



THE CITY OF SAN DIEGO

REPORT TO THE PLANNING COMMISSION

DATE ISSUED: September 9, 2015 **REPORT NO.** PC-15-059

ATTENTION: Planning Commission, Agenda of September 17, 2015

SUBJECT: APPEAL OF THE HEARING OFFICER'S DECISION TO DENY
A CONDITIONAL USE PERMIT & SITE DEVELOPMENT PERMIT
FOR 3385 SUNRISE STREET MMCC - PROJECT NO. 368337
(PROCESS 3).

REFERENCE: Report to the Hearing Officer; Report No. HO-15-035 (Attachment 1-12).

**OWNER/
APPLICANT:** SAM J. & SUSAN L. CECI/
Alternative Health Cooperation, Inc., Jacqueline Stein

SUMMARY

Issue: Should the Planning Commission approve or deny an appeal of the Hearing Officer's decision to deny a Conditional Use Permit (CUP) and Site Development Permit (SDP) to allow a Medical Marijuana Consumer Cooperative (MMCC) to operate in a 4,412 square-foot building on a 0.16-acre site within the Southeastern San Diego Community Plan area?

Staff Recommendation: Uphold the appeal, Reverse the Hearing Officer's decision and Approve Conditional Use Permit No. 1298376 and Site Development Permit No. 1319996.

Community Planning Group Recommendation: On February 10, 2015, the Southeastern San Diego Community Planning Group voted 7-2-0 to approve 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 October 8, 2014 (Attachment 8). An appeal of the CEQA determination was previously made and the City Council denied the CEQA appeal on January 13, 2015.

Fiscal Impact Statement: None with this action. All costs associated with the processing of this project are paid from a deposit account maintained by the applicant.

Code Enforcement Impact: None with this action.

Housing Impact Statement: None with this action.

BACKGROUND

In 1996 the people of the State of California passed Proposition 215, the Compassionate Use Act, which allows the use of marijuana for medical purposes when recommended by a physician and excludes the patient and the primary caregiver from criminal prosecution. In 2004, Senate Bill 420, the Medical Marijuana Program Act (MMP) became law. The MMP requires the California Department of Public Health (DPH) to establish and maintain a program for the voluntary registration of qualified medical marijuana patients and their primary caregivers through a statewide identification card system, sets possession guidelines for cardholders, and recognizes a qualified right to collective and cooperative cultivation of medical marijuana. In 2008 the California Attorney General established guidelines for Medical Marijuana Collective Operations and allowed cities to adopt and enforce laws consistent with the MMP.

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

This proposed project is a request for a Conditional Use Permit (CUP) and Site Development Permit (SDP) to operate a MMCC in a 4,412 square foot building on a 0.16-acre site. The site located at 3385 Sunrise Avenue was developed with a one-story, over basement, building in 1959 per Building Permit No. A18066. The site is in the I-1 Zone of the Southeastern San Diego Planned District Ordinance within the Southeastern San Diego Community Plan Area. The Southeastern San Diego Planned District Ordinance requires a SDP for any use that requires a CUP. The site is designated Industrial within the Gateway Center West and Stockton neighborhood of the Southeastern San Diego Community Plan. The proposed MMCC, classified as commercial services, is a compatible use for this location with a CUP and SDP within this community plan.

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.

On March 25, 2015, this project, along with another MMCC application located at 3433 Pickwick, were presented to the Hearing Officer. The Hearing Officer approved the application for 3433 Pickwick and denied this application as it was located within 1,000 feet of the application he had approved. The Hearing Officer's decision of approval for 3433 Pickwick and denial of 3385 Sunrise were both appealed and presented to the Planning Commission on May 28, 2015. The Planning Commission reversed the Hearing Officer's decision for 3433 Pickwick and denied the project. Due to the denial of 3433 Pickwick, staff was then able to recommend

approval of 3385 Sunrise as it was no longer within 1,000 feet of a MMCC and met all the development regulations. The Planning Commission made a motion to approve the subject project, however that motion failed with a vote of 2-3-2, as it takes four affirmative votes to take any action. The issue of contention was the lack of onsite parking. The project was trailed to July 9, 2015, however prior to the hearing date, the applicant requested to be taken off that agenda.

The applicant has since submitted revised plans proposing onsite parking. Staff has reviewed the revised plans and can support the project which is proposing four tandem employee spaces and one van accessible space. Note: onsite parking is not required due to the parking exemption for commercial uses on lots less than 10,000 square feet (SDMC Section 142.0540).

DISCUSSION

Appeal: An appeal of the Hearing Officer's decision was filed on March 30, 2015, by Donna Jones, on behalf of MedBox, on the grounds of Factual Error, Conflict with matters and Findings not supported (Attachment 13). The appeal was filed prior to staff recommending approval of the project.

The appellant's summarized grounds for appeal issues and staff responses are as follows:

Appeal Issues:

1. *There is no MMCC within 1,000 feet of this location.*

Staff Response: Due to the Planning Commission's denial of 3433 Pickwick MMCC (Project No. 368351) on May 28, 2015, there is no MMCC within 1,000 feet of this site.

2. *The Hearing Officer's decision to deny the CUP is in conflict with the Municipal Code and/or City Council Policy.*

Staff Response: SDMC Section 141.0614 requires a 1,000 foot separation from other MMCC's. On March 25, 2015, the Hearing Officer approved 3433 Pickwick. The proposed MMCC located at 3385 Sunrise Street was within 1,000 feet of 3433 Pickwick Street and therefore, the Hearing Officer denied the project.

3. *The findings that the proposed project location is within 1,000 feet of another MMCC is not supported.*

Staff Response: Due to the Planning Commission's denial of 3433 Pickwick MMCC (Project No. 368351) on May 28, 2015, there is no MMCC within 1,000 feet of this site. Therefore the findings for this project can be made.

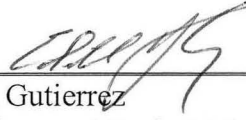
Conclusion:

Staff is recommending approval of the project as it meets all applicable development regulations, including the minimum distance requirements.

Respectfully submitted,



Mike Westlake
Assistant Deputy Director
Development Services Department



Edith Gutierrez
Development Project Manager
Development Services Department

Attachments:

- 1-12 Report to the Hearing Officer – Report HO-15-035
- 13. Appeal Application, Donna Jones
- 14. Draft Permit with Conditions
- 15. Draft Permit Resolution with Findings
- 16. Revised Plans



THE CITY OF SAN DIEGO

REPORT TO THE HEARING OFFICER

HEARING DATE: March 25, 2015

REPORT NO. HO-15-035

ATTENTION: Hearing Officer

SUBJECT: 3385 SUNRISE STREET MMCC
PROJECT NUMBER: 368337

LOCATION: 3385 Sunrise Street

APPLICANT: Jacqueline Stein

SUMMARY

Issue(s): Should the Hearing Officer approve a Conditional Use Permit and Site Development Permit to allow a Medical Marijuana Consumer Cooperative (MMCC) to operate in a 4,412 square foot building within the Southeastern San Diego Community Plan Area?

Staff Recommendation: APPROVE Conditional Use Permit No. 1298376 and Site Development Permit No. 1319996. (NOTE: There are two competing MMCCs within 1,000 feet of each other on today's docket. The Hearing Officer can approve only one of these MMCC's pursuant to the San Diego Municipal Code's 1,000 foot minimum distance separation requirement).

Community Planning Group Recommendation: On February 10, 2015, the Southeastern San Diego Community Planning Group voted 7-2-0 to approve the project with conditions (attachment 10).

Environmental Review: This project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Article 19 Section 15303, New Construction or Conversion of Small Structures on October 8, 2014 (Attachment 8). An appeal of the CEQA determination was previously made and the City Council denied the CEQA appeal on January 13, 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). 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) and Site Development Permit (SDP) to operate a MMCC in a 4,412 square foot building on a 0.16-acre site. The site was developed with a one-story building in 1959 per Building Permit No. A18066. The site is located at 3385 Sunrise, north of Market Street, south of Highway 94, and west of Interstate 15 (Attachment 2). The site is in the I-1 Zone of the Southeastern San Diego Planned District Ordinance within the Southeastern San Diego Community Plan Area. The Southeastern San Diego Planned District Ordinance requires a SDP for any use that requires a CUP. The Light Industrial I-1 zone is intended to provide for a wide range of manufacturing, light industrial uses, certain "heavy" commercial uses and maximum employment opportunities.

The site is designated Industrial within the Gateway Center West and Stockton neighborhood of the Southeastern San Diego Community Plan. Gateway Center West is one of four adopted redevelopment project areas which encourages new and relocated industries that provide employment opportunities for community residents. The Industrial development in Stockton has played a major role in the history of this neighborhood as private developers have purchased this land for a variety of industrial uses. The adjacent parcels to the MMCC are in the I-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 CDP and SDP within this community plan.

DISCUSSION

The project site located at 3385 Sunrise Street is a 0.16-acre site developed with a 4,412 square foot one-story building which is currently being used as an office (R & T Auto Sales). The

project proposes interior improvements that include a reception area, dispensary, offices, restrooms, and storage. Also minor exterior façade improvements are proposed. The proposed improvements will require a ministerial building permit. The tenant improvement building permit will require compliance with the California Building Code, Plumbing Code, Mechanical Code, Electrical Code, Fire Code and all adopted referenced standards. No public improvements are required for this site.

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.

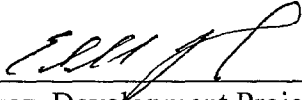
CONCLUSION

The Conditional Use Permit and Site Development 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 Southeastern San Diego 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. 1298376 and Site Development Permit No. 1319996, with modifications.
2. Deny Conditional Use Permit No. 1298376 and Site Development Permit No. 1319996, 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
12. Crime Prevention Through Environmental Design recommendations

approval of 3385 Sunrise as it was no longer within 1,000 feet of a MMCC and met all the development regulations. The Planning Commission made a motion to approve the subject project, however that motion failed with a vote of 2-3-2, as it takes four affirmative votes to take any action. The issue of contention was the lack of onsite parking. The project was trailed to July 9, 2015, however prior to the hearing date, the applicant requested to be taken off that agenda.

The applicant has since submitted revised plans proposing onsite parking. Staff has reviewed the revised plans and can support the project which is proposing four tandem employee spaces and one van accessible space. Note: onsite parking is not required due to the parking exemption for commercial uses on lots less than 10,000 square feet (SDMC Section 142.0540).

DISCUSSION

Appeal: An appeal of the Hearing Officer's decision was filed on March 30, 2015, by Donna Jones, on behalf of MedBox, on the grounds of Factual Error, Conflict with matters and Findings not supported (Attachment 13). The appeal was filed prior to staff recommending approval of the project.

The appellant's summarized grounds for appeal issues and staff responses are as follows:

Appeal Issues:

1. *There is no MMCC within 1,000 feet of this location.*

Staff Response: Due to the Planning Commission's denial of 3433 Pickwick MMCC (Project No. 368351) on May 28, 2015, there is no MMCC within 1,000 feet of this site.

2. *The Hearing Officer's decision to deny the CUP is in conflict with the Municipal Code and/or City Council Policy.*

Staff Response: SDMC Section 141.0614 requires a 1,000 foot separation from other MMCC's. On March 25, 2015, the Hearing Officer approved 3433 Pickwick. The proposed MMCC located at 3385 Sunrise Street was within 1,000 feet of 3433 Pickwick Street and therefore, the Hearing Officer denied the project.


3. *The findings that the proposed project location is within 1,000 feet of another MMCC is not supported.*

Staff Response: Due to the Planning Commission's denial of 3433 Pickwick MMCC (Project No. 368351) on May 28, 2015, there is no MMCC within 1,000 feet of this site. Therefore the findings for this project can be made.

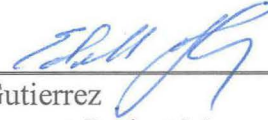
Conclusion:

Staff is recommending approval of the project as it meets all applicable development regulations, including the minimum distance requirements.

Respectfully submitted,



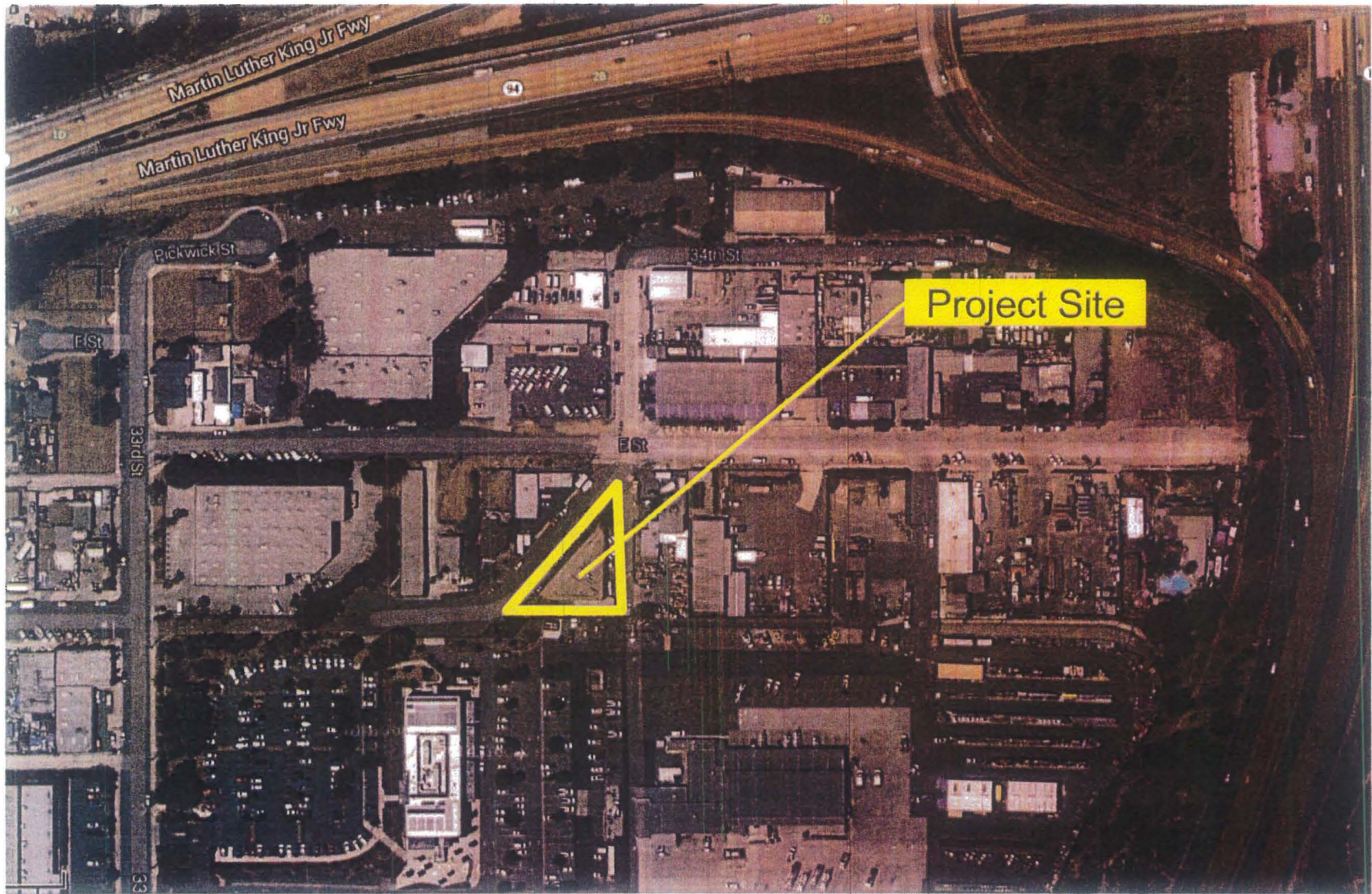
Mike Westlake
Assistant Deputy Director
Development Services Department



Edith Gutierrez
Development Project Manager
Development Services Department

Attachments:

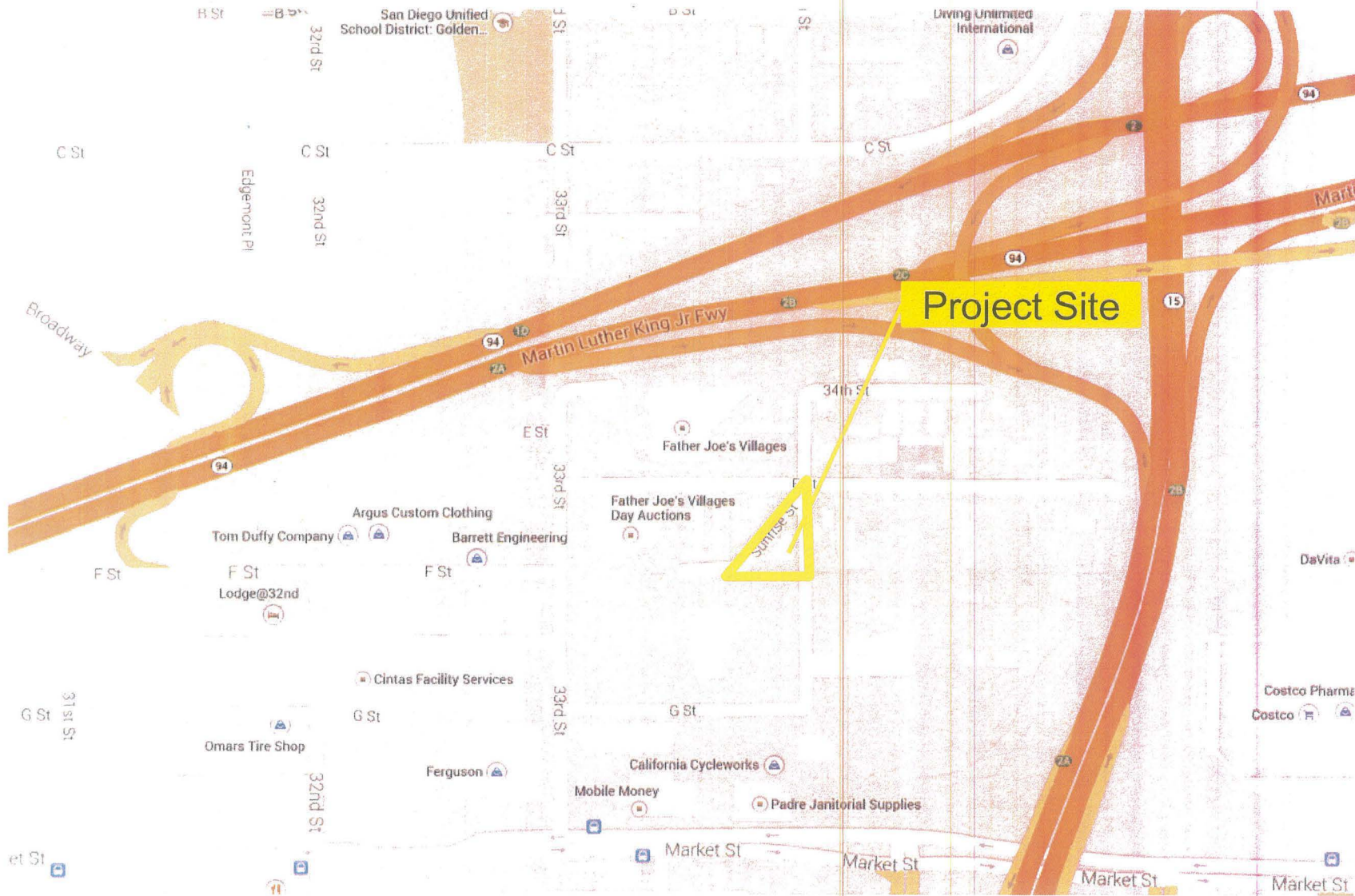
- 1-12 Report to the Hearing Officer – Report HO-15-035
- 13. Appeal Application, Donna Jones
- 14. Draft Permit with Conditions
- 15. Draft Permit Resolution with Findings
- 16. Revised Plans



Location Aerial Photo

3385 SUNRISE STREET MMCC- 3385 Sunrise Street
PROJECT NO. 368337



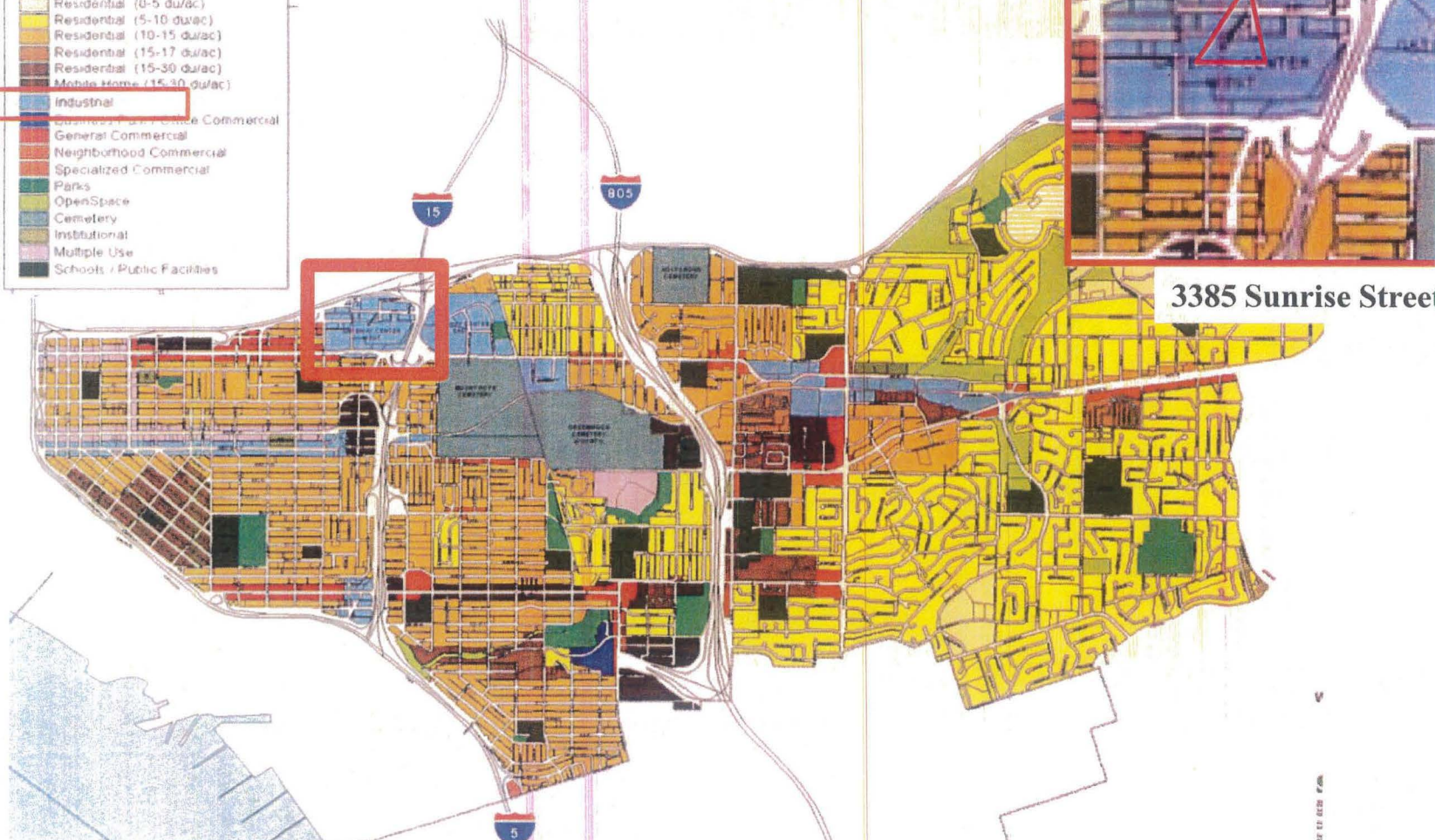


Project Location Map

3385 SUNRISE STREET MMCC- 3385 Sunrise Street
PROJECT NO. 368337



LEGEND	
	Residential (0-2 du/ac)
	Residential (3-5 du/ac)
	Residential (5-10 du/ac)
	Residential (10-15 du/ac)
	Residential (15-17 du/ac)
	Residential (15-30 du/ac)
	Mobile Home (15-30 du/ac)
	Industrial
	Business and Office Commercial
	General Commercial
	Neighborhood Commercial
	Specialized Commercial
	Parks
	OpenSpace
	Cemetery
	Institutional
	Multiple Use
	Schools / Public Facilities



3385 Sunrise Street

Southeastern San Diego Community Plan Land Use



Land Use Map

3385 SUNRISE STREET MMCC- 3385 Sunrise Street
PROJECT NO. 368337



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: 24004647

CONDITIONAL USE PERMIT NO. 1298376 AND
SITE DEVELOPMENT PERMIT NO. 1319996
3385 SUNRISE STREET MMCC - PROJECT NO. 368337
HEARING OFFICER

This Conditional Use Permit No. 1298376 and Site Development Permit No. 1319996 are granted by the Hearing Officer of the City of San Diego to SAM J. CECI AND SUSAN L. CECI, Owners and, ALTERNATIVE HEALTH COOPERATIVE, INC. Permittee, pursuant to San Diego Municipal Code [SDMC] section 126.0305 & 126.0504. The 0.16-acre site is located at 3385 Sunrise Street is in the I-1 Zone of the Southeastern San Diego Planned District Ordinance within the Southeastern San Diego Community Plan Area. The project site is legally described as: Lots 22-24, Block 6 of Haffenden's Sunnydale, Map No. 419, November 17, 1887.

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 4,412 square foot building on a 0.16- 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 4,412 square foot building shall be limited to the MMCC and any use permitted in the I-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 0.16-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 remove a portion of the existing loading dock from 34th Street right-of-way, satisfactory to the City Engineer.

25. Prior to the issuance of any building permit, the Owner/Permittee shall assure by permit and bond the replacement and construction of City standard sidewalk, located at the southwest corner of the project site on Sunrise Street, satisfactory to the City Engineer.

26. Prior to the issuance of any building permit, the Owner/Permittee shall remove trees, scrubs, etc. taller than 3 feet in height located at the northeast corner of the project site, satisfactory to the City Engineer.

27. Prior to the issuance of any building permit, the Owner/Permittee shall reconstruct all building doors so they will not swing onto Sunrise Street right-of-way, satisfactory to the City Engineer.

TRANSPORTATION REQUIREMENTS:

28. Per SDMC Section 142.0540(a) and Table 142-05H no parking is required for commercial uses on lots less than 10,000 square feet in size.

POLICE DEPARTMENT RECOMMENDATION:

29. 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.1298376 & Site Development Permit No. 1319996/PTS No. 368337
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.

SAM J. CECI
Owner

By _____
Sam J. Ceci
Owner

SUSAN L. CECI
Owner

By _____
Susan L. Ceci
Owner

ALTERNATIVE HEALTH COOPERATIVE, INC
Permittee

By _____
Jacqueline Stein
CEO

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

HEARING OFFICER
RESOLUTION NO. HO-
CONDITIONAL USE PERMIT NO. 1298376 AND
SITE DEVELOPMENT PERMIT NO. 1319996
3385 SUNRISE STREET MMCC - PROJECT NO. 368337

WHEREAS, to SAM J. CECI AND SUSAN L. CECI, Owners and, ALTERNATIVE HEALTH COOPERATIVE, INC Permittee, filed an application with the City of San Diego for a permit to operate a Medical Marijuana Consumer Cooperative (MMCC) in a 4,412 square foot building (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit Nos. 1298376 and 1319996), on portions of a 0.16-acre site;

WHEREAS, the project site is located at 3385 Sunrise Street in the I-1 Zone in the Southeastern San Diego Planned District Ordinance within the Southeastern San Diego Community Plan Area;

WHEREAS, the project site is legally described as Lots 22-24, Block 6 of Haffenden's Sunnydale, Map No. 419, November 17, 1887;

WHEREAS, on March 25, 2015, the Hearing Officer of the City of San Diego considered Conditional Use Permit No. 1298376 and Site Development Permit No. 1319996 pursuant to the Land Development Code of the City of San Diego;

WHEREAS, on October 8, 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. 309476;

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 and a Site Development Permit to operate a MMCC in a 4,412 square foot building. The 0.16-acre site is located at 3385 Sunrise Street in the I-1 Zone of the Southeastern San Diego Planned District Ordinance within the Southeastern San Diego Community Plan Area. The Light Industrial I-1 zone is intended to provide for a wide range of manufacturing, light industrial uses, certain "heavy" commercial uses and maximum employment opportunities.

The site is designated Industrial within the Gateway Center West and Stockton neighborhood of the Southeastern San Diego Community Plan. Gateway Center West is one of four adopted redevelopment project areas which encourages new and relocated industries that provide employment opportunities for community residents. The Industrial development in Stockton has played a major role in the history of this neighborhood as private developers have purchased this land for a variety of industrial uses. All of the surrounding parcels are in the I-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 and Site Development 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 4,412 square foot MMCC located at 3385 Sunrise Street is within an existing one-story building. The building is currently being used as an office (R & T Auto Sales). The project proposes interior improvements that include a reception area, dispensary, offices, restrooms, and storage. Also minor exterior façade improvements are proposed. The proposed improvements will require a ministerial building permit. The tenant improvement building permit will require compliance with the California Building Code, Plumbing Code, Mechanical Code, Electrical Code, Fire Code and all adopted referenced standards. No public improvements are required for this site.

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

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

The project requires compliance with the development conditions in effect for the subject property as described in Conditional Use Permit No. 1298376 and Site Development Permit No. 1319996.

The Conditional Use Permit and Site Development Permit are 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 4,412 square foot building located at 3385 Sunrise Street is within an existing one-story building on a 0.16-acre site. The site is in the I-1 Zone of the Southeastern San Diego Planned District Ordinance and was developed in 1959 per Building Permit No. A18066. The building is currently being used as an office (R & T Auto Sales). The project proposes interior improvements that include a reception area, dispensary, offices, restrooms, AND storage. Also minor exterior façade improvements are proposed. The proposed improvements will require a ministerial building permit. The tenant improvement building permit will require compliance with the California Building Code, Plumbing Code, Mechanical Code, Electrical Code, Fire Code and all adopted referenced standards. No public improvements are required for this site.

MMCCs are allowed in the I-1 Zone of the Southeastern San Diego Planned District Ordinance with a Conditional Use Permit (CUP) and Site Development Permit (SDP). 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 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 4,412 square foot MMCC located at 3385 Sunrise Street is within an existing one-story building on a 0.16-acre site. The site is in the I-1 Zone of the Southeastern San Diego Planned District Ordinance and designated Industrial within the Southeastern San Diego Community Plan Area. The Light Industrial I-1 zone is intended to provide for a wide range of manufacturing, light industrial uses, certain "heavy" commercial uses and maximum employment opportunities. The site is designated Industrial within the Gateway Center West and Stockton neighborhood of the Southeastern San Diego Community Plan. Gateway Center West is one of four adopted redevelopment project areas which encourages new and relocated industries that provide employment opportunities for community residents. The Industrial development in Stockton has played a major role in the history of this neighborhood as private developers have purchased this land for a variety of industrial uses. The proposed MMCC, classified as commercial services, is consistent with the community plan.

MMCCs are allowed in the I-1 Zone of the Southeastern San Diego Planned District Ordinance with a Conditional Use Permit and Site Development 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 I-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 and Site Development Permit. Therefore, the proposed MMCC is an appropriate use at the proposed location.

Site Development Permit I. - Section §126.0504

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

The 0.16-acre site is located at 3385 Sunrise Street in the I-1 Zone of the Southeastern San Diego Planned District Ordinance within the Southeastern San Diego Community Plan Area. The Light Industrial I-1 zone is intended to provide for a wide range of manufacturing, light industrial uses, certain "heavy" commercial uses and maximum employment opportunities.

The site is designated Industrial within the Gateway Center West and Stockton neighborhood of the Southeastern San Diego Community Plan. Gateway Center West is one of four adopted redevelopment project areas which encourages new and relocated industries that provide employment opportunities for community residents. The Industrial development in Stockton has played a major role in the history of this neighborhood as private developers have purchased this land for a variety of industrial uses. All of the surrounding parcels are in the I-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 and Site Development 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 4,412 square foot MMCC located at 3385 Sunrise Street is within an existing one-story building. The building is currently being used as an office (R & T Auto Sales). The project proposes interior improvements that include a reception area, dispensary, offices, restrooms, and storage. Also minor exterior façade improvements are proposed. The proposed improvements will require a ministerial building permit. The tenant improvement building permit will require compliance with the California Building Code, Plumbing Code, Mechanical Code, Electrical Code, Fire Code and all adopted referenced standards. No public improvements are required for this site.

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

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

The project requires compliance with the development conditions in effect for the subject property as described in Conditional Use Permit No. 1298376 and Site Development Permit No. 1319996.

The Conditional Use Permit and Site Development Permit are 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 applicable regulations of the Land Development Code, including any allowable deviations pursuant to the Land Development Code.

The proposed 4,412 square foot building located at 3385 Sunrise Street is within an existing one-story building on a 0.16-acre site. The site is in the I-1 Zone of the Southeastern San Diego Planned District Ordinance and was developed in 1959 per Building Permit No. A18066. The building is currently being used as an office (R & T Auto Sales). The project proposes interior improvements that include a reception area, dispensary, offices, restrooms, AND storage. Also minor exterior façade improvements are proposed. The proposed improvements will require a ministerial building permit. The tenant improvement building permit will require compliance with the California Building Code, Plumbing Code, Mechanical Code, Electrical Code, Fire Code and all adopted referenced standards. No public improvements are required for this site.

MMCCs are allowed in the I-1 Zone of the Southeastern San Diego Planned District Ordinance with a Conditional Use Permit (CUP) and Site Development Permit (SDP). 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 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.

Site Development Permit II. - Section §1519.0202

1. The proposed use and project design meet the purpose and intent of the Southeastern San Diego Planned District Ordinance, comply with the recommendations of the Southeastern San Diego Community Plan and will not adversely affect the General Plan or other applicable plans adopted by the City Council.

The proposed project is a request for a Conditional Use Permit and a Site Development Permit to operate a MMCC in a 4,412 square foot building. The 0.16-acre site is located at 3385 Sunrise Street in the I-1 Zone of the Southeastern San Diego Planned District Ordinance within the Southeastern San Diego Community Plan Area. The existing one-story building was constructed in 1959 per Building Permit No. A18066. The Light Industrial I-1 zone is intended to provide for a wide range of manufacturing, light industrial uses, certain "heavy" commercial uses and maximum employment opportunities.

The site is designated Industrial within the Gateway Center West and Stockton neighborhood of the Southeastern San Diego Community Plan. Gateway Center West is one of four adopted redevelopment project areas which encourages new and relocated industries that provide employment opportunities for community residents. The Industrial development in Stockton has played a major role in the history of this neighborhood as private developers have purchased this land for a variety of industrial uses. All of the surrounding parcels are in the I-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 and Site Development Permit, is consistent with the community plan, general plan and therefore will not adversely affect the applicable planned district ordinance or land use plan.

2. The proposed development shall be compatible with existing and planned land use on adjoining properties and shall not constitute a disruptive element to the neighborhood and community. In addition, architectural harmony with the surrounding neighborhood and community shall be achieved as far as practicable.

The proposed 4,412 square foot MMCC located at 3385 Sunrise Street is within an existing one-story building. The building is currently being used as an office (R & T Auto Sales). The project proposes interior improvements that include a reception area, dispensary, offices, restrooms, storage and warehouse. Also minor exterior façade improvements are proposed. The proposed improvements will require a ministerial building permit. The tenant improvement building permit will require compliance with the California Building Code, Plumbing Code, Mechanical Code, Electrical Code, Fire Code and all adopted referenced standards. No public improvements are required for this site. All of the surrounding parcels are in the I-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 and Site Development Permit, is consistent with the community plan and will be in harmony with the surrounding neighborhood.

The project requires compliance with the development conditions in effect for the subject property as described in Conditional Use Permit No. 1298376 and Site Development Permit No. 1319996 in order to not constitute a disruptive element to the neighborhood and community. The Conditional Use Permit and Site Development Permit are valid for five years, however may be revoked if the use violates the terms, conditions, lawful requirements, or provisions of the permit.

3. The proposed use, because of conditions that have been applied to it, will not be detrimental to the health, safety and general welfare of persons residing or working in the area, and will not adversely affect other property in the vicinity.

The proposed 4,412 square foot building located at 3385 Sunrise Street is within an existing one-story building on a 0.16-acre site. The site is in the I-1 Zone of the Southeastern San Diego Planned District Ordinance and was developed in 1959 per Building Permit No. A18066. The building is currently being used as an office (R & T Auto Sales). The project proposes interior improvements that include a reception area, dispensary, offices, restrooms, and storage. Also minor exterior façade improvements are proposed. The proposed improvements will require a ministerial building permit. The tenant improvement building permit will require compliance with the California Building Code, Plumbing Code, Mechanical Code, Electrical Code, Fire Code and all adopted referenced standards. No public are required for this site.

MMCCs are allowed in the I-1 Zone of the Southeastern San Diego Planned District Ordinance with a Conditional Use Permit (CUP) and Site Development Permit (SDP). 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 referenced regulations and conditions have been determined as necessary to avoid adverse impact upon the health, safety and general welfare of persons residing or working in the area, and will not adversely affect other property in the vicinity.

4. The proposed use will comply with the relevant regulations of the Municipal Code.

The proposed MMCC is consistent with the I-1 Zone which is intended to provide for a wide range of manufacturing, light industrial uses, certain "heavy" commercial uses and maximum employment opportunities. It proposed use is consistent with the land use designation of Industrial within the Gateway Center West and Stockton neighborhood of the Southeastern San Diego Community Plan. The proposed MMCC meets all development regulations, no deviations are requested, and the permit as

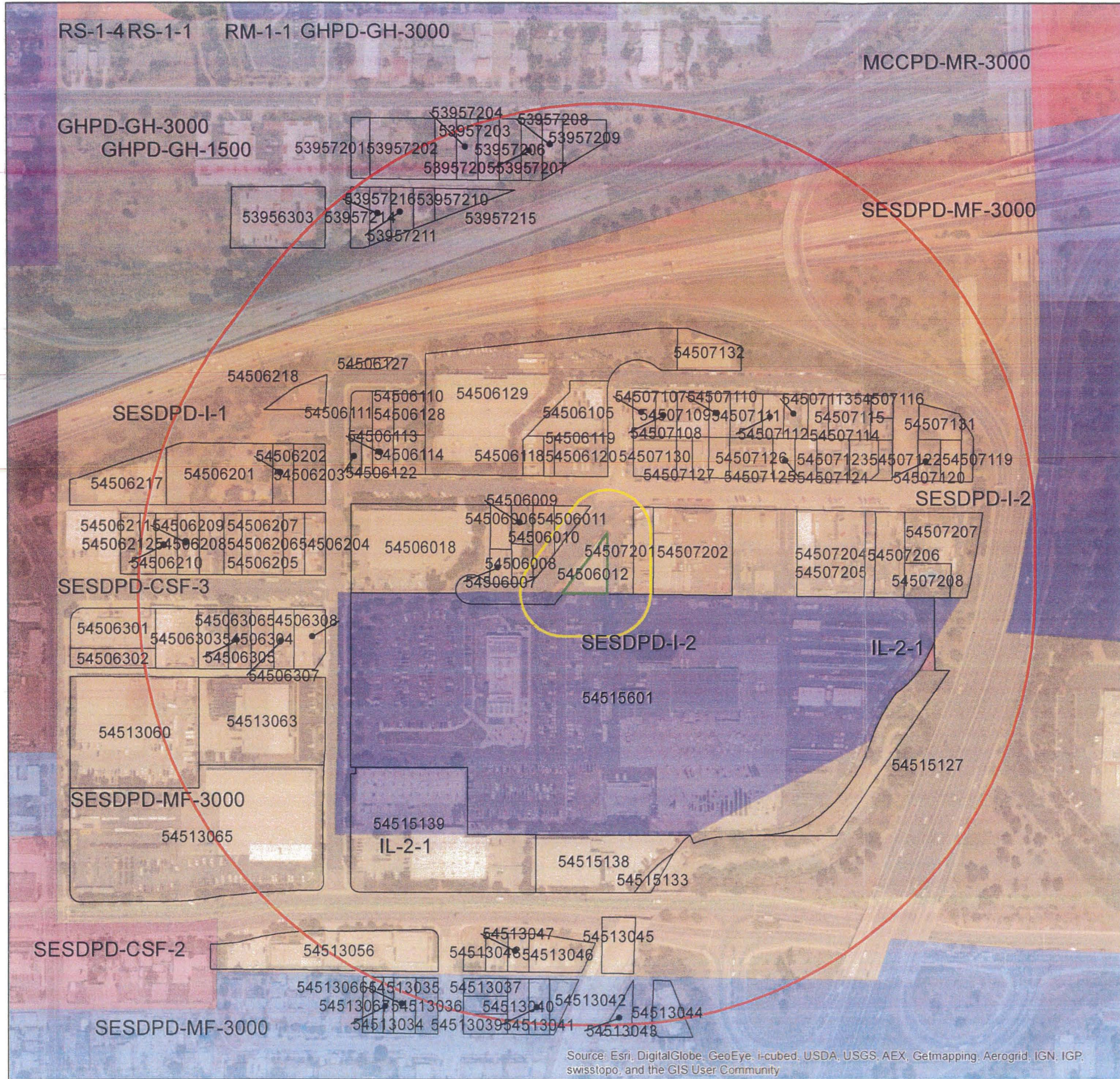
conditioned assures compliance with all the development regulations of the San Diego Municipal Code, therefore the proposed MMCC therefore complies with the relevant regulations of the Municipal Code.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Hearing Officer, Conditional Use Permit No. 1298376 and Site Development Permit No. 1319996 are hereby GRANTED by the Hearing Officer to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit No. 1298376 & 1319996, 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. : 24004647



1000 FOOT RADIUS MAP

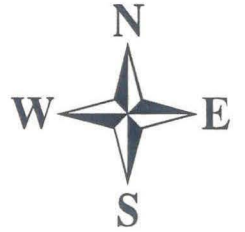
3385 SUNRISE ST.

Project Site

100-foot Buffer

1000-foot Buffer

There is no Residential Zone
within 100 feet of
3385 Sunrise St.
APN: 545-060-12
PTS: 368337



Source: Esri, DigitalGlobe, GeoEye, i-cubed, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

1000-Foot Radius Map Spreadsheet

Project Name: 3385 Sunrise Street - MMCC-CUP

Address: 3385 Sunrise Street, San Diego, CA, 92102

Date: 4/28/2014

Use	Address	Assessor Parcel No.	Business Name
16 - 60 UNITS GENERIC	1010 33RD ST 92102-5217	5395630300	AMG DEL SOL APARTMENTS LP
2 - 4 UNITS - GENERIC	1025 33RD ST 92102-2404	5395720100	N/A
2 - 4 UNITS - GENERIC	3329 C ST 92102-2433	5395720200	N/A
2 - 4 UNITS - GENERIC	3335 C ST 92102-2433	5395720300	N/A
2 - 4 UNITS - GENERIC	3341 C ST 92102-2433	5395720400	N/A
2 - 4 UNITS - GENERIC	3353 C ST 92102-2433	5395720500	N/A
2 - 4 UNITS - GENERIC	3363 C ST 92102-2433	5395720600	N/A
SINGLE FAMILY RESIDENCE	3369 C ST 92102-2433	5395720700	N/A
2 - 4 UNITS - GENERIC	3373 C ST 92102-2401	5395720800	N/A
DUPLEX - GENERIC	3389 C ST 92102-2433	5395720900	N/A
VACANT RESIDENTIAL - GENERIC	1015 33RD ST 92102-2404	5395721000	N/A
SINGLE FAMILY RESIDENCE - GENERIC	3320 E BROADWAY 92102-2460	5395721100	N/A
5 - 15 UNITS GENERIC	1005 33RD ST 92102-2477	5395721400	N/A
2 - 4 UNITS - GENERIC	1017 33RD ST 92102-2404	5395721500	N/A
5 - 15 UNITS GENERIC	1007 33RD ST 92102-2478	5395721600	N/A
FACTORY/LIGHT MANUFACTURING	E ST 92102	5450600600	INFORMATION NOT AVAILABLE
FACTORY/LIGHT MANUFACTURING	3358 F ST 92102-3333	5450600700	INFORMATION NOT AVAILABLE
SINGLE FAMILY RESIDENCE - GENERIC	3364 F ST 92102-3333	5450600800	N/A
VACANT INDUSTRIAL	E ST 92102	5450600900	INFORMATION NOT AVAILABLE
SINGLE FAMILY RESIDENCE - GENERIC	3372 SUNRISE ST 92102-3326	5450601000	N/A
FACTORY/LIGHT MANUFACTURING	3386 SUNRISE ST 92102-3326	5450601100	INFORMATION NOT AVAILABLE
FACTORY/LIGHT MANUFACTURING	3386 SUNRISE ST 92102-3326	5450601100	MOHR TRUST/LR
FACTORY/LIGHT MANUFACTURING	3386 SUNRISE ST 92102-3326	5450601100	MOHR MFG
GENERIC COMMERCIAL OFFICE/RETAIL 1-3 STORIES	3385 SUNRISE ST 92102-3325	5450601200	INFORMATION NOT AVAILABLE
GENERIC COMMERCIAL OFFICE/RETAIL 1-3 STORIES	3385 SUNRISE ST 92102-3325	5450601200	R&T AUTO SALES
GENERIC COMMERCIAL OFFICE/RETAIL 1-3 STORIES	3385 SUNRISE ST 92102-3325	5450601200	TREND MARKETING
GENERIC COMMERCIAL OFFICE/RETAIL 1-3 STORIES	3385 SUNRISE ST 92102-3325	5450601200	NEXTEL COMMUNICATIONS #147
WAREHOUSE-PROCESSING/STORAGE/DISTRIBUTION	815 33RD ST 92102-3307	5450601800	INFORMATION NOT AVAILABLE
WAREHOUSE-PROCESSING/STORAGE/DISTRIBUTION	815 33RD ST 92102-3307	5450601800	S V D P MANAGEMENT INC
GENERIC COMMERCIAL OFFICE/RETAIL 1-3 STORIES	864 34TH ST 92102-3310	5450610500	INFORMATION NOT AVAILABLE
GENERIC COMMERCIAL OFFICE/RETAIL 1-3 STORIES	864 34TH ST 92102-3310	5450610500	SAN DIEGO MEDICAL TRANSPORT INC
SINGLE FAMILY RESIDENCE - GENERIC	3311 PICKWICK AVE 92102-3322	5450611000	N/A
UNZONED/OTHER	857 33RD ST 92113-2607	5450611100	INFORMATION NOT AVAILABLE
DUPLEX - GENERIC	3314 E ST 92102-3314	5450611300	N/A
SINGLE FAMILY RESIDENCE - GENERIC	3326 E ST 92102-3314	5450611400	N/A
VACANT INDUSTRIAL	INFORMATION NOT AVAILABLE	5450611800	INFORMATION NOT AVAILABLE
VACANT INDUSTRIAL	INFORMATION NOT AVAILABLE	5450611900	INFORMATION NOT AVAILABLE

VACANT INDUSTRIAL	3392 E ST 92102-3332	5450612000	INFORMATION NOT AVAILABLE
SINGLE FAMILY RESIDENCE	3304 E ST 92102-3314	5450612200	N/A
SINGLE FAMILY RESIDENCE - GENERIC	3306 E ST 92102-3314	5450612300	N/A
UNZONED/OTHER	INFORMATION NOT AVAILABLE	5450612700	INFORMATION NOT AVAILABLE
UNZONED/OTHER	INFORMATION NOT AVAILABLE	5450612800	INFORMATION NOT AVAILABLE
FACTORY/LIGHT MANUFACTURING	3350 E ST 92102-3332	5450612900	INFORMATION NOT AVAILABLE
FACTORY/LIGHT MANUFACTURING	3350 E ST 92102-3332	5450612900	S V D P MANAGEMENT INC
MISC PROFESSIONAL	3319 E ST 92102-3332	5450612900	VERDE RECYCLING LLC
SINGLE FAMILY RESIDENCE - GENERIC	3269 E ST 92102-3312	5450620100	N/A
SINGLE FAMILY RESIDENCE - GENERIC	3277 E ST 92102-3312	5450620200	N/A
UNZONED/OTHER	INFORMATION NOT AVAILABLE	5450620300	INFORMATION NOT AVAILABLE
VACANT RESIDENTIAL - GENERIC	3292 F ST 92102-3316	5450620400	INFORMATION NOT AVAILABLE
GENERIC COMMERCIAL OFFICE/RETAIL 1-3 STORIES	3286 F ST 92102-3316	5450620500	INFORMATION NOT AVAILABLE
FACTORY/LIGHT MANUFACTURING	3272 F ST 92102-3316	5450620600	INFORMATION NOT AVAILABLE
GENERIC COMMERCIAL OFFICE/RETAIL 1-3 STORIES	3262 F ST 92102-3316	5450620700	INFORMATION NOT AVAILABLE
GENERIC COMMERCIAL OFFICE/RETAIL 1-3 STORIES	3250 F ST 92102-3316	5450620800	INFORMATION NOT AVAILABLE
GENERIC COMMERCIAL OFFICE/RETAIL 1-3 STORIES	3260 F ST 92102-3316	5450620800	RL HOWARD CONSTRUCTION INC
GENERIC COMMERCIAL OFFICE/RETAIL 1-3 STORIES	3272 F ST 92102-3316	5450620800	WESTERN TRANSPORT
GENERIC COMMERCIAL OFFICE/RETAIL 1-3 STORIES	3250 F ST 92102-3316	5450620800	ROAD RUNNER CARD CO
GARAGE PARKING LOT/USED CAR	3246 F ST 92102-3316	5450620900	INFORMATION NOT AVAILABLE
MISC CONTRACTOR	3246 F ST 92102-3316	5450620900	R L P COMPANY
GENERIC COMMERCIAL OFFICE/RETAIL 1-3 STORIES	3240 F ST 92102-3316	5450621000	INFORMATION NOT AVAILABLE
HEATING&AIR CONDITIO	3240 F ST 92102-3316	5450621000	TIERRASANTA HEATING AIR CONDITIONING REFRIGERATION
SINGLE FAMILY RESIDENCE - GENERIC	3232 F ST 92102-3316	5450621100	N/A
2 - 4 UNITS - GENERIC	3224 F ST 92102-3346	5450621200	N/A
GENERIC COMMERCIAL OFFICE/RETAIL 1-3 STORIES	855 32ND ST 92102-3339	5450621700	INFORMATION NOT AVAILABLE
SPECIALTY/HARD GOODS	857 N 32ND ST 92102-3339	5450621700	HANDY EQUIPMENT CO
UNZONED/OTHER	INFORMATION NOT AVAILABLE	5450621800	INFORMATION NOT AVAILABLE
WAREHOUSE- PROCESSING/STORAGE/DISTRIBUTION	3201 F ST 92102-3315	5450630100	INFORMATION NOT AVAILABLE
SPECIALTY STORE-SOFT	3201 F ST 92102-3315	5450630100	ACME MOTORSPORT SALES
HARDWARE&ELECTRICAL	3207 F ST 92102-3315	5450630100	NATIONAL VENTILATING&EQUIPMENT CO INC
PLUMBING WHOLESALE	3205 F ST 92102-3315	5450630100	NATIONAL VENTILATING & EQUIPMENT CO INC
BUSINESS-MISCELLANEO	3203 F ST 92102-3315	5450630100	NATIONAL VENTILATING & EQUIPMENT CO INC
SINGLE FAMILY RESIDENCE	729 32ND ST 92102-3303	5450630200	N/A
GENERIC COMMERCIAL OFFICE/RETAIL 1-3 STORIES	3235 F ST 92102-3315	5450630300	INFORMATION NOT AVAILABLE
GENERIC COMMERCIAL OFFICE/RETAIL 1-3 STORIES	3235 F ST 92102-3315	5450630300	WESTERN PUMP INC
2 - 4 UNITS - GENERIC	3253 F ST 92102-3315	5450630400	N/A
2 - 4 UNITS - GENERIC	3265 F ST 92102-3315	5450630500	N/A
VACANT RESIDENTIAL - GENERIC	3273 F ST 92102-3315	5450630600	N/A

GENERIC COMMERCIAL OFFICE/RETAIL 1-3 STORIES	3279 F ST 92102-3315	5450630700	INFORMATION NOT AVAILABLE
APPLIANCE REPAIR/SERVICE	3279 F ST 92102-3315	5450630700	APPLIANCE RECYCLING NETWORK LLC
WAREHOUSE- PROCESSING/STORAGE/DISTRIBUTION	3287 F ST 92102-3327	5450630800	INFORMATION NOT AVAILABLE
AUTO REPAIR SHOP	3287 F ST 92102-3327	5450630800	C&R ENTERPRISES
DOCTOR/OSTEOPA/CHIRO	3292 F ST 92102-3327	5450630800	STORAGE ONLY
UPHOLSTERY	3287 F ST 92102-3327	5450630800	CRAIGS CUSTOM UPHOLSTERY
MISC & TECHNICAL LAB	3287 F ST 92102-3327	5450630800	DISH DOCTOR
CARS - USED	3287 F ST 92102-3327	5450630800	MOTORING INVESTMENTS
AUTOMOTIVE REPAIR GARAGES	875 34TH ST 92102-3331	5450710700	INFORMATION NOT AVAILABLE
ROOFING	875 34TH ST 92102-3331	5450710700	R C YOUNG ROOFING CO INC
AUTOMOTIVE REPAIR GARAGES	INFORMATION NOT AVAILABLE	5450710800	INFORMATION NOT AVAILABLE
AUTOMOTIVE REPAIR GARAGES	INFORMATION NOT AVAILABLE	5450710900	INFORMATION NOT AVAILABLE
WAREHOUSE- PROCESSING/STORAGE/DISTRIBUTION	3433 PICKWICK ST 92102-3323	5450711000	INFORMATION NOT AVAILABLE
COMM LAUND/DRY CLN	3433 PICKWICK ST 92102-3323	5450711000	ZION LAUNDRY II
WAREHOUSE- PROCESSING/STORAGE/DISTRIBUTION	3443 PICKWICK AVE 92102-3323	5450711100	INFORMATION NOT AVAILABLE
MISC INDUSTRY/SPECIAL	3451 PICKWICK AVE 92102-3323	5450711200	INFORMATION NOT AVAILABLE
MISC INDUSTRY/SPECIAL	3451 PICKWICK ST 92102-3323	5450711200	VIC ROSS MASONRY INC
WAREHOUSE- PROCESSING/STORAGE/DISTRIBUTION	PICKWICK AVE 92102	5450711300	INFORMATION NOT AVAILABLE
WAREHOUSE- PROCESSING/STORAGE/DISTRIBUTION	3471 PICKWICK ST 92102-3323	5450711400	INFORMATION NOT AVAILABLE
AUTO BODY/FENDER	3443 PICKWICK ST 92102-3323	5450711400	NEW IMAGE AUTO BODY MOBILE
PRINTERS - GRAPHICS	3443 PICKWICK ST 92102-3323	5450711400	DIRECTIONAL GRAPHICS
MISC & TECHNICAL LAB	3471 PICKWICK ST 92102-3323	5450711400	WRIGHT WAY
MISC INDUSTRY/SPECIAL	3485 PICKWICK ST 92102-3323	5450711500	INFORMATION NOT AVAILABLE
PLUMBING	3485 PICKWICK ST 92102-3323	5450711500	SOS ROOTER INC
VACANT INDUSTIAL	35TH ST 92102	5450711600	INFORMATION NOT AVAILABLE
VACANT INDUSTIAL	35TH ST 92102	5450711700	INFORMATION NOT AVAILABLE
UNZONED/OTHER	INFORMATION NOT AVAILABLE	5450711800	INFORMATION NOT AVAILABLE
UNZONED/OTHER	INFORMATION NOT AVAILABLE	5450711900	INFORMATION NOT AVAILABLE
VACANT INDUSTIAL	3504 E ST 92102-3337	5450712000	INFORMATION NOT AVAILABLE
GENERIC COMMERCIAL OFFICE/RETAIL 1-3 STORIES	3496 E ST 92102-3336	5450712100	INFORMATION NOT AVAILABLE
SINGLE FAMILY RESIDENCE - GENERIC	3488 E ST 92102-3336	5450712200	N/A
BODY CULTURE/MASSAGE	3517 E ST 92102-3336	5450712200	THADS
WAREHOUSE- PROCESSING/STORAGE/DISTRIBUTION	3474 E ST 92102-3336	5450712300	INFORMATION NOT AVAILABLE
WAREHOUSE- PROCESSING/STORAGE/DISTRIBUTION	3462 E ST 92102-3336	5450712400	INFORMATION NOT AVAILABLE
WAREHOUSE- PROCESSING/STORAGE/DISTRIBUTION	3454 E ST 92102-3336	5450712500	INFORMATION NOT AVAILABLE
BUSINESS-MISCELLANEO	3454 E ST 92102-3336	5450712500	K&S ASSOCIATES
BUSINESS-MISCELLANEO	3454 E ST 92102-3336	5450712500	MYRIAD INDUSTRIES INC
WAREHOUSE- PROCESSING/STORAGE/DISTRIBUTION	3442 E ST 92102-3336	5450712600	INFORMATION NOT AVAILABLE
WAREHOUSE- PROCESSING/STORAGE/DISTRIBUTION	3432 E ST 92102-3336	5450712700	INFORMATION NOT AVAILABLE

CHEMICALS&FERTILIZER	3432 E ST 92102-3336	5450712700	MYRIAD INDUSTRIES INC
AUTOMOTIVE REPAIR GARAGES	E ST 92102	5450712800	INFORMATION NOT AVAILABLE
AUTOMOTIVE REPAIR GARAGES	E ST 92102	5450712900	INFORMATION NOT AVAILABLE
AUTOMOTIVE REPAIR GARAGES	3410 E ST 92102-3336	5450713000	INFORMATION NOT AVAILABLE
METAL-LIGHT MFG	3420 E ST 92102-3336	5450713000	WESTECH METAL FABRICATION INC
UNZONED/OTHER	INFORMATION NOT AVAILABLE	5450713100	INFORMATION NOT AVAILABLE
WAREHOUSE- PROCESSING/STORAGE/DISTRIBUTION	3428 PICKWICK AVE 92102-3324	5450713200	INFORMATION NOT AVAILABLE
GENERIC COMMERCIAL OFFICE/RETAIL 1-3 STORIES	3407 E ST 92102-3335	5450720100	INFORMATION NOT AVAILABLE
GENERIC COMMERCIAL OFFICE/RETAIL 1-3 STORIES	3411 E ST 92102-3335	5450720200	INFORMATION NOT AVAILABLE
HEATING&AIR CONDITIO	3411 E ST 92102-3335	5450720200	WESTERN ENVIRONMENTAL SYSTEMS COMPANY
PLASTERING	3411 E ST 92102-3335	5450720200	MIRSTONE PLASTERING INC
WAREHOUSE- PROCESSING/STORAGE/DISTRIBUTION	3475 E ST 92102-3335	5450720400	INFORMATION NOT AVAILABLE
MISC CONTRACTOR	3475 E ST 92102-3335	5450720400	NCI
MISC CONTRACTOR	3475 E ST 92102-3335	5450720400	ZARCON INC
WAREHOUSE- PROCESSING/STORAGE/DISTRIBUTION	E ST 92102	5450720500	INFORMATION NOT AVAILABLE
WAREHOUSE- PROCESSING/STORAGE/DISTRIBUTION	E ST 92102	5450720600	INFORMATION NOT AVAILABLE
SINGLE FAMILY RESIDENCE - GENERIC	3517 E ST 92102-3337	5450720700	N/A
SINGLE FAMILY RESIDENCE - GENERIC	3515 E ST 92102-3337	5450720800	N/A
120 - DUPLEX - GENERIC	3286 ISLAND AVE 92102-4230	5451303400	N/A
2 - 4 UNITS - GENERIC	3290 ISLAND AVE 92102-4230	5451303500	N/A
SINGLE FAMILY RESIDENCE - GENERIC	3296 ISLAND AVE 92102-4230	5451303600	N/A
SINGLE FAMILY RESIDENCE - GENERIC	519 33RD ST 92102-4209	5451303700	N/A
SINGLE FAMILY RESIDENCE - GENERIC	513 33RD ST 92102-4209	5451303800	N/A
SINGLE FAMILY RESIDENCE - GENERIC	505 N 33RD ST 92102-4209	5451303900	N/A
SINGLE FAMILY RESIDENCE - GENERIC	3320 ISLAND AVE 92102-4221	5451304000	N/A
2 - 4 UNITS - GENERIC	3340 ISLAND AVE 92102-4261	5451304100	N/A
2 - 4 UNITS - GENERIC	3330 ISLAND 92102	5451304200	N/A
VACANT RESIDENTIAL - GENERIC	508 34TH ST 92102	5451304300	N/A
16 - 60 UNITS GENERIC	475 34TH ST 92102-4252	5451304400	GARDEN VIEW APTS NO 1 L P
LOW INCOME HOUSING	475 34TH ST SAN DIEGO	5451304400	GARDEN VIEW APTS NO 1 L P
UNZONED/OTHER	INFORMATION NOT AVAILABLE	5451304500	INFORMATION NOT AVAILABLE
VACANT LAND COMMERCIAL	MARKET ST 92102	5451304600	INFORMATION NOT AVAILABLE
2 - 4 UNITS - GENERIC	3319 MARKET ST 92102-3320	5451304700	N/A
SINGLE FAMILY RESIDENCE - GENERIC	3311 MARKET ST 92102-3320	5451304800	N/A
SINGLE FAMILY RESIDENCE - GENERIC	529 N 33RD ST 92102-4209	5451304900	N/A
AUTOMOTIVE REPAIR GARAGES	3275 MARKET ST 92102-3345	5451305600	INFORMATION NOT AVAILABLE
PUBLIC AGENCY	3275 MARKET ST 92102-3345	5451305600	VILLAGE OF PROMISE
MISCELLANEOUS ASSOC	3275 MARKET ST 92102-3345	5451305600	AMERICAN FRIENDS SERVICE COMMITTEE
RELIGIOUS ORGANIZATION	3295 MARKET ST 92102-3345	5451305600	CITY CHRISTIAN CENTER
AUTO REPAIR SHOP	3275 MARKET ST 92102-3345	5451305600	INTERNATIONAL CONDITIONING ENTERPRISES INC

HEATING&AIR CONDITIO	3285 MARKET ST 92102-3345	5451305600	ENE CONTROLS DISTRIBUTION
MISC CONTRACTOR	3275 MARKET ST 92102-3345	5451305600	FLOOD MASTERS
WAREHOUSE- PROCESSING/STORAGE/DISTRIBUTION	675 32ND ST 92102-3301	5451306000	INFORMATION NOT AVAILABLE
RENTAL LINENS	675 N 32ND ST 92102-3301	5451306000	CINTAS CORPORATION
WAREHOUSE- PROCESSING/STORAGE/DISTRIBUTION	722 33RD ST 92102-3338	5451306300	INFORMATION NOT AVAILABLE
MISCELLANEOUS ASSOC	722 33RD ST 92102-3338	5451306300	HOUSE OF METAMORPHOSIS INC
WAREHOUSE- PROCESSING/STORAGE/DISTRIBUTION	3280 MARKET ST 92102-3334	5451306500	INFORMATION NOT AVAILABLE
PLUMBING WHOLESALE&D	3280 MARKET ST 92102-3334	5451306500	FERGUSON ENTERPRISES INC
SINGLE FAMILY RESIDENCE - GENERIC	3280 ISLAND AVE 92102-4230	5451306600	INFORMATION NOT AVAILABLE
SINGLE FAMILY RESIDENCE - GENERIC	3284 ISLAND AVE 92102-4230	5451306700	INFORMATION NOT AVAILABLE
UNZONED/OTHER	INFORMATION NOT AVAILABLE	5451512700	INFORMATION NOT AVAILABLE
VACANT LAND COMMERCIAL	MARKET ST 92102	5451513300	INFORMATION NOT AVAILABLE
WAREHOUSE- PROCESSING/STORAGE/DISTRIBUTION	3380 MARKET ST 92102-3321	5451513800	INFORMATION NOT AVAILABLE
BUSINESS-MISCELLANEO	3380 MARKET ST 92102-3321	5451513800	PADRE JANITORIAL SUPPLIES INC
WAREHOUSE- PROCESSING/STORAGE/DISTRIBUTION	3330 MARKET ST 92102-3321	5451513900	INFORMATION NOT AVAILABLE
MISC PROFESSIONAL	3350 MARKET ST 92102-3321	5451513900	PACIFIC PULMONARY SERVICES
MISC SCHOOL	3350 MARKET ST 92102-3321	5451513900	CAREER COLLEGE OF SAN DIEGO INC
MISC & TECHNICAL LAB	3330 MARKET ST 92102-3321	5451513900	SECTRAN ARMORED TRUCK SERVICES
UNZONED/OTHER	735 33RD ST 92102-3341	5451560100	INFORMATION NOT AVAILABLE
MISC CONTRACTOR	663 33RD ST 92102-3341	5451560100	CRYSTAL PACIFIC WINDOW&DOOR SYSTEMS INC
SILK SCREENING	722 S 33RD ST 92102-3341	5451560100	REID&CLARK SILK SCREEN
1-WAY PAGING EQUIP	663 33RD ST 92102-3341	5451560100	CALIFORNIA CYCLEWORKS INC



THE CITY OF SAN DIEGO

Date of Notice: October 8, 2014

NOTICE OF RIGHT TO APPEAL ENVIRONMENTAL DETERMINATION

DEVELOPMENT SERVICES DEPARTMENT

SAP No. 24004647

PROJECT NAME/NUMBER: 3385 Sunrise Street MMCC/368337**COMMUNITY PLAN AREA:** Southeastern San Diego Community Plan**COUNCIL DISTRICT:** 8**LOCATION:** The project is located at 3385 Sunrise Street, San Diego, CA 92102.

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 an existing 4,412-square-foot building located at 3385 Sunrise Street. The 0.16-acre site is located within the Southeastern San Diego Plan Area, I-1 Zone in the Southeastern San Diego Planned District, Airport Influence Area for San Diego International Airport, the Part 77 Noticing Area, the Airport Approach Overlay Zone, and the Transit Area 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:**MAILING ADDRESS:****PHONE NUMBER:**

Edith Gutierrez

1222 First Avenue, MS 501

San Diego, CA 92101

(619) 446-5147

On October 8, 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.

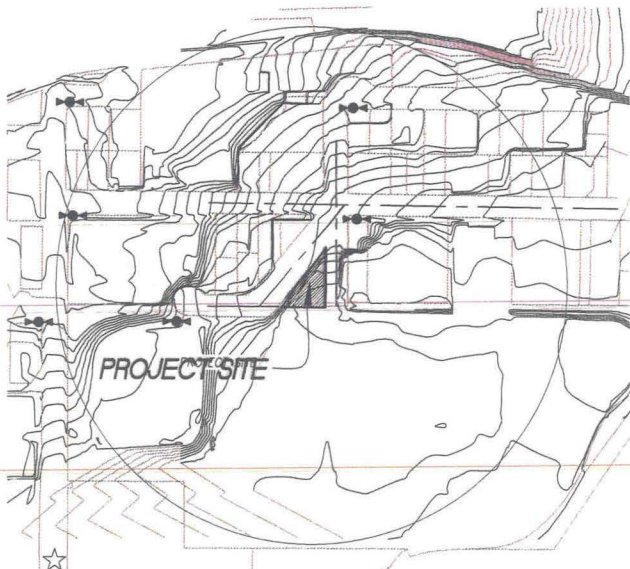
Applications to appeal CEQA determination made by staff (including the City Manager) to the City Council must be filed in the office of the City Clerk within 10 business days from the date of the posting of this Notice (October 22, 2014). The appeal application can be obtained from the City Clerk, 202 'C' Street, Second Floor, San Diego, CA 92101.

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

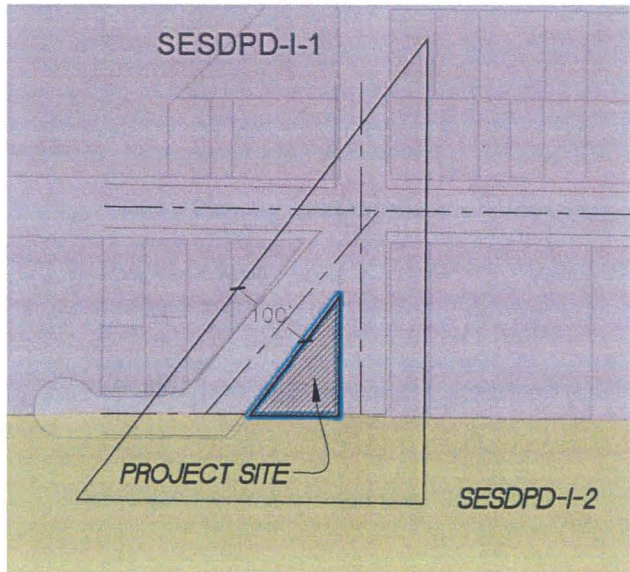
MEDICAL MARIJUANA CONSUMER COOPERATIVE (MMCC)
3385 SUNRISE STREET SAN DIEGO, CA 92102
CONDITIONAL USE PERMIT # _____
SITE DEVELOPMENT PERMIT # _____

LEGEND:

- EXISTING FIRE HYDRANT
- EXISTING BUS STOP*



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

PORTIONS OF LOTS 21, 22, 23 AND 24 IN BLOCK 6 OF HAFENDEN'S SUNNYDALE, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, ACCORDING TO MAP THEREOF NO. 419, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, NOVEMBER 17, 1887. ALSO THAT PORTION OF THE NORTH 15.00 FEET OF "I" STREET, ADJOINING SAID LOTS, CLOSED TO PUBLIC USE, JANUARY 27, 1915, BY RESOLUTION NO. 19102 OF THE COMMON COUNCIL OF THE CITY OF SAN DIEGO. EXCEPTING THEREFROM THAT PORTION THEREOF LYING NORTHWESTERLY OF THE SOUTHEASTERLY LINE OF THE LAND DESCRIBED IN DEED TO THE CITY OF SAN DIEGO, FOR AN EASEMENT AND RIGHT OF WAY FOR PUBLIC HIGHWAY, AND RECORDED IN BOOK 1309, PAGE 47 OF DEEDS.

4. OWNER

CECI SAM J & SUSAN L
3385 SUNRISE ST
SAN DIEGO CA 92102

5. APPLICANT

ALTERNATIVE HEALTH 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: SESDPD-I-1, SAN DIEGO INT'L. AIRPORT INFLUENCE REVIEW AREA 1

9. SITE AREA:

TOTAL SITE AREA: .169 ACRES 7,361 S.F.
FLOOR AREA: 4,412 SF

10. EXISTING USAGE: INDUSTRIAL: SUBCATEGORY: STORE (R & T AUTO SALES)

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

12. YEAR CONSTRUCTED: 1959

13. GEOLOGIC HAZARD CATEGORY: 52

OTHER TERRAIN, OTHER LEVEL AREAS, GENTLY SLOPING TO STEEP TERRAIN, FAVORABLE GEOLOGIC STRUCTURE, LOW RISK

14. LANDSCAPE AREA SQUARE FOOTAGE (EXISTING): APPROXIMATELY 708.7 SF

15. PARKING: REQUIRED: 0, PER 142.0540/SEVEN EXISTING ON-STREET PARKING SPACES AVAILABLE ALONG FRONTAGE ON SUNRISE STREET. APPLICANT TO STRIPE 1 ACCESSIBLE SPACE FROM THE SEVEN EXISTING SPACES.

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.

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.

ASSESSOR'S PARCEL NO.

545-060-12

SHEET INDEX

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

VICINITY MAP



Prepared By:

Name: LATITUDE 33 PLANNING & ENGINEERING

Address: 9968 HIBERT STREET 2ND FLOOR

SAN DIEGO, CA 92131

Phone #: (858) 751-0633

Fax #: (858) 751-0634

Project Address:

3385 SUNRISE STREET

SAN DIEGO, CA 92102

Project Name:

MMCC

3385 SUNRISE 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: MARCH 16, 2015

Revision 2: SEPTEMBER 12, 2014

Revision 1: AUGUST 11, 2014

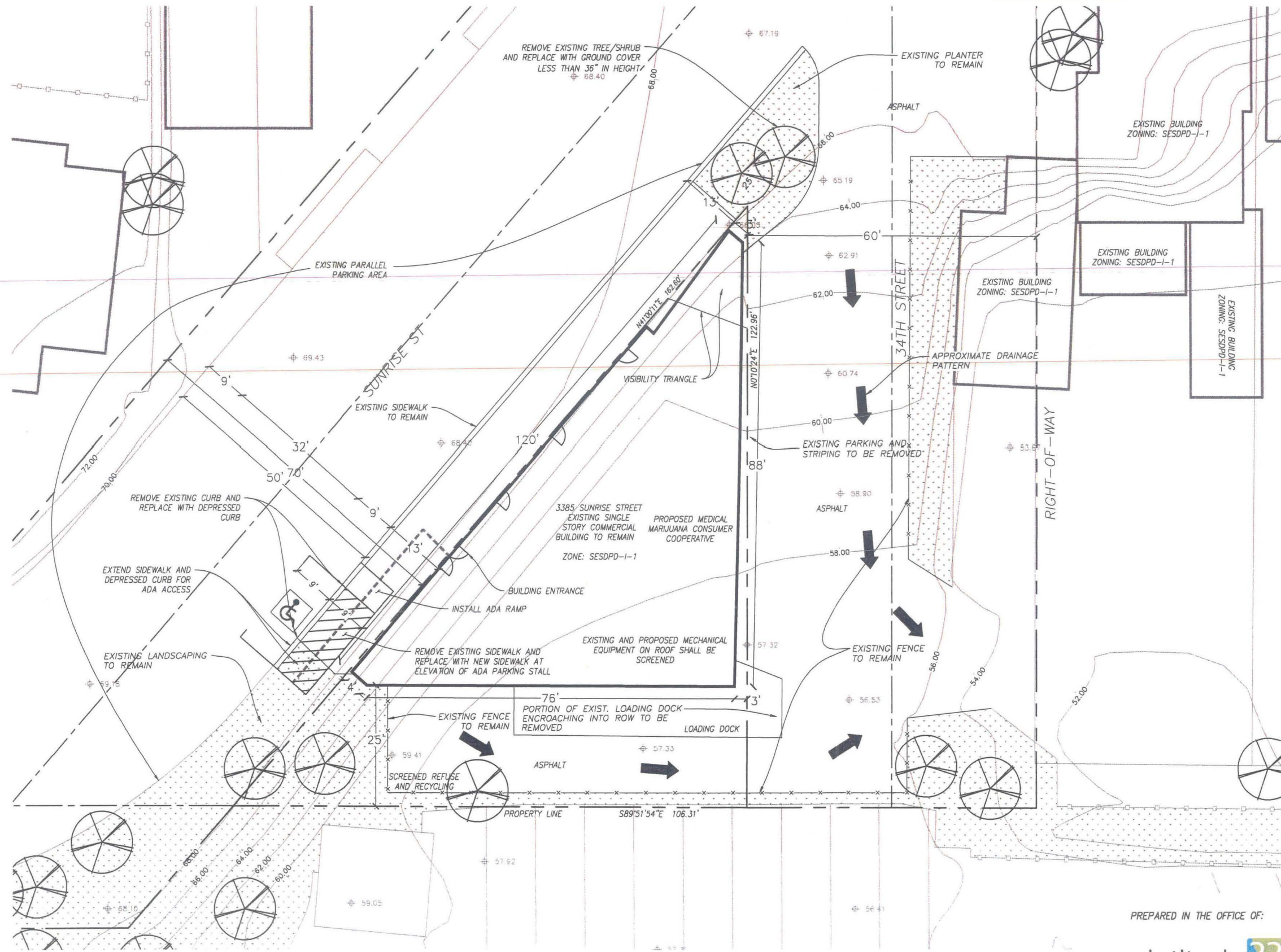
Original Date: APRIL 24, 2014

Sheet 1 of 6

DEP# _____

PREPARED IN THE OFFICE OF:

latitude33
PLANNING & ENGINEERING



RIGHT OF WAY

EXISTING BUILDING

ACCESSIBLE ROUTE

EXISTING EASEMENT

EXISTING SETBACK

EXISTING LANDSCAPE

EXISTING TREE

APPROXIMATE DRAINAGE PATTERN

① THERE ARE NO KNOWN EASEMENTS ASSOCIATED WITH THIS SITE.

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

Prepared By: _____
Name: LATITUDE 33 PLANNING & ENGINEERING

Address: 9968 HIBERT STREET 2ND FLOOR
SAN DIEGO, CA 92131
Phone #: (858) 751-0633
Fax #: (858) 751-0634

Project Address:
3385 SUNRISE STREET
SAN DIEGO, CA 92102

Project Name:
MMCC

3385 SUNRISE STREET

Sheet Title:
CONDITIONAL USE PERMIT
SITE PLAN

Revision 14: _____
Revision 13: _____
Revision 12: _____
Revision 11: _____
Revision 10: _____
Revision 9: _____
Revision 8: _____
Revision 7: _____
Revision 6: _____
Revision 5: _____
Revision 4: _____
Revision 3: MARCH 16, 2015
Revision 2: SEPTEMBER 12, 2014
Revision 1: AUGUST 11, 2014

Original Date: APRIL 24, 2014

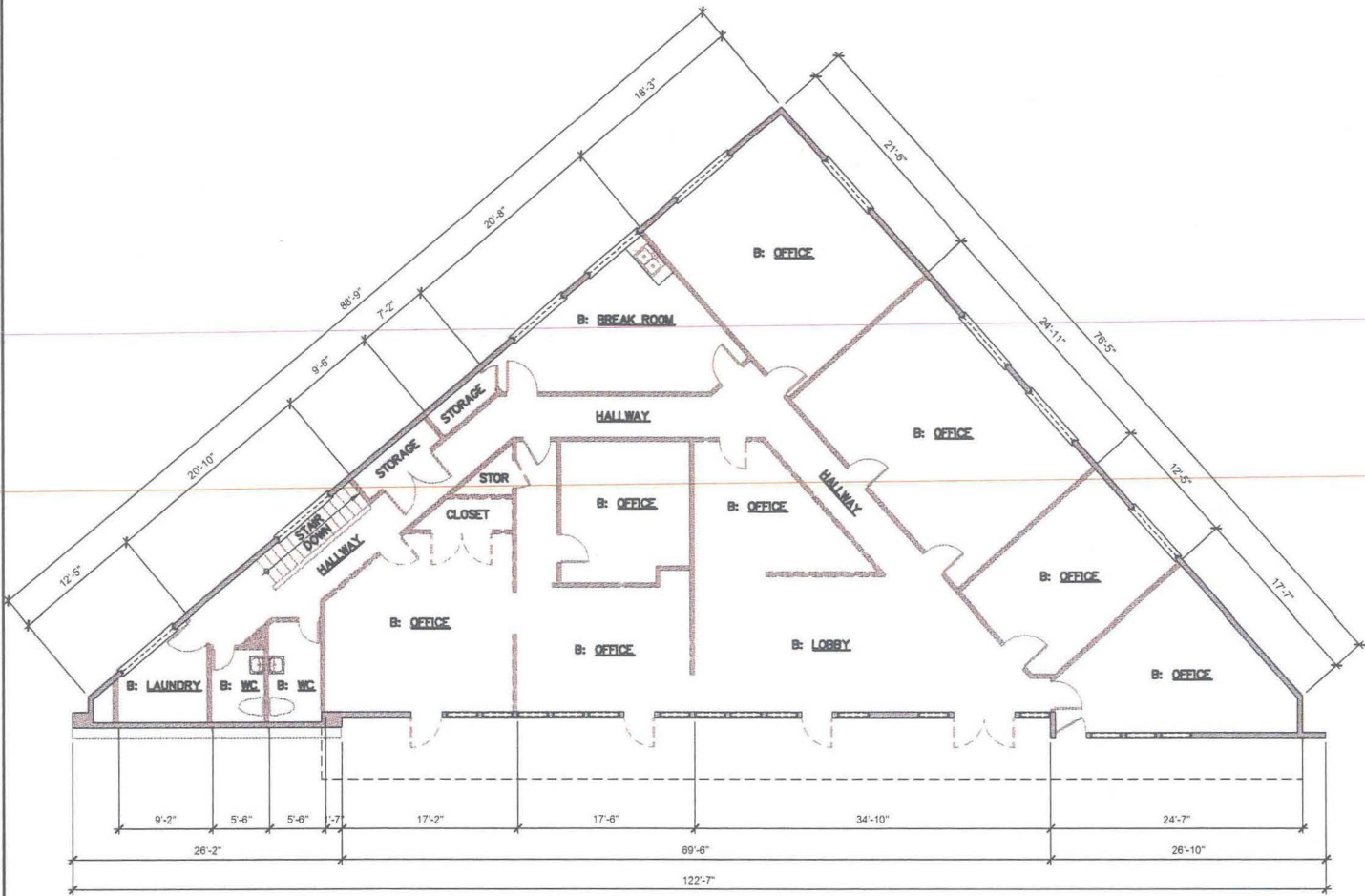
Sheet 2 of 6

DEP# _____

PREPARED IN THE OFFICE OF:

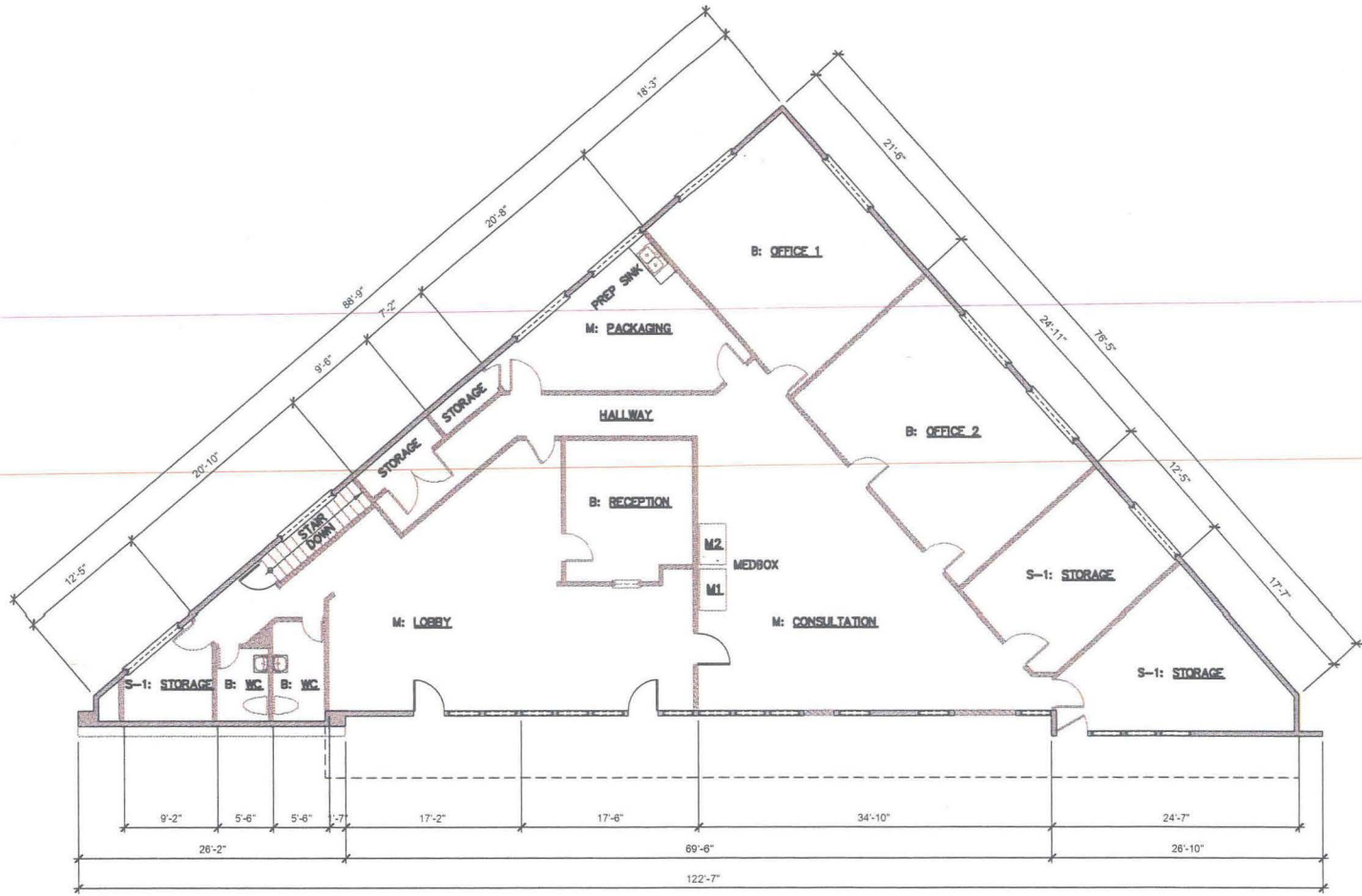
latitude **33**
PLANNING & ENGINEERING

MEDICAL MARIJUANA CONSUMER COOPERATIVE (MMCC)
3385 SUNRISE STREET SAN DIEGO, CA 92102
CONDITIONAL USE PERMIT # _____
SITE DEVELOPMENT PERMIT # _____



EXISTING GROUND FLOOR PLAN (STREET LEVEL)

SCALE: 1/8"=1'-0"



PROPOSED GROUND FLOOR PLAN (STREET LEVEL)

SCALE: 1/8"=1'-0"



NOTE: FOR SECURITY AND SAFETY PURPOSES, TRASH AND RECYCLABLES WILL BE STORED WITHIN A SECURED SPACE WITHIN THE STORAGE AREA.

Prepared By:	Latitude 33 Planning & Engineering	Revision 14:	
Name:	Latitude 33 Planning & Engineering	Revision 13:	
Address:	9968 Hibert Street 2nd Floor San Diego, CA 92131	Revision 12:	
Phone #:	(858) 751-0633	Revision 11:	
Fax #:	(858) 751-0634	Revision 10:	
		Revision 9:	
		Revision 8:	
		Revision 7:	
		Revision 6:	
		Revision 5:	
		Revision 4:	
		Revision 3:	MARCH 16, 2015
		Revision 2:	SEPTEMBER 12, 2014
		Revision 1:	AUGUST 11, 2014
Project Address:	3385 Sunrise Street San Diego, CA 92102	Original Date:	APRIL 24, 2014
Project Name:	MMCC	Sheet	3 of 6
	3385 Sunrise Street		
Sheet Title:	CONDITIONAL USE PERMIT FLOOR PLAN	DEP#	

PREPARED IN THE OFFICE OF:
latitude 33
PLANNING & ENGINEERING

MEDICAL MARIJUANA CONSUMER COOPERATIVE (MMCC)
3385 SUNRISE STREET SAN DIEGO, CA 92102
CONDITIONAL USE PERMIT # _____
SITE DEVELOPMENT PERMIT # _____



PROPOSED ELEVATION
N.T.S.

Prepared By: _____
Name: LATITUDE 33 PLANNING & ENGINEERING
Address: 9968 HIBERT STREET 2ND FLOOR
SAN DIEGO, CA 92131
Phone #: (858) 751-0633
Fax #: (858) 751-0634
Project Address: _____
3385 SUNRISE STREET
SAN DIEGO, CA 92102
Project Name: _____
MMCC
3385 SUNRISE STREET
Sheet Title: _____
CONDITIONAL USE PERMIT
PROPOSED ELEVATION
Revision 14: _____
Revision 13: _____
Revision 12: _____
Revision 11: _____
Revision 10: _____
Revision 9: _____
Revision 8: _____
Revision 7: _____
Revision 6: _____
Revision 5: _____
Revision 4: _____
Revision 3: MARCH 16, 2015
Revision 2: SEPTEMBER 12, 2014
Revision 1: AUGUST 11, 2014
Original Date: APRIL 24, 2014
Sheet 4 of 6
DEP# _____

PREPARED IN THE OFFICE OF:
latitude 33
PLANNING & ENGINEERING

MEDICAL MARIJUANA CONSUMER COOPERATIVE (MMCC)
3385 SUNRISE STREET SAN DIEGO, CA 92102
CONDITIONAL USE PERMIT # _____
SITE DEVELOPMENT PERMIT # _____

MINIMUM STREET TREE/IMPROVEMENT SEPARATION:

IMPROVEMENT	MIN. DISTANCE TO STREET TREE
TRAFFIC SIGNALS	20 FEET
UNDERGROUND UTILITY LINES	5 FEET
ABOVE GROUND UTILITY STRUCTURES	10 FEET
DRIVEWAY (ENTRIES)	10 FEET
INTERSECTIONS	25 FEET

IRRIGATION NOTE:

1. ALL PLANTING AREAS SHALL BE IRRIGATED BY A DEDICATED, BACKFLOW-PREVENTED IRRIGATION SYSTEM WITH AN IRRIGATION SUB-METER, ACCORDING TO PLANT TYPE AND ENVIRONMENTAL EXPOSURE AND SHALL RECEIVE UNIFORM WATER COVERAGE BY MEANS OF A HIGH EFFICIENCY, AUTOMATICALLY CONTROLLED, ELECTRICALLY ACTUATED, UNDERGROUND PIPED SPRINKLER SYSTEM. FOR WATER CONSERVATION AND TO MINIMIZE EROSION, STATE OF THE ART LOW PRECIPITATION RATE SPRINKLER EQUIPMENT SHALL BE USED. IRRIGATION MAINLINE PIPING SHALL BE PVC PLASTIC (TYPE 1120) CLASS 315 PRESSURE PIPE AND LATERAL LINE PIPING SHALL BE SCHEDULE 40 NON-PRESSURE PIPE. PRESSURE LINES SHALL BE INSTALLED 18" DEEP, NON-PRESSURE LINES 12" DEEP. A MASTER VALVE AND FLOW SENSOR SHALL BE INSTALLED TO MINIMIZE DAMAGE IN THE CASE OF A VALVE FAILURE OR MAINLINE BREAK. A SEPARATE HOSE BIB MAINLINE SHALL BE INSTALLED UPSTREAM OF THE MASTER VALVE AND EACH HOSE BIB SHALL BE FITTED WITH AN ATMOSPHERIC VACUUM BREAKER.

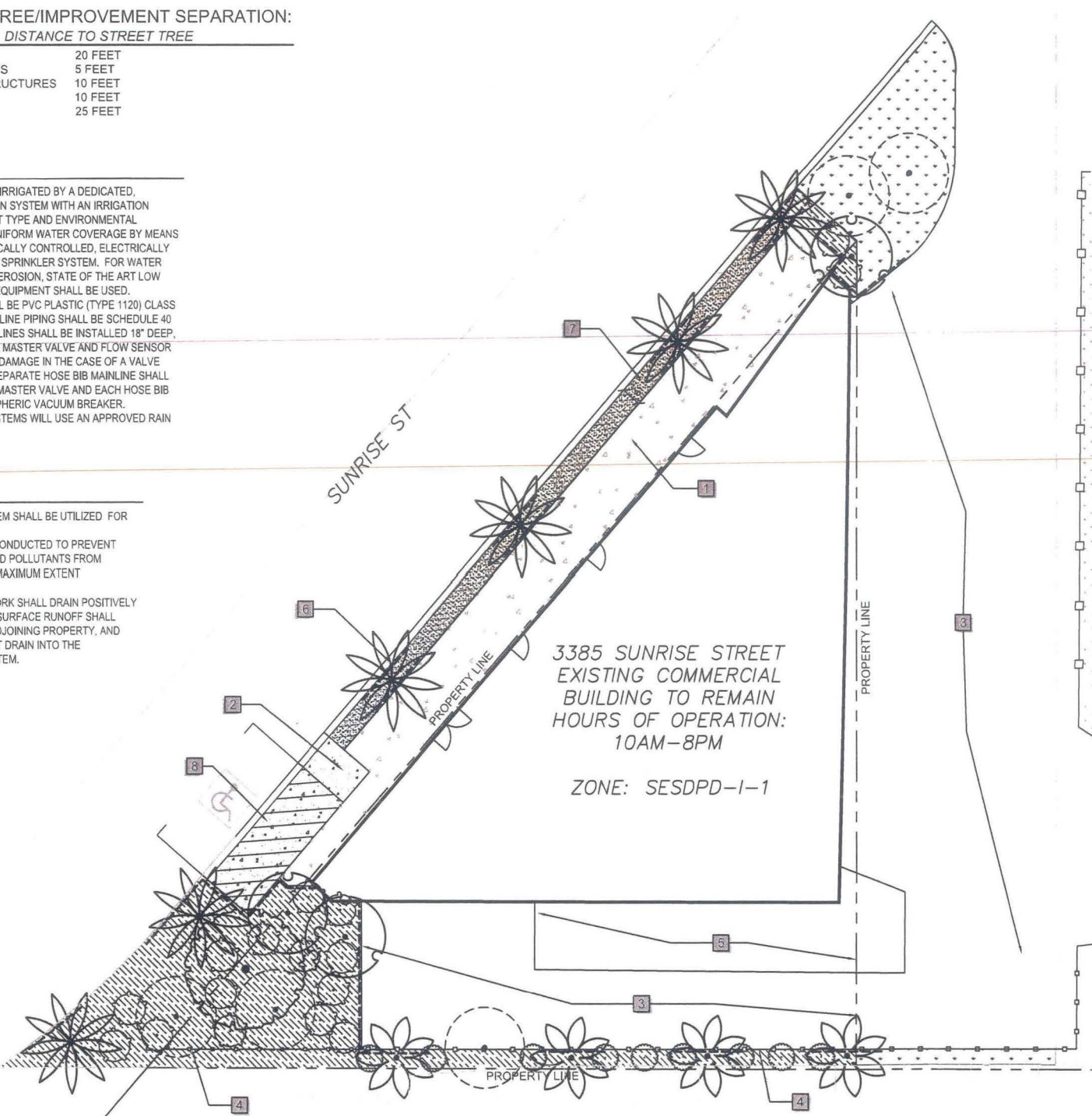
2. ALL PROPOSED IRRIGATION SYSTEMS WILL USE AN APPROVED RAIN SENSOR SHUTOFF DEVICE.

DRAINAGE NOTES:

1. THE EXISTING DRAINAGE SYSTEM SHALL BE UTILIZED FOR THIS PROJECT.

2. ALL DEVELOPMENT SHALL BE CONDUCTED TO PREVENT EROSION AND STOP SEDIMENT AND POLLUTANTS FROM LEAVING THE PROPERTY TO THE MAXIMUM EXTENT PRACTICABLE.

3. ALL ROOF DRAINS AND FLATWORK SHALL DRAIN POSITIVELY INTO STORM DRAINAGE SYSTEM. SURFACE RUNOFF SHALL NOT DRAIN DIRECTLY INTO THE ADJOINING PROPERTY, AND CONSTRUCTION RUNOFF MAY NOT DRAIN INTO THE STORMWATER CONVEYANCE SYSTEM.



CONCEPT PLANT SCHEDULE

	STREET TREES Small & Upright trees - 40' tall x 20' wide (100% - 10' BTH) such as: Syagrus romanzoffiana / Queen Palm	6
	LARGE TREES Large tree, 40' tall x 40' wide (100% - 36" box), such as: Tipuana tipu / Tipu Tree	1
	VERTICAL TREES Vertical trees - 40' tall x 20' wide (100% - 10' BTH), such as: Syagrus romanzoffiana / Queen Palm	4
	SMALL SCALE TREES Small scale trees - 12' tall x 10' wide (100% - 24" box), such as: Thevetia thevetioides / Giant Thevetia	3
	SCREEN VINES Self climbing vines - (100% - 15 gal), such as: Lonicera hildebrandiana / Giant Burmese Honeysuckle	9
	ACCENT SHRUBS Medium scale shrubs- 5' tall x 5' wide (100% - 15 gal), such as: Cassia artemisioides / Feathery Cassia Cassia didymobotrya / Popcorn Cassia	16
	EXISTING SHRUBS Existing shrub to remain - 4" caliper Cassia didymobotrya / Popcorn Cassia	5
	EXISTING OFF-SITE PLANTING AREA Existing off-site planting area to remain	567 sf
	GROUND COVER PLANTING Low growing ground cover - 6" tall x 6" wide (100% - 1 gal), such as: Myoporum parvifolium 'Pink' / Trailing Myoporum	1,261 sf
	GROUND COVER Decomposed granite ground cover	312 sf

HARDSCAPE LEGEND

	HARDSCAPE PAVING 'A' Existing concrete paving to remain
--	--

PROPOSED HARDSCAPE MATERIAL LEGEND:

	HARDSCAPE PAVING 'B' Non-porous paving such as: Concrete paving	224 SF
--	---	--------

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION
	EXISTING CONCRETE PAVING TO REMAIN
	NEW CONCRETE PAVING IN RIGHT-OF-WAY
	EXISTING ASPHALT PAVING/ DRIVEWAY/ PARKING TO REMAIN
	EXISTING FENCE TO REMAIN
	EXISTING LOADING DOCK PLATFORM TO REMAIN
	ROOT BARRIER - TYPICAL SYMBOL
	SAW-CUT 3' WIDE EXISTING CONCRETE SIDEWALK FOR PLANTING AREA
	NEW H/C RAMP PER CIVIL PLANS

LANDSCAPE CONCEPT STATEMENT

LANDSCAPE IMPROVEMENTS TO THIS EXISTING, DETACHED COMMERCIAL BUILDING WILL INCLUDE WATER-CONSERVING STREET TREES OF THE PREDOMINANT TREE SPECIES IN THE NEIGHBORHOOD, WHICH WILL ALSO BE PLANTED IN THE LIMITED AVAILABLE PLANTING AREA AND INCLUDE AN UNDERSTORY OF DROUGHT-TOLERANT SHRUBS, VINES AND GROUND COVER TO PROVIDE LANDSCAPE RELIEF FROM THE STARK CHARACTER OF THE INDUSTRIAL USE OPPOSITE THE RESIDENTIAL NEIGHBORHOOD. THE REQUIRED PARKING LIMITS THE AMOUNT OF PLANTING AREA AVAILABLE ON THIS SMALL PARCEL TO FULFILL REMAINING YARD PLANTING AREA REQUIREMENTS. INCREASED PLANT POINTS ARE PROPOSED TO OFFSET THE AREA SHORTFALL. ALL PROPOSED TREES AND PALMS ARE 24" BOX IN SIZE.

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: 3385 SUNRISE STREET
SAN DIEGO, CA 92102

Project Name: MMCC
3385 SUNRISE STREET
LANDSCAPE DEVELOPMENT PLAN

Revision 14: _____

Revision 13: _____

Revision 12: _____

Revision 11: _____

Revision 10: _____

Revision 9: _____

Revision 8: _____

Revision 7: _____

Revision 6: _____

Revision 5: _____

Revision 4: _____

Revision 3: MARCH 16, 2015

Revision 2: SEPTEMBER 12, 2014

Revision 1: AUGUST 11, 2014

Original Date: APRIL 24, 2014

Sheet 5 of 6

DEP# _____



JAMES NERI
REG. EXPIRES 6-30-2015
RLA 3321
DATE 16 MARCH 2015



MEDICAL MARIJUANA CONSUMER COOPERATIVE (MMCC)
3385 SUNRISE STREET SAN DIEGO, CA 92102
CONDITIONAL USE PERMIT # _____
SITE DEVELOPMENT PERMIT # _____

City of San Diego
Development Services
1222 First Ave., MS-501
San Diego, CA 92101-4154
(619) 448-5000

Landscape Calculations Worksheet
Industrial Development in RM and C Zones
Commercial Development in All Zones

Provide the following information on the Landscape Plans. The Landscape Calculations determine the planting area and points required by the Landscape Regulations, Chapter 14, Article 2, Division 4 of the Land Development Code.

STREET YARD

Industrial and Commercial Development (except Auto Service Stations; see below):

Planting Area Required [142.0404]	Planting Area Provided	Excess Area Provided
Total Area 229 sq. ft. x 25% = 58 sq. ft.	104 sq. ft.	19 sq. ft.

Planting Points Required [142.0404]	Plant Points Provided - To be achieved with trees only	Excess Points Provided
Total Area 229 sq. ft. x 0.05 = 12 points	60 points	48 points

Auto Service Stations Only

Planting Area Required [142.0405(c)(2)]	Planting Area Provided	Excess Area Provided
Total Area sq. ft. x 15% = sq. ft.	sq. ft.	sq. ft.

Plant Points Required [142.0405(c)(2)]	Plant Points Provided	Excess Points Provided
Total Area sq. ft. x 0.05 = points	points	points

Note: All required Street Yard planting areas located outside the Vehicular Use Area (VUA) except for auto service stations may consist of hardscape or unattached unit pavers, excluding the minimum area required for trees. [142.0405(C)(1)]

REMAINING YARD

Planting Area Required [142.0404]	Planting Area Provided	Excess Area Provided
Total Area 2,088 sq. ft. x 30% = 626 sq. ft.	564 sq. ft.	0 sq. ft.

Plant Points Required [142.0404]	Plant Points Provided	Excess Points Provided
Total Area 2,088 sq. ft. x 0.05 = 105 points	192 points	87 points

Printed on recycled paper. Visit our web site at www.sandiego.gov/development-services.
Upon request, this information is available in alternative formats for persons with disabilities.

DS-4 (03-06)

City of San Diego
Development Services
1222 First Ave., MS-501
San Diego, CA 92101-4154
(619) 448-5000

Landscape Calculations Worksheet
Vehicular Use Areas (VUA)

Provide the following information on the Landscape Plans. The Landscape Calculations determine the planting area and points required by the Landscape Regulations, Chapter 14, Article 2, Division 4 of the Land Development Code.

One tree (minimum 24-inch box size) is required within 30 ft. of each parking space. (If palm trees are used, one palm (minimum 8 ft. brown trunk height) is required within 15 ft. of each parking space.)

VEHICULAR USE AREA (< 6,000 sq. ft.) [142.0406 - 142.0407]

Planting Area Required: provide 40 sq. ft. per tree (with no dimension less than 5')

Plant Points Required	Plant Points Provided	Excess Points Provided
Total VUA: 1,823 sq. ft. x 0.05 = 92 points	220 points	162 points

Points achieved through trees (at least half): 140 points

VEHICULAR USE AREA (≥ 6,000 sq. ft.) [142.0406 - 142.0407]

Required Planting Area	Planting Area Provided	Excess Area Provided
VUA Inside Street Yard: sq. ft. x 0.05 = sq. ft.	sq. ft.	sq. ft.
VUA outside Street Yard: sq. ft. x 0.03 = sq. ft.	sq. ft.	sq. ft.

Required Plant Points	Plant Points Provided	Points Provided with Trees (at least half)
VUA Inside Street Yard: sq. ft. x 0.05 = points	points	points
VUA outside Street Yard: sq. ft. x 0.03 = points	points	points

TEMPORARY VEHICULAR USE AREA [142.0408]

Required Planting Area	Planting Area Provided
Length of Public Right-of-Way adjacent to VUA: ft. x 3 ft. = sq. ft.	sq. ft.

- Provide planting area between Public Right-of-Way and VUA.
- Plant with evergreen shrubs.
- Shrubs must achieve a minimum height of 30" within 2 years of installation over at least 50% of the required planting area.

ADDITIONAL YARD PLANTING AREA AND POINT REQUIREMENTS

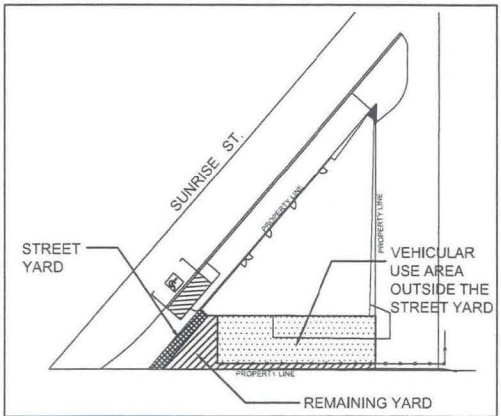
If any of the requirements of Landscape Regulations, Section 142.0405 (a) 1, 2, or 3 apply to your project, provide a written summary explaining how requirements are being met.

Printed on recycled paper. Visit our web site at www.sandiego.gov/development-services.
Upon request, this information is available in alternative formats for persons with disabilities.

DS-5 (03-06)

GENERAL NOTES:

1. THE LANDSCAPE PLAN IS FOR GENERAL SITE REFERENCE ONLY. REFER TO OTHER CONSTRUCTION DOCUMENTS FOR COMPLETE SCOPE OF WORK.
2. BEFORE COMMENCING ANY SITE EXCAVATION, VERIFY LOCATIONS OF ALL EXISTING SITE UTILITIES, INCLUDING WATER SEWER, GAS AND ELECTRICAL LINES. FLAG OR OTHERWISE MARK ALL LOCATIONS AND INDICATE UTILITY TYPE.
3. LOCATE REFUSE BIN AT APPROVED ON-SITE LOCATION. CONTRACTOR SHALL DISPOSE OF ALL SITE REFUSE AT CITY-APPROVED LOCATIONS.
4. ALL REQUIRED PLANTING AREAS SHALL BE COVERED WITH MULCH TO A MINIMUM DEPTH OF 2 INCHES, EXCLUDING SLOPES REQUIRING REVEGETATION AND AREAS TO BE PLANTED WITH GROUND COVER. ALL EXPOSED SOIL AREAS WITHOUT VEGETATION SHALL ALSO BE MULCHED TO THIS MINIMUM DEPTH.
5. ALL REQUIRED TREES SHALL HAVE AT LEAST ONE WELL DEFINED TRUNK AND SHALL NORMALLY ATTAIN A MATURE HEIGHT AND SPREAD OF AT LEAST 15 FEET.
6. PROPOSED LANDSCAPING SHALL NOT CONFLICT WITH EXISTING UTILITIES.
7. PROPOSED UTILITIES SHALL NOT CONFLICT WITH PROPOSED LANDSCAPING.
8. TREE ROOT BARRIERS SHALL BE INSTALLED WHERE TREES ARE PLACED WITHIN 5 FEET OF PUBLIC IMPROVEMENTS INCLUDING WALKS, CURBS, OR STREET PAVEMENTS OR WHERE NEW PUBLIC IMPROVEMENTS ARE PLACED ADJACENT TO EXISTING TREES. THE ROOT BARRIER WILL NOT WRAP AROUND THE ROOT BALL.
9. MAINTENANCE: ALL REQUIRED LANDSCAPE AREAS SHALL BE MAINTAINED BY THE CONTRACTOR DURING CONSTRUCTION AND MAINTENANCE PERIOD. THE LANDSCAPE AREAS SHALL BE MAINTAINED FREE OF DEBRIS AND LITTER AND ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION. DISEASED OR DEAD PLANT MATERIAL SHALL BE SATISFACTORILY TREATED OR REPLACED PER THE CONDITIONS OF THE PERMIT.
10. THE PERMITTEE OR SUBSEQUENT OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPE IMPROVEMENTS IN THE RIGHT-OF-WAY CONSISTENT WITH THE CITY OF SAN DIEGO.
11. ALL LANDSCAPE AND IRRIGATION SHALL CONFORM TO THE CITY OF SAN DIEGO'S LAND DEVELOPMENT MANUAL, LANDSCAPE STANDARDS, AND ALL OTHER CITY AND REGIONAL STANDARDS.
12. ALL REQUIRED LANDSCAPE SHALL BE MAINTAINED IN A DISEASE, WEED AND LITTER FREE CONDITION AT ALL TIMES. SEVERE PRUNING OR "TOPPING" OF TREES IS NOT PERMITTED UNLESS SPECIFICALLY NOTED IN THIS PERMIT.
13. IF ANY REQUIRED LANDSCAPE (INCLUDING EXISTING OR NEW PLANTINGS, HARDSCAPE, LANDSCAPE FEATURES, ETC.) INDICATED ON THE APPROVED CONSTRUCTION DOCUMENT PLANS IS DAMAGED OR REMOVED DURING DEMOLITION OR CONSTRUCTION, IT SHALL BE REPAIRED AND/OR REPLACED IN KIND AND EQUIVALENT SIZE PER THE APPROVED DOCUMENTS TO THE SATISFACTION OF THE DEVELOPMENT SERVICES DEPARTMENT WITHIN 30 DAYS OF DAMAGE OR FINAL INSPECTION.
14. ALL GRADED, DISTURBED OR ERODED AREAS THAT WILL NOT BE PERMANENTLY PAVED OR COVERED BY STRUCTURES SHALL BE PERMANENTLY REVEGETATED AND IRRIGATED AS SHOWN IN TABLE 142-04F AND IN ACCORDANCE WITH THE STANDARDS IN THE LAND DEVELOPMENT MANUAL.



LANDSCAPE CALCULATIONS DIAGRAM

NOT TO SCALE

PREPARED IN THE OFFICE OF:



James P. Neri
JAMES NERI
REG. EXPIRES 6-30-2015 RLA 3321

16 MARCH 2015
DATE



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:
3385 SUNRISE STREET
SAN DIEGO, CA 92102

Project Name:
MMCC
3385 SUNRISE STREET

Sheet Title:
LANDSCAPE CALCULATIONS
& NOTES

Revision 14: _____
Revision 13: _____
Revision 12: _____
Revision 11: _____
Revision 10: _____
Revision 9: _____
Revision 8: _____
Revision 7: _____
Revision 6: _____
Revision 5: _____
Revision 4: _____
Revision 3: MARCH 16, 2015
Revision 2: SEPTEMBER 12, 2014
Revision 1: AUGUST 11, 2014

Original Date: APRIL 24, 2014

Sheet 6 of 6

DEP# _____



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

Community Planning Committee Distribution Form Part 2

Project Name: 3385 Sunrise Street MMCC		Project Number: 368337	Distribution Date: 2/10/2015
Project Scope/Location: 3385 Sunrise Street, Medical Marijuana Consumer Cooperative (MMCC), in Gateway Center West, Stockton Neighborhood, Project No. 368337; 4,412SF; Application for Conditional Use Permit (CUP) existing building in an I-1 zone use will be commercial. NORA was appealed on Oct.15, 2014. However, the Appeal was rejected			
Applicant Name: Medbox		Applicant Phone Number:	
Project Manager: Edith Gutierrez	Phone Number: 446-5147	Fax Number: (619) 446-5245	E-mail Address: egutierrez@sandiego.gov
Committee Recommendations (To be completed for Initial Review):			
<input type="checkbox"/> Vote to Approve	Members Yes	Members No	Members Abstain
<input checked="" type="checkbox"/> Vote to Approve With Conditions Listed Below	Members Yes 7	Members No 2	Members Abstain 0
<input type="checkbox"/> Vote to Approve With Non-Binding Recommendations Listed Below	Members Yes	Members No	Members Abstain
<input type="checkbox"/> Vote to Deny	Members Yes	Members No	Members Abstain
<input type="checkbox"/> No Action (Please specify, e.g., Need further information, Split vote, Lack of quorum, etc.)			<input type="checkbox"/> Continued
CONDITIONS: see statement attached.			
NAME: Maria Riveroll, EA		TITLE: Chair	
SIGNATURE:		DATE: 2/10/15	
Attach Additional Pages If Necessary.		Please return to: Project Management Division City of San Diego Development Services Department 1222 First Avenue, MS 302 San Diego, CA 92101	
Printed on recycled paper. Visit our web site at www.sandiego.gov/development-services . Upon request, this information is available in alternative formats for persons with disabilities.			



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

3385 Sunrise St - MMCC-CUP

Project No. For City Use Only

368337

Project Address:

3385 SUNRISE, SAN DIEGO, CA. 92102

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):

SAM CECI

☒ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

Street Address:

3385 SUNRISE ST

City/State/Zip:

SAN DIEGO, CA. 92102

Phone No:

619 595-5540

Fax No:

619 595-1915

Signature:

Sam Ceci

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):

SUSAN CECI

☒ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature:

Susan L. Ceci

Date:

Name of Individual (type or print):

☐ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature:

Date:



SDPD CPTED REVIEW OF SUNRISE STREET MMCC

Date: Sept. 10, 2014
To: Anna Colamussi-Yentile, Latitude 33 Planning & Engineering
Reviewer: Ted Parker, SDPD Neighborhood Policing Resource Team
Copies to: Edith Gutierrez, San Diego Development Services Department
 Susan De La Pena, SDPD Central Division Community Relations Officer (CRO)
 Reynaldo Pisano, Southeastern San Diego Planning Group (SSDPG)
 Maria Riveroll, SSDPG

I have a few advisory suggestions for Crime Prevention for Environmental Design (CPTED) for your Medical Marijuana Consumer Cooperative (MMCC). Feel free to call me at (858) 523-7049 if you want to discuss these suggestions further – but first some area crime data.

AREA CRIME DATA

During the year from Sept. 5, 2013 to Sept. 5, 2014 the crimes reported to the SDPD with valid addresses within a 1000-ft radius of 3385 Sunrise St., the address of this project, constituted 12 crime cases involving persons and property, including some with domestic violence. The following numbers of cases are defined by the most serious crime that occurred.

- 5 cases involving persons: 3 aggravated and 2 simple assaults
- 6 cases involving property: 3 commercial burglaries, 1 malicious mischief/vandalism, 1 theft other than of or from vehicles, and 1 vehicle theft
- 1 case involving less serious crimes

Even though these numbers are relatively small, it is nonetheless prudent to include crime prevention measures in the design of this project because of the product involved.

SUGGESTIONS

Alarms

San Diego Municipal Code (SDMC) Sec. 141.0614(d) requires alarms but does not say what kind. Both burglary and robbery alarms should be installed. The latter is a silent panic button that an employee would push in the event of a holdup. It would signal the alarm company to call **911** and not call back to confirm the alarm. The former should include sensors on all doors and other entry points, including any that might be on the roof. Also install sensors on the walls that would detect any attempts to drill through them, and on the ceilings to detect any attempts to drill through the roof. (Note that the parapet shields anyone on the roof from being seen from the street.) These alarms should have batteries for backup power.

Secure Utilities

Because lights and security systems work on electric power it is important that measures be taken to prevent its disruption and provide a source of backup power in the event of a power failure. Exterior circuit breakers should be installed in sturdy metal boxes that are locked with hidden-shackle or shielded padlocks.

The telephone line that sends the alarm signal to the alarm company should be hardened so it cannot be cut or if it is cut, the system would generate an alarm at the alarm company. If the telephone line is in a box on the outside of the building, the box should be metal and locked with a hidden-shackle or shielded padlock. Alternatively, the alarm system should have a wireless backup that would send the alarm if the telephone wire is cut.

Cameras

SDMC Sec. 141.0614(d) requires cameras but does not say what kind or where they should be installed. Cameras can be wired or wireless. They can record continually, when motion is detected, at specified times, or on an alarm. After a crime occurs the imagery can be reviewed for usable evidence. Any camera system that is installed should be designed to provide high-quality, digital imagery of suspicious persons and activities for use by the SDPD in investigating crimes. They should cover all building entrances, the transaction areas, marijuana storage rooms, and the parking spaces around the building. Their records should be kept for at least 30 days in a secure container.

The existence of cameras helps to deter crime but not to stop a crime in progress. However, if imagery is transmitted to the alarm company over a secure, password-protected Internet link, and personnel with monitors there can see a crime in progress, they can call **911** to report it and tell the dispatcher what is going on. This will lead to a higher call priority and a faster response than would occur for an unverified burglar alarm call. Officers might even arrive in time to catch the perpetrators.

These cameras should also be capable of providing real-time streaming video to the SDPD. This will enable officers arriving at the scene to make better, more-informed tactical decisions and determine whether additional officers and emergency services are required. In this program, called Operation Secure San Diego, the SDPD would like permission to access your cameras as a part of its public safety and crime fighting activities. You can contact the CRO in the SDPD's Central Division at **(619) 744-9514** about partnering with the SDPD in this program.

Because cameras are susceptible to damage by criminals attempting to hide their actions, measures should be taken to make the camera systems less vulnerable. Here are some possibilities.

- Mount cameras on high sturdy poles.
- Use vandal-resistant cameras.
- Use armored conduits for electrical cables.
- Install cameras where they are within the field of view of at least one other camera.
- Include measures to detect lens blockage and other tampering.

Signs regarding cameras should be posted to deter criminal activities. If the cameras aren't monitored all the time, as they probably won't be for a MMCC, words like SECURITY, PROTECTED, or MONITORING should not be used. They can give people a false sense of security by expecting timely help if they are threatened or attacked, or that they and their property are somehow being protected by the cameras. And if a person is attacked and not protected, he or she might file a lawsuit against the property owner.

Lighting

The front of the building and the parking lot in the back should be well-lighted from sunset to sunrise.

Landscaping

The rendering of the front of the building shows 11 little trees in rectangular wood planter boxes and 3 flowering plants in three round wood boxes. The boxes with the trees should be removed because they provide places for people to sit and loiter, and they block the windows. Police officers should have a clear and unobstructed view of the interior of the MMCC from the street. Better landscaping would have low bushes planted at the sidewalk level.

Doors

These should be made of steel and have steel frames and single-cylinder deadbolts that are separate from any push- or press-bar locks. Any windows in the doors should be made of a burglar-resistant as suggested below. The

deadbolts should have a throw of at least one inch, be key-operated on the outside, and have a thumb turn on the inside. They can only be used when the store is unoccupied because California Fire Code Sec. 1008.1.9 states that egress doors shall be readily openable from the egress side without the use of a key or special knowledge or effort. The thumb turn is deemed to require special knowledge. It also requires twisting of the wrist to open the door, which makes it prohibited in the California Building Code. When a deadbolt is installed a sign must be posted on or adjacent to the door saying THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED per California Fire Code Sec. 1008.1.9.3.

Deadbolts should also be used on interior doors to offices and storage rooms, especially the ones where marijuana is located.

Windows

Windows should be made of a burglar-resistant material that meets Underwriters Laboratories (UL) 972 standards. These materials look like safety glass but will not shatter easily, even after repeated blows. The following materials can be used:

- **Laminated glass** is made with a vinyl or plastic inter-layer sandwiched between two layers of glass. This type of glass adds additional strength to your windows. To gain entry a burglar would have to strike the glass repeatedly in the same spot in order to make a small opening. Most burglars are reluctant to create this type of noise for fear of being detected.
- **Tempered glass** is made by placing a piece of regular glass in an oven, bringing it almost to the melting point, and then chilling it rapidly. This causes a skin to form around the glass. Fully tempered glass is four to five times stronger than regular glass.
- **Wired glass** adds the benefit of a visible deterrent. Extra effort will be needed to break the glass and then cut through the wire located within the glass in order to gain entry.
- **Plastic acrylics** are more than ten times stronger than glass of the same thickness and are commonly called Plexiglas.
- **Polycarbonate** sheets are superior to acrylics and are advertised as 250 times more impact resistant than safety glass, and 20 more times than other transparent plastic.

Glass with a security film attached to the inside can also be burglar-resistant. It requires repeated blows to break through, which take time and make noise. A burglar faced with this task might give up and go away or look for another way or place to break in.

Lobby Security

In addition to burglar-resistant doors and windows, the lobby can be secured with an interior folding security gate or a roll-down security shutter. And bollards can be installed in front of the building to prevent a vehicle from driving in.

Employee Protection

Where the threat of armed robbery is serious, install a bullet-resistant glass, plastic, or laminate shield with a sliding transaction window at the front counter to protect employees. And arm the security guard.

Dealing with Graffiti Vandalism

Graffiti-resistant paint or an anti-graffiti coating should be used on the sides of the building and any other surfaces that could be vandalized. The San Diego Park and Recreation Dept. specifies the use of anti-graffiti materials manufactured by Monopole Inc. on its facilities. Four coats are applied. The first is Aquaseal ME12 (Item 5200). The second is Permashield Base (Item 6100). The third and fourth are Permashield Premium (Item 5600 for matte finish or Item 5650 for gloss finish). Additional protection can be obtained by planting vines, bushes, etc. along walls and the sides of the buildings. They cover areas that might otherwise be vandalized.

Also, various protective films can be installed on the outside of windows to prevent window damage from graffiti, knife gouging or scratching, and acid etching.

Refuse and Recycling Dumpster Enclosure

The enclosure should be locked except when the dumpsters in it are being filled or emptied. It should have a sign stating that unauthorized collection of refuse or recyclable material is prohibited per SDMC Sec. 66.0402.

The dumpsters in the enclosure should have bars over their lids that can be padlocked to prevent the lids from being opened except by the trash removal company. The lids would have an opening through which material can be put in but not taken out. This is to prevent scavenging.

Other Signs

NO LOITERING signs on private property should cite Cal. Penal Code (PC) Sec. 647(h). In this subdivision "loiter" means to delay or linger without a lawful purpose for being on the property and for the purpose of committing a crime as opportunity may be discovered.

NO TRESPASSING signs on privately operated business premises should cite SDMC Sec. 52.80.01.

Signs at the entrances should include the following:

- CAMERAS ARE ON THE PREMISES or CAMERA SURVEILLANCE IN PROGRESS
- Remove hats and sunglasses before entering. This will make people more recognizable in camera imagery.
- Minimal cash on hand

There should also be height markers inside the doors.

PREMISES LIABILITY

In general, property owners have a duty to provide protection from foreseeable crimes by third parties. The appropriate test for determining foreseeability is prior similar incidents. The scope of this duty is determined in part by balancing the foreseeability of the harm against the burden of the duty to be imposed. A high degree of foreseeability may be required where the burden is high, e.g., in hiring of security guards or monitoring cameras. However, a lesser degree of foreseeability may be required when there are strong policy reasons for preventing the harm or when the harm can be prevented by simple means such as good lighting, adequate maintenance of locks and other security systems, warning signs, etc. that would provide a first line of defense.

Property owners can keep track of crime near their property in two ways. They can go to www.crimemapping.com/subscriptions/subscribe.aspx to sign up to receive automatic e-mail alerts of crime cases within a specified distance/radius of address of their property. And they can go to www.crimemapping.com for information about crime cases in the past 180 days. In the latter they would first select California and San Diego Police. Then select crime-case types, a date range, and enter an address. Then click on Search to get a map and select a search radius. A report that lists all the mapped crime cases can also be generated.

CAVEATS ON CPTED

CPTED measures employ three elements -- people, devices, and design features -- to deter crimes of opportunity by making it more difficult for an offender to commit a crime and escape without being stopped or detected. Although devices and design features are important, the human element is the critical one. People in the environment must:

- Take advantage of the visibility provided to observe and question intruders.
- Report suspicious behavior and criminal activities.
- Use the access control measures provided to keep intruders out.
- Use security measures to protect themselves and their property.
- Exercise control over their environment.

But even all of this will not stop many types of offenders. Other concepts and strategies will be needed to deal with offenders who are:

- Determined and skillful in defeating surveillance and access control measures,
- Irrational in their behavior,
- Acting as a member of an organized gang,
- Under the influence of drugs or alcohol,
- Reckless or undeterred by the risks of detection and apprehension,
- Unconcerned about possible punishment, or
- Legitimately in the area.

The need for the community, police, and other agencies and organizations to work together as partners to employ other concepts and strategies is especially critical in dealing with organized gangs because gangs can also use surveillance, access control, and territoriality measures, along with terror and intimidation, to make an environment safe for their criminal activities.

Finally, CPTED measures do not deal with many types of crimes that occur in social, home, and business environments. For example, they do not help to prevent crimes in which the victim knows or provides access to the offender, i.e., domestic violence, child abuse, and acquaintance rape. Nor do they help prevent substance abuse, workplace violence, fraud, forgery, and other financial crimes. Counseling, education, enforcement, and other measures are needed to deal with these situations.

 City of San Diego Development Services 1222 First Ave. 3rd Floor San Diego, CA 92101 <small>THE CITY OF SAN DIEGO</small>	Development Permit/ Environmental Determination Appeal Application	FORM DS-3031 OCTOBER 2012
--	---	---

See Information Bulletin 505, "Development Permits Appeal Procedure," for information on the appeal procedure.

1. Type of Appeal:

- ☐ Process Two Decision - Appeal to Planning Commission
☒ Process Three Decision - Appeal to Planning Commission
☐ Process Four Decision - Appeal to City Council
- ☐ Environmental Determination - Appeal to City Council
☐ Appeal of a Hearing Officer Decision to revoke a permit

2. Appellant Please check one ☒ Applicant ☐ Officially recognized Planning Committee ☐ "Interested Person" (Per M.C. Sec. 113.0103)

Name:
Donna D. Jones on behalf of MedBox

E-mail Address:
djones@sheppardmullin.com

Address: 501 W. Broadway, 19th Floor City: San Diego State: CA Zip Code: 92101 Telephone: (619) 338-6500

3. Applicant Name (As shown on the Permit/Approval being appealed). Complete if different from appellant.

3385 Sunrise Street MMCC - Project No. 368337.

4. Project Information

Permit/Environmental Determination & Permit/Document No.:

Date of Decision/Determination:

City Project Manager:

Conditional Use Permit 1298376.

March 25, 2015

Edith Gutierrez

Decision (describe the permit/approval decision):

Hearing Officer denial of conditional use permit.

5. Grounds for Appeal (Please check all that apply)

- ☒ Factual Error
☒ Conflict with other matters
☒ Findings Not Supported
- ☐ New Information
☐ City-wide Significance (Process Four decisions only)

Description of Grounds for Appeal (Please relate your description to the allowable reasons for appeal as more fully described in Chapter 11, Article 2, Division 5 of the San Diego Municipal Code. Attach additional sheets if necessary.)

1. Factual Error. There is no Medical Marijuana Consumer Cooperative within 1,000 feet of this location.

2. Conflict with Other Matters. The Hearing Officer's decision to deny the CUP is in conflict with the Municipal Code and/or a City Council policy.

RECEIVED

MAR 30 2015

DEVELOPMENT SERVICES

3. Finding Not Supported. The finding that this Applicant's proposed project location is within 1,000 feet of another Medical Marijuana Consumer Cooperative is no supported.

6. Appellant's Signature: I certify under penalty of perjury that the foregoing, including all names and addresses, is true and correct.

Signature:  Date: March 25, 2015

Note: Faxed appeals are not accepted. Appeal fees are non-refundable.

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: 24004647

**CONDITIONAL USE PERMIT NO. 1298376 AND
SITE DEVELOPMENT PERMIT NO. 1319996
3385 SUNRISE STREET MMCC - PROJECT NO. 368337
PLANNING COMMISSION**

This Conditional Use Permit No. 1298376 and Site Development Permit No. 1319996 are granted by the Planning Commission of the City of San Diego to SAM J. CECI AND SUSAN L. CECI, Owners and, ALTERNATIVE HEALTH COOPERATIVE, INC. Permittee, pursuant to San Diego Municipal Code [SDMC] section 126.0305 & 126.0504. The 0.16-acre site is located at 3385 Sunrise Street in the I-1 Zone of the Southeastern San Diego Planned District Ordinance within the Southeastern San Diego Community Plan Area. The project site is legally described as: Lots 22-24, Block 6 of Haffenden's Sunnydale, Map No. 419, November 17, 1887.

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 17, 2015, on file in the Development Services Department.

The project shall include:

- a. Operation of a Medical Marijuana Consumer Cooperative (MMCC) within an existing 4,412 square foot building on a 0.16- 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 September 17, 2018.
2. This Conditional Use Permit [CUP] and corresponding use of this MMCC shall expire on September 17, 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 4,412 square foot building shall be limited to the MMCC and any use permitted in the I-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 0.16-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 remove a portion of the existing loading dock from 34th Street right-of-way, satisfactory to the City Engineer.

27. Prior to the issuance of any building permit, the Owner/Permittee shall assure by permit and bond the construction of City standard sidewalk, on Sunrise Street as shown on the Exhibit "A", satisfactory to the City Engineer.

28. Prior to the issuance of any building permit, the Owner/Permittee shall assure by permit and bond the construction of City standard curb ramp with truncated domes, at the southwest corner of 34th Street and Sunrise Street, satisfactory to the City Engineer.

29. Prior to the issuance of any building permit, the Owner/Permittee shall obtain an Encroachment Maintenance and Removal Agreement for private retaining wall located within Sunrise Street right-of-way, satisfactory to the City Engineer.

30. Prior to the issuance of any building permit, the Owner/Permittee shall remove trees, scrubs, etc. taller than 3 feet in height located at the northeast corner of the project site, satisfactory to the City Engineer.

TRANSPORTATION REQUIREMENTS:

31. No fewer than 5 parking spaces, including 1 accessible space shall be maintained on the property at all times in the approximate locations shown on Exhibit "A". All on-site parking stalls and aisle widths shall be in compliance with requirements of the City's Land Development Code and shall not be converted and/or utilized for any other purpose, unless otherwise authorized in writing by the Development Services Department.

POLICE DEPARTMENT RECOMMENDATION:

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 Planning Commission of the City of San Diego on September 17, 2015 and Resolution No. PC-XXXX.

Conditional Use Permit No.1298376 & Site Development Permit No. 1319996/PTS No. 368337
Date of Approval: September 17, 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.**

SAM J. CECI
Owner

By _____
Sam J. Ceci
Owner

SUSAN L. CECI
Owner

By _____
Susan L. Ceci
Owner

ALTERNATIVE HEALTH COOPERATIVE, INC
Permittee

By _____
Jacqueline Stein
CEO

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

PLANNING COMMISSION
RESOLUTION NO. PC-
CONDITIONAL USE PERMIT NO. 1298376 AND
SITE DEVELOPMENT PERMIT NO. 1319996
3385 SUNRISE STREET MMCC - PROJECT NO. 368337

WHEREAS, to SAM J. CECI AND SUSAN L. CECI, Owners and, ALTERNATIVE HEALTH COOPERATIVE, INC Permittee, filed an application with the City of San Diego for a permit to operate a Medical Marijuana Consumer Cooperative (MMCC) in a 4,412 square foot building (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit Nos. 1298376 and 1319996), on portions of a 0.16-acre site;

WHEREAS, the project site is located at 3385 Sunrise Street in the I-1 Zone in the Southeastern San Diego Planned District Ordinance within the Southeastern San Diego Community Plan Area;

WHEREAS, the project site is legally described as Lots 22-24, Block 6 of Haffenden's Sunnydale, Map No. 419, November 17, 1887;

WHEREAS, on March 25, 2015, the Hearing Officer of the City of San Diego denied Conditional Use Permit No. 1298376 and Site Development Permit No. 1319996 pursuant to the Land Development Code of the City of San Diego;

WHEREAS, on March 30, 2015, Donna Jones filed an appeal of the Hearing Officer's decision;

WHEREAS, on September 17, 2015, the Planning Commission of the City of San Diego considered the appeal of Conditional Use Permit No. 1298376 and Site Development Permit No. 1319996 pursuant to the Land Development Code of the City of San Diego;

WHEREAS, on October 8, 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. 309476;

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of San Diego as follows:

That the Planning Commission adopts the following written Findings, dated September 17, 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 and a Site Development Permit to operate a MMCC in a 4,412 square-foot building. The 0.16-acre site is located at 3385 Sunrise Street in the I-1 Zone of the Southeastern San Diego Planned District Ordinance within the Southeastern San Diego Community Plan Area. The Light Industrial I-1 zone is intended to provide for a wide range of manufacturing, light industrial uses, certain "heavy" commercial uses and maximum employment opportunities.

The site is designated Industrial within the Gateway Center West and Stockton neighborhood of the Southeastern San Diego Community Plan. Gateway Center West is one of four adopted redevelopment project areas which encourages new and relocated industries that provide employment opportunities for community residents. The Industrial development in Stockton has played a major role in the history of this neighborhood as private developers have purchased this land for a variety of industrial uses. All of the surrounding parcels are in the I-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 and Site Development 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 4,412 square foot MMCC located at 3385 Sunrise Street is within an existing one-story, over basement building. The project proposes interior improvements only that include a lobby, reception area, dispensary, offices, restrooms, packaging and storage. 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 partial removal of an existing loading dock from 34th Street right-of-way and construction of a standard sidewalk and curb ramp with truncated domes on Sunrise Street.

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. 1298376 and Site Development Permit No. 1319996. The Conditional Use Permit and Site Development Permit are 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 site is in the I-1 Zone in the Southeastern San Diego Planned District Ordinance and was developed in 1959 per Building Permit No. A18066. The project proposes interior improvements only that include a lobby, reception area, dispensary, offices, restrooms, packaging and storage. 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 partial removal of an existing loading dock from 34th Street right-of-way and construction of a standard sidewalk and curb ramp with truncated domes on Sunrise Street.

MMCCs are allowed in the I-1 Zone of the Southeastern San Diego Planned District Ordinance with a Conditional Use Permit (CUP) and Site Development Permit (SDP). 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 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 Land Development Code.

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

The site is in the I-1 Zone of the Southeastern San Diego Planned District Ordinance and designated Industrial within the Southeastern San Diego Community Plan Area. The Light Industrial I-1 zone is intended to provide for a wide range of manufacturing, light industrial uses, certain "heavy" commercial uses and maximum employment opportunities. The site is designated Industrial within the Gateway Center West and Stockton neighborhood of the Southeastern San Diego Community Plan. Gateway Center West is one of four adopted redevelopment project areas which encourages new and relocated industries that provide employment opportunities for community residents. The Industrial development

in Stockton has played a major role in the history of this neighborhood as private developers have purchased this land for a variety of industrial uses. The proposed MMCC, classified as commercial services, is consistent with the community plan.

MMCCs are allowed in the I-1 Zone of the Southeastern San Diego Planned District Ordinance with a Conditional Use Permit and Site Development 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 I-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 and Site Development Permit. Therefore, the proposed MMCC is an appropriate use at the proposed location.

Site Development Permit I. - Section §126.0504

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

The proposed project is a request for a Conditional Use Permit and a Site Development Permit to operate a MMCC in a 4,412 square-foot building. The 0.16-acre site is located at 3385 Sunrise Street in the I-1 Zone of the Southeastern San Diego Planned District Ordinance within the Southeastern San Diego Community Plan Area. The Light Industrial I-1 zone is intended to provide for a wide range of manufacturing, light industrial uses, certain "heavy" commercial uses and maximum employment opportunities.

The site is designated Industrial within the Gateway Center West and Stockton neighborhood of the Southeastern San Diego Community Plan. Gateway Center West is one of four adopted redevelopment project areas which encourages new and relocated industries that provide employment opportunities for community residents. The Industrial development in Stockton has played a major role in the history of this neighborhood as private developers have purchased this land for a variety of industrial uses. All of the surrounding parcels are in the I-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 and Site Development 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 4,412 square foot MMCC located at 3385 Sunrise Street is within an existing one-story, over basement building. The project proposes interior improvements only that include a lobby, reception area, dispensary, offices, restrooms, packaging and storage. 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 partial removal of an existing loading dock from 34th Street right-of-way and construction of a standard sidewalk and curb ramp with truncated domes on Sunrise Street.

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. 1298376 and Site Development Permit No. 1319996.

The Conditional Use Permit and Site Development Permit are 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 applicable regulations of the Land Development Code, including any allowable deviations pursuant to the Land Development Code.

The site is in the I-1 Zone in the Southeastern San Diego Planned District Ordinance and was developed in 1959 per Building Permit No. A18066. The project proposes interior improvements only that include a lobby, reception area, dispensary, offices, restrooms, packaging and storage. 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 partial removal of an existing loading dock from 34th Street right-of-way and construction of a standard sidewalk and curb ramp with truncated domes on Sunrise Street.

MMCCs are allowed in the I-1 Zone of the Southeastern San Diego Planned District Ordinance with a Conditional Use Permit (CUP) and Site Development Permit (SDP). 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 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 Land Development Code.

Site Development Permit II. - Section §1519.0202

1. The proposed use and project design meet the purpose and intent of the Southeastern San Diego Planned District Ordinance, comply with the recommendations of the Southeastern San Diego Community Plan and will not adversely affect the General Plan or other applicable plans adopted by the City Council.

The 0.16-acre site is located at 3385 Sunrise Street is in the I-1 Zone in the Southeastern San Diego Planned District Ordinance within the Southeastern San Diego Community Plan Area. The existing one-story, over basement building was constructed in 1959 per Building Permit No. A18066. The Light Industrial I-1 zone is intended to provide for a wide range of manufacturing, light industrial uses, certain "heavy" commercial uses and maximum employment opportunities.

The site is designated Industrial within the Gateway Center West and Stockton neighborhood of the Southeastern San Diego Community Plan. Gateway Center West is one of four adopted redevelopment project areas which encourages new and relocated industries that provide employment opportunities for community residents. The Industrial development in Stockton has played a major role in the history of this neighborhood as private developers have purchased this land for a variety of industrial uses. All of the surrounding parcels are in the I-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 and Site Development Permit, is consistent with the community plan, general plan and therefore will not adversely affect the applicable planned district ordinance or land use plan.

2. The proposed development shall be compatible with existing and planned land use on adjoining properties and shall not constitute a disruptive element to the neighborhood and community. In addition, architectural harmony with the surrounding neighborhood and community shall be achieved as far as practicable.

The building is currently occupied by R & T Auto Sales as an office. The project proposes interior improvements only that include a lobby, reception area, dispensary, offices, restrooms, packaging and

storage. 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 partial removal of an existing loading dock from 34th Street right-of-way and construction of a standard sidewalk and curb ramp with truncated domes on Sunrise Street. All of the surrounding parcels are in the I-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 and Site Development Permit, is consistent with the community plan and will be in harmony with the surrounding neighborhood.

The project requires compliance with the development conditions in effect for the subject property as described in Conditional Use Permit No. 129376 and Site Development Permit No. 1319996 in order to not constitute a disruptive element to the neighborhood and community. The Conditional Use Permit and Site Development Permit are valid for five years, however may be revoked if the use violates the terms, conditions, lawful requirements, or provisions of the permit.

3. The proposed use, because of conditions that have been applied to it, will not be detrimental to the health, safety and general welfare of persons residing or working in the area, and will not adversely affect other property in the vicinity.

The site is in the I-1 Zone in the Southeastern San Diego Planned District Ordinance and was developed in 1959 per Building Permit No. A18066. The building is currently being used as an auto repair office. The project proposes interior improvements only that include a lobby, reception area, dispensary, offices, restrooms, packaging and storage. 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 partial removal of an existing loading dock from 34th Street right-of-way and construction of a standard sidewalk and curb ramp with truncated domes on Sunrise Street.

MMCCs are allowed in the I-1 Zone of the Southeastern San Diego Planned District Ordinance with a Conditional Use Permit (CUP) and Site Development Permit (SDP). 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 referenced regulations and conditions have been determined as necessary to avoid adverse impact upon the health, safety and general welfare of persons residing or working in the area, and will not adversely affect other property in the vicinity.

4. The proposed use will comply with the relevant regulations of the Municipal Code.

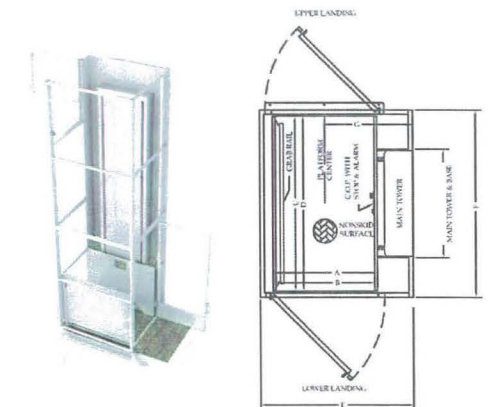
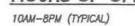
The proposed MMCC is consistent with the I-1 Zone which is intended to provide for a wide range of manufacturing, light industrial uses, certain "heavy" commercial uses and maximum employment opportunities. It proposed use is consistent with the land use designation of Industrial within the Gateway Center West and Stockton neighborhood of the Southeastern San Diego Community Plan. The proposed MMCC meets all development regulations including the separation requirements. No deviations are requested, and the permit as conditioned assures compliance with all the development regulations of the San Diego Municipal Code.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Planning Commission, Conditional Use Permit No. 1298376 and Site Development Permit No. 1319996 are hereby APPROVED by the Planning Commission to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit No. 1298376 & 1319996, a copy of which is attached hereto and made a part hereof.

Edith Gutierrez
Development Project Manager
Development Services

Adopted on: September 17, 2015

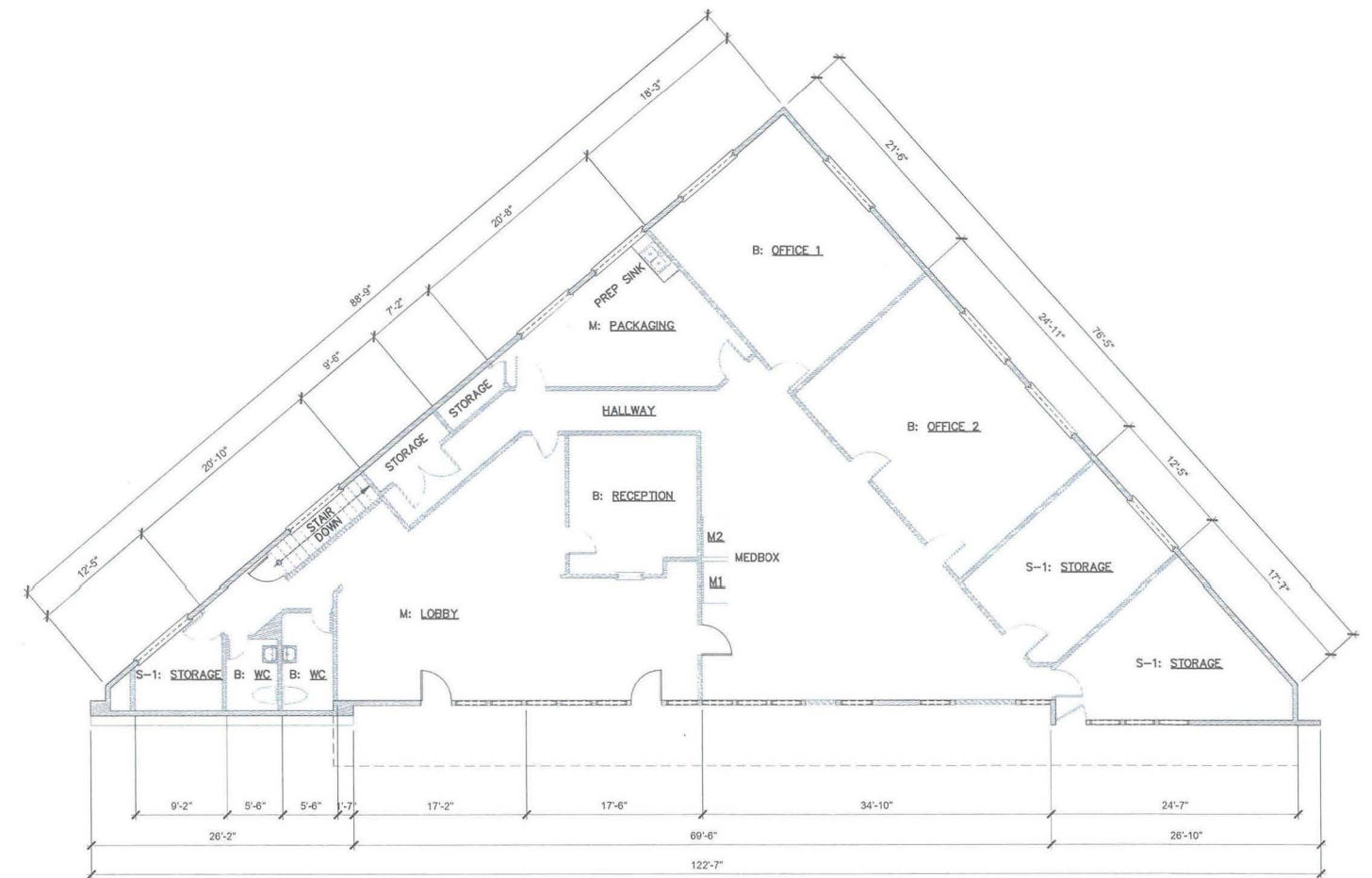
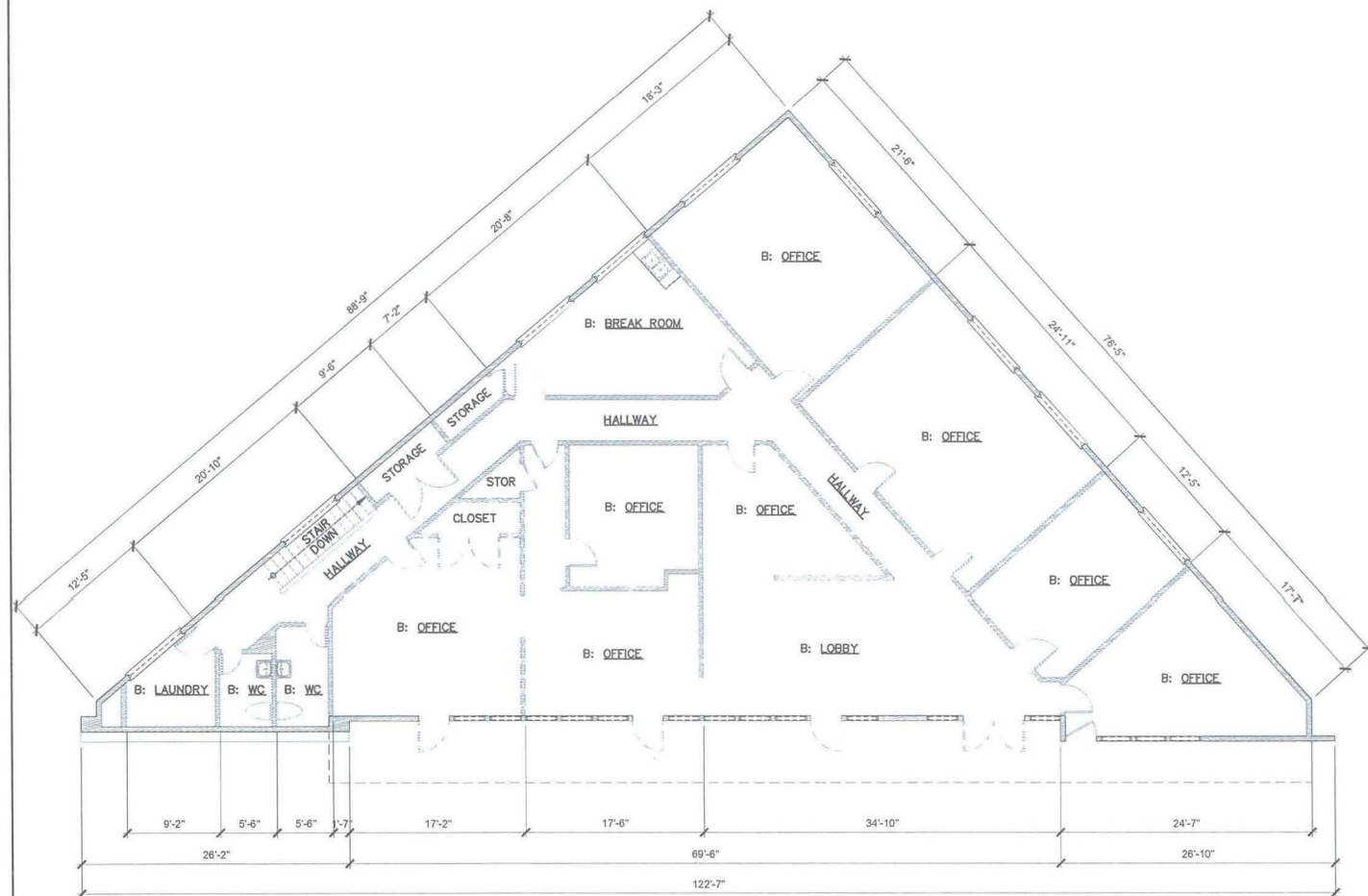
Job Order No. : 24004647



DETAIL: TYPICAL PLATFORM LIFT IN COMPLIANCE
WITH 2013 CBC CHAPTER 11B-410
NOT TO SCALE

DEP# _____

MEDICAL MARIJUANA CONSUMER COOPERATIVE (MMCC)
3385 SUNRISE STREET SAN DIEGO, CA 92102
CONDITIONAL USE PERMIT # _____
SITE DEVELOPMENT PERMIT # _____



NOTE: FOR SECURITY AND SAFETY PURPOSES, TRASH AND RECYCLABLES WILL BE STORED WITHIN A SECURED SPACE WITHIN THE STORAGE AREA.

Prepared By:	NAME: <u>LATITUDE 33 PLANNING & ENGINEERING</u>	Revision 14: _____
Address:	<u>9968 HIBERT STREET 2ND FLOOR</u>	Revision 13: _____
	<u>SAN DIEGO, CA 92131</u>	Revision 12: _____
Phone #:	<u>(858) 751-0633</u>	Revision 11: _____
Fax #:	<u>(858) 751-0634</u>	Revision 10: _____
		Revision 9: _____
		Revision 8: _____
		Revision 7: _____
		Revision 6: _____
		Revision 5: _____
		Revision 4: _____
		Revision 3: <u>MARCH 16, 2015</u>
		Revision 2: <u>SEPTEMBER 12, 2014</u>
		Revision 1: <u>AUGUST 11, 2014</u>
Project Address:	<u>3385 SUNRISE STREET</u>	Original Date: <u>APRIL 24, 2014</u>
	<u>SAN DIEGO, CA 92102</u>	
Project Name:	<u>MMCC</u>	Sheet <u>3</u> of <u>9</u>
	<u>3385 SUNRISE STREET</u>	
Sheet Title:	<u>CONDITIONAL USE PERMIT</u>	
	<u>FLOOR PLAN</u>	DEP# _____

Revision Schedule		
Rev	Date	Description
1	08-27-2015	REVISED PARKING LAYOUT

NOTES

- 1) PROVIDE FIRE-PROOFING BETWEEN BASEMENT PARKING AND WOOD FLOOR ABOVE.
- 2) STRENGTHEN WOOD FLOOR TO SUPPORT WEIGHT OF FIRE-PROOFING.
- 3) PROVIDE SEISMIC ANALYSIS OF STRUCTURE DUE TO INCREASED FLOOR MASS, AND PROVIDE STRUCTURAL UPGRADES AS NECESSARY.
- 4) RELOCATE (E) COLUMN, AS NECESSARY.
- 5) PROVIDE PARKING STALLS, AS SHOWN ON PLAN.
- 6) PROVIDE RETAINING WALLS, AS SHOWN ON PLAN.
- 7) PROVIDE TRASH/RECYCLING LOCATION, AS SHOWN ON PLAN.
- 8) PROVIDE WALK-THROUGH METAL DETECTOR, AS SHOWN ON PLAN.
- 9) PROVIDE NEW HANDICAP LIFT

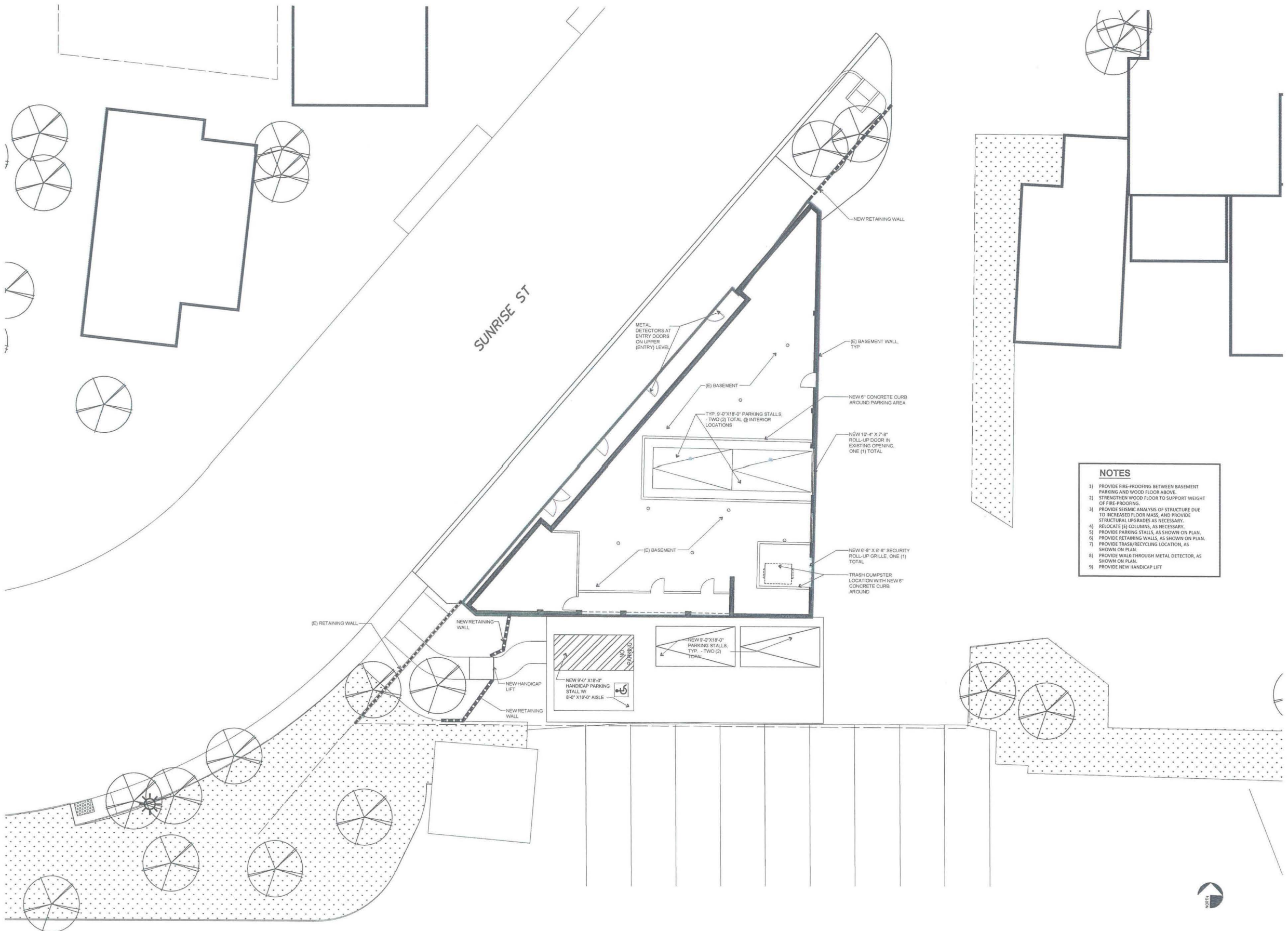
PROJECT NAME:
MMCC
PROJECT ADDRESS:
**3385 SUNRISE STREET
SAN DIEGO, CA 92102**

PROJECT #
ISSUE DATE: 07-01-2015

PLANNING
DEPARTMENT
SUBMITTAL

SHEET TITLE:
**PROPOSED
PARKING PLAN**

SHEET NUMBER
A1.2



PROPOSED PARKING PLAN
SCALE: 1/8" = 1'-0"