



THE CITY OF SAN DIEGO

REPORT TO THE HEARING OFFICER

HEARING DATE: September 16, 2015 REPORT NO. HO-15-114

ATTENTION: Hearing Officer

SUBJECT: TORREY HOLISTICS CLINIC MMCC
PROJECT NUMBER: 390943

LOCATION: 10671 Roselle Street, Suite 100

APPLICANT: Torrey Holistics Clinic, Inc., Tony Hall

SUMMARY

Issue: Should the Hearing Officer approve a Conditional Use Permit (CUP) to allow a Medical Marijuana Consumer Cooperative (MMCC) to operate in a 1,294 square-foot tenant space within an existing 9,687 square-foot building within the Torrey Pines Community Plan area?

Staff Recommendation: APPROVE Conditional Use Permit No. 1371299.

Community Planning Group Recommendation: On April 28, 2015, the Torrey Pines Community Planning Group voted 4-2-1 to deny the project (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 on September 24, 2014 (Attachment 8). An appeal of the CEQA determination was previously made and the City Council denied the CEQA appeal on August 3, 2015. The scope of the Hearing Officer's decision only includes the project, and not the environmental determination.

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.

The proposed project is a request for a CUP to operate a MMCC in a 1,294 square-foot tenant space within an existing two-story, 9,687 square-foot building located at 10671 Roselle Street. The 0.43-acre site is in the IL-3-1 Zone, Airport Influence Area (Miramar), the Airport Land Use Compatibility Overlay Zone, Accident Potential Zone 2 for Miramar, Coastal Overlay Zone (Appealable and Non-Appealable Area), Special Flood Hazard Area (100 Year Floodway and 100 Year Floodplain), Parking Impact Overlay Zone (Campus and Coastal), and the Coastal Height Limitation Overlay Zone within the Torrey Pines Community Plan area.

The existing 9,687 square-foot building was developed in 1983 per Building Permit No. A19801. The proposed MMCC, classified as commercial services, is allowed in the IL-3-1 zone with a CUP and is consistent with the community plan land use designation of Industrial. Although the site is within the Coastal Overlay Zone, it does not require a Coastal Development Permit because the project is not proposing additions or modifications to the structure and the MMCC is not an intensification of use requiring additional parking. The existing use on site, a massage studio, is a commercial service, consistent with the proposed MMCC use.

DISCUSSION

The proposed MMCC located at 10671 Roselle Street is proposing interior improvements that include a lobby, reception area, dispensary, secured storage area and restrooms. The 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. Public improvements include the replacement of the existing driveway with a 24-foot wide driveway.

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.

CONCLUSION

The CUP 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, the Torrey Pines 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. 1371299, with modifications.
2. Deny Conditional Use Permit No. 1371299, if the findings required approving the project cannot be affirmed.

Respectfully submitted,

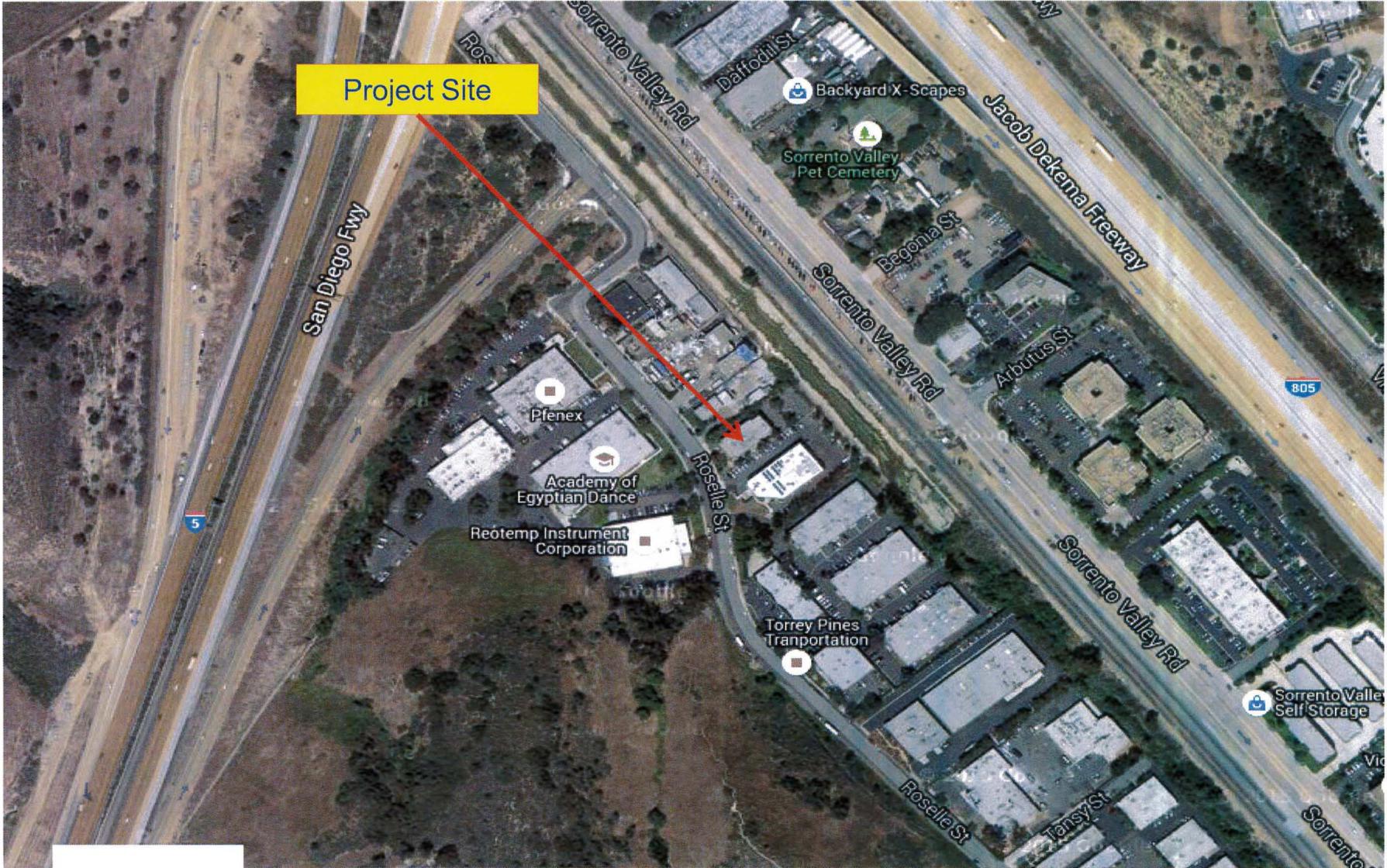


Edith Gutierrez, Development Project Manager

Attachments:

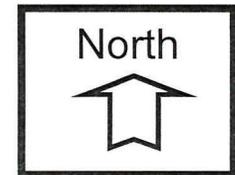
1. Aerial Photograph
2. Project Location Map
3. Community Plan Land Use Map
4. Draft Permit with Conditions
5. Draft Permit Resolution with Findings
6. 1000-Foot Radius Map
7. 1000-Foot Radius Map Spreadsheet
8. Notice of Right to Appeal Environmental Determination

9. Project Site Plan(s)
10. Community Planning Group Recommendation
11. Ownership Disclosure Statement



Location Aerial Photo

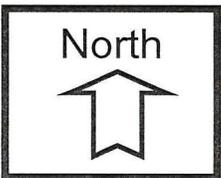
TORREY HOLISTICS CLINIC MMCC – 10671 ROSELLE STREET
PROJECT NO. 390943

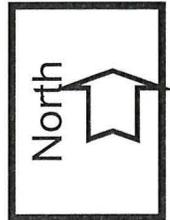
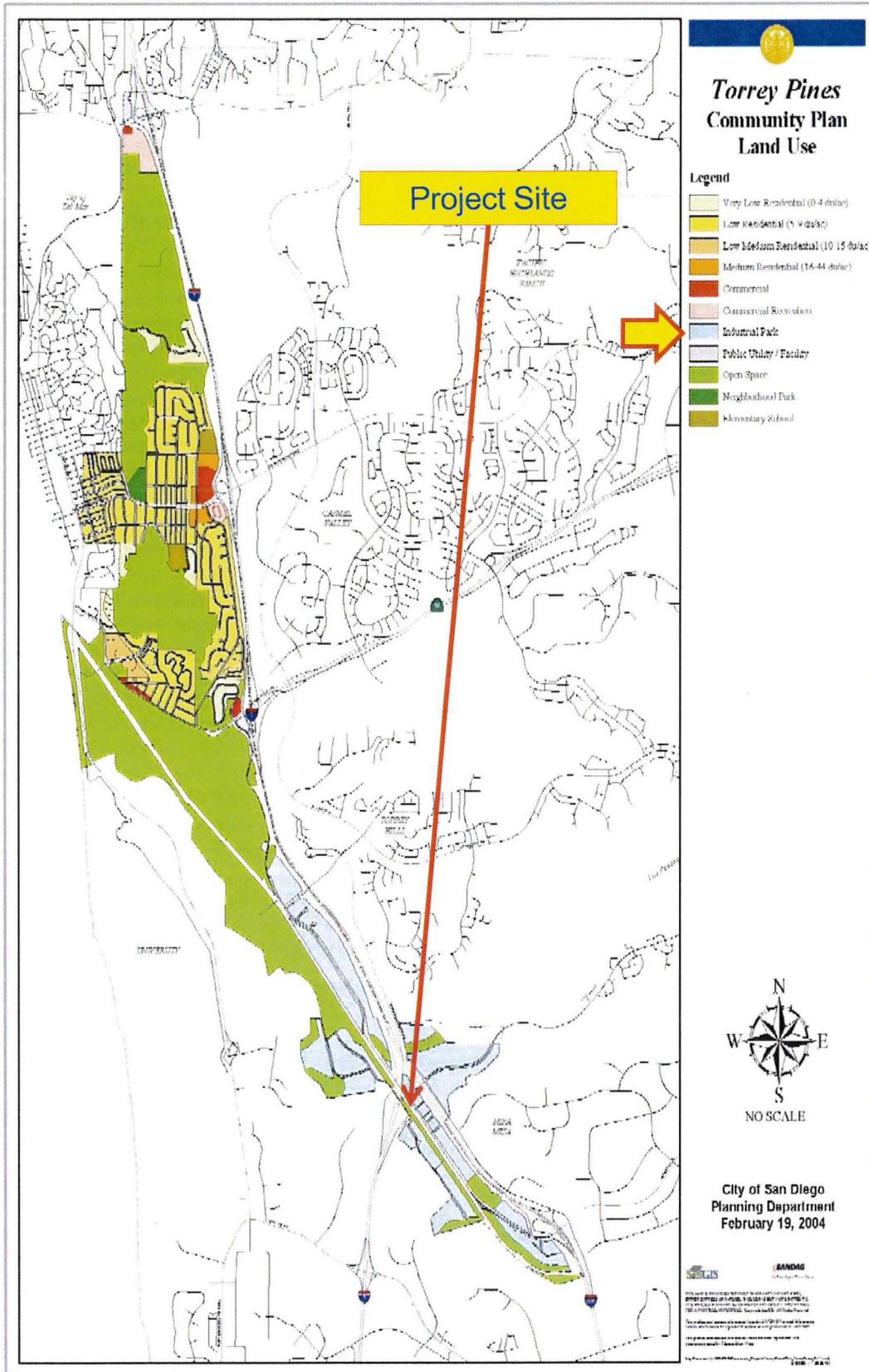




Project Location Map

TORREY HOLISTICS CLINIC MMCC – 10671 ROSELLE STREET
PROJECT NO. 390943





Land Use Map
TORREY HOLISTICS CLINIC MMCC – 16071 ROSELLE STREET
PROJECT NO. 390943



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: 24005165

CONDITIONAL USE PERMIT NO. 1371299
TORREY HOLISTICS CLINIC MMCC - PROJECT NO. 390943
HEARING OFFICER

This Conditional Use Permit No. 1371299 is granted by the Hearing Officer of the City of San Diego to GMG ENTERPRISES, Owner and, TORREY HOLISTICS CLINIC, INC., Permittee, pursuant to San Diego Municipal Code [SDMC] section 126.0305. The 0.43-acre site is located at 10671 Roselle Street in the IL-3-1 Zone, Airport Influence Area (Miramar), Airport Land Use Compatibility Overlay Zone, Accident Potential Zone 2 for Miramar, Coastal Overlay Zone (Appealable and Non-Appealable Area), Special Flood Hazard Area (100 Year Floodway and 100 Year Floodplain), Parking Impact Overlay Zone (Campus and Coastal), and the Coastal Height Limitation Overlay Zone within the Torrey Pines Community Plan area. The project site is legally described as: Lot 6, University Sorrento Industrial, Map No. 6218, October 31, 1968.

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 September 16, 2015, on file in the Development Services Department.

The project shall include:

- a. Operation of a Medical Marijuana Consumer Cooperative (MMCC) in a 1,294 square-foot tenant space (Suite 100) within an existing 9,687 square-foot building on a 0.43-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 October 1, 2018.
2. This Conditional Use Permit [CUP] and corresponding use of this MMCC shall expire on October 1, 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 1,294 square-foot tenant space shall be limited to the MMCC and any use permitted in the IL-3-1 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 and a metal detector to the satisfaction of Development Services Department. This facility shall also include alarms and two armed security guards to the extent the possession of a firearm is not in conflict with 18 U.S.C. § 922(g) and 27 C.F.R § 478.11. Nothing herein shall be interpreted to require or allow a violation of federal firearms laws. The security guards shall be licensed by the State of California. One security guard must be on the premises 24 hours a day, seven days a week, the other must be present during business hours. The security guards should only be engaged in activities related to providing security for the facility, except on an incidental basis. The cameras shall have and use a recording device that maintains the records for a minimum of 30 days.
17. The Owner/Permittee shall install bullet resistant glass, plastic, or laminate shield at the reception area to protect employees.
18. The Owner/Permittee shall install bullet resistant armor panels or solid grouted masonry block walls, designed by a licensed professional, in the reception area and vault room.
19. 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.
20. The MMCC shall operate only between the hours of 7:00 a.m. and 9:00 p.m., seven days a week.
21. 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.
22. 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 24 hours.
23. Medical marijuana shall not be consumed anywhere within the 0.43-acre site.

24. The Owner/Permittee or operator shall post anti-loitering signs near all entrances of the MMCC.

25. 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:

26. Prior to the issuance of any building permit, the Owner/Permittee shall assure by permit and bond the replacement of the existing driveway with a 24-foot wide City standard driveway, on Roselle Street, per Standard Drawing SDG-159, satisfactory to the City Engineer.

TRANSPORTATION REQUIREMENTS:

27. No fewer than 32 off-street parking spaces (with 32 off-street parking spaces provided; including 1 disabled accessible spaces shall be permanently maintained on the property within the approximate location shown on the project's Exhibit "A." Further, all on-site parking stalls and aisle widths shall be in compliance with requirements of the San Diego Municipal Code (SDMC), and shall not be converted and/or utilized for any other purpose, unless otherwise authorized in writing by the appropriate City decision maker in accordance with the SDMC.

POLICE DEPARTMENT RECOMMENDATION:

28. 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 September 16, 2015 and
Resolution No. HO-XXXX.

Conditional Use Permit No. 1371299 /PTS No. 390943
Date of Approval: September 16, 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.**

GMG ENTERPRISES
Owner

By _____
Greg King
Partner

GMG ENTERPRISES
Owner

By _____
Michael Schwartz
Partner

GMG ENTERPRISES

Owner

By _____

Gil Kort

Partner

TORREY HOLISTICS CLINIC, INC

Permittee

By _____

Tony Hall

President

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

HEARING OFFICER
RESOLUTION NO. HO-
CONDITIONAL USE PERMIT NO. 1371299
TORREY HOLISTICS CLINIC MMCC - PROJECT NO. 390943

WHEREAS, to GMG ENTERPRISES, Owner and, TORREY HOLISTICS CLINIC, INC., Permittee, filed an application with the City of San Diego for a permit to operate a Medical Marijuana Consumer Cooperative (MMCC) in a 1,294 square- foot tenant space within an existing 9,687 square-foot building (as described in and by reference to the denied Exhibits "A" and corresponding conditions of approval for the associated Permit No. 1371299), on portions of a 0.43-acre site;

WHEREAS, the project site is located at 10671 Roselle Street in the IL-3-1 Zone, Airport Influence Area (Miramar), the Airport Land Use Compatibility Overlay Zone, Accident Potential Zone 2 for Miramar, Coastal Overlay Zone (Appealable and Non-Appealable Area), Special Flood Hazard Area (100 Year Floodway and 100 Year Floodplain), Parking Impact Overlay Zone (Campus and Coastal), and the Coastal Height Limitation Overlay Zone within the Torrey Pines Community Plan area;

WHEREAS, the project site is legally described as Lot 6, University Sorrento Industrial, Map No. 6218, October 31, 1968;

WHEREAS, on May 12, 2015, 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 August 3, 2015 pursuant to Resolution No. 309959;

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 September 16, 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 a MMCC in a 1,294 square-foot tenant space within an existing 9,687 square-foot building. The 0.43-acre site is located at 10671 Roselle Street in the IL-3-1 Zone, Airport Influence Area (Miramar), Airport Land Use Compatibility Overlay Zone, Accident Potential Zone 2 for Miramar, Coastal Overlay Zone (Appealable and Non-Appealable Area), Special Flood Hazard Area (100 Year Floodway and 100 Year Floodplain), Parking Impact Overlay Zone (Campus and Coastal), and the Coastal Height Limitation Overlay Zone within the Torrey Pines Community Plan area. The project site is designated Industrial by the Torrey Pines Community Plan and Prime Industrial Land by the Economic Prosperity Element of the General Plan.

All of the surrounding parcels are in the IL-3-1 zone and the existing uses are consistent with the 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, 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 1,294 square-foot tenant space is located on the first floor an existing 9,687 square-foot, two-story building located at 10671 Roselle Street. The project proposes interior improvements only that include a lobby, reception area, dispensary, secured storage area and restrooms. 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. Public improvements include the replacement of the existing driveway with a 24-foot wide driveway.

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. 1371299. 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 9,687 square-foot, two-story building located at 10671 Roselle Street was developed in 1983 per Building Permit No. A19801. The project proposes interior improvements only that include a lobby,

reception area, dispensary, offices, restrooms, packaging and storage. The project proposes interior improvements only that include a lobby, reception area, dispensary, secured storage area and restrooms. 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. Public improvements include the replacement of the existing driveway with a 24-foot wide driveway.

MMCCs are allowed in the IL-3-1 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 Industrial land use designation. 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 Land Development Code.

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

The proposed MMCC is in the IL-3-1 Zone, designated Industrial within the Torrey Pines Community Plan area and allowed with a Conditional Use Permit. 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. All of the surrounding parcels are in the IL-3-1- Zone and the existing uses are consistent with the 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. 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. 1371299 is hereby APPROVED by the Hearing Officer to the referenced

Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit No. 1371299, a copy of which is attached hereto and made a part hereof.

Edith Gutierrez
Development Project Manager
Development Services

Adopted on: September 16, 2015

Job Order No. : 24005165

1000-Foot Radius Map Spreadsheet			
Project Name:	Torrey Holistic Clinic		
Address :	10671 Roselle St. San Diego, CA		
Date:	September 1, 2014		
Use	Address	Assessor Parcel No.	Business Name
Fitness Center and racquetball	10999 Sorrento Valley Rd	340-160-34-00, 340-160-33-00	Sorrento Valley Racquetball & Fitness
Yoga	10999 Sorrento Valley Rd	340-160-34-00, 340-160-33-00	Yoga80
Real Estate Leasing	10951 Sorrento Valley Rd Suite 1-A	340-160-33-00	Siemienowski & Assoc
Massage	10951 Sorrento Valley Rd Suite-1-B	340-160-33-00	Center for Message and Holistic Therapy
Real Estae Leasing office	10951 Sorrento Valley Rd Suite- 1-C	340-160-33-00	Cal-Sorrento LTD
Accupuncture	10951 Sorrento Valley Rd Suite 1-D	340-160-33-00	Lily's TCM Center
Salon	10951 Sorrento Valley Rd Suite 1-E	340-160-33-00	Vida Beauty Bar
Commercial Real Estate	10951 Sorrento Valley Rd Suit 2-A,B	340-160-33-00	CFI Commercial Faculities Inc
Finance	10951 Sorrento Valley Rd Suite 2 -C	340-160-33-00	CSC Ivestment Group
vacant	10951 Sorrento Valley Rd Suite D,E	340-160-33-00	Vacant
Psychologist	10951 Sorrento Valley Rd Suite 2 F	340-160-33-00	Caldwell - Clarke Counseling
Attorney	10951 Sorrento Valley Rd Suite 2 G	340-160-33-00	Fuess and Davidenns Law
Skin Care Beauty	10951 Sorrento Valley Rd 2 H	340-160-33-00	Visage - Nico
Vacant	10951 Sorrento Valley Rd 2 I	340-160-33-00	Vacant
Vacant	10951 Sorrento Valley Rd 2 J	340-160-33-00	Vacant
Internet Sales	10951 Sorrento Valley Rd 2 K	340-160-33-00	Roshambo Baby Inc
Salon	10855 Sorrento Valley Rd suite 100	340-120-39-00	Hairs where its at
Finance	10855 Sorrento Valley Rd suite 101	340-120-39-00	Bank Transactions Inc.
Beauty Products	10855 Sorrento Valley Rd suite 102	340-120-39-00	Aimes systems
Vacant	10855 Sorrento Valley Rd suite 200	340-120-39-00	Vacant
Finance Banking	10855 Sorrento Valley Rd Suite 201	340-120-39-00	Bank Transactions Inc
Printing	10855 Sorrento Valley Rd Suite 202	340-120-39-00	Live in a Story
Vacant	10855 Sorrento Valley Rd Suite 203	340-120-39-00	Vacant
Print Media	10855 Sorrento Valley Rd suite 204	340-120-39-00	Peru Productions
Communications	10855 Sorrento Valley Rd suite 205	340-120-39-00	Cluster Wireless

Vacant	10855 Sorrento Valley Rd Suite 206	340-120-39-00	Vacant
Communications	10855 Sorrento Valley Rd suite 207	340-120-39-00	Wills Communications
Vacant	10855 Sorrento Valley Rd Suite 1	340-120-39-00	Vacant
Violin and Cello Sales	10855 Sorrento Valley Rd suite 2, 3	340-120-39-00	San Diego String Instrument
Automotive	10855 Sorrento Valley Rd suite 4	340-120-39-00	Auto Vintaery
Pet supplies	10855 Sorrento Valley Road, Suite 5	340-120-39-00	Absolute Pawfection
Whole sale furniture	10855 Sorrento Valley Rd suite 6	340-120-39-00	Enticing Tables
Womens Gym	10855 Sorrento Valley Rd suite 7,8	340-120-39-00	Curves Gym
Music And Art Supply	10855 Sorrento Valley Rd suite 9	340-120-39-00	Sanctuary Art and Music
Window Supply	10855 Sorrento Valley Rd suite 10	340-120-39-00	Builders window supply
BackYard Landscape supplies	10835 Sorrento Valley Rd	340-120-42-00	Back Yard X-Scapes
Pet Cemetary	10801 Sorrento Valley Rd	340-120-40-00	Sorrento Pet Cemetary
construction	3880 Begonia St	340-120-36-00	Concrete Cutting Co.
Landscape	3880 Begonia St	340-120-36-00	One Trip Tree Serrvice
Credit Union	10715 Sorrento Valley Rd.	340-120-24-00	San Diego County Credit Union
Insurance services	10717 Sorrento Valley Rd	340-120-21-00	Wateridgr Insurance Services
Management solutions	10675 Sorrento Valley Rd	340-081-01-00	Proкуро
Biotech/ Hi tech	10675 Sorrento Valley Rd	340-081-01-00	Volarix
Biotech/ Hi-tech	10675 Sorrento Valley Rd	340-081-01-00	Vertex
Biotech/ Hi-tech	10675 Sorrento Valley Rd	340-081-01-00	Apex
Biotech	10665 Sorrento Valley Rd	340-081-01-00	Nex Bio
Biotech	10655 Sorrento Valley Rd	340-081-01-00	Histogen
Hitech	10555 Sorrento Valley Rd	340-081-10-200	Qualcomm
Vacant	10649-10769 Vista Sorrento	340-160-32-00	Vacant
Vacant	3770 Tansy St	340-080-58-00	Vacant
Vacant	10505 Roselle St	340-080-05-900	Vacant
Vacant	10575 Roselle St	340-080-25-00	Vacant
Vacant	10581 Roselle St	340-080-25-00	Vacant
Hitech	10623 Roselle St	340-080-61-00	Acces I/O Products Inc
Vacant	10633 Roselle St suite A,B,C	340-080-60-00	Vacant
Reasearch	10633 Roselle suite E, F	340-080-60-00	Med E Cell
auto/ tech	10633 Roselle St Suite G, H	340-080-60-00	Performance Automation Solutions Inc

vacant	10635 Roselle St Suite A. B	340-080-36-00	Vacant
Real Estate	10635 Roselle St Suite C	340-080-36-00	Advanced property solutions
Research	10635 Roselle St Suite D-H	340-080-36-00	Biotox Sciences
Electronic repair	10637 Roselle St Suite A	340-080-36-00	AFM Micro Electronics
Transportation/ Limo	10637 Roselle St Suite B	340-080-36-00	Torrey Pines Transport
Biotech	10637 Roselle St Suite C	340-080-36-00	Bio Miga
woodwork/ construction	10637 Roselle St Suite D	340-080-36-00	Kalmark Construction
Landscaping	10637 Roselle St Suite E,F,G	340-080-36-00	Del Sol Landscaping
woodwork/ construction	10637 Roselle St Suite H	340-080-36-00	Populale Displays
Componet Repair	10639 Roselle St Suite A B ,	340-080-36-00	TPG
Photography/ Advertising	10639 Roselle St Suite C	340-080-36-00	Studio M
Market Research	10639 Roselle St Suite D,E, F	340-080-36-00	Ruiben Klamar ToyLab
Manufacturing	10639 Roselle St Suite H	340-080-36-00	Allen Beels Surf Boards
Medical Research	10655 Roselle St Suite 100	340-150-30-00	Citrails
Medical Tech	10655 Roselle St Suite 103	340-150-30-00	Scan Physics LLC
Vacant/ Under construction	10655 Roselle (all other suites)	340-150-30-00	Vacant
Manufacturing/ Guages	10656 Roselle St	340-030-42-00	Reo Temp
Holistic Massage	10671 Roselle St Suite 100	340-150-21-00	Ananda Wellness
Automotive Internet Sales	10671 Roselle St Suite 101	340-150-21-00	G13 Motors, John Fike , Shera Motors
Personal Trainer	10671 Roselle St Suite 102	340-150-21-00	Beginners Mind Method
Courier Dispatch	10671 Roselle St Suite 200-203	340-150-21-00	Ligntning Messaging Sevice
Construction/ Stucco	10684 Roselle St	340-150-20-00	Apptek Industries
City of SD - Pump Station	10745 Roselle St	340-150-29-00	Pump Station 64 City of SD
Auto Repair	10739 Roselle St	340-150-17-00	Service Excellence Auto
Label Manufacturing	10741 Roselle St	340-150-17-00	Rule Manufacturing
Woodworking	10749 Roselle St	340-150-26-00	WoodWorks West
construction	10788 Roselle St suite 1	340-030-41-00	Alcala
Laboratories	10788 Roselle St suite2	340-030-41-00	Charles River labs
Adult Belly Dancing	10788 Roselle St suite 3	340-030-41-00	Egyptian Dance Academy
Biotech	10790 Roselle St	340-030-40-00	Pfenex
laboratories	10792 Roselle St	340-030-40-00	Charles Rivers Labs



THE CITY OF SAN DIEGO

Date of Notice: May 12, 2015

NOTICE OF RIGHT TO APPEAL ENVIRONMENTAL DETERMINATION

DEVELOPMENT SERVICES DEPARTMENT
SAP No. 24005165

PROJECT NAME/NUMBER: Torrey Holistics Clinic MMCC/390943

COMMUNITY PLAN AREA: Torrey Pines

COUNCIL DISTRICT: 1

LOCATION: The project is located at 10671 Roselle Street, Suite 100, San Diego, CA 92121.

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 within a 1,294-square-foot suite in an existing 9,687 square-foot building located at 10671 Roselle Street on a 0.438-acre site located within the Torrey Pines Community Plan Area; the site is designated for industrial use. The site is designated as Prime Industrial by the Economic Prosperity Element of the General Plan. The project site is zoned IL-3-1 and located within the Coastal Overlay Zone (appealable and non-appealable), the Airport Influence Area for Miramar, the Airport Land Use Compatibility Overlay Zone, Accident Potential Zone 2 for Miramar, Special Flood Hazard Area (100 Year Floodway and 100 Year Floodplain), Parking Impact Overlay Zone (Campus and Coastal), 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:

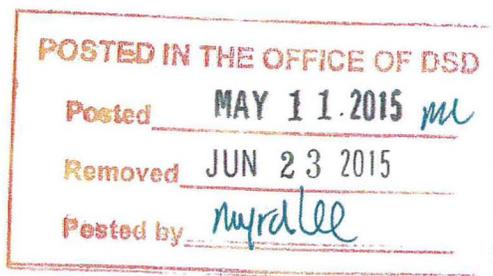
**1222 First Avenue, MS 501
San Diego, CA 92101
(619) 446-5147**

PHONE NUMBER:

On May 12, 2015, 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 (May 27, 2015). 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.



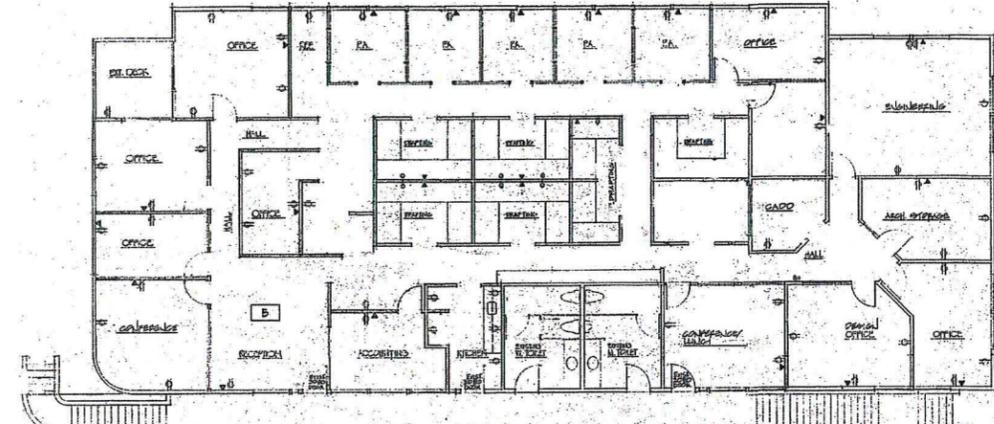
GENERAL NOTES:

- ALL SIGNAGE WILL BE LIMITED TO TWO TYPEFACES AND TWO COLORS - POLE SIGNS ARE PROHIBITED. NO SIGNS SHALL PROTRUDE ABOVE THE PARAPET/TOP OF BUILDING & GROUND MOUNTED SIGNS SHALL NOT EXCEED 5 FT. IN HEIGHT.
- SITE USES NOW AND IN FUTURE MAY BE ANY USE PERMITTED IN THE L-3-1 ZONE ONLY.
- CONSULTATIONS BY MEDICAL PROFESSIONALS SHALL NOT BE A PERMITTED ACCESSORY USE AT THE MEDICAL MARIJUANA CONSUMER COOPERATIVE AND SHALL ONLY CONTAIN THE NAME OF THE BUSINESS LISTED TO TWO COLORS.
- SIGNS SHALL BE POSTED ON THE OUTSIDE OF THE MEDICAL MARIJUANA CONSUMER COOPERATIVE AND SHALL ONLY CONTAIN THE NAME OF THE BUSINESS LISTED TO TWO COLORS.
- SDMC MEMPH STATES THAT THE NAME AND EMERGENCY CONTACT PHONE NUMBER OF AN OPERATOR OR MANAGER SHALL BE POSTED IN A LOCATION VISIBLE FROM OUTSIDE OF THE MEDICAL MARIJUANA CONSUMER COOPERATIVE IN CHARACTER SIZE AT LEAST TWO INCHES IN HEIGHT.
- USE OF VENDING MACHINES WHICH ALLOW ACCESS TO MEDICAL MARIJUANA EXCEPT BY A RESPONSIBLE PERSON AS DEFINED IN SAN DIEGO MUNICIPAL CODE SECTION 16.060, IS PROHIBITED FOR PURPOSES OF THIS SECTION. A VENDING MACHINE IS ANY DEVICE WHICH ALLOWS ACCESS TO MEDICAL MARIJUANA WITHOUT A HUMAN INTERMEDIARY.
- 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.
- THIS CONDITIONAL USE PERMIT AND CORRESPONDING USE OF THIS SITE SHALL EXPIRE FIVE YEARS FROM THE DATE OF ISSUANCE OF THIS PERMIT. UPON EXPIRATION OF THIS PERMIT, THE FACILITIES AND IMPROVEMENTS DESCRIBED HEREIN SHALL BE REMOVED FROM THIS SITE AND THE PROPERTY SHALL BE RESTORED TO ITS ORIGINAL CONDITION PRECEDED APPROVAL OF THIS PERMIT.
- THE OWNER OR OPERATOR SHALL MAINTAIN THE PREMISES, ALL ADJACENT PUBLIC SIDEWALKS, AND THE AREAS UNDER THE CONTROL OF THE OWNER OR OPERATOR FREE OF GRAPPLI AND LITTER AT ALL TIMES. THE OWNER OR OPERATOR SHALL PROVIDE FOR DAILY REMOVAL OF ALL TRASH, LITTER AND DEBRIS. THE OWNER OR OPERATOR SHALL REMOVE GRAPPLI WITHIN 48 HOURS OF THE APPLICATION.
- SDMC MEMPH STATES THAT SECURITY SHALL BE PROVIDED, WHICH SHALL INCLUDE OPERABLE CAMERAS, ALARMS AND A SECURITY GUARD. THE SECURITY GUARD SHALL BE LICENSED BY THE STATE OF CALIFORNIA AND SHALL BE PRESENT AT THE SITE DURING ALL BUSINESS HOURS. THE SECURITY GUARD SHALL ONLY BE ENGAGED IN ACTIVITIES RELATED TO PROVIDING SECURITY FOR THE FACILITY, EXCEPT ON AN INCIDENTAL BASIS.
- PROVIDE BUILDING ADDRESS NUMBERS, VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY PER MAPS POLICY P-200-6 (CPC 5014.1).
- USES ON THE PREMISES SHALL BE LIMITED TO THE MEDICAL MARIJUANA CONSUMER COOPERATIVE AND ANY USES PERMITTED IN THE L-3-1 ZONE.

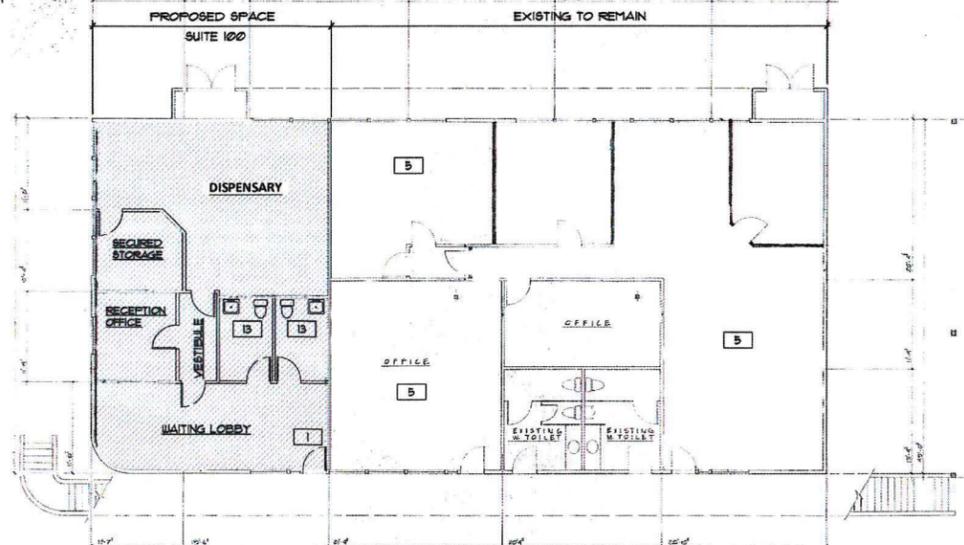
SITE PLAN SUMMARY NOTES:

PROJECT ADDRESS: 10671 ROSELLE STREET, SUITE 100, SAN DIEGO, CA 92121
LEGAL: LOT 6, MAP 6218, SAN DIEGO, SUBDIV. UNIVERSITY SORRENTO INDUST.
APN: 340-150-21-00
OWNER: G M G ENTERPRISES
APPLICANT: Torrey Pines Holistic Clinic
Point of Contact: Rollins Construction Consulting (619) 269-4868
CONSTRUCTION TYPE: V-B (Wood Framing)
OCCUPANCY CLASSIFICATION: B / S-1
ZONE: IL-3-1 / **OVERLAY ZONES:** CITY COASTAL (NON-Appealable & Appealable) / MCAS MIRAMAR AIRPORT INFLUENCE AREA
ENVIRONMENTALLY SENSITIVE LANDS: FEMA FLOODWAY & FLOODPLAINS (FJ 100, FP 100, FP 500)
GROSS SITE AREA: 19,109 sq ft.
FLOOR AREA (BUILDING): 9,687 sq ft. (1,294 S.F. - PROPOSED TENANT SPACE)
EXISTING USE: B (Office) / M (Commercial Service) / S-1
PROPOSED USE: B (Office) / M (Commercial Service) / S-1
YEAR CONSTRUCTED: 1984
GEOLOGIC HAZARD CATEGORY: 3I
LANDSCAPE AREA: 3,912 S.F. - NET (All Existing to Remain)
SHEET CONTENT: A) Site Plan Summary B) Vicinity Map C) SITE PLAN D) Floor Plans
Applying for Conditional Use Permit, Site Development Permit & Coastal Devel. Permit
 Proposed Medical Marijuana Consumer Cooperative
 Site to remain as is. Structure to remain unchanged.
 Property lines to remain unchanged.
 No proposed deviations.
 No proposed Building Improvements or developments.
 No proposed deviations to setbacks, building height, or FAR.
Scope of work to include:
 1) Exterior lighting for the immediate surrounding area as required. Lighting shall be oriented to deflect light away from adjacent properties. (See also notes below)
 2) Interior lighting as required & as indicated in Notes below
 3) Security: Security guard, operable cameras, and alarms as required & noted
 4) Exterior business sign posted will be limited to two colors as noted below.
Hours of Operations: 10:00AM to 5:00PM, seven days a week.
 No changes in grade.
 No environmentally sensitive land or change in drainage patterns.
 No proposed street improvements, bus stops, or easements.
 Not dangerous or a hazard to the community or public safety.
 Not a hazard to the environment.
EXTERIOR ELEVATIONS: No Building Elevation Changes Proposed (Existing to Rem.)
HISTORICAL RESOURCES INFORMATION: N/A for building.
LANDSCAPE DEVELOPMENT PACKAGE: N/A for building.
OTHER TECHNICAL STUDIES: N/A for building.

REVISIONS	DATE
4-10-15	



2ND FLOOR PLAN (No Work Under This Contract)



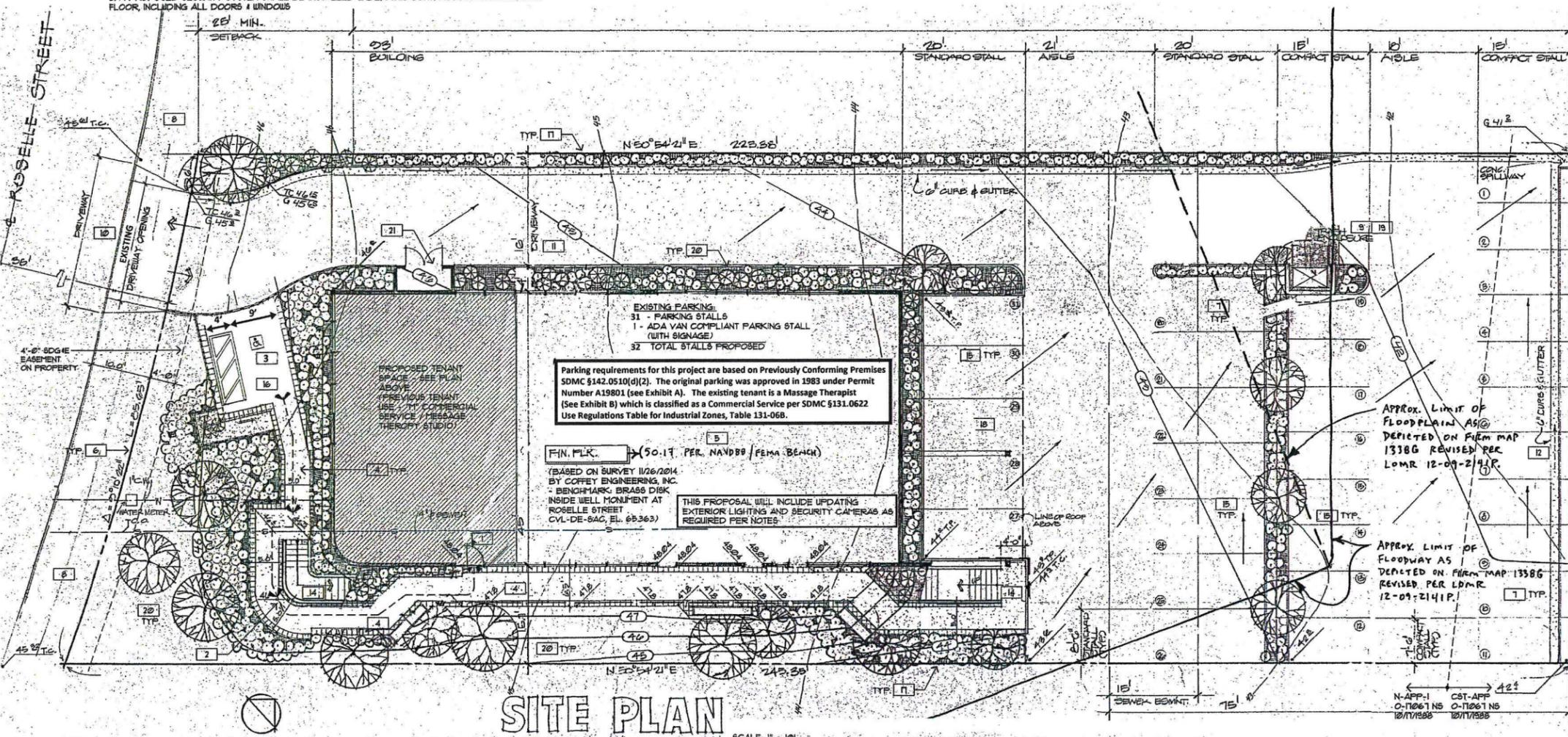
1ST FLOOR PLAN (Proposed Tenant + Existing Tenant to Remain)

FLOOR PLANS

SCALE: 3/32" = 1'-0"

GENERAL PLAN NOTES:

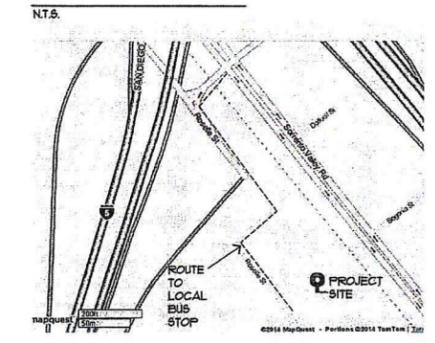
- THIS PROPOSAL INCLUDES INSTALLING INTERIOR SECURITY BARS ON ALL WINDOWS WITHIN THE FIRST FLOOR SPACE AS REQUIRED THAT MEET ALL CURRENT CODES AND REQUIREMENTS.
- ALL PRIMARY DOORS ARE ACCESSIBLE (MINIMUM 3'-0" DOOR WITH MINIMUM 32" CLEAR ACCESS). IF THERE ARE ACCESS ISSUES, THE DOOR OR OPENING SHALL BE CORRECTED UNDER THIS CONTRACT.
- A PROPOSED SECURITY SYSTEM SHALL BE INSTALLED UNDER THIS CONTRACT FOR THE ENTIRE 1ST FLOOR, INCLUDING ALL DOORS & WINDOWS.



SITE PLAN

SCALE: 1" = 10'

VICINITY MAP:

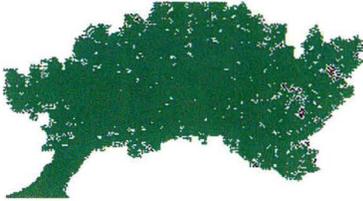


PLAN SPECIFIC NOTES:

- FULLY ACCESSIBLE PRIMARY ENTRANCE AS INDICATED.
- HEAVY DASHED LINE INDICATES EXISTING FULLY ACCESSIBLE PATH OF TRAVEL TO REMAIN.
- FULLY ACCESSIBLE VAN PARKING AND SIGNAGE
- EXISTING FULLY ACCESSIBLE CONCRETE WALK TO BE MODIFIED AS NECESSARY
- EXISTING TENANT SPACE/PARCEL NOT IN THIS CONTRACT.
- PROPERTY LINE AS INDICATED
- EXISTING PARKING STALL TO REMAIN
- EXISTING PUBLIC SIDEWALK TO REMAIN
- TRASH & RECYCLE RECEPTACLES LOCATION AS INDICATED (SCREENED)
- EXISTING DRIVEWAY
- EXISTING DRIVE ISLE TO PARKING TO REMAIN - RESEAL/SLURRY AS NECESSARY
- EXISTING DRAINAGE SWALE TO REMAIN
- NEW FULLY ACCESSIBLE TOILET ROOM (1 - MEN & 1 - WOMEN)
- EXISTING ACCESS STAIRS TO UPPER LEVEL TO REMAIN
- EXISTING STRIPING AS INDICATED - REPAINT IF NECESSARY
- EXISTING WHEEL STOP AS INDICATED
- EXISTING CHAIN LINKED FENCING TO REMAIN
- EXISTING COVERED PARKING AREA TO REMAIN
- EXISTING 6'-0" HIGH CHU TRASH ENCLOSURE WITH SLATTED W/ SCREENING GATE
- EXISTING LANDSCAPING TO REMAIN - NO NEW LANDSCAPING NEEDED AS THERE ARE NO ADJUSTMENTS TO THE EXISTING PARKING LOT
- EXISTING ELECTRICAL ROOM TO REMAIN

**Proposed Commercial Services
 Consumer Cooperative**
 10671 ROSELLE STREET, SUITE 100
 SAN DIEGO, CALIFORNIA 9 2121

Date	01/09/2015
Scale	AS NOTED
Drawn	SP/LC
Job	10671RCS
Sheet	1



Torrey Pines Community Planning Board
 2758 Caminito Cedros, Del Mar, CA 92014
www.torreypinescommunity.org

BOARD MEMBERS: Noel Spaid, Chair; Dee Rich, Vice Chair; Patti Ashton, Treasurer; Jake Mumma, Secretary; Richard Caterina; Barbara Cerny; Nancy Moon; Norman Ratner; Bob Shopes; Pat Whitt; Michael Yanicelli

Torrey Pines Community Planning Board

SPECIAL MEETING MINUTES

MONDAY, APRIL 27, 2015 at 7:00 PM
Del Mar Hills Academy, Performing Arts Center
14085 Mango Drive, Del Mar CA 92014

NOTE: Times assigned for each item are approximate. Agenda items and order are subject to modification at the beginning of the meeting at the discretion of the Chair. Any item may be pulled from Consent Agenda and added to the regular agenda by request. To request an agenda in alternative format - sign language, oral interpreter or Assistive Listening Devices (ALDs) - please contact the Planning Department at (619) 236-6879 five (5) working days prior to the meeting to insure availability.

CALL TO ORDER/INTRODUCTIONS -

- The meeting was called to order at 7:00 p.m. by Noel Spaid.

Attendance -

Board Member:	Present	Excused	Absent
Patti Ashton	X		
Richard Caterina			X
Barbara Cerny	X		
Nancy Moon	X		
Jake Mumma	X		
Norman Ratner	X		
Dee Rich	X		
Bob Shopes	X		
Noel Spaid	X		
Pat Whitt			X
Michael Yanicelli			X

A. NON-AGENDA PUBLIC COMMENT –

- None.

B. MODIFICATIONS TO THE AGENDA –

- None.

ACTION ITEMS – Action Items this Month**A. New Dog Tending Business in Sorrento Valley – Camp Run-A-Mutt**

- The Board received information and a presentation on Camp Run-A-Mutt during April's Board Meeting.
- The project has only 1 clearance left, the Trip Generation Fee, with the city.
- Dee Rich motioned to approve the project, with Noel Spaid seconding the motion. The motion passed with the Board unanimously in favor.

**B. Medical Marijuana – Sorrento Valley Site**

- The Board received information and presentations regarding the project at previous month's meetings.
- It was discussed that the proposed project site is within 1000 feet of a wildlife corridor, not all parking spaces claimed actually exist, the ADA parking space is unusable, and the lighting around the site is not sufficient.
- As such, the Board voted to deny the proposed MMD Project 4-2 with 1 abstention.

C. Reappointment Of Current Seats To New Term – Jake Mumma, Patti Ashton, Pat Whitt, Mike Yanicelli

- Noel Spaid motioned to reappoint Jake Mumma, Patti Ashton, Pat Whitt, and Mike Yanicelli in their current seats to a new term, with Dee Rich seconding the motion. The motion passed with the Board unanimously in favor.

D. Appointment Of Officers

- Bob Shopes motioned to approve the appointment of Officers, seconded by Barb Cerney. The motion passed with the Board unanimously in favor.

The meeting was adjourned at 8:00pm.



City of San Diego
 Development Services
 1222 First Ave., MS-302
 San Diego, CA 92101
 (619) 446-5000

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: Torrey Holistics Clinic Project No. For City Use Only: 390943

Project Address:
 106761 Roselle St, Ste 100, San Diego, CA

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): Tony Hall
 Owner Tenant/Lessee Redevelopment Agency
 Street Address: 4876 Santa Monica Ave. #210
 City/State/Zip: San Diego, CA 92107
 Phone No: 619-807-7044 Fax No: _____
 Signature: [Signature] Date: 10/22/14

Name of Individual (type or print): _____
 Owner Tenant/Lessee Redevelopment Agency
 Street Address: _____
 City/State/Zip: _____
 Phone No: _____ Fax No: _____
 Signature: _____ Date: _____

Name of Individual (type or print): _____
 Owner Tenant/Lessee Redevelopment Agency
 Street Address: _____
 City/State/Zip: _____
 Phone No: _____ Fax No: _____
 Signature: _____ Date: _____

Name of Individual (type or print): _____
 Owner Tenant/Lessee Redevelopment Agency
 Street Address: _____
 City/State/Zip: _____
 Phone No: _____ Fax No: _____
 Signature: _____ Date: _____

