 as File No. 186107.

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 March 25, 2015, on file in the Development Services Department.

The project shall include:

- a. Operation of a Medical Marijuana Consumer Cooperative (MMCC) within an existing 2,426 square foot building on a 0.21- acre site;
- b. Existing landscaping (planting, irrigation and landscape related improvements);
- 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 April 10, 2018.
2. This Conditional Use Permit [CUP] and corresponding use of this MMCC shall expire on April 10, 2020.
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 2,426 square foot building 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 0.21-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.

ENGINEERING REQUIREMENTS:

24. Prior to the issuance of any building permit, the Owner/Permittee shall assure by permit and bond the installation of City standard curb, gutter and sidewalk, along the project frontage on Bean Street, satisfactory to the City Engineer.
25. Prior to the issuance of any building permit, the Owner/Permittee shall assure by permit and bond the construction of new curb return and new City standard curb ramp, located adjacent

to the project site at the intersection of Bean Street and Pacific Highway Frontage Road, satisfactory to the City Engineer.

26. Prior to the issuance of any building permit, the Owner/Permittee shall assure by permit and bond the reconstruction of the existing curb inlet, on Pacific Highway Frontage Road, satisfactory to the City Engineer.

27. Prior to the issuance of any building permit, the Owner/Permittee shall obtain an Encroachment Maintenance and Removal Agreement for the retaining wall located within Pacific Highway Frontage Road right-of-way, satisfactory to the City Engineer.

28. Prior to the issuance of any construction permit, the Owner/Permittee shall enter into a Maintenance Agreement for the ongoing permanent BMP maintenance, satisfactory to the City Engineer.

29. Prior to the issuance of any construction permit, the Owner/Permittee shall incorporate any construction Best Management Practices necessary to comply with Chapter 14, Article 2, Division 1 (Grading Regulations) of the Municipal Code, into the construction plans or specifications.

30. Prior to the issuance of any construction permit, the Owner/Permittee shall submit a Water Pollution Control Plan (WPCP). The WPCP shall be prepared in accordance with the guidelines in Appendix E of the City's Storm Water Standards.

TRANSPORTATION REQUIREMENTS:

31. SDMC Section 142.0540(a) and Table 142-05H allow exemptions to the parking regulation for commercial uses on lots less than 10,000 SF in size that existed prior to January 1, 2000. Such lots without alley access would not have any parking requirements. 3225 Bean Street MMCC project will provide public improvements, with on-street parking along its frontage.

POLICE DEPARTMENT RECOMMENDATION:

32. 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 March 25, 2015 and Resolution No. HO-XXXX.

Conditional Use Permit No.1293933/PTS No. 368324
Date of Approval: March 25, 2015

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.

THE FLOYD AND OPAL BENTLEY TRUST
Owner

By _____
Floyd J. Bentley
Trustee

THE FLOYD AND OPAL BENTLEY TRUST
Owner

By _____
Opal V. Bentley
Trustee

MATTHEW FEINSTEIN
Permittee

By _____
Matthew Feinstein
Permittee

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

HEARING OFFICER
RESOLUTION NO. HO-
CONDITIONAL USE PERMIT NO. 1293933
3225 BEAN STREET MMCC- PROJECT NO. 368324

WHEREAS, GREENFIRLED FAMILY TRUST, THE FLOYD AND OPAL BENTLEY TRUST, Owner and MATTHEW FEINSTEIN, Permittee, filed an application with the City of San Diego for a permit to operate a Medical Marijuana Consumer Cooperative (MMCC) within an existing 2,426 square foot building (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. 1293933), on portions of a 0.21-acre site;

WHEREAS, the project site is located at 3225 Bean 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 Right of Way Lots 135 and 136 of Middletown, Map made by J.E. Jackson, October 30, 1962 as File No. 186107;

WHEREAS, on March 25, 2015, the Hearing Officer of the City of San Diego considered Conditional Use Permit No. 1293933 pursuant to the Land Development Code of the City of San Diego;

WHEREAS, on September 16, 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 the Environmental Determination was appealed to City Council, which heard and denied the appeal on January 13, 2015 pursuant to Resolution No. 309471;

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 March 25, 2015.

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 within an existing 2,426 square foot building. The 0.21-acre site is located at 3225 Bean 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 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. This community portion contains little residential development. All of the surrounding parcels are in the IS-1-1 zone and the existing uses are consistent with the Light Industrial designation of the community plan. The proposed MMCC, classified as commercial services, is a compatible use for this location with a Conditional Use Permit and is consistent with the community plan, 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 2,426 square foot MMCC located at 3225 Bean Street is within an existing one-story building. The existing tenant space is currently being used as commercial services (garage door company). The project proposes interior improvements that include a reception area, lobby, dispensary, storage, 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. The site requires the following public improvement; gutter and sidewalk along Bean Street, new curb return and curb ramp at the intersection of Bean Street and Pacific Highway Frontage Road, the reconstruction of the existing curb inlet on Pacific Highway Frontage Road, and a Encroachment Maintenance and Removal Agreement for the retaining wall located within Pacific Highway Frontage Road right-of-way.

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. 1293933. 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 2,426 square foot building located at 3225 Bean Street is within an existing one-story building on a 0.21-acre site. The site is in the IS-1-1 Zone and was developed in 1960 per Building Permit No. A34341. The building is currently being used as commercial services (garage door company). The project proposes interior improvements that include a reception area, lobby, dispensary, storage, office and restroom. Public improvement include; new gutter and sidewalk, curb return and new standard curb ramp, reconstruction of the existing curb inlet on Pacific Highway and Encroachment Maintenance and Removal Agreement for the retaining wall located within the Public right-of-way.

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 proposed MMCC is consistent with the land use designation of Light Industrial. 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 2,426 square foot MMCC located at 3225 Bean Street is within an existing one-story building on a 0.21-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 proposed MMCC, classified as commercial services, is a compatible use for this location with a Conditional Use Permit. 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. 1293933 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. 1293933, a copy of which is attached hereto and made a part hereof.

Edith Gutierrez
Development Project Manager
Development Services

Adopted on: March 25, 2015

Job Order No. 24004650

1000-Foot Radius Map Spreadsheet

Project Name: 3225 Bean Street - MMCC-CUP

3225 Bean Street, San Diego, CA

Address: 92101

Date:

4/28/2014

Use	Address	Assessor Parcel No.	Business Name
UNZONED/OTHER	1600 HENDERSON AVE 238 92140-5001	4507900200	INFORMATION NOT AVAILABLE
5 - 15 UNITS GENERIC	1737 CHALMERS 92103-4768	4513240100	N/A
MISC PROFESSIONAL	1737 CHALMERS 92103-4768	4513240100	REAL ARCHITECT
DUPLEX - GENERIC	3620 COLUMBIA ST 92103-4728	4513240200	N/A
5 - 15 UNITS GENERIC	3602 COLUMBIA ST 92103-4728	4513240300	N/A
COMMERCIAL	3615 INDIA ST 92103-4770	4513240400	TIM MANTOANI PHOTOGRAPHY
COMMERCIAL	3615 INDIA ST 92103-4770	4513240400	MARSHALL WILLIAMS PHOTOGRAPHY
PHOTO FINISHING	3617 INDIA ST 92103	4513240400	GIANT PHOTO SERVICE
AUTO AGENCY	3617 INDIA ST 92103	4513240400	GP MOTORCYCLES
COMBINATION COMMERCIAL/RESIDENTIAL BUILDING	3625 INDIA ST 92103	4513240500	N/A
SINGLE FAMILY RESIDENCE - GENERIC	3662 COLUMBIA ST 92103-4751	4513250500	N/A
DUPLEX - GENERIC	3652 COLUMBIA ST 92103-4772	4513250600	N/A
DENTIST	3659 INDIA ST 200 92103-4767	4513250700	DENTISTRY OF OLD TOWN
MISC PROFESSIONAL	3659 INDIA ST 200 92103-4767	4513250700	GULF CONSTRUCTION USA LLC
MISC PROFESSIONAL	3659 INDIA ST 200 92103-4767	4513250700	PEXIS INVESTIGATIONS
CAFE	3659 INDIA ST 200 92103-4767	4513250700	THE REGAL BEAGLE
CAFE	3667 INDIA ST 92103-4749	4513250800	BLUE WATER SEAFOOD
GENERIC COMMERCIAL OFFICE/RETAIL 1-3 STORIES	3675 INDIA ST 92103-4749	4513250900	EL INDIO SHOPS INC
2 - 4 UNITS - GENERIC	3683 INDIA ST 92103-4749	4513251000	N/A
GENERIC COMMERCIAL OFFICE/RETAIL 1-3 STORIES	3695 INDIA ST 92103	4513251200	EL INDIO SHOPS
FLORIST SHOP	3695 INDIA ST 92103	4513251200	STAR FLOWER
GENERIC RESTAURANT/NIGHT CLUB/TAVERN	3697 INDIA ST 92103-4749	4513251300	INFORMATION NOT AVAILABLE
DUPLEX - GENERIC	1717 W WALNUT AVE 92103-4747	4514511400	N/A
PRINTERS - GRAPHICS	1949 W WALNUT ST 92103	4514511400	RUSH PRESS
CEMENT MANUFACTURER	1949 W WALNUT ST 92103	4514511400	SINAK CORPORATION
AUTO REPAIR SHOP	3615 INDIA ST SAN DIEGO	4514511800	GP MOTORCYCLES SERVICE
CARS - USED	3585 INDIA ST 92103-4750	4514511800	CONVOY MOTORS INC
MISCELLANEOUS ASSOC	3555 INDIA ST 92103-4775	4514520100	MEALS ON WHEELS GREATER SAN DIEGO INC
BAKERY	3555 INDIA ST 92103-4775	4514520100	GIBALDIS ITALIAN BREAD
MISC PROFESSIONAL	1747 HANCOCK ST 92101-1130	4515903000	ROAD REBEL ENTERTAINMENT TOURING INC
CAFE	1735 HANCOCK ST 92101-1118	4515903100	FIFTY SEVEN DEGREES INC
AUTO-RENTAL	1691 HANCOCK ST 92101-1109	4515903200	ENTERPRISE RENT A CAR CO OF LOS ANGELES
APPLIANCES-RETAIL	1691 HANCOCK ST 92101-1109	4515903200	APPLIANCE ALLEY
GENERIC COMMERCIAL OFFICE/RETAIL 1-3 STORIES	3705 PACIFIC HWY 92110-2021	4515904300	INFORMATION NOT AVAILABLE
MISCELLANEOUS AGENCY	3698 PACIFIC HWY 92110	4515904300	ALLIED AVIATION FUELING INC
MISC PROFESSIONAL	3690 PACIFIC HWY 92110	4515904300	HARRIS CORP GCSD
MISC PROFESSIONAL	3690 PACIFIC HWY 92110	4515904300	MISSION SUPPORT
VACANT INDUSTRIAL	INFORMATION NOT AVAILABLE	4515904600	INFORMATION NOT AVAILABLE
UNZONED/OTHER	INFORMATION NOT AVAILABLE	4515905500	INFORMATION NOT AVAILABLE
GENERIC 4 AND MORE STORY OFFICE BUILDING	2120 W WASHINGTON ST 92110-2052	4515906300	INFORMATION NOT AVAILABLE
COMMERCIAL	2150 W WASHINGTON ST 92110	4515906300	BARTNETT PAUL
ARCHITECT&ENGINEER	2150 W WASHINGTON ST 92110	4515906300	THE MILLER HULL PARTNERSHIP LLP
ARCHITECT&ENGINEER	2150 W WASHINGTON ST 92110	4515906300	KORNBERG & ASSOCIATES INC
UNZONED/OTHER	PACIFIC HWY 92101	4515906600	INFORMATION NOT AVAILABLE
VACANT INDUSTRIAL	PACIFIC HWY 92110	4515907600	INFORMATION NOT AVAILABLE
WAREHOUSE-PROCESSING/STORAGE/DISTRIBUTION	3655 PACIFIC HWY 92101-1133	4515907700	INFORMATION NOT AVAILABLE
SPECIALTY/HARD GOODS	3605 PACIFIC HWY 92101	4515907700	VINYARD DOORS INC
UNZONED/OTHER	INFORMATION NOT AVAILABLE	4515907800	INFORMATION NOT AVAILABLE
UNZONED/OTHER	INFORMATION NOT AVAILABLE	4515907900	INFORMATION NOT AVAILABLE
GARAGE PARKING LOT/USED CAR	INDIA ST 92103	4515911400	INFORMATION NOT AVAILABLE
SERVICE STATION&MKTS	1809 W WASHINGTON ST 92103-3767	4515911500	EXXON MOBIL CORPORATION
SERVICE STATION&MKTS	1809 W WASHINGTON ST 92103-3767	4515911500	WASHINGTON MOBIL
SINGLE FAMILY RESIDENCE - GENERIC	3648 KETTNER BLVD 92101-1138	4516901100	N/A
WAREHOUSE-PROCESSING/STORAGE/DISTRIBUTION	3625 CALIFORNIA ST 92101-1142	4516901300	INFORMATION NOT AVAILABLE
GARAGE PARKING LOT/USED CAR	CALIFORNIA ST 92101	4516901400	INFORMATION NOT AVAILABLE
GARAGE PARKING LOT/USED CAR	CALIFORNIA ST 92101	4516901500	INFORMATION NOT AVAILABLE
GARAGE PARKING LOT/USED CAR	3601 CALIFORNIA ST 92101-1142	4516901600	INFORMATION NOT AVAILABLE
OFFSET	3553 CALIFORNIA ST 92101	4516901600	RUSH PRESS
PRINTERS - GRAPHICS	3553 CALIFORNIA ST 92101	4516901600	GRAPHICS COMMUNICATIONS INC
FACTORY/LIGHT MANUFACTURING	3554 KETTNER BLVD 92101-1139	4516901700	INFORMATION NOT AVAILABLE
AUTO-RENTAL	3564 KETTNER BLVD 92101	4516901700	GALAXY RENT A CAR INC
MISC FOOD STORE	3574 KETTNER BLVD 92101	4516901700	DESIGN FOR HEALTH INC
UNZONED/OTHER	KETTNER BLVD 92101	4516901800	INFORMATION NOT AVAILABLE
MISC PROFESSIONAL	3550 KETTNER BLVD SAN DIEGO	4516901800	PNF OF SAN DIEGO INC
SINGLE TENANT INDUSTRIAL	3225 BEAN ST 92101	4516903200	INFORMATION NOT AVAILABLE
GARAGE PARKING LOT/USED CAR	0 PACIFIC HWY 92101	4516903300	INFORMATION NOT AVAILABLE
AUTOMOTIVE REPAIR GARAGES	3569 PACIFIC HWY 92101-1140	4516903400	INFORMATION NOT AVAILABLE
BUSINESS-MISCELLANEO	3571 PACIFIC HWY 92101	4516903400	TWO MEN WILL MOVE YOU
SINGLE TENANT INDUSTRIAL	3555 PACIFIC HWY 92101-1140	4516904000	INFORMATION NOT AVAILABLE
AUTO PARKING	3275 PACIFIC HWY 92101	4516904000	AIRPORT VALET SERVICE PARK & RIDE
COMPUTER CENTER	3302 PACIFIC HWY 92101	4516904000	CSC ENTERPRISES
SPECIALTY/HARD GOODS	3555 PACIFIC HWY 92101	4516904000	FOUR SEASONS SUN ROOM
SPECIAL-SLIVER, SMALL PARCEL	3634 KETTNER BLVD 92101-1131	4516904500	INFORMATION NOT AVAILABLE
AUTO-RENTAL	3420 KETTNER BLVD 92101-1124	4516904800	ADVANTAGE RENT A CAR
GARAGE PARKING LOT/USED CAR	3565 PACIFIC HWY 92101-1140	4516905300	INFORMATION NOT AVAILABLE
MISCELLANEOUS AGENCY	3569 PACIFIC HWY 92101	4516905300	CALIFORNIA EXPRESS SERVICES
AUTO REPAIR SHOP	3565 PACIFIC HWY 92101	4516905300	SWEDISH AUTO AB
UNZONED/OTHER	INFORMATION NOT AVAILABLE	4516905500	INFORMATION NOT AVAILABLE
VACANT INDUSTRIAL	3630 CALIFORNIA ST 92101	4516905600	INFORMATION NOT AVAILABLE
SINGLE TENANT INDUSTRIAL	3596 CALIFORNIA ST 92101-1116	4516905700	INFORMATION NOT AVAILABLE
VACANT INDUSTRIAL	PACIFIC HWY 92110	7602452100	INFORMATION NOT AVAILABLE



THE CITY OF SAN DIEGO

Date of Notice: September 16, 2014

NOTICE OF RIGHT TO APPEAL ENVIRONMENTAL DETERMINATION

DEVELOPMENT SERVICES DEPARTMENT

SAP No. 24004650

PROJECT NAME/NUMBER: 3225 Bean Street-MMCC / 368324

COMMUNITY PLAN AREA: Midway-Pacific Highway Corridor Community Plan and Local Coastal Program Land Use Plan

COUNCIL DISTRICT: 2

LOCATION: The project is located at 3421 Hancock Street, San Diego, CA 92110

PROJECT DESCRIPTION: CONDITIONAL USE PERMIT (CUP) to operate and maintain a Medical Marijuana Consumer Cooperative (MMCC) within an existing 2,426-square-foot building. The 0.21-acre project site is located at 3225 Bean Street. The project site is designated Light Industrial and is located in the IS-1-1 zone, the Airport Influence Area for San Diego International Airport, the Part 77 Noticing Area, the Airport Approach Overlay Zone, the Transit Area Overlay Zone, and the Coastal Height Limitation Overlay Zone within the Midway-Pacific Highway Corridor Community Plan and Local Coastal Program Land Use Plan area.

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 September 16, 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.

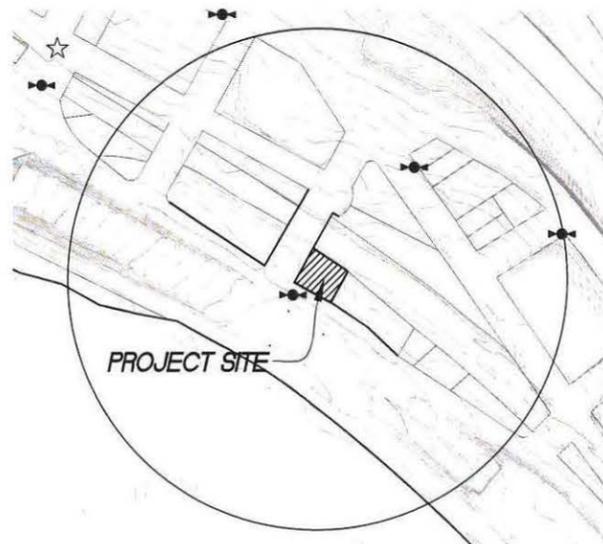
Applications to appeal CEQA determination made by staff (including the City Manager) to the City Council must be filed in the office of the City Clerk within 10 business days from the date of the posting of this Notice (September 30, 2014). The appeal application can be obtained from the City Clerk, 202 'C' Street, Second Floor, San Diego, CA 92101.

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

MEDICAL MARIJUANA CONSUMER COOPERATIVE (MMCC) 3225 BEAN STREET SAN DIEGO, CA 92101 CONDITIONAL USE PERMIT # _____

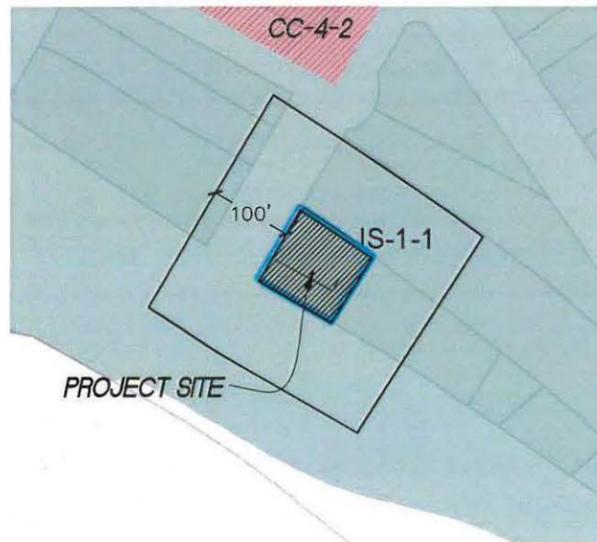
LEGEND:

- EXISTING FIRE HYDRANT
- ☆ EXISTING BUS STOP



* THERE ARE NO BUS STOPS WITHIN THE VICINITY OF THE PROJECT.

KEY MAP (600' RADIUS)
N.T.S.



SURROUNDING ZONING
1" = 100'

PROJECT SUMMARY

1. SUMMARY OF REQUEST:

CONDITIONAL USE PERMIT TO ALLOW FOR THE USE OF A MEDICAL MARIJUANA CONSUMER COOPERATIVE THAT WILL UTILIZE THE EXISTING BUILDING. NO EXTERIOR MODIFICATIONS ARE PROPOSED.

2. PROJECT TEAM:

LATITUDE 33 PLANNING AND ENGINEERING 858-751-0633
WILLIAM JENKINS ARCHITECTURE 619-500-6393

3. LEGAL DESCRIPTION

RIGHT OF WAY LOTS 135 AND 136, BLOCK 157, OF MIDDLETOWN, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF MADE BY J.E. JACKSON ON FILE IN THE OFFICE OF THE COUNTY CLERK OF SAN DIEGO COUNTY.

EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE STATE OF CALIFORNIA BY DEED RECORDED OCTOBER 30, 1962 AS FILE NO. 186107 OF OFFICIAL RECORDS AND DESCRIBED AS FOLLOWS:

THOSE PORTIONS OF RIGHT OF WAY LOTS 135 AND 136, MIDDLETOWN, ACCORDING TO PARTITION MAP THEREOF MADE BY J.E. JACKSON AND ON FILE IN THE OFFICE OF THE COUNTY CLERK OF SAN DIEGO COUNTY, LYING SOUTHWESTERLY OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT A POINT IN THE SOUTHEASTERLY LINE OF SAID LOT 135, DISTANT ALONG SAID SOUTHEASTERLY LINE NORTH 29° 14' 50" EAST, 14.38 FEET FROM THE MOST SOUTHERLY CORNER OF SAID LOT 135; THENCE NORTH 60° 40' 40" WEST, 100.28 FEET TO A POINT IN THE NORTHWESTERLY LINE OF SAID LOT 136, LAST SAID POINT BEING DISTANT ALONG SAID NORTHWESTERLY LINE NORTH 29° 19' 20" EAST, 6.45 FEET FROM THE MOST WESTERLY CORNER OF SAID LOT 136.

4. OWNER

FLOYD J. BENTLEY AND OPAL V. BENTLEY, AS CO-TRUSTEES OF THE FOLYD AND OPAL BENTLEY TRUST
PO BOX 83404
SAN DIEGO, CA 92138

5. APPLICANT

MEDICATION MANAGEMENT OF SAN DIEGO COOPERATIVE, INC
8439 WEST SUNSET BOULEVARD
WEST HOLLYWOOD, CA 90069

6. OCCUPANCY CLASSIFICATION: M, B, S-1

7. TYPE OF CONSTRUCTION: N/A

8. ZONING CLASSIFICATIONS: IS-1-1, SAN DIEGO INT'L AIRPORT INFLUENCE REVIEW AREA 1 TRANSIT AREA OVERLAY ZONE (TAOZ)

9. SITE AREA:

TOTAL SITE AREA: 0.21 ACRES 9,021 S.F.
FLOOR AREA: 2,426 SF

10. EXISTING USAGE: INDUSTRIAL: LIGHT INDUSTRIAL (VINYARD GARAGE DOORS, INC.)

11. PROPOSED USAGE: INDUSTRIAL: SEPARATELY REGULATED COMMERCIAL SERVICE USE: MEDICAL MARIJUANA CONSUMER COOPERATIVE

12. YEAR CONSTRUCTED: 1962

13. GEOLOGIC HAZARD CATEGORY: 31 LIQUEFACTION: HIGH POTENTIAL - SHALLOW GROUNDWATER, MAJOR DRAINAGES, HYDRAULIC FILLS

14. LANDSCAPE AREA SQUARE FOOTAGE (EXISTING): APPROXIMATELY 1,340 SF

15. PARKING: REQUIRED: 0, PER 142.0540/ON-STREET PARKING PROVIDED

16. ALL PATHS DEEMED TO BE ACCESSIBLE SHALL COMPLY WITH TITLE 24 AND APPLICABLE ADA ACCESS CODES.

NOTES

1. BUILDING MOUNTED SIGNS SHOULD NOT PROJECT ABOVE THE ROOFLINE AND FREE STANDING SIGNS SHOULD BE NO MORE THAN FIVE FEET IN HEIGHT.
2. CONSULTATIONS BY MEDICAL PROFESSIONALS SHALL NOT BE A PERMITTED ACCESSORY USE AT THE MEDICAL MARIJUANA CONSUMER COOPERATIVE.
3. LIGHTING SHALL BE PROVIDED TO ILLUMINATE THE INTERIOR OF THE MEDICAL MARIJUANA CONSUMER COOPERATIVE, 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.
4. SECURITY SHALL BE PROVIDED AT THE MEDICAL MARIJUANA CONSUMER COOPERATIVE WHICH 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.
5. SIGNS SHALL BE POSTED ON THE OUTSIDE OF THE MEDICAL MARIJUANA CONSUMER COOPERATIVE AND SHALL ONLY CONTAIN THE NAME OF THE BUSINESS, LIMITED TO TWO COLORS AND TYPEFACE. POLE SIGNS ARE PROHIBITED.
6. THE NAME AND EMERGENCY CONTACT PHONE NUMBER OF AN OPERATOR OR MANAGER SHALL BE POSTED IN A LOCATION VISIBLE FROM THE OUTSIDE OF THE MEDICAL MARIJUANA CONSUMER COOPERATIVE IN CHARACTER SIZE AT LEAST TWO INCHES IN HEIGHT.
7. 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, A VENDING MACHINE IS ANY DEVICE WHICH ALLOWS ACCESS TO MEDICAL MARIJUANA WITHOUT A HUMAN INTERMEDIARY.
8. USES MAY BE ANY USE PERMITTED IN THE IS-1-1 ZONE.

PREPARED IN THE OFFICE OF:

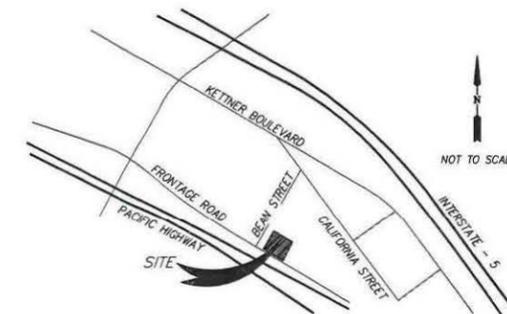

LATITUDE 33
 PLANNING AND ENGINEERING
 5355 MIRA SORRENTO PLACE, SUITE 650
 SAN DIEGO, CA 92121
 TEL: 858.751.0633
 FAX: 858.751.0634

ASSESSOR'S PARCEL NO.
451-690-32

SHEET INDEX

- 1.0 COVER PAGE NOTES & DETAILS
- 2.0 SITE PLAN
- 3.0 ARCHITECTURAL FLOOR PLANS
- 4.0 ARCHITECTURAL ROOF PLANS

VICINITY MAP




 NOT TO SCALE

Prepared By:

Name: LATITUDE 33 PLANNING & ENGINEERING

Address: 5355 MIRA SORRENTO DRIVE, STE. 650
SAN DIEGO, CA 92122

Phone #: (858) 751-0633
Fax #: (858) 751-0634

Project Address:
3225 BEAN STREET
SAN DIEGO, CA 92101

Project Name:
MMCC
3225 BEAN STREET

Sheet Title:
CONDITIONAL USE PERMIT
COVER SHEET

Revision 14:	_____
Revision 13:	_____
Revision 12:	_____
Revision 11:	_____
Revision 10:	_____
Revision 9:	_____
Revision 8:	_____
Revision 7:	_____
Revision 6:	_____
Revision 5:	_____
Revision 4:	_____
Revision 3:	_____
Revision 2:	_____
Revision 1:	_____

Original Date: APRIL 24, 2014

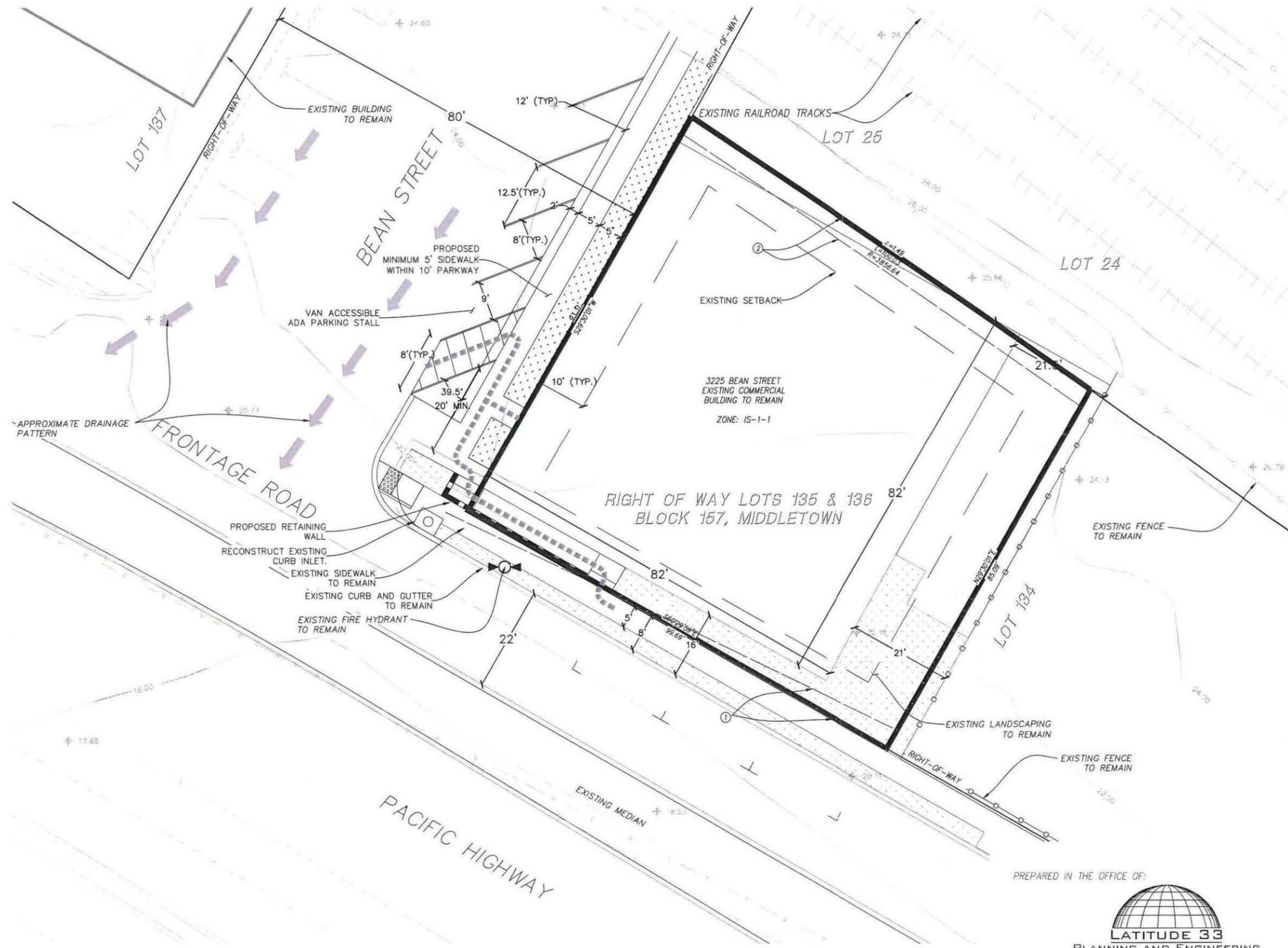
Sheet 1 of 4

DEP# _____

MEDICAL MARIJUANA CONSUMER COOPERATIVE (MMCC)

3225 BEAN STREET SAN DIEGO, CA 92101

CONDITIONAL USE PERMIT # _____

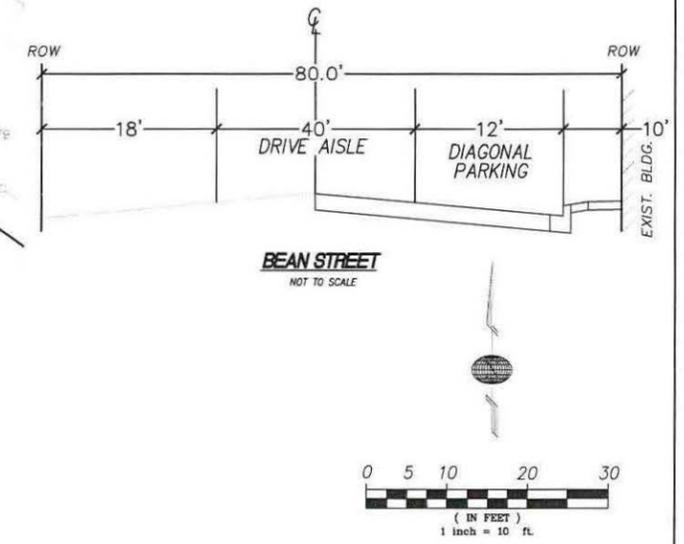


LEGEND:

- RIGHT OF WAY
- PROJECT BOUNDARY
- EXISTING BUILDING
- ACCESSIBLE ROUTE
- EXISTING EASEMENT
- EXISTING SETBACK
- EXISTING LANDSCAPE
- PROPOSED LANDSCAPE
- EXISTING TREE
- APPROXIMATE DRAINAGE PATTERN
- PROPOSED CURB & GUTTER
- PROPOSED RETAINING WALL

- EASEMENTS:**
- ① THIS CONVEYANCE IS MADE FOR THE PURPOSES OF A FREEWAY AND ADJACENT FRONTAGE ROAD, INGRESS AND EGRESS GRANTED TO SAID FREEWAY, PROVIDED, HOWEVER, THAT SUCH REMAINING PROPERTY SHALL ABUT UPON AND HAVE ACCESS TO SAID FRONTAGE ROAD WHICH WILL BE CONNECTED TO THE FREEWAY, ONLY AT SUCH POINTS AS MAY BE ESTABLISHED BY PUBLIC AUTHORITY PER DOC. RECORDED MAY 23, 1962, AS DOC. NO. R/W 9579 OF O.R.
 - ② AN EASEMENT AND RIGHT OF WAY FOR PUBLIC UTILITIES, INGRESS AND EGRESS GRANTED TO SAN DIEGO GAS AND ELECTRIC COMPANY PER DOC. RECORDED FEBRUARY 11, 1982, AS DOC. NO. 82-038283 OF O.R. (THE EXACT LOCATION AND EXTENT OF SAID EASEMENT IS NOT DISCLOSED OF RECORD.)

HOURS OF OPERATION:
10AM-8PM (TYPICAL)



Prepared By: LATITUDE 33 PLANNING & ENGINEERING

Name: LATITUDE 33 PLANNING & ENGINEERING

Address: 5355 MIRA SORRENTO DRIVE, STE. 650
SAN DIEGO, CA 92122

Phone #: (858) 751-0633

Fax #: (858) 751-0634

Project Address: 3225 BEAN STREET
SAN DIEGO, CA 92101

Project Name: MMCC
3225 BEAN STREET

Sheet Title: CONDITIONAL USE PERMIT
SITE PLAN

Original Date: APRIL 24, 2014

Revision 14: _____

Revision 13: _____

Revision 12: _____

Revision 11: _____

Revision 10: _____

Revision 9: _____

Revision 8: _____

Revision 7: _____

Revision 6: _____

Revision 5: _____

Revision 4: _____

Revision 3: _____

Revision 2: _____

Revision 1: _____

Sheet 2 of 4

DEP# _____

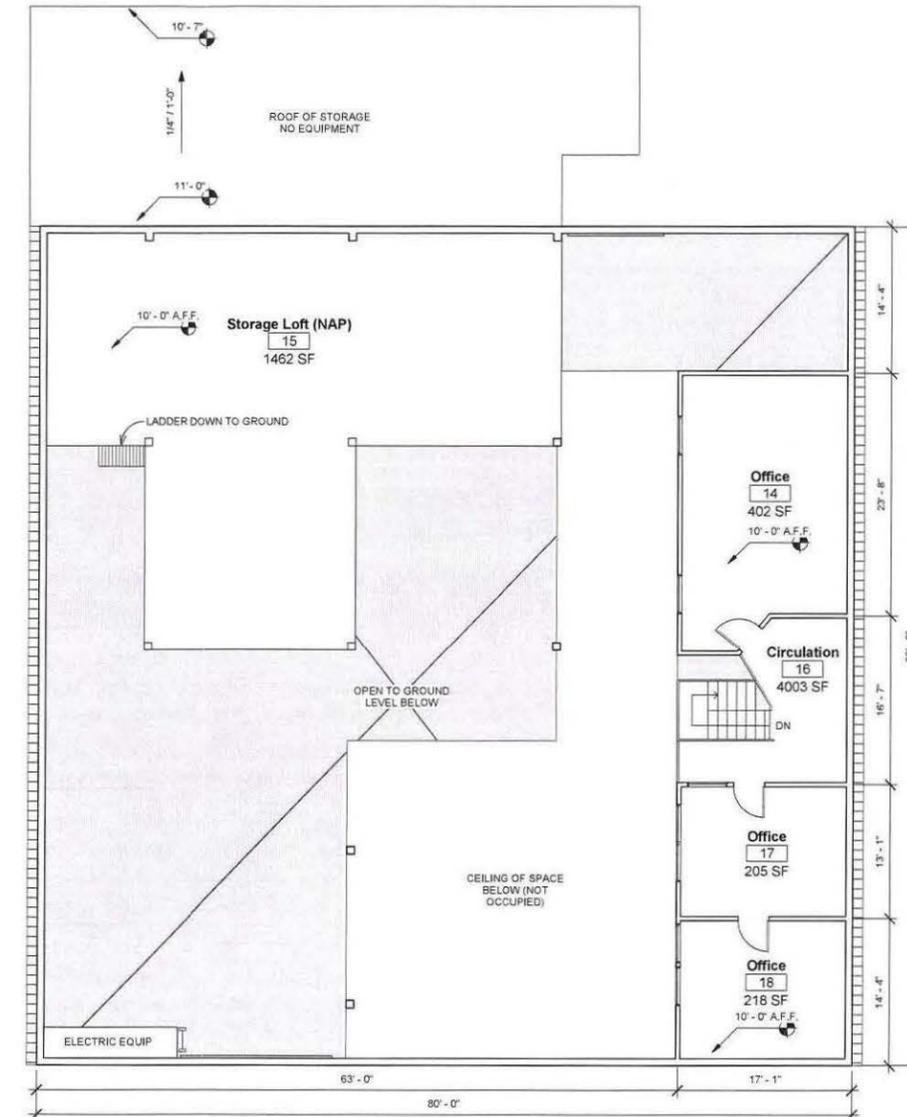
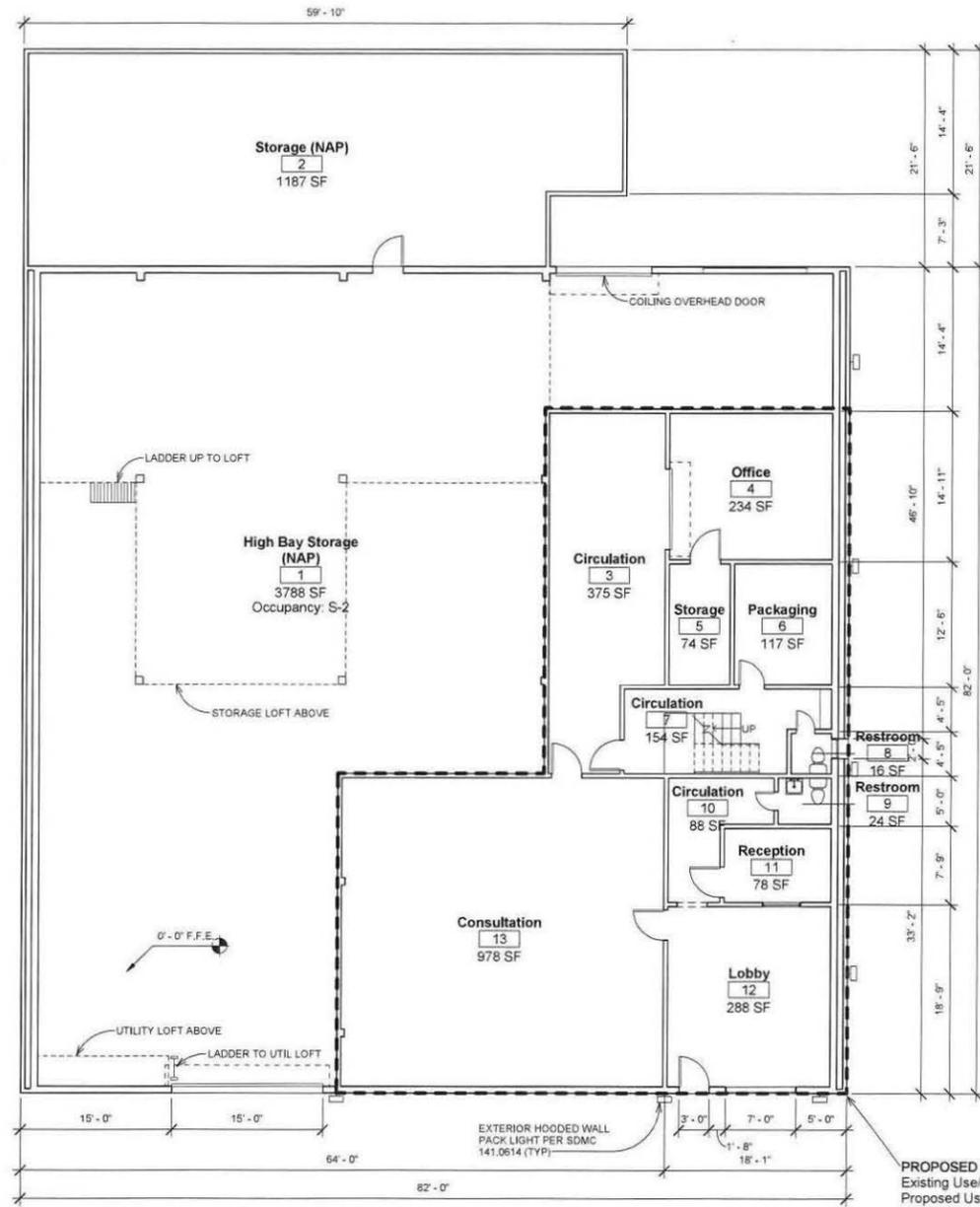
PREPARED IN THE OFFICE OF:

LATITUDE 33
PLANNING AND ENGINEERING
5355 MIRA SORRENTO PLACE, SUITE 650
SAN DIEGO, CA 92121
TEL. 858.751.0633
FAX. 858.751.0634

MEDICAL MARIJUANA CONSUMER COOPERATIVE (MMCC)

3225 BEAN STREET SAN DIEGO, CA 92101

CONDITIONAL USE PERMIT # _____



PROPOSED PREMISES
Existing Use/Occ: Offices & Storage / B, S-2
Proposed Use/Occ: Offices & Mercantile / B, M

NOTE: ALL PROPOSED USES AND OCCUPANCIES ARE EXISTING TO REMAIN UNLESS OTHERWISE NOTED

Project Name	Latitude 33 Planning and Engineering	Project No.	14
Address	5355 Mira Sorrento Place, Suite 650	Project Name	MMCC
Client Name	MMCC	Project No.	14
Client Address	3225 Bean Street	Project Name	MMCC
Client Phone	(619) 551-1111	Project No.	14
Client Email	info@latitude33.com	Project Name	MMCC
Project Address	3225 Bean Street	Project No.	14
Project City	San Diego, CA	Project Name	MMCC
Project State	CA	Project No.	14
Project Zip	92101	Project Name	MMCC
Project Title	7/16/2014 ADDED LIGHTING	Project No.	14

MMCC
3225 BEAN STREET

Sheet Title
CONDITIONAL USE PERMIT

PREPARED BY THE OFFICE OF

LATITUDE 33
PLANNING AND ENGINEERING
5355 MIRA SORRENTO PLACE, SUITE 650
SAN DIEGO, CA 92121
TEL. 858.751.0633
FAX. 858.751.0634

NOTE: PLANS ARE INTENDED FOR PLANNING SUBMITTAL AND GENERAL REVIEW ONLY. ALL ELEMENTS AND DIMENSIONS SHALL BE FIELD VERIFIED PRIOR TO BEGINNING WORK. DIMENSIONS AND ELEMENTS SHOWN HEREIN FOR PURPOSES OF CONSTRUCTION, PLANS ARE NOT FOR CONSTRUCTION.



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

Community Planning Committee Distribution Form Part 2

Project Name: 3225 Bean Street-MMCC	Project Number: 368324	Distribution Date: 05/16/2014
----------------------------------------	---------------------------	----------------------------------

Project Scope/Location:
 MIDWAY-PACIFIC HIGHWAY Conditional Use Permit (Process 3) for a Medical Marijuana Consumer Cooperative (MMCC) to operate in a 21,000 square foot building located at 3225 Bean Street. The 0.21-acre site is located in the IS-1-1 zone within the Midway/Bluff Bay General Plan Area, Council District 2. Notes Card=1.

Applicant Name: Matthew Fontana	Applicant Phone Number: (619) 256-1551
------------------------------------	-------------------------------------------

Project Manager: Patricia Gutierrez	Phone Number: (619) 446-5147	Fax Number: (619) 446-5215	E-mail Address: egutierrez@sandiego.gov
----------------------------------------	---------------------------------	-------------------------------	--------------------------------------------

Committee Recommendations to be completed for Initial Review:

	Members Yes	Members No	Members Abstain
<input type="checkbox"/> Vote to Approve			
<input checked="" type="checkbox"/> Vote to Approve With Conditions Listed Below <i>B</i>	5	3	0
<input type="checkbox"/> Vote to Approve With Non-Binding Recommendations Listed Below			
<input type="checkbox"/> Vote to Deny			
<input type="checkbox"/> No Action (Please specify, e.g., Need further information, Split vote, Lack of quorum, etc.)			<input type="checkbox"/> Continued

CONDITIONS:
See attached sheet

NAME: <i>Melanie Nickel</i>	TITLE: <i>Chair</i>
SIGNATURE: <i>Melanie Nickel</i>	DATE: <i>7-9-14</i>

Attach Additional Pages if Necessary.

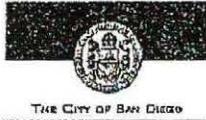
Please return to:
 Project Management Division
 City of San Diego
 Development Services Department
 1222 First Avenue, MS 302
 San Diego, CA 92101

Midway Community Planning Group action on project # 368324, 3225 Bean 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.
3. That the applicant add seven parking spaces to the project.



City of San Diego
Development Services
1222 First Ave., MS-302
San Diego, CA 92101
(619) 448-5000

Ownership Disclosure Statement

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

Project Title: 3225 Bean Street - MMCC-CUP
Project No. For City Use Only: 368324
Project Address: 3225 Bean Street (AKA) 3605 Pacific Highway, San Diego, CA 92101

Part I - To be completed when property is held by individual(s)

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter, as identified above, will be filed with the City of San Diego on the subject property, with the intent to record an encumbrance against the property. Please list below the owner(s) and tenant(s) (if applicable) of the above referenced property. The list must include the names and addresses of all persons who have an interest in the property, recorded or otherwise, and state the type of property interest (e.g., tenants who will benefit from the permit, all individuals who own the property). A signature is required of at least one of the property owners. Attach additional pages if needed. A signature from the Assistant Executive Director of the San Diego Redevelopment Agency shall be required for all project parcels for which a Disposition and Development Agreement (DDA) has been approved / executed by the City Council. Note: The applicant is responsible for notifying the Project Manager of any changes in ownership during the time the application is being processed or considered. Changes in ownership are to be given to the Project Manager at least thirty days prior to any public hearing on the subject property. Failure to provide accurate and current ownership information could result in a delay in the hearing process.

Additional pages attached Yes No

Name of Individual (type or print): Opal V. Bentley, Floyd J. And Opal V. Bentley
 Owner Tenant/Lessee Redevelopment Agency
Street Address: PO Box 83404
City/State/Zip: San Diego, CA 92138-3404
Phone No: (619) 818-2401
Signature: Opal V. Bentley Date: 4/12/14

Name of Individual (type or print): Floyd J. Bentley
 Owner Tenant/Lessee Redevelopment Agency
Street Address:
City/State/Zip:
Phone No: Fax No:
Signature: Floyd J. Bentley Date: 4/17/14

Owner Tenant/Lessee Redevelopment Agency
Street Address:
City/State/Zip:
Phone No: Fax No:
Signature: Date:

Owner Tenant/Lessee Redevelopment Agency
Street Address:
City/State/Zip:
Phone No: Fax No:
Signature: Date: