



THE CITY OF SAN DIEGO

## REPORT TO THE PLANNING COMMISSION

**DATE ISSUED:** August 5, 2015 **REPORT NO.** PC-15-098

**ATTENTION:** Planning Commission, Agenda of August 13, 2015

**SUBJECT:** APPEAL OF THE HEARING OFFICER'S DECISION TO APPROVE  
CONDITIONAL USE PERMIT & SITE DEVELOPMENT PERMIT  
FOR THE HEALING CENTER MMCC - PROJECT NO. 378883  
(PROCESS 3).

**REFERENCE:** Report to the Hearing Officer; Report No. HO-15-073 (Attachment 1-11).

**OWNER/  
APPLICANT:** SURGICAL INSTITUTE OF PAIN MANAGEMENT, DAVID SMITH /  
Raymond J. Taylor, The Healing Center Cooperative

### SUMMARY

**Issue:** Should the Planning Commission approve or deny an appeal of the Hearing Officer's decision to approve a Conditional Use Permit (CUP) & Site Development Permit (SDP) to allow a Medical Marijuana Consumer Cooperative (MMCC) to operate in a 400 square-foot tenant space within an existing 19,700 square-foot building on a 0.93-acre site within the Mission Valley Community Plan area?

**Staff Recommendation:** Deny the appeal and Uphold the Hearing Officer's decision to Approve Conditional Use Permit No. 1330834 & Site Development Permit No. 1420871.

**Community Planning Group Recommendation:** On April 1, 2015, the Mission Valley Community Planning Group voted 17-3-0 to approve the project with no conditions (Attachment 10).

**Environmental Review:** This project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Article 19 Section 15303, New Construction or Conversion of Small Structures (Attachment 8). This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on March 17, 2015, and the opportunity to appeal that determination ended on April 1, 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.

The proposed project is a request for a CUP & SDP to operate a MMCC in a 400 square-foot tenant space within an existing 19,700 square-foot building located at 3703 Camino Del Rio South. The 0.93-acre site is in the Mission Valley Planned District Ordinance MV-CO Zone, the Airport Influence Area (Montgomery Field) and the Airport Land Use Compatibility Overlay Zone within the Mission Valley Community Plan area.

The two-story, over garage, 19,700 square-foot building was developed per Planned Commercial Development Permit No. 87-0057. No exterior improvements are proposed. Public improvements include the replacement of the existing driveway on Camino Del Rio South with a City standard driveway.

A Site Development Permit is required as the site is located within the Mission Valley Planned District Ordinance (MVPDO) area. The MVPDO area is composed of three traffic areas (Areas 1-3) and thirteen Development Intensity Overlay Districts (DID) (A-M), each with two thresholds (1 & 2). This project site is located in Traffic Area 3, DID K within Threshold 2. Threshold 2 allows up to 424 Average Daily Trips (ADT) per acre for the site. The existing 19,700 square-foot commercial office building (on a 0.93 acre-site) has a calculated ADT/acre Threshold value of 424 ADT/acre. The conversion of 400 square feet of commercial office to commercial services would generate an additional 16 ADT and place the entire site in excess of Threshold 2. In order to determine if the increased ADT would adversely affect the community plan, a traffic analysis was required. The Traffic Analysis prepared by Urban System Associates, Inc., dated June 19, 2015, determined that the increase in traffic generated by the

proposed MMCC is minimal and is not expected to adversely impact the surrounding roadway system. Staff has reviewed the traffic analysis and agrees with the assessment.

The proposed MMCC meets all applicable development regulations, including the minimum distance requirements. On May 27, 2015, the Hearing Officer approved the project.

## **DISCUSSION**

**Appeal:** An appeal of the Hearing Officer's decision was filed on July 9, 2015 by Scott Chipman on the grounds of Findings not supported and New Information (Attachment 12).

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

### **Appeal Issues:**

1. *Public Health & Safety are negatively impacted by this use.*

**Staff Response:** The proposed MMCC is not located within 1,000 feet of a public park, church, child care center, playground, library, minor-oriented facility, a MMCC, residential care facility or school. It is also not within 100 feet of a residential zone. The CUP/SDP (Attachment 4) includes the following conditions to ensure the public, health, safety and welfare of the community: 1) No consultations by medical professionals on site; 2) no vending machines without a human intermediary; 3) interior and exterior lighting; 4) surveillance camera; 5) alarm; 6) security guard during hours of operation; 7) no loitering; 8) no smoking medical marijuana on site; 9) hours of operation from 7:00 a.m. to 9:00 p.m. seven days a week; 10) permit expires in five years; 11) compliance with Chapter 4, Article 2, Division 15 of SDMC; and 12) MMCC permit (fingerprinting and background checks of all responsible persons).

2. *Parking is insufficient and substandard. The driveway is substandard.*

**Staff Response:** The required and provided number of off-street parking spaces for the site is 81 spaces (3 accessible spaces). The parking layout meets the current San Diego Municipal Code requirements. The existing driveway on Camino Del Rio South is currently substandard and must be replaced with a City standard driveway as required per CUP/SDP Condition No. 24, Attachment 4.

3. *Underground parking is reserved for specific individuals/tenants.*

**Staff Response:** The proposed 400 square-foot MMCC requires 2 off-street parking spaces be provided based on a rate of 5 spaces per 1,000 square feet. The site contains 31 garage spaces and 50 uncovered surface spaces. Although spaces may be assigned to specific individuals/tenants, the site has sufficient unassigned parking spaces on site. The existing 81 parking spaces meet all development regulations for the existing uses and the proposed MMCC.

**Conclusion:**


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

Respectfully submitted,



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Mike Westlake  
Assistant Deputy Director  
Development Services Department



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Edith Gutierrez  
Development Project Manager  
Development Services Department

Attachments:

- 1-11 Report to the Hearing Officer – Report HO-15-038
- 13. Appeal Application, Scott Chipman
- 14. CUP/SDP resolution with Findings
- 15. Traffic Analysis



THE CITY OF SAN DIEGO

## REPORT TO THE HEARING OFFICER

HEARING DATE: May 27, 2015

REPORT NO. HO-15-073

ATTENTION: Hearing Officer

SUBJECT: THE HEALING CENTER MMCC  
PROJECT NUMBER: 378883

LOCATION: 3703 Camino Del Rio South

APPLICANT: The Healing Center Cooperative, Raymond J. Taylor

### SUMMARY

Issue: Should the Hearing Officer approve a Conditional Use Permit (CUP) and Site Development Permit (SDP) to allow a Medical Marijuana Consumer Cooperative (MMCC) to operate in a 400 square-foot tenant space within an existing 19,700 square-foot building on a 0.93-acre site within the Mission Valley Community Plan area?

Staff Recommendation: APPROVE Conditional Use Permit No. 1330834 and Site Development Permit No. 1420871.

Community Planning Group Recommendation: On April 1, 2015, the Mission Valley Community Planning Group voted 17-3-0 to approve the project with no conditions (Attachment 10).

Environmental Review: This project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Article 19 Section 15303, New Construction or Conversion of Small Structures (Attachment 8). This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on March 17, 2015, circulated for public review and the opportunity to appeal that determination ended on April 1, 2015.

### BACKGROUND

In 1996, the people of the State of California passed Proposition 215, the Compassionate Use Act, which allows the use of marijuana for medical purposes when recommended by a physician and excludes the patient and the primary caregiver from criminal prosecution. In 2004, Senate

Bill 420, the Medical Marijuana Program Act (MMP) became law. The MMP requires the California Department of Public Health (DPH) to establish and maintain a program for the voluntary registration of qualified medical marijuana patients and their primary caregivers through a statewide identification card system, sets possession guidelines for cardholders, and recognizes a qualified right to collective and cooperative cultivation of medical marijuana. In 2008, the California Attorney General established guidelines for Medical Marijuana Collective Operations and allowed cities to adopt and enforce laws consistent with the MMP.

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

The proposed project is a request for a CUP & SDP to operate a MMCC in a 400 square-foot tenant space within an existing 19,700 square-foot building located at 3703 Camino Del Rio South. The 0.93-acre site is in the MVPD-MV-CO Zone, the Airport Influence Area (Montgomery Field) and the Airport Land Use Compatibility Overlay Zone within the Mission Valley Community Plan area.

The 19,700 square-foot building was developed per Planned Commercial Development Permit No. 87-0057. There are no proposed exterior improvements to the building. The proposed MMCC, classified as commercial services, is allowed in the MVPD-MV-CO zone with a CUP & SDP and is consistent with the community plan land use designation of Commercial Office. A SDP is required for any new project which would cause the entire site to generate traffic in excess of that provided by Threshold 1 but not exceeding the limits established by Threshold 2 for the designated Development Intensity District (DID) of the MVPDO.

## DISCUSSION

The proposed 400 square-foot tenant space located at 3703 Camino Del Rio South is currently vacant. The project proposes interior improvements that include a reception area, dispensary area and office. The tenant improvement building permit will require compliance with the California Building Code, Plumbing Code, Mechanical Code, Electrical Code, Fire Code and all adopted referenced standards. Public improvements include the replacement of the existing driveway on Camino Del Rio South with a City standard driveway.

MMCCs must comply with San Diego Municipal Code (SDMC) Section 141.0614 which requires a 1,000-foot separation, measured between property lines, from: public parks, churches, child care centers, playgrounds, libraries, minor-oriented facilities, other medical marijuana consumer cooperatives, residential care facilities, and schools. There is also a minimum distance requirement of 100 feet from a residential zone. In addition to minimum distance requirements, MMCCs prohibit consultations by medical professionals on site and do not allow certain types of vending machines. Security requirements include interior and exterior lighting, security cameras, alarms and a security guard. The security guard must be licensed by the State of

California and be present on the premises during business hours. Hours of operation are limited from 7:00 a.m. to 9:00 p.m. seven days a week. MMCC Conditional Use Permits expire five years from date of issuance. MMCCs must also comply with Chapter 4, Article 2, Division 15 which provides guidelines for lawful operation.

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

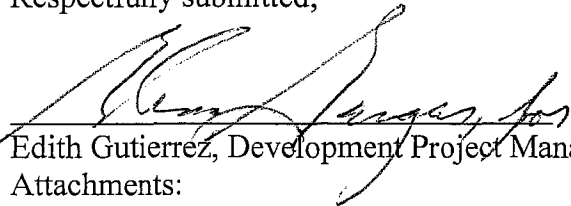
### CONCLUSION

The CUP and SDP for the proposed MMCC may be approved if the Hearing Officer determines that the findings can be made. Staff has reviewed the proposed MMCC and has determined that it meets all applicable sections of the San Diego Municipal Code, the Mission Valley Community Plan and the General Plan. Staff is recommending that the Hearing Officer approve the project as proposed.

### ALTERNATIVE

1. Approve Conditional Use Permit No. 1330834 and Site Development Permit No. 1420871, with modifications.
2. Deny Conditional Use Permit No. 1330834 and Site Development Permit No. 1420871, if the findings required approving the project cannot be affirmed.

Respectfully submitted,



Edith Gutierrez, Development Project Manager

Attachments:

1. Aerial Photograph
2. Project Location Map
3. Community Plan Land Use Map
4. Draft Permit with Conditions
5. Draft Permit Resolution with Findings
6. 1000-Foot Radius Map

7. 1000-Foot Radius Map Spreadsheet
8. Notice of Right to Appeal Environmental Determination
9. Project Site Plan(s)
10. Community Planning Group Recommendation
11. Ownership Disclosure Statement





## Location Aerial Photo

**THE HEALING CENTER MMCC – 3703 CAMINO DEL RIO SOUTH**  
**PROJECT NO. 378883**





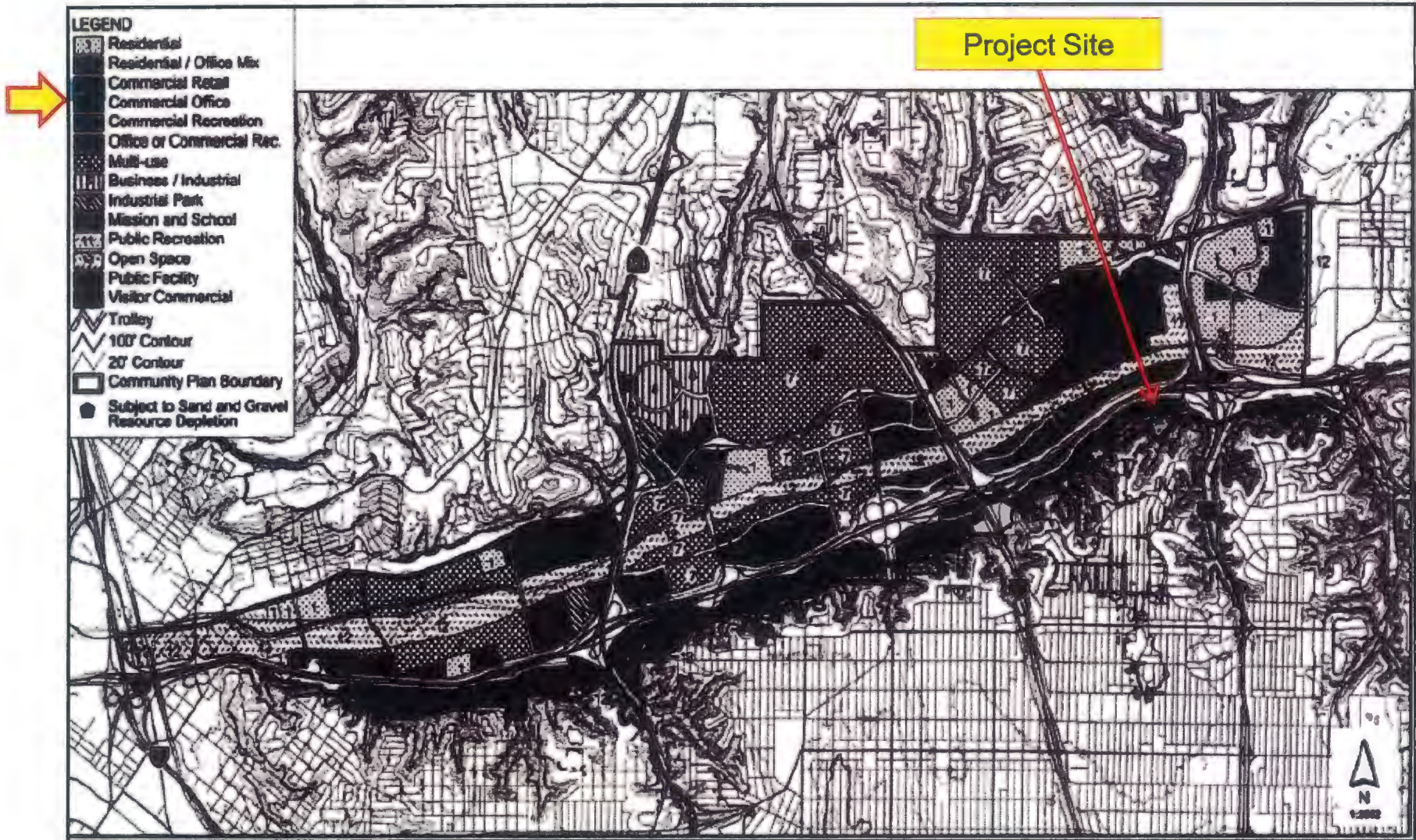


## Project Location Map

**THE HEALING CENTER MMCC – 3703 CAMINO DEL RIO SOUTH**  
**PROJECT NO. 378883**







## Land Use Map

**THE HEALING CENTER MMCC – 3703 CAMINO DEL RIO SOUTH**  
**PROJECT NO. 378883**



**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: 24004871

**CONDITONAL USE PERMIT NO. 1330834 AND**  
**SITE DEVELOPMENT PERMIT NO. 1420871**  
**THE HEALING CENTER MMCC - PROJECT NO. 378883**  
**HEARING OFFICER**

This Conditional Use Permit No. 1330834 and Site Development Permit No. 1420871 are granted by the Hearing Officer of the City of San Diego to PACIFIC SURGICAL INSTITUTE OF PAIN MANAGEMENT, Owner and THE HEALING CENTER COOPERATIVE, Permittee, pursuant to San Diego Municipal Code [SDMC] section 126.0305 & 126.0504. The 0.93-acre site located at 3703 Camino Del Rio South is in the MVPD-MV-CO Zone, the Airport Influence Area (Montgomery Field) and the Airport Land Use Compatibility Overlay Zone within the Mission Valley Community Plan area. The project site is legally described as: Lot 1, Mission Valley Gardens, Map No. 5231, August 8, 1963.

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 May 27, 2015, on file in the Development Services Department.

The project shall include:

- a. Operation of a Medical Marijuana Consumer Cooperative (MMCC) in a 400 square-foot tenant space within an existing 19,700 square-foot, two-story over basement, building;
- b. Existing landscaping (planting, irrigation and landscape related improvements);
- c. Existing off-street parking;

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

**STANDARD REQUIREMENTS:**

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36 month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by June 11, 2018
2. This Conditional Use Permit [CUP] and corresponding use of this MMCC shall expire on June 11, 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 400 square-foot tenant space shall be limited to the MMCC and any use permitted in the MVPD-MV-CO 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 0.93-acre site.
22. The Owner/Permittee or operator shall post anti-loitering signs near all entrances of the MMCC.
23. All signs associated with this development shall be consistent with sign criteria established by City-wide sign regulations and shall further be restricted by this permit. Sign colors and typefaces are limited to two. Ground signs shall not be pole signs. A sign is required to be posted on the outside of the MMCC and shall only contain the name of the business.

**ENGINEERING REQUIREMENTS:**

24. Prior to the issuance of any building permit, the Owner/Permittee shall assure by permit and bond the replacement of the existing driveway with City standard driveway, on Camino Del Rio South, per Standard Drawing SDG-159, satisfactory to the City Engineer.

**TRANSPORTATION REQUIREMENTS:**

25. No fewer than 81 parking spaces including 4 accessible spaces (81 parking spaces provided including 4 accessible spaces) 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:**

26. 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 May 27, 2015 and Resolution No. HO-XXX.



Conditional Use Permit No.1330834 and Site Development Permit No. 1420871

PTS No. 381308

Date of Approval: May 27, 2015

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES  
DEPARTMENT

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Edith Gutierrez  
Development Project Manager

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

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**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.

SURGICAL INSTITUTE OF PAIN  
MANAGEMENT  
Owner

By \_\_\_\_\_  
David J. Smith  
President

THE HEALING CENTER COOPERATIVE  
Permittee

By \_\_\_\_\_  
Raymond J. Taylor  
President

THE HEALING CENTER COOPERATIVE  
Permittee

By \_\_\_\_\_  
James V. Dickinson  
Permittee

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

HEARING OFFICER  
RESOLUTION NO. HO-  
CONDITONAL USE PERMIT NO. 1330834 AND  
SITE DEVELOPMENT PERMIT NO. 1420871  
THE HEALING CENTER MMCC - PROJECT NO. 378883

WHEREAS, PACIFIC SURGICAL INSTITUTE OF PAIN MANAGEMENT, Owners and THE HEALING CENTER COOPERATIVE, Permittee, filed an application with the City of San Diego for a permit to operate a Medical Marijuana Consumer Cooperative (MMCC) in a 400 square-foot tenant space within an existing 19,700 square-foot building (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit Nos. 1330834 and 1420871), on portions of a 0.93-acre site;

WHEREAS, the project site located at 3703 Camino Del Rio South is in the MVPD-MV-CO Zone, the Airport Influence Area (Montgomery Field) and the Airport Land Use Compatibility Overlay Zone within the Mission Valley Community Plan area;

WHEREAS, the project site is legally described Lot 1, Mission Valley Gardens, Map No. 5231, August 8, 1963;

WHEREAS, on March 17, 2015, the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act (CEQA) (Public Resources Code section 21000 et. seq.) under CEQA Guidelines Section 15303 (New Construction or Conversion of Small Structures) and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520;

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

That the Hearing Officer adopts the following written Findings, dated May 27, 2015.

FINDINGS:

**Conditional Use Permit Approval – Section §126.0305**

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

The 0.93-acre site located at 3703 Camino Del Rio South is designated Commercial Office by the Mission Valley Community Plan area. The Commercial Office designation encourages a range of retail uses and multi-use development in which commercial uses are combined or integrated with other uses. The proposed MMCC will provide the local residents with “neighborhood” facilities as encouraged by the community plan.

All of the surrounding parcels adjacent to this site are in the MVPD-MV-CO zone and the existing uses are consistent with the Commercial Office 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 tenant space is currently vacant. There are no proposed exterior improvements. Interior improvements include a reception area, dispensary and office. The tenant improvement building permit will require compliance with the California Building Code, Plumbing Code, Mechanical Code, Electrical Code, Fire Code and all adopted referenced standards. Public improvements include the replacement of the existing driveway on Camino Del Rio South with a City standard driveway.

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

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

The project requires compliance with the development conditions in effect for the subject property as described in Conditional Use Permit No. 1330834 and Site Development Permit No. 1420871.

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 MVPD-MV-CO zone in the Mission Valley Planned District Ordinance (MVPDO) and was developed per Planned Commercial Development Permit No. 87-0057. There are no proposed exterior improvements. Interior improvements include a reception area, dispensary and office. The tenant improvement building permit will require compliance with the California Building Code, Plumbing Code, Mechanical Code, Electrical Code, Fire Code and all adopted referenced standards.

Public improvements include the replacement of the existing driveway on Camino Del Rio South with a City standard driveway.

MMCCs are allowed in the MVPD-MV-CO zone of the MVPDO with a Conditional Use Permit (CUP) and Site Development Permit (SDP). A SDP is required due to estimated traffic resulting in a value in excess of the allowed Threshold 1 for the designated Development Intensity District (DID) of the MVPDO. The CUP requires MMCCs to comply with SDMC, section 141.0614 which requires a 1,000 foot separation, measured between property lines, from: public parks, churches, child care centers, playgrounds, libraries, minor-oriented facilities, other medical marijuana consumer cooperatives, residential care facilities, and schools. There is also a minimum distance requirement of 100 feet from a residential zone. In addition to minimum distance requirements, MMCCs prohibit consultations by medical professionals on site and do not allow certain types of vending machines. Security requirements include interior and exterior lighting, security cameras, alarms and a security guard. The security guard must be licensed by the State of California and be present on the premises during business hours. Hours of operation are limited from 7:00 a.m. to 9:00 p.m. seven days a week. MMCCs must also comply with Chapter 4, Article 2, Division 15 which provides guidelines for lawful operation.

The proposed MMCC is consistent with the land use designation of Commercial Office. 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 0.93-acre site located at 3703 Camino Del Rio South is designated Commercial Office by the Mission Valley Community Plan area. The proposed MMCC is consistent with the Commercial Office designation of the MVPDO.

MMCCs are allowed in the MVPD-MV-CO zone 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 MVPD-MV-CO zone and the existing uses are consistent with the Commercial Officer 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 0.93-acre site located at 3703 Camino Del Rio South is designated Commercial Office by the Mission Valley Community Plan area. The Commercial Office designation encourages a range of retail uses and multi-use development in which commercial uses are combined or integrated with other uses.

All of the surrounding parcels adjacent to this site are in the MVPD-MV-CO zone and the existing uses are consistent with the Commercial Office 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 tenant space is currently vacant. There are no proposed exterior improvements. Interior improvements include a reception area, dispensary and office. The tenant improvement building permit will require compliance with the California Building Code, Plumbing Code, Mechanical Code, Electrical Code, Fire Code and all adopted referenced standards. Public improvements include the replacement of the existing driveway on Camino Del Rio South with a City standard driveway.

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

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

The project requires compliance with the development conditions in effect for the subject property as described in Conditional Use Permit No. 1330834 and Site Development Permit No. 1420871. 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 MVPD-MV-CO zone in the Mission Valley Planned District Ordinance (MVPDO) and was developed per Planned Commercial Development Permit No. 87-0057. There are no proposed exterior improvements. Interior improvements include a reception area, dispensary and office. The tenant improvement building permit will require compliance with the California Building Code, Plumbing Code, Mechanical Code, Electrical Code, Fire Code and all adopted referenced standards. Public improvements include the replacement of the existing driveway on Camino Del Rio South with a City standard driveway.

MMCCs are allowed in the MVPD-MV-CO zone of the MVPDO with a Conditional Use Permit (CUP) and Site Development Permit (SDP). A SDP is required due to estimated traffic resulting in a value in excess of the allowed Threshold 1 for the designated Development Intensity District (DID) of the MVPDO. The CUP requires MMCCs to comply with SDMC, section 141.0614 which requires a 1,000 foot separation, measured between property lines, from: public parks, churches, child care centers, playgrounds, libraries, minor-oriented facilities, other medical marijuana consumer cooperatives, residential care facilities, and schools. There is also a minimum distance requirement of 100 feet from a residential zone. In addition to minimum distance requirements, MMCCs prohibit consultations by medical professionals on site and do not allow certain types of vending machines. Security requirements include interior and exterior lighting, security cameras, alarms and a security guard. The security guard must be licensed by the State of California and be present on the premises during business hours. Hours of operation are limited from 7:00 a.m. to 9:00 p.m. seven days a week. MMCCs must also comply with Chapter 4, Article 2, Division 15 which provides guidelines for lawful operation.

The proposed MMCC is consistent with the land use designation of Commercial Office. 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 §1514.0201**

**1. The proposed development is consistent with the Mission Valley Community Plan and the Progress Guide and General Plan.**

The 0.93-acre site located at 3703 Camino Del Rio South is designated Commercial Office by the Mission Valley Community Plan area. The Commercial Office designation encourages a range of retail uses and multi-use development in which commercial uses are combined or integrated with other uses.

All of the surrounding parcels adjacent to this site are in the MVPD-MV-CO zone and the existing uses are consistent with the Commercial Office designation of the community plan. A SDP is required due to estimated traffic resulting in a value in excess of the allowed Threshold 1 for the designated Development Intensity District (DID) of the MVPDO. 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, the Progress Guide and General Plan.

**2. The proposed development provides the required public facilities and is compatible with adjacent open space areas.**

The proposed 400 square-foot tenant space is located in a 19,700 square-foot building developed per Planned Commercial Development Permit No. 87-0057. Public improvements include the replacement of the existing driveway on Camino Del Rio South with a City standard driveway. The proposed MMCC is not proposed exterior modifications to the building and, therefore, the site is not required to provide public facilities. Since no development is proposed the existing building is compatible with the adjacent open space areas.

**3. The proposed development meets the purpose, intent and criteria of the Mission Valley Planned District Ordinance including the applicable "Guidelines for Discretionary Review" adopted as a part of this planned district.**

MMCCs are allowed in the MVPD-MV-CO zone of the MVPDO with a Conditional Use Permit (CUP) and Site Development Permit (SDP). A SDP is required due to estimated traffic resulting in a value in excess of the allowed Threshold 1 for the designated Development Intensity District (DID) of the MVPDO. The proposed MMCC is consistent with the Commercial Office designation of the community plan and will provide the local residents with "neighborhood" facilities. The Guidelines for Discretionary Review are primarily for new construction of a site. The proposed MMCC this is only proposing interior improvement. However, the site is should incorporate crime inhibiting design principles into project design, therefore, the applicant is encouraged to have the San Diego Police Department evaluated the site and incorporate Crime Prevention Through Environmental Design (CPTED) recommendations.

**4. The proposed development will comply with all other relevant regulations in the San Diego Municipal Code.**

The site is in the MVPD-MV-CO zone in the Mission Valley Planned District Ordinance (MVPDO) and was developed per Planned Commercial Development Permit No. 87-0057. There are no proposed exterior improvements. Interior improvements include a reception area, dispensary and office. The tenant improvement building permit will require compliance with the California Building Code, Plumbing Code, Mechanical Code, Electrical Code, Fire Code and all adopted referenced standards. Public improvements include the replacement of the existing driveway on Camino Del Rio South with a City standard driveway.

MMCCs are allowed in the MVPD-MV-CO zone of the MVPDO with a Conditional Use Permit (CUP) and Site Development Permit (SDP). A SDP is required due to estimated traffic resulting in a value in excess of the allowed Threshold 1 for the designated Development Intensity District (DID) of the MVPDO. The CUP requires MMCCs to comply with SDMC, section 141.0614 which requires a 1,000 foot separation, measured between property lines, from: public parks, churches, child care centers, playgrounds, libraries, minor-oriented facilities, other medical marijuana consumer cooperatives, residential care facilities, and schools. There is also a minimum distance requirement of 100 feet from a residential zone. In addition to minimum distance requirements, MMCCs prohibit consultations by medical professionals on site and do not allow certain types of vending machines. Security requirements include interior and exterior lighting, security cameras, alarms and a security guard. The security guard must be licensed by the State of California and be present on the premises during business hours. Hours



of operation are limited from 7:00 a.m. to 9:00 p.m. seven days a week. MMCCs must also comply with Chapter 4, Article 2, Division 15 which provides guidelines for lawful operation.

The proposed MMCC is consistent with the land use designation of Commercial Office. 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.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Hearing Officer, Conditional Use Permit No. 1330834 and Site Development Permit No. 1420871 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. 1330834 & 1420871, a copy of which is attached hereto and made a part hereof.

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Edith Gutierrez  
Development Project Manager  
Development Services

Adopted on: May 27, 2015

Job Order No. : 24004871



## 1000 Foot Radius Map

Project  
Address 3703 Camino Del Rio S  
Date 7/2/2014  
P/N 439-520-08-00

Use	Parcel Number	Street Number	Street	Suite	Business Name
Offices	439-480-28-00	3505	Camino Del Rio S	100	FCS Foundation Community Services
Offices	439-480-28-00	3505	Camino Del Rio S	111	Farmers, Roger Barragan Insurance Services
Offices	439-480-28-00	3505	Camino Del Rio S	120	Samir B. Faragallah, D.C. Ph.D.
Offices	439-480-28-00	3505	Camino Del Rio S	130	MB Associates Realty Support Specialists
Offices	439-480-28-00	3505	Camino Del Rio S	138	Robert Ledermann, Ph.D.
Offices	439-480-28-00	3505	Camino Del Rio S	160	Christian Faith Center
Offices	439-480-28-00	3505	Camino Del Rio S	208	Resource Center, Corp/
Offices	439-480-28-00	3505	Camino Del Rio S	212	Center for Play & Art Therapy
Offices	439-480-28-00	3505	Camino Del Rio S	220	Guardian Angel Home Care, Inc.
Offices	439-480-28-00	3505	Camino Del Rio S	230	Andromeda Systems Incorporated (ASI)
Offices	439-480-28-00	3505	Camino Del Rio S	234	RJW Properties, Inc.
Offices	439-480-28-00	3505	Camino Del Rio S	238	Barbara Welsh-Osga, Ph.D.
Offices	439-480-28-00	3505	Camino Del Rio S	238	Victor A. Frazao, Ph.D.
Offices	439-480-28-00	3505	Camino Del Rio S	240	My Health Agent Direct
Offices	439-480-28-00	3505	Camino Del Rio S	250	Intervestments International
Offices	439-480-28-00	3505	Camino Del Rio S	263	Law Office of Joshua Teperson
Offices	439-480-28-00	3505	Camino Del Rio S	264	Administrators Association San Diego (AASD)
Offices	439-480-28-00	3505	Camino Del Rio S	300	H.L. Culver CPA
Offices	439-480-28-00	3505	Camino Del Rio S	300	Veron S. Lee CPA
Offices	439-480-28-00	3505	Camino Del Rio S	305	Transamerica Financial Advisors, Inc
Offices	439-480-28-00	3505	Camino Del Rio S	305	World financial group
Offices	439-480-28-00	3505	Camino Del Rio S	310	Navarro Law firm
Offices	439-480-28-00	3505	Camino Del Rio S	332	Concorde Consulting group, inc.
Offices	439-480-28-00	3505	Camino Del Rio S	334	Mac N Fry / McDonalds 334
Offices	439-480-28-00	3505	Camino Del Rio S	335	Penny McClellan, Ph.D
Offices	439-480-28-00	3505	Camino Del Rio S	335	Carmen de llano, Ph.D
Offices	439-480-28-00	3505	Camino Del Rio S	337	Carlucci law firm
Offices	439-480-28-00	3505	Camino Del Rio S	337	Love Right home care, llc
Offices	439-480-28-00	3505	Camino Del Rio S	340	Paramount SEM
Offices	439-480-28-00	3505	Camino Del Rio S	340	Dealmakerz, llc
Offices	439-480-28-00	3505	Camino Del Rio S	350	RJO/ ipay
Offices	439-480-21-00	3511	Camino Del Rio S	101	Lepiscopo & Associates law firm
Offices	439-480-21-00	3511	Camino Del Rio S	102	Terrence Smith Income tax preparation
Restaurant	439-480-21-00	3511	Camino Del Rio S	103	Mission Bell Deli
Offices	439-480-21-00	3511	Camino Del Rio S	200	House graphics Inc
Offices	439-480-21-00	3511	Camino Del Rio S	206	Property Management Consultants (PMC)
Offices	439-480-21-00	3511	Camino Del Rio S	210	New West Investment Group, Inc
Offices	439-480-21-00	3511	Camino Del Rio S	210	Miltco, inc.
Offices	439-480-21-00	3511	Camino Del Rio S	301	The learning convergence
Offices	439-480-21-00	3511	Camino Del Rio S	302	Patti Metz, Ph.D., Licensed Psychologist
Offices	439-480-21-00	3511	Camino Del Rio S	302	Tanya Hilbert, PsyD
Offices	439-480-21-00	3511	Camino Del Rio S	303	J. Dennis Jamison Financial Service & Insurance
Offices	439-480-21-00	3511	Camino Del Rio S	303	Countywide health insurance services, inc.
Offices	439-480-21-00	3511	Camino Del Rio S	303	Health Insurance Services
Offices	439-480-21-00	3511	Camino Del Rio S	303	Lora Moore
Offices	439-480-21-00	3511	Camino Del Rio S	303	Dean Moore General Agency
Offices	439-480-21-00	3511	Camino Del Rio S	303	Financial Solutions Agency
Offices	439-480-21-00	3511	Camino Del Rio S	304	medical Dental Management
Offices	439-480-21-00	3511	Camino Del Rio S	305	LPL Financial
Offices	439-480-21-00	3511	Camino Del Rio S	306	Cohn Wholesale
Offices	439-480-21-00	3511	Camino Del Rio S	307	Gianes and Welsh
Offices	439-480-21-00	3511	Camino Del Rio S	403	EnviroMINE
Offices	439-480-21-00	3511	Camino Del Rio S	404	Institute of Thought

Offices	439-480-21-00	3511	Camino Del Rio S	404	Altered States Reserch Group
Offices	439-480-21-00	3511	Camino Del Rio S	406	Keystone Capital Corporation
Offices	439-480-21-00	3511	Camino Del Rio S	409	TRX Data solutions
Offices	439-480-21-00	3511	Camino Del Rio S	410	EnviroMINE
Offices	439-480-21-00	3511	Camino Del Rio S	500	Mission Valley Conseling
Offices	439-480-25-00	3517	Camino Del Rio S	100	State of California Unemployment Insurance Appeals Board
Offices	439-480-25-00	3517	Camino Del Rio S	200	INSCO/ DICO GROUP
Offices	439-480-25-00	3517	Camino Del Rio S	204	On Assignment healthcare Staffing
Offices	439-480-25-00	3517	Camino Del Rio S	204	On Assignment Lab Support
Offices	439-480-25-00	3517	Camino Del Rio S	205	Charles Dunn real Estate Services, Inc
Offices	439-480-25-00	3517	Camino Del Rio S	208	Marshall Nemoy , CPA
Offices	439-480-25-00	3517	Camino Del Rio S	215	Walden Family Services
Offices	439-480-25-00	3517	Camino Del Rio S	400	Grady & Associates
Offices	439-480-25-00	3517	Camino Del Rio S	404	Epic Land Solution, Inc
Offices	439-480-25-00	3517	Camino Del Rio S	406	San Diego Business Advisors
Offices	439-480-25-00	3517	Camino Del Rio S	407	Falconwood Inc.
Offices	439-480-25-00	3517	Camino Del Rio S	410	Money Management International
Offices	439-480-25-00	3517	Camino Del Rio S	412	Stephens Properties, LP
Offices	439-480-25-00	3517	Camino Del Rio S	412	Stephens Construction and Development
Offices	439-520-19-01	3545	Camino Del Rio S	D	Cabrillo association management
Offices	439-520-19-01	3545	Camino Del Rio S	C	Murray Lampert Design, Build, remodel
Offices	439-520-19-01	3545	Camino Del Rio S	B	Paul E. Kim MD Pain Management
Offices	439-520-19-20	3549	Camino Del Rio S	D	Excedeo
Offices	439-520-19-20	3549	Camino Del Rio S	C	Architect David Frink
Offices	439-520-10-00	3633	Camino Del Rio S	100	State Farm Agent Deryk Inn
Offices	439-520-10-00	3633	Camino Del Rio S	101	Star CPR
Offices	439-520-10-00	3633	Camino Del Rio S	102	David W. Brown, D.C.
Offices	439-520-10-00	3633	Camino Del Rio S	102	David Boucher, Ph.D.
Offices	439-520-10-00	3633	Camino Del Rio S	102	jeanie Hebert-Brown, LCSW
Offices	439-520-10-00	3633	Camino Del Rio S	102	Christopher Mercier, MFT
Offices	439-520-10-00	3633	Camino Del Rio S	102	Cindea Merzler, MFT
Offices	439-520-10-00	3633	Camino Del Rio S	102	Debbie Tessmer-Wagner, LMFT
Offices	439-520-10-00	3633	Camino Del Rio S	102	Kin Roser, LCSW
Offices	439-520-10-00	3633	Camino Del Rio S	105	John Isaac Watts Jr, EA
Offices	439-520-10-00	3633	Camino Del Rio S	106	SDAMC X-ray, Bone Densitometry Lab
Offices	439-520-10-00	3633	Camino Del Rio S	107	SDAMC - Patient Billing Services
Offices	439-520-10-00	3633	Camino Del Rio S	200	Gail M. White Ph.D.
Offices	439-520-10-00	3633	Camino Del Rio S	200	Marjan Davoudi, Psy.D.
Offices	439-520-10-00	3633	Camino Del Rio S	201	Farmers Insurance
Offices	439-520-10-00	3633	Camino Del Rio S	202	Kim M. Vinzant & Associates, CSR
Offices	439-520-10-00	3633	Camino Del Rio S	203	Daralyne M. Baddour CPA
Offices	439-520-10-00	3633	Camino Del Rio S	204	Barbara Moncrieff, LCSW
Offices	439-520-10-00	3633	Camino Del Rio S	204	Karin Kristensen, Psy.D.
Offices	439-520-10-00	3633	Camino Del Rio S	204	Audrey Barret, Ph.D., LCSW
Offices	439-520-10-00	3633	Camino Del Rio S	205	Dorris Chiropractic
Offices	439-520-10-00	3633	Camino Del Rio S	205	San Diego Sports Chiropractic
Offices	439-520-10-00	3633	Camino Del Rio S	205	Jeremy Dorris, D.C., CCWP
Offices	439-520-10-00	3633	Camino Del Rio S	205	Andrea Dorris, D.C., CCWP
Offices	439-520-10-00	3633	Camino Del Rio S	206	San Diego Aesthetic Dental Studio
Offices	439-520-10-00	3633	Camino Del Rio S	207	Lippa Associates, Inc
Offices	439-520-10-00	3633	Camino Del Rio S	300	San Diego Arthritis Medical Clinic
Offices	439-520-10-00	3633	Camino Del Rio S	300	Michael I. keller, MD
Offices	439-520-10-00	3633	Camino Del Rio S	300	Ara Dikranian, MD
Offices	439-520-10-00	3633	Camino Del Rio S	300	Puja Chittkara, MD
Offices	439-520-10-00	3633	Camino Del Rio S	300	Mahmood Pazirandeh, MD
Offices	439-520-10-00	3633	Camino Del Rio S	300	Soumya Rao, MD
Offices	439-520-10-00	3633	Camino Del Rio S	300	Timothy Lazarek, NP
Offices	439-520-10-00	3633	Camino Del Rio S	300	Michael Meng, DC

Offices	439-520-08-00	3703	Camino Del Rio S	100-A	Mission Valley Physical therapy
Offices	439-520-08-00	3703	Camino Del Rio S	100-B	Pacific Center for oral & maxillofacial surgery
Offices	439-520-08-00	3703	Camino Del Rio S	101	Pacific surgical institute of pain management
Offices	439-520-08-00	3703	Camino Del Rio S	205	Lux chiropractic
Offices	439-520-08-00	3703	Camino Del Rio S	200	Law offices of Matthew D. Rifat
Offices	439-520-08-00	3703	Camino Del Rio S	200	Alcala management services
Offices	439-520-08-00	3703	Camino Del Rio S	210	Dr. David J. Smith
Offices	439-520-08-00	3703	Camino Del Rio S	215-A	Alcala testing & analysis services
Offices	439-520-08-00	3703	Camino Del Rio S	215-B	San Diego community Pharmacy
Offices	439-520-16-00	3717	Camino Del Rio S	Single occupant	Brandyn DeLynne Law offices
Offices	439-520-16-00	3727	Camino Del Rio S	100	center on policy initiatives
Offices	439-520-16-00	3727	Camino Del Rio S	100	Interfaith committee for worker justice
Offices	439-520-16-00	3727	Camino Del Rio S	200	The law offices of Michael b. levin
Offices	439-520-16-00	3727	Camino Del Rio S	200	The law office of Nicole L. Weil
Offices	439-520-16-00	3727	Camino Del Rio S	210	Waller+Opsal consulting
Offices	439-520-16-00	3737	Camino Del Rio S	101	United labor bank
Offices	439-520-16-00	3737	Camino Del Rio S	102	Theatrical Payroll services, Inc.
Offices	439-520-16-00	3737	Camino Del Rio S	103	Donald I. goode/global connections ins./ blue cross/ blue shield
Offices	439-520-16-00	3737	Camino Del Rio S	108	At&t wireless
Offices	439-520-16-00	3737	Camino Del Rio S	200	American Postal workers union- san diego are local # 197
Offices	439-520-16-00	3737	Camino Del Rio S	202	Operative Plasters & Cement, Masons Local #200
Offices	439-520-16-00	3737	Camino Del Rio S	202	Roofers, Waterproofers local #45
Offices	439-520-16-00	3737	Camino Del Rio S	202	San Diego county building trades council
Offices	439-520-16-00	3737	Camino Del Rio S	203	SD Middle class taxpayers association
Offices	439-520-16-00	3737	Camino Del Rio S	205	Applied DBT Clinicians
Offices	439-520-16-00	3737	Camino Del Rio S	208	first Financial Security, Inc
Offices	439-520-16-00	3737	Camino Del Rio S	300	Benesys Administrators
Offices	439-520-16-00	3737	Camino Del Rio S	301	AFSCME-UCCU
Offices	439-520-16-00	3737	Camino Del Rio S	302	Unite here local 30
Offices	439-520-16-00	3737	Camino Del Rio S	303	Disability rights advocates, Prato & Reichma, APC
Offices	439-520-16-00	3737	Camino Del Rio S	306	First Rate mortgage & realty
Offices	439-520-16-00	3737	Camino Del Rio S	307	I.A.T.S.E. local #122
Offices	439-520-16-00	3737	Camino Del Rio S	400	AFSCME- San Diego municipal employes local #127
Offices	439-520-16-00	3737	Camino Del Rio S	403	San Diego imperial counties labor council
Offices	439-520-16-00	3737	Camino Del Rio S	407	Ochoa legal group
Offices	439-520-16-00	3737	Camino Del Rio S	410	American federation of teachers guild, local #1931
Offices	439-520-09-00	3645	Camino Del Rio S	Single occupant	M2O Marine
Offices	433-251-04-00	3530	Camino Del Rio N	100	Ameriprise Financial
Offices	433-251-04-00	3530	Camino Del Rio N	101	Lance Pelky & Associates
Offices	433-251-04-00	3530	Camino Del Rio N	105	Hemophilia Association
Offices	433-251-04-00	3530	Camino Del Rio N	106	Appalachian Underwriters, Inc
Offices	433-251-04-00	3530	Camino Del Rio N	200	McDevitt & Pribyl APLC
Offices	433-251-04-00	3530	Camino Del Rio N	204	Fard Engineers, Inc
Offices	433-251-04-00	3530	Camino Del Rio N	207	RSG Partners, Inc
Offices	433-251-04-00	3530	Camino Del Rio N	208	Soft-Pak
Offices	433-251-04-00	3530	Camino Del Rio N	212	San Diego Sddociated, Inc, CJPM
Offices	433-251-04-00	3530	Camino Del Rio N	302	ROH, incorporated
Offices	433-251-04-00	3530	Camino Del Rio N	303	Banker, Olmstead & Barnier, APLC
Offices	433-251-04-00	3530	Camino Del Rio N	305	RHA Construction forensics group, Inc
Offices	433-251-04-00	3530	Camino Del Rio N	310	Grasp Technologies, Inc
Offices	433-251-04-00	3530	Camino Del Rio N	320	PMAC lending services, inc
Offices	433-251-04-00	3530	Camino Del Rio N	103	Ann Carson Ph.D., NP
Offices	433-251-04-00	3530	Camino Del Rio N	103	Dolores Rodriguez-Reimann, Ph.D.
Offices	433-251-04-00	3530	Camino Del Rio N	103	Joachim Reimann, Ph.D.
Offices	433-251-04-00	3530	Camino Del Rio N	103	Life Walk
Offices	433-251-04-00	3530	Camino Del Rio N	109	Family Dentistry, Robert R. Selis, DDS
Offices	433-251-04-00	3530	Camino Del Rio N	109	Family Dentistry, Dhafir J. Petros, DDS



Offices	433-251-04-00	3530	Camino Del Rio N	109	Family Dentistry, Omeed B. Toma, DDS
Offices	433-251-04-00	3530	Camino Del Rio N	110	Ethical Personnel Services, Inc
Offices	433-251-04-00	3530	Camino Del Rio N	200	Aflac Reginal Office
Offices	433-251-04-00	3530	Camino Del Rio N	201	Hanna Brophy MacLean, McAleer & Jensen LLP
Offices	433-251-04-00	3530	Camino Del Rio N	202	Law offices, Robert B Fitzpatrick
Offices	433-251-04-00	3530	Camino Del Rio N	202	Law offices, H William Collins
Offices	433-251-04-00	3530	Camino Del Rio N	202	Law offices, David W. Foley
Offices	433-251-04-00	3530	Camino Del Rio N	202	Law offices, Erin Foley
Offices	433-251-04-00	3530	Camino Del Rio N	202	Law offices, Dennis Burke
Offices	433-251-04-00	3530	Camino Del Rio N	204	Schiffrin, Gagnon & Dickey
Offices	433-251-04-00	3530	Camino Del Rio N	205	Hendrickson appraisal company, Inc
Offices	433-251-04-00	3530	Camino Del Rio N	300	Volunteers of America, Southwest California
Offices	433-251-04-00	3530	Camino Del Rio N	301	Interfaith Shelter Network
Offices	433-251-04-00	3570	Camino Del Rio N	100	Exchange Resources, Inc & Foreclosure Resources, Inc
Offices	433-251-04-00	3570	Camino Del Rio N	103	Sorem & Pastore Lawyers
Offices	433-251-04-00	3570	Camino Del Rio N	103	Knowledgeone Corporation, Inc
Offices	433-251-04-00	3570	Camino Del Rio N	104	Mission Village Chiropractic
Restaurant	433-251-04-00	3570	Camino Del Rio N	105	Sunny Deli
Offices	433-251-04-00	3570	Camino Del Rio N	106	Ikegami mold corporation
Offices	433-251-04-00	3570	Camino Del Rio N	108	Accredited home care
Offices	433-251-04-00	3570	Camino Del Rio N	200	Wells media group, Inc
Offices	433-251-04-00	3570	Camino Del Rio N	300	Client Solution Achitects, LLC
Offices	433-251-03-00	3590	Camino Del Rio N	Single occupant	SDSU research foundation interwork institute
Offices	433-251-01-00	3636	Camino Del Rio N	101	Sterling ledet & associates
Offices	433-251-01-00	3636	Camino Del Rio N	102	Copia wealth management & insurance services
Offices	433-251-01-00	3636	Camino Del Rio N	110	Direct demos
Offices	433-251-01-00	3636	Camino Del Rio N	130	MPR
Offices	433-251-01-00	3636	Camino Del Rio N	150	Daniel R. Knowlton, Attorney
Offices	433-251-01-00	3636	Camino Del Rio N	170	Diane Edwards Hypnotherapist
Offices	433-251-01-00	3636	Camino Del Rio N	180	Storehouse technologies, Inc
Offices	433-251-01-00	3636	Camino Del Rio N	185	Montereeey provision company
Offices	433-251-01-00	3636	Camino Del Rio N	200	Quality Escrow
Offices	433-251-01-00	3636	Camino Del Rio N	215	Leadstorm, llc
Offices	433-251-01-00	3636	Camino Del Rio N	230	Intrapsychic
Offices	433-251-01-00	3636	Camino Del Rio N	230-A	Ben Franklin properties
Offices	433-251-01-00	3636	Camino Del Rio N	230-B	Prestigious productions
Offices	433-251-02-00	3638	Camino Del Rio N	Single occupant	Basle & Fritz
Mental care facility	439-080-04-00	3255	Camino del Rio S	Single occupant	San Diego County Mental health
Nature preserve and Stadium parking	433-250-16-00	9449	Friars Rd.		Preserve and parking
Mission Valley Planning Group		9215	Piantino Way		



THE CITY OF SAN DIEGO

Date of Notice: March 17, 2015

# NOTICE OF RIGHT TO APPEAL ENVIRONMENTAL DETERMINATION

DEVELOPMENT SERVICES DEPARTMENT

SAP No. 24004871

**PROJECT NAME/NUMBER:** The Healing Center MMCC/378883

**COMMUNITY PLAN AREA:** Mission Valley

**COUNCIL DISTRICT:** 3

**LOCATION:** The project is located at 3703 Camino Del Rio South, Ste 215A, San Diego, CA 92108.

**PROJECT DESCRIPTION:** The proposed project is a request for a Conditional Use Permit (CUP) for a Medical Marijuana Consumer Cooperative (MMCC). The facility is proposing to operate in a 400 square-foot-tenant space within an existing 26,000-square-foot-building located at 3703 Camino Del Rio South. The 0.93-acre-project site is located in Mission Valley Community Plan Area, the MVRD-MV-CO Zone, the Airport Influence Area for Montgomery Field, the Part 77 Noticing Area, and the Airport Land Use Compatibility Overlay Zone. The community plan designates the project site as Commercial Office.

**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:**

Edith Gutierrez

1222 First Avenue, MS 501

San Diego, CA 92101

**PHONE NUMBER:****(619) 446-5147**

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On March 17, 2015, the City of San Diego made the above-referenced environmental determination pursuant to the California Environmental Quality Act (CEQA). This determination is appealable to the City Council. If you have any questions about this determination, contact the City Development Project Manager listed above.

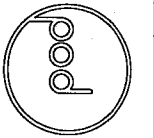
Applications to appeal CEQA determination made by staff (including the City Manager) to the City Council must be filed in the office of the City Clerk within 10 business days from the date of the posting of this Notice (April 1, 2015). The appeal application can be obtained from the City Clerk, 202 'C' Street, Second Floor, San Diego, CA 92101.

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

POSTED IN THE OFFICE OF DSD	
Posted	MAR 16 2015 <i>ml</i>
Removed	APR 02 2015
Posted by	<i>myrator</i>



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ARCHITECTURE  
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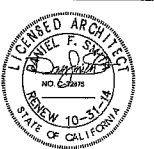


3703 Camino Del Rio S.  
San Diego, CA 92108

3703 CAMINO DEL RIO MMCC

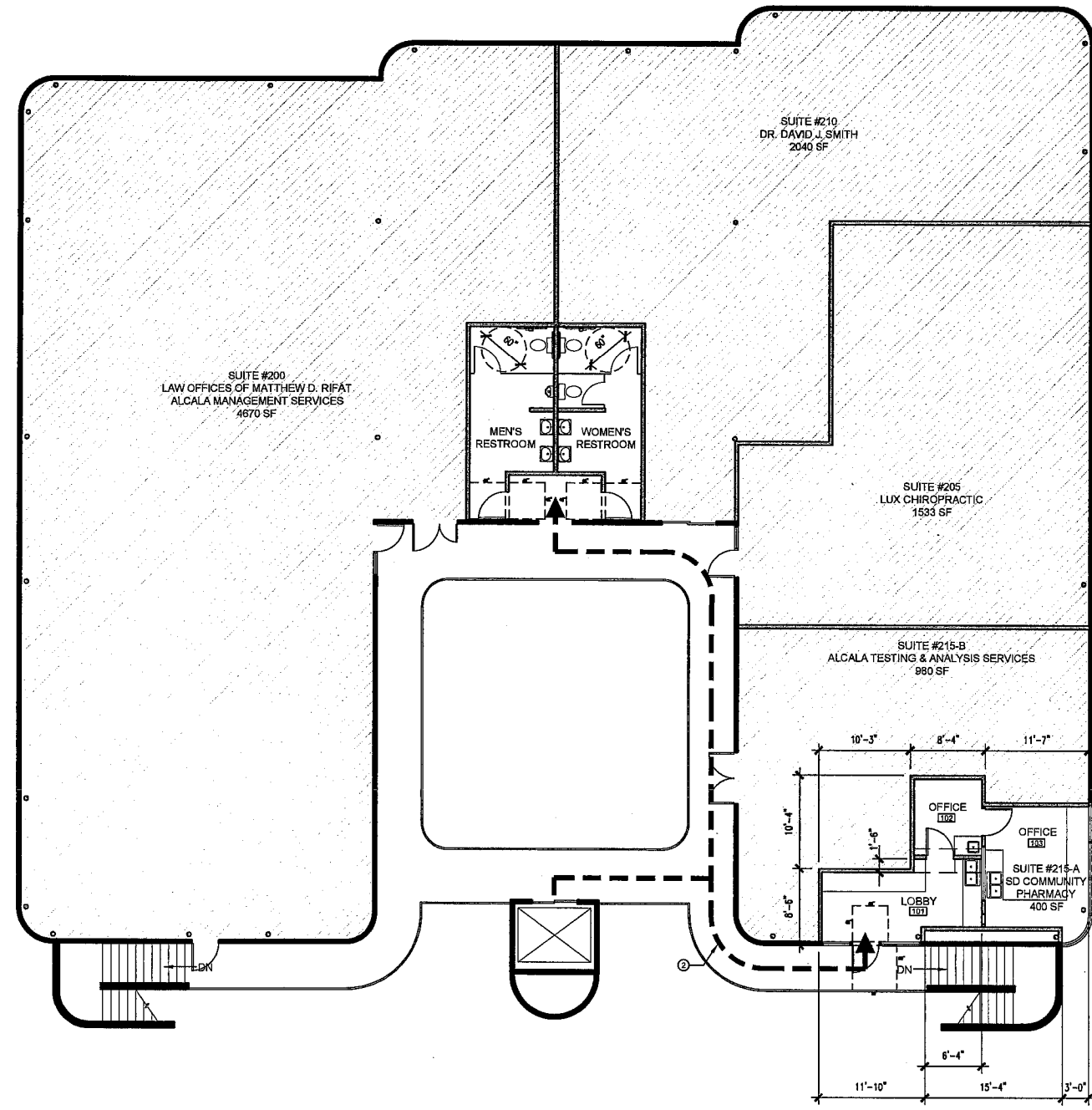
CONDITIONAL USE PERMIT

SECOND FLOOR PLANS

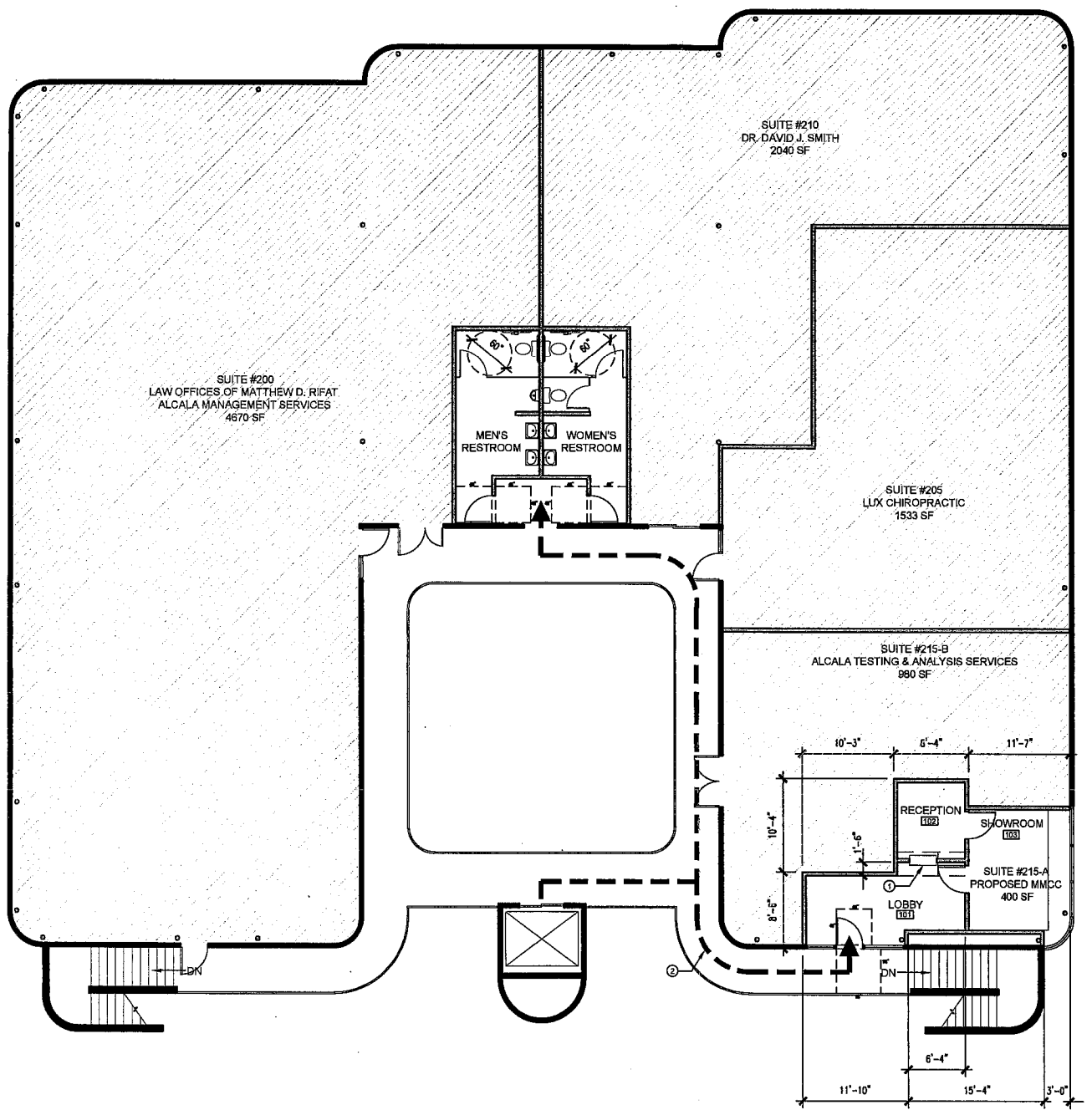


SUBMITTAL

A-2.1



1 EXISTING SECOND FLOOR PLAN scale: 1/8" = 1'-0"



2 PROPOSED SECOND FLOOR PLAN scale: 1/8" = 1'-0"

KEY NOTES

- ① BANK TELLER - STYLE WINDOW
- ② ACCESSIBLE PATH OF TRAVEL

LEGEND

- EXISTING EXTERIOR WALL
- EXISTING INTERIOR WALL
- EXISTING OFFICE USE (NOT IN SCOPE)

REVISION 5:	03-05-15
REVISION 4:	02-09-15
REVISION 3:	01-09-15
REVISION 2:	10-30-14
REVISION 1:	07-24-14

ORIGINAL  
DRAWING  
PREPARATION  
DATE: 07-07-14  
SHEET #: 5 OF: 6  
SHEET TITLE: SECOND FLOOR PLANS

3703 CAMINO DEL RIO SOUTH, SAN DIEGO, CA  
POINT OF DEPARTURE ARCHITECTURE

KEY NOTES

- ① EXISTING CURB CUT TO REMAIN
- ② EXISTING STRUCTURE
- ③ ACCESSIBLE PATH
- ④ EXISTING GARAGE ENTRANCE
- ⑤ EXISTING TRANSFORMER
- ⑥ EXISTING OPEN COURTYARD
- ⑦ EXISTING FIRE HYDRANT
- ⑧ EXISTING ELEVATOR
- ⑨ ACCESSIBLE PATH OF TRAVEL
- ⑩ EXISTING ACCESSIBLE PARKING STALL TO BE RELOCATED
- ⑪ EXISTING 6" CURB
- ⑫ PROVIDE ACCESSIBLE PATH OF TRAVEL AT (E) DRIVEWAY PER SDG-159
- ⑬ (E) DETECTABLE WARNING STRIP & POLE TO BE REMOVED
- ⑭ (N) CURB RAMP & DETECTABLE WARNING STRIP
- ⑮ (N) ACCESSIBLE PARKING STALL
- ⑯ PLANTER TO BE RELOCATED - RESERVE PALM TREES FOR REPLANTING
- ⑰ NEW LIGHT STANDARD W/ RELOCATED AREA LIGHTS
- ⑱ NEW PLANTER W/ EXISTING PALM TREE
- ⑳ NEW PAINTED DIRECTIONAL SIGNAGE - TYP.

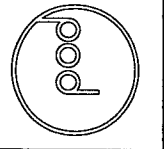
LEGEND

- DEMO & RE-PAVE PER PROPOSED SITE PLAN (2/A-1.0)
- AREA OF PROPOSED MMCC
- BLDG FOOTPRINT
- PROPERTY LINE

REVISION 5:	03-05-15
REVISION 4:	02-09-15
REVISION 3:	01-09-15
REVISION 2:	10-30-14
REVISION 1:	07-24-14
ORIGINAL DRAWING PREPARATION DATE:	07-07-14
SHEET #:	2 OF 6
SHEET TITLE:	SITE PLANS

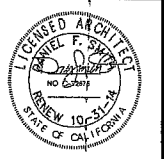
3703 CAMINO DEL RIO SOUTH, SAN DIEGO, CA  
POINT OF DEPARTURE ARCHITECTURE

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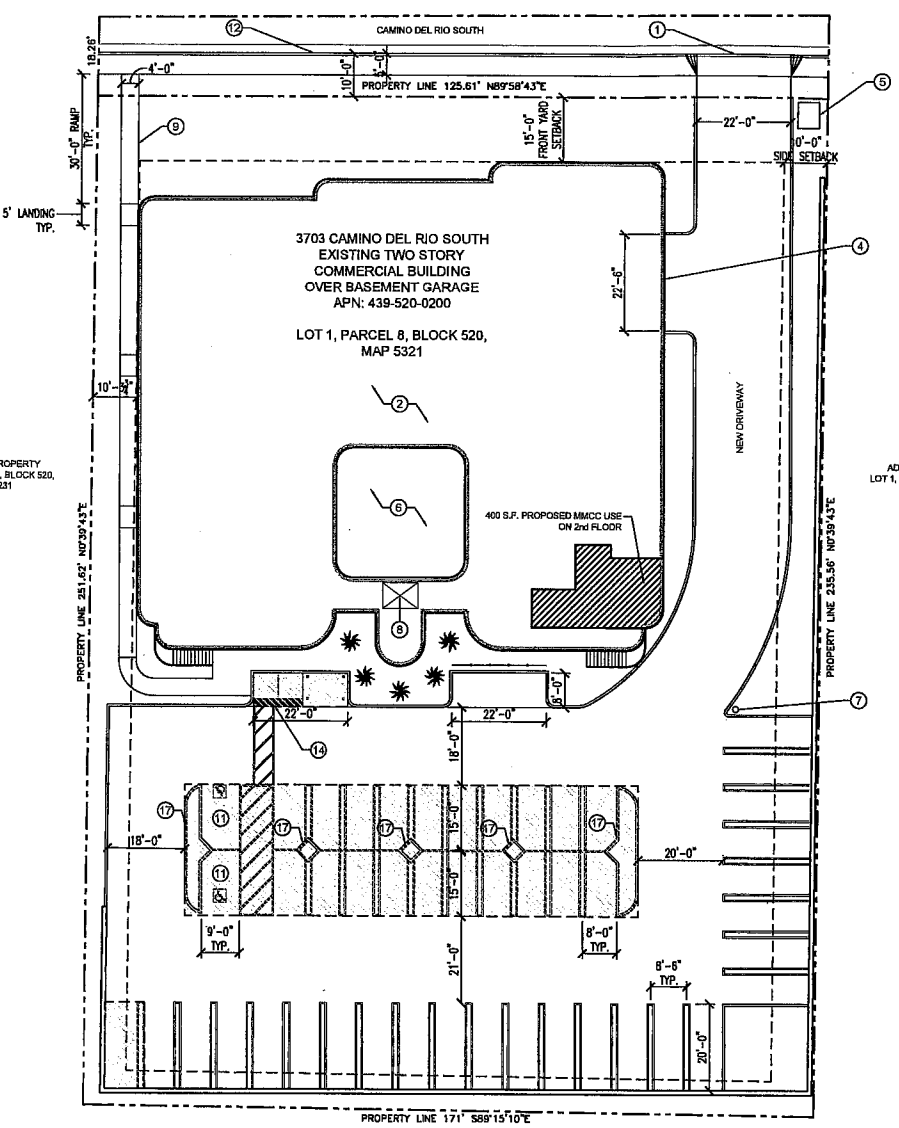
3703 Camino Del Rio S.  
San Diego, CA 92108

3703 CAMINO DEL RIO MMCC  
CONDITIONAL USE PERMIT  
SITE PLANS

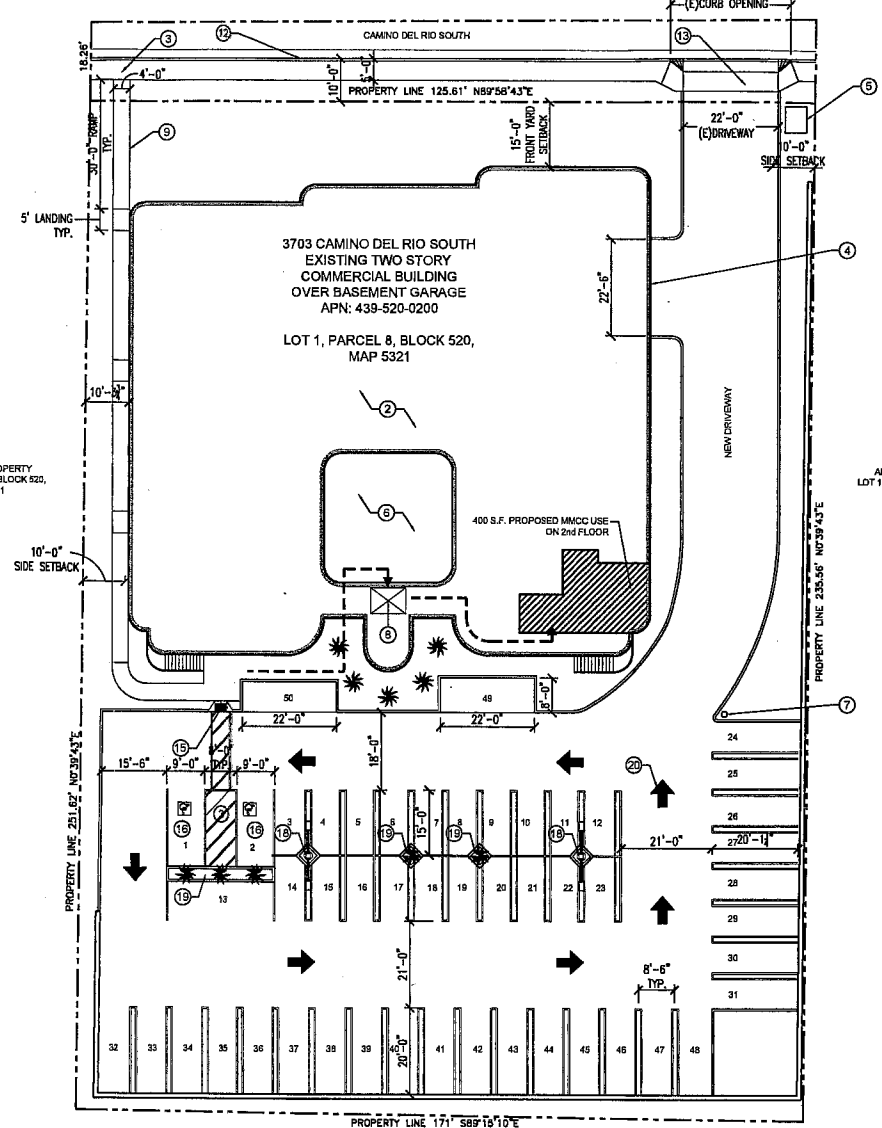


SUBMITTAL

A-1.0



1 EXISTING SITE PLAN - SCALE: 1" = 20'-0"



2 PROPOSED SITE PLAN - SCALE: 1" = 20'-0"

**From the April 01, 2015 MVPG approved meeting minutes**

**Agenda Item J-4. Medical Marijuana Consumer Cooperative (MMCC) CUP/SDP Application at 3703 Camino Del Rio S. Project No. 378883-The Healing Center-**

**Draft motion:** Recommend a Conditional Use & Site Development Permit for a Medical Marijuana Consumer Cooperative (MMCC), known as the Healing Center MMCC, to operate in a 400 square foot suite within an existing 26,000 square foot, two-story building located at 3703 Camino Del Rio South.

Phil Rath reviewed the project and distributed the latest City Cycle report for the project:

**Discussion/Questions/Comments**

- A site development permit (SDP) is required due to estimated traffic in excess of Threshold 1 of the Mission Valley community plan by 16 average daily trips.
- MMCC is not open to the public, it is a membership coop and individuals requesting admittance will be screened for membership in the coop by security staff prior to admittance.
- The conditional use permit is for 5 years
- The current Mission Valley Community Plan encourages the development and opening of schools in the Mission Valley, once the MMCC is approved and opened a school could locate within 1000 ft of the MMCC.
- The granting of a 5 year CUP may adversely impact the flexibility in updating the Mission Valley Community Plan.
- A site/land use map was discussed indicating some of the occupants of properties in the area, including: San Diego Community College District offices, YMCA childcare resources, San Diego County Alcohol, Drug and Mental Health administration and services for children, youth, family, adults and the elderly. While the occupants are beyond the 1000 ft requirement of the ordinance some are close to the 1000 ft. mark.
- When the remaining conditions from the City cycle report are completed the project will be in compliance with the land use ordinances as established by the San Diego City Council
- The social policies regarding medical marijuana were debated and decided by the San Diego City Council in establishing the land use ordinances
- The role of the MVPG is to provide a recommendation based on land use issues.

**Jason Broad moved to recommend a Conditional Use & Site Development Permit for a Medical Marijuana Consumer Cooperative (MMCC), known as the Healing Center MMCC, to operate in a 400 square foot suite within an existing 26,000 square foot, two-story building located at 3703 Camino Del Rio South upon all conditions of the applicable City ordinances being met. Peary Dealy seconded the motion. Motion was approved 17 – 3 – 0 with Steve Abbo, Deborah Bossmeyer, Jason Broad, Paul Brown, Bob Cummings, Perry Dealy, Robert Doherty, Alan Grant, Matthew Guillory, Derek Hulse, Rob Hutsel, John LaRaia, John Nugent, Karen Ruggels, Marco Sessa, Dottie Surdi and Josh Weiselberg voting yes, John Carson, Randall Dolph and Elizabeth Leventhal voting no.**

John W. Nugent  
5765 Friars Rd #150  
San Diego, CA 92110  
(619) 772-8855



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**

**Project No. For City Use Only**

Medical Marijuana Consumer Cooperative, CUP, The Healing Center Cooperative

378883

**Project Address:**

3703 Camino Del Rio South, Suite 215A, San Diego, CA 92108

### 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):**

Pacific Surgical Institute of Pain Management

☒ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

**Street Address:**

3703 Camino Del Rio South, Suite 210

**City/State/Zip:**

San Diego, CA, 92108

**Phone No:**

858-431-6948

**Fax No:**

**Signature:**

**Date:**

7/13/14

**Name of Individual (type or print):**

James V. Dickinson

☐ Owner ☒ Tenant/Lessee ☐ Redevelopment Agency

**Street Address:**

9 Bethayres Court

**City/State/Zip:**

Derwood, MD 20855

**Phone No:**

301-704-5292

**Fax No:**

**Signature:**

**Date:**

06/30/14

**Name of individual (type or print):**

Raymond J. Taylor

☐ Owner ☒ Tenant/Lessee ☐ Redevelopment Agency

**Street Address:**

13223 Black Mountain Road., 1344

**City/State/Zip:**

San Diego, CA 92129

**Phone No:**

858-371-1409

**Fax No:**

**Signature:**

**Date:**

06/30/14

**Name of individual (type or print):**

☐ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

**Street Address:**

**City/State/Zip:**

**Phone No:**

**Fax No:**

**Signature:**

**Date:**

Project Title:

Project No. (For City Use Only)

378803

**Part II - To be completed when property is held by a corporation or partnership****Legal Status (please check):**

☐ Corporation ☐ Limited Liability -or- ☐ General) What State? \_\_\_\_\_ Corporate Identification No. \_\_\_\_\_  
☐ Partnership

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

Corporate/Partnership Name (type or print):  
 Pacific Surgical Institute of Pain Management

☒ Owner ☐ Tenant/Lessee

Street Address:  
 3703 Camino Del Rio South, Suite 215A

City/State/Zip:  
 San Diego, CA 92108

Phone No: 858-431-6948 Fax No:

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

Title (type or print):  
 President

Signature :  Date: 7/2/14

Corporate/Partnership Name (type or print):

☐ Owner ☐ Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: Fax No:

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

Title (type or print):

Signature : Date:

Corporate/Partnership Name (type or print):

☐ Owner ☐ Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: Fax No:

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

Title (type or print):

Signature : Date:

Corporate/Partnership Name (type or print):

☐ Owner ☐ Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: Fax No:

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

Title (type or print):

Signature : Date:

Corporate/Partnership Name (type or print):

☐ Owner ☐ Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: Fax No:

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

Title (type or print):

Signature : Date:

Corporate/Partnership Name (type or print):

☐ Owner ☐ Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: Fax No:

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

Title (type or print):

Signature : Date:



THE CITY OF SAN DIEGO

City of San Diego  
Development Services  
1222 First Ave. 3rd Floor  
San Diego, CA 92101

# 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: Scott Chipman E-mail Address: scott@chipman.info  
 Address: 2247 Emerald St City: San Diego State: CA Zip Code: 92109 Telephone: (619) 990-7480

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

Raymond Taylor

**4. Project Information**

Permit/Environmental Determination & Permit/Document No.: project # 378883	Date of Decision/Determination: June 24, 2015	City Project Manager: Gutierrez
---	--	------------------------------------

Decision (describe the permit/approval decision):

Hearing officer approval

**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.)

Public Health and Safety negatively impacted by this use

Parking insufficient. parking and driveway substandard

Below ground parking is reserved apparently for specific individuals & tenants

**RECEIVED**

JUL 09 2015

DEVELOPMENT SERVICES

DEVELOPMENT SERVICES

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

Signature: [Signature]

Date: July 9, 2015

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

PLANNING COMMISSION  
RESOLUTION NO. HO-  
CONDITONAL USE PERMIT NO. 1330834 AND  
SITE DEVELOPMENT PERMIT NO. 1420871  
THE HEALING CENTER MMCC - PROJECT NO. 378883

WHEREAS, PACIFIC SURGICAL INSTITUTE OF PAIN MANAGEMENT, Owners and THE HEALING CENTER COOPERATIVE, Permittee, filed an application with the City of San Diego for a permit to operate a Medical Marijuana Consumer Cooperative (MMCC) in a 400 square-foot tenant space within an existing 19,700 square-foot building (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit Nos. 1330834 and 1420871), on portions of a 0.93-acre site;

WHEREAS, the project site located at 3703 Camino Del Rio South is in the MVPD-MV-CO Zone, the Airport Influence Area (Montgomery Field) and the Airport Land Use Compatibility Overlay Zone within the Mission Valley Community Plan area;

WHEREAS, the project site is legally described Lot 1, Mission Valley Gardens, Map No. 5231, August 8, 1963;

WHEREAS, on March 17, 2015, the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act (CEQA) (Public Resources Code section 21000 et. seq.) under CEQA Guidelines Section 15303 (New Construction or Conversion of Small Structures) and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520;

WHEREAS, on May 27, 2015, the Hearing Officer of the City of San Diego approved Conditional Use Permit No. 1330834 and Site Development Permit No. 1420871 pursuant to the Land Development Code of the City of San Diego;

WHEREAS, on July 9, 2015, Scott Chipman filed an appeal of the Hearing Officer's decision;

WHEREAS, on August 13, 2015, the Planning Commission of the City of San Diego considered the appeal of Conditional Use Permit No. 1330834 and Site Development Permit No. 1420871 pursuant to the Land Development Code of the City of San Diego;

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 August 13, 2015.

FINDINGS:

**Conditional Use Permit Approval – Section §126.0305**



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

The 0.93-acre site located at 3703 Camino Del Rio South is developed with a two-story, over garage, 19,700 square foot building. The site is designated Commercial Office by the Mission Valley Community Plan. The Commercial Office designation encourages a range of retail uses and multi-use development in which commercial uses are combined or integrated with other uses.

The proposed MMCC will provide the local residents with "neighborhood" facilities as encouraged by the community plan.

All of the surrounding parcels adjacent to this site are in the MVPD-MV-CO zone and the existing uses are consistent with the Commercial Office 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 two-story, over garage, 19,700 square-foot building was developed per Planned Commercial Development Permit No. 87-0057. The proposed MMCC would be located in a tenant space within the existing building. There are no proposed exterior improvements. Interior improvements include a reception area, dispensary and office. The tenant improvement building permit will require compliance with the California Building Code, Plumbing Code, Mechanical Code, Electrical Code, Fire Code and all adopted referenced standards. Public improvements include the replacement of the existing driveway on Camino Del Rio South with a City standard driveway.

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

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

The project requires compliance with the development conditions in effect for the subject property as described in Conditional Use Permit No. 1330834 and Site Development Permit No. 1420871.

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 MVPD-MV-CO zone in the Mission Valley Planned District Ordinance (MVPDO) and the Development Intensity Overlay District (DID). The site was developed per Planned Commercial Development Permit No. 87-0057. There are no proposed exterior improvements. Interior improvements include a reception area, dispensary and office. The tenant improvement building permit will require compliance with the California Building Code, Plumbing Code, Mechanical Code, Electrical Code, Fire Code and all adopted referenced standards. Public improvements include the replacement of the existing driveway on Camino Del Rio South with a City standard driveway.

MMCCs are allowed in the MVPD-MV-CO zone of the MVPDO with a Conditional Use Permit (CUP) and Site Development Permit (SDP). A SDP is required due to estimated traffic resulting in a value in excess of the allowed Threshold 2 for the designated DID, however a Traffic Analysis prepared by Urban System Associates and reviewed by staff determined that the proposed increase in traffic by the MMCC is not expected to adversely impact the surrounding roadway system.

The CUP requires MMCCs to comply with SDMC, section 141.0614 which requires a 1,000 foot separation, measured between property lines, from: public parks, churches, child care centers, playgrounds, libraries, minor-oriented facilities, other medical marijuana consumer cooperatives, residential care facilities, and schools. There is also a minimum distance requirement of 100 feet from a residential zone. In addition to minimum distance requirements, MMCCs prohibit consultations by medical professionals on site and do not allow certain types of vending machines. Security requirements include interior and exterior lighting, security cameras, alarms and a security guard. The security guard must be licensed by the State of California and be present on the premises during business hours. Hours of operation are limited from 7:00 a.m. to 9:00 p.m. seven days a week. MMCCs must also comply with Chapter 4, Article 2, Division 15 which provides guidelines for lawful operation.

The proposed MMCC is consistent with the land use designation of Commercial Office. 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 0.93-acre site located at 3703 Camino Del Rio South is designated Commercial Office by the Mission Valley Community Plan. The proposed MMCC is consistent with the Commercial Office designation of the MVPDO.

MMCCs are allowed in the MVPD-MV-CO zone 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 MVPD-MV-CO zone and the existing uses are consistent with the Commercial Officer 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. A Traffic Analysis prepared by Urban System Associates and reviewed by staff determined that the proposed increase in traffic by the MMCC is not expected to adversely impact the surrounding roadway system. 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 site is in the MVPD-MV-CO zone in the Mission Valley Planned District Ordinance (MVPDO) and the Development Intensity Overlay District (DID). The 0.93-acre site located at 3703 Camino Del Rio South is designated Commercial Office by the Mission Valley Community Plan. The Commercial Office designation encourages a range of retail uses and multi-use development in which commercial uses are combined or integrated with other uses.

All of the surrounding parcels adjacent to this site are in the MVPD-MV-CO zone and the existing uses are consistent with the Commercial Office 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.

The MVPDO area is composed of three traffic areas (Areas 1-3) and thirteen Development Intensity Overlay District (DID) each with two thresholds (1 & 2). This project site is located in Traffic Area 3, within Threshold 2. The conversion of 400 square feet of commercial office to commercial services would generate an additional 16 ADT and place the entire site in excess of Threshold 2. A Traffic Analysis prepared by Urban System Associates and reviewed by staff determined that the increase in traffic generated by the proposed MMCC is minimal and not expected to adversely impact the surrounding roadway system. Therefore, the proposed project 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 MMCC tenant space is currently vacant. There are no proposed exterior improvements. Interior improvements include a reception area, dispensary and office. The tenant improvement building

permit will require compliance with the California Building Code, Plumbing Code, Mechanical Code, Electrical Code, Fire Code and all adopted referenced standards. Public improvements include the replacement of the existing driveway on Camino Del Rio South with a City standard driveway.

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

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

The project requires compliance with the development conditions in effect for the subject property as described in Conditional Use Permit No. 1330834 and Site Development Permit No. 1420871. 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 MVPD-MV-CO zone in the Mission Valley Planned District Ordinance (MVPDO) and the Development Intensity Overlay District (DID). The site was developed per Planned Commercial Development Permit No. 87-0057. There are no proposed exterior improvements. Interior improvements include a reception area, dispensary and office. The tenant improvement building permit will require compliance with the California Building Code, Plumbing Code, Mechanical Code, Electrical Code, Fire Code and all adopted referenced standards. Public improvements include the replacement of the existing driveway on Camino Del Rio South with a City standard driveway.

MMCCs are allowed in the MVPD-MV-CO zone of the MVPDO with a Conditional Use Permit (CUP) and Site Development Permit (SDP). A SDP is required due to estimated traffic resulting in a value in excess of the allowed Threshold 2 for the designated DID of the MVPDO. The proposed 16 ADT increase is well within the allowable increase established by the City of San Diego for use in determining

traffic impacts. A Traffic Analysis prepared by Urban System Associates and reviewed by staff determined that the proposed MMCC is not expected to adversely impact the surrounding roadway system.

The CUP requires MMCCs to comply with SDMC, section 141.0614 which requires a 1,000 foot separation, measured between property lines, from: public parks, churches, child care centers, playgrounds, libraries, minor-oriented facilities, other medical marijuana consumer cooperatives, residential care facilities, and schools. There is also a minimum distance requirement of 100 feet from a residential zone. In addition to minimum distance requirements, MMCCs prohibit consultations by medical professionals on site and do not allow certain types of vending machines. Security requirements include interior and exterior lighting, security cameras, alarms and a security guard. The security guard must be licensed by the State of California and be present on the premises during business hours. Hours of operation are limited from 7:00 a.m. to 9:00 p.m. seven days a week. MMCCs must also comply with Chapter 4, Article 2, Division 15 which provides guidelines for lawful operation.

The proposed MMCC is consistent with the land use designation of Commercial Office. 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 §1514.0201**

### **1. The proposed development is consistent with the Mission Valley Community Plan and the Progress Guide and General Plan.**

The 0.93-acre site located at 3703 Camino Del Rio South is designated Commercial Office by the Mission Valley Community Plan. The Commercial Office designation encourages a range of retail uses and multi-use development in which commercial uses are combined or integrated with other uses.

All of the surrounding parcels adjacent to this site are in the MVPD-MV-CO zone and the existing uses are consistent with the Commercial Office designation of the community plan. A SDP is required due to estimated traffic resulting in a value in excess of the allowed Threshold 2 for the designated DID. Threshold 2 allows up to 424 Average Daily Trips (ADT) per acre for the site. The existing 19,700 square-foot commercial office building has a calculated ADT/acre Threshold value of 424 ADT/acre. The conversion of 400 square feet of commercial office to commercial services would generate an additional 16 ADT and place the entire site in excess of Threshold 2. In order to determine if the increased ADT would adversely affect the community plan, a traffic analysis was required. The Traffic Analysis prepared by Urban System Associates, Inc., dated June 19, 2015, determined that the increase in traffic generated by the proposed MMCC is minimal and not expected to adversely impact the surrounding roadway system. Staff has reviewed the traffic analysis and agrees with the traffic analysis conclusion.

The proposed MMCC, classified as commercial services, and with a 16 ADT increase is a compatible use for this location, is consistent with the community plan and the Progress Guide and General Plan.

### **2. The proposed development provides the required public facilities and is compatible with adjacent open space areas.**

The two-story, over garage, 19,700 square-foot building was developed per Planned Commercial Development Permit No. 87-0057 and is located less than 500 feet from the nearest Open Space Designation. The proposed 400 square-foot MMCC is located within the existing building and no exterior improvements are proposed. Interior improvements include a reception area, dispensary and office. Public improvements include the replacement of the existing driveway on Camino Del Rio South with a City standard driveway. The existing building was constructed in compliance with all development regulations at the time including the required public facilities and adjacent open space areas.

**3. The proposed development meets the purpose, intent and criteria of the Mission Valley Planned District Ordinance including the applicable "Guidelines for Discretionary Review" adopted as a part of this planned district.**

MMCCs are allowed in the MVPDO-MV-CO zone of the MVPDO with a Conditional Use Permit (CUP) and Site Development Permit (SDP), Process 3 decision. A SDP is required due to estimated traffic resulting in a value in excess of the allowed Threshold 2 for the designated DID. The conversion of 400 square feet of commercial office to commercial services would generate an additional 16 ADT and place the entire site in excess of Threshold 2. A Traffic Analysis prepared by Urban System Associates and reviewed by staff determined that the proposed increase in traffic by the MMCC is not expected to adversely impact the surrounding roadway system.

Guidelines for Discretionary Review have been fulfilled as the project has successfully submitted a deemed complete application for review through the City of San Diego and brought forward to a decision maker for a decision in accordance to San Diego Municipal Code section 1514.0201 (Permit Application, Review, and Issuance). Therefore, the proposed development meets the purpose, intent and criteria of the Mission Valley Planned District Ordinance including the applicable "Guidelines for Discretionary Review" adopted as a part of this planned district

**4. The proposed development will comply with all other relevant regulations in the San Diego Municipal Code.**

The site is in the MVPDO-MV-CO zone in the Mission Valley Planned District Ordinance (MVPDO) and the Development Intensity Overlay District (DID). The site was developed per Planned Commercial Development Permit No. 87-0057. There are no proposed exterior improvements. Interior improvements include a reception area, dispensary and office. Public improvements include the replacement of the existing driveway on Camino Del Rio South with a City standard driveway.

MMCCs are allowed in the MVPDO-MV-CO zone of the MVPDO with a Conditional Use Permit (CUP) and Site Development Permit (SDP). A SDP is required due to estimated traffic resulting in a value in excess of the allowed Threshold 2 for the designated DID, however a Traffic Analysis prepared by Urban System Associates and reviewed by staff determined that the proposed increase in traffic by the MMCC is not expected to adversely impact the surrounding roadway system.

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.

### **Site Development Permit II. – Section §1514.0301**

#### **1. The increase in traffic generated by the proposed development will not lower, by any increment, the level of service of affected streets and freeways from what was anticipated in the community plan.**

The proposed 400 square-foot MMCC is located within an existing 19,700 square-foot building on a 0.93-acre site. The site is within the DID of the MVPDO, Threshold 2. Threshold 2 allows up to 424 Average Daily Trips (ADT) per acre. The existing 19,700 square-foot commercial office building has a calculated ADT/acre Threshold value of 424 ADT/acre. The conversion of 400 square feet of commercial office to commercial services would generate an additional 16 ADT and place the entire site in excess of Threshold 2. A Traffic Analysis prepared by Urban System Associates, Inc. determined that the increase in traffic generated by the proposed MMCC is minimal and not expected to adversely impact the surrounding roadway system. Staff has reviewed the traffic analysis and agrees with the assessment.

The proposed MMCC will therefore not lower, by any increment, the level of service of the affected streets and freeways from what was anticipated in the community plan.

#### **2. Accommodation of the traffic generated by the proposed development will not alter the circulation network identified in the adopted Mission Valley Community Plan.**

The two-story, over garage, 19,700 square-foot building was developed per Planned Commercial Development Permit No. 87-0057. The proposed MMCC would be located in a tenant space within the existing building. There are no proposed exterior improvements. The conversion of 400 square feet of commercial office to commercial services would generate an additional 16 ADT and place the entire site in excess of Threshold 2. A Traffic Analysis prepared by Urban System Associates, Inc. determined that the increase in traffic generated by the proposed MMCC is minimal and not expected to adversely impact the surrounding roadway system. The proposed MMCC will therefore not alter the circulations network identified in the adopted Mission Valley Community Plan.

#### **3. An approved light rail transit or other regional or intra-valley public transit system station is identified within 1500 feet of any portion of the proposed structure that would receive the density bonus.**

The proposed 400 square-foot MMCC is located within an existing 19,700 square-foot building developed per Planned Commercial Development Permit No. 87-0057. There are no proposed exterior modifications to the existing building, therefore no new street connections or road widening are proposed. However, the project site is located within 1,500 feet of the Mission San Diego station of the San Diego Trolley and is adjacent to Bus Route 18 with a stop on the edge of the project site. Bus Route 18 connects the site to the Grantville Trolley station and is in close proximity to the Mission Valley trolley station.

**4. All other public facilities can accommodate the increased intensity in land use.**

The proposed 400 square-foot MMCC is located within an existing 19,700 square-foot building developed per Planned Commercial Development Permit No. 87-0057. There are no proposed exterior modifications to the existing building. There are no nearby residential uses, and therefore public facilities such as schools, libraries and parks are not required or developed within the immediate vicinity of the property. The Grantville Transit Station is located near the proposed MMCC, however the 16 ADT increase in traffic generated by the proposed MMCC is minimal and not expected to adversely impact the surrounding roadway system.

**5. The increased intensity in land use does not adversely affect access to, views of, or preservation of community plan identified open space areas.**

The two-story, over garage, 19,700 square-foot building was developed per Planned Commercial Development Permit No. 87-0057. The proposed 400 square-foot MMCC would be located within an existing tenant space. The existing building was constructed to meet all the development regulations at the time, including the access, views and preservation of open space areas.

The proposed MMCC is consistent with the land use designation of Commercial Office. 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.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Planning Commission, Conditional Use Permit No. 1330834 and Site Development Permit No. 1420871 are hereby GRANTED by the Planning Commission to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit No. 1330834 & 1420871, a copy of which is attached hereto and made a part hereof.

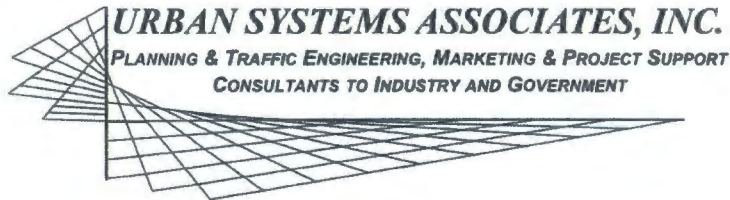
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Edith Gutierrez  
Development Project Manager  
Development Services

Adopted on: August 13, 2015

Job Order No. : 24004871





# MEMO

**ATTN:** Justine Nielsen  
San Diego Land Lawyers, Inc.

**E-Mail:** ▼

*Justine@sdlandlaw.com*

**FROM:** Justin P. Schldefli, PE TE PTOE

**TOTAL PAGES** (Including 3 +  
Cover): Attachments

**DATE:** June 19, 2015

**TIME:** 1:53:14 PM **JOB NUMBER:** 003115

**SUBJECT:** 3703 Camino Del Rio South- Traffic Analysis

Confidential Communications

This transmittal is intended for the recipient named above. Unless otherwise expressly indicated, this entire communication is confidential and privileged information. If you are not the intended recipient, do not disclose, copy, distribute or use this information. If you received this transmission in error, please notify us immediately by telephone, at our expense and destroy the information.

Thank you for the opportunity to review the development proposal for The Healing Center MMCC (PTS# 378883) located at 3703 Camino Del Rio South in Mission Valley. As you indicated, the proposed development represents a use change for 400 square feet of existing commercial office space to a MMCC use within an existing 19,700 square foot building. As you know, the Mission Valley Community Plan and Planned District Ordinance (PDO) govern development in Mission Valley in order to "ensure that development and redevelopment in Mission Valley will be accomplished in a manner that enhances and preserves sensitive resource areas; improves the vehicular, bicycle, pedestrian and public transit circulation network; provides reasonable use of property; and contributes to the aesthetic and functional well-being of the community". The primary means by which this purpose is accomplished involves trip generation (Average Daily Trip- ADT) allocations by property and zone.

The Healing Center is located in Development Intensity District (DID) K of the Mission Valley Community (See Appendix D of the Mission Valley PDO- SDMC Chapter 15, Article 14). Within this DID, two thresholds are established, Threshold 1, governed by Ministerial Mission Valley Development Permits and Threshold 2, governed by Discretionary Mission Valley Development Permits. The higher threshold, threshold 2 allows up to 424 ADT per acre. With 0.93 acres, 3703 Camino Del Rio South would have a trip allocation of 394 trips. However, the existing development on the site includes 19,700 square feet of commercial office as discussed above. Using City of San Diego trip generation rates for such a use, it is estimated that 494 ADT is currently generated by the site. This exceeds Threshold 2 of the PDO without provision for additional development or redevelopment.

It is estimated that the conversion of 400 square feet of commercial office to a MMCC would generate an additional 16 average daily trips (ADT). In order to determine whether this additional ADT in excess of Threshold 2 is allowable according to the Community Plan and PDO, a supplemental test is established in Section 1514.0301(d)(3)(B) which reads:

Exceptions to the allocations established by Threshold 2 maybe approved, conditionally approved or denied by a Hearing Officer in accordance with Process Three. The Hearing



Officer's decision may be appealed to the Planning Commission in accordance with Land Development Code Section 112.0506. The Hearing Officer may approve an exception on a limited basis, without processing a community plan amendment when all of the following findings can be made:

- (i) The increase in traffic generated by the proposed development will not lower, by any increment, the level of service of affected streets and freeways from what was anticipated in the community plan; and
- (ii) Accommodation of the traffic generated by the proposed development will not alter the circulation network identified in the adopted Mission Valley Community Plan; and
- (iii) An approved light rail transit or other regional or intra-valley public transit system station is identified within 1500 feet of any portion of the proposed structure that would receive the density bonus; and
- (iv) All other public facilities can accommodate the increased intensity in land use; and
- (v) The increased intensity in land use does not adversely affect access to, views of, or preservation of community plan identified open space areas.

These findings can easily be made. Please refer to the supplemental site access analysis below. As seen in this analysis, the increase in traffic generated will not lower by any increment the level of service on surrounding streets or intersections from what exists and what is anticipated in the Community Plan. A 16 ADT increase is well within the allowable increase established by the City of San Diego for use in determining traffic impacts (see City of San Diego, CEQA, Significance Determination Thresholds, Section O). Additionally, the accommodation of the traffic generated will not alter the circulation network. No new street connections or road widening are proposed as part of this development. Finally, the project site is within 1,500 feet of the Mission San Diego station of the San Diego Trolley and is adjacent to Bus Route 18 with a stop on the edge of the project site. Bus Route 18 connects the site to the Grantville Trolley station in addition to the close proximity to the Mission San Diego trolley station.

Additionally, The Healing Center MMCC is proposed on an existing, fully developed site in a 19,700 square foot, multi-tenant office building. This area of Mission Valley is a relatively isolated, commercial corridor bounded on the north by Interstate 8 and by a large canyon to the south. There are no nearby residential uses so public facilities such as schools, libraries and parks are not required or developed within the immediate vicinity of the property. The Grantville Transit Station is located near the project site but would not be impacted by the increased intensity. Other public facilities, including the new Mission Valley Fire Station, already exist in the community and would not be impacted. For these reasons, all other public facilities can accommodate the slight increase in land use intensity.

Finally, The Healing Center MMCC project is proposed on an existing, fully developed site in a 19,700 square foot, multi-tenant office building. The project is not proposing any exterior modifications to the existing building. For that reason, access to, views of, or preservation of open space areas are not adversely affected.

## Site Access Analysis

**Attachment 1** shows a trip generation estimate for the proposed change in use. Using City of San Diego standard trip generation ratios, it appears that the proposed change in use will generate up to 16 ADT. On a peak hour basis, the proposed change in use is expected to generate up to 0 AM peak hour trip (0 trips in and 0 trips out) and 2 PM peak hour trips (1 trip in and 1 trip out).

In order to analyze potential impacts from the proposed change in use, existing counts were acquired on Camino Del Rio South along the project frontage and east of the adjacent intersection with the I-15 SB ramps. A peak hour intersection count was also obtained at the adjacent intersection of Camino Del Rio and the I-15 SB ramps. Project traffic as discussed above was added to the existing traffic in order to determine existing with project conditions. **Attachment 2** shows anticipated project trip distribution percentages and project only ADT based on the project location. **Attachment 3** shows the anticipated Existing and Existing with project ADT volumes. **Attachment 4** shows the street segment analysis for Camino Del Rio South along the project frontage. As can be seen in this attachment, the proposed change in use would not change the level of service on either of the segments evaluated and no significant impact is anticipated. These segments operate at an acceptable level of service (either "A" or "C"). **Attachment 5** shows the existing lane configurations for the signalized intersection of I-15 Southbound off-ramp at Camino Del Rio South. **Attachment 6** shows the AM and PM peak hour traffic volumes at this intersection. **Attachment 7** shows the existing and existing with project intersection level of service for both the AM and PM peak hours. As can be seen, the intersection of I-15 ramp and Camino Del Rio South operates at an acceptable level of service "B" in the AM peak and "C" in the PM peak. The proposed project would not significantly impact the operation of this intersection. Also attached are Synchro sheets, traffic counts and Caltrans signal timing sheets necessary to document the analysis. Traffic counts were completed on Wednesday June 10, 2015.

## Conclusion:

Based on the information discussed above, it is clear that The Healing Center MMCC (PTS# 378883) qualifies under the exception to the ADT allocations established by Threshold 2. No traffic impact is anticipated through the addition of 16 ADT from the proposed change in use.

## ATTACHMENT 1

### THE HEALING CENTER TRIP GENERATION TABLE

Use	Amount		Trip Rate*	ADT	AM Peak Hour						PM Peak Hour							
					%*	#	In	: Out	In	Out	%*	#	In	: Out	In	Out		
EXISTING OCCUPIED SPACE																		
Existing Office	19,300	SF	Formula	484	13%	63	9	:	1	57	6	14%	68	2	:	8	14	54
PROPOSED MMCC USE																		
Existing Office	19,300	SF	Formula	484	13%	63	9	:	1	57	6	14%	68	2	:	8	14	54
Retail	400	SF	40 /KSF	16	3%	0	6	:	4	0	0	9%	2	5	:	5	1	1
Subtotal				500		63				57	6		70				15	55
Net Increase				16		0				0	0		2				1	1

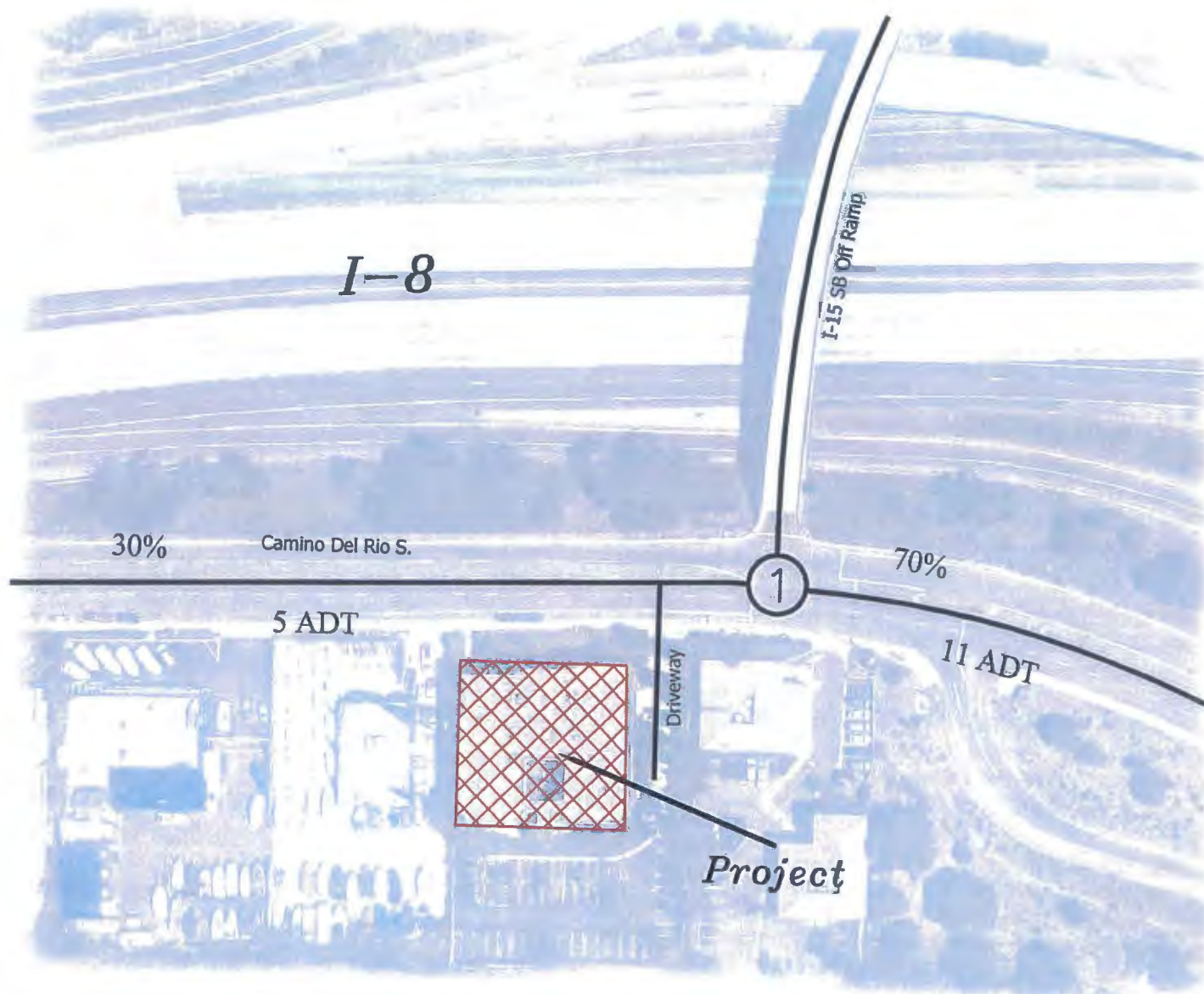
**Notes:**

\* = Rates taken from the City of San Diego Trip Generation Manual, May 2003

SF = Square Feet

KSF = 1,000 Square Feet

Formula =  $LN(T) = 0.756 LN(T) + 3.95$



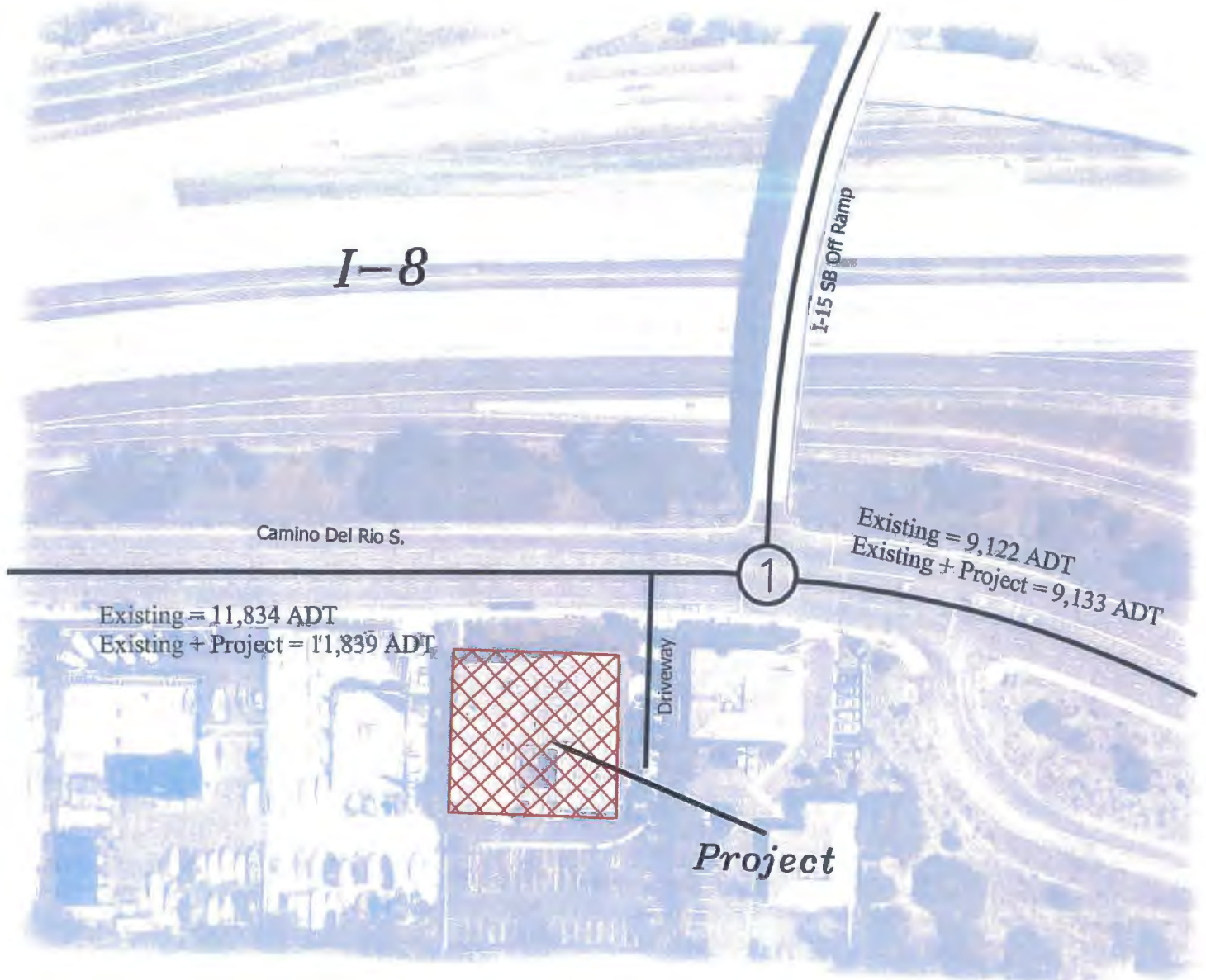
ADT = Average Daily Traffic



## ATTACHMENT 2

Project Distribution Percentages + Project Only Average Daily Traffic Volumes





ADT = Average Daily Traffic



# ATTACHMENT 3 Existing and Existing + Project Average Daily Traffic Volumes

## ATTACHMENT 4

## Existing &amp; Existing With Project Street Segment Comparison

Road	Segment	LOS E Capacity	Class.	Existing			Existing + Project			$\Delta V/C$	Is this impact Significant?
				LOS	Volume	V/C	LOS	Volume	V/C		
Camino Del Rio South	West of I-15 SB Ramps	20,000	3-C	C	11,834	0.59	C	11,839	0.59	0.000	<b>NO</b>
	East of I-15 SB Ramps	30,000	4-C	A	9,122	0.30	A	9,133	0.30	0.000	<b>NO</b>

**Legend:**

LOS= Level of Service

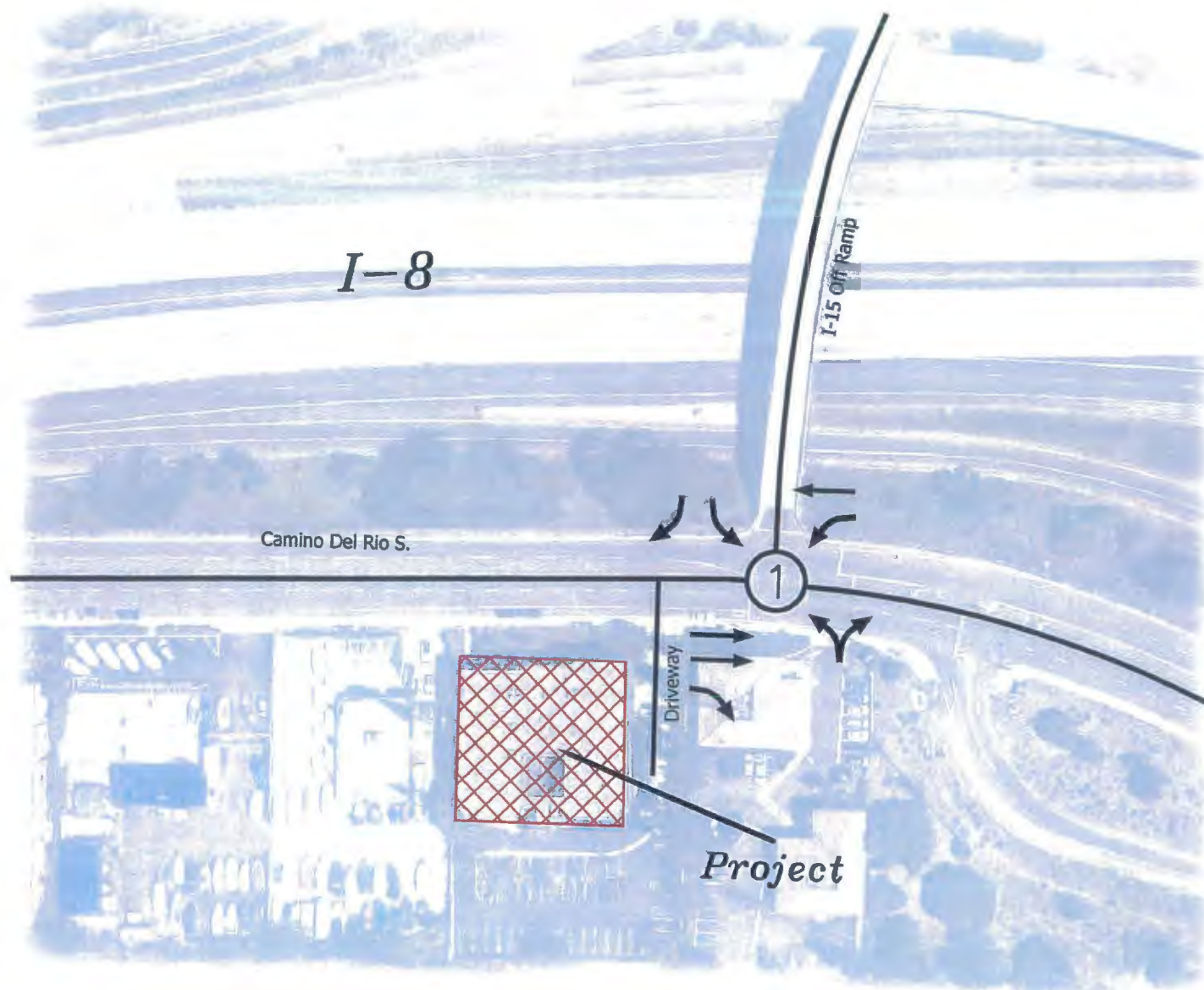
Count Date: June 10, 2015

V/C= Volume to Capacity Ratio

 $\Delta V/C$ = Change in V/C ratio

3-C = 3 lane Collector with two-way left turn lane with assumed LOS E capacity of 20,000 ADT based on 15,000 ADT capacity in the eastbound direction (2 Lane Collector with 2 way left turn lane) and 5,000 ADT capacity in the westbound direction which is half of a 2 Lane Collector.

4-C = 4 lane Collector

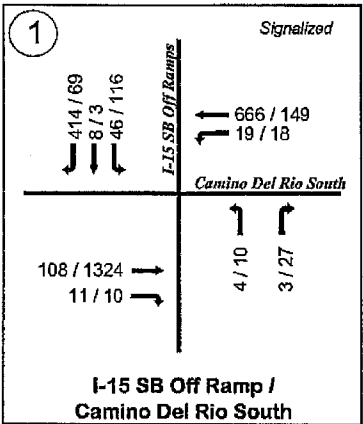


LEGEND

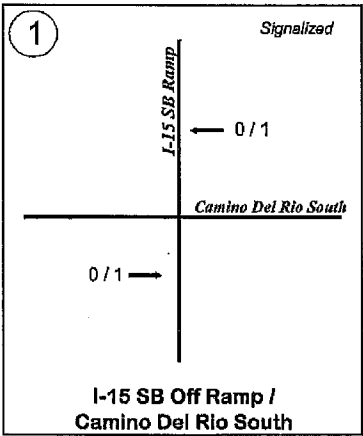
(X) = Study Intersection



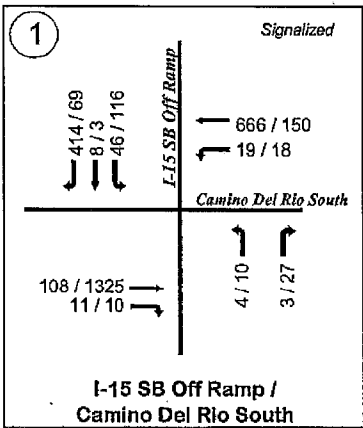
ATTACHMENT 5  
Existing Lane Configuration



Existing - AM / PM Peak Hour Traffic  
Volumes



Project Only - AM / PM Peak Hour Traffic  
Volumes



Existing + Project - AM / PM Peak Hour  
Traffic Volumes

ATTACHMENT 6

Existing, Project Only and Existing+Project AM / PM Peak Hour Traffic Volumes



## ATTACHMENT 7

## Existing &amp; Existing With Project Intersection LOS Comparison

#	Intersection	Existing				Existing + Project							
		AM Peak Hour		PM Peak Hour		AM Peak Hour		Δ	S ?	PM Peak Hour		Δ	S ?
		Delay	LOS	Delay	LOS	Delay	LOS			Delay	LOS		
1	I-15 SB Off Ramp / Camino Del Rio South	19.5	B	21.8	C	19.5	B	0.0	No	21.8	C	0.0	No

Notes:

LOS = Level of Service

Δ = Change

S = Significant

# HCM Signalized Intersection Capacity Analysis 1: Camino Del Rio South & I-15 SB Off Ramp

 Existing AM  
 6/12/2015
 

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations	↑↑			↑			↔			↑		
Volume (vph)	0	108	11	19	666	0	4	0	3	46	8	414
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Total Lost time (s)	5.5			4.2			4.5			4.6		
Lane Util. Factor	0.95			1.00			1.00			1.00		
Flt %	0.99			1.00			0.94			1.00		
Flt Protected	1.00			0.95			0.97			0.96		
Satd. Flow (prot)	3491			1770			1706			1787		
Flt Permitted	1.00			0.95			0.97			0.96		
Satd. Flow (perm)	3491			1770			1706			1787		
Peak-hour factor, PHF	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90
Adj. Flow (vph)	0	120	12	21	740	0	4	0	3	51	9	460
RTOR Reduction (vph)	0	6	0	0	0	0	0	3	0	0	0	386
Lane Grp Flow (vph)	0	126	0	21	740	0	4	0	0	51	9	460
Turn Type				Prot			Split			Split		
Protected Phases	2			1			3			4		
Permitted Phases												
Actuated Green, G (s)	41.8			3.0			5.9			10.5		
Effective Green, g (s)	41.8			3.0			5.9			10.5		
Actuated g/C Ratio	0.52			0.04			0.07			0.13		
Clearance Time (s)	5.5			4.2			4.5			4.6		
Vehicle Extension (s)	3.0			3.0			3.0			3.0		
Lane Grp Cap (vph)	1824			66			126			235		
v/s Ratio Prot	0.04			0.01			0.00			0.03		
v/s Ratio Perm												
v/c Ratio	0.07			0.32			0.03			0.26		
Uniform Delay, d1	9.5			37.5			34.4			31.2		
Progression Factor	1.00			1.00			1.00			1.00		
Incremental Delay, d2	0.1			2.8			0.1			0.6		
Delay (s)	9.5			40.3			34.5			31.8		
Level of Service	A			D			C			C		
Approach Delay (s)	9.5			12.0			34.5			32.6		
Approach LOS	A			B			C			C		

Intersection Summary			
HCM Average Control Delay	19.5	HCM Level of Service	B
HCM Volume to Capacity ratio	0.55		
Actuated Cycle Length (s)	80.0	Sum of lost time (s)	14.6
Intersection Capacity Utilization	77.0%	ICU Level of Service	D
Analysis Period (min)	15		
c) Critical Lane Group			

# HCM Signalized Intersection Capacity Analysis 1: Camino Del Rio South & I-15 SB Off Ramp

Existing + Project AM

6/19/2015

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SEL	SEB	SBR
Lane Configurations		↑↑		↑	↑			↑↓			↑	↑
Volume (vph)	0	108	11	19	666	0	4	0	3	46	8	414
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Total Lost time (s)		5.5		4.2	5.5			4.5			4.6	4.6
Lane Util. Factor		0.95		1.00	1.00			1.00			1.00	1.00
Flt		0.99		1.00	1.00			0.94			1.00	0.85
Flt Protected		1.00		0.95	1.00			0.97			0.96	1.00
Satd Flow (prot)		3491		1770	1863			1706			1787	1583
Flt Permitted		1.00		0.95	1.00			0.97			0.96	1.00
Satd Flow (perm)		3491		1770	1863			1706			1787	1583
Peak-hour factor, PHF	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90
Adj Flow (vph)	0	120	12	21	740	0	4	0	3	51	9	460
RTOR Reduction (vph)	0	6	0	0	0	0	0	3	0	0	0	386
Lane Group Flow (vph)	0	126	0	21	740	0	0	4	0	0	60	74
Turn Type				Prot			Split			Split		Perm
Protected Phases		2		1	6		3	3		4	4	
Permitted Phases												4
Actuated Green, G (s)		41.8		3.0	49.0			5.9			10.5	10.5
Effective Green, g (s)		41.8		3.0	49.0			5.9			10.5	10.5
Actuated g/C Ratio		0.52		0.04	0.61			0.07			0.13	0.13
Clearance Time (s)		5.5		4.2	5.5			4.5			4.6	4.6
Vehicle Extension (s)		3.0		3.0	3.0			3.0			3.0	3.0
Lane Grp Cap (vph)		1824		66	1141			126			235	208
v/s Ratio Prot		0.04		0.01	0.40			0.00			0.03	
v/s Ratio Perm												0.05
v/c Ratio		0.07		0.32	0.65			0.03			0.26	0.36
Uniform Delay, d1		9.5		37.5	10.0			34.4			31.2	31.7
Progression Factor		1.00		1.00	1.00			1.00			1.00	1.00
Incremental Delay, d2		0.1		2.8	1.3			0.1			0.6	1.1
Delay (s)		9.5		40.3	11.2			34.5			31.8	32.7
Level of Service		A		D	B			C			C	C
Approach Delay (s)		9.5			12.0			34.5			32.6	
Approach LOS		A			B			C			C	
<b>Intersection Summary</b>												
HCM Average Control Delay		19.5					HCM Level of Service				B	
HCM Volume to Capacity ratio		0.55										
Actuated Cycle Length (s)		80.0					Sum of lost time (s)			14.6		
Intersection Capacity Utilization		77.0%					ICU Level of Service			D		
Analysis Period (min)		15										
<b>Critical Lane Group</b>												

# HCM Signalized Intersection Capacity Analysis 1: Camino Del Rio South & I-15 SB Off Ramp













Existing PM  
6/12/2015

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations	↑↑			↰		↑		↱			↑	
Volume (vph)	0	1324	10	18	149	0	10	0	27	116	3	69
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Total Lost time (s)		5.5		4.2	5.5			4.5			4.6	4.6
Lane Util. Factor		0.95		1.00	1.00			1.00			1.00	1.00
Flt Prot		1.00		1.00	1.00			0.99			1.00	0.85
Flt Protected		1.00		0.95	1.00			0.99			0.95	1.00
Satd Flow (prot)		3535		1770	1863			1657			1776	1583
Flt Permitted		1.00		0.95	1.00			0.99			0.95	1.00
Satd Flow (perm)		3535		1770	1863			1657			1776	1583
Peak-hour factor, PHF	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90
Adj Flow (vph)	0	1471	11	20	166	0	11	0	30	129	3	77
RTOR Reduction (vph)	0	0	0	0	0	0	0	28	0	0	0	66
Lane Group Flow (vph)	0	1482	0	20	166	0	0	13	0	0	132	11
Turn Type				Prot		Split			Split			Perm
Protected Phases	2			1	6	3			3	4	4	
Permitted Phases										4		
Actuated Green, G (s)	40.5			3.0	47.7				6.5	11.2	11.2	
Effective Green, g (s)	40.5			3.0	47.7				6.5	11.2	11.2	
Actuated g/C Ratio	0.51			0.04	0.60				0.08	0.14	0.14	
Clearance Time (s)	5.5			4.2	5.5				4.5	4.6	4.6	
Vehicle Extension (s)	3.0			3.0	3.0				3.0	3.0	3.0	
Lane Grp Cap (vph)	1790			66	1111				135	249	222	
v/s Ratio Prot	0.42			0.04	0.09				0.01	0.07		
v/s Ratio Perm										0.01		
v/c Ratio	0.83			0.30	0.15				0.10	0.53	0.05	
Uniform Delay, d1	16.8			37.5	7.2				34.0	32.0	29.8	
Progression Factor	1.00			1.00	1.00				1.00	1.00	1.00	
Incremental Delay, d2	4.6			2.6	0.1				0.3	2.2	0.1	
Delay (s)	21.3			40.1	7.2				34.4	34.1	29.9	
Level of Service	C			D	A				C	C	C	
Approach Delay (s)	21.3			10.8			34.4			32.6		
Approach LOS	C			B			C			C		
Intersection Summary												
HCM Average Control Delay	21.8			HCM Level of Service			C					
HCM Volume to Capacity ratio	0.67											
Actuated Cycle Length (s)	80.0			Sum of lost time (s)			18.8					
Intersection Capacity Utilization	58.6%			ICU Level of Service			B					
Analysis Period (min)	15											
Critical Lane Group												

# HCM Signalized Intersection Capacity Analysis 1: Camino Del Rio South & I-15 SB Off Ramp

Existing + Project PM

6/19/2015

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
												
Lane Configurations	↑↑			↵ ↑			↔			↵ ↑		
Volume (vph)	0	1325	10	18	150	0	10	0	27	116	3	69
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Total Lost time (s)		5.5		4.2	5.5			4.5			4.6	4.6
Lane Util. Factor		0.95		1.00	1.00			1.00			1.00	1.00
Flt Protected		1.00		0.95	1.00			0.99			0.95	1.00
Satd. Flow (prot)		3535		1770	1863			1657			1776	1583
Flt Permitted		1.00		0.95	1.00			0.99			0.95	1.00
Satd. Flow (perm)		3535		1770	1863			1657			1776	1583
Peak-hour factor, PHF	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90
Adj. Flow (vph)	0	1472	11	20	167	0	11	0	30	129	3	77
RTOR Reduction (vph)	0	0	0	0	0	0	0	28	0	0	0	66
Lane Grp Flow (vph)	0	1483	11	20	167	0	0	13	6	0	132	111
Turn Type				Prot			Split			Split		
Protected Phases	2			1			3			4		
Permitted Phases										4		
Actuated Green, G (s)	40.5			3.0			6.5			11.2		
Effective Green, g (s)	40.5			3.0			6.5			11.2		
Actuated g/C Ratio	0.51			0.04			0.06			0.14		
Clearance Time (s)	5.5			4.2			4.5			4.6		
Vehicle Extension (s)	3.0			3.0			3.0			3.0		
Lane Grp Cap (vph)	1790			66			135			249		
v/s Ratio Prot	0.42			0.01			0.01			0.07		
v/s Ratio Perm												
v/c Ratio	0.63			0.30			0.10			0.63		
Uniform Delay, d1	16.8			37.5			34.0			32.0		
Progression Factor	1.00			1.00			1.00			1.00		
Incremental Delay, d2	4.6			2.6			0.3			2.2		
Delay (s)	21.4			40.1			34.4			34.1		
Level of Service	C			D			C			C		
Approach Delay (s)	21.4			10.7			34.4			32.6		
Approach LOS	C			B			C			C		
Intersection Summary												
HCM Average Control Delay	21.8			HCM Level of Service			C					
HCM Volume to Capacity ratio	0.67											
Actuated Cycle Length (s)	80.0			Sum of lost time (s)			18.8					
Intersection Capacity Utilization	58.6%			ICU Level of Service			B					
Analysis Period (min)	15											
C Critical Lane Group												



WEDNESDAY - JUNE 10TH, 2015

CITY: MISSION VALLEY

PROJECT: PTD15-0612-05

CAMINO DEL RIO S. W-O I-15 SB RAMP

AM Period	NB	SB	EB	WB	PM Period	NB	SB	EB	WB
00:00			7	4	12:00			94	82
00:15			8	5	12:15			79	72
00:30			9	1	12:30			76	98
00:45			4	28	12:45			84	333
01:00			4	3	13:00			109	361
01:15			5	13	13:15			694	
01:30			4	1	13:30			94	87
01:45			1	14	13:45			88	89
02:00			4	3	14:00			100	90
02:15			5	6	14:15			96	378
02:30			4	20	14:30			112	378
02:45			0	18	14:45			756	
03:00			0	5	15:00			100	79
03:15			0	18	15:15			103	65
03:30			2	0	15:30			115	65
03:45			1	3	15:45			114	432
04:00			1	0	16:00			131	53
04:15			0	1	16:15			115	62
04:30			1	2	16:30			163	69
04:45			1	3	16:45			128	537
05:00			1	15	17:00			71	255
05:15			1	18	17:15			792	
05:30			5	21	17:30			277	60
05:45			5	12	17:45			215	63
06:00			3	49	18:00			318	49
06:15			1	75	18:15			229	1039
06:30			7	88	18:30			77	249
06:45			9	20	18:45			1288	
07:00			14	124	19:00			429	57
07:15			16	154	19:15			331	47
07:30			13	193	19:30			268	59
07:45			24	67	19:45			215	1243
08:00			17	253	20:00			67	230
08:15			35	271	20:15			1473	
08:30			26	299	20:30			140	30
08:45			44	122	20:45			122	47
09:00			31	194	21:00			105	26
09:15			53	157	21:15			78	445
09:30			44	139	21:30			87	29
09:45			23	151	21:45			62	22
10:00			48	106	22:00			49	12
10:15			47	108	22:15			47	331
10:30			37	101	22:30			56	18
10:45			65	197	22:45			33	16
11:00			57	83	23:00			32	15
11:15			74	92	23:15			35	156
11:30			112	85	23:30			11	60
11:45			72	315	23:45			216	
Total Vol.			945	3701				5037	2151
				4646				7188	

				Daily Totals			
				NB	SB	EB	WB
							Combined
						5982	11834
				PM			
						70.1%	29.9%
						60.7%	
Split %	AM	20.3%	79.7%	39.3%	PM	70.1%	29.9%
Peak Hour	11:30	08:00	08:00	16:30	12:30	16:30	
Volume	357	1081	1203	1307	383	1537	
P.H.F.	0.80	0.90	0.93	0.76	0.88	0.79	

PACIFIC TECHNICAL DATA, LLC



WEDNESDAY - JUNE 10TH, 2015

CITY: MISSION VALLEY

PROJECT: PTD15-0612-05

## CAMINO DEL RIO S. E-O I-15 SB RAMP

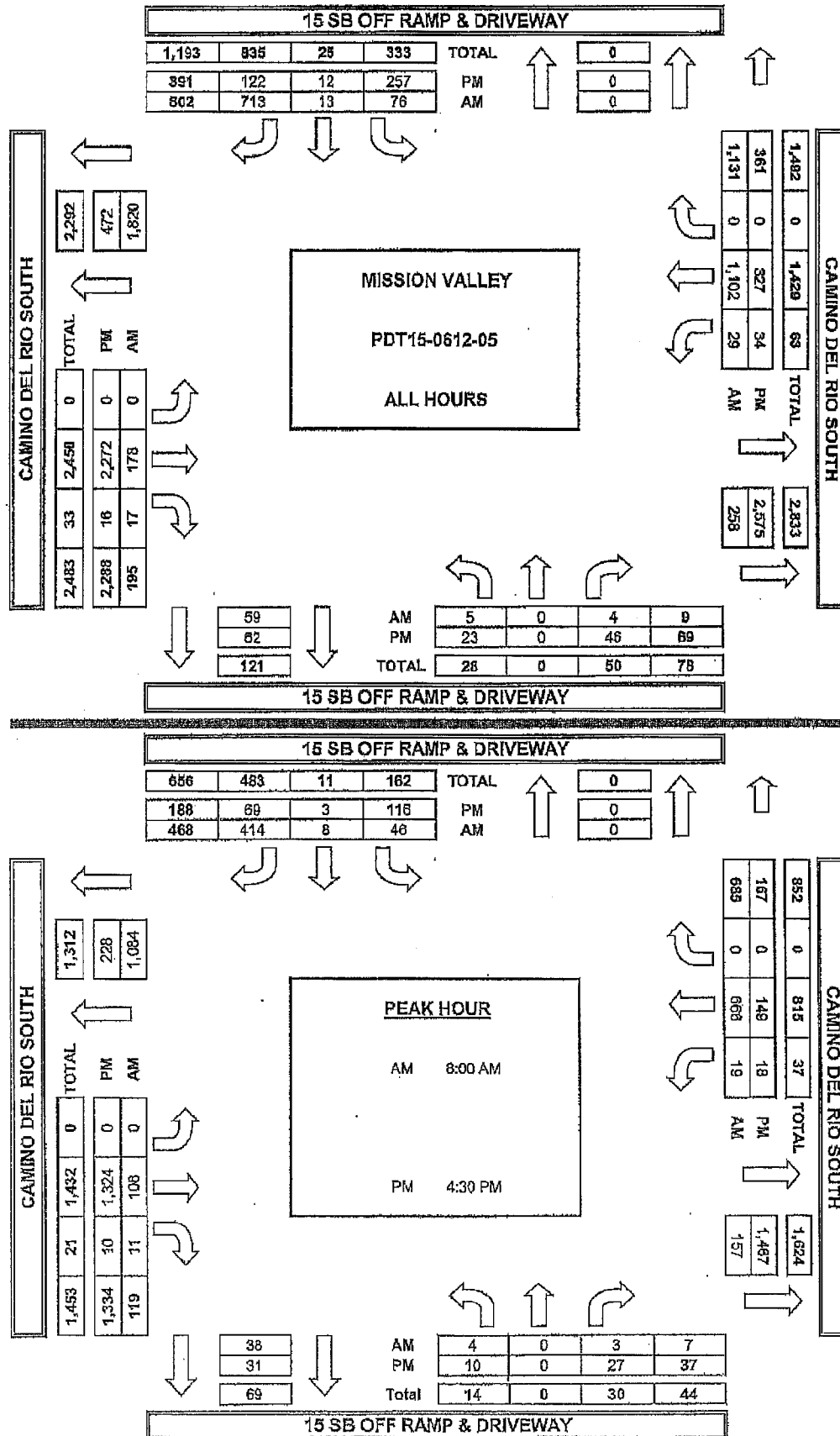
AM Period	NB	SB	EB	WB	PM Period	NB	SB	EB	WB
00:00			5	2	12:00			84	55
00:15			7	5	12:15			73	51
00:30			1	1	12:30			78	75
00:45			4	17	12:45			72	307
01:00			1	3				77	258
01:15			4	11	13:00			84	65
01:30			3	28	13:15			82	68
01:45			1	4	13:30			86	98
02:00			1	13	13:45			77	329
02:15			3	2				74	61
02:30			0	4	14:00			81	64
02:45			0	5	14:15			79	55
03:00			1	9	14:30			92	326
03:15			0	1	14:45			106	82
03:30			1	3	15:00			113	44
03:45			0	1	15:15			113	50
04:00			4	3	15:30			139	56
04:15			0	16	15:45			132	490
04:30			1	10	16:00			172	77
04:45			1	16	16:15			127	41
05:00			3	12	16:30			212	55
05:15			3	16	16:45			169	680
05:30			4	24	17:00			257	62
05:45			2	77	17:15			249	39
06:00			7	89	17:30			188	54
06:15			4	32	17:45			173	867
06:30			6	51	18:00			116	29
06:45			9	241	18:15			104	38
07:00			9	267	18:30			88	24
07:15			15	82	18:45			70	378
07:30			17	105	19:00			69	28
07:45			30	506	19:15			47	20
08:00			17	577	19:30			45	13
08:15			31	201	19:45			31	192
08:30			31	506	20:00			37	16
08:45			34	842	20:15			28	17
09:00			30	135	20:30			23	11
09:15			49	110	20:45			20	108
09:30			33	87	21:00			20	11
09:45			36	445	21:15			22	13
10:00			40	593	21:30			21	10
10:15			41	81	21:45			19	82
10:30			40	76	22:00			15	6
10:45			67	301	22:15			12	8
11:00			39	489	22:30			11	4
11:15			60	70	22:45			6	44
11:30			86	72	23:00			8	9
11:45			66	281	23:15			7	8
				532	23:30			7	4
					23:45			11	33

Total Vol.	847	2611	3458	3836	1828	5664
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Split %	AM			PM		
	24.5%	75.5%	37.9%	67.7%	32.3%	62.1%
Peak Hour	11:30	07:45	07:45	16:30	13:00	16:30
Volume	309	767	876	887	815	1103
P.H.F.	0.90	0.92	0.92	0.86	0.80	0.86

PACIFIC TECHNICAL DATA, LLC

PACIFIC TECHNICAL DATA  
TURNING MOVEMENT COUNTS



LOCATION: RTE 15 SB @ CAMINO DEL RIO SOUTH

CALTRANS CB Version 3

DATE: 10/10/2012

F PAGE

PAGE 1

	INTERVAL	PHASE TIMING								9	PRE-EMPTION		F								
		1	2	3	4	5	6	7	8		E		FLAGS	1	2	3	4	5	6	7	8
0	WALK	1	7	1	1	1	1	1	1	CLK RST											0
1	DONT WALK	1	15	1	1	1	1	1	1		RR1 CLR	5	RED LOCK	1		3	4				1
2	MIN GREEN	5	20	5	5	1	11	1	1		EVA DLY	0	YEL LOCK								2
3	TYPE 3 DET	0	0	0	0	0	0	0	0		EVA CLR	5	V RECALL		2				6		3
4	ADD/VEH	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		EVB DLY	0	P RECALL								4
5	PASSAGE	1.0	2.0	2.0	1.0	0.9	2.0	0.9	0.9		EVB CLR	5	RED PHASES								5
6	MAX GAP	1.0	2.0	2.0	1.0	0.9	2.0	0.9	0.9		EVC DLY	0	RT OLA								6
7	MIN GAP	1.0	2.0	2.0	1.0	0.9	2.0	0.9	0.9		EVC CLR	5	RT OLB								7
8	MAX EXT	15	40	15	20	9	40	9	9		EVD DLY	0	DBL ENTRY								8
9	MAX 2									YR	EVD CTR	5	MAX 2 PHASES								9
A	MAX 3									MO	MAX EV	255	LAG PHASES								A
B										DAY	RR2 CLR	5	RED REST								B
C	REDUCE BY	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	DOW			REST-IN-WALK								C
D	EVERY	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	HR			MAX 3 PHASES								D
E	YELLOW	3.2	4.5	3.5	3.6	3.0	4.5	3.0	3.0	MIN			YEL START UP		2				6		E
F	RED	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	SEC			FIRST PHASE			3					F
	PED XING FT		54											1	2	3	4	5	6	7	8
	BIKE XING FT		192				64														

ENTRIES IN THESE LOCATIONS ARE NOT TO BE CHANGED

ENTRIES IN THESE LOCATIONS CAN BE CHANGED IN CCI FLASH ONLY

FOC LONG FAILURE	
FOD SHORT FAILURE	
FOE	0
FOF	

FCO	3
FC1	3
FC2	
FCA	0.0
FCB	0.0
FCC	0.0
FCD	0.0

FD0 TB SELECT	
FD3 PRE SELECT	0
FD4 7 WIRE	0
FD5 PERMISSIVE	0
FD8 OS SEEKING	

CC5 FLASH TYPE	1
CC2 DOWNLOAD	1

LOCATION: RTE 15 SB @ CAMINO DEL RIO SOUTH

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		CONTROL PLANS									Y-COORD			LAG PHASE	FLAG									
		1	2	3	4	5	6	7	8	9		C	D	E	F	1	2	3	4	5	6	7	8	
0	CYCLE LENGTH														LAG FZ FREE		X		X		X		X	0
1	FZ1 GRN FCTR													GAPOUT CP1	LAG FZ CP 1									1
2														GAPOUT CP2	LAG FZ CP 2									2
3	FZ3 GRN FCTR													GAPOUT CP3	LAG FZ CP 3									3
4	FZ4 GRN FCTR										PERM TIME			GAPOUT CP4	LAG FZ CP 4									4
5	FZ5 GRN FCTR										LAG OFFSET			GAPOUT CP5	LAG FZ CP 5									5
6											FORCE OFF			GAPOUT CP6	LAG FZ CP 6									6
7	FZ7 GRN FCTR										LONG GRN			GAPOUT CP7	LAG FZ CP 7									7
8	FZ8 GRN FCTR										NO GREEN			GAPOUT CP8	LAG FZ CP 8									8
9	MULTI CYCLE													GAPOUT CP9	LAG FZ CP 9									9
A	OFFSET A										OFFSET				LAG C COORD									A
B	OFFSET B														LAG D COORD									B
C	OFFSET C														COORD PHASES		X				X			C
D	FZ 3 EXT																							D
E	FZ 7 EXT																							E
F	OFFSET INTRD																							F

CO1 MANUAL CP

CO2 MASTER CP

CO3 CURRENT CP

CO4 LAST CP

CO7 TRNSMT CP

COD MANUAL OFFSET

CAG LOCAL CYCLE TIMER

CBO MASTER CYCLE TIMER

CAA LOCAL OFFSET

CBA MASTER OFFSET

SYSTEM MASTER :

SE OFF

LOCATION

	OFF	ON
1		X
2	X	
3	X	
4	X	
5	X	
6	X	
7	X	
8	X	

COO = 1

CCB/CDB OFFSET TIMER

CCC/CDC LAG GREEN TIMER

CCD/CDD FORCE-OFF TIMER

CCE/CDE LONG GREEN TIMER

CCF/CDF NO GREEN TIMER

LOCATION: RTE 15 SB @ CAMINO DEL RIO SOUTH

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D PAGE

E PAGE

	D	FLAGS							E	FLAGS							F	FLAGS									
	MAX	1	2	3	4	5	6	7	8	MIN	1	2	3	4	5	6	7	8	PED	1	2	3	4	5	6	7	8
0	RCL									RCL									RCL								
1	CP 1									CP 1									CP 1								
2	CP 2									CP 2									CP 2								
3	CP 3									CP 3									CP 3								
4	CP 4									CP 4									CP 4								
5	CP 5									CP 5									CP 5								
6	CP 6									CP 6									CP 6								
7	CP 7									CP 7									CP 7								
8	CP 8									CP 8									CP 8								
9	CP 9									CP 9									CP 9								
A																			RCL 1								
B																			RCL 2								
C																											
D																											
E																											
F																											

	E	FLAGS								F	FLAGS								
	FUNCTION	1	2	3	4	5	6	7	8	FUNCTION	1	2	3	4	5	6	7	8	
0										CODE 4									
1										CODE 5									
2										C-RECALL									
3										D-RECALL									
4										EXCLUSIVE									
5										2 PED		X							
6										6 PED						X			
7										4 PED			X						
8										8 PED							X		
9																			
A	OLA NOT	X								OLA ON		X	X	X		X			
B	OLB NOT									OLB ON									
C	OLC NOT									OLC ON									
D	OLD NOT									OLD ON									
E																			
F																			
		1	2	3	4	5	6	7	8			1	2	3	4	5	6	7	8

# LAST POWER FAILURE REGISTER

HOURL = D-A-E

MINUTE = D-B-E

DAY = D-C-E

RCL 1 = TIME OF DAY MAX RECALL (1ST SELECT) PHASES  
(CALL ACTIVE LIGHTS)

RCL 2 = TIME OF DAY MAX RECALL (2ND SELECT) PHASES  
(CALL ACTIVE LIGHTS)

# LAST FLASH TIME REGISTER

HOURL = D-A-F

MINUTE = D-B-F

DAY = D-C-F

D-E-E = C8 VERSION NUMBER

D-E-F = LITHIUM BATTERY CONDITION

84 = BAD

85 = GOOD

LOCATION: RTE 15 SB @ CAMINO DEL RIO SOUTH  
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CO9 = 0 or 1

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CO9 = 2

TIME OF DAY ACTIVITY TABLE												
7+EVENT+HR+MIN+ACT+"E"+ON/OFF+DOW LTS												
	HR	MIN	ACT	ON/OFF	S	M	T	W	T	F	S	
					1	2	3	4	5	6	7	
0												
1												
2												
3												
4												
5												
6												
7												
8												
9												
A												
B												
C												
D												
E												
F												

#### ACTIVITY CODE

- 1 TYPE OF MAX TERMINATION
- 2 MAX 2
- 3 MAX 3
- 4 COND SERV (1ST SELECT)
- 5 COND SERV. (2ND SELECT)
- 6 ENERGIZE AUX OUTPUT-RED
- 7 ENERGIZE AUX OUTPUT-GREEN

CONTROL PLAN TIME OF DAY												
9+EVENT+HR+MIN+CP+OS+E+DOW												
	HR	MIN	CP	OS	S	M	T	W	T	F	S	
					1	2	3	4	5	6	7	
0												
1												
2												
3												
4												
5												
6												
7												
8												
9												
A												
B												
C												
D												
E												
F												

- 8 ENERGIZE AUX OUTPUT-YELLOW
- 9 TIME OF DAY MAX RECALL (1ST SELECT)
- A TRAFFIC ACT. MAX 2 OPERATION
- B TIME OF DAY MAX RECALL (2ND SELECT)
- C YELLOW YIELD COORDINATION
- D YELLOW YIELD COORDINATION
- E TIME OF DAY FREE OPERATION
- F FLASHING OPERATION

CONTROL PLAN TIME OF DAY												
9+EVENT+HR+MIN+CP+OS+E+DOW												
	HR	MIN	CP	OS	S	M	T	W	T	F	S	
					1	2	3	4	5	6	7	
0												
1												
2												
3												
4												
5												
6												
7												
8												
9												
A												
B												
C												
D												
E												
F												



LOCATION: RITE 15 SE @ CAMINO DEL RIO SOUTH

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E PAGE

D PAGE

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F+C+P+1+2+3+E+B+ E+PHASES OF TYPE+EVENT NO.									
		PHASES		TYPE				PHASES	
		C		D				E	
								F	
0	I1	1		5,6		J1	5	5,6	
1	I2U	2		5,6		J2U	6	5,6	
2	I2L	2		5,6		J2L	6	5,6	
3	I3U	2		5,6		J3U	6	5,6	
4	I3L	2		5		J3L	6	5	
5	I4	2		7,8	5	J4	6	7,8	
6	I5	3	2	5,6		J5	7	5,6	
7	I6U	4		5,6		J6U	8	5,6	
8	I6L	4		5,6		J6L	8	5,6	
9	I7U	4		5,6		J7U	8	5,6	
A	I7L	4		5		J7L	8	5	
B	I8	4		7,8	5,6	J8	8	7,8	
C	I9U	1		5,6		J9U	5	5,6	
D	I9L	3		5,6		J9L	7	5,6	

# DETECTOR TYPE

- 1 RED LOCK
- 2 YELLOW LOCK
- 5 EXTENSION
- 6 COUNT
- 7 CALLING
- 8 TYPE 3 DISCONNECT

DETECTOR SETTINGS									
I FILE					J FILE				
		DELAY		CARRYOVER			DELAY		CARRYOVER
I1	D10	2.0	D30		J1	D20		D40	
I2U	D11		D31	1.5	J2U	D21		D41	1.0
I2L	D12		D32	1.5	J2L	D22		D42	1.0
I3U	D13		D33		J3U	D23		D43	
I3L	D14		D34		J3L	D24		D44	
I4	D15		D35		J4	D25		D45	
I5	D16		D36		J5	D26		D46	
I6U	D17		D37	2.0	J6U	D27		D47	
I6L	D18		D38		J6L	D28		D48	
I7U	D19		D39	2.0	J7U	D29		D49	
I7L	D1A		D3A		J7L	D2A		D4A	
I8	D1B		D3B		J8	D2B		D4B	
I9U	D1C		D3C		J9U	D2C		D4C	
I9L	D1D	7.0	D3D		J9L	D2D		D4D	

REASSIGNS DETECTORS TO VARIOUS PHASES / FUNCTIONS

F-C-F MUST EQUAL ZERO WHEN FINISHED

LOWER CASE NUMBERS ARE DEFAULT VALUES

BLANK SPACES CONTAIN DEFAULTS (DO NOT ZERO OUT)