



THE CITY OF SAN DIEGO

Report to the Planning Commission

DATE ISSUED: July 13, 2017 REPORT NO. PC-17-059

HEARING DATE: July 20, 2017

SUBJECT: Stone Age Farmacy, Process Four Decision

PROJECT NUMBER: [510523](#)

REFERENCE: Hearing Officer Report [HO-17-030](#)

OWNER/APPLICANT: KBC Capital, LLC/Stone Age Farmacy

SUMMARY:

Issue: Should the Planning Commission approve or deny the appeals of the Hearing Officer's decision to approve a Conditional Use Permit for a Marijuana Outlet located at 3456 Camino Del Rio North within the Mission Valley Community Plan area?

Staff Recommendation: Deny the appeals and Approve Conditional Use Permit No. 1797393.

Community Planning Group Recommendation: On February 1, 2017, the Mission Valley Planning Group voted 14-1-0 to recommend denial of the proposed project.

Environmental Review: The project was determined to be exempt pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15303, New Construction or Conversion of Small Structures. This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on March 8, 2017 and the opportunity to appeal that determination ended March 22, 2017.

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

Housing Impact Statement: None with this action.

BACKGROUND:

The Hearing Officer Report No. HO-17-030 (Attachment 1) includes all project specific background and analysis of the Conditional Use Permit (CUP) requirements, and necessary findings by which staff recommended approval of the project. The project is an application for a CUP to operate a

Marijuana Outlet (Outlet) within an 1,889 square-foot tenant space, Suite 101, located on the first floor of an existing 16,536 square-foot, two-story commercial office building. The 0.95-acre site is located at 3456 Camino Del Rio North, west of Interstate 15, in the MV-CO Zone of the Mission Valley Planned District (MVPD) within the Mission Valley Community Plan (MVCP), and the Airport Land Use Compatibility (Montgomery Field), Airport Influence Area (Review Area 2), and the Federal Aviation Authority (FAA) Part 77 Overlay Zones. The site is designated for Commercial Office use in the MVCP.

The existing two-story commercial office building was constructed in 1975 and includes several business and professional office suites. The project site is surrounded by a mix of multi-story commercial office buildings to the east and west, the San Diego River to the north, and Camino Del Rio North and Interstate 8 to the south.

Outlets must comply with San Diego Municipal Code ([SDMC Section 141.0504\(a\)](#)), which requires a 1,000-foot distance from resource and population-based parks, other marijuana outlets, churches, child care centers, playgrounds, libraries owned and operated by the City of San Diego, minor-oriented facilities, residential care facilities, and schools including private or public institutions of learning providing instruction in kindergarten and grades 1 to 12. There is also a minimum distance requirement of 100 feet from a residential zone. Per [SDMC Section 113.0225\(c\)](#), when measuring distance between uses, natural topographical barriers and constructed barriers such as freeways or flood control channels that would impede direct physical access between the uses can be taken into consideration. In such cases, the distance can be measured as the most direct route around the barrier in a manner that establishes direct access.

On May 24, 2017, the Stone Age Farmacy CUP application was presented to the Hearing Officer of the City of San Diego at a noticed public hearing. The Hearing Officer was provided with a staff report, and staff recommendation to approve the project. After hearing public testimony, both in support and opposition, the Hearing Officer supported the required findings and approved CUP No. 1797393.

DISCUSSION:

This item is an appeal of the Hearing Officer's May 24, 2017 decision to approve the CUP. The City received the appeal applications from:

1. Lee Dulgeroff, San Diego Unified School District, appeal filed on June 6, 2017 (Attachment 2);
2. Christopher Garrett (with Latham and Watkins) on behalf of Audeo Charter School, appeal filed on June 7, 2017 (Attachment 3); and
3. Dottie Surdi, Chairperson, Mission Valley Planning Group, filed on June 8, 2017 (Attachment 4).

In addition to the above, on June 7, 2017, the City Clerk's Office received an appeal of the Environmental Determination submitted by Christopher Garrett, Esq., on behalf of Audeo Charter School. The environmental exemption determination for this project was made on March 8, 2017 and the opportunity to appeal that determination ended March 22, 2017. The subject appeal was not filed within the required appeal period and therefore, determined to be invalid and was rejected.

The following is a summary of the appeal issues, and responses by City staff:

Appeal Issue # 1: Location of the Marijuana Outlet within 1,000 feet of a school (Audeo School and California Miramar University).

Staff Responses: As stated in the Hearing Officer Report No. HO-17-030, the proposed Outlet is located approximately 150 feet from a proposed educational facility. This facility is proposed within an existing three-story office building located at 3430 Camino Del Rio North. The subject property is owned by the San Diego Unified School District. An application for tenant improvements for offices and an educational facility (Audeo Learning Center) for 82 junior high school and 81 high school students, was deemed complete on October 21, 2016 and is currently in review. SDMC Section 141.0504(a) requires a 1,000-foot separation from schools including private or public institutions of learning providing instruction in kindergarten and grades 1 to 12. The project has been reviewed against existing conditions and regulations currently in effect. No school has been permitted or exists within 1,000 feet of the proposed Outlet. Furthermore, the SDMC does not restrict the location of an Outlet in proximity to a university. Therefore, the proposed Outlet is in compliance with the minimum separation requirements.

Appeal Issue # 2: Location of the Marijuana Outlet in proximity to the San Diego River.

Staff Responses: An Outlet is required to maintain a 1,000-foot distance from a resource and population-based city park in accordance with SDMC Section 141.0504(a). As stated in the Hearing Officer Report No. HO-17-030, the San Diego River is not identified in the City's General Plan's Recreation Element, Figure RE-1, Community Plan Designated Open Space and Parks Map, as a resource or population-based city park. This exhibit is consistent with the parks and open spaces that have been designated in community plans (page RE-5). The San Diego River is designated as "open space" in both the General Plan Figure RE-1, and the Mission Valley Community Plan land use map. The Mission Valley Community Plan further states "Mission Valley is primarily an urbanized commercial center. As such, there are no public parks currently located within the community. Two resource-based parks border the community...Presidio Park, located in Old San Diego at the western end of the Valley, and Mission Bay Park, also located just west of the Valley. A third resource-based park, Mission Trails Regional Park, is located northeast of the Valley, accessible through Mission Gorge" (page 130). The Outlet is not required to maintain a 1,000-foot distance from the San Diego River, which is designated as "open space" in both the General Plan and the Mission Valley Community Plan.

Appeal Issue #3: Location of the Marijuana Outlet in proximity to the San Diego River Park being developed through the San Diego River Park Master Plan into a regional resource park.

Staff Responses: An Outlet is required to maintain a 1,000-foot distance from a resource and population-based city park in accordance with SDMC Section 141.0504(a). The Outlet is not required to maintain a 1,000-foot distance from the San Diego River, which is designated as "open space" in both the General Plan and the Mission Valley Community Plan. The San Diego River Park Master Plan is a policy document adopted in 2013 and includes recommendations for the enhancement of river resources in Mission Valley and for the development of recreational uses adjacent to the river. The General Plan Recreation Element states river parks are a type of a resource-based park, and identifies four river parks, including the San Diego River Park, that are at various stages in the planning process

(page 36). A study of existing conditions and future prospects prepared as part of the Mission Valley Community Plan Update process by Dyett & Bhatia, entitled "Existing Conditions Map Atlas" dated June 2016, states "the San Diego River Park is defined in the City's general plan as a resource-based park and includes the First San Diego River Improvement Project (FSDRIP), located on both sides of the river between the SR 163 and Qualcomm Way" (page 58). The project site is located more than a mile from the western end of FSDRIP. The Outlet is not required to maintain a 1,000-foot distance from the San Diego River, which is designated as "open space" in both the General Plan and the Mission Valley Community Plan, and is not located within 1,000 feet of a resource or population-based city park.

Appeal Issue #4: The finding that the proposed development will not be detrimental to the public health, safety, or welfare not supported by the record.

Staff Responses: Outlets are restricted to four per Council District, 36 city-wide, within commercial and industrial zones to minimize the impact on the City and residential neighborhoods. Furthermore, Outlets require compliance with SDMC Section 141.0504, which requires a 1,000-foot separation from resource and population-based parks, other marijuana outlets, churches, child care centers, playgrounds, libraries owned and operated by the City of San Diego, minor oriented facilities, residential care facilities, and schools including private or public institutions of learning providing instruction in kindergarten and grades 1 to 12. The project is consistent with the recommended land use and development standards in effect for this site per the MVCP and the SDMC, including the minimum separation requirements. Furthermore, the proposed Outlet is subject to specific operational requirements and restrictions as set forth in SDMC Section 141.0504 (b) – (m), which have also been incorporated as conditions in the CUP to ensure the proposed Outlet would not be detrimental to the public, health, safety and welfare. The applicant has also voluntarily agreed to additional security conditions to improve the safety of the building and surrounding neighborhood, and prevent potential adverse impacts on the community.

The Hearing Officer determined that there was substantial evidence in the record to approve CUP No. 1797393 and concluded that the proposed Outlet would not have an adverse impact on the surrounding neighborhood with incorporation of the proposed conditions. Staff has provided draft findings to support approval of the proposed project (Attachment 6)

Appeal Issue #5: The number of dispensaries in Mission Valley; exceeding the number of dispensaries allowed in Council District 7.

Staff Responses: Outlets are restricted to four per Council District, 36 city-wide, within commercial and industrial zones. Furthermore, in accordance with SDMC Section 141.0504, Outlets must observe a 1,000-foot separation from other Outlets. The proposed Outlet is not located within 1,000 feet of another Marijuana Consumer Cooperatives (MMCC) and/or Outlet. To date, a total of 15 MMCCs have been approved, two of which are in the MVCP area and within Council District 3. Development Services Department is currently processing 7 CUP applications for proposed Marijuana Outlets within the MVCP area and Council District 7, with three pending a final decision. No MMCCs or Outlets have been approved within Council District 7 at this time, and therefore, the number of dispensaries has not exceeded the maximum four allowed within the Council District 7.

Appeal Issue #6: The Mission Valley Planning Group voted 14-1-0 to recommend denial of the project based on 1) location within 1000 feet of San Diego Unified School District owned

property, with a ministerial permit pending revising the occupancy of the property from B to E and Audeo Charter School conducting educational programs for children; and 2) The San Diego River area located behind the subject property; the San Diego River Park Masterplan was adopted by City Council on May 20, 2013.

Staff Responses: Please reference responses to Appeal Issues 1, 2, and 3 above.

CONCLUSION:

City staff has reviewed the application for the CUP for an Outlet at this location and has determined that the project is consistent with the recommended land use and development standards in effect for this site per the MVCP and the SDMC, including the minimum separation requirements. The permit has been conditioned to ensure the proposed Outlet would not be detrimental to the public, health, safety and welfare. The Hearing Officer determined that there was substantial evidence in the record to approve CUP No. 1797393. Staff recommends the Planning Commission deny the appeal and uphold the approval of CUP No. 1797393.

ALTERNATIVES

1. Deny the appeal and uphold the Hearing Officer's Decision to approve Conditional Use Permit No. 1797393, with modifications.
2. Approve the appeal and deny Conditional Use Permit No. 1797393, if the findings to approve the project cannot be affirmed.

Respectfully submitted,


Elyse W. Lowe
Deputy Director
Development Services Department


Firouzeh Tirandazi
Development Project Manager
Development Services Department

EWL/FT

Attachments:

1. Hearing Officer Report HO-17-030
2. Appeal Application -Lee Dulgeroff, San Diego Unified School District
3. Appeal Application - Christopher Garrett, Latham and Watkins, on behalf of Audeo Charter School
4. Appeal Application - Dottie Surdi, Chairperson, Mission Valley Planning Group
5. Draft Permit with Conditions
6. Draft Resolution with Findings
7. Project Plans



THE CITY OF SAN DIEGO

Report to the Hearing Officer

DATE ISSUED: May 17, 2017 REPORT NO. HO-17-030

HEARING DATE: May 24, 2017

SUBJECT: STONE AGE FARMACY. Process Three Decision

PROJECT NUMBER: [510523](#)

OWNER/APPLICANT: KBC Capital, LLC/Stone Age Farmacy (Attachment 12)

SUMMARY

Issue: Should the Hearing Officer approve a Conditional Use Permit to allow a Marijuana Outlet to operate within a 1,899-square-foot tenant space in an existing 16,536-square-foot commercial building on a 0.95-acre site within the Mission Valley Community Plan area?

Staff Recommendation: APPROVE Conditional Use Permit No. 1797393.

Community Planning Group Recommendation: On February 1, 2017, the Mission Valley Planning Group voted 14-1-0 to recommend denial of the proposed project (Attachment 11).

Environmental Review: The project was determined to be exempt pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15303, New Construction or Conversion of Small Structures. This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on March 8, 2017 and the opportunity to appeal that determination ended March 22, 2017 (Attachment 10).

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

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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), which allowed MMCCs with a Process Three, Conditional Use Permit (CUP), and limited them to four per Council District for a total of 36 MMCCs city-wide. A total of 15 MMCCs have been approved to date.

Since then, the Adult Use of Marijuana Act (AUMA) was introduced and took effect on November 9, 2016, requiring a state license to engage in commercial non-medical marijuana activities. The State Departments of Food and Agriculture (cultivation), Consumer Affairs (retail sales, transportation, and storage and distribution), and Public Health (Manufacturing and testing) will each be responsible for developing regulations and licensing requirements by January 2018. A local jurisdiction may adopt and enforce local ordinances that regulate local zoning and land use requirements, business license requirements, and other requirements it deems necessary to reduce potential impacts associated with retail marijuana use.

On February 22, 2017, San Diego City Council adopted Ordinance No. O-20793 approving amendments to the Land Development Code and the Local Coastal Program, replacing the MMCC use with a new retail sales use, Marijuana Outlet (Outlet). The Ordinance became effective on April 12, 2017 in areas of the City of San Diego outside of the Coastal Overlay Zone. It will become effective within the Coastal Overlay Zone upon California Coastal Commission certification. An Outlet may be approved with a Process Three, CUP, and limited to no more than four per Council District, and 36 City-wide. An Outlet would be allowed to sell both medicinal and recreational marijuana. However, retail sales would be prohibited until such time the State has begun issuing licenses for commercial marijuana activities, as defined in California Business and Professional Code section 26001. The 15 currently approved MMCCs would become Outlets at that time, and would be allowed retail sale of marijuana as well.

This project was deemed complete on October 24, 2016, prior to the effective date of the Outlet regulations, and therefore, could apply for a CUP under the MMCC regulations. However, the applicant has elected to process this application under the current regulations and is requesting a CUP for an Outlet. The project proposes to operate an Outlet in an 1,889-square-foot tenant space, Suite 101, located on the first floor of an existing 16,536-square-foot, two-story commercial office building. The 0.95-acre site is located at 3456 Camino Del Rio North, west of Interstate 15, in the MV-CO Zone of the Mission Valley Planned District (MVPD) within the Mission Valley Community Plan (MVCP), and the Airport Land Use Compatibility (Montgomery Field), Airport Influence Area (Review Area 2), and the Federal Aviation Authority (FAA) Part 77 Overlay Zones (Attachment 1). The site is designated for Commercial Office use in the MVCP (Attachment 2).

The existing two-story commercial office building was constructed in 1975 (Building Permit No. H-93154), and includes several business and professional office suites. The project site is surrounded by a mix of multi-story commercial office buildings to the east and west, the San Diego River to the north, and Camino Del Rio North and Interstate-8 to the south.

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DISCUSSION

The proposed Outlet, classified as retail sales, is allowed in the MV-CO Zone of the MVPD with a CUP pursuant to San Diego Municipal Code (SDMC) Section 141.0504 and [SDMC Section 1514.0305\(b\)](#). The project has been determined to be exempt from the MVPD pursuant [SDMC Section 1514.0201\(b\)\(1\)](#) as the project proposes interior modifications with no change in use pursuant to [Table 1514-04J](#) of the MVPD Ordinance, which considers similar development characteristics and intensity of use between commercial marijuana outlets and commercial office uses. Furthermore, the proposed Outlet is exempt from the Airport Land Use Compatibility Overlay Zone regulations set forth in Chapter 13, Article 2, and Division 15 of the SDMC pursuant to [Section 132.1505\(c\)\(1\)](#) as the project is limited to interior modifications and will not increase the density, floor area ratio or height of the existing structure.

Project Description:

The project proposes the operation of an Outlet within an existing 1,889-square-foot tenant space located in Suite 101 on the first floor of a 16,536-square-foot building. The Outlet has been designed to include an entry and reception area, a metal detector/security screening area, a waiting area, two office suites, a sales/display area, payment area, a storage vault and safe, and a security office.

Required public improvements include the construction of a new 24-foot wide City standard driveway, and the reconstruction of the damaged portions of the sidewalk with current City standard sidewalk, adjacent to the site on Camino Del Rio North (Attachment 5, Conditions 28 and 29). Additionally, the project will construct a new accessible path from the building entrance to Camino Del Rio North public right-of-way, and has been conditioned to require the dedication of an additional one foot of right-of-way to Camino Del Rio North to provide a 10-foot curb to property line distance (Attachment 5, Conditions 27 and 30). The project requires a total of 51 off-street parking spaces (8 for the proposed 1,889-square-foot Outlet and 43 for the 14,647-square-foot office uses), all of which are provided within the project boundary.

Community Plan Consistency:

The project site is designated for Commercial Office use in the MVCP (Attachment 2). This land use designation is intended to support multi-tenant office buildings, single purpose office-administrative facilities, professional-medical buildings, and financial institutions. The MVCP further encourages a range of retail uses and multi-use development in which commercial uses are combined or integrated with other uses. The proposed Outlet, classified as a retail sales use category, is consistent with the community plan land use designation and objective of encouraging a range of retail uses integrated with other uses, and with a CUP, is a compatible use with the surrounding commercial establishments.

Separation Criteria:

The SDMC allows the operation of Outlets in limited areas of the City and provides criteria in the form of minimum separation requirements between an Outlet and specified uses in order to minimize potential adverse impacts on the community. [SDMC Section 141.0504\(a\)](#) requires a 1,000-

foot separation from resource and population-based city parks, other marijuana outlets, churches, child care centers, playgrounds, libraries owned and operated by the City of San Diego, minor oriented facilities, residential care facilities, and schools including private or public institutions of learning providing instruction in kindergarten and grades 1 to 12. There is also a minimum distance requirement of 100 feet from a residential zone. Per [SDMC Section 113.0225\(c\)](#), when measuring distance between uses, natural topographical barriers and constructed barriers such as freeways or flood control channels that would impede direct physical access between the uses can be taken into consideration. In such cases, the distance can be measured as the most direct route around the barrier in a manner that establishes direct access.

City staff has reviewed the 1,000-foot radius map (Attachment 6) and 1,000-foot spreadsheet exhibit (Attachment 7) provided by the applicant identifying all the existing uses. Although several conflicting uses have been identified, City staff has determined that the project complies with the separation requirements as explained below. The following is a list of conflicting uses and analysis.

1. Proposed School – The proposed Outlet is located approximately 150 feet from a proposed educational facility. This facility is proposed within an existing three-story office building located at 3430 Camino Del Rio North. The subject property is owned by the San Diego Unified School District. An application for tenant improvements for offices and an educational facility (Audeo Learning Center) for 82 junior high school and 81 high school students, was deemed complete on October 21, 2016 and is currently in review. SDMC Section 141.0504(a) requires a 1,000-foot separation from schools including private or public institutions of learning providing instruction in kindergarten and grades 1 to 12. No school has been permitted or exists within 1,000 feet of the proposed Outlet at this time. Therefore, the proposed Outlet is in compliance with the required minimum separation requirements.
2. Word for Life Ministries – This church is located at 3505 Camino Del Rio South, Suite 160, south of the proposed Outlet across Interstate 8, with a property line to property line distance measuring approximately 400 feet. SDMC Section 141.0504(a) requires a 1,000-foot separation from a church. The site is located across Interstate-8, which would impede direct physical access between the uses. In accordance with SDMC Section 113.0225(c), where there is a natural topographical barrier or constructed barrier, distance can be measured as the most direct route around the barrier in a manner that established direct access. A street route to this site from the proposed Outlet would be greater than 1,000 feet (Attachment 8). Therefore, the proposed Outlet is in compliance with the minimum separation requirement.
3. Emerald Courtyard MMCC – This MMCC was approved by the Planning Commission on August 25, 2016, with tenant improvements approved on March 16, 2017 (Building Permit 1855645). It is located at 3455 Camino Del Rio South, south of the proposed Outlet across Interstate 8, with a property line to property line distance measuring approximately 435 feet. SDMC Section 141.0504(a) requires a 1,000-foot separation from other marijuana outlets. Interstate-8 is a constructed physical barrier that would impede direct access between the uses. A street route to this site from the proposed Outlet would be greater than 1,000 feet (Attachment 8). Therefore, the proposed Outlet is in compliance with the minimum separation requirement.

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Operational and Security Requirements:

The proposed Outlet is subject to specific operational requirements and restrictions as set forth in SDMC Section 141.0504 (b) – (m), which have also been incorporated as conditions in the CUP (Attachment 5). These include prohibition of consultation by medical professionals on-site; prohibition of the use of specified vending machines except by a responsible person (as defined by the SDMC); provision of interior and exterior lighting, operable cameras, alarms, and a security guard; restriction of hours of operation to between 7:00 am and 9:00 pm daily; maintenance of area and adjacent public sidewalks free of litter and graffiti, and removal of graffiti within 24 hours; and restriction of signage to business name, two-colors signs, and alphabetic characters. Outlets must also comply with Chapter 4, Article 2, Division 15 which provides guidelines for lawful operation.

The applicant has also voluntarily agreed to the following additional security conditions in order to improve the safety of the building and surrounding neighborhood, and prevent potential adverse impacts on the community: the provision of operable surveillance cameras and a metal detector; use of cameras with a recording device that maintains records for a minimum of 30 days; two armed security guards to the extent the possession of a firearm is not in conflict with 18 U.S.C. § 922(g) and 27 C.F.R § 478.11., with one security guard present on the premises 24 hours a day, seven days a week; installation of bullet resistant glass, plastic, or laminate shield at the reception area to protect employees; and installation of bullet resistant armor panels or solid grouted masonry block walls, designed by a licensed professional, in common areas with other tenants, reception area, and vault room.

Community Planning Group Recommendation:

On February 1, 2017, the Mission Valley Planning Group voted 14-1-0 to recommend denial of the project based on concerns expressed at the meeting. According to the meeting minutes (Attachment 11), the following concerns were expressed:

1. The property is located within 1,000 feet of a school district owned property;
2. The San Diego River area is located behind the subject property; and
3. Concerns expressed by several business owners in the subject building about traffic, signed leases in a commercial office building not a retail center, security, and potential loss of business from their customers.

With respect to issues 1 and 2 above, the Outlet is in compliance with the separation requirements set forth in SDMC Section 141.0504(a) as it is not located within 1,000 feet of a school, or resource and population-based city park. As explained above, the project site is located within 1,000 feet of San Diego Unified School District owned property, and there is currently an application in review for tenant improvements for a proposed mixed use office and an educational facility within an existing three story building. No school has been permitted or exists within 1,000 feet of the proposed Outlet at this time. Furthermore, the San Diego River is not identified in the General Plan's Recreation Element, Figure RE-1, as a resource or population-based city park, and therefore the Outlet is not required to maintain a 1,000-foot distance from the San Diego River (Attachment 9).

With respect to issue #3, the existing building would continue to function as a commercial building and not convert to a retail center as a result of the proposed Outlet. The proposed Outlet is not

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considered a change in use per the MVPDO, which considers similar development characteristics and intensity of use between commercial marijuana outlets and commercial office uses. It is allowed at this location with a CUP per the underlying MV-CO zone and is consistent with the MVCP Commercial Office land use designation and objective of encouraging a range of commercial retail uses integrated with other commercial uses. Additionally, there is no evidence that the proposed Outlet would affect the customer base of the existing businesses, nor is this a factor affecting the required CUP findings.

The CUP process establishes a review process for uses that may be desirable under appropriate circumstances, but not permitted by right, and provides the City an opportunity to impose conditions to protect the public health, safety, and welfare. The proposed Outlet is subject to specific operational requirements and restrictions, as set forth in SDMC Section 141.0504(b) - (m). These requirements/restrictions, along with additional security conditions, have been incorporated into the CUP (Attachment 5) to ensure the proposed outlet would not have an adverse impact to the public and community at large.

CONCLUSION

City staff recommends approval of the application for the CUP for an Outlet at this location as the project is consistent with the recommended land use and development standards in effect for this site per the MVCP and the SDMC, including the minimum separation requirements. The project is not requesting, nor does it require, any deviation or variance from the applicable regulations and policy documents. The permit has been conditioned to ensure the proposed Outlet would not be detrimental to the public health, safety, and welfare. City staff has prepared draft findings (Attachment 4) for consideration and is recommending approval of the project as proposed.

ALTERNATIVES

1. Approve Conditional Use Permit No. 1797393, with modifications.
2. Deny Conditional Use Permit No. 1797393, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,



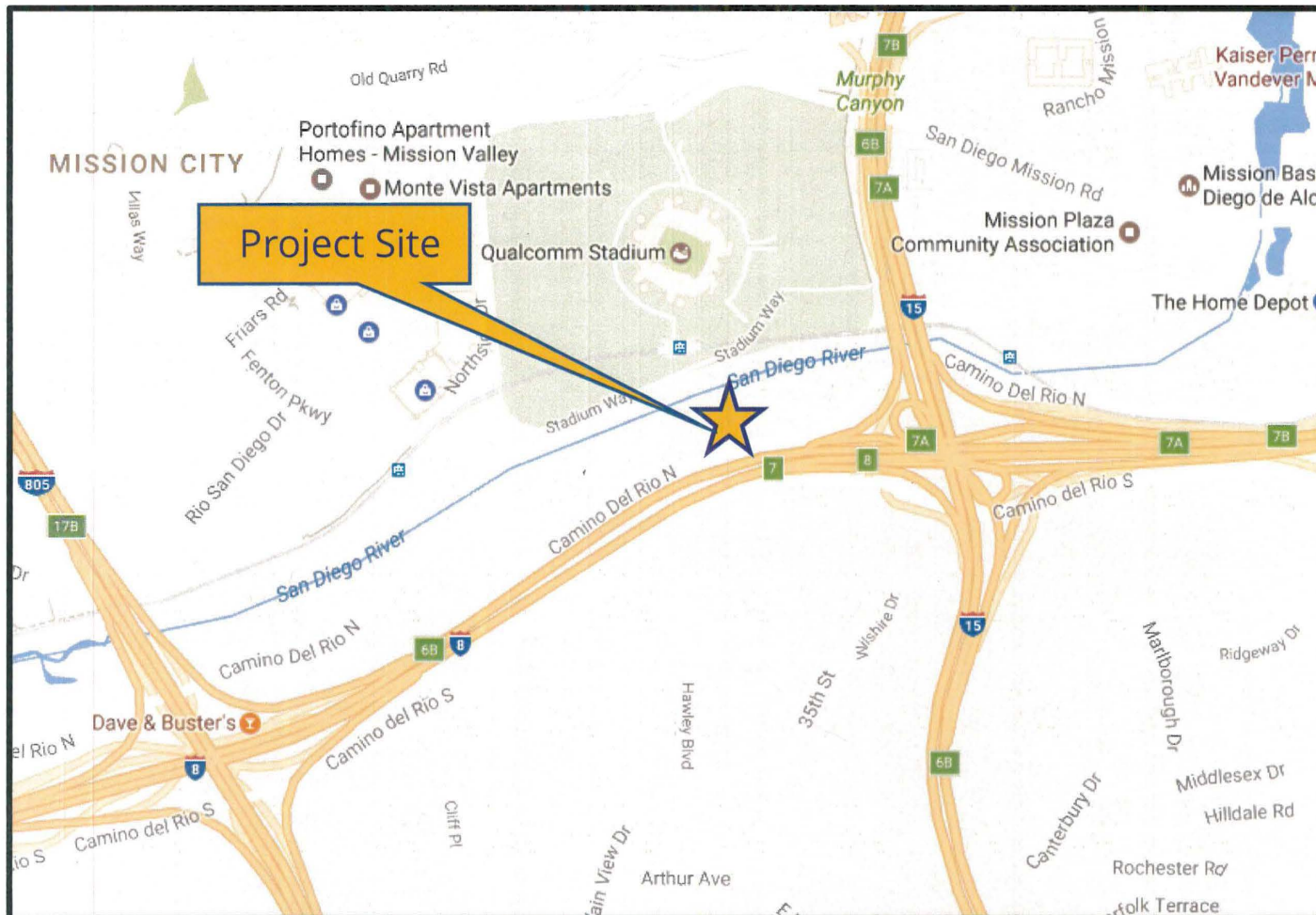
Firouzeh Tirandazi, Development Project Manager

Attachments:

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

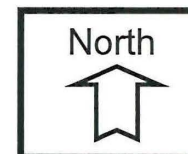
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6. 1000-Foot Radius Map
7. 1000-Foot Radius Map Spreadsheet
8. Word for Life Ministries and Emerald Courtyard MMCC– Constructed Physical Barrier
9. Figure RE-1 – Community Plan Designated Open Space and Parks Map
10. Environmental Exemption
11. Community Planning Group Recommendation
12. Ownership Disclosure Statement
13. Project Plans



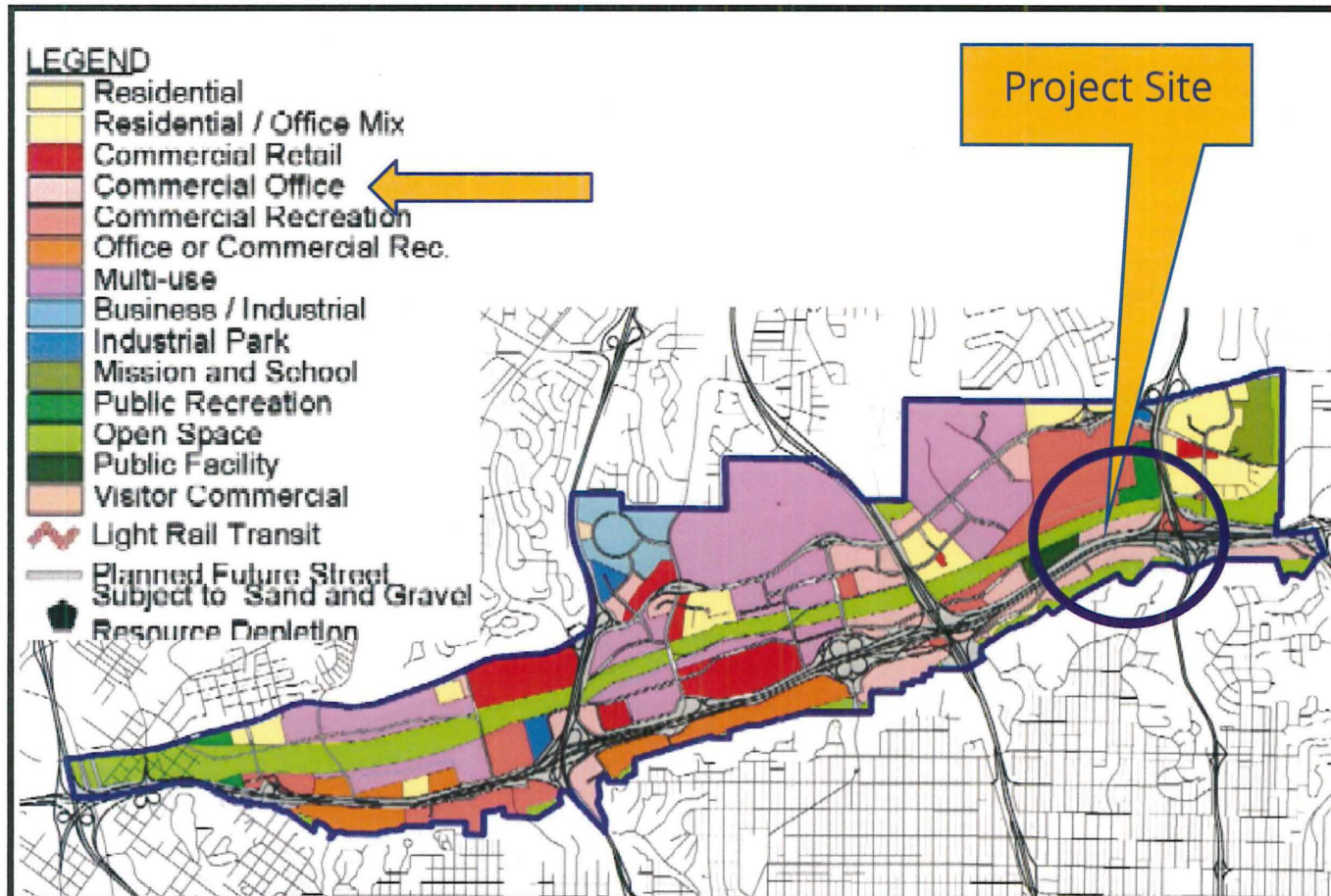
Project Location Map

STONE AGE FARMACY / 3456 Camino Del Rio North
PROJECT NO. 510523



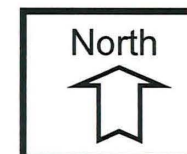
ATTACHMENT 1

ATTACHMENT 1



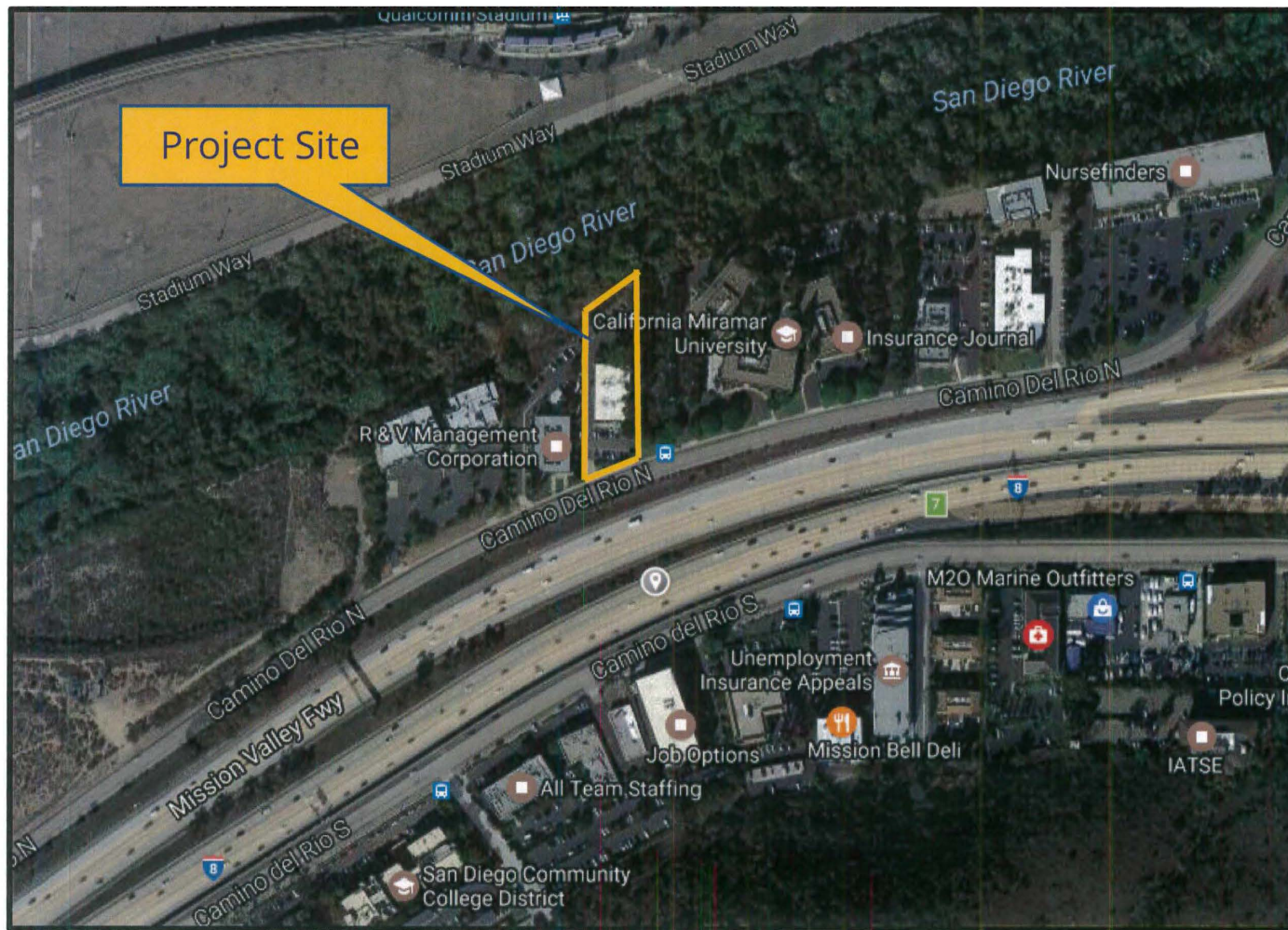
Mission Valley Community Land Use Map

STONE AGE FARMACY / 3456 Camino Del Rio North
PROJECT NO. 510523



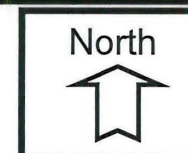
ATTACHMENT 2

ATTACHMENT 1



Aerial Photograph

STONE AGE FARMACY / 3456 Camino Del Rio North
PROJECT NO. 510523



ATTACHMENT 3

ATTACHMENT 1

HEARING OFFICER RESOLUTION NO. _____
 CONDITIONAL USE PERMIT NO. 1797393
STONE AGE FARMACY - PROJECT NO. 510523

WHEREAS, KBC CAPITAL LLC., Owner, and STONE AGE FARMACY, Permittee, filed an application with the City of San Diego for a permit to operate a Marijuana Outlet in a 1,889-square-foot tenant space, in Suite 101, on the first floor of an existing 16,536-square-foot, two-story commercial office building (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. 1797393, on portions of a 0.95-acre site;

WHEREAS, the project site is located at 3456 Camino Del Rio North, Suite 101, in the MV-CO Zone of the Mission Valley Planned District (MVPD), and the Airport Land Use Compatibility (Montgomery Field), Airport Influence Area (Review Area 2), and the Federal Aviation Authority (FAA) Part 77 Overlay Zones, within the Mission Valley Community Plan area;

WHEREAS, the project site is legally described as Parcel B of Parcel Map No. 780, in the County of San Diego, State of California, Filed in the Office of the County Recorder of San Diego County, April 11, 1972;

WHEREAS, on May 24, 2017, the Hearing Officer of the City of San Diego considered Conditional Use Permit No. 1797393 pursuant to the Land Development Code of the City of San Diego;

WHEREAS, on March 8, 2017, 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 Guideline 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 24, 2017.

FINDINGS:

Conditional Use Permit Approval – SDMC Section 126.0305

(a) The proposed development will not adversely affect the applicable land use plan.

The project is an application for a Conditional Use Permit (CUP) to allow the operation of a Marijuana Outlet (Outlet) in a 1,889-square-foot tenant space on the first floor of an existing 16,536-square-foot, two-story commercial office building. The 0.95-acre project site is located at 3456 Camino Del Rio North within the Mission Valley Community Plan (MVCP) area.

ATTACHMENT 4

The project site is designated for Commercial Office use in the MVCP. This land use designation is intended to support multi-tenant office buildings, single purpose office-administrative facilities, professional-medical buildings, and financial institutions. The MVCP further encourages a range of retail uses and multi-use development in which commercial uses are combined or integrated with other uses. The proposed Outlet, classified as a retail sales use category, is consistent with the community plan objective of encouraging a range of retail uses integrated with other uses, and is a compatible use with the surrounding commercial establishments at this location with a Conditional Use Permit. Therefore, the proposed Outlet will not adversely affect the applicable land use plan.

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

The proposed development will not be detrimental to the public's health, safety, and welfare because the discretionary permit controlling the development and continued use of this site contains specific regulatory conditions of approval to assure the project's compliance with applicable local, regional, state, and federal codes and rules. These regulations, which are implemented and enforced through the permit, are specifically intended to reduce, mitigate and/or prevent adverse impacts to the public and community at large.

Approval of this application would allow the sale of marijuana to be conditioned in order to prevent potential adverse impacts on the community. The proposed Outlet is subject to specific operational requirements and restrictions as set forth in SDMC Section 141.0504 (b) – (m), which have also been incorporated as conditions in the CUP including prohibition of consultation by medical professionals on-site; prohibition of the use of specified vending machines except by a responsible person (as defined by the SDMC); provision of interior and exterior lighting, operable cameras, alarms, and a security guard; restriction of hours of operation to between 7:00 am and 9:00 pm daily; maintenance of the project site and adjacent public sidewalks free of litter and graffiti, and removal of graffiti within 24 hours; and restriction of signage to business name, two-color signs, and alphabetic characters.

In addition to the above, the CUP includes additional security conditions including the provision of operable surveillance cameras and a metal detector, use of cameras with a recording device that maintains records for a minimum of 30 days, two armed security guards to the extent the possession of a firearm is not in conflict with 18 U.S.C. § 922(g) and 27 C.F.R § 478.11., with one security guard present on the premises 24 hours a day, seven days a week, installation of bullet resistant glass, plastic, or laminate shield at the reception area to protect employees, and installation of bullet resistant armor panels or solid grouted masonry block walls, designed by a licensed professional, in common areas with other tenants, reception area, and vault room. Outlets must also comply with Chapter 4, Article 2, Division 15 which provides guidelines for lawful operation. The CUP is valid for five years, and may be revoked if the use violates the terms, conditions, lawful requirements, or provision of the permit.

ATTACHMENT 4

Furthermore, construction of the project authorized through this permit will be subject to all adopted building, electrical, mechanical, fire and plumbing codes, which will be enforced through plan review and building inspections completed by the City's building inspectors.

The City of San Diego conducted an environmental review of this project in accordance with the State of California Environmental Quality Act (CEQA) guidelines, and concluded there would be no environmental impacts associated with the proposed project. Based on the above analysis and permit conditions that will be imposed, the proposed development would not be detrimental to the public health, safety, and welfare.

(c) The proposed development will comply with the regulations of the Land Development Code including any allowable deviations pursuant to the Land Development Code.

The project proposes the operation of an Outlet in a 1,889-square-foot tenant space on the first floor of an existing 16,536-square-foot, two-story commercial office building. The proposed Outlet, classified as retail sales, is allowed in the MV-CO Zone of the MVPD with a CUP pursuant to SDMC Sections 141.0504 and 1514.0305(b). The project has been determined to be exempt from the MVPD Ordinance regulations pursuant to SDMC Section 1514.0201(b) (1) as the project proposes interior modifications with no change in use pursuant to Table 1514-04J of the MVPD Ordinance, which considers similar development characteristics and intensity of use between commercial Outlets and commercial office uses. Furthermore, the proposed Outlet is exempt from the Airport Land Use Compatibility Overlay Zone regulations set forth in Chapter 13, Article 2, and Division 15 of the SDMC pursuant to Section 132.1505(c)(1) as the project is limited to interior modifications and will not increase the density, floor area ratio or height of the existing structure.

Pursuant to SDMC Section 141.0504(a), Outlets are subject to separation requirements including a 1,000-foot separation from resource and population-based city parks, other Outlets, churches, child care centers, playgrounds, libraries owned and operated by the City of San Diego, minor oriented facilities, residential care facilities, and schools including private or public institutions of learning providing instruction in kindergarten grades 1 to 12. There is also a minimum distance requirement of 100 feet from a residential zone. The proposed Outlet is in compliance with these required separation requirements.

The project is proposed within a structure constructed in 1975 in accordance with all applicable development regulations. The project is required to provide 51 off-street parking spaces (8 for the proposed 1,889-square-foot Outlet and 43 for the 14,647-square-foot office uses), which are provided within the project boundary.

The CUP for the project includes various conditions and corresponding exhibits of approval relevant to achieving compliance with the SDMC relative to parking, signage, lighting, security measures, hours of operation, and site maintenance. No variance or deviations are requested as part of this application. Therefore, the proposed development will comply with the regulations of the Land Development Code.

(d) The proposed use is appropriate at the proposed location.

The proposed project is a request for a CUP to operate an Outlet in a 1,889-square-foot tenant space on the first floor of an existing 16,536-square-foot, two-story commercial office building. The existing two-story office building was constructed in 1975 (Building Permit No. H-93154), and includes several business and professional office suites. The project site is surrounded by a mix of multi-story commercial office buildings to the east and west, the San Diego River to the north, and Camino Del Rio North and Interstate-8 to the south.

The project site is designated for Commercial Office use in the MVCP. This land use designation is intended to support multi-tenant office buildings, single purpose office-administrative facilities, professional-medical buildings, and financial institutions. The MVCP further encourages a range of retail uses and multi-use development in which commercial uses are combined or integrated with other uses. The proposed Outlet, classified as a retail sales use category, is consistent with the community plan objective of encouraging a range of retail uses integrated with other uses, and is a compatible use with the surrounding commercial establishments.

The proposed Outlet is allowed in the MV-CO Zone of the MVPD with a CUP and is subject to separation requirements set forth in SDMC Section 141.0504(a) including a 1,000-foot separation from resource and population-based parks, other Outlets, churches, child care centers, playgrounds, libraries owned and operated by the City of San Diego, minor oriented facilities, residential care facilities, and schools including private or public institutions of learning providing instruction in kindergarten grades 1 to 12. There is also a minimum distance requirement of 100 feet from a residential zone. The proposed Outlet is in compliance with the required separation requirements.

Outlets are also subject to specific operational requirements and restrictions set forth in SDMC Section 141.0504 (b) – (m), which have also been incorporated as conditions in the CUP including prohibition of consultation by medical professionals on-site; prohibition of the use of specified vending machines except by a responsible person (as defined by the SDMC); provision of interior and exterior lighting, operable cameras, alarms, and a security guard; restriction of hours of operation to between 7:00 am and 9:00 pm daily; maintenance of the project site and adjacent public sidewalks free of litter and graffiti, and removal of graffiti within 24 hours; and restriction of signage to business name, two-color signs, and alphabetic characters. Outlets must also comply with Chapter 4, Article 2, Division 15 which provides guidelines for lawful operation.

The SDMC limits Outlets to commercial and industrial zones and the number of Outlets to only four per Council District, 36 city-wide, in order to minimize the impact on the City and residential neighborhoods. Surrounding development is also within the MV-CO Zone and consistent with the Commercial Office designation of the community plan and compatible uses with an Outlet. Therefore, based on the commercial nature of the use, compliance with the separation requirements, and conditions of approval, the proposed development is appropriate at the proposed location.

ATTACHMENT 4

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Hearing Officer, Conditional Use Permit No. 1797393 is hereby GRANTED by the Hearing Officer to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit No. 1797393, a copy of which is attached hereto and made a part hereof.

Firouzeh Tirandazi
Development Project Manager
Development Services

Adopted on: May 24, 2017

IO#: 24006956

ATTACHMENT 5

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

WHEN RECORDED MAIL TO
PROJECT MANAGEMENT
PERMIT CLERK
MAIL STATION 501

INTERNAL ORDER NUMBER: 24006956

SPACE ABOVE THIS LINE FOR RECORDER'S USE

CONDITIONAL USE PERMIT NO. 1797393
STONE AGE FARMACY COOPERATIVE - PROJECT NO. 510523
HEARING OFFICER

This Conditional Use Permit No. 1797393 is granted by the Hearing Officer of the City of San Diego to KBC Capital LLC, Owner, and Stone Age Farmacy, Permittee pursuant to San Diego Municipal Code [SDMC] section 126.0305. The 0.95-acre site is located at 3456 Camino Del Rio North, Suite 101, in the MV-CO Zone of the Mission Valley Planned District (MVPD), and the Airport Land Use Compatibility (Montgomery Field), Airport Influence Area (Review Area 2), and the Federal Aviation Authority (FAA) Part 77 Overlay Zones, within the Mission Valley Community Plan Area. The project site is legally described as: Parcel B of Parcel Map No. 780, in the County of San Diego, State of California, Filed in the Office of the County Recorder of San Diego County April 11, 1972.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner and Permittee to operate a Marijuana Outlet within an existing building described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] date May 24, 2017, on file in the Development Services Department.

The project shall include:

- a. Operation of a Marijuana Outlet in a 1,889-square-foot tenant space in Suite 101 located on the first floor of an existing 16,536-square-foot, two-story commercial office building;
- b. Existing landscaping (planting, irrigation and landscape related improvements);
- c. 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 9, 2020.
2. This Conditional Use Permit [CUP] and corresponding use of this Marijuana Outlet shall expire on June 9, 2022. The Owner/Permittee may request that the expiration date be extended in accordance with SDMC Section 141.0504 (n).
3. In addition to other provisions of the law, the Marijuana Outlet must comply with Chapter 4, Article 2, Division 15 and Chapter 14, Article 1, Division 5 of the San Diego Municipal Code.
4. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, 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; and
 - b. The Permit is recorded in the Office of the San Diego County Recorder.
 - c. A Marijuana Outlet 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 subject property 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 subject property 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.).

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

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

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

If any condition of this Permit, on a legal challenge by the Owner/Permittee of this Permit, is found or held by a court of competent jurisdiction to be invalid, unenforceable, or unreasonable, this Permit shall be void. However, in such an event, the Owner/Permittee shall have the right, by paying applicable processing fees, to bring a request for a new permit without the "invalid" condition(s) back to the discretionary body which approved the Permit for a determination by that body as to whether all of the findings necessary for the issuance of the proposed permit can still be made in the absence of the "invalid" condition(s). Such hearing shall be a hearing de novo, and the discretionary body shall have the absolute right to approve, disapprove, or modify the proposed permit and the condition(s) contained therein.

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

PLANNING/DESIGN REQUIREMENTS:

13. The use within the 1,889-square-foot tenant space shall be limited to the Marijuana Outlet and any use permitted by right in the MVPD-MV-CO Zone.

ATTACHMENT 5

14. The sale of recreational marijuana shall be prohibited without a valid license from the State authorizing such activity.
15. Consultations by medical professional shall not be a permitted accessory use at the Marijuana Outlet.
16. Lighting shall be provided to illuminate the interior of the Marijuana Outlet, façade, 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.
17. Security shall include operable cameras and a metal detector to the satisfaction of Development Services Department. This facility shall also include alarms and two armed security guards to the extent the possession of a firearm is not in conflict with 18 U.S.C. § 922(g) and 27 C.F.R. § 478.11. Nothing herein shall be interpreted to require or allow a violation of federal firearms laws. The security guards shall be licensed by the State of California. The security guards must be on the premises during business hours. One security guard must be on the premises 24 hours a day, seven days a week. The security guards should only be engaged in activities related to providing security for the facility, except on an incidental basis. The cameras shall have and use a recording device that maintains the records for a minimum of 30 days.
18. The Owner/Permittee shall install a combination of full-height bullet resistant glass, plastic or laminate shield and bullet resistant armor panels or solid grouted masonry block walls, designed by a licensed professional, at the reception area.
19. The Owner/Permittee shall install full-height bullet resistant armor panels or solid grouted masonry block walls, designed by a licensed professional, in common areas with other tenants, reception area and vault room.
20. 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. Ground signs shall not be pole signs. A primary sign shall be posted on the outside of the Marijuana Outlet and shall only contain the name of the business, which shall contain only alphabetic characters, and shall be limited to two colors.
21. The Owner/Permittee shall post and maintain a sign showing the name and emergency contact phone number of an operator or manager in a location visible from outside the Marijuana Outlet in character size at least two inches in height.
22. The Marijuana Outlet shall operate only between the hours of 7:00 a.m. and 9:00 p.m., seven days a week.
23. The use of vending machines which allow access to marijuana and marijuana products except by a responsible person, as defined in the San Diego Municipal Code Section 42.1502, is prohibited. For purposes of this Section, a vending machine is any device which allows access to marijuana and marijuana products without a human intermediary.

ATTACHMENT 5

24. The Owner/Permittee shall maintain the Marijuana Outlet, adjacent public sidewalks, and areas under the control of the Owner/Permittee, free of litter and graffiti at all times.

25. The Owner/Permittee shall provide for daily removal of trash, litter, and debris. Graffiti shall be removed from the premises within 24 hours.

TRANSPORTATION REQUIREMENTS:

26. All automobile, motorcycle and bicycle parking spaces must be constructed in accordance with the requirements of the SDMC. 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 appropriate City decision maker in accordance with the SDMC.

27. The Owner/Permittee must construct and maintain an accessible path from the building entrance to the public street.

ENGINEERING REQUIREMENTS:

28. Prior to the issuance of any construction permits, the Owner/Permittee shall assure, by permit and bond, the construction of a new 24-foot driveway per current City Standards, adjacent to the site on Camino Del Rio North, satisfactory to the City Engineer.

29. Prior to the issuance of any construction permits, the Owner/Permittee shall assure, by permit and bond, the reconstruction of the damaged portions of the sidewalk with current City Standard sidewalk, adjacent to the site on Camino Del Rio North, satisfactory to the City Engineer.

30. Prior to the issuance of any construction permits, the Owner/Permittee shall dedicate an additional one foot of right-of-way to Camino Del Rio North to provide a 10-foot curb-to-property-line distance, satisfactory to the City Engineer.

31. Whenever street rights-of-way are required to be dedicated, it is the responsibility of the Owner/Permittee to provide the right-of-way free and clear of all encumbrances and prior easements. The Owner/Permittee must secure "subordination agreements" for minor distribution facilities and/or "joint-use agreements" for major transmission facilities.

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

33. Prior to the issuance of any construction permits, the Owner/Permittee shall submit a Water Pollution Control Plan (WPCP). The WPCP shall be prepared in accordance with the guidelines in Part 2 Construction BMP Standards Chapter 4 of the City's Storm Water Standards.

INFORMATION ONLY:

- The issuance of this discretionary permit alone does not allow the immediate commencement or continued operation of the proposed use on site. Any operation allowed by this discretionary 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 24, 2017 and Resolution No. _____.

ATTACHMENT 5

Permit Type/PTS Approval No.: Conditional Use Permit No. 1797393
Date of Approval: May 24, 2017

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

Firouzeh Tirandazi
Development Project Manager

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

The undersigned Owner/Permittee, by execution hereof, agrees to each and every condition of
this Permit and promises to perform each and every obligation of Owner/Permittee hereunder.

KBC CAPITAL LLC
Owner

By _____
William L. Gaskins
Managing Member

STONE AGE FARMACY
Permittee

By _____
Michael Blazeovich
Principal

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



| 1000-FOOT RADIUS MAP SPREADSHEET | | | | | | | |
|----------------------------------|--------------------------|-------------------------------|-----------|-------|-------|---------------|--------------------------------------|
| # | Use Code Description | Site Address | City | State | Zip | Parcel Number | Business/Commercial Tennant |
| 1 | COMMERCIAL MISCELLANEOUS | 9449 FRIARS RD | SAN DIEGO | CA | 92108 | 433-250-16-00 | CITY OF SAN DIEGO - QUALCOMM STADIUM |
| 2 | PUBLIC AGENCY | VACANT/UNIMPROVED LAND | SAN DIEGO | CA | 92108 | 433-250-19-00 | CITY OF SAN DIEGO |
| 3 | STORES, RETAIL OUTLET | 3838 CAMINO DEL RIO N STE 100 | SAN DIEGO | CA | 92108 | 433-250-24-00 | COLTON CO. |
| 4 | STORES, RETAIL OUTLET | 3838 CAMINO DEL RIO N STE 101 | SAN DIEGO | CA | 92108 | 433-250-24-00 | DR. NITIN PARIKH |
| 5 | STORES, RETAIL OUTLET | 3838 CAMINO DEL RIO N STE 102 | SAN DIEGO | CA | 92108 | 433-250-24-00 | WESTLAND INSURANCE BROKERS |
| 6 | STORES, RETAIL OUTLET | 3838 CAMINO DEL RIO N STE 103 | SAN DIEGO | CA | 92108 | 433-250-24-00 | STATE FARM INSURANCE |
| 7 | STORES, RETAIL OUTLET | 3838 CAMINO DEL RIO N STE 104 | SAN DIEGO | CA | 92108 | 433-250-24-00 | SORENSEN MEDIA INC. |
| 8 | STORES, RETAIL OUTLET | 3838 CAMINO DEL RIO N STE 105 | SAN DIEGO | CA | 92108 | 433-250-24-00 | COLTON FAMILY TRUST |
| 9 | STORES, RETAIL OUTLET | 3838 CAMINO DEL RIO N STE 106 | SAN DIEGO | CA | 92108 | 433-250-24-00 | PACIFIC COMPANIES |
| 10 | STORES, RETAIL OUTLET | 3838 CAMINO DEL RIO N STE 108 | SAN DIEGO | CA | 92108 | 433-250-24-00 | COLTON FAMILY TRUST |
| 11 | STORES, RETAIL OUTLET | 3838 CAMINO DEL RIO N STE 110 | SAN DIEGO | CA | 92108 | 433-250-24-00 | DAVID SCHIAVO |
| 12 | STORES, RETAIL OUTLET | 3838 CAMINO DEL RIO N STE 115 | SAN DIEGO | CA | 92108 | 433-250-24-00 | HEALTH CARE MGMT. SYSTEMS INC. |
| 13 | STORES, RETAIL OUTLET | 3838 CAMINO DEL RIO N STE 116 | SAN DIEGO | CA | 92108 | 433-250-24-00 | COLTON FAMILY TRUST |
| 14 | STORES, RETAIL OUTLET | 3838 CAMINO DEL RIO N STE 120 | SAN DIEGO | CA | 92108 | 433-250-24-00 | STRP MANAGEMENT INC. |
| 15 | STORES, RETAIL OUTLET | 3838 CAMINO DEL RIO N STE 141 | SAN DIEGO | CA | 92108 | 433-250-24-00 | DENIS GARRAHAN |
| 16 | STORES, RETAIL OUTLET | 3838 CAMINO DEL RIO N STE 150 | SAN DIEGO | CA | 92108 | 433-250-24-00 | SHOWLEY ARCHAMBAULT ALEXANDER |
| 17 | STORES, RETAIL OUTLET | 3838 CAMINO DEL RIO N STE 155 | SAN DIEGO | CA | 92108 | 433-250-24-00 | CHC CONSULTING LLC |
| 18 | STORES, RETAIL OUTLET | 3838 CAMINO DEL RIO N STE 157 | SAN DIEGO | CA | 92108 | 433-250-24-00 | GATEWAY PLANNING GROUP |
| 19 | STORES, RETAIL OUTLET | 3838 CAMINO DEL RIO N STE 162 | SAN DIEGO | CA | 92108 | 433-250-24-00 | COLTON FAMILY TRUST |
| 20 | STORES, RETAIL OUTLET | 3838 CAMINO DEL RIO N STE 163 | SAN DIEGO | CA | 92108 | 433-250-24-00 | MARY TERPATSI |
| 21 | STORES, RETAIL OUTLET | 3838 CAMINO DEL RIO N STE 165 | SAN DIEGO | CA | 92108 | 433-250-24-00 | HEALTH CARE MANAGEMENT SYSTEMS INC. |
| 22 | STORES, RETAIL OUTLET | 3838 CAMINO DEL RIO N STE 206 | SAN DIEGO | CA | 92108 | 433-250-24-00 | COLTON FAMILY TRUST |
| 23 | STORES, RETAIL OUTLET | 3838 CAMINO DEL RIO N STE 210 | SAN DIEGO | CA | 92108 | 433-250-24-00 | LISI INC. |
| 24 | STORES, RETAIL OUTLET | 3838 CAMINO DEL RIO N STE 214 | SAN DIEGO | CA | 92108 | 433-250-24-00 | CECILIA STOUPIGNAN |
| 25 | STORES, RETAIL OUTLET | 3838 CAMINO DEL RIO N STE 220 | SAN DIEGO | CA | 92108 | 433-250-24-00 | AMERIPRISE FINANCIAL SERVICE |
| 26 | STORES, RETAIL OUTLET | 3838 CAMINO DEL RIO N STE 222 | SAN DIEGO | CA | 92108 | 433-250-24-00 | COLTON FAMILY TRUST |
| 27 | STORES, RETAIL OUTLET | 3838 CAMINO DEL RIO N STE 230 | SAN DIEGO | CA | 92108 | 433-250-24-00 | GUILD MORTGAGE CO. |
| 28 | STORES, RETAIL OUTLET | 3838 CAMINO DEL RIO N STE 240 | SAN DIEGO | CA | 92108 | 433-250-24-00 | SEALASKA ENVIRONMENTAL SER |
| 29 | STORES, RETAIL OUTLET | 3838 CAMINO DEL RIO N STE 250 | SAN DIEGO | CA | 92108 | 433-250-24-00 | GRANITE ESCROW SERVICES |
| 30 | STORES, RETAIL OUTLET | 3838 CAMINO DEL RIO N STE 252 | SAN DIEGO | CA | 92108 | 433-250-24-00 | ELEANOR KAHN |
| 31 | STORES, RETAIL OUTLET | 3838 CAMINO DEL RIO N STE 262 | SAN DIEGO | CA | 92108 | 433-250-24-00 | COLTON FAMILY TRUST |
| 32 | STORES, RETAIL OUTLET | 3838 CAMINO DEL RIO N STE 265 | SAN DIEGO | CA | 92108 | 433-250-24-00 | COLTON FAMILY TRUST |
| 33 | STORES, RETAIL OUTLET | 3838 CAMINO DEL RIO N STE 300 | SAN DIEGO | CA | 92108 | 433-250-24-00 | RYAN DENTT |
| 34 | STORES, RETAIL OUTLET | 3838 CAMINO DEL RIO N STE 301 | SAN DIEGO | CA | 92108 | 433-250-24-00 | PATRICK G SHEA LAW OFFICE |
| 35 | STORES, RETAIL OUTLET | 3838 CAMINO DEL RIO N STE 305 | SAN DIEGO | CA | 92108 | 433-250-24-00 | NBIS |
| 36 | STORES, RETAIL OUTLET | 3838 CAMINO DEL RIO N STE 310 | SAN DIEGO | CA | 92108 | 433-250-24-00 | NURSEFINDERS OF SAN DIEGO STAFFING |
| 37 | STORES, RETAIL OUTLET | 3838 CAMINO DEL RIO N STE 315 | SAN DIEGO | CA | 92108 | 433-250-24-00 | BLUE HORIZON INSURANCE |
| 38 | STORES, RETAIL OUTLET | 3838 CAMINO DEL RIO N STE 320 | SAN DIEGO | CA | 92108 | 433-250-24-00 | OLSON G KEITH PHD |
| 39 | STORES, RETAIL OUTLET | 3838 CAMINO DEL RIO N STE 350 | SAN DIEGO | CA | 92108 | 433-250-24-00 | COORDINATED BENEFITS OF CALIF. |
| 40 | STORES, RETAIL OUTLET | 3838 CAMINO DEL RIO N STE 361 | SAN DIEGO | CA | 92108 | 433-250-24-00 | BLITZ LEE & CO. |
| 41 | STORES, RETAIL OUTLET | 3838 CAMINO DEL RIO N STE 380 | SAN DIEGO | CA | 92108 | 433-250-24-00 | RECOVERY INNOVATIONS |
| 42 | STORES, RETAIL OUTLET | 3636 CAMINO DEL RIO N STE 100 | SAN DIEGO | CA | 92108 | 433-251-01-00 | CLARK ANTHONY W |

| | | | | | | | |
|----|-----------------------|-------------------------------|-----------|----|-------|---------------|--------------------------------|
| 43 | STORES, RETAIL OUTLET | 3636 CAMINO DEL RIO N STE 101 | SAN DIEGO | CA | 92108 | 433-251-01-00 | 1750 FIFTH AVENUE LLC |
| 44 | STORES, RETAIL OUTLET | 3636 CAMINO DEL RIO N STE 102 | SAN DIEGO | CA | 92108 | 433-251-01-00 | PARKSTONE CO. |
| 45 | STORES, RETAIL OUTLET | 3636 CAMINO DEL RIO N STE 110 | SAN DIEGO | CA | 92108 | 433-251-01-00 | 1750 FIFTH AVENUE LLC |
| 46 | STORES, RETAIL OUTLET | 3636 CAMINO DEL RIO N STE 120 | SAN DIEGO | CA | 92108 | 433-251-01-00 | COLLECTION BUREAU OF ESCONDIDO |
| 47 | STORES, RETAIL OUTLET | 3636 CAMINO DEL RIO N STE 130 | SAN DIEGO | CA | 92108 | 433-251-01-00 | 1750 FIFTH AVENUE LLC |
| 48 | STORES, RETAIL OUTLET | 3636 CAMINO DEL RIO N STE 140 | SAN DIEGO | CA | 92108 | 433-251-01-00 | 1750 FIFTH AVENUE LLC |
| 49 | STORES, RETAIL OUTLET | 3636 CAMINO DEL RIO N STE 150 | SAN DIEGO | CA | 92108 | 433-251-01-00 | KNOWLTON LEGAL |
| 50 | STORES, RETAIL OUTLET | 3636 CAMINO DEL RIO N STE 170 | SAN DIEGO | CA | 92108 | 433-251-01-00 | SAN DIEGO HYPNOSIS CLINIC |
| 51 | STORES, RETAIL OUTLET | 3636 CAMINO DEL RIO N STE 180 | SAN DIEGO | CA | 92108 | 433-251-01-00 | STOREHOUSE TECHNOLOGIES |
| 52 | STORES, RETAIL OUTLET | 3636 CAMINO DEL RIO N STE 185 | SAN DIEGO | CA | 92108 | 433-251-01-00 | AFCO CREDIT CORP. |
| 53 | STORES, RETAIL OUTLET | 3636 CAMINO DEL RIO N STE 215 | SAN DIEGO | CA | 92108 | 433-251-01-00 | MELISSA CHARLES |
| 54 | STORES, RETAIL OUTLET | 3636 CAMINO DEL RIO N STE 220 | SAN DIEGO | CA | 92108 | 433-251-01-00 | QUALITY ESCROW INC. |
| 55 | STORES, RETAIL OUTLET | 3636 CAMINO DEL RIO N STE 230 | SAN DIEGO | CA | 92108 | 433-251-01-00 | BIOMAT USA |
| 56 | STORES, RETAIL OUTLET | 3636 CAMINO DEL RIO N STE 245 | SAN DIEGO | CA | 92108 | 433-251-01-00 | 1750 FIFTH AVENUE LLC |
| 57 | STORES, RETAIL OUTLET | 3638 CAMINO DEL RIO N 102 | SAN DIEGO | CA | 92108 | 433-251-02-00 | JIM BROGAN |
| 58 | STORES, RETAIL OUTLET | 3638 CAMINO DEL RIO N 280 | SAN DIEGO | CA | 92108 | 433-251-02-00 | ANNE FRITZ |
| 59 | STORES, RETAIL OUTLET | 3590 CAMINO DEL RIO N | SAN DIEGO | CA | 92108 | 433-251-03-00 | 3590 CDRN LLC |
| 60 | STORES, RETAIL OUTLET | 3530 CAMINO DEL RIO N STE 101 | SAN DIEGO | CA | 92108 | 433-251-04-00 | MITCHELL ROBINS |
| 61 | STORES, RETAIL OUTLET | 3530 CAMINO DEL RIO N STE 103 | SAN DIEGO | CA | 92108 | 433-251-04-00 | CARSON ANN PHD |
| 62 | STORES, RETAIL OUTLET | 3530 CAMINO DEL RIO N STE 105 | SAN DIEGO | CA | 92108 | 433-251-04-00 | DOMESTIC CAR SHIPPING |
| 63 | STORES, RETAIL OUTLET | 3530 CAMINO DEL RIO N STE 107 | SAN DIEGO | CA | 92108 | 433-251-04-00 | CAMINO DEL RIO OWNER LLC |
| 64 | STORES, RETAIL OUTLET | 3530 CAMINO DEL RIO N STE 109 | SAN DIEGO | CA | 92108 | 433-251-04-00 | TOMA & PETROS INC. |
| 65 | STORES, RETAIL OUTLET | 3530 CAMINO DEL RIO N STE 110 | SAN DIEGO | CA | 92108 | 433-251-04-00 | LAW OFFICES OF WILL COLLINS |
| 66 | STORES, RETAIL OUTLET | 3530 CAMINO DEL RIO N STE 200 | SAN DIEGO | CA | 92108 | 433-251-04-00 | AWARD COMMERCIAL PROPERTIES |
| 67 | STORES, RETAIL OUTLET | 3530 CAMINO DEL RIO N STE 201 | SAN DIEGO | CA | 92108 | 433-251-04-00 | HANNA BROPHY MAC LEAN MC ALEER |
| 68 | STORES, RETAIL OUTLET | 3530 CAMINO DEL RIO N STE 202 | SAN DIEGO | CA | 92108 | 433-251-04-00 | EVA KUNSELMAN |
| 69 | STORES, RETAIL OUTLET | 3530 CAMINO DEL RIO N STE 203 | SAN DIEGO | CA | 92108 | 433-251-04-00 | CAMINO DEL RIO OWNER LLC |
| 70 | STORES, RETAIL OUTLET | 3530 CAMINO DEL RIO N STE 204 | SAN DIEGO | CA | 92108 | 433-251-04-00 | SCHIFRIN GAGNON & DICKEY |
| 71 | STORES, RETAIL OUTLET | 3530 CAMINO DEL RIO N STE 205 | SAN DIEGO | CA | 92108 | 433-251-04-00 | HENDRICKSON APPRAISAL CO. INC. |
| 72 | STORES, RETAIL OUTLET | 3530 CAMINO DEL RIO N STE 206 | SAN DIEGO | CA | 92108 | 433-251-04-00 | SANDWEISS SAMUEL MD |
| 73 | STORES, RETAIL OUTLET | 3530 CAMINO DEL RIO N STE 300 | SAN DIEGO | CA | 92108 | 433-251-04-00 | AMER VOLUNTEERS |
| 74 | STORES, RETAIL OUTLET | 3530 CAMINO DEL RIO N STE 301 | SAN DIEGO | CA | 92108 | 433-251-04-00 | INTERFAITH SHELTER NETWORK |
| 75 | STORES, RETAIL OUTLET | 3550 CAMINO DEL RIO N STE 100 | SAN DIEGO | CA | 92108 | 433-251-04-00 | CLAUDIA PIRES |
| 76 | STORES, RETAIL OUTLET | 3550 CAMINO DEL RIO N STE 101 | SAN DIEGO | CA | 92108 | 433-251-04-00 | RETIREMENT STRATEGIES GROUP |
| 77 | STORES, RETAIL OUTLET | 3550 CAMINO DEL RIO N STE 104 | SAN DIEGO | CA | 92108 | 433-251-04-00 | SALES CONSULTANTS OF CARLSBAD |
| 78 | STORES, RETAIL OUTLET | 3550 CAMINO DEL RIO N STE 105 | SAN DIEGO | CA | 92108 | 433-251-04-00 | L S R E F NEWTON HOLDINGS LLC |
| 79 | STORES, RETAIL OUTLET | 3550 CAMINO DEL RIO N STE 106 | SAN DIEGO | CA | 92108 | 433-251-04-00 | LANCE PELKY & ASSOC. |
| 80 | STORES, RETAIL OUTLET | 3550 CAMINO DEL RIO N STE 112 | SAN DIEGO | CA | 92108 | 433-251-04-00 | CAMINO DEL RIO OWNER LLC |
| 81 | STORES, RETAIL OUTLET | 3550 CAMINO DEL RIO N STE 200 | SAN DIEGO | CA | 92108 | 433-251-04-00 | RITA KELLEY |
| 82 | STORES, RETAIL OUTLET | 3550 CAMINO DEL RIO N STE 202 | SAN DIEGO | CA | 92108 | 433-251-04-00 | DON BURNS |
| 83 | STORES, RETAIL OUTLET | 3550 CAMINO DEL RIO N STE 204 | SAN DIEGO | CA | 92108 | 433-251-04-00 | FARD ENGINEERS INC. |
| 84 | STORES, RETAIL OUTLET | 3550 CAMINO DEL RIO N STE 206 | SAN DIEGO | CA | 92108 | 433-251-04-00 | CAMINO DEL RIO OWNER LLC |
| 85 | STORES, RETAIL OUTLET | 3550 CAMINO DEL RIO N STE 207 | SAN DIEGO | CA | 92108 | 433-251-04-00 | MURRAY RUDEMBERG |
| 86 | STORES, RETAIL OUTLET | 3550 CAMINO DEL RIO N STE 208 | SAN DIEGO | CA | 92108 | 433-251-04-00 | CALIFORNIA MIRAMAR UNIVERSITY |
| 87 | STORES, RETAIL OUTLET | 3550 CAMINO DEL RIO N STE 212 | SAN DIEGO | CA | 92108 | 433-251-04-00 | C J'S PRECIOUS METALS INC. |

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| 88 | STORES, RETAIL OUTLET | 3550 CAMINO DEL RIO N STE 300 | SAN DIEGO | CA | 92108 | 433-251-04-00 | CAMINO DEL RIO OWNER LLC |
| 89 | STORES, RETAIL OUTLET | 3550 CAMINO DEL RIO N STE 301 | SAN DIEGO | CA | 92108 | 433-251-04-00 | CAMINO DEL RIO OWNER LLC |
| 90 | STORES, RETAIL OUTLET | 3550 CAMINO DEL RIO N STE 302 | SAN DIEGO | CA | 92108 | 433-251-04-00 | ROH INC. |
| 91 | STORES, RETAIL OUTLET | 3550 CAMINO DEL RIO N STE 303 | SAN DIEGO | CA | 92108 | 433-251-04-00 | DAVID MCLEOD |
| 92 | STORES, RETAIL OUTLET | 3550 CAMINO DEL RIO N STE 305 | SAN DIEGO | CA | 92108 | 433-251-04-00 | LAWRENCE HIRSCH |
| 93 | STORES, RETAIL OUTLET | 3550 CAMINO DEL RIO N STE 310 | SAN DIEGO | CA | 92108 | 433-251-04-00 | GRASP TECHNOLOGIES INC. |
| 94 | STORES, RETAIL OUTLET | 3550 CAMINO DEL RIO N STE 320 | SAN DIEGO | CA | 92108 | 433-251-04-00 | CAMINO DEL RIO OWNER LLC |
| 95 | STORES, RETAIL OUTLET | 3570 CAMINO DEL RIO N STE 100 | SAN DIEGO | CA | 92108 | 433-251-04-00 | HALLWOOD COMMERCIAL REAL |
| 96 | STORES, RETAIL OUTLET | 3570 CAMINO DEL RIO N STE 102 | SAN DIEGO | CA | 92108 | 433-251-04-00 | HUB PROPERTIES TRUST |
| 97 | STORES, RETAIL OUTLET | 3570 CAMINO DEL RIO N STE 103 | SAN DIEGO | CA | 92108 | 433-251-04-00 | SOREM & PASTORE LLP |
| 98 | STORES, RETAIL OUTLET | 3570 CAMINO DEL RIO N STE 104 | SAN DIEGO | CA | 92108 | 433-251-04-00 | MICHAEL LEONE JR. |
| 99 | STORES, RETAIL OUTLET | 3570 CAMINO DEL RIO N STE 105 | SAN DIEGO | CA | 92108 | 433-251-04-00 | SUNNY'S DELI |
| 100 | STORES, RETAIL OUTLET | 3570 CAMINO DEL RIO N STE 106 | SAN DIEGO | CA | 92108 | 433-251-04-00 | IKEGAMI MOLD CORP. OF AMERICA |
| 101 | STORES, RETAIL OUTLET | 3570 CAMINO DEL RIO N STE 108 | SAN DIEGO | CA | 92108 | 433-251-04-00 | ACCREDITED HOME CARE |
| 102 | STORES, RETAIL OUTLET | 3570 CAMINO DEL RIO N STE 200 | SAN DIEGO | CA | 92108 | 433-251-04-00 | LUCINDA CRUZ |
| 103 | STORES, RETAIL OUTLET | 3570 CAMINO DEL RIO N STE 201 | SAN DIEGO | CA | 92108 | 433-251-04-00 | ADVANCED JOURNAL |
| 104 | STORES, RETAIL OUTLET | 3570 CAMINO DEL RIO N STE 300 | SAN DIEGO | CA | 92108 | 433-251-04-00 | CAMINO DEL RIO OWNER LLC |
| 105 | STORES, RETAIL OUTLET | 3570 CAMINO DEL RIO N STE 301 | SAN DIEGO | CA | 92108 | 433-251-04-00 | CAMINO DEL RIO OWNER LLC |
| 106 | STORES, RETAIL OUTLET | 3570 CAMINO DEL RIO N STE 305 | SAN DIEGO | CA | 92108 | 433-251-04-00 | CSA ASSOCIATE |
| 107 | STORES, RETAIL OUTLET | 3456 CAMINO DEL RIO N STE 100 | SAN DIEGO | CA | 92108 | 433-251-05-00 | ACUPUNCTURE EXPRESS |
| 108 | STORES, RETAIL OUTLET | 3456 CAMINO DEL RIO N STE 101 | SAN DIEGO | CA | 92108 | 433-251-05-00 | MISSION VALLEY ACUPUNCTURE |
| 109 | STORES, RETAIL OUTLET | 3456 CAMINO DEL RIO N STE 103 | SAN DIEGO | CA | 92108 | 433-251-05-00 | LIMON ALEXANDRIA DC |
| 110 | STORES, RETAIL OUTLET | 3456 CAMINO DEL RIO N STE 104 | SAN DIEGO | CA | 92108 | 433-251-05-00 | LIBERTY CAPITAL GROUP INC. |
| 111 | STORES, RETAIL OUTLET | 3456 CAMINO DEL RIO N STE 206 | SAN DIEGO | CA | 92108 | 433-251-05-00 | SEIU UNITED HEALTHCARE WORKERS WEST |
| 112 | STORES, RETAIL OUTLET | 3456 CAMINO DEL RIO N STE 207 | SAN DIEGO | CA | 92108 | 433-251-05-00 | DIRECSUPPLY |
| 113 | STORES, RETAIL OUTLET | 3456 CAMINO DEL RIO N STE 208 | SAN DIEGO | CA | 92108 | 433-251-05-00 | DAVLYN PROPERTY MANAGEMENT |
| 114 | STORES, RETAIL OUTLET | 3456 CAMINO DEL RIO N STE 210 | SAN DIEGO | CA | 92108 | 433-251-05-00 | FAMOSA CONDOMINIUMS |
| 115 | STORES, RETAIL OUTLET | 3456 CAMINO DEL RIO N STE 212 | SAN DIEGO | CA | 92108 | 433-251-05-00 | INA EPSTEIN |
| 116 | STORES, RETAIL OUTLET | 3444 CAMINO DEL RIO N STE 100 | SAN DIEGO | CA | 92108 | 433-251-06-00 | COAST BENEFITS |
| 117 | STORES, RETAIL OUTLET | 3444 CAMINO DEL RIO N STE 101 | SAN DIEGO | CA | 92108 | 433-251-06-00 | DENNYS RESTAURANT |
| 118 | STORES, RETAIL OUTLET | 3444 CAMINO DEL RIO N STE 103 | SAN DIEGO | CA | 92108 | 433-251-06-00 | JOSEPH LEMIEUX |
| 119 | STORES, RETAIL OUTLET | 3444 CAMINO DEL RIO N STE 104 | SAN DIEGO | CA | 92108 | 433-251-06-00 | SUSANNE EMRICH |
| 120 | STORES, RETAIL OUTLET | 3444 CAMINO DEL RIO N STE 106 | SAN DIEGO | CA | 92108 | 433-251-06-00 | MELISSA COOK & ASSOC. |
| 121 | STORES, RETAIL OUTLET | 3444 CAMINO DEL RIO N STE 200 | SAN DIEGO | CA | 92108 | 433-251-06-00 | ROSE QUINN |
| 122 | STORES, RETAIL OUTLET | 3444 CAMINO DEL RIO N STE 202 | SAN DIEGO | CA | 92108 | 433-251-06-00 | R & V MANAGEMENT CORP. |
| 123 | STORES, RETAIL OUTLET | 3430 CAMINO DEL RIO N | SAN DIEGO | CA | 92108 | 433-251-07-00 | SAN DIEGO UNIFIED SCHOOL DISTRIC |
| 124 | STORES, RETAIL OUTLET | 3420 CAMINO DEL RIO N | SAN DIEGO | CA | 92108 | 433-251-08-00 | SAN DIEGO UNIFIED SCHOOL DISTRIC |
| 125 | STORES, RETAIL OUTLET | 3333 CAMINO DEL RIO S STE 100 | SAN DIEGO | CA | 92108 | 439-080-05-00 | NATIONWIDE RETIREMENT SOLUTION |
| 126 | STORES, RETAIL OUTLET | 3333 CAMINO DEL RIO S STE 105 | SAN DIEGO | CA | 92108 | 439-080-05-00 | COLTON FAMILY TRUST |
| 127 | STORES, RETAIL OUTLET | 3333 CAMINO DEL RIO S STE 110 | SAN DIEGO | CA | 92108 | 439-080-05-00 | GEORGE TEMPLE |
| 128 | STORES, RETAIL OUTLET | 3333 CAMINO DEL RIO S STE 120 | SAN DIEGO | CA | 92108 | 439-080-05-00 | REAL ONE GROUP |
| 129 | STORES, RETAIL OUTLET | 3333 CAMINO DEL RIO S STE 140 | SAN DIEGO | CA | 92108 | 439-080-05-00 | YELMAN TARA LAW OFFICES |
| 130 | STORES, RETAIL OUTLET | 3333 CAMINO DEL RIO S STE 200 | SAN DIEGO | CA | 92108 | 439-080-05-00 | NATIONWIDE INSURANCE |
| 131 | STORES, RETAIL OUTLET | 3333 CAMINO DEL RIO S STE 215 | SAN DIEGO | CA | 92108 | 439-080-05-00 | THERAPY - |
| 132 | STORES, RETAIL OUTLET | 3333 CAMINO DEL RIO S STE 220 | SAN DIEGO | CA | 92108 | 439-080-05-00 | HAROLD YOUNG |

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| 133 | STORES, RETAIL OUTLET | 3333 CAMINO DEL RIO S STE 230 | SAN DIEGO | CA | 92108 | 439-080-05-00 | CASHUK WISEMAN GOLDBERG BIRNBAUM SALEM LLP CPAS |
| 134 | STORES, RETAIL OUTLET | 3333 CAMINO DEL RIO S STE 235 | SAN DIEGO | CA | 92108 | 439-080-05-00 | GUIDANCE FINANCIAL CORP. |
| 135 | STORES, RETAIL OUTLET | 3333 CAMINO DEL RIO S STE 245 | SAN DIEGO | CA | 92108 | 439-080-05-00 | SAN DIEGO JR. GOLF ASSOCIATION |
| 136 | STORES, RETAIL OUTLET | 3333 CAMINO DEL RIO S STE 300 | SAN DIEGO | CA | 92108 | 439-080-05-00 | MICHAEL RODMAN |
| 137 | STORES, RETAIL OUTLET | 3333 CAMINO DEL RIO S STE 320 | SAN DIEGO | CA | 92108 | 439-080-05-00 | WILLIAM A SMELKO A P C |
| 138 | STORES, RETAIL OUTLET | 3333 CAMINO DEL RIO S STE 330 | SAN DIEGO | CA | 92108 | 439-080-05-00 | DIAMOND CAPITAL GROUP |
| 139 | STORES, RETAIL OUTLET | 3333 CAMINO DEL RIO S STE 340 | SAN DIEGO | CA | 92108 | 439-080-05-00 | ANNE KIMMEL |
| 140 | STORES, RETAIL OUTLET | 3333 CAMINO DEL RIO S STE 400 | SAN DIEGO | CA | 92108 | 439-080-05-00 | YMCA |
| 141 | STORES, RETAIL OUTLET | 3333 CAMINO DEL RIO S STE 415 | SAN DIEGO | CA | 92108 | 439-080-05-00 | COLTON FAMILY TRUST |
| 142 | STORES, RETAIL OUTLET | 3375 CAMINO DEL RIO S | SAN DIEGO | CA | 92108 | 439-080-06-00 | SAN DIEGO COMMUNITY COLLEGE DIST |
| 143 | STORES, RETAIL OUTLET | 3435 CAMINO DEL RIO S STE 101 | SAN DIEGO | CA | 92108 | 439-480-09-00 | NATIONAL WIRELESS |
| 144 | STORES, RETAIL OUTLET | 3435 CAMINO DEL RIO S STE 102 | SAN DIEGO | CA | 92108 | 439-480-09-00 | VERMILYA & ASSOCIATES |
| 145 | STORES, RETAIL OUTLET | 3435 CAMINO DEL RIO S STE 103 | SAN DIEGO | CA | 92108 | 439-480-09-00 | UNIVERSAL PSYCHIATRIC |
| 146 | STORES, RETAIL OUTLET | 3435 CAMINO DEL RIO S STE 106 | SAN DIEGO | CA | 92108 | 439-480-09-00 | SALLY'S PLACE |
| 147 | STORES, RETAIL OUTLET | 3435 CAMINO DEL RIO S STE 108 | SAN DIEGO | CA | 92108 | 439-480-09-00 | CRISTINA ZENDEJAS |
| 148 | STORES, RETAIL OUTLET | 3435 CAMINO DEL RIO S STE 109 | SAN DIEGO | CA | 92108 | 439-480-09-00 | PAXYS INSURANCE |
| 149 | STORES, RETAIL OUTLET | 3435 CAMINO DEL RIO S STE 110 | SAN DIEGO | CA | 92108 | 439-480-09-00 | DR. CHARLES FREEMAN PSYCHLGST |
| 150 | STORES, RETAIL OUTLET | 3435 CAMINO DEL RIO S STE 111 | SAN DIEGO | CA | 92108 | 439-480-09-00 | DRUMMOND DARYL |
| 151 | STORES, RETAIL OUTLET | 3435 CAMINO DEL RIO S STE 112 | SAN DIEGO | CA | 92108 | 439-480-09-00 | MAHENDRA RAMAKRISHNAN |
| 152 | STORES, RETAIL OUTLET | 3435 CAMINO DEL RIO S STE 113 | SAN DIEGO | CA | 92108 | 439-480-09-00 | BEST VALUE CLEANING SVC. CORP. |
| 153 | STORES, RETAIL OUTLET | 3435 CAMINO DEL RIO S STE 114 | SAN DIEGO | CA | 92108 | 439-480-09-00 | YAGHDJIAN 1999 REVOCABLE FAMILY |
| 154 | STORES, RETAIL OUTLET | 3435 CAMINO DEL RIO S STE 115 | SAN DIEGO | CA | 92108 | 439-480-09-00 | HOLLY MECHEM |
| 155 | STORES, RETAIL OUTLET | 3435 CAMINO DEL RIO S STE 116 | SAN DIEGO | CA | 92108 | 439-480-09-00 | ANDY ANDERSON |
| 156 | STORES, RETAIL OUTLET | 3435 CAMINO DEL RIO S STE 117 | SAN DIEGO | CA | 92108 | 439-480-09-00 | PRO CLEANING SVC. LLC |
| 157 | STORES, RETAIL OUTLET | 3435 CAMINO DEL RIO S STE 119 | SAN DIEGO | CA | 92108 | 439-480-09-00 | CLIFFORD LINDROTH SR. |
| 158 | STORES, RETAIL OUTLET | 3435 CAMINO DEL RIO S STE 120 | SAN DIEGO | CA | 92108 | 439-480-09-00 | SOUTHWEST REALTORS |
| 159 | STORES, RETAIL OUTLET | 3435 CAMINO DEL RIO S STE 122 | SAN DIEGO | CA | 92108 | 439-480-09-00 | GREEN MESSENGERS INC. |
| 160 | STORES, RETAIL OUTLET | 3435 CAMINO DEL RIO S STE 123 | SAN DIEGO | CA | 92108 | 439-480-09-00 | NU AGE BROKERS |
| 161 | STORES, RETAIL OUTLET | 3435 CAMINO DEL RIO S STE 203 | SAN DIEGO | CA | 92108 | 439-480-09-00 | BRET BLACK JR. |
| 162 | STORES, RETAIL OUTLET | 3435 CAMINO DEL RIO S STE 204 | SAN DIEGO | CA | 92108 | 439-480-09-00 | SAN DIEGO HOME CAREGIVERS |
| 163 | STORES, RETAIL OUTLET | 3435 CAMINO DEL RIO S STE 205 | SAN DIEGO | CA | 92108 | 439-480-09-00 | COMPLIANCE AUDIT SOLUTION |
| 164 | STORES, RETAIL OUTLET | 3435 CAMINO DEL RIO S STE 206 | SAN DIEGO | CA | 92108 | 439-480-09-00 | NATURES BODY CONTROL & ACUPUNCTURE |
| 165 | STORES, RETAIL OUTLET | 3435 CAMINO DEL RIO S STE 208 | SAN DIEGO | CA | 92108 | 439-480-09-00 | EXPERT DRUG TESTING |
| 166 | STORES, RETAIL OUTLET | 3435 CAMINO DEL RIO S STE 209 | SAN DIEGO | CA | 92108 | 439-480-09-00 | MIGUEL MOLINA SR. |
| 167 | STORES, RETAIL OUTLET | 3435 CAMINO DEL RIO S STE 210 | SAN DIEGO | CA | 92108 | 439-480-09-00 | DENNIS HARRIS |
| 168 | STORES, RETAIL OUTLET | 3435 CAMINO DEL RIO S STE 211 | SAN DIEGO | CA | 92108 | 439-480-09-00 | MEPCOR INC. |
| 169 | STORES, RETAIL OUTLET | 3435 CAMINO DEL RIO S STE 212 | SAN DIEGO | CA | 92108 | 439-480-09-00 | PINNACLE ACCESS |
| 170 | STORES, RETAIL OUTLET | 3435 CAMINO DEL RIO S STE 213 | SAN DIEGO | CA | 92108 | 439-480-09-00 | MJAY LENDING |
| 171 | STORES, RETAIL OUTLET | 3435 CAMINO DEL RIO S STE 214 | SAN DIEGO | CA | 92108 | 439-480-09-00 | YAGHDJIAN 1999 REVOCABLE FAMILY |
| 172 | STORES, RETAIL OUTLET | 3435 CAMINO DEL RIO S STE 215 | SAN DIEGO | CA | 92108 | 439-480-09-00 | DANIEL LEVY |
| 173 | STORES, RETAIL OUTLET | 3435 CAMINO DEL RIO S STE 216 | SAN DIEGO | CA | 92108 | 439-480-09-00 | YAGHDJIAN 1999 REVOCABLE FAMILY |
| 174 | STORES, RETAIL OUTLET | 3435 CAMINO DEL RIO S STE 217 | SAN DIEGO | CA | 92108 | 439-480-09-00 | JUDITH MEYERS |
| 175 | STORES, RETAIL OUTLET | 3435 CAMINO DEL RIO S STE 218 | SAN DIEGO | CA | 92108 | 439-480-09-00 | SCHOOL OPTIONS-OCCUPATIONAL THERAPY EDUCATIONAL CONSULTING |
| 176 | STORES, RETAIL OUTLET | 3435 CAMINO DEL RIO S STE 219 | SAN DIEGO | CA | 92108 | 439-480-09-00 | WESLEY WILLIAM ENTERPRISE INC. |
| 177 | STORES, RETAIL OUTLET | 3435 CAMINO DEL RIO S STE 220 | SAN DIEGO | CA | 92108 | 439-480-09-00 | DOS GRINGOS INC. |

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| 178 | STORES, RETAIL OUTLET | 3435 CAMINO DEL RIO S STE 307 | SAN DIEGO | CA | 92108 | 439-480-09-00 | QUALITY RECORDING & COURIER |
| 179 | STORES, RETAIL OUTLET | 3435 CAMINO DEL RIO S STE 308 | SAN DIEGO | CA | 92108 | 439-480-09-00 | EDWARDS REALTY |
| 180 | STORES, RETAIL OUTLET | 3435 CAMINO DEL RIO S STE 309 | SAN DIEGO | CA | 92108 | 439-480-09-00 | YAGHDJIAN 1999 REVOCABLE FAMILY |
| 181 | STORES, RETAIL OUTLET | 3435 CAMINO DEL RIO S STE 310 | SAN DIEGO | CA | 92108 | 439-480-09-00 | KOPMED MGT. |
| 182 | STORES, RETAIL OUTLET | 3435 CAMINO DEL RIO S STE 311 | SAN DIEGO | CA | 92108 | 439-480-09-00 | HAIR LAIR |
| 183 | STORES, RETAIL OUTLET | 3435 CAMINO DEL RIO S STE 313 | SAN DIEGO | CA | 92108 | 439-480-09-00 | AMK PROPERTY MANAGEMENT |
| 184 | STORES, RETAIL OUTLET | 3435 CAMINO DEL RIO S STE 314 | SAN DIEGO | CA | 92108 | 439-480-09-00 | LOANS MODIFIED INC. |
| 185 | STORES, RETAIL OUTLET | 3435 CAMINO DEL RIO S STE 315 | SAN DIEGO | CA | 92108 | 439-480-09-00 | JANET HENDRICK |
| 186 | STORES, RETAIL OUTLET | 3435 CAMINO DEL RIO S STE 316 | SAN DIEGO | CA | 92108 | 439-480-09-00 | AM COUNCIL-HYPNOTIST EXAMINERS |
| 187 | STORES, RETAIL OUTLET | 3435 CAMINO DEL RIO S STE 317 | SAN DIEGO | CA | 92108 | 439-480-09-00 | CIATES JIMCRONDONWARRENASSO |
| 188 | STORES, RETAIL OUTLET | 3435 CAMINO DEL RIO S STE 318 | SAN DIEGO | CA | 92108 | 439-480-09-00 | YAGHDJIAN 1999 REVOCABLE FAMILY |
| 189 | STORES, RETAIL OUTLET | 3435 CAMINO DEL RIO S STE 319 | SAN DIEGO | CA | 92108 | 439-480-09-00 | CMBE BUSINESS SVC. |
| 190 | STORES, RETAIL OUTLET | 3435 CAMINO DEL RIO S STE 321 | SAN DIEGO | CA | 92108 | 439-480-09-00 | YAGHDJIAN 1999 REVOCABLE FAMILY |
| 191 | STORES, RETAIL OUTLET | 3435 CAMINO DEL RIO S STE 322 | SAN DIEGO | CA | 92108 | 439-480-09-00 | YAGHDJIAN 1999 REVOCABLE FAMILY |
| 192 | STORES, RETAIL OUTLET | 3435 CAMINO DEL RIO S STE 324 | SAN DIEGO | CA | 92108 | 439-480-09-00 | BPS ENTERPRISES LLC |
| 193 | STORES, RETAIL OUTLET | 3435 CAMINO DEL RIO S STE 328 | SAN DIEGO | CA | 92108 | 439-480-09-00 | VISIONARY PAINTING |
| 194 | STORES, RETAIL OUTLET | 3435 CAMINO DEL RIO S STE 332 | SAN DIEGO | CA | 92108 | 439-480-09-00 | YAGHDJIAN 1999 REVOCABLE FAMILY |
| 195 | STORES, RETAIL OUTLET | 3435 CAMINO DEL RIO S STE 336 | SAN DIEGO | CA | 92108 | 439-480-09-00 | SCOTT GILPIN |
| 196 | STORES, RETAIL OUTLET | 3435 CAMINO DEL RIO S STE 338 | SAN DIEGO | CA | 92108 | 439-480-09-00 | MICRO WORLD INTERNATIONAL |
| 197 | STORES, RETAIL OUTLET | 3465 CAMINO DEL RIO S STE 200 | SAN DIEGO | CA | 92108 | 439-480-20-00 | THIRTY FOUR SIXTY FIVE LTD LF SI |
| 198 | STORES, RETAIL OUTLET | 3465 CAMINO DEL RIO S STE 220 | SAN DIEGO | CA | 92108 | 439-480-20-00 | ARROWHEAD GENERAL WHOLESALE |
| 199 | STORES, RETAIL OUTLET | 3465 CAMINO DEL RIO S STE 240 | SAN DIEGO | CA | 92108 | 439-480-20-00 | PARISI PORTFOLIO |
| 200 | STORES, RETAIL OUTLET | 3465 CAMINO DEL RIO S STE 250 | SAN DIEGO | CA | 92108 | 439-480-20-00 | KERCH & ASSOCIATES; FAX LINE |
| 201 | STORES, RETAIL OUTLET | 3465 CAMINO DEL RIO S STE 300 | SAN DIEGO | CA | 92108 | 439-480-20-00 | JOB OPTIONS INC. |
| 202 | STORES, RETAIL OUTLET | 3465 CAMINO DEL RIO S STE 310 | SAN DIEGO | CA | 92108 | 439-480-20-00 | CUTURATI RESEARCH |
| 203 | STORES, RETAIL OUTLET | 3465 CAMINO DEL RIO S STE 320 | SAN DIEGO | CA | 92108 | 439-480-20-00 | 32 NORTH BREWING CO. |
| 204 | STORES, RETAIL OUTLET | 3465 CAMINO DEL RIO S STE 330 | SAN DIEGO | CA | 92108 | 439-480-20-00 | GRAYSON BOEHM |
| 205 | STORES, RETAIL OUTLET | 3465 CAMINO DEL RIO S STE 340 | SAN DIEGO | CA | 92108 | 439-480-20-00 | THIRTY FOUR SIXTY FIVE LTD LF SI |
| 206 | STORES, RETAIL OUTLET | 3465 CAMINO DEL RIO S STE 350 | SAN DIEGO | CA | 92108 | 439-480-20-00 | LAW OFFICES OF GERALD BRODY |
| 207 | STORES, RETAIL OUTLET | 3465 CAMINO DEL RIO S STE 400 | SAN DIEGO | CA | 92108 | 439-480-20-00 | OAKWOOD ESCROW |
| 208 | STORES, RETAIL OUTLET | 3465 CAMINO DEL RIO S STE 410 | SAN DIEGO | CA | 92108 | 439-480-20-00 | DONATE LIFE CALIFORNIA |
| 209 | STORES, RETAIL OUTLET | 3465 CAMINO DEL RIO S STE 420 | SAN DIEGO | CA | 92108 | 439-480-20-00 | RUSSELL LITCHFIELD |
| 210 | STORES, RETAIL OUTLET | 3465 CAMINO DEL RIO S STE 430 | SAN DIEGO | CA | 92108 | 439-480-20-00 | THIRTY FOUR SIXTY FIVE LTD LF SI |
| 211 | STORES, RETAIL OUTLET | 3465 CAMINO DEL RIO S STE 440 | SAN DIEGO | CA | 92108 | 439-480-20-00 | LAW OFFICES OF GERALD D. BRODY |
| 212 | STORES, RETAIL OUTLET | 3511 CAMINO DEL RIO S STE 100 | SAN DIEGO | CA | 92108 | 439-480-21-00 | BROWN,GREGORY M & PAMELA M |
| 213 | STORES, RETAIL OUTLET | 3511 CAMINO DEL RIO S STE 101 | SAN DIEGO | CA | 92108 | 439-480-21-00 | PETER LEPISCOPO |
| 214 | STORES, RETAIL OUTLET | 3511 CAMINO DEL RIO S STE 102 | SAN DIEGO | CA | 92108 | 439-480-21-00 | ENVIROMINE |
| 215 | STORES, RETAIL OUTLET | 3511 CAMINO DEL RIO S STE 103 | SAN DIEGO | CA | 92108 | 439-480-21-00 | MISSION BELL DELI |
| 216 | STORES, RETAIL OUTLET | 3511 CAMINO DEL RIO S STE 200 | SAN DIEGO | CA | 92108 | 439-480-21-00 | HOUSE GRAPHICS |
| 217 | STORES, RETAIL OUTLET | 3511 CAMINO DEL RIO S STE 203 | SAN DIEGO | CA | 92108 | 439-480-21-00 | BROWN,GREGORY M & PAMELA M |
| 218 | STORES, RETAIL OUTLET | 3511 CAMINO DEL RIO S STE 206 | SAN DIEGO | CA | 92108 | 439-480-21-00 | PHYLLIS BOOTHE |
| 219 | STORES, RETAIL OUTLET | 3511 CAMINO DEL RIO S STE 210 | SAN DIEGO | CA | 92108 | 439-480-21-00 | BRANDON GAINES |
| 220 | STORES, RETAIL OUTLET | 3511 CAMINO DEL RIO S STE 301 | SAN DIEGO | CA | 92108 | 439-480-21-00 | VLADIMIR VERHOVSKOY |
| 221 | STORES, RETAIL OUTLET | 3511 CAMINO DEL RIO S STE 302 | SAN DIEGO | CA | 92108 | 439-480-21-00 | PATTI METZ |
| 222 | STORES, RETAIL OUTLET | 3511 CAMINO DEL RIO S STE 303 | SAN DIEGO | CA | 92108 | 439-480-21-00 | KENNETH BAYER |

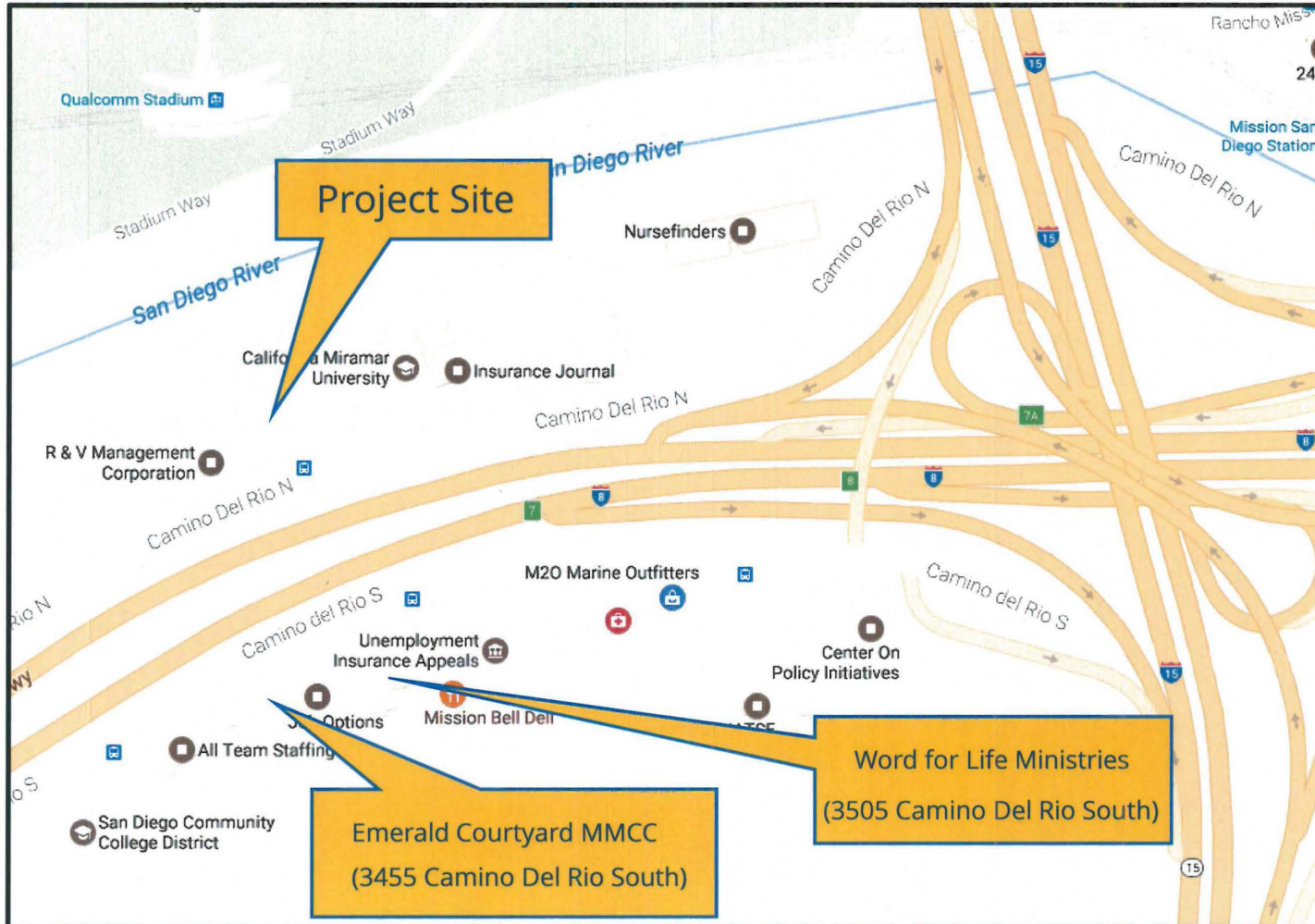
| | | | | | | | |
|-----|-----------------------|-------------------------------|-----------|----|-------|---------------|--|
| 223 | STORES, RETAIL OUTLET | 3511 CAMINO DEL RIO S STE 304 | SAN DIEGO | CA | 92108 | 439-480-21-00 | FREEMAN MICHAEL |
| 224 | STORES, RETAIL OUTLET | 3511 CAMINO DEL RIO S STE 306 | SAN DIEGO | CA | 92108 | 439-480-21-00 | COHN WHOLESALE FRUIT INC. |
| 225 | STORES, RETAIL OUTLET | 3511 CAMINO DEL RIO S STE 307 | SAN DIEGO | CA | 92108 | 439-480-21-00 | GREGORY BROWN |
| 226 | STORES, RETAIL OUTLET | 3511 CAMINO DEL RIO S STE 403 | SAN DIEGO | CA | 92108 | 439-480-21-00 | ENVIRO MINE |
| 227 | STORES, RETAIL OUTLET | 3511 CAMINO DEL RIO S STE 404 | SAN DIEGO | CA | 92108 | 439-480-21-00 | JOSEPH COSTA |
| 228 | STORES, RETAIL OUTLET | 3511 CAMINO DEL RIO S STE 405 | SAN DIEGO | CA | 92108 | 439-480-21-00 | SAN DIEGO IMPERIAL ALL SPORTS |
| 229 | STORES, RETAIL OUTLET | 3511 CAMINO DEL RIO S STE 406 | SAN DIEGO | CA | 92108 | 439-480-21-00 | JOANNE CROSBY |
| 230 | STORES, RETAIL OUTLET | 3511 CAMINO DEL RIO S STE 407 | SAN DIEGO | CA | 92108 | 439-480-21-00 | BROWN,GREGORY M & PAMELA M |
| 231 | STORES, RETAIL OUTLET | 3511 CAMINO DEL RIO S STE 408 | SAN DIEGO | CA | 92108 | 439-480-21-00 | BROWN,GREGORY M & PAMELA M |
| 232 | STORES, RETAIL OUTLET | 3511 CAMINO DEL RIO S STE 409 | SAN DIEGO | CA | 92108 | 439-480-21-00 | BROWN,GREGORY M & PAMELA M |
| 233 | STORES, RETAIL OUTLET | 3511 CAMINO DEL RIO S STE 410 | SAN DIEGO | CA | 92108 | 439-480-21-00 | BROWN,GREGORY M & PAMELA M |
| 234 | STORES, RETAIL OUTLET | 3511 CAMINO DEL RIO S STE 500 | SAN DIEGO | CA | 92108 | 439-480-21-00 | DOUGLAS ZABRISKIE |
| 235 | STORES, RETAIL OUTLET | 3443 CAMINO DEL RIO S STE 101 | SAN DIEGO | CA | 92108 | 439-480-22-00 | LEGACY INVESTMENTS INTL. CORP. |
| 236 | STORES, RETAIL OUTLET | 3443 CAMINO DEL RIO S STE 103 | SAN DIEGO | CA | 92108 | 439-480-22-00 | EDGE MEDIA MARKETING |
| 237 | STORES, RETAIL OUTLET | 3443 CAMINO DEL RIO S STE 105 | SAN DIEGO | CA | 92108 | 439-480-22-00 | SPECIALIZED COLLECTIONS BUREAU |
| 238 | STORES, RETAIL OUTLET | 3443 CAMINO DEL RIO S STE 106 | SAN DIEGO | CA | 92108 | 439-480-22-00 | MAYFAIR HOMES INC. |
| 239 | STORES, RETAIL OUTLET | 3443 CAMINO DEL RIO S STE 107 | SAN DIEGO | CA | 92108 | 439-480-22-00 | RF SPECIALTIES OF CALIFORNIA INC. |
| 240 | STORES, RETAIL OUTLET | 3443 CAMINO DEL RIO S STE 108 | SAN DIEGO | CA | 92108 | 439-480-22-00 | YAGHDJIAN 1999 REVOCABLE FAMILY |
| 241 | STORES, RETAIL OUTLET | 3443 CAMINO DEL RIO S STE 109 | SAN DIEGO | CA | 92108 | 439-480-22-00 | NATIONWIDE MORTGAGE LOANS |
| 242 | STORES, RETAIL OUTLET | 3443 CAMINO DEL RIO S STE 112 | SAN DIEGO | CA | 92108 | 439-480-22-00 | GAIL HALINKA MFT PSYCHOTHERAPY |
| 243 | STORES, RETAIL OUTLET | 3443 CAMINO DEL RIO S STE 116 | SAN DIEGO | CA | 92108 | 439-480-22-00 | YAGHDJIAN 1999 REVOCABLE FAMILY |
| 244 | STORES, RETAIL OUTLET | 3443 CAMINO DEL RIO S STE 117 | SAN DIEGO | CA | 92108 | 439-480-22-00 | BONITA KING-STEINKAMP |
| 245 | STORES, RETAIL OUTLET | 3443 CAMINO DEL RIO S STE 119 | SAN DIEGO | CA | 92108 | 439-480-22-00 | DAVID BIRCH |
| 246 | STORES, RETAIL OUTLET | 3443 CAMINO DEL RIO S STE 122 | SAN DIEGO | CA | 92108 | 439-480-22-00 | ARRIVE BY 25 |
| 247 | STORES, RETAIL OUTLET | 3443 CAMINO DEL RIO S STE 123 | SAN DIEGO | CA | 92108 | 439-480-22-00 | YAGHDJIAN 1999 REVOCABLE FAMILY |
| 248 | STORES, RETAIL OUTLET | 3443 CAMINO DEL RIO S STE 201 | SAN DIEGO | CA | 92108 | 439-480-22-00 | CAROL FOSTER |
| 249 | STORES, RETAIL OUTLET | 3443 CAMINO DEL RIO S STE 202 | SAN DIEGO | CA | 92108 | 439-480-22-00 | COAST TO COAST RECOVERY |
| 250 | STORES, RETAIL OUTLET | 3443 CAMINO DEL RIO S STE 203 | SAN DIEGO | CA | 92108 | 439-480-22-00 | AMERICAN CREDIT GROUP |
| 251 | STORES, RETAIL OUTLET | 3443 CAMINO DEL RIO S STE 204 | SAN DIEGO | CA | 92108 | 439-480-22-00 | LANDMARK ENGINEERING CORP. |
| 252 | STORES, RETAIL OUTLET | 3443 CAMINO DEL RIO S STE 205 | SAN DIEGO | CA | 92108 | 439-480-22-00 | JOANNE WALKER |
| 253 | STORES, RETAIL OUTLET | 3443 CAMINO DEL RIO S STE 207 | SAN DIEGO | CA | 92108 | 439-480-22-00 | PACIFIC GROWTH SALES |
| 254 | STORES, RETAIL OUTLET | 3443 CAMINO DEL RIO S STE 208 | SAN DIEGO | CA | 92108 | 439-480-22-00 | LEGACY INVESTMENTS INTERNATIONAL CORP. |
| 255 | STORES, RETAIL OUTLET | 3443 CAMINO DEL RIO S STE 210 | SAN DIEGO | CA | 92108 | 439-480-22-00 | YAGHDJIAN 1999 REVOCABLE FAMILY |
| 256 | STORES, RETAIL OUTLET | 3443 CAMINO DEL RIO S STE 211 | SAN DIEGO | CA | 92108 | 439-480-22-00 | RONALD MORRIS |
| 257 | STORES, RETAIL OUTLET | 3443 CAMINO DEL RIO S STE 212 | SAN DIEGO | CA | 92108 | 439-480-22-00 | ACTION PARALEGAL |
| 258 | STORES, RETAIL OUTLET | 3443 CAMINO DEL RIO S STE 214 | SAN DIEGO | CA | 92108 | 439-480-22-00 | KUSTOM CONTACT |
| 259 | STORES, RETAIL OUTLET | 3443 CAMINO DEL RIO S STE 216 | SAN DIEGO | CA | 92108 | 439-480-22-00 | KELLY MARIA E |
| 260 | STORES, RETAIL OUTLET | 3443 CAMINO DEL RIO S STE 221 | SAN DIEGO | CA | 92108 | 439-480-22-00 | RICHARD TURNER |
| 261 | STORES, RETAIL OUTLET | 3443 CAMINO DEL RIO S STE 222 | SAN DIEGO | CA | 92108 | 439-480-22-00 | GARRITY GROUP |
| 262 | STORES, RETAIL OUTLET | 3443 CAMINO DEL RIO S STE 300 | SAN DIEGO | CA | 92108 | 439-480-22-00 | CHILDCARE CONNECTION LLC |
| 263 | STORES, RETAIL OUTLET | 3443 CAMINO DEL RIO S STE 301 | SAN DIEGO | CA | 92108 | 439-480-22-00 | YAGHDJIAN 1999 REVOCABLE FAMILY |
| 264 | STORES, RETAIL OUTLET | 3443 CAMINO DEL RIO S STE 311 | SAN DIEGO | CA | 92108 | 439-480-22-00 | GAFCON INC. |
| 265 | STORES, RETAIL OUTLET | 3443 CAMINO DEL RIO S STE 312 | SAN DIEGO | CA | 92108 | 439-480-22-00 | YAGHDJIAN 1999 REVOCABLE FAMILY |
| 266 | STORES, RETAIL OUTLET | 3443 CAMINO DEL RIO S STE 313 | SAN DIEGO | CA | 92108 | 439-480-22-00 | YAGHDJIAN 1999 REVOCABLE FAMILY |
| 267 | STORES, RETAIL OUTLET | 3443 CAMINO DEL RIO S STE 314 | SAN DIEGO | CA | 92108 | 439-480-22-00 | YAGHDJIAN 1999 REVOCABLE FAMILY |

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| 268 | STORES, RETAIL OUTLET | 3443 CAMINO DEL RIO S STE 315 | SAN DIEGO | CA | 92108 | 439-480-22-00 | CASTILLO & ASSOC. ATTY. AT LAW |
| 269 | STORES, RETAIL OUTLET | 3443 CAMINO DEL RIO S STE 319 | SAN DIEGO | CA | 92108 | 439-480-22-00 | KATHRYN TOKARSKA LAW OFFICES |
| 270 | STORES, RETAIL OUTLET | 3443 CAMINO DEL RIO S STE 322 | SAN DIEGO | CA | 92108 | 439-480-22-00 | YAGHDJIAN 1999 REVOCABLE FAMILY |
| 271 | STORES, RETAIL OUTLET | 3443 CAMINO DEL RIO S STE 325 | SAN DIEGO | CA | 92108 | 439-480-22-00 | UNITED BUSINESS SUPPLY |
| 272 | STORES, RETAIL OUTLET | 3443 CAMINO DEL RIO S STE 327 | SAN DIEGO | CA | 92108 | 439-480-22-00 | HTC FINANCIAL GROUP |
| 273 | STORES, RETAIL OUTLET | 3455 CAMINO DEL RIO S | SAN DIEGO | CA | 92108 | 439-480-23-00 | BAIN FAMILY TRUST |
| 274 | STORES, RETAIL OUTLET | 3455 CAMINO DEL RIO S REAR | SAN DIEGO | CA | 92108 | 439-480-23-00 | BAIN FAMILY TRUST |
| 275 | VACANT COMMERCIAL | VACANT/UNIMPROVED LAND | SAN DIEGO | CA | 92108 | 439-480-24-00 | FREE SACRED TRINITY CHURCH |
| 276 | STORES, RETAIL OUTLET | 3517 CAMINO DEL RIO S STE 100 | SAN DIEGO | CA | 92108 | 439-480-25-00 | PWI CDRS LP |
| 277 | STORES, RETAIL OUTLET | 3517 CAMINO DEL RIO S STE 200 | SAN DIEGO | CA | 92108 | 439-480-25-00 | CAMBRIDGE LLC |
| 278 | STORES, RETAIL OUTLET | 3517 CAMINO DEL RIO S STE 201 | SAN DIEGO | CA | 92108 | 439-480-25-00 | DISCHER REAL ESTATE |
| 279 | STORES, RETAIL OUTLET | 3517 CAMINO DEL RIO S STE 202 | SAN DIEGO | CA | 92108 | 439-480-25-00 | PWI CDRS LP |
| 280 | STORES, RETAIL OUTLET | 3517 CAMINO DEL RIO S STE 203 | SAN DIEGO | CA | 92108 | 439-480-25-00 | PWI CDRS LP |
| 281 | STORES, RETAIL OUTLET | 3517 CAMINO DEL RIO S STE 204 | SAN DIEGO | CA | 92108 | 439-480-25-00 | MT HELIX INVESTMENT FUND LLC |
| 282 | STORES, RETAIL OUTLET | 3517 CAMINO DEL RIO S STE 205 | SAN DIEGO | CA | 92108 | 439-480-25-00 | CHARLES DUNN REAL ESTATE CO. |
| 283 | STORES, RETAIL OUTLET | 3517 CAMINO DEL RIO S STE 206 | SAN DIEGO | CA | 92108 | 439-480-25-00 | PWI CDRS LP |
| 284 | STORES, RETAIL OUTLET | 3517 CAMINO DEL RIO S STE 207 | SAN DIEGO | CA | 92108 | 439-480-25-00 | PWI CDRS LP |
| 285 | STORES, RETAIL OUTLET | 3517 CAMINO DEL RIO S STE 208 | SAN DIEGO | CA | 92108 | 439-480-25-00 | NEMOY MARSHALL CPA |
| 286 | STORES, RETAIL OUTLET | 3517 CAMINO DEL RIO S STE 210 | SAN DIEGO | CA | 92108 | 439-480-25-00 | PWI CDRS LP |
| 287 | STORES, RETAIL OUTLET | 3517 CAMINO DEL RIO S STE 211 | SAN DIEGO | CA | 92108 | 439-480-25-00 | PWI CDRS LP |
| 288 | STORES, RETAIL OUTLET | 3517 CAMINO DEL RIO S STE 212 | SAN DIEGO | CA | 92108 | 439-480-25-00 | PWI CDRS LP |
| 289 | STORES, RETAIL OUTLET | 3517 CAMINO DEL RIO S STE 215 | SAN DIEGO | CA | 92108 | 439-480-25-00 | TL BROWN LAW |
| 290 | STORES, RETAIL OUTLET | 3517 CAMINO DEL RIO S STE 300 | SAN DIEGO | CA | 92108 | 439-480-25-00 | PWI CDRS LP |
| 291 | STORES, RETAIL OUTLET | 3517 CAMINO DEL RIO S STE 301 | SAN DIEGO | CA | 92108 | 439-480-25-00 | PWI CDRS LP |
| 292 | STORES, RETAIL OUTLET | 3517 CAMINO DEL RIO S STE 302 | SAN DIEGO | CA | 92108 | 439-480-25-00 | PWI CDRS LP |
| 293 | STORES, RETAIL OUTLET | 3517 CAMINO DEL RIO S STE 303 | SAN DIEGO | CA | 92108 | 439-480-25-00 | PWI CDRS LP |
| 294 | STORES, RETAIL OUTLET | 3517 CAMINO DEL RIO S STE 304 | SAN DIEGO | CA | 92108 | 439-480-25-00 | PWI CDRS LP |
| 295 | STORES, RETAIL OUTLET | 3517 CAMINO DEL RIO S STE 310 | SAN DIEGO | CA | 92108 | 439-480-25-00 | UNEMPLOYMENT INSURANCE APPEALS |
| 296 | STORES, RETAIL OUTLET | 3517 CAMINO DEL RIO S STE 400 | SAN DIEGO | CA | 92108 | 439-480-25-00 | GRADY & ASSOCIATES ATTORNEYS AT LAW |
| 297 | STORES, RETAIL OUTLET | 3517 CAMINO DEL RIO S STE 402 | SAN DIEGO | CA | 92108 | 439-480-25-00 | PWI CDRS LP |
| 298 | STORES, RETAIL OUTLET | 3517 CAMINO DEL RIO S STE 403 | SAN DIEGO | CA | 92108 | 439-480-25-00 | PWI CDRS LP |
| 299 | STORES, RETAIL OUTLET | 3517 CAMINO DEL RIO S STE 404 | SAN DIEGO | CA | 92108 | 439-480-25-00 | AGILE IT |
| 300 | STORES, RETAIL OUTLET | 3517 CAMINO DEL RIO S STE 405 | SAN DIEGO | CA | 92108 | 439-480-25-00 | PWI CDRS LP |
| 301 | STORES, RETAIL OUTLET | 3517 CAMINO DEL RIO S STE 406 | SAN DIEGO | CA | 92108 | 439-480-25-00 | SAN DIEGO BUSINESS ADVISORS |
| 302 | STORES, RETAIL OUTLET | 3517 CAMINO DEL RIO S STE 407 | SAN DIEGO | CA | 92108 | 439-480-25-00 | IFAN FINANCIAL INC. |
| 303 | STORES, RETAIL OUTLET | 3517 CAMINO DEL RIO S STE 408 | SAN DIEGO | CA | 92108 | 439-480-25-00 | BOSTON NATIONAL & TITLE |
| 304 | STORES, RETAIL OUTLET | 3517 CAMINO DEL RIO S STE 410 | SAN DIEGO | CA | 92108 | 439-480-25-00 | DALLAS FUNDING |
| 305 | STORES, RETAIL OUTLET | 3517 CAMINO DEL RIO S STE 412 | SAN DIEGO | CA | 92108 | 439-480-25-00 | RENTTO & RENTTO |
| 306 | STORES, RETAIL OUTLET | VACANT | SAN DIEGO | CA | 92108 | 439-480-26-00 | THIRTY FOUR SIXTY FIVE LTD LF SI |
| 307 | STORES, RETAIL OUTLET | 3505 CAMINO DEL RIO S STE 100 | SAN DIEGO | CA | 92108 | 439-480-28-00 | EDUARDO AGUIRRE |
| 308 | STORES, RETAIL OUTLET | 3505 CAMINO DEL RIO S STE 105 | SAN DIEGO | CA | 92108 | 439-480-28-00 | ATLANTIDA LLC |
| 309 | STORES, RETAIL OUTLET | 3505 CAMINO DEL RIO S STE 111 | SAN DIEGO | CA | 92108 | 439-480-28-00 | MARGARITA NAVALLEZ |
| 310 | STORES, RETAIL OUTLET | 3505 CAMINO DEL RIO S STE 120 | SAN DIEGO | CA | 92108 | 439-480-28-00 | 29'LIVE.COM |
| 311 | STORES, RETAIL OUTLET | 3505 CAMINO DEL RIO S STE 130 | SAN DIEGO | CA | 92108 | 439-480-28-00 | BETTYROSE NERREN |
| 312 | STORES, RETAIL OUTLET | 3505 CAMINO DEL RIO S STE 133 | SAN DIEGO | CA | 92108 | 439-480-28-00 | ATLANTIDA LLC |

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| 313 | STORES, RETAIL OUTLET | 3505 CAMINO DEL RIO S STE 136 | SAN DIEGO | CA | 92108 | 439-480-28-00 | ATLANTIDA LLC |
| 314 | STORES, RETAIL OUTLET | 3505 CAMINO DEL RIO S STE 138 | SAN DIEGO | CA | 92108 | 439-480-28-00 | PAM PARRISH |
| 315 | STORES, RETAIL OUTLET | 3505 CAMINO DEL RIO S STE 140 | SAN DIEGO | CA | 92108 | 439-480-28-00 | HOLLY MERCHANT |
| 316 | STORES, RETAIL OUTLET | 3505 CAMINO DEL RIO S STE 150 | SAN DIEGO | CA | 92108 | 439-480-28-00 | ATLANTIDA LLC |
| 317 | STORES, RETAIL OUTLET | 3505 CAMINO DEL RIO S STE 160 | SAN DIEGO | CA | 92108 | 439-480-28-00 | WORD FOR LIFE MINISTRIES |
| 318 | STORES, RETAIL OUTLET | 3505 CAMINO DEL RIO S STE 200 | SAN DIEGO | CA | 92108 | 439-480-28-00 | SAMIR B FARAGALLAH |
| 319 | STORES, RETAIL OUTLET | 3505 CAMINO DEL RIO S STE 208 | SAN DIEGO | CA | 92108 | 439-480-28-00 | SUBSTANCE ABUSE EVALUATION RESOURCE |
| 320 | STORES, RETAIL OUTLET | 3505 CAMINO DEL RIO S STE 212 | SAN DIEGO | CA | 92108 | 439-480-28-00 | CHERYL KYLER |
| 321 | STORES, RETAIL OUTLET | 3505 CAMINO DEL RIO S STE 220 | SAN DIEGO | CA | 92108 | 439-480-28-00 | SYGNETICS |
| 322 | STORES, RETAIL OUTLET | 3505 CAMINO DEL RIO S STE 225 | SAN DIEGO | CA | 92108 | 439-480-28-00 | HOLLY MERCHANT |
| 323 | STORES, RETAIL OUTLET | 3505 CAMINO DEL RIO S STE 230 | SAN DIEGO | CA | 92108 | 439-480-28-00 | ANDROMEDA SYSTEMS INC. |
| 324 | STORES, RETAIL OUTLET | 3505 CAMINO DEL RIO S STE 234 | SAN DIEGO | CA | 92108 | 439-480-28-00 | GUARDIAN ANGEL MEDICAL SUPPLIES |
| 325 | STORES, RETAIL OUTLET | 3505 CAMINO DEL RIO S STE 236 | SAN DIEGO | CA | 92108 | 439-480-28-00 | ASSOC ADMINISTRATORS |
| 326 | STORES, RETAIL OUTLET | 3505 CAMINO DEL RIO S STE 238 | SAN DIEGO | CA | 92108 | 439-480-28-00 | FRAZAO VICTOR A PHD |
| 327 | STORES, RETAIL OUTLET | 3505 CAMINO DEL RIO S STE 239 | SAN DIEGO | CA | 92108 | 439-480-28-00 | ATLANTIDA LLC |
| 328 | STORES, RETAIL OUTLET | 3505 CAMINO DEL RIO S STE 240 | SAN DIEGO | CA | 92108 | 439-480-28-00 | LAWRENCE HESS |
| 329 | STORES, RETAIL OUTLET | 3505 CAMINO DEL RIO S STE 250 | SAN DIEGO | CA | 92108 | 439-480-28-00 | WORLD GROUP SECURITIES INC. |
| 330 | STORES, RETAIL OUTLET | 3505 CAMINO DEL RIO S STE 263 | SAN DIEGO | CA | 92108 | 439-480-28-00 | ERNEST CUNAMAY |
| 331 | STORES, RETAIL OUTLET | 3505 CAMINO DEL RIO S STE 264 | SAN DIEGO | CA | 92108 | 439-480-28-00 | ADMINISTRATORS ASSOCIATION |
| 332 | STORES, RETAIL OUTLET | 3505 CAMINO DEL RIO S STE 300 | SAN DIEGO | CA | 92108 | 439-480-28-00 | CULVER H L MIKE CPA |
| 333 | STORES, RETAIL OUTLET | 3505 CAMINO DEL RIO S STE 305 | SAN DIEGO | CA | 92108 | 439-480-28-00 | WELSH -OSGA BARBARA PHD |
| 334 | STORES, RETAIL OUTLET | 3505 CAMINO DEL RIO S STE 306 | SAN DIEGO | CA | 92108 | 439-480-28-00 | ATLANTIDA LLC |
| 335 | STORES, RETAIL OUTLET | 3505 CAMINO DEL RIO S STE 308 | SAN DIEGO | CA | 92108 | 439-480-28-00 | BARRAGAN INSURANCE AGENCY; FAX LINE |
| 336 | STORES, RETAIL OUTLET | 3505 CAMINO DEL RIO S STE 310 | SAN DIEGO | CA | 92108 | 439-480-28-00 | NAVARRO LAW FIRM |
| 337 | STORES, RETAIL OUTLET | 3505 CAMINO DEL RIO S STE 332 | SAN DIEGO | CA | 92108 | 439-480-28-00 | HAROLD LEWIS |
| 338 | STORES, RETAIL OUTLET | 3505 CAMINO DEL RIO S STE 334 | SAN DIEGO | CA | 92108 | 439-480-28-00 | SANJIV CHOPRA |
| 339 | STORES, RETAIL OUTLET | 3505 CAMINO DEL RIO S STE 335 | SAN DIEGO | CA | 92108 | 439-480-28-00 | DE LLANO CARMEN PHD |
| 340 | STORES, RETAIL OUTLET | 3505 CAMINO DEL RIO S STE 336A | SAN DIEGO | CA | 92108 | 439-480-28-00 | REISS DAVID M MD -GENL PSYCHIATRY |
| 341 | STORES, RETAIL OUTLET | 3505 CAMINO DEL RIO S STE 336B | SAN DIEGO | CA | 92108 | 439-480-28-00 | MANDELL TAX & BOOKKEEPING SERVICE |
| 342 | STORES, RETAIL OUTLET | 3505 CAMINO DEL RIO S STE 337 | SAN DIEGO | CA | 92108 | 439-480-28-00 | OZONE SECURITY CORP. |
| 343 | STORES, RETAIL OUTLET | 3505 CAMINO DEL RIO S STE 338 | SAN DIEGO | CA | 92108 | 439-480-28-00 | LOVE RIGHT HOME CARE LLC |
| 344 | STORES, RETAIL OUTLET | 3505 CAMINO DEL RIO S STE 340 | SAN DIEGO | CA | 92108 | 439-480-28-00 | TIM CASE |
| 345 | STORES, RETAIL OUTLET | 3505 CAMINO DEL RIO S STE 350 | SAN DIEGO | CA | 92108 | 439-480-28-00 | JOHN MANOR |
| 346 | STORES, RETAIL OUTLET | 3645 CAMINO DEL RIO S | SAN DIEGO | CA | 92108 | 439-520-09-00 | JERRY KALEITA |
| 347 | STORES, RETAIL OUTLET | 3661 CAMINO DEL RIO S | SAN DIEGO | CA | 92108 | 439-520-09-00 | PHIM PHANOUSITH |
| 348 | STORES, RETAIL OUTLET | 3633 CAMINO DEL RIO S STE 100 | SAN DIEGO | CA | 92108 | 439-520-10-00 | STATE FARM INSURANCE |
| 349 | STORES, RETAIL OUTLET | 3633 CAMINO DEL RIO S STE 101 | SAN DIEGO | CA | 92108 | 439-520-10-00 | STAR CPR |
| 350 | STORES, RETAIL OUTLET | 3633 CAMINO DEL RIO S STE 102 | SAN DIEGO | CA | 92108 | 439-520-10-00 | DAVID BROWN |
| 351 | STORES, RETAIL OUTLET | 3633 CAMINO DEL RIO S STE 103 | SAN DIEGO | CA | 92108 | 439-520-10-00 | PUBLIC SCHOOLS SERVICES |
| 352 | STORES, RETAIL OUTLET | 3633 CAMINO DEL RIO S STE 105 | SAN DIEGO | CA | 92108 | 439-520-10-00 | CENTURY CAPITAL MORTGAGE |
| 353 | STORES, RETAIL OUTLET | 3633 CAMINO DEL RIO S STE 107 | SAN DIEGO | CA | 92108 | 439-520-10-00 | JAMES FRANS |
| 354 | STORES, RETAIL OUTLET | 3633 CAMINO DEL RIO S STE 200 | SAN DIEGO | CA | 92108 | 439-520-10-00 | CENTURY CAPITAL MORTGAGE |
| 355 | STORES, RETAIL OUTLET | 3633 CAMINO DEL RIO S STE 201 | SAN DIEGO | CA | 92108 | 439-520-10-00 | AMY HALLQUIST |
| 356 | STORES, RETAIL OUTLET | 3633 CAMINO DEL RIO S STE 202 | SAN DIEGO | CA | 92108 | 439-520-10-00 | FARMERS INSURANCE-CARLA CHAVEZ |
| 357 | STORES, RETAIL OUTLET | 3633 CAMINO DEL RIO S STE 203 | SAN DIEGO | CA | 92108 | 439-520-10-00 | DELORES WOOD |

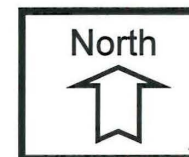
| | | | | | | | |
|-----|-----------------------|-------------------------------|-----------|----|-------|---------------|---|
| 358 | STORES, RETAIL OUTLET | 3633 CAMINO DEL RIO S STE 204 | SAN DIEGO | CA | 92108 | 439-520-10-00 | MONCRIEFF BARBARA LCSW |
| 359 | STORES, RETAIL OUTLET | 3633 CAMINO DEL RIO S STE 205 | SAN DIEGO | CA | 92108 | 439-520-10-00 | ACTIVE HEALTH & PERFORMANCE |
| 360 | STORES, RETAIL OUTLET | 3633 CAMINO DEL RIO S STE 206 | SAN DIEGO | CA | 92108 | 439-520-10-00 | DERYK INN INSURANCE AGENCY |
| 361 | STORES, RETAIL OUTLET | 3633 CAMINO DEL RIO S STE 207 | SAN DIEGO | CA | 92108 | 439-520-10-00 | OKSANA KAPLUN |
| 362 | STORES, RETAIL OUTLET | 3633 CAMINO DEL RIO S STE 300 | SAN DIEGO | CA | 92108 | 439-520-10-00 | MICHAEL KELLER |
| 363 | STORES, RETAIL OUTLET | 3717 CAMINO DEL RIO S | SAN DIEGO | CA | 92108 | 439-520-16-00 | HELEN EATON |
| 364 | STORES, RETAIL OUTLET | 3727 CAMINO DEL RIO S STE 100 | SAN DIEGO | CA | 92108 | 439-520-16-00 | CENTER ON POLICY INITIATIVES |
| 365 | STORES, RETAIL OUTLET | 3727 CAMINO DEL RIO S STE 200 | SAN DIEGO | CA | 92108 | 439-520-16-00 | LEVIN MICHAEL B |
| 366 | STORES, RETAIL OUTLET | 3727 CAMINO DEL RIO S STE 210 | SAN DIEGO | CA | 92108 | 439-520-16-00 | J K OPSAL & ASSOCIATES INC. |
| 367 | STORES, RETAIL OUTLET | 3737 CAMINO DEL RIO S STE 101 | SAN DIEGO | CA | 92108 | 439-520-16-00 | HERB NASH |
| 368 | STORES, RETAIL OUTLET | 3737 CAMINO DEL RIO S STE 102 | SAN DIEGO | CA | 92108 | 439-520-16-00 | THEATRICAL PAYROLL SVC. |
| 369 | STORES, RETAIL OUTLET | 3737 CAMINO DEL RIO S STE 103 | SAN DIEGO | CA | 92108 | 439-520-16-00 | DULCE SANCHEZ |
| 370 | STORES, RETAIL OUTLET | 3737 CAMINO DEL RIO S STE 106 | SAN DIEGO | CA | 92108 | 439-520-16-00 | BOYD SUE LCSW |
| 371 | STORES, RETAIL OUTLET | 3737 CAMINO DEL RIO S STE 108 | SAN DIEGO | CA | 92108 | 439-520-16-00 | DONALD GOODE HEALTH INSURANCE |
| 372 | STORES, RETAIL OUTLET | 3737 CAMINO DEL RIO S STE 109 | SAN DIEGO | CA | 92108 | 439-520-16-00 | GROUP LEGAL SERVICES INC. |
| 373 | STORES, RETAIL OUTLET | 3737 CAMINO DEL RIO S STE 110 | SAN DIEGO | CA | 92108 | 439-520-16-00 | A BETTER LIFE TOGETHER |
| 374 | STORES, RETAIL OUTLET | 3737 CAMINO DEL RIO S STE 111 | SAN DIEGO | CA | 92108 | 439-520-16-00 | INTERNATIONAL FINANCIAL SERVICES |
| 375 | STORES, RETAIL OUTLET | 3737 CAMINO DEL RIO S STE 200 | SAN DIEGO | CA | 92108 | 439-520-16-00 | AMERICAN POSTAL WORKERS UNION |
| 376 | STORES, RETAIL OUTLET | 3737 CAMINO DEL RIO S STE 202 | SAN DIEGO | CA | 92108 | 439-520-16-00 | PLASTERERS |
| 377 | STORES, RETAIL OUTLET | 3737 CAMINO DEL RIO S STE 203 | SAN DIEGO | CA | 92108 | 439-520-16-00 | UNITED LABOR CENTER INCORPORATIO |
| 378 | STORES, RETAIL OUTLET | 3737 CAMINO DEL RIO S STE 205 | SAN DIEGO | CA | 92108 | 439-520-16-00 | SHAWNA BETHEL LMFT |
| 379 | STORES, RETAIL OUTLET | 3737 CAMINO DEL RIO S STE 207 | SAN DIEGO | CA | 92108 | 439-520-16-00 | UNITED CHILDCARE UNION |
| 380 | STORES, RETAIL OUTLET | 3737 CAMINO DEL RIO S STE 208 | SAN DIEGO | CA | 92108 | 439-520-16-00 | MIDGE COSTANZA INSTITUTE |
| 381 | STORES, RETAIL OUTLET | 3737 CAMINO DEL RIO S STE 300 | SAN DIEGO | CA | 92108 | 439-520-16-00 | JEFF EATCHEL |
| 382 | STORES, RETAIL OUTLET | 3737 CAMINO DEL RIO S STE 301 | SAN DIEGO | CA | 92108 | 439-520-16-00 | KURT & MANDY ASSOCIATES |
| 383 | STORES, RETAIL OUTLET | 3737 CAMINO DEL RIO S STE 302 | SAN DIEGO | CA | 92108 | 439-520-16-00 | PERSONAL EVOLUTION |
| 384 | STORES, RETAIL OUTLET | 3737 CAMINO DEL RIO S STE 303 | SAN DIEGO | CA | 92108 | 439-520-16-00 | SHANA J BLACK LAW OFFICE |
| 385 | STORES, RETAIL OUTLET | 3737 CAMINO DEL RIO S STE 304 | SAN DIEGO | CA | 92108 | 439-520-16-00 | MUTUAL BANCORP |
| 386 | STORES, RETAIL OUTLET | 3737 CAMINO DEL RIO S STE 305 | SAN DIEGO | CA | 92108 | 439-520-16-00 | UNITED LABOR CENTER INCORPORATIO |
| 387 | STORES, RETAIL OUTLET | 3737 CAMINO DEL RIO S STE 306 | SAN DIEGO | CA | 92108 | 439-520-16-00 | ALLIANCE FOR A BETTER CALIFORNIA |
| 388 | STORES, RETAIL OUTLET | 3737 CAMINO DEL RIO S STE 307 | SAN DIEGO | CA | 92108 | 439-520-16-00 | IATSE LOCAL 495 MOTION PICTURE STUDIO MECHANICS |
| 389 | STORES, RETAIL OUTLET | 3737 CAMINO DEL RIO S STE 400 | SAN DIEGO | CA | 92108 | 439-520-16-00 | AFSCME |
| 390 | STORES, RETAIL OUTLET | 3737 CAMINO DEL RIO S STE 401 | SAN DIEGO | CA | 92108 | 439-520-16-00 | UNITED LABOR CENTER INCORPORATIO |
| 391 | STORES, RETAIL OUTLET | 3737 CAMINO DEL RIO S STE 403 | SAN DIEGO | CA | 92108 | 439-520-16-00 | E-QUOTE |
| 392 | STORES, RETAIL OUTLET | 3737 CAMINO DEL RIO S STE 407 | SAN DIEGO | CA | 92108 | 439-520-16-00 | LAW OFFICE OF ELLYN MOSCOWITZ |
| 393 | STORES, RETAIL OUTLET | 3737 CAMINO DEL RIO S STE 410 | SAN DIEGO | CA | 92108 | 439-520-16-00 | AMERICAN FEDERATION-TEACHERS |
| 394 | STORE/OFFICE COMBO | 3545 CAMINO DEL RIO S A | SAN DIEGO | CA | 92108 | 439-520-19-01 | KETTERING ROSE INS AGENTS |
| 395 | STORE/OFFICE COMBO | 3545 CAMINO DEL RIO S B | SAN DIEGO | CA | 92108 | 439-520-19-02 | V WALTER |
| 396 | STORE/OFFICE COMBO | 3545 CAMINO DEL RIO S D | SAN DIEGO | CA | 92108 | 439-520-19-03 | CABRILLO ASSOCIATION MGMT. |
| 397 | STORE/OFFICE COMBO | 3545 CAMINO DEL RIO S C | SAN DIEGO | CA | 92108 | 439-520-19-04 | ARTURO DIEGUEZ |
| 398 | STORE/OFFICE COMBO | 3547 CAMINO DEL RIO S C | SAN DIEGO | CA | 92108 | 439-520-19-05 | MANCINI ACUPUNCTURE |
| 399 | STORE/OFFICE COMBO | 3547 CAMINO DEL RIO S B | SAN DIEGO | CA | 92108 | 439-520-19-06 | I G M PRIMO PROPERTIES I LLC |
| 400 | STORE/OFFICE COMBO | 3547 CAMINO DEL RIO S D | SAN DIEGO | CA | 92108 | 439-520-19-07 | PACIFIC IMAGES COM |
| 401 | STORE/OFFICE COMBO | 3547 CAMINO DEL RIO S A | SAN DIEGO | CA | 92108 | 439-520-19-08 | TRABUS TECHNOLOGIES |
| 402 | STORE/OFFICE COMBO | 3549 CAMINO DEL RIO S A | SAN DIEGO | CA | 92108 | 439-520-19-09 | KIM,PAUL E |

| | | | | | | | |
|-----|--------------------|-------------------------|-----------|----|-------|---------------|-----------------|
| 403 | STORE/OFFICE COMBO | 3549 CAMINO DEL RIO S B | SAN DIEGO | CA | 92108 | 439-520-19-10 | KIM,PAUL E |
| 404 | STORE/OFFICE COMBO | 3549 CAMINO DEL RIO S C | SAN DIEGO | CA | 92108 | 439-520-19-11 | ALDO MARTORELLA |
| 405 | STORE/OFFICE COMBO | 3549 CAMINO DEL RIO S D | SAN DIEGO | CA | 92108 | 439-520-19-12 | JONES,REBECCA P |
| 406 | VACANT COMMERCIAL | VACANT | SAN DIEGO | CA | 92108 | 439-520-20-00 | PWI CDRS LP |



Constructed Physical Barrier - Interstate 8

STONE AGE FARMACY / 3456 Camino Del Rio North
PROJECT NO. 510523



ATTACHMENT 8

ATTACHMENT 1

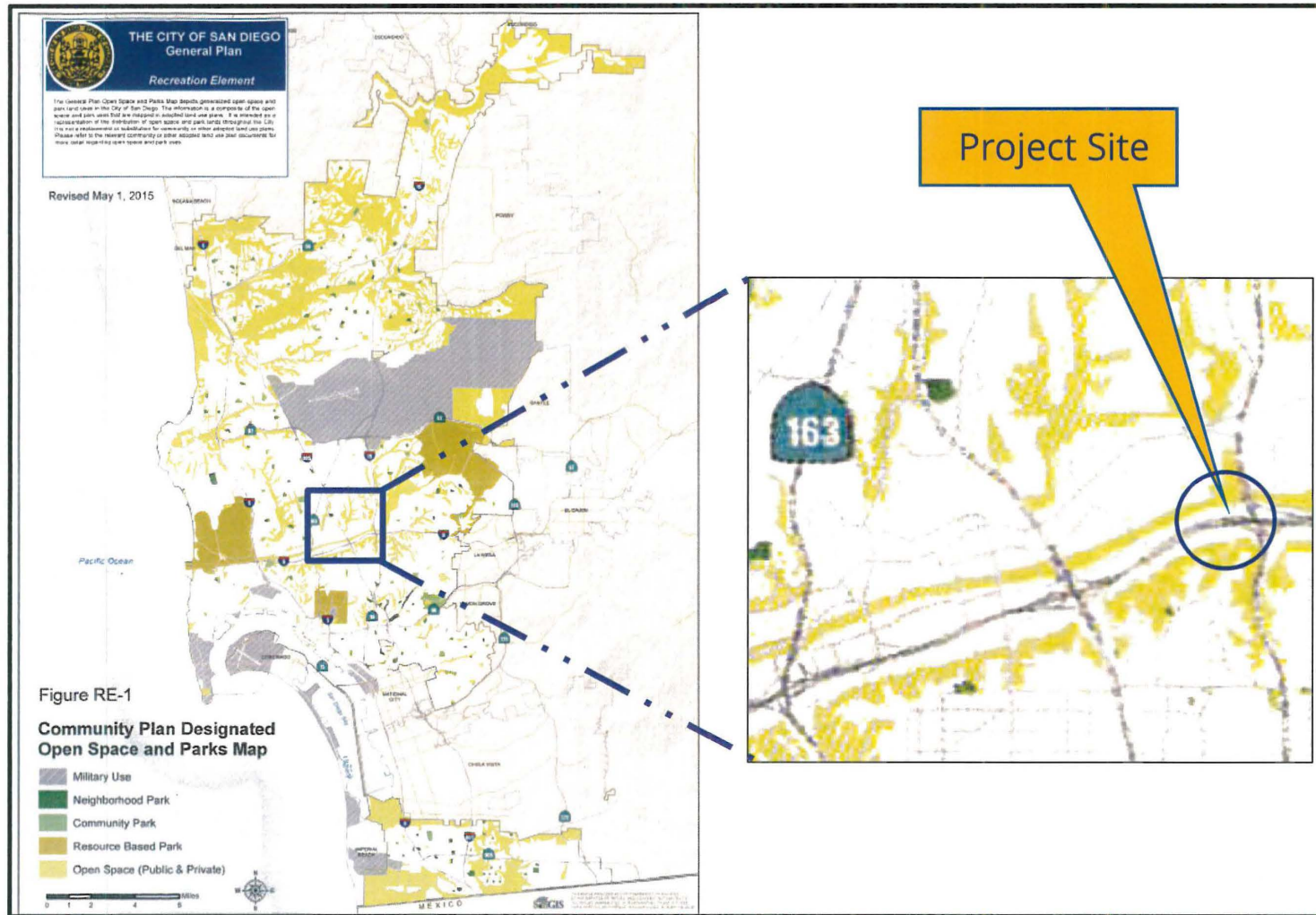
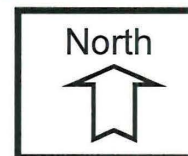


Figure RE-1 Designated Open Space and Parks

STONE AGE FARMACY / 3456 Camino Del Rio North
PROJECT NO. 510523



ATTACHMENT 9

ATTACHMENT 1

NOTICE OF EXEMPTION

ATTACHMENT 10

(Check one or both)

TO: ☒ RECORDER/COUNTY CLERK
 P.O. BOX 1750, MS A-33
 1600 PACIFIC HWY, ROOM 260
 SAN DIEGO, CA 92101-2422

FROM: CITY OF SAN DIEGO
 DEVELOPMENT SERVICES DEPARTMENT
 1222 FIRST AVENUE, MS 501
 SAN DIEGO, CA 92101

____ OFFICE OF PLANNING AND RESEARCH
 1400 TENTH STREET, ROOM 121
 SACRAMENTO, CA 95814

Project No.: 510523

Project Title: Stone Age Farmacy

PROJECT LOCATION-SPECIFIC: The project site is located at 3456 Camino Del Rio North, San Diego, CA 92108 within the Pacific Beach Community Plan

PROJECT LOCATION-CITY/COUNTY: San Diego/San Diego

Description of nature and Purpose of the Project: Conditional Use Permit (CUP) to operate a Medical Marijuana Consumer Cooperative (MMCC) on the first floor of an existing commercial building. The cooperative would be 1,899 square feet and is located within the 16, 536 square foot commercial building. The project site is located within the MV-CO Zone, which is a commercial zone within the Mission Valley Planned District with the purpose to provide for office, hotel and retail commercial uses as defined in the Mission Valley Community Plan. The project would also build a new driveway and an accessible path of travel ramp. The MMCC complies with all height and bulk regulations and is located on a site that is currently developed with public utilities in place to serve the facility.

NAME OF PUBLIC AGENCY APPROVING PROJECT: City of San Diego

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT: Mike Blazeovich, 621 West Rosecrans Suite 201, Los Angeles CA 90248. (310) 901-5347

EXEMPT STATUS: (CHECK ONE)

- ☐ MINISTERIAL (SEC. 21080(b)(1); 15268);
- ☐ DECLARED EMERGENCY (SEC. 21080(b)(3); 15269(a));
- ☐ EMERGENCY PROJECT (SEC. 21080(b)(4); 15269 (b)(c)..
- ☒ CATEGORICAL EXEMPTION: 15303 (New construction or conversion of small structures)
- ☐ STATUTORY EXEMPTION:

REASONS WHY PROJECT IS EXEMPT: The City of San Diego conducted an environmental review that determined that the project would not have the potential to cause a significant effect on the environment. Since the project would operate within an existing commercial space and would only make minor modifications to the space the project meets the criteria set forth in CEQA Section 15303. The section allows for the conversion of existing small structures from one use to another where only minor modifications are made and the exceptions listed in CEQA Section 15300.2 would not apply.


LEAD AGENCY CONTACT PERSON: JEFFREY SZYMANSKI

TELEPHONE: 619 446-5224 ATTACHMENT 10

IF FILED BY APPLICANT:

1. ATTACH CERTIFIED DOCUMENT OF EXEMPTION FINDING.
2. HAS A NOTICE OF EXEMPTION BEEN FILED BY THE PUBLIC AGENCY APPROVING THE PROJECT?
() YES () NO

IT IS HEREBY CERTIFIED THAT THE CITY OF SAN DIEGO HAS DETERMINED THE ABOVE ACTIVITY TO BE EXEMPT FROM CEQA


SIGNATURE/TITLE

5/10/2017
DATE

CHECK ONE:

(X) SIGNED BY LEAD AGENCY

DATE RECEIVED FOR FILING WITH COUNTY CLERK OR OPR:

**MINUTES OF THE REGULAR MEETING OF THE
MISSION VALLEY PLANNING GROUP**

February 1, 2017

MEMBERS PRESENT

Deborah Bossmeyer
Paul Brown
Bob Cummings
Randall Dolph
Alan Grant
Matthew Guillory
Rob Hutsel
John La Raia
Elizabeth Leventhal
Kathy McSherry
Jim Penner
Keith Pittsford
Marco Sessa
Larry Wenell
Robert Doherty

MEMBERS ABSENT

Steve Abbo
Derek Hulse
Andrew Michajlenko
Dottie Surdi
Rick Tarbell
Josh Weiselberg

CITY STAFF

Nancy Graham
Liz Saidkhanian

A. CALL TO ORDER:

Verify Quorum: 15 of 21 members were present, constituting a quorum. Vice Chairman Marco Sessa called the regular meeting of the Mission Valley Planning Group (MVPG) to order at 12:00 p.m. at the Mission Valley Library Community Room located at 2123 Fenton Parkway, San Diego, CA.

B. PLEDGE OF ALLEGIANCE – led by Elizabeth Leventhal

C. INTRODUCTIONS / OPENING REMARKS:

Marco Sessa welcomed everyone to the meeting and reminded those present to sign the sign in sheets. Guests introduced themselves.

D. APPROVAL OF MINUTES:

Marco Sessa asked for a motion to approve the December 7, 2016 minutes.

A motion was made by Matthew Guillory to approve the minutes. Alan Grant seconded the motion. The motion was approved.

12 Ayes: Paul Brown, Randall Dolph, Alan Grant, Matthew Guillory, Rob Hutsel, John La Raia, Elizabeth Leventhal, Kathy McSherry, Keith Pittsford, Marco Sessa, Larry Wenell, Robert Doherty

0 Against:

3 Abstaining: Bob Cummings, Deborah Bossmeyer and Jim Penner

E. PUBLIC INPUT – NON-AGENDA ITEMS BUT WITHIN THE SCOPE OF AUTHORITY OF THE PLANNING GROUP.

"The Mission Valley Planning Group has been formed and recognized by the City Council to make recommendations to the City Council, Planning Commission, City staff, and other governmental agencies on land use matters, specifically concerning the preparation of, adoption of, implementation of, or amendment to, the General Plan or a land use plan when a plan relates to the Mission Valley community

ATTACHMENT 11

→ 2. Stone Age Farmacy – Gina M. Austin Presenting - Action Item (15 min)

Project #510523 - The project consists of a CUP/SDP for a MMCC within 1,889 square foot suite located at 3456 Camino Del Rio North. The applicant is seeking a recommendation of approval from the planning group.

- Applicant provided photographs of the subject property, and aerial photographs of the surrounding area. Applicant also provided a proposed space plan. The business owner stated that they own several similar MMCC Clinic's in Los Angeles and run them professionally, with proper security measures. The owner relayed his brief personal story of opening an MMCC due to illness of friends and family and the benefits they received as a result.

Questions:

- The property is within 1,000 feet of a school district owned property with a Charter School currently going through the City DSD planning approval process. Answer: The proposed charter school is currently not approved and therefore if the applicants project is approved first the charter school could continue to pursue their project but with the applicant's project already in place. (the board discussed and questioned the fact that the building was owned by the school district, and whether it was a process 1, 2, or 3 for the charter school to be approved. No answer was readily available)
- Is the San Diego river area behind the subject property a park. Answer: No, there is no park designation in this area.
- Several business owners in the subject building stated concerns about traffic, and also that they signed leases in a commercial office building not a retail center. There were also concerns about security, and potential loss of business from their customers. Answer: Applicant stated that they run several professional clinics in the Los Angeles area with security and have never had an incident.

A motion was made by Elizabeth Leventhal to deny recommending the project based on concerns expressed. Randall Dolph seconded the motion.

14 Ayes: Deborah Bossmeyer, Paul Brown, Bob Cummings, Randall Dolph, Matthew Guillory, Rob Hutsel, John La Raia, Elizabeth Leventhal, Kathy McSherry, Jim Penner, Keith Pittsford, Marco Sessa, Larry Wenell, Robert Doherty.

1 Against: Alan Grant

0 Abstaining:

3. Valley Greens Corp – Blake Marchand Presenting – Action Item (15 min)

Project #515221 - The project consists of processing a Conditional Use Permit to operate a 2,183 square foot Medical Marijuana Consumer Cooperative (MMCC) at 2835 Camino Del Rio South, San Diego, CA 92108, within an existing 17,767 square foot building.

- Owner of Valley Greens Corp also owns a Remax Realty, and Remax Pacific business in Mission Valley. Valley Green's is in escrow to purchase the subject building. Owner described the benefits of cannabis and his personal story of friends and family who have gone through illnesses and the benefits they received. Applicant provided photographs of the subject property, and aerial photographs of the surrounding area. Applicant also provided a proposed space plan.

ATTACHMENT 12



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, Stone Age Farmacy

Project Address:

3456 North Camino Del Rio, Suite 101, 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):

☐ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature :

Date:

08/18/2016

Name of Individual (type or print):

☐ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature :

Date:

Name of Individual (type or print):

☐ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature :

Date:

Name of Individual (type or print):

☐ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature :

Date:

| | |
|----------------|---------------------------------|
| Project Title: | Project No. (For City Use Only) |
|----------------|---------------------------------|

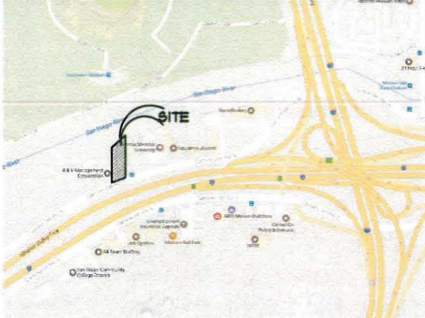
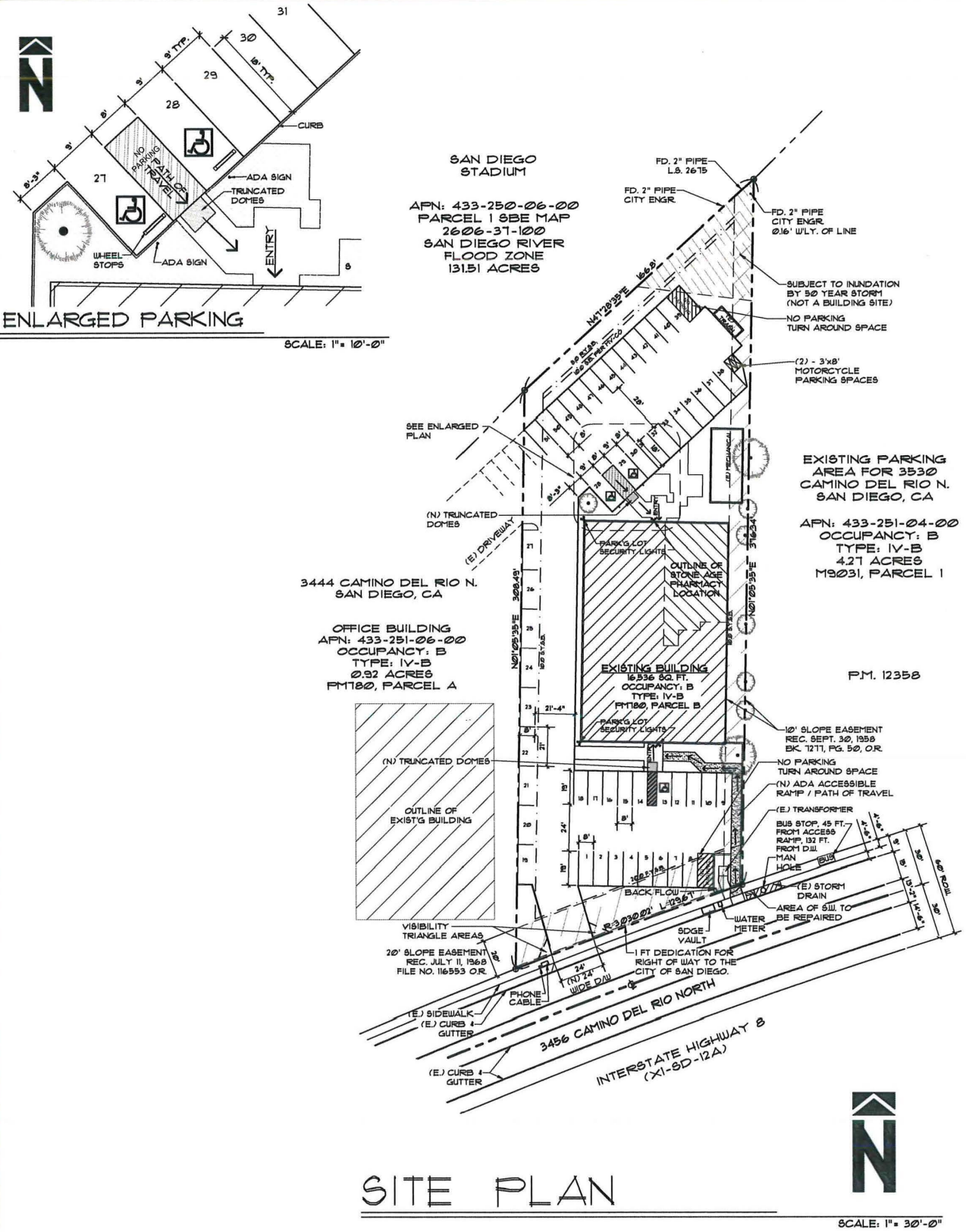
Part II - To be completed when property is held by a corporation or partnership

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): KBC Capital LLC <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee Street Address: 8889 Rio San Diego #201 City/State/Zip: San Diego / CA / 92108 Phone No: _____ Fax No: _____ Name of Corporate Officer/Partner (type or print): William L. Gaskins Title (type or print): Managing Member Signature : _____ Date: 10-18-16 | Corporate/Partnership Name (type or print): Stone Age Pharmacy <input type="checkbox"/> Owner <input checked="" type="checkbox"/> Tenant/Lessee Street Address: 621 W. Rosecrans Ave Suite #201 City/State/Zip: Los Angeles Phone No: (310) 901-5347 Fax No: _____ Name of Corporate Officer/Partner (type or print): Michael Blazevich Title (type or print): Principal Signature : _____ Date: 10/13/16 |
| Corporate/Partnership Name (type or print): <input type="checkbox"/> Owner <input type="checkbox"/> 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): <input type="checkbox"/> Owner <input type="checkbox"/> 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): <input type="checkbox"/> Owner <input type="checkbox"/> 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): <input type="checkbox"/> Owner <input type="checkbox"/> 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: |



VICINITY MAP: NO SCALE

SITE PLAN NOTES:

- A. TRANSIT STOPS: EXISTING BUS STOP IS 45 FT AWAY
- B. VISIBILITY TRIANGLE: NO CONSTRUCTION INCLUDING LANDSCAPING OR SOLID WALLS IN THE VISIBILITY AREA SHALL EXCEED 3'-0" FEET IN HEIGHT.
- C. DRIVEWAY: A NEW 24 FT. WIDE DRIVEWAY TO BE CONSTRUCTED. DRIVEWAY SHALL BE RECONSTRUCTED TO CURRENT CITY STANDARDS WITH 80G-55, CONCRETE DRIVEWAY.
- D. ACCESSIBILITY ACCESS: A NEW ADA RAMP w/ TRUNCATED DORIES WILL BE BUILT.
- E. IN ACCORDANCE WITH SDMC 1914.0406, SIGNED PLANS SHALL BE A REQUIRED ELEMENT OF MISSION VALLEY DEVELOPMENT PERMIT APPLICATION SUBMITTALS AND SIGNAGE SHALL BE IN CONFORMANCE WITH LAND DEVELOPMENT CODE CHAPTER 12, ARTICLE 9 DIVISION 5 (SIGN PERMIT PROCEDURES) AND CHAPTER 14, ARTICLE 2 DIVISION 12 (SIGN REGULATIONS).
- F. THIS PROJECT PROPOSES NO DEVELOPMENT IMPROVEMENTS OUTSIDE THE EXISTING BUILDING FOOTPRINT FOR THIS DISCRETIONARY REVIEW AND THEREFORE DOES NOT REQUIRE ANY PERMANENT STORM WATER BEST MANAGEMENT PRACTICES, (BMPs).
- G. ALL USES OF THIS PROPERTY MAY BE ANY USE PERMITTED IN THE MYPD-MY-CO ZONE.

SCOPE OF WORK:

- A. APPLICATION FOR CONDITIONAL USE PERMIT TO OPERATE A MEDICAL MARIJUANA COOPERATIVE ON THE FIRST FLOOR OF AN EXISTING COMMERCIAL BUILDING, AREA: 1899 SQ. FT.
- B. BUILD A NEW DRIVEWAY.
- C. BUILD A NEW ACCESSIBLE PATH OF TRAVEL RAMP.

SITE DATA:

| | |
|-----------------------|--|
| MAP: | 180, PARCEL B |
| ZONE: | MYPD-MY-CO |
| EXISTING OCCUPANCY: | GROUP B |
| PROPOSED OCCUPANCY: | GROUP B (NO CHANGE) |
| PROPOSED USE: | MEDICAL MARIJUANA CONSUMER COOPERATIVE |
| SITE: | 3456 CAMINO DEL RIO NORTH |
| LOT SIZE: | 412,948 SQ. FT. (0.95 ACRES) |
| LANDSCAPE AREA: | 19,391 SQ. FT. |
| EXISTING FLOOR: | 0.40 |
| LOT COVERAGE: | 21% |
| YEAR BUILT: | 1975 |
| TYPE OF CONSTRUCTION: | IV-B |
| NUMBER OF STORIES: | 2 |
| TRANSIT OVERLAY AREA | |

PARKING:

PROPOSED:
MYCO:
1899 SF x 43 SPACES/1000 SF = 0 AUTOMOBILE PARKING SPACES

EXISTING:
OFFICE USE (TO REMAIN)
14,641 SF x 2.3 SPACES/1000 SF = 43 AUTOMOBILE PARKING SPACES

OVERALL MINIMUM PARKING REQUIREMENT IS:
91 AUTOMOBILE PARKING SPACES
MOTORCYCLE PARKING: 3

EXISTING:
FIRST FLOOR AREA: 1,919 SQ. FT.
SECOND FLOOR AREA: 8,618 SQ. FT.
TOTAL AREA: 10,537 SQ. FT.

PROPOSED:
AREA OF MEDICAL: 1899 SQ. FT.
MARIJUANA COOPERATIVE
(TENANT IMPROVEMENT UNDER SEPARATE PERMIT)

ZONING:

ZONE: MYPD-MY-CO
MISSION VALLEY PLANNED DISTRICT
MISSION VALLEY COMMUNITY PLAN

OVERLAY ZONES:
• RESIDENTIAL TRANSITION PARKING
• FAA PART 11 NOTIFICATION AREA
• AIRPORT INFLUENCE AREA (REVIEW AREA 2)
• AIRPORT LAND USE COMPATIBILITY AREA

SETBACKS:
FRONT: 20' FROM E
SIDE: 10' FROM E
REAR: 5' FROM E
MY-CO: 10' FROM E

LEGAL:

AFN: 433-251-05-00
MAP NO. 180, PARCEL B
3456 CAMINO DEL RIO NORTH, SAN DIEGO, CA

DESCRIPTION:
PARCEL B OF PARCEL MAP NO. 180, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO, APRIL 11, 1972.

OWNER:

KBC CAPITAL LLC
8889 RIO SAN DIEGO DR # 201
SAN DIEGO, CA 92108

TENANT:

STONE AGE FARMACY
MICHAEL BLAZEYCH
621 W. ROSECRANS AVE. SUITE # 201
LOS ANGELES, CA 92048
E: INFO@STONEAGECONSULTANTS.COM
P: (310) 634-2542

CONSULTANT:

BUILDING DESIGNER:
AUSTIN & ASSOCIATES
ALAN LLOYD AUSTIN
1622 PIONEER WAY
EL CAJON, CA 92020
619-440-3624

SHEET INDEX:

- P - PLOT PLAN
- A-1 - FLOOR PLAN
- A-2 - SITE PHOTO SURVEY

LEGEND:

- DENOTES (E.) LANDSCAPING
- DENOTES (E.) ASPHALT SURFACE
- DENOTES (E.) TREE

| REVISIONS | BY |
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| 1-17-17 | B |
| 1-30-17 | B |
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STONE AGE FARMACY
MEDICAL MARIJUANA CONSUMER COOPERATIVE
3456 CAMINO DEL RIO N., SAN DIEGO, CA 92108

AUSTIN & ASSOCIATES
ALAN LLOYD AUSTIN
1622 PIONEER WAY EL CAJON CA 92020
RESIDENTIAL & COMMERCIAL PLANNING AND DESIGN
MEMBER- AMERICAN INSTITUTE OF BUILDING DESIGN

A B D
Ph (619) 440-3624

DRAWN BY:
B

CHECKED BY:
ALA

DATE:
1-16-17

SCALE:
AS NOTED

JOB NO.

P

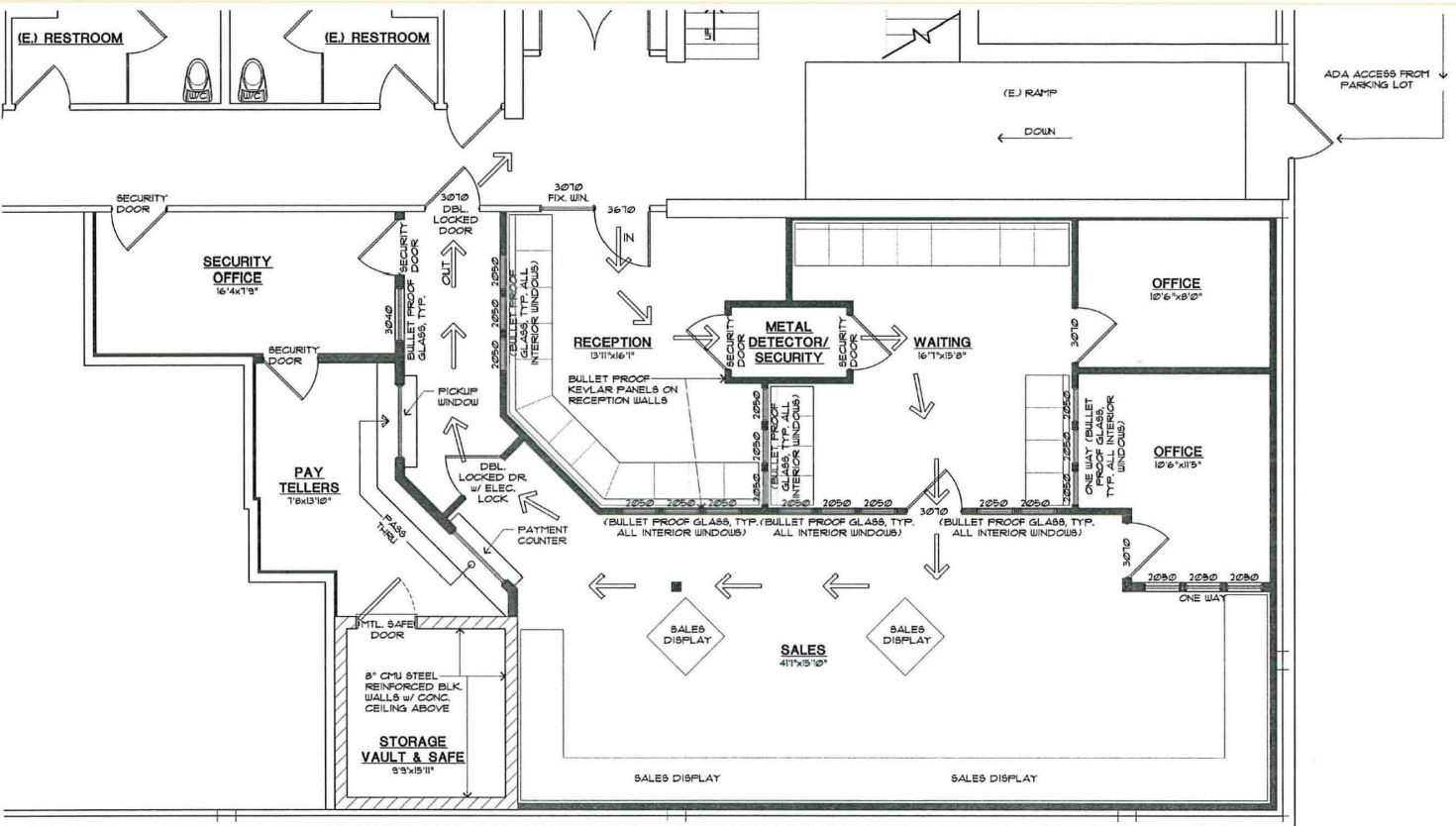
STONE AGE

FAA SELF-CERTIFICATION STATEMENT

I, Nabil Kachi, California Licensed Engineer, C-037662, do hereby certify that the structure(s) shown on these plans do not require Federal Aviation Administration notification because per Section 77.15 (a) of Title 14 of the Code of Federal Regulations CFR part 77, notification is not required.



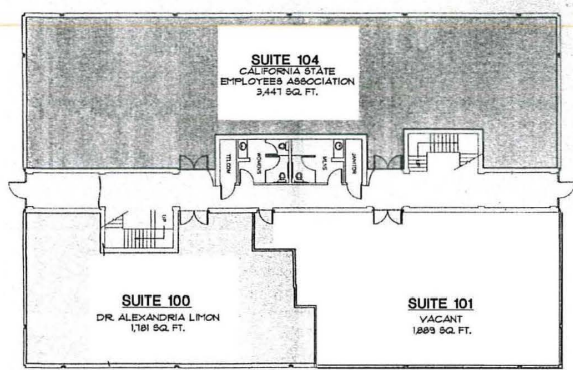
ATTACHMENT 13



PROPOSED FLOOR PLAN, SUITE 101

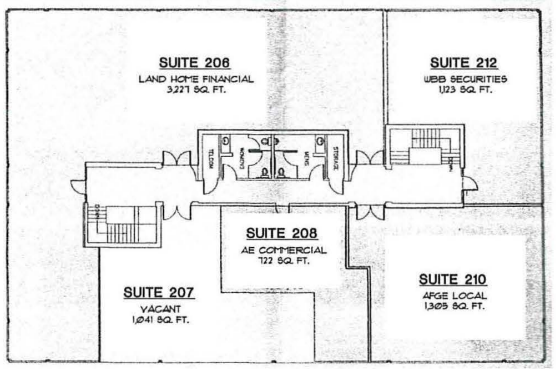
SCALE: 1/4" = 1'-0"

| Suite | Sq. Ft. | Percentage of Total Building | Use |
|----------------------|---------|------------------------------|--|
| T101 | 1,889 | 11.4% | Proposed MMCC/commercial services |
| 100 | 1,781 | 10.8% | Dr. Limon/medical office |
| 104 | 3,447 | 21% | Vacant/prior commercial office |
| 205 | 3,327 | 20% | Land Home/commercial office |
| 212 | 1,123 | 6.8% | WBB/commercial office |
| 207 | 1,041 | 6.3% | Vacant/prior commercial office |
| 208 | 722 | 4.4% | AE Commercial/commercial office |
| 210 | 1,305 | 7.9% | Service Employees Union/ commercial office |
| Hallways & Restrooms | 1,885 | 11.4% | n/a |
| TOTALS | | | |
| Commercial Services | | 1,899 sf. | 11.4% of building |
| Medical | | 3,447 sf. | 10.8% of building |
| Commercial Office | | 10,865 sf. | 77.8% of building |



EXISTING FIRST FLOOR PLAN

SCALE: 1/16" = 1'-0"



EXISTING SECOND FLOOR PLAN

SCALE: 1/16" = 1'-0"

| REVISIONS | BY |
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STONE AGE FARMACY
MEDICAL MARIJUANA CONSUMER COOPERATIVE
3456 CAMINO DEL RIO N., SAN DIEGO, CA 92108

AUSTIN & ASSOCIATES
ALAN LLOYD AUSTIN
1622 PIONEER WAY EL CAJON CA. 92020 Ph. (619)440-3624
RESIDENTIAL & COMMERCIAL PLANNING AND DESIGN
MEMBER: AMERICAN INSTITUTE OF BUILDING DESIGN

DRAWN BY: LC
CHECKED BY: ALA
DATE: 08/31/16
SCALE: AS NOTED
JOB NO.
A-1
SHEET 2 OF 3
STONE AGE

ATTACHMENT 13



② NORTH FACING



① NORTHEAST FACING



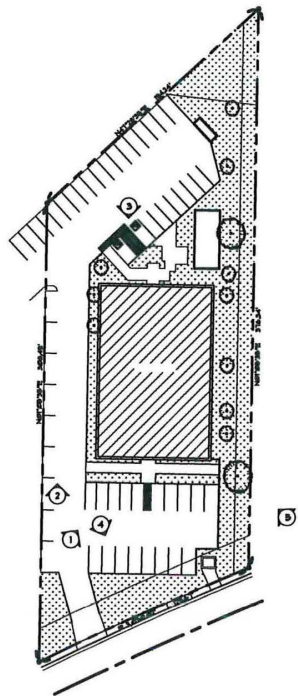
④ SOUTHEAST FACING



③ SOUTH FACING



⑤ NORTHWEST FACING



VICINITY MAP
NO SCALE

| REVISIONS | BY |
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STONE AGE FARMACY
MEDICAL MARIJUANA CONSUMER COOPERATIVE
3456 CAMINO DEL RIO N., SAN DIEGO, CA 92108

AUSTIN & ASSOCIATES
ALAN LLOYD AUSTIN
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RESIDENTIAL & COMMERCIAL PLANNING AND DESIGN
MEMBER: AMERICAN INSTITUTE OF BUILDING DESIGN
A B D
Ph: (618)440-3824

DRAWN BY:
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CHECKED BY:
ALA
DATE:
08/31/16
SCALE:
AS NOTED
JOB NO.

A-2

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|  <p>City of San Diego Development Services 1222 First Ave. 3rd Floor San Diego, CA 92101</p> <p>THE CITY OF SAN DIEGO</p> | <h2 style="text-align: center;">Development Permit/ Environmental Determination Appeal Application</h2> | <p>FORM</p> |
| | | <p>DS-3031</p> <p>AUGUST 2015</p> |

In order to assure your appeal application is successfully accepted and processed, you must read and understand Information Bulletin 505, "Development Permits/Environmental Determination Appeal Procedure".

1. Type of Appeal:

- ☒ Appeal of the Project
☐ Appeal of the Environmental Determination

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

| | |
|---|---|
| Name: San Diego Unified School District - Lee Dulgeroff, Chief FPC | E-mail Address: ldulgeroff@sandi.net |
| Address: 4860 Ruffner Street | City: San Diego State: CA Zip Code: 92111 Telephone: (858) 637-3507 |

3. Project Name:

Stone Age Farmacy

4. Project Information

| | | |
|---|---|---|
| Permit/Environmental Determination & Permit/Document No.: Conditional Use Permit; Project # 510523 | Date of Decision/Determination: 05/24/17 | City Project Manager: Firouzeh Tirandazi |
|---|---|---|

Decision: (Describe the permit/approval decision)

Condition Use Permit to operate a Medical Marijuana Outlet (Stone Age Farmacy) located at 3456 Camino Del Rio North was approved at the Public Hearing on May 24, 2017.

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

- | | |
|---|---|
| <input type="checkbox"/> Factual Error | <input type="checkbox"/> New Information |
| <input checked="" type="checkbox"/> Conflict with other matters | <input type="checkbox"/> City-wide Significance (Process Four decisions only) |
| <input type="checkbox"/> Findings Not Supported | |

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.)

The SDUSD acquired the building at 3430 Camino Del Rio North in 2014 to provide educational facilities for the Audeo Charter School. District staff and AE consultants met with City staff in June 2015 to conduct a preliminary review of the project. We submitted applications for tenant improvements on October 2016 and have been moving forward with staff at DSD to resolve all issues related to the build-out. Our application for tenant improvement permits pre-date the application of the MMO. SDUSD has anticipated a school at this location for several years and we are unclear as to why staff believes that the 1,000 foot separation between schools and MMCCs should not apply at this location (Information Bulletin 170 - MMCC). SDUSD has diligently pursued permits from the City and we anticipate the issuance of those permits shortly followed by the commencement of construction. The Audeo Charter School will be located at this site.

We respectfully request the City of San Diego uphold the 1,000 foot separation between schools and MMCCs in the municipal code and deny the Conditional Use Permit application for Stone Age Farmacy at this location.

RECEIVED

JUN 06 2017

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: _____

Date: _____

5-30-17

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

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Upon request, this information is available in alternative formats for persons with disabilities.

DS-3031 (08-15)

| | | | |
|--|--|---|---|
|  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 AUGUST 2015 |
|--|--|---|---|

In order to assure your appeal application is successfully accepted and processed, you must read and understand [Information Bulletin 505](#), "Development Permits/Environmental Determination Appeal Procedure".

1. Type of Appeal:

- ☒ Appeal of the Project
☒ Appeal of the Environmental Determination

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

| | | | |
|---|-----------------|--|---|
| Name: Christopher Garrett on behalf of Audeo Charter School | | E-mail Address: Christopher.Garrett@LW.com | |
| Address: 12670 High Bluff Drive | City: San Diego | State: CA | Zip Code: 92130 Telephone: (858) 523-5458 |

3. Project Name:

1. Stone Age Medical Pharmacy Conditional Use Permit Application / 2. Stone Age Medical Pharmacy Environmental Determination

4. Project Information

| | | |
|---|--|---|
| Permit/Environmental Determination & Permit/Document No.: 1. Conditional Use Permit # 1797393 / 2. Notice of Exemption | Date of Decision/Determination: 1. 5-24-17 / 2. 5-24-17 | City Project Manager: Firouzeh Tirandazi |
|---|--|---|

Decision: (Describe the permit/approval decision)

1. The decision at issue concerns a Conditional Use Permit to allow a marijuana outlet to operate in an existing commercial building at 3456 Camino Del Rio North. The marijuana outlet will be located less than 1,000 feet from a school and Resource Park.
2. The decision concerns an environmental determination of Exemption from CEQA for the same marijuana outlet.

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

- | | |
|---|---|
| <input checked="" type="checkbox"/> Factual Error | <input type="checkbox"/> New Information |
| <input checked="" type="checkbox"/> Conflict with other matters | <input type="checkbox"/> City-wide Significance (Process Four decisions only) |
| <input checked="" type="checkbox"/> Findings Not Supported | |

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.)


Please see attached Letter of Appeal.

RECEIVED

JUN 07 2017

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: 
 Christopher W. Garrett for appellant

Date: 6/7/2017

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

12670 High Bluff Drive
 San Diego, California 92130
 Tel: +1.858.523.5400 Fax: +1.858.523.5450
 www.lw.com

LATHAM & WATKINS LLP

June 7, 2017

VIA HAND DELIVERY

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

FIRM / AFFILIATE OFFICES

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| Milan | |

Re: Appeal of (1) Conditional Use Permit 1797393 for Stone Age Medical Farmacy at 3456 Camino Del Rio North, San Diego, CA; and (2) Environmental Determination of Exemption from CEQA for Stone Age Medical Farmacy

Dear Development Services Department:

On behalf of our client, the Audeo Charter School ("Audeo"), we appeal the grant of Conditional Use Permit 1797393 ("CUP") for the marijuana outlet, Stone Age Medical Farmacy ("Marijuana Outlet"), to be located at 3456 Camino Del Rio North. The Marijuana Outlet will be located within 150 feet of Audeo's planned resource center at 3430 Camino Del Rio North (the "School"), in violation of San Diego Municipal Code ("SDMC") section 141.0504. As discussed in more detail below, Audeo submits this appeal under SDMC section 112.0506 on the basis of: (1) factual error; (2) conflict with other matters; and (3) findings not supported.

Additionally, Audeo is appealing the environmental determination made by the Hearing Officer. Audeo seeks to establish that the period to appeal the California Environmental Quality Act ("CEQA") determination that the project is exempt has not passed. The Notice of Exemption should not have been filed and the time to challenge this determination should not begin, because there has been no final approval pursuant to California Code of Regulations section 15061(d).

I. BACKGROUND

SDMC section 141.0504(a)(1) requires a 1,000-foot separation between marijuana outlets and schools, Resource Parks, other marijuana outlets, churches, and certain other facilities. For purposes of section 141.0504(a)(1), a school is defined as "any public or private institution of learning providing instruction in kindergarten or grades 1 to 12, inclusive, but does not include any private school in which education is primarily conducted in private homes." There are no exceptions to this minimum separation requirement.

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Audeo is an independent study, academic intervention program serving junior through high school students. Audeo provides critical educational and support services for students who are at high risk of either dropping out, or failing out, of traditional public schools. Like all California public schools, Audeo is tuition free and open to all students. Unlike most public schools, Audeo provides personalized educational plans with one-on-one attention from teachers.

Audeo is unique in that its services are provided through a number of resource centers in and around San Diego, near where its student population is located. In order to reach additional students, Audeo has been working closely with the San Diego Unified School District (“SDUSD”) to locate a new resource center in Mission Valley. In 2014, SDUSD acquired a building located at 3430 Camino Del Rio North (“School Site”). The minutes from the February 4, 2014, SDUSD Board meeting show that the School Site was purchased with school bond funds to provide instructional space for Audeo. (See Exhibit 1 (Meeting Minutes).) That same year, Audeo began the Conceptual Design and Schematic Design processes for tenant improvements to the building to accommodate the School. (See Exhibit 2 (Architect’s Timeline).)

In June of 2015, the City of San Diego (“City”) began preliminary review of the School. After a resubmittal in August of 2015, the City determined that the change of use for the building would require Seismic Upgrades and Geotechnical/Soils Stabilization. (See Exhibit 3 (PTS).) The City determined that the only permits required for the School to operate were Tenant Improvement (“TI”) Permits. The School and SDUSD spent the next year re-designing the project to provide the necessary improvements and seismic upgrade.

On October 10, 2016, the School submitted its TI Permit applications. On October 21, 2016, the TI Permit applications were deemed complete. The School received final sign-off on its proposed plans from the City on Landscape and Geotechnical on April 4 and 13, 2017 respectively. (See Exhibit 2 at 2.) Additionally, the School received comments from the City on its third round of proposed plans from: (1) Structural on April 6, 2017; (2) Civil on April 13, 2017; (3) Electrical on April 17, 2017; (4) Mechanical on April 19, 2017; and (5) Planning on April 20, 2017. (*Id.*) The School resubmitted its plans pursuant to these comments, and is waiting for final sign-off. (*Id.*) Plan revisions are now complete for Civil, Structural, and Planning; and the School is waiting to make the final sign-off appointment with the remaining five disciplines for when the two pending disciplines (Electrical and Mechanical) are ready. (*Id.*).

TI permits are ministerial, and therefore, once such permits are applied for, it must be assumed that the proposed use will occur in the proposed location unless the permit application is withdrawn. Here, the School’s ministerial TI permit applications will not be withdrawn, and so the City must assume that the School will operate on the Property.

The School facility building is zoned Mission Valley Planned District – Commercial Office (“MVPD-CO”). Permitted uses in the MVPD-CO zone are found at SDMC Table 1514-03J. According to Table 1514-03J, schools in accordance with Section 141.0407 are permitted as an “L” – Limited Use in the MVPD-CO zone.

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In turn, SDMC section 141.0407(b)(4) provides use regulations for Educational Facilities. SDMC section 141.0407(b)(4) states:

One-on-one teaching facilities with a maximum capacity of 50 students that provide education for children enrolled in grades 6 through 12 in a traditional office building are permitted by right in locations where business and professional offices are a permitted use in zones indicated with a “P”, except that such facilities are not permitted where in conflict with Section 141.0407(e)(1).

Professional offices are a permitted use in the MVPD-CO zone and are designated by a “P” in Table 1514-03J. Since the School is an independent study charter school that will provide one-on-one instruction for limited groups of students, it meets the criteria in SDMC section 141.0407(b)(4) and is permitted by-right in the MVPD-CO zone.

Several years after Audeo and SDUSD began the City approval process to commence School operations per the Preliminary Review at PTS# 428799, the Marijuana Outlet began plans to operate a marijuana dispensary at 3456 Camino Del Rio North, less than 150 feet from the School Site. On October 24, 2016—three days after the School’s TI Permit applications were deemed complete—the Marijuana Outlet’s CUP permit application was deemed complete. In other words, the City was on notice that the School would be located within 150 feet of the proposed Marijuana Outlet before the Marijuana Outlet even completed its permit application.

On February 1, 2017, the Mission Valley Planning Group voted 14-1-0 to recommend denial of the Marijuana Outlet based on concerns that: (1) the Marijuana Outlet is within 1,000 feet of a school district-owned property; (2) the San Diego River area is directly behind the proposed Marijuana Outlet; and (3) the Marijuana Outlet would create traffic issues for the signed leases in a commercial office building that is not currently a retail center. (*See Exhibit 4* (Mission Valley Planning Group Meeting Minutes).)

On May 17, 2017, despite the Planning Group’s clear opposition to the Marijuana Outlet, the City issued a Report to the Hearing Officer (“Staff Report”) recommending that the Hearing Officer approve the CUP. (*See Exhibit 5* (Staff Report).) The Staff Report acknowledged that there is a proposed educational facility located less than 150 feet from the proposed Marijuana Outlet. However, the Staff Report erroneously concludes that “no school has been permitted or exists within 1,000 feet of the proposed Outlet at this time” and the proposed Marijuana Outlet would be in compliance with the separation requirements in the Ordinance. (*Id.* at 4.)

On May 23, 2017, Audeo submitted a letter to the Hearing Officer requesting that the Hearing Officer deny the Marijuana Outlet’s CUP due to its location adjacent to the School and the San Diego River Park and the unreasonable concentration of marijuana dispensaries in Mission Valley. (*See Exhibit 6* [Letter to Hearing Officer].) On May 24, 2017, the Hearing Officer approved the CUP for the Marijuana Outlet.

II. FACTUAL ERROR AND CONFLICTS WITH THE MUNICIPAL CODE

The School is challenging the grant of the CUP on the basis of factual error, under SDMC section 112.0506(c)(1), and conflicts with the Municipal Code under SDMC section 112.0506(c)(4). Specifically, despite the Hearing Officer's erroneous determination to the contrary, the Marijuana Outlet *will* be within 1,000 feet of both a school and a Resource Park in violation of SDMC section 141.0504.

A. The Marijuana Outlet Will Be Located Within 1,000 Feet of the School

The Hearing Officer mistakenly concluded that there is no school within 1,000 feet under the provisions of SDMC section 141.0504. This is an unquestionable error, since the School, which has a deemed-complete application, will be located within 150 feet of the Marijuana Outlet.

Both the Staff Report and the Hearing Officer incorrectly determined that the Marijuana Outlet meets the siting criteria because "it is not located within 1,000 feet of a school." (*Id.*) This seems to be based on the determination that because a school is not *currently* operating within 1,000 feet, there is no school under the separation requirements in the Ordinance. However, this determination represents a flagrant misunderstanding of the facts, as well as a misinterpretation of the plain language and spirit of the Ordinance. As noted above, the School has been in the permitting process at the adjacent School Site for three years and will begin operations as soon as the TI Permits are issued and construction is completed. Since TI permits are ministerial and the School's applications for the permits have been deemed complete, there is no question that the School will be operating within 1,000 feet of the Marijuana Outlet in the near future. In fact, the School will almost certainly be operational before the proposed Marijuana Outlet would be able to open for business.

In assessing whether to approve the CUP for the Marijuana Outlet, the Hearing Officer was required to consider whether the marijuana outlet "shall maintain the following minimum separation between uses" including a minimum of 1,000 feet from a school. (Ordinance at § 141.0504(a).) As the Staff Report acknowledges, there will be a school within 150 feet of the Marijuana Outlet. The Staff Report describes the School as a "proposed" educational facility, in an attempt to distinguish it from an operational school. However, there is no such distinction under the Ordinance. Moreover, the School is permitted by right to operate at the Property, and the City was on notice months before the Marijuana Outlet's CUP approval that the School had submitted a complete application for a purely ministerial permit. Therefore, the School is effectively an already-approved educational institution, and it is only a matter of *when* not *if* the school will be operational.

Since the City has no discretion to deny the School's TI permits, the School must be a presumed use on the School Site that preceded the Marijuana Outlet's CUP application. Therefore, the Marijuana Outlet does not meet the 1,000-foot separation requirement. As such, the Marijuana Outlet's CUP approval was based on factual error and conflicts with the Municipal Code, as there *is* a school within 1,000 feet of the Marijuana Outlet. Therefore, the Hearing Officer's decision should be reversed.

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We also note that the proposed Marijuana Outlet would be located within 200 feet of California Miramar University, which is located at 3550 Camino Del Rio North, Suite 208, and provides college degrees through a combination of on-line and in-classroom instruction. Although the Municipal Code defines a “school” as a K-12 institution, the purpose of the 1,000 foot separation requirement was to prudently separate young people in educational facilities from marijuana outlets. The location of California Miramar University in the same office complex as the proposed Marijuana Outlet is yet another reason that this site is inappropriate for the proposed use.

B. The Proposed Marijuana Outlet Will Be Within 1,000 Feet of a Resource Park

Both the Staff Report and the Hearing Officer mistakenly concluded that there is no Resource Park within 1,000 feet under the provisions of SDMC section 141.0504. This is a second unquestionable factual error, since the San Diego River Park will be located within 150 feet of the Marijuana Outlet.

The criteria for a Resource Park is shown in General Plan Table RE-2 – Park Guidelines. Table RE-2, provides the following guidelines for Resource Parks:

- *Serves regional resident and/or visitor population*
- *Developed amenities should not impair the distinctive features or resources*
- *Provides habitat and resource protection*
- *Development for recreation use is typically controlled by a master plan*

Table RE-2 also notes that the components of a Resource Park include that they are “located at the site of distinctive scenic, natural, historical or cultural features.”

The Staff Report indicates that the “San Diego River is not identified in the General Plan’s Recreation Element, Figure RE-1,” and therefore the separation criteria does not apply. (Exhibit 5 at 5.) However, the San Diego River has been placed into a State Conservancy (The San Diego River Park Conservancy) and is being developed through a master plan into a regional Resource Park, the San Diego River Park.

The San Diego River Park meets all of the criteria under General Plan Table RE-2 for a Resource Park. First, the River Park will serve resident or visitor populations. For example, the San Diego River Park Foundation, which is tasked by the with the stewardship of the river, had over 7,000 volunteers in 2016 and has over 10,000 subscribers to its monthly newsletter.¹

¹ San Diego River Park Foundation, 2016 Annual Report at 4 (2016), *available at* <http://www.sandiegoriver.org/docs/AnnualReport2017.pdf>.

June 7, 2017
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Second, the Park's developed amenities do not impair the distinctive features or resources. As noted on the internet site for the San Diego River Conservancy:

[W]ith over 8,000 years of human habitation, the San Diego River Area boasts no less than twenty-nine State Historic Landmarks, four National Historic Landmarks, three state parks, twenty local and municipal parks and public open spaces, as well as rich cultural resources. Today, the region is home to over one-half million people, including five Native American tribes, and at least twenty-five state and federally listed endangered and threatened plant and animal species.²

Third, the Park will provide habitat and resource protection. For example, the San Diego River Park Foundation states on its internet site that "in order to protect and enhance the San Diego River as a place for recreation, habitat, and nature discovery, we are dedicated to engaging people to be stewards of the River and working towards the vision of a 52 mile, river-long system of parks, open spaces, and community places."³

Fourth, development along the San Diego River for recreational use is controlled by a several long-term land use plans. Namely, the San Diego River is part of the San Diego Multiple Habitat Planning Area and is a major focus of resource protection in the City. In addition, the San Diego River Park is governed by a Master Plan whose components have been incorporated into the Mission Valley Planned District at SDMC section 1514.0302, Riverpark Subdistrict, which states: "[I]t is the purpose of the River Park Subdistrict regulations to ensure that development along the San Diego River implements the San Diego River Park Master Plan and the Mission Valley Community Plan." The Riverpark Subdistrict regulations include design requirements for a river pathway and recreational amenities along the River Corridor and River Influence areas which will eventually run the length of the San Diego River as it winds through Mission Valley.

The Staff Report should not have relied on General Plan Figure RE-1 as the singular source for determining whether San Diego River Park is a Resource Park because Figure RE-1 does not include all of the Resource Parks in the City. For example, Table RE-2 notes that the Sunset Cliffs Natural Park is a Resource Park but it is not shown as such on General Plan Figure RE-1. Figure RE-1 must be used in conjunction with the criteria in Table RE-2, which clearly categorizes the San Diego River Park as a Resource Park.

Since the San Diego River Park can be categorized as a Resource Park, the siting of the Marijuana Outlet within 1,000 feet of the River Park is not permitted. Therefore the CUP

² San Diego River Conservancy, CA.gov, <http://sdrc.ca.gov/> (last visited June 5, 2017).

³ Connect, Create, Conserve, San Diego River Park Foundation (2013), http://sandiegoriver.org/our_work.html.

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approval was based on factual error—as there *is* a Resource Park within 1,000 feet—and the Hearing Officer’s decision should be reversed.

III. THE HEARING OFFICER’S FINDINGS ARE NOT SUPPORTED BY THE RECORD

The School is also challenging the CUP on the basis that the Hearing Officer’s findings were not supported, under SDMC section 112.0506(c)(3). Specifically, the Hearing Officer found that “the proposed development will not be detrimental to the public health, safety, or welfare.” (Exhibit 5 at 12.) This finding ignores the School’s location adjacent to the Marijuana Outlet. The proposed Marijuana Outlet will be detrimental to the public health, safety, and welfare by siting a marijuana dispensary within 150 feet of a school for high-risk youth.

The Hearing Officer further found that the proposed Marijuana Outlet will not be detrimental to public health, safety, or welfare because the discretionary permit controlling the development and continued use of the site contains “specific regulatory conditions of approval to assure the project’s compliance with applicable local, regional, state, and federal codes and rules.” (Exhibit 5 at 12.) However, the CUP was granted in direct violation of the Municipal Code, which requires a minimum separation of 1,000 feet from schools and Resource Parks. Here, the proposed Marijuana Outlet is less than 150 feet from both a school and a Resource Park. Even if the Hearing Officer’s factual finding were correct, once the school is in operation the dispensary will immediately be in violation of the Municipal Code.

The fact that the City Council established a minimum separation requirement confirms that the City Council determined that keeping marijuana dispensaries away from educational facilities and parks is important to public health, safety, and welfare. Here, the reasons for mandating separation are even more consequential. The School is a charter institution that specifically services at-risk youth. Siting a marijuana dispensary next door to this School or any other school would be detrimental to the children’s health, safety, and welfare. Locating a marijuana outlet next to a school such that schoolchildren must walk past a drug dispensary in order to receive educational services directly conflicts with the spirit of the Municipal Code’s separation requirement.

If the proposed Marijuana Outlet is located next to the School, it may force parents of at-risk youth to forego sending their children to the School even if it is otherwise the best option. This effectively takes the choice away from parents as to the school their children may attend, which is also detrimental to public health, safety, and welfare.

Additionally, the proposed Marijuana Outlet could potentially be the fourth such facility located within a four-mile radius in Mission Valley. Under SDMC section 141.0504, only four marijuana outlets are permitted in each Council District. There are already three dispensaries in Mission Valley.⁴ The clear intent of this prohibition against more than four outlets in a single Council District was to prevent the saturation of such facilities and ensure a diversified

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geographic range so that these facilities could serve patients throughout the City. Although the other three dispensaries in Mission Valley are in Council District 3, the Marijuana Outlet is just across the Council District line and adjacent to the facilities in Council District 7. In fact, a recent search for medical marijuana collectives on the internet shows that there are at least three medical marijuana facilities in the Grantville community and three in the Serra Mesa Community.⁵ (See Exhibit 7 (Maps of Marijuana Outlet Locations in Vicinity).) These may or may not be permitted facilities; however, all of these facilities are located in Council District 7 and, therefore, the Ordinance's allowance for only four marijuana outlet facilities has already been exceeded.

Because the Ordinance provides for only four marijuana facilities per Council District, approval of yet another dispensary would not promote the public health, safety, and welfare. In addition, there are six dispensaries proposed within a four mile radius. There will be no lack of access to medical marijuana if this dispensary is not approved or is sited elsewhere.

IV. APPEAL OF ENVIRONMENTAL DETERMINATION

Audeo also appeals the Hearing Officer's environmental determination that an exemption from CEQA is applicable. The Marijuana Outlet CUP was determined to be exempt pursuant to CEQA Guidelines section 15303 for New Construction or Conversion of Small Structures. On the facts and the law applicable to this matter, the determination that a CEQA exemption applies was in error.

Among other things, the Hearing Officer failed to examine the evidence for unusual circumstances or potentially significant environmental impacts from the Marijuana Outlet. For example, the Hearing Officer failed to consider the potentially significant land use compatibility issues associated with locating the Marijuana Outlet in close proximity to the School and Resource Park, in violation of the Municipal Code. The Hearing Officer also ignored proposed land use and zoning changes adjacent to the Marijuana Outlet that are part of the Soccer City Initiative. In addition, the Hearing Officer did not consider the unique traffic impacts associated with locating a marijuana dispensary in this location, and erroneously assumed—without any evidence—that pedestrian and vehicle traffic from a dispensary would be within the envelope of other permitted retail uses. Although formal findings are not required for an exemption, the lead agency must review the factual record in making the determination that the exemption applies, and has the burden of demonstrating that an exemption indeed applies.⁶ The Hearing Officer's failure to do so renders the exemption determination invalid.

Furthermore, we object to the City's bifurcated processing of the Marijuana Outlet's environmental determination and CUP. The Notice of Exemption, which was allegedly filed on

⁶ *Muzzy Ranch Co. v. Solano County Airport Land Use Comm'n* (2007) 41 Cal.4th 372 (available at <http://online.ceb.com/CalCases/C4/41C4t372.htm>).

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May 10, 2017 (*see Exhibit 8*) should not have been filed and the time to challenge this determination should not begin to run separately from the CUP approval. It is of the utmost importance that community members be able to challenge the CEQA determination at the same time that they challenge the project to the highest elected body. The project approval process and the CEQA process are interwoven, which is why the statute of limitations period does not commence under section 15062(b) until the approval process is finalized. Section 15062(b) explicitly states that a notice of exemption “*shall not be filed with the county clerk . . . until the project has been approved.*” (emphasis added.) Cleaving these processes apart here would unjustly deny community members the opportunity to ensure that sufficient environmental review is being conducted for the Marijuana Outlet.

Here, since the CUP for the Marijuana Outlet was approved based on factual error, with unsupported findings, and in conflict with the Municipal Code, the project should *not* be considered approved. Under section 15062(d), if a notice of exemption is filed, then a 35-day statute of limitations period on legal challenges to the agency’s decision begins. If a notice is not filed, a 180-day statute of limitations will apply. In either case, the statute of limitations is only applicable if the notice is “filed, if at all, after approval of the project.” (§15062(a).) Therefore, the time to challenge the CEQA determination for the Marijuana Outlet should not commence, because there has been no final approval. A CUP approval that is in direct conflict with the law should not be considered a final approval.

V. CONCLUSION

The Hearing Officer’s approval of the CUP for the Marijuana Outlet violated the letter and the spirit of the Municipal Code’s separation requirements. The Hearing Officer’s decision should be overturned because it was based on factual error, conflicts with the Municipal Code, and relies on findings that are not supported by the evidence. We respectfully urge you to correct the Hearing Officer’s serious missteps in approving the CUP. The Hearing Office also made an erroneous exemption determination under CEQA. We ask that you heed the community’s original recommendation to deny approval of the proposed Marijuana Outlet at this site that is less than 150 feet from the School and a Resource Park, and reverse the finding that a CEQA exemption applies.

As discussed above, SDUSD purchased the property three years ago to provide facilities for the School. As with any long term and complex enterprise, once a location was secured for the School, Audeo system began making plans, purchased computers and other resources, hired an architect to prepare facility drawings, and hired faculty to teach the youth that the School will serve. SDUSD has vigorously pursued all required tenant improvements with the City’s Development Services Department Staff and has made the changes requested by the Department. SDUSD has also opposed the Marijuana Outlet at this location since it was first proposed. (*See Exhibit 9* (Letter to Hearing Officer from SDUSD Director of Project Management).) The construction of educational facilities are often more complex than those for a typical office building due to the requirements of the California Education Code and other codes that impact site design in areas where children will be present. After years of planning and work, the proposed Marijuana Outlet could undermine part of the School’s core mission. The School will

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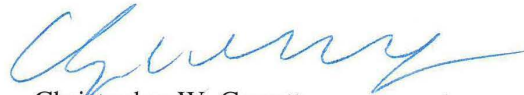
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be a critical resource for at-risk youth in the area, and it should not be jeopardized for a marijuana dispensary that was approved in violation of the Municipal Code.

* * *

Thank you for your attention to this matter. Please do not hesitate to contact me with any questions.

Very truly yours,



Christopher W. Garrett
of LATHAM & WATKINS LLP

cc: Ms. Lynne Alipio, Audeo Charter School
Ms. Canh Tran, San Diego Unified School District

Exhibit 1


Agenda Item Details

| | |
|---------------|--|
| Meeting | Feb 04, 2014 - Regular Charter Meeting, 5:00 P.M. |
| Category | E. OPERATIONAL MATTERS RESERVED FOR THE BOARD |
| Subject | 7. REVISED 2-3-14: Charter School Facility Committee Grant Application Recommendations and Staff Input and Recommendations |
| Type | Action |
| Fiscal Impact | Yes |
| Dollar Amount | 41,750,000.00 |
| Budgeted | Yes |
| Budget Source | Proposition Z Funds |

Charter School Facility Grant Recommendations (Charter School Facility Committee recommendations and staff input/recommendations included)

RECOMMENDATION: Approve staff recommendations as listed below. A summary of staff comments and recommendations relating to the proposed charter school projects are attached as Exhibit A. Detailed recommendations are attached as Exhibit B.

| Staff Recommended Projects | Amount Requested | Staff Comments |
|-------------------------------------|------------------|---|
| HVAC | 13,400,000 | Installation of Heating Ventilation and Air Conditioning equipment at selected schools in hot climate zone. |
| Audeo Charter School | 6,250,000 | Acquisition of an office building in Mission Valley. Title to the property would be held by the district and the school would operate under a low or no cost long term lease. Purchase and lease terms to be negotiated by staff for future board action. |
| SD Global Vision Academy | 850,000 | Development of site master plan and construction plans for the modernization of the Global Vision facilities at Adams Elem. Facilities staff would work with the administration of the two schools to develop a site utilization plan that clearly delineates each school's core facilities, shared spaces and areas for future growth. |
| Health Sciences High/Middle | 50,000 | Development of a Feasibility Study to accommodate the facility needs of the Health Sciences High school and Middle College |
| Iftin Charter | 50,000 | Development of a Feasibility Study and Conceptual Design for Iftin Charter School. The Iftin school is located on a portion of the former Jackson Elementary school site. The campus has been in service for more than 50 years and is in need of a whole site modernization. |
| King-Chavez 31 st Street | 50,000 | Development of a Feasibility Study and Site Master Plan for King/Chavez Primary, Arts and Athletics Academies. The grant would be used for the development of a master plan to improve the layout and operational efficiency of the campus, provide options for growth and to facilitate the modernization of the school facilities. |
| King-Chavez Logan Avenue | 50,000 | Development of a Feasibility Study and Conceptual Design for the King/Chavez Academy of Excellence and Community High School. |

| | | |
|------------------------------------|------------------|--|
| <i>SD Cooperative</i> | 50,000 | Development of a Feasibility Study and Conceptual Design for San Diego Cooperative Charter School. The development of a Feasibility Study and Conceptual Design would provide for modernization and replacement of aging facilities. |
| <i>O'Farrell Community School</i> | 19,000,000 | Construction of new school facilities including classrooms, offices and labs. The school has invested over \$500,000 in architect fees they are awaiting completion of review by the Division of the State Architect. |
| <i>Old Town Academy</i> | 50,000 | Development of a Feasibility Study and Conceptual Design to facilitate the purchase of a suitable facility to accommodate the school's needs. |
| <i>Gompers Preparatory Academy</i> | 50,000 | Development of a Comprehensive Master Plan for Gompers Preparatory Academy. Removal of aging portables and construction of a permanent classroom building. Facilities staff would work with the schools to develop a site utilization plan that clearly delineates each school's core facilities, shared spaces and areas for future growth. |
| <i>e³ Civic High</i> | 1,900,000 | Purchase of furniture and equipment. School in operation less than one year |

FISCAL IMPACT: \$41,750,000

PRIOR YEAR FISCAL IMPACT: None

IMPACT TO DISTRICT STAFFING: None

CONSULTATION WITH BOARD ADVISORY COMMITTEE: Charter School Facility Committee has reviewed and recommended subject charter school facilities projects

BACKGROUND: On September 4, 2012, the board passed a resolution establishing the San Diego Unified School District Charter School Facility Committee ("Committee") for the purpose of providing recommendations concerning acquisition, construction, reconstruction, rehabilitation, or replacement of charter school facilities, including the furnishing and equipping of charter school facilities. The Committee is comprised of seven members, including five charter school board members or employees, and two individuals with expertise, knowledge or background related to charter school operations/facilities. Committee members were nominated by the Superintendent after consultation with the charter school community and appointed by the board to two-year terms.

The committee held its initial meeting on April 2, 2013. Since that time, the committee has held a total of 14 publicly noticed meetings. On May 6, 2013, the Committee formed a work plan ad-hoc sub-committee. Among other tasks, this ad-hoc subcommittee was charged with developing a process for accepting and evaluating requests for Prop Z funds. Since that date, the Committee and subsequently appointed ad-hoc subcommittees have worked to develop, discuss and revise a process for evaluating capital bond fund requests from the charter school community.

At the Propositions S and Z updates public meeting on December 3, 2013, the board asked district staff to bring the Committee's process for evaluating capital bond fund requests from the charter school community to a January 2014 board meeting. The committee developed guidelines, planning grant application and rubric, and project grant application, and were reviewed at the January 7 board meeting, attached as Exhibit C.

On January 7, 2014, the board discussed draft policy recommendations for the expenditure of Prop. Z charter school facilities funds. The draft policy recommendations are addressed in item E.6. on today's agenda. The board passed a resolution directing district staff to review and comment on recommendation from the Charter School Facility Committee prior to board action.

[Originator/Contact: Lee Dulgeroff, Executive Director, Facilities Planning and Construction, Office of the Deputy Superintendent, Business Support Services, 858.637.3516, ldulgeroff@sandi.net]

[Charter School Facility Committee Letter to Trustee Barnett.pdf \(25 KB\)](#)

[Exhibit A - Staff Comments and Recommendations on Proposed Prop Z Charter School Projects.pdf \(229 KB\)](#)

[Exhibit B - Staff Review and Comments on Proposed Prop Z Charter School Projects.pdf \(107 KB\)](#)

[Exhibit C - CSFC Prop Z Funding Guidelines, Rubric, and Application, 1-7-14.pdf \(2,147 KB\)](#)

[Barnett-Barrera Proposal Charter School Facility Grants redline.pdf \(140 KB\)](#)

[REVISED Exhibit A - Staff Comments and Recommendations on Proposed Prop Z Charter School Projects.pdf \(242 KB\)](#)

[REVISED Exhibit B - Staff Review and Comments on Proposed Prop Z Charter School Projects.pdf \(121 KB\)](#)

Workflow

| | |
|----------|--|
| Workflow | <p>Jan 16, 2014 6:40 PM :: Submitted by Josefina Viorato. Routed to George Harris for approval.</p> <p>Jan 28, 2014 11:49 AM :: Approved by George Harris. Routed to Andra Donovan for approval.</p> <p>Jan 28, 2014 3:35 PM :: Approved by Andra Donovan. Routed to Lee Dulgeroff for approval.</p> <p>Jan 28, 2014 5:39 PM :: Approved by Lee Dulgeroff. Routed to Phil Stover for approval.</p> <p>Jan 30, 2014 10:26 PM :: Final approval by Phil Stover</p> |
|----------|--|

Last Modified by Josefina Viorato on February 3, 2014

Exhibit B
Revised: 2-3-14

**San Diego Unified School District
Charter School Facility Committee
Proposition Z Bond Program
Staff Review and Comments**

BACKGROUND

On September 4, 2012, the board passed a resolution establishing the San Diego Unified School District Charter School Facility Committee for the purpose of providing recommendations concerning acquisition, construction, reconstruction, rehabilitation, or replacement of charter school facilities, including the furnishing and equipping of charter school facilities.

On November 12, 2013, the committee received applications for funding of projects from Proposition Z. These applications were first reviewed by district staff for conformity to the rubric established by the committee. Those compliant applications were then ranked according to the priorities established by the committee. The committee then held a public hearing and discussion on the merits of the projects and has recommended referring this application to the board for approval.

On January 7, 2014, the board passed a resolution requiring that district staff provide input to, and comment on, the spending recommendations from the Charter Committee prior to board action. This document fulfills the board's directions that staff review and comment on that.

Project Name: Audeo Charter School,
10170 Huennekens Street
San Diego, 92121
Enrollment: 1683
Charter Term Expires: June 30, 2016
Recommended by Board Advisory Committee: November 12, 2013

Project:

The Audeo Charter School is seeking \$6,250,000 in Prop Z funds to purchase an existing office building in Mission Valley.

Staff Review and Comments:

The Audeo Charter School proposal is to purchase a facility in Mission Valley to provide services to students in that area. Audeo is an Independent Study type school providing one on one teaching and as such has minimal need for traditional classrooms and large meeting rooms. The location in Mission Valley is one that has been used as an office building and the current room/office layout is preferred by the school. Title to the property would be held by the district and the school would operate under a low or no cost long term lease.

Staff supports the property purchase.

Project Name: Gompers Preparatory Academy
 1005 47th Street
 San Diego, CA
 Enrollment: 1100
 Charter Term expires June 30, 2019
 Recommended by Board Advisory Committee: November 12, 2013

Project:

The Gompers Preparatory Academy is seeking funding to complete a comprehensive master plan to Remove portables, construct a new classroom building, construct a new Gymnasium, Construct a new 500 seat outdoor Amphitheater and develop a large assembly room for 120 people and a rooftop tennis courts.

Staff Review and Comments:

The development of a site master plan would provide for a host of operational benefits including a coordinated and efficient program of growth, modernization and operation for both the school and the district. Additionally, Facilities staff would work cooperatively with the administration of Gompers and MTM schools to develop a site utilization plan that clearly delineates each school's core facilities, shared spaces and areas for future growth. The plan would then be presented to the board for consideration and approval. A design and construction project may be proposed for consideration at a later date. As funding becomes available, portions of the plan could be developed as costs, timelines and budgets would be identified in concert with the planning effort.

The initial review of this project indicates a comprehensive and ambitious project that certainly fits within the established criteria. The concept of removing aging portables and replacing them with a permanent facility is a well-established process within the scope of both Prop S and Z. The construction of a gymnasium, rooftop tennis courts and amphitheater are new construction projects the schematic design and cost of which would need to be developed further prior to submittal to the committee for funding.

Based on a review of the application, the site condition and the level of funding requested, staff supports the project.

Project Name: Old Town Academy K-8 Charter School
 2120 San Diego Avenue
 San Diego, CA
 Enrollment: 255
 Charter Term Expires: June 30, 2016
 Recommended by Board Advisory Committee: November 12, 2013

Project:

The Old Town Academy K-8 Charter School is seeking to conduct a feasibility study in order to purchase or lease a facility. Current lease payments exceed 20 percent of their operating budget and they are looking for a long term solution to this problem. Amount recommended is \$50,000

Staff Review and Comments:

The Old Town Academy K-8 Charter School is located in the Old Town area of San Diego and is seeking a solution to their budgetary and ongoing operational space requirements.

In seeking a suitable facility it is important to have a documented understanding of the space and program needs of the school. Additionally we would identify the comparable costs of similar facilities and the order of magnitude of costs to refurbish an existing facility.

Staff supports the project.

Project Name: O'Farrell Academy

6130 Skyline Drive

San Diego, CA 92114

Enrollment: 1272

Charter Term Expires: June 30, 2019

Recommended by Board Advisory Committee: November 12, 2013

Project:

The O'Farrell Academy is seeking \$19,000,000 in Prop Z funds to construct 42,380 square feet of new construction consisting of 14 standard classrooms, 4 science classrooms a large learning lab and a new gymnasium. This project will enable the school to accommodate an additional 500 high school students.

Staff Review and Comments:

There has been a significant amount of effort put forth by the school and the community to develop this proposal. The school has invested well over \$500,000 of their own capital resources and more than a year in the planning and design effort. The school retained the services of an architect to do their master plan and the construction documents. That process is nearing completion and they are awaiting the review by the Division of the State Architect in order to proceed.

A significant amount of planning work has been completed in coordination with district Facilities staff. The project has been well designed to meet the needs of the O'Farrell students. The project budget is reasonable for a project of this scope.

Staff supports this recommendation.

Project Name: San Diego Cooperative Charter

7260 Linda Vista Road

San Diego, CA

Enrollment: 460

Charter Term expires June 30, 2017

Recommended by Board Advisory Committee: November 12, 2013

Project:

The San Diego Cooperative Charter School is seeking funding to conduct the planning necessary for the replacement of privately leased portables with new permanent facilities and to re-configure the site for improved operations. School does not intend to grow beyond its current enrollment. Amount recommended is \$50,000

Staff Review and Comments:

The development of a feasibility study and conceptual design would provide for modernization and replacement of aging facilities.

Upon completion of the conceptual plan, a design and construction project may be proposed for consideration at a later date. As funding becomes available, portions of the plan could be developed, costs, timelines and budgets would be identified in concert with the planning effort.

Based on a review of the application, the site condition and the level of funding requested, staff supports this project.

Project Name: King/Chavez Academy of Excellence and Community High School
 2850 Logan Avenue
 San Diego, CA 92113
 Enrollment: 887
 Charter term Expires: June 30, 2016
 Recommended by Board Advisory Committee: November 12, 2013

Project:

King/Chavez Academy of Excellence and Community High School is seeking funds for a Preliminary Planning grant. The grant would be used for the development of a master plan to improve the layout and operational efficiency of the campus, provide options for growth and expansion as well as to facilitate the modernization of the school facilities. Amount recommended is \$50,000

Staff Review and Comments:

King/Chavez Academy of Excellence and Community High School is co-located on the Memorial campus and is seeking a solution to their programmatic and operational space needs. The site has limited room for expansion and given the co-location situation, coordination of any major construction effort would be disruptive to all programs. The development of a site utilization plan would provide for a host of operational benefits including a coordinated and efficient program of growth, modernization and operation for both the school and the district. Additionally, facilities staff would work cooperatively with the administration of King/Chavez and Memorial schools to develop a site plan that clearly delineates each school's core facilities, shared spaces and areas for future growth. The plan would then be presented to the board for consideration and approval. A design and construction project may be proposed for consideration at a later date. As funding becomes available, portions of the plan could be developed as costs, timelines and budgets would be identified in concert with the planning effort.

Based on a review of the application, the site condition and the level of funding requested, staff supports the project.

Project Name: King/Chavez Primary, Arts and Athletics Academies
 415 31st Street
 San Diego, Ca 92102
 Enrollment: 710
 Charter Term Expires: June 30, 2015
 Recommended by Board Advisory Committee: November 12, 2013

Project:

King/Chavez Primary, Arts and Athletics Academies are seeking funds for a Preliminary Planning grant. The grant would be used for the development of a master plan to improve the layout and operational efficiency of the campus, provide options for growth and to facilitate the modernization of the school facilities. Amount recommended is \$50,000.

Staff Review and Comments:

King/Chavez Primary, Arts and Athletics Academies consists of three, co-located charter school sites including:
 King/Chavez Arts Academy
 King/Chavez Athletics Academy
 King/Chavez Primary Academy

This proposal would benefit all three schools. The development of a feasibility study and a site master plan would provide several operational benefits including providing an efficient and coordinated program of growth, modernization and operation for both the school and the district. It would identify and recommend solutions for issues regarding ADA compliance, Student drop off and pick up points, School space needs and modernization priorities.

Upon completion of the plan, a design and construction project may be proposed for consideration at a later date. As funding becomes available, portions of the plan could be developed, costs, timelines and budgets would be identified in concert with the planning effort

Based on a review of the application, the site condition and the level of funding requested, staff supports the project.

Project Name: Iftin Charter School
 5465 El Cajon Boulevard
 San Diego, CA 92102
 Enrollment: 475
 Charter Term Expires: June 30, 2015
 Recommended by Board Advisory Committee: November 12, 2013

Project:

Iftin Charter School is seeking funds for the development of a Feasibility study and Conceptual Design which is the first step toward modernizing the existing facilities, improving school operations and completing the work started under Prop S. Amount Recommended is \$50,000.

Staff Review and Comments:

The Iftin School is located on a portion of the former Jackson Elementary School site. The campus has been in service for more than 50 years and is in need of a whole site modernization. The development of a feasibility study and conceptual design would provide a needed plan for the modernization and replacement of their aging facilities.

Upon completion of the conceptual plan, a design and construction project may be proposed for consideration at a later date. As funding becomes available, portions of the plan could be developed, costs, timelines and budgets would be identified in concert with the planning effort.

Based on a review of the application, the site condition and the level of funding requested, staff supports this project.

Project Name: Health Sciences High School and Middle College
 3910 University Avenue, #100
 San Diego, CA 92105
 Enrollment: 680
 Charter Term Expires: June 30, 2017
 Recommended by Board Advisory Committee: November 12, 2013

Project:

The Health Sciences High School and Middle College are seeking funding to conduct the planning necessary to better identify their space and program needs. This would provide them with important information as they seek to relocate to a facility that better suits their program requirements. They have tried on their own to relocate several times but for a variety of reasons have not been successful. The school has developed a significant amount of information on their program and space needs that will expedite this effort, subsequently, the school needs assistance in locating a suitable property to house their program. Amount recommended is \$50,000

Staff Review and Comments:

The consolidation, organization and technical revision to the existing documents as well as the development of space plans and budget estimates would provide the school with an important tool in which to identify sites that could accommodate their program.

Based on a review of the application, the site condition and the level of funding requested, staff supports this feasibility study.

Project Name: San Diego Global Vision Academy
 3430 School Street
 San Diego, CA 92116
 Enrollment: 258
 Charter Term Expires: June 30, 2015
 Recommended by Board Advisory Committee: November 12, 2013

Project:

The San Diego Global Vision Academy is seeking to upgrade or replace the educational spaces they occupy on the Adams campus. Amount recommended is \$850,000

Staff Review and Comments:

There has been a significant amount of effort put forth by the school and the community to develop this proposal. Certain issues, that are not uncommon in the growth of co-located schools, do rise to the front. Those issues include conflicts with the host school over space utilization.

The school working in concert with district facilities staff, retained the services of an architect to develop a planning instrument that would address the school's program and space requirements.

Facilities staff would work cooperatively with the administration of San Diego Global Vision and Adams Elementary schools to develop a site utilization plan that clearly delineates each school's core facilities, shared spaces and areas for future growth. The plan would then be presented to the board for consideration and approval. A design and construction project may be proposed for consideration at a later date. As funding becomes available, portions of the plan could be developed as costs, timelines and budgets would be identified in concert with the planning effort.

Staff supports this project.

Project Name: HVAC

Region 2: Magnolia Charter
 Tubman Village Charter
 Region 3: Darnell E. Campus
 Iftin Charter
 Region 4: Gompers West
 Holly Drive Charter
 Iftin University Prep HS*
 Pacific American Charter
 Region 5: Keiller Leadership Charter
 Recommended by Board Advisory Committee: October 14, 2013

Project:

There are 10 charter school sites located in climate zone 3, which is the hottest climate zone in the district, that currently do not have air conditioning. This project would be to install new equipment at 10 charter school sites. Preliminary estimate is \$13,400,000.

Staff Review and Comments:

District staff has been working with, the Committee identified schools sites to prepare the necessary plans for these projects.

*Iftin University Prep High School, has been deleted as the school is no longer active.

Staff supports this project.

Project Name: e³ Civic High

395 11th Avenue

San Diego, CA 92101

Enrollment: 268

Charter Term Expires: June 30, 2018

Not Recommended by Board Advisory Committee: November 12, 2013

Project:

School is seeking ~~\$2~~ **\$1.9** million dollars to fund furniture and equipment purchases not included in the original project. This school has been in operation less than one year.

Staff Review and Comments:

The school is a new facility built jointly with the City and the district. Apart from the facility lease agreement, the district provided \$10,000,000 in Prop S funds for the tenant improvements and equipment for the school. The facility is complete and operational.

~~Staff is neutral on this recommendation-~~ **Staff supports the project.**

Project Name: High Tech High Elementary

Cushing and Farrugut Road

San Diego, CA

Enrollment: 599

Charter Term Expires: June 30, 2019

Not Recommended by Board Advisory Committee: November 12, 2013

Project:

School is seeking \$15.1 million in funds to purchase a facility for a new elementary school. The facility is to be owned by HTH Education and the district under a complex agreement.

Staff Recommendation:

Due to the complex proposal from High Tech High that excluded district ownership, staff does not support this application in its present form. Staff will work cooperatively with HTH to revise the application.

**MINUTES BOARD OF EDUCATION
SAN DIEGO UNIFIED SCHOOL DISTRICT
Regular Charter Meeting
4100 Normal Street, San Diego, CA 92103
Regular Meeting, 4:00 P.M., Tuesday, February 4, 2014**

A regular meeting of the Board of Education of the San Diego Unified School District, County of San Diego, California was held at the Eugene Brucker Education Center on February 4, 2014.

Present: Members Barnett, Barrera, Beiser, Evans, and Foster

Absent: None

President Beiser called the meeting to order at 5:00 p.m., in the Education Center Auditorium with all members present.

A. Public Participation - Auditorium

1. Public Testimony

The following individuals provided public testimony regarding non-agenda matters: Citizen regarding public comments.

B. OPENING CEREMONY

C. ADOPT AGENDA

1. Adopt Agenda

Motion by member Barrera, seconded by member Evans to adopt the agenda was approved unanimously.

D. STUDENT INSTRUCTIONAL MATTERS

No agenda items

E. OPERATIONAL MATTERS RESERVED FOR THE BOARD

1. Magnolia Science Academy Next Generation: Petition to Establish a New Charter School; BUDGETED: N/A (Attachment E1)

The following individuals provided public testimony regarding the Magnolia Science Academy Next Generation Charter petition: Mehmet Argin, Lisa Corr, Hakki Koreman, Miles Durfee, Karen Evans, Cade Gusel, Kevin Conklin, and Sarah Freymueller-Atencio.

Motion by member Barnett, seconded by member Beiser to approve the Magnolia Science Academy Next Generation Petition to Establish a New Charter School for 2014-15 on conditions that petitioner fully meet the reserve requirement; site council must meet the democratically elected requirement of the San Diego Unified Board; staff to work with petitioners to locate a suitable facility location outside of Proposition 39, failed with members Barnett and Beiser voting yes and members, Barrera, Evans and Foster voting no.

Motion by member Evans, seconded by member Foster to deny the Magnolia Science Academy Next Generation Petition to Establish a New Charter School for 2014-15 based on the findings recommended by staff was approved with member Barnett and Beiser voting no.

2. Item withdrawn by staff

3. HTe Charter School: Petition to Establish a New Charter School; BUDGETED: N/A (Attachment E3)

Miles Durfee provided public testimony regarding the The Charter School petition.

Motion by member Evans, seconded by member Foster to approve the HTe Charter School Petition to Establish a New Charter School for a four-year term beginning July 1, 2015, and ending June 30, 2019 was approved unanimously.

4. Harriet Tubman Village Charter School: Public Hearing to Consider Charter Renewal Petition; BUDGETED: N/A (Attachment E4)-Information only

The following individuals provided public testimony regarding the Harriet Tubman Village Charter School renewal petition: Miles Durfee, Lidia Scinski, Doreen Almirol, Paul Liebmann, David Rabb

5. Learning Choice Academy Charter School: Public Hearing to Consider Charter Renewal Petition; BUDGETED: N/A (Attachment E5)-Information only

The following individuals provided public testimony regarding the Learning Choice Academy Charter School renewal petition: Debi Gooding, Katie Leonard, Anngely Leeds, Julie Haslim, and Celina Cunningham.

6. Proposed Charter School Policy Recommendations (Barnett/Barrera) and Staff Input and Recommendations (Attachment E6)

The following individuals provided public testimony regarding the proposed Charter School Policy recommendations and item E7 grant applications: Linda Logan, Brian Henderson, Brian Raney, Leslie Warren, Dustin Paredis, Monique Bew, Maurice Fails, Linda Logan, Ajay Demesa, Derrien Carter-Hollinger, Santos, Lolita Burgess, Joel Christman, Dr. Nicole Wahab, David Gloria, Colleen Emmenegger, Ian Pumpian, Miles Durfee, Dena Harris, and Mary Bixby.

Motion by member Evans, seconded by member Foster to approve the staff recommended policy with revision to policy point 2, to provide that to be eligible for charter construction funds, must be in operation for five years and have been approved for an additional five year period, those projects already in the pipeline that may not have been in operation five years and have been approved for an additional five year period, will be grandfathered in. Following discussion of the Board, the above motion was amended to delete policy point requiring matching funds. The staff recommendation as revised and amended by the Board above was approved with member Barnett voting no.

7. REVISED 2-3-14: Charter School Facility Committee Grant Application Recommendations and Staff Input and Recommendations (Attachment E7)

The following individuals provided public testimony regarding Charter School facility grant applications: Mel Katz, Dr. Ke Xu, Alberto Ochoa, and Tim Tutor.

Motion by member Foster, seconded by member Beiser to approve the Charter School Facility Committee grant applications as recommended by staff and as amended by the Board in item E6, above was approved with member Barnett voting no.

8. Updated Joint Resolution of the Board of Education and Superintendent Marten Regarding Vision 2020: Working Together for Quality Schools in Every Neighborhood (Attachment E8)

Motion by member Barrera, seconded by member Evans to adopt the updated joint resolution of the Board and Superintendent regarding Vision 2020: Working Together for Quality Schools in Every Neighborhood was approved unanimously by the Board and Superintendent.

F. DISTRICT OPERATIONS

No agenda items

G. PUBLIC PARTICIPATION

Michelle Anderson provided public testimony regarding Donor Nation and volunteer awards.

H. ADJOURN

President Beiser adjourned the meeting at 7:30 p.m.

The next regular meeting of the Board will be held on February 11, 2014.

Cheryl Ward, Board Action Officer

Minutes Adopted by the Board at a regular meeting
of the Board held on _____

Exhibit 2



Architecture • Experience • Integrity

Principals

M. Andrew Rodrigues, AIA
Michael L. Asaro, AIA, LEED AP BD+C
Paul E. Schroeder, AIA, Associate DBIA
Frank Ternasky, AIA, LEED AP

Audeo Charter School / Learning Center

Project Design and Agency Review Timeline / Summary
05/26/2017

Programming:

06/21/2014 – 10/31/2014

Scope: Conceptual design for tenant improvements in Buildings A & B
Conceptual design based on B occupancy
Design included site improvements for accessible parking, landscape, hardscape, etc.

Schematic Design:

12/15/2014 – 04/10/2015

Scope: Schematic design for tenant improvements in Buildings A & B
Schematic design based on B occupancy
Design included site improvements for accessible parking and path of travel
Landscape and hardscape design, etc.

Design Development:

04/11/2015 – 07/17/2015

Scope: Design development for tenant improvements in Buildings A & B
Design development based on B occupancy
Design included site improvements, landscaping, etc.
Design effort included incorporating VE items identified in SD phase

Agency Preliminary Review:

06/09/2015 – 09/18/2015

| | |
|---|-------------------------|
| City of San Diego Preliminary Review | 06/09/2015 – 08/12/2015 |
| City of San Diego Preliminary Review Resubmittal | 08/12/2015 – 08/24/2015 |
| City of San Diego Requires Change of Use to E Occupancy | 09/18/2015 |

Scope: Change of Use Requires Seismic Upgrade to Building and Geotechnical/Soils Stabilization
Mixed Use in building requires occupancy separation between Level 2 and Level 3
Mixed Use in building requires fire protection of structural members on Levels 1 & 2

Project Re-Programming:

09/20/2015 – 05/12/2016

Scope: Determine program requirements for Buildings A & B
Include costs for seismic upgrade and geotechnical improvements
Building A removed from project due to lack of budget
Site improvements reduced to apply more budget funds to Building A

| | |
|--|-------------------------|
| Study of Redesign Options | 09/20/2015 – 05/12/2016 |
| Redesign Cost Estimate Studies | 02/19/2016 – 05/12/2016 |
| SDUSD places project on hold | 10/17/2015 – 01/07/2016 |
| Redesign Study NTP Issued to Delawie | 01/07/2016 |
| Structural/Seismic Upgrade Recommendations | 02/23/2016 |
| Geotechnical Recommendations | 04/04/2016 |

Audeo Charter School / Learning Center
 Project Design and Agency Review Timeline / Summary
 May 26, 2017
 Page 2 of 2

Project Re-Design:**05/16/2016 – 09/30/2016**

Scope: Building B Core & Shell Improvements for seismic upgrade
 Geotechnical improvements for soils stabilization
 Tenant improvements proposed in northerly portion of Level 1 only
 Tenant improvements on Levels 2 & 3 to be constructed as part of future projects
 Limited site improvements for accessible parking and ADA path of travel

City of San Diego Plan Check Submittal / Review:**10/10/2016 – Present**

Round 1 City plan review comments received:

| | | | |
|--------------|------------|--------------|--|
| Electrical | 11/04/2016 | Resubmitted: | 03/07/2017 |
| Facilities | 11/04/2016 | Resubmitted: | 03/07/2017 <u>Cleared: 03/14/2017</u> ¹ |
| Civil | 11/08/2016 | Resubmitted: | 03/07/2017 |
| Geotechnical | 11/10/2016 | Resubmitted: | 03/07/2017 |
| Mechanical | 11/10/2016 | Resubmitted: | 03/07/2017 |
| Landscape | 11/21/2016 | Resubmitted: | 03/07/2017 |
| Structural | 11/23/2016 | Resubmitted: | 03/21/2017 (By appointment) |
| Planning | 02/22/2017 | Resubmitted: | 03/07/2017 |

Round 2 City plan review comments received:

| | | | |
|--------------|------------|--------------|--|
| Electrical | 03/16/2017 | Resubmitted: | 04/06/2017 |
| Civil | 03/16/2017 | Resubmitted: | 04/04/2017 |
| Geotechnical | 03/17/2017 | Resubmitted: | 04/04/2017 <u>Cleared: 04/13/2017</u> ² |
| Mechanical | 03/13/2017 | Resubmitted: | 04/06/2017 |
| Landscape | 03/14/2017 | Resubmitted: | 04/04/2017 <u>Cleared: 04/04/2017</u> ² |
| Structural | 03/21/2017 | Resubmitted: | 04/06/2017 (By appointment) |
| Planning | 03/29/2017 | Resubmitted: | 04/06/2017 |

Round 3 City plan review comments received:

| | | | |
|------------|------------|--------------|--|
| Electrical | 04/17/2017 | Resubmitted: | PENDING |
| Civil | 04/13/2017 | Resubmitted: | READY FOR FINAL APPOINTMENT ⁴ |
| Mechanical | 04/19/2017 | Resubmitted: | PENDING ³ |
| Structural | 04/06/2017 | Resubmitted: | READY FOR FINAL APPOINTMENT ⁴ |
| Planning | 04/20/2017 | Resubmitted: | READY FOR FINAL APPOINTMENT ⁴ |

¹ To be stamped after Structural and Planning have signed off.

² Stamp transfer will be needed after final discipline signs off.

³ New round of comments from Mechanical reviewer and Senior Structural Engineer arising from Change of Occupancy.

⁴ Revisions have been completed. Appointment for final sign-off when all other pending disciplines are ready to sign-off (one final set to be routed for stamp out).

Exhibit 3

Invoice Number: 623987



Status: Paid

Issued: 6/9/2015 03:34 PM McLaughlin, Corinne

Voided:

Customer:

Firm:

Development: 269962

Devel Num 269962

Project: 428799

Audeo Learning Center Prelim

Project Manager: McLaughlin, Corinne

Job: 832514

Project

Approval: 15 00124 PRJ Project Approval

| | | |
|----------------|------------------------|---------------|
| Payment: | On: 6/10/2015 11:12 AM | To: 6903 |
| Payment Method | Document | Refundable To |
| Check | 10105 | Delawie |

| Fee Description | Quantity | Units | Fee Amount |
|--------------------|----------|-------|------------|
| Mapping | 1.00 | Each | \$10.00 |
| Prelim Rvw-Single | 1.00 | Each | \$660.00 |
| Records-Prelim(MF) | 1.00 | Each | \$60.00 |
| Approval Total: | | | \$730.00 |
| Job Total: | | | \$730.00 |
| Project Total: | | | \$730.00 |
| Invoice Total: | | | \$730.00 |

Exhibit 4

**MINUTES OF THE REGULAR MEETING OF THE
MISSION VALLEY PLANNING GROUP**

February 1, 2017

MEMBERS PRESENT

Deborah Bossmeyer
Paul Brown
Bob Cummings
Randall Dolph
Alan Grant
Matthew Guillory
Rob Hutsel
John La Raia
Elizabeth Leventhal
Kathy McSherry
Jim Penner
Keith Pittsford
Marco Sessa
Larry Wenell
Robert Doherty

MEMBERS ABSENT

Steve Abbo
Derek Hulse
Andrew Michajlenko
Dottie Surdi
Rick Tarbell
Josh Weiselberg

CITY STAFF

Nancy Graham
Liz Saidkhanian

A. CALL TO ORDER:

Verify Quorum: 15 of 21 members were present, constituting a quorum. Vice Chairman Marco Sessa called the regular meeting of the Mission Valley Planning Group (MVPG) to order at 12:00 p.m. at the Mission Valley Library Community Room located at 2123 Fenton Parkway, San Diego, CA.

B. PLEDGE OF ALLEGIANCE – led by Elizabeth Leventhal

C. INTRODUCTIONS / OPENING REMARKS:

Marco Sessa welcomed everyone to the meeting and reminded those present to sign the sign in sheets. Guests introduced themselves.

D. APPROVAL OF MINUTES:

Marco Sessa asked for a motion to approve the December 7, 2016 minutes.
A motion was made by Matthew Guillory to approve the minutes. Alan Grant seconded the motion.
The motion was approved.

12 Ayes: Paul Brown, Randall Dolph, Alan Grant, Matthew Guillory, Rob Hutsel, John La Raia,
Elizabeth Leventhal, Kathy McSherry, Keith Pittsford, Marco Sessa, Larry Wenell,
Robert Doherty

0 Against:

3 Abstaining: Bob Cummings, Deborah Bossmeyer and Jim Penner

E. PUBLIC INPUT – NON-AGENDA ITEMS BUT WITHIN THE SCOPE OF AUTHORITY OF THE PLANNING GROUP.

"The Mission Valley Planning Group has been formed and recognized by the City Council to make recommendations to the City Council, Planning Commission, City staff, and other governmental agencies on land use matters, specifically concerning the preparation of, adoption of, implementation of, or amendment to, the General Plan or a land use plan when a plan relates to the Mission Valley community

boundaries. The planning group also advises on other land use matters as requested by the City or other governmental agency." Mission Valley Planning Group Bylaws as Amended and approved July 2015.

F. MEMBERSHIP COMMITTEE:

Keith Pittsford announced there are 3 openings on the Mission Valley Planning Group Board; 2 Resident and 1 Property Owner.

1. Michaela Fortunato - resigned in December 2016.
2. Mary Holland – has applied for Resident opening.
3. Two additional persons have expressed interest and are completing application process
4. Keith Pittsford will prepare a ballot for all applicants and present for consideration at the March 2017 regular meeting.

G. TREASURER'S REPORT:

Bob Doherty reported that the balance is unchanged at \$1,357.06.

H. NEW BUSINESS – Action Items:

1. SDMM - Sean St. Peter Presenting.

Project # 523179: seeking approval from the MVPG for a conditional use permit for a proposed MMCC. The project consists of a Conditional Use Permit for a MMCC to operate within a 5,074 square foot tenant space of an existing two-story, 17,299 square foot commercial building located at 1233 Camino Del Rio South.

Applicant introduced himself and invited questions about the application.

Questions:

- The property appears to be within 1,000 feet of a residential community. Answer: the residential is essentially inaccessible to the property due to steep hillsides. City code considers path of travel when determining the 1,000 set back.
- Can the applicant provide a 1,000 foot path of travel Radius Map for the board to consider to insure that no parks, schools, churches or functions readily involving children are within that radius. Answer: the applicant did not have a map with him, but stated that one was given to city staff as part of the city Cycle review process.
- Is the address on the posting correct, and was proper posting notice placed on the property. Answer: The building address is correct and notice was posted.
- Is the proposed use in conflict with the community plan? Answer: Nancy Graham stated that the property is properly listed as Commercial Office.
- How many MMCC CUP's are allowed in Mission Valley. Answer: Nancy Graham stated that the city council has approved 4 per district. There are currently no MMCC CUP's in District 7, but there are two in Mission Valley that are actually in District 3 (right on the border between the districts).

A motion was made by Jim Penner to continue consideration of the project until the applicant can bring a fully informed 1,000 foot radius map showing there are no parks, schools, churches or specific activities related to children within the appropriate radius of the project. Deborah Bossmeyer seconded the motion. The motion was approved:

10 Ayes: Deborah Bossmeyer, Bob Cummings, Randall Dolph, Jim Penner,

Matthew Guillory, Elizabeth Leventhal, Kathy McSherry,

Keith Pittsford, Marco Sessa, Larry Wenell, Robert Doherty.

4 Against: Alan Grant, Paul Brown and John La Raia, Rob Hutsel

0 Abstain

2. Stone Age Farmacy – Gina M. Austin Presenting - Action Item (15 min)

Project #510523 - The project consists of a CUP/SDP for a MMCC within 1,889 square foot suite located at 3456 Camino Del Rio North. The applicant is seeking a recommendation of approval from the planning group.

- Applicant provided photographs of the subject property, and aerial photographs of the surrounding area. Applicant also provided a proposed space plan. The business owner stated that they own several similar MMCC Clinic's in Los Angeles and run them professionally, with proper security measures. The owner relayed his brief personal story of opening an MMCC due to illness of friends and family and the benefits they received as a result.

Questions:

- The property is within 1,000 feet of a school district owned property with a Charter School currently going through the City DSD planning approval process. Answer: The proposed charter school is currently not approved and therefore if the applicants project is approved first the charter school could continue to pursue their project but with the applicant's project already in place. (the board discussed and questioned the fact that the building was owned by the school district, and whether it was a process 1, 2, or 3 for the charter school to be approved. No answer was readily available)
- Is the San Diego river area behind the subject property a park. Answer: No, there is no park designation in this area.
- Several business owners in the subject building stated concerns about traffic, and also that they signed leases in a commercial office building not a retail center. There were also concerns about security, and potential loss of business from their customers. Answer: Applicant stated that they run several professional clinics in the Los Angeles area with security and have never had an incident.

A motion was made by Elizabeth Leventhal to deny recommending the project based on concerns expressed. Randall Dolph seconded the motion.

14 Ayes: Deborah Bossmeyer, Paul Brown, Bob Cummings, Randall Dolph, Matthew Guillory, Rob Hutsel, John La Raia, Elizabeth Leventhal, Kathy McSherry, Jim Penner, Keith Pittsford, Marco Sessa, Larry Wenell, Robert Doherty.

1 Against: Alan Grant

0 Abstaining:

3. Valley Greens Corp – Blake Marchand Presenting – Action Item (15 min)

Project #515221 - The project consists of processing a Conditional Use Permit to operate a 2,183 square foot Medical Marijuana Consumer Cooperative (MMCC) at 2835 Camino Del Rio South, San Diego, CA 92108, within an existing 17,767 square foot building.

- Owner of Valley Greens Corp also owns a Remax Realty, and Remax Pacific business in Mission Valley. Valley Green's is in escrow to purchase the subject building. Owner described the benefits of cannabis and his personal story of friends and family who have gone through illnesses and the benefits they received. Applicant provided photographs of the subject property, and aerial photographs of the surrounding area. Applicant also provided a proposed space plan.

Questions:

- Three business owners within the subject building expressed concerns about parking, a retail operation coming into a commercial office setting, security concerns. Answer: Mr. Marchand stated that he was buying the subject building and that all current leases within the building are month to month. He would like for all business to renew longer term leases after purchase, but if there are concerns he would understand their desire to relocate.
- Was the subject property within 1,000 feet of a church as there appeared to be one in such proximity. Answer: the applicant stated that the church was further than 1,000, but could not provide to the board a 1,000 foot radius map to corroborate.

A motion was made by Rob Hutsel to continue the item due to insufficient information with regard to a 1,000 radius map and tenant concerns. Alan Grant seconded the motion. The motion was approved.

15 Ayes: Deborah Bossmeyer, Paul Brown, Bob Cummings, Randall Dolph, Alan Grant, Matthew Guillory, Rob Hutsel, John La Raia, Elizabeth Leventhal, Kathy McSherry, Jim Penner, Keith Pittsford, Marco Sessa, Larry Wenell, Robert Doherty.

0 Against:

0 Abstaining:

I. NEW BUSINESS – Information Items:

1. No information items

J. OLD BUSINESS:

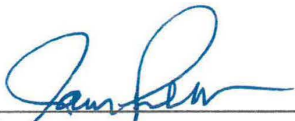
Subcommittee Reports:

1. Design Advisory Board – Randy Dolph
 - a. Did not meet.
(DAB meet on the Monday of every month prior to the full MV Planning Group meeting).
2. MV Community Plan Update Committee – Elizabeth Leventhal/Andrew Michajlenko.
 - a. Community Plan Update Committee meets 2nd Friday of every month at 3pm at the Mission Valley Library.
3. River Coalition – Alan Grant
 - a. Did not meet.
The committee meets the third Friday of each month from 3:00-4:30 at the Mission Valley Library. More info at: <http://www.sandiegoriver.org>
4. Parks – Rob Hutsel
 - a. Did not meet.
5. Public Health, Safety and Welfare – Elizabeth Leventhal
 - i. Elizabeth highlighted the “we all count” effort that took place on Friday Jan 27, 2017. More information is on The Regional Task Force on the Homeless (RTFH)’s website at: <http://www.rtfhsd.org/pitc/>
6. Riverwalk – Rob Hutsel

- a. Did not meet. Next meeting scheduled for March 7 at 3PM in the Mission Valley Library Community Room.

- 7. Community Planning Chairs Meeting – Dottie Surdi
 - a. Absent

K. **ADJOURNMENT** – There being no further business to be brought before the Committee, the meeting was adjourned at 1:50 P.M. The next regular meeting will be on Wednesday, March 1, 2017 at 12:00 p.m. at the Mission Valley Library, Community Room.



Jim Penner
MVPG Secretary

Exhibit 5



THE CITY OF SAN DIEGO

Report to the Hearing Officer

DATE ISSUED: May 17, 2017 REPORT NO. HO-17-030

HEARING DATE: May 24, 2017

SUBJECT: STONE AGE FARMACY. Process Three Decision

PROJECT NUMBER: [510523](#)

OWNER/APPLICANT: KBC Capital, LLC/Stone Age Farmacy (Attachment 12)

SUMMARY

Issue: Should the Hearing Officer approve a Conditional Use Permit to allow a Marijuana Outlet to operate within a 1,899-square-foot tenant space in an existing 16,536-square-foot commercial building on a 0.95-acre site within the Mission Valley Community Plan area?

Staff Recommendation: APPROVE Conditional Use Permit No. 1797393.

Community Planning Group Recommendation: On February 1, 2017, the Mission Valley Planning Group voted 14-1-0 to recommend denial of the proposed project (Attachment 11).

Environmental Review: The project was determined to be exempt pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15303, New Construction or Conversion of Small Structures. This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on March 8, 2017 and the opportunity to appeal that determination ended March 22, 2017 (Attachment 10).

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

Page 2

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), which allowed MMCCs with a Process Three, Conditional Use Permit (CUP), and limited them to four per Council District for a total of 36 MMCCs city-wide. A total of 15 MMCCs have been approved to date.

Since then, the Adult Use of Marijuana Act (AUMA) was introduced and took effect on November 9, 2016, requiring a state license to engage in commercial non-medical marijuana activities. The State Departments of Food and Agriculture (cultivation), Consumer Affairs (retail sales, transportation, and storage and distribution), and Public Health (Manufacturing and testing) will each be responsible for developing regulations and licensing requirements by January 2018. A local jurisdiction may adopt and enforce local ordinances that regulate local zoning and land use requirements, business license requirements, and other requirements it deems necessary to reduce potential impacts associated with retail marijuana use.

On February 22, 2017, San Diego City Council adopted Ordinance No. O-20793 approving amendments to the Land Development Code and the Local Coastal Program, replacing the MMCC use with a new retail sales use, Marijuana Outlet (Outlet). The Ordinance became effective on April 12, 2017 in areas of the City of San Diego outside of the Coastal Overlay Zone. It will become effective within the Coastal Overlay Zone upon California Coastal Commission certification. An Outlet may be approved with a Process Three, CUP, and limited to no more than four per Council District, and 36 City-wide. An Outlet would be allowed to sell both medicinal and recreational marijuana. However, retail sales would be prohibited until such time the State has begun issuing licenses for commercial marijuana activities, as defined in California Business and Professional Code section 26001. The 15 currently approved MMCCs would become Outlets at that time, and would be allowed retail sale of marijuana as well.

This project was deemed complete on October 24, 2016, prior to the effective date of the Outlet regulations, and therefore, could apply for a CUP under the MMCC regulations. However, the applicant has elected to process this application under the current regulations and is requesting a CUP for an Outlet. The project proposes to operate an Outlet in an 1,889-square-foot tenant space, Suite 101, located on the first floor of an existing 16,536-square-foot, two-story commercial office building. The 0.95-acre site is located at 3456 Camino Del Rio North, west of Interstate 15, in the MV-CO Zone of the Mission Valley Planned District (MVPD) within the Mission Valley Community Plan (MVCP), and the Airport Land Use Compatibility (Montgomery Field), Airport Influence Area (Review Area 2), and the Federal Aviation Authority (FAA) Part 77 Overlay Zones (Attachment 1). The site is designated for Commercial Office use in the MVCP (Attachment 2).

The existing two-story commercial office building was constructed in 1975 (Building Permit No. H-93154), and includes several business and professional office suites. The project site is surrounded by a mix of multi-story commercial office buildings to the east and west, the San Diego River to the north, and Camino Del Rio North and Interstate-8 to the south.

Page 3

DISCUSSION

The proposed Outlet, classified as retail sales, is allowed in the MV-CO Zone of the MVPD with a CUP pursuant to San Diego Municipal Code (SDMC) Section 141.0504 and [SDMC Section 1514.0305\(b\)](#). The project has been determined to be exempt from the MVPD pursuant to [SDMC Section 1514.0201\(b\)\(1\)](#) as the project proposes interior modifications with no change in use pursuant to [Table 1514-04](#) of the MVPD Ordinance, which considers similar development characteristics and intensity of use between commercial marijuana outlets and commercial office uses. Furthermore, the proposed Outlet is exempt from the Airport Land Use Compatibility Overlay Zone regulations set forth in Chapter 13, Article 2, and Division 15 of the SDMC pursuant to [Section 132.1505\(c\)\(1\)](#) as the project is limited to interior modifications and will not increase the density, floor area ratio or height of the existing structure.

Project Description:

The project proposes the operation of an Outlet within an existing 1,889-square-foot tenant space located in Suite 101 on the first floor of a 16,536-square-foot building. The Outlet has been designed to include an entry and reception area, a metal detector/security screening area, a waiting area, two office suites, a sales/display area, payment area, a storage vault and safe, and a security office.

Required public improvements include the construction of a new 24-foot wide City standard driveway, and the reconstruction of the damaged portions of the sidewalk with current City standard sidewalk, adjacent to the site on Camino Del Rio North (Attachment 5, Conditions 28 and 29). Additionally, the project will construct a new accessible path from the building entrance to Camino Del Rio North public right-of-way, and has been conditioned to require the dedication of an additional one foot of right-of-way to Camino Del Rio North to provide a 10-foot curb to property line distance (Attachment 5, Conditions 27 and 30). The project requires a total of 51 off-street parking spaces (8 for the proposed 1,889-square-foot Outlet and 43 for the 14,647-square-foot office uses), all of which are provided within the project boundary.

Community Plan Consistency:

The project site is designated for Commercial Office use in the MVCP (Attachment 2). This land use designation is intended to support multi-tenant office buildings, single purpose office-administrative facilities, professional-medical buildings, and financial institutions. The MVCP further encourages a range of retail uses and multi-use development in which commercial uses are combined or integrated with other uses. The proposed Outlet, classified as a retail sales use category, is consistent with the community plan land use designation and objective of encouraging a range of retail uses integrated with other uses, and with a CUP, is a compatible use with the surrounding commercial establishments.

Separation Criteria:

The SDMC allows the operation of Outlets in limited areas of the City and provides criteria in the form of minimum separation requirements between an Outlet and specified uses in order to minimize potential adverse impacts on the community. [SDMC Section 141.0504\(a\)](#) requires a 1,000-

foot separation from resource and population-based city parks, other marijuana outlets, churches, child care centers, playgrounds, libraries owned and operated by the City of San Diego, minor oriented facilities, residential care facilities, and schools including private or public institutions of learning providing instruction in kindergarten and grades 1 to 12. There is also a minimum distance requirement of 100 feet from a residential zone. Per [SDMC Section 113.0225\(c\)](#), when measuring distance between uses, natural topographical barriers and constructed barriers such as freeways or flood control channels that would impede direct physical access between the uses can be taken into consideration. In such cases, the distance can be measured as the most direct route around the barrier in a manner that establishes direct access.

City staff has reviewed the 1,000-foot radius map (Attachment 6) and 1,000-foot spreadsheet exhibit (Attachment 7) provided by the applicant identifying all the existing uses. Although several conflicting uses have been identified, City staff has determined that the project complies with the separation requirements as explained below. The following is a list of conflicting uses and analysis.

1. Proposed School – The proposed Outlet is located approximately 150 feet from a proposed educational facility. This facility is proposed within an existing three-story office building located at 3430 Camino Del Rio North. The subject property is owned by the San Diego Unified School District. An application for tenant improvements for offices and an educational facility (Audeo Learning Center) for 82 junior high school and 81 high school students, was deemed complete on October 21, 2016 and is currently in review. SDMC Section 141.0504(a) requires a 1,000-foot separation from schools including private or public institutions of learning providing instruction in kindergarten and grades 1 to 12. No school has been permitted or exists within 1,000 feet of the proposed Outlet at this time. Therefore, the proposed Outlet is in compliance with the required minimum separation requirements.
2. Word for Life Ministries – This church is located at 3505 Camino Del Rio South, Suite 160, south of the proposed Outlet across Interstate 8, with a property line to property line distance measuring approximately 400 feet. SDMC Section 141.0504(a) requires a 1,000-foot separation from a church. The site is located across Interstate-8, which would impede direct physical access between the uses. In accordance with SDMC Section 113.0225(c), where there is a natural topographical barrier or constructed barrier, distance can be measured as the most direct route around the barrier in a manner that established direct access. A street route to this site from the proposed Outlet would be greater than 1,000 feet (Attachment 8). Therefore, the proposed Outlet is in compliance with the minimum separation requirement.
3. Emerald Courtyard MMCC– This MMCC was approved by the Planning Commission on August 25, 2016, with tenant improvements approved on March 16, 2017 (Building Permit 1855645). It is located at 3455 Camino Del Rio South, south of the proposed Outlet across Interstate 8, with a property line to property line distance measuring approximately 435 feet. SDMC Section 141.0504(a) requires a 1,000-foot separation from other marijuana outlets. Interstate-8 is a constructed physical barrier that would impede direct access between the uses. A street route to this site from the proposed Outlet would be greater than 1,000 feet (Attachment 8). Therefore, the proposed Outlet is in compliance with the minimum separation requirement.

Operational and Security Requirements:

The proposed Outlet is subject to specific operational requirements and restrictions as set forth in SDMC Section 141.0504 (b) – (m), which have also been incorporated as conditions in the CUP (Attachment 5). These include prohibition of consultation by medical professionals on-site; prohibition of the use of specified vending machines except by a responsible person (as defined by the SDMC); provision of interior and exterior lighting, operable cameras, alarms, and a security guard; restriction of hours of operation to between 7:00 am and 9:00 pm daily; maintenance of area and adjacent public sidewalks free of litter and graffiti, and removal of graffiti within 24 hours; and restriction of signage to business name, two-colors signs, and alphabetic characters. Outlets must also comply with Chapter 4, Article 2, Division 15 which provides guidelines for lawful operation.

The applicant has also voluntarily agreed to the following additional security conditions in order to improve the safety of the building and surrounding neighborhood, and prevent potential adverse impacts on the community: the provision of operable surveillance cameras and a metal detector; use of cameras with a recording device that maintains records for a minimum of 30 days; two armed security guards to the extent the possession of a firearm is not in conflict with 18 U.S.C. § 922(g) and 27 C.F.R § 478.11., with one security guard present on the premises 24 hours a day, seven days a week; installation of bullet resistant glass, plastic, or laminate shield at the reception area to protect employees; and installation of bullet resistant armor panels or solid grouted masonry block walls, designed by a licensed professional, in common areas with other tenants, reception area, and vault room.

Community Planning Group Recommendation:

On February 1, 2017, the Mission Valley Planning Group voted 14-1-0 to recommend denial of the project based on concerns expressed at the meeting. According to the meeting minutes (Attachment 11), the following concerns were expressed:

1. The property is located within 1,000 feet of a school district owned property;
2. The San Diego River area is located behind the subject property; and
3. Concerns expressed by several business owners in the subject building about traffic, signed leases in a commercial office building not a retail center, security, and potential loss of business from their customers.

With respect to issues 1 and 2 above, the Outlet is in compliance with the separation requirements set forth in SDMC Section 141.0504(a) as it is not located within 1,000 feet of a school, or resource and population-based city park. As explained above, the project site is located within 1,000 feet of San Diego Unified School District owned property, and there is currently an application in review for tenant improvements for a proposed mixed use office and an educational facility within an existing three story building. No school has been permitted or exists within 1,000 feet of the proposed Outlet at this time. Furthermore, the San Diego River is not identified in the General Plan's Recreation Element, Figure RE-1, as a resource or population-based city park, and therefore the Outlet is not required to maintain a 1,000-foot distance from the San Diego River (Attachment 9).

With respect to issue #3, the existing building would continue to function as a commercial building and not convert to a retail center as a result of the proposed Outlet. The proposed Outlet is not

Page 6

considered a change in use per the MVPDO, which considers similar development characteristics and intensity of use between commercial marijuana outlets and commercial office uses. It is allowed at this location with a CUP per the underlying MV-CO zone and is consistent with the MVCP Commercial Office land use designation and objective of encouraging a range of commercial retail uses integrated with other commercial uses. Additionally, there is no evidence that the proposed Outlet would affect the customer base of the existing businesses, nor is this a factor affecting the required CUP findings.

The CUP process establishes a review process for uses that may be desirable under appropriate circumstances, but not permitted by right, and provides the City an opportunity to impose conditions to protect the public health, safety, and welfare. The proposed Outlet is subject to specific operational requirements and restrictions, as set forth in SDMC Section 141.0504(b) - (m). These requirements/restrictions, along with additional security conditions, have been incorporated into the CUP (Attachment 5) to ensure the proposed outlet would not have an adverse impact to the public and community at large.

CONCLUSION

City staff recommends approval of the application for the CUP for an Outlet at this location as the project is consistent with the recommended land use and development standards in effect for this site per the MVCP and the SDMC, including the minimum separation requirements. The project is not requesting, nor does it require, any deviation or variance from the applicable regulations and policy documents. The permit has been conditioned to ensure the proposed Outlet would not be detrimental to the public health, safety, and welfare. City staff has prepared draft findings (Attachment 4) for consideration and is recommending approval of the project as proposed.

ALTERNATIVES

1. Approve Conditional Use Permit No. 1797393, with modifications.
2. Deny Conditional Use Permit No. 1797393, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,



Firouzeh Tirandazi, Development Project Manager

Attachments:

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

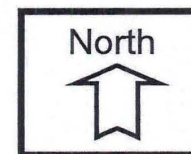
Page 7

6. 1000-Foot Radius Map
7. 1000-Foot Radius Map Spreadsheet
8. Word for Life Ministries and Emerald Courtyard MMCC- Constructed Physical Barrier
9. Figure RE-1 – Community Plan Designated Open Space and Parks Map
10. Environmental Exemption
11. Community Planning Group Recommendation
12. Ownership Disclosure Statement
13. Project Plans



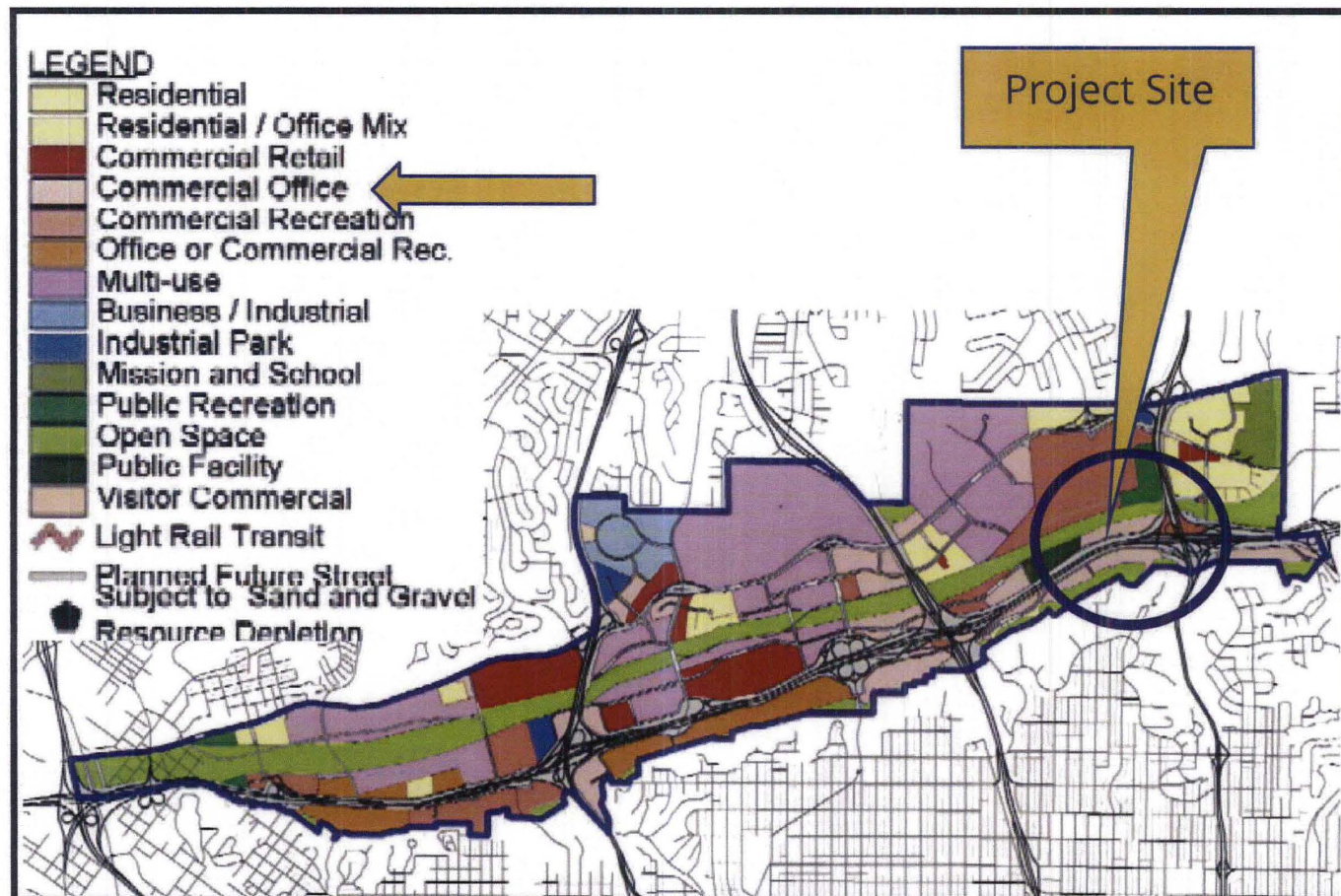
Project Location Map

STONE AGE FARMACY / 3456 Camino Del Rio North
PROJECT NO. 510523



ATTACHMENT 1

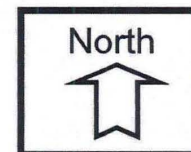
ATTACHMENT 3



Mission Valley Community Land Use Map

STONE AGE FARMACY / 3456 Camino Del Rio North

PROJECT NO. 510523



ATTACHMENT 2

ATTACHMENT 3



Aerial Photograph

STONE AGE FARMACY / 3456 Camino Del Rio North
PROJECT NO. 510523



ATTACHMENT 3

ATTACHMENT 3

HEARING OFFICER RESOLUTION NO. _____
 CONDITIONAL USE PERMIT NO. 1797393
STONE AGE FARMACY - PROJECT NO. 510523

WHEREAS, KBC CAPITAL LLC., Owner, and STONE AGE FARMACY, Permittee, filed an application with the City of San Diego for a permit to operate a Marijuana Outlet in a 1,889-square-foot tenant space, in Suite 101, on the first floor of an existing 16,536-square-foot, two-story commercial office building (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. 1797393, on portions of a 0.95-acre site;

WHEREAS, the project site is located at 3456 Camino Del Rio North, Suite 101, in the MV-CO Zone of the Mission Valley Planned District (MVPD), and the Airport Land Use Compatibility (Montgomery Field), Airport Influence Area (Review Area 2), and the Federal Aviation Authority (FAA) Part 77 Overlay Zones, within the Mission Valley Community Plan area;

WHEREAS, the project site is legally described as Parcel B of Parcel Map No. 780, in the County of San Diego, State of California, Filed in the Office of the County Recorder of San Diego County, April 11, 1972;

WHEREAS, on May 24, 2017, the Hearing Officer of the City of San Diego considered Conditional Use Permit No. 1797393 pursuant to the Land Development Code of the City of San Diego;

WHEREAS, on March 8, 2017, 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 Guideline 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 24, 2017.

FINDINGS:

Conditional Use Permit Approval – SDMC Section 126.0305

(a) The proposed development will not adversely affect the applicable land use plan.

The project is an application for a Conditional Use Permit (CUP) to allow the operation of a Marijuana Outlet (Outlet) in a 1,889-square-foot tenant space on the first floor of an existing 16,536-square-foot, two-story commercial office building. The 0.95-acre project site is located at 3456 Camino Del Rio North within the Mission Valley Community Plan (MVCP) area.

The project site is designated for Commercial Office use in the MVCP. This land use designation is intended to support multi-tenant office buildings, single purpose office-administrative facilities, professional-medical buildings, and financial institutions. The MVCP further encourages a range of retail uses and multi-use development in which commercial uses are combined or integrated with other uses. The proposed Outlet, classified as a retail sales use category, is consistent with the community plan objective of encouraging a range of retail uses integrated with other uses, and is a compatible use with the surrounding commercial establishments at this location with a Conditional Use Permit. Therefore, the proposed Outlet will not adversely affect the applicable land use plan.

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

The proposed development will not be detrimental to the public's health, safety, and welfare because the discretionary permit controlling the development and continued use of this site contains specific regulatory conditions of approval to assure the project's compliance with applicable local, regional, state, and federal codes and rules. These regulations, which are implemented and enforced through the permit, are specifically intended to reduce, mitigate and/or prevent adverse impacts to the public and community at large.

Approval of this application would allow the sale of marijuana to be conditioned in order to prevent potential adverse impacts on the community. The proposed Outlet is subject to specific operational requirements and restrictions as set forth in SDMC Section 141.0504 (b) – (m), which have also been incorporated as conditions in the CUP including prohibition of consultation by medical professionals on-site; prohibition of the use of specified vending machines except by a responsible person (as defined by the SDMC); provision of interior and exterior lighting, operable cameras, alarms, and a security guard; restriction of hours of operation to between 7:00 am and 9:00 pm daily; maintenance of the project site and adjacent public sidewalks free of litter and graffiti, and removal of graffiti within 24 hours; and restriction of signage to business name, two-color signs, and alphabetic characters.

In addition to the above, the CUP includes additional security conditions including the provision of operable surveillance cameras and a metal detector, use of cameras with a recording device that maintains records for a minimum of 30 days, two armed security guards to the extent the possession of a firearm is not in conflict with 18 U.S.C. § 922(g) and 27 C.F.R § 478.11., with one security guard present on the premises 24 hours a day, seven days a week, installation of bullet resistant glass, plastic, or laminate shield at the reception area to protect employees, and installation of bullet resistant armor panels or solid grouted masonry block walls, designed by a licensed professional, in common areas with other tenants, reception area, and vault room. Outlets must also comply with Chapter 4, Article 2, Division 15 which provides guidelines for lawful operation. The CUP is valid for five years, and may be revoked if the use violates the terms, conditions, lawful requirements, or provision of the permit.

Furthermore, construction of the project authorized through this permit will be subject to all adopted building, electrical, mechanical, fire and plumbing codes, which will be enforced through plan review and building inspections completed by the City's building inspectors.

The City of San Diego conducted an environmental review of this project in accordance with the State of California Environmental Quality Act (CEQA) guidelines, and concluded there would be no environmental impacts associated with the proposed project. Based on the above analysis and permit conditions that will be imposed, the proposed development would not be detrimental to the public health, safety, and welfare.

(c) The proposed development will comply with the regulations of the Land Development Code including any allowable deviations pursuant to the Land Development Code.

The project proposes the operation of an Outlet in a 1,889-square-foot tenant space on the first floor of an existing 16,536-square-foot, two-story commercial office building. The proposed Outlet, classified as retail sales, is allowed in the MV-CO Zone of the MVPD with a CUP pursuant to SDMC Sections 141.0504 and 1514.0305(b). The project has been determined to be exempt from the MVPD Ordinance regulations pursuant to SDMC Section 1514.0201(b) (1) as the project proposes interior modifications with no change in use pursuant to Table 1514-04j of the MVPD Ordinance, which considers similar development characteristics and intensity of use between commercial Outlets and commercial office uses. Furthermore, the proposed Outlet is exempt from the Airport Land Use Compatibility Overlay Zone regulations set forth in Chapter 13, Article 2, and Division 15 of the SDMC pursuant to Section 132.1505(c)(1) as the project is limited to interior modifications and will not increase the density, floor area ratio or height of the existing structure.

Pursuant to SDMC Section 141.0504(a), Outlets are subject to separation requirements including a 1,000-foot separation from resource and population-based city parks, other Outlets, churches, child care centers, playgrounds, libraries owned and operated by the City of San Diego, minor oriented facilities, residential care facilities, and schools including private or public institutions of learning providing instruction in kindergarten grades 1 to 12. There is also a minimum distance requirement of 100 feet from a residential zone. The proposed Outlet is in compliance with these required separation requirements.

The project is proposed within a structure constructed in 1975 in accordance with all applicable development regulations. The project is required to provide 51 off-street parking spaces (8 for the proposed 1,889-square-foot Outlet and 43 for the 14,647-square-foot office uses), which are provided within the project boundary.

The CUP for the project includes various conditions and corresponding exhibits of approval relevant to achieving compliance with the SDMC relative to parking, signage, lighting, security measures, hours of operation, and site maintenance. No variance or deviations are requested as part of this application. Therefore, the proposed development will comply with the regulations of the Land Development Code.

(d) The proposed use is appropriate at the proposed location.

The proposed project is a request for a CUP to operate an Outlet in a 1,889-square-foot tenant space on the first floor of an existing 16,536-square-foot, two-story commercial office building. The existing two-story office building was constructed in 1975 (Building Permit No. H-93154), and includes several business and professional office suites. The project site is surrounded by a mix of multi-story commercial office buildings to the east and west, the San Diego River to the north, and Camino Del Rio North and Interstate-8 to the south.

The project site is designated for Commercial Office use in the MVCP. This land use designation is intended to support multi-tenant office buildings, single purpose office-administrative facilities, professional-medical buildings, and financial institutions. The MVCP further encourages a range of retail uses and multi-use development in which commercial uses are combined or integrated with other uses. The proposed Outlet, classified as a retail sales use category, is consistent with the community plan objective of encouraging a range of retail uses integrated with other uses, and is a compatible use with the surrounding commercial establishments.

The proposed Outlet is allowed in the MV-CO Zone of the MVPD with a CUP and is subject to separation requirements set forth in SDMC Section 141.0504(a) including a 1,000-foot separation from resource and population-based parks, other Outlets, churches, child care centers, playgrounds, libraries owned and operated by the City of San Diego, minor oriented facilities, residential care facilities, and schools including private or public institutions of learning providing instruction in kindergarten grades 1 to 12. There is also a minimum distance requirement of 100 feet from a residential zone. The proposed Outlet is in compliance with the required separation requirements.

Outlets are also subject to specific operational requirements and restrictions set forth in SDMC Section 141.0504 (b) – (m), which have also been incorporated as conditions in the CUP including prohibition of consultation by medical professionals on-site; prohibition of the use of specified vending machines except by a responsible person (as defined by the SDMC); provision of interior and exterior lighting, operable cameras, alarms, and a security guard; restriction of hours of operation to between 7:00 am and 9:00 pm daily; maintenance of the project site and adjacent public sidewalks free of litter and graffiti, and removal of graffiti within 24 hours; and restriction of signage to business name, two-color signs, and alphabetic characters. Outlets must also comply with Chapter 4, Article 2, Division 15 which provides guidelines for lawful operation.

The SDMC limits Outlets to commercial and industrial zones and the number of Outlets to only four per Council District, 36 city-wide, in order to minimize the impact on the City and residential neighborhoods. Surrounding development is also within the MV-CO Zone and consistent with the Commercial Office designation of the community plan and compatible uses with an Outlet. Therefore, based on the commercial nature of the use, compliance with the separation requirements, and conditions of approval, the proposed development is appropriate at the proposed location.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Hearing Officer, Conditional Use Permit No. 1797393 is hereby GRANTED by the Hearing Officer to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit No. 1797393, a copy of which is attached hereto and made a part hereof.

Firouzeh Tirandazi
Development Project Manager
Development Services

Adopted on: May 24, 2017

IO#: 24006956

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

WHEN RECORDED MAIL TO
PROJECT MANAGEMENT
PERMIT CLERK
MAIL STATION 501

INTERNAL ORDER NUMBER: 24006956

SPACE ABOVE THIS LINE FOR RECORDER'S USE

CONDITIONAL USE PERMIT NO. 1797393
STONE AGE FARMACY COOPERATIVE - PROJECT NO. 510523
 HEARING OFFICER

This Conditional Use Permit No. 1797393 is granted by the Hearing Officer of the City of San Diego to KBC Capital LLC, Owner, and Stone Age Farmacy, Permittee pursuant to San Diego Municipal Code [SDMC] section 126.0305. The 0.95-acre site is located at 3456 Camino Del Rio North, Suite 101, in the MV-CO Zone of the Mission Valley Planned District (MVPD), and the Airport Land Use Compatibility (Montgomery Field), Airport Influence Area (Review Area 2), and the Federal Aviation Authority (FAA) Part 77 Overlay Zones, within the Mission Valley Community Plan Area. The project site is legally described as: Parcel B of Parcel Map No. 780, in the County of San Diego, State of California, Filed in the Office of the County Recorder of San Diego County April 11, 1972.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner and Permittee to operate a Marijuana Outlet within an existing building described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] date May 24, 2017, on file in the Development Services Department.

The project shall include:

- a. Operation of a Marijuana Outlet in a 1,889-square-foot tenant space in Suite 101 located on the first floor of an existing 16,536-square-foot, two-story commercial office building;
- b. Existing landscaping (planting, irrigation and landscape related improvements);
- c. 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 9, 2020.
2. This Conditional Use Permit [CUP] and corresponding use of this Marijuana Outlet shall expire on June 9, 2022. The Owner/Permittee may request that the expiration date be extended in accordance with SDMC Section 141.0504 (n).
3. In addition to other provisions of the law, the Marijuana Outlet must comply with Chapter 4, Article 2, Division 15 and Chapter 14, Article 1, Division 5 of the San Diego Municipal Code.
4. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, 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; and
 - b. The Permit is recorded in the Office of the San Diego County Recorder.
 - c. A Marijuana Outlet 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 subject property 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 subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.
7. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
8. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).

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

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

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

If any condition of this Permit, on a legal challenge by the Owner/Permittee of this Permit, is found or held by a court of competent jurisdiction to be invalid, unenforceable, or unreasonable, this Permit shall be void. However, in such an event, the Owner/Permittee shall have the right, by paying applicable processing fees, to bring a request for a new permit without the "invalid" condition(s) back to the discretionary body which approved the Permit for a determination by that body as to whether all of the findings necessary for the issuance of the proposed permit can still be made in the absence of the "invalid" condition(s). Such hearing shall be a hearing de novo, and the discretionary body shall have the absolute right to approve, disapprove, or modify the proposed permit and the condition(s) contained therein.

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

PLANNING/DESIGN REQUIREMENTS:

13. The use within the 1,889-square-foot tenant space shall be limited to the Marijuana Outlet and any use permitted by right in the MVPD-MV-CO Zone.

14. The sale of recreational marijuana shall be prohibited without a valid license from the State authorizing such activity.
15. Consultations by medical professional shall not be a permitted accessory use at the Marijuana Outlet.
16. Lighting shall be provided to illuminate the interior of the Marijuana Outlet, façade, 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.
17. Security shall include operable cameras and a metal detector to the satisfaction of Development Services Department. This facility shall also include alarms and two armed security guards to the extent the possession of a firearm is not in conflict with 18 U.S.C. § 922(g) and 27 C.F.R. § 478.11. Nothing herein shall be interpreted to require or allow a violation of federal firearms laws. The security guards shall be licensed by the State of California. The security guards must be on the premises during business hours. One security guard must be on the premises 24 hours a day, seven days a week. The security guards should only be engaged in activities related to providing security for the facility, except on an incidental basis. The cameras shall have and use a recording device that maintains the records for a minimum of 30 days.
18. The Owner/Permittee shall install a combination of full-height bullet resistant glass, plastic or laminate shield and bullet resistant armor panels or solid grouted masonry block walls, designed by a licensed professional, at the reception area.
19. The Owner/Permittee shall install full-height bullet resistant armor panels or solid grouted masonry block walls, designed by a licensed professional, in common areas with other tenants, reception area and vault room.
20. 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. Ground signs shall not be pole signs. A primary sign shall be posted on the outside of the Marijuana Outlet and shall only contain the name of the business, which shall contain only alphabetic characters, and shall be limited to two colors.
21. The Owner/Permittee shall post and maintain a sign showing the name and emergency contact phone number of an operator or manager in a location visible from outside the Marijuana Outlet in character size at least two inches in height.
22. The Marijuana Outlet shall operate only between the hours of 7:00 a.m. and 9:00 p.m., seven days a week.
23. The use of vending machines which allow access to marijuana and marijuana products except by a responsible person, as defined in the San Diego Municipal Code Section 42.1502, is prohibited. For purposes of this Section, a vending machine is any device which allows access to marijuana and marijuana products without a human intermediary.

24. The Owner/Permittee shall maintain the Marijuana Outlet, adjacent public sidewalks, and areas under the control of the Owner/Permittee, free of litter and graffiti at all times.

25. The Owner/Permittee shall provide for daily removal of trash, litter, and debris. Graffiti shall be removed from the premises within 24 hours.

TRANSPORTATION REQUIREMENTS:

26. All automobile, motorcycle and bicycle parking spaces must be constructed in accordance with the requirements of the SDMC. 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 appropriate City decision maker in accordance with the SDMC.

27. The Owner/Permittee must construct and maintain an accessible path from the building entrance to the public street.

ENGINEERING REQUIREMENTS:

28. Prior to the issuance of any construction permits, the Owner/Permittee shall assure, by permit and bond, the construction of a new 24-foot driveway per current City Standards, adjacent to the site on Camino Del Rio North, satisfactory to the City Engineer.

29. Prior to the issuance of any construction permits, the Owner/Permittee shall assure, by permit and bond, the reconstruction of the damaged portions of the sidewalk with current City Standard sidewalk, adjacent to the site on Camino Del Rio North, satisfactory to the City Engineer.

30. Prior to the issuance of any construction permits, the Owner/Permittee shall dedicate an additional one foot of right-of-way to Camino Del Rio North to provide a 10-foot curb-to-property-line distance, satisfactory to the City Engineer.

31. Whenever street rights-of-way are required to be dedicated, it is the responsibility of the Owner/Permittee to provide the right-of-way free and clear of all encumbrances and prior easements. The Owner/Permittee must secure "subordination agreements" for minor distribution facilities and/or "joint-use agreements" for major transmission facilities.

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

33. Prior to the issuance of any construction permits, the Owner/Permittee shall submit a Water Pollution Control Plan (WPCP). The WPCP shall be prepared in accordance with the guidelines in Part 2 Construction BMP Standards Chapter 4 of the City's Storm Water Standards.

INFORMATION ONLY:

- The issuance of this discretionary permit alone does not allow the immediate commencement or continued operation of the proposed use on site. Any operation allowed by this discretionary 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 24, 2017 and Resolution No. _____.

Permit Type/PTS Approval No.: Conditional Use Permit No. 1797393

Date of Approval: May 24, 2017

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

Firouzeh Tirandazi
Development Project Manager

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

The undersigned Owner/Permittee, by execution hereof, agrees to each and every condition of this Permit and promises to perform each and every obligation of Owner/Permittee hereunder.

KBC CAPITAL LLC
Owner

By _____
William L. Gaskins
Managing Member

STONE AGE FARMACY
Permittee

By _____
Michael Blazeovich
Principal

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



| 1000-FOOT RADIUS MAP SPREADSHEET | | | | | | | |
|----------------------------------|--------------------------|-------------------------------|-----------|-------|-------|---------------|--------------------------------------|
| # | Use Code/Description | Site/Address | City | State | Zip | Parcel Number | Business/Commercial/Tenant |
| 1 | COMMERCIAL MISCELLANEOUS | 9449 FRIARS RD | SAN DIEGO | CA | 92108 | 433-250-16-00 | CITY OF SAN DIEGO - QUALCOMM STADIUM |
| 2 | PUBLIC AGENCY | VACANT/UNIMPROVED LAND | SAN DIEGO | CA | 92108 | 433-250-19-00 | CITY OF SAN DIEGO |
| 3 | STORES, RETAIL OUTLET | 3838 CAMINO DEL RIO N STE 100 | SAN DIEGO | CA | 92108 | 433-250-24-00 | COLTON CO. |
| 4 | STORES, RETAIL OUTLET | 3838 CAMINO DEL RIO N STE 101 | SAN DIEGO | CA | 92108 | 433-250-24-00 | DR. NITIN PARIKH |
| 5 | STORES, RETAIL OUTLET | 3838 CAMINO DEL RIO N STE 102 | SAN DIEGO | CA | 92108 | 433-250-24-00 | WESTLAND INSURANCE BROKERS |
| 6 | STORES, RETAIL OUTLET | 3838 CAMINO DEL RIO N STE 103 | SAN DIEGO | CA | 92108 | 433-250-24-00 | STATE FARM INSURANCE |
| 7 | STORES, RETAIL OUTLET | 3838 CAMINO DEL RIO N STE 104 | SAN DIEGO | CA | 92108 | 433-250-24-00 | SORENSEN MEDIA INC. |
| 8 | STORES, RETAIL OUTLET | 3838 CAMINO DEL RIO N STE 105 | SAN DIEGO | CA | 92108 | 433-250-24-00 | COLTON FAMILY TRUST |
| 9 | STORES, RETAIL OUTLET | 3838 CAMINO DEL RIO N STE 106 | SAN DIEGO | CA | 92108 | 433-250-24-00 | PACIFIC COMPANIES |
| 10 | STORES, RETAIL OUTLET | 3838 CAMINO DEL RIO N STE 108 | SAN DIEGO | CA | 92108 | 433-250-24-00 | COLTON FAMILY TRUST |
| 11 | STORES, RETAIL OUTLET | 3838 CAMINO DEL RIO N STE 110 | SAN DIEGO | CA | 92108 | 433-250-24-00 | DAVID SCHIAVO |
| 12 | STORES, RETAIL OUTLET | 3838 CAMINO DEL RIO N STE 115 | SAN DIEGO | CA | 92108 | 433-250-24-00 | HEALTH CARE MGMT. SYSTEMS INC. |
| 13 | STORES, RETAIL OUTLET | 3838 CAMINO DEL RIO N STE 116 | SAN DIEGO | CA | 92108 | 433-250-24-00 | COLTON FAMILY TRUST |
| 14 | STORES, RETAIL OUTLET | 3838 CAMINO DEL RIO N STE 120 | SAN DIEGO | CA | 92108 | 433-250-24-00 | STRP MANAGEMENT INC. |
| 15 | STORES, RETAIL OUTLET | 3838 CAMINO DEL RIO N STE 124 | SAN DIEGO | CA | 92108 | 433-250-24-00 | DENIS GARRAHAN |
| 16 | STORES, RETAIL OUTLET | 3838 CAMINO DEL RIO N STE 150 | SAN DIEGO | CA | 92108 | 433-250-24-00 | SHOWLEY ARCHAMBAULT ALEXANDER |
| 17 | STORES, RETAIL OUTLET | 3838 CAMINO DEL RIO N STE 155 | SAN DIEGO | CA | 92108 | 433-250-24-00 | CHC CONSULTING LLC |
| 18 | STORES, RETAIL OUTLET | 3838 CAMINO DEL RIO N STE 157 | SAN DIEGO | CA | 92108 | 433-250-24-00 | GATEWAY PLANNING GROUP |
| 19 | STORES, RETAIL OUTLET | 3838 CAMINO DEL RIO N STE 158 | SAN DIEGO | CA | 92108 | 433-250-24-00 | COLTON FAMILY TRUST |
| 20 | STORES, RETAIL OUTLET | 3838 CAMINO DEL RIO N STE 163 | SAN DIEGO | CA | 92108 | 433-250-24-00 | MARY TERPATSI |
| 21 | STORES, RETAIL OUTLET | 3838 CAMINO DEL RIO N STE 165 | SAN DIEGO | CA | 92108 | 433-250-24-00 | HEALTH CARE MANAGEMENT SYSTEMS INC. |
| 22 | STORES, RETAIL OUTLET | 3838 CAMINO DEL RIO N STE 206 | SAN DIEGO | CA | 92108 | 433-250-24-00 | COLTON FAMILY TRUST |
| 23 | STORES, RETAIL OUTLET | 3838 CAMINO DEL RIO N STE 210 | SAN DIEGO | CA | 92108 | 433-250-24-00 | LISI INC. |
| 24 | STORES, RETAIL OUTLET | 3838 CAMINO DEL RIO N STE 214 | SAN DIEGO | CA | 92108 | 433-250-24-00 | CECILIA STOUPIGNAN |
| 25 | STORES, RETAIL OUTLET | 3838 CAMINO DEL RIO N STE 220 | SAN DIEGO | CA | 92108 | 433-250-24-00 | AMERIPRISE FINANCIAL SERVICE |
| 26 | STORES, RETAIL OUTLET | 3838 CAMINO DEL RIO N STE 222 | SAN DIEGO | CA | 92108 | 433-250-24-00 | COLTON FAMILY TRUST |
| 27 | STORES, RETAIL OUTLET | 3838 CAMINO DEL RIO N STE 230 | SAN DIEGO | CA | 92108 | 433-250-24-00 | GUILD MORTGAGE CO. |
| 28 | STORES, RETAIL OUTLET | 3838 CAMINO DEL RIO N STE 240 | SAN DIEGO | CA | 92108 | 433-250-24-00 | SEALASKA ENVIRONMENTAL SER |
| 29 | STORES, RETAIL OUTLET | 3838 CAMINO DEL RIO N STE 250 | SAN DIEGO | CA | 92108 | 433-250-24-00 | GRANITE ESCROW SERVICES |
| 30 | STORES, RETAIL OUTLET | 3838 CAMINO DEL RIO N STE 252 | SAN DIEGO | CA | 92108 | 433-250-24-00 | ELEANOR KAHN |
| 31 | STORES, RETAIL OUTLET | 3838 CAMINO DEL RIO N STE 262 | SAN DIEGO | CA | 92108 | 433-250-24-00 | COLTON FAMILY TRUST |
| 32 | STORES, RETAIL OUTLET | 3838 CAMINO DEL RIO N STE 265 | SAN DIEGO | CA | 92108 | 433-250-24-00 | COLTON FAMILY TRUST |
| 33 | STORES, RETAIL OUTLET | 3838 CAMINO DEL RIO N STE 300 | SAN DIEGO | CA | 92108 | 433-250-24-00 | RYAN DENTT |
| 34 | STORES, RETAIL OUTLET | 3838 CAMINO DEL RIO N STE 301 | SAN DIEGO | CA | 92108 | 433-250-24-00 | PATRICK G SHEA LAW OFFICE |
| 35 | STORES, RETAIL OUTLET | 3838 CAMINO DEL RIO N STE 305 | SAN DIEGO | CA | 92108 | 433-250-24-00 | NBIS |
| 36 | STORES, RETAIL OUTLET | 3838 CAMINO DEL RIO N STE 310 | SAN DIEGO | CA | 92108 | 433-250-24-00 | NURSEFINDERS OF SAN DIEGO STAFFING |
| 37 | STORES, RETAIL OUTLET | 3838 CAMINO DEL RIO N STE 315 | SAN DIEGO | CA | 92108 | 433-250-24-00 | BLUE HORIZON INSURANCE |
| 38 | STORES, RETAIL OUTLET | 3838 CAMINO DEL RIO N STE 320 | SAN DIEGO | CA | 92108 | 433-250-24-00 | OLSON G KEITH PHD |
| 39 | STORES, RETAIL OUTLET | 3838 CAMINO DEL RIO N STE 350 | SAN DIEGO | CA | 92108 | 433-250-24-00 | COORDINATED BENEFITS OF CALIF. |
| 40 | STORES, RETAIL OUTLET | 3838 CAMINO DEL RIO N STE 361 | SAN DIEGO | CA | 92108 | 433-250-24-00 | BLITZ LEE & CO. |
| 41 | STORES, RETAIL OUTLET | 3838 CAMINO DEL RIO N STE 380 | SAN DIEGO | CA | 92108 | 433-250-24-00 | RECOVERY INNOVATIONS |
| 42 | STORES, RETAIL OUTLET | 3636 CAMINO DEL RIO N STE 100 | SAN DIEGO | CA | 92108 | 433-251-01-00 | CLARK ANTHONY W |

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| 43 | STORES, RETAIL OUTLET | 3636 CAMINO DEL RIO N STE 101 | SAN DIEGO | CA | 92108 | 433-251-01-00 | 1750 FIFTH AVENUE LLC |
| 44 | STORES, RETAIL OUTLET | 3636 CAMINO DEL RIO N STE 102 | SAN DIEGO | CA | 92108 | 433-251-01-00 | PARKSTONE CO. |
| 45 | STORES, RETAIL OUTLET | 3636 CAMINO DEL RIO N STE 110 | SAN DIEGO | CA | 92108 | 433-251-01-00 | 1750 FIFTH AVENUE LLC |
| 46 | STORES, RETAIL OUTLET | 3636 CAMINO DEL RIO N STE 120 | SAN DIEGO | CA | 92108 | 433-251-01-00 | COLLECTION BUREAU OF ESCONDIDO |
| 47 | STORES, RETAIL OUTLET | 3636 CAMINO DEL RIO N STE 130 | SAN DIEGO | CA | 92108 | 433-251-01-00 | 1750 FIFTH AVENUE LLC |
| 48 | STORES, RETAIL OUTLET | 3636 CAMINO DEL RIO N STE 140 | SAN DIEGO | CA | 92108 | 433-251-01-00 | 1750 FIFTH AVENUE LLC |
| 49 | STORES, RETAIL OUTLET | 3636 CAMINO DEL RIO N STE 150 | SAN DIEGO | CA | 92108 | 433-251-01-00 | KNOWLTON LEGAL |
| 50 | STORES, RETAIL OUTLET | 3636 CAMINO DEL RIO N STE 170 | SAN DIEGO | CA | 92108 | 433-251-01-00 | SAN DIEGO HYPNOSIS CLINIC |
| 51 | STORES, RETAIL OUTLET | 3636 CAMINO DEL RIO N STE 180 | SAN DIEGO | CA | 92108 | 433-251-01-00 | STOREHOUSE TECHNOLOGIES |
| 52 | STORES, RETAIL OUTLET | 3636 CAMINO DEL RIO N STE 185 | SAN DIEGO | CA | 92108 | 433-251-01-00 | AFCO CREDIT CORP. |
| 53 | STORES, RETAIL OUTLET | 3636 CAMINO DEL RIO N STE 215 | SAN DIEGO | CA | 92108 | 433-251-01-00 | MELISSA CHARLES |
| 54 | STORES, RETAIL OUTLET | 3636 CAMINO DEL RIO N STE 220 | SAN DIEGO | CA | 92108 | 433-251-01-00 | QUALITY ESCROW INC. |
| 55 | STORES, RETAIL OUTLET | 3636 CAMINO DEL RIO N STE 230 | SAN DIEGO | CA | 92108 | 433-251-01-00 | BIOMAT USA |
| 56 | STORES, RETAIL OUTLET | 3636 CAMINO DEL RIO N STE 245 | SAN DIEGO | CA | 92108 | 433-251-01-00 | 1750 FIFTH AVENUE LLC |
| 57 | STORES, RETAIL OUTLET | 3638 CAMINO DEL RIO N 102 | SAN DIEGO | CA | 92108 | 433-251-02-00 | JIM BROGAN |
| 58 | STORES, RETAIL OUTLET | 3638 CAMINO DEL RIO N 280 | SAN DIEGO | CA | 92108 | 433-251-02-00 | ANNE FRITZ |
| 59 | STORES, RETAIL OUTLET | 3590 CAMINO DEL RIO N | SAN DIEGO | CA | 92108 | 433-251-03-00 | 3590 CDRN LLC |
| 60 | STORES, RETAIL OUTLET | 3530 CAMINO DEL RIO N STE 101 | SAN DIEGO | CA | 92108 | 433-251-04-00 | MITCHELL ROBINS |
| 61 | STORES, RETAIL OUTLET | 3530 CAMINO DEL RIO N STE 103 | SAN DIEGO | CA | 92108 | 433-251-04-00 | CARSON ANN PHD |
| 62 | STORES, RETAIL OUTLET | 3530 CAMINO DEL RIO N STE 105 | SAN DIEGO | CA | 92108 | 433-251-04-00 | DOMESTIC CAR SHIPPING |
| 63 | STORES, RETAIL OUTLET | 3530 CAMINO DEL RIO N STE 107 | SAN DIEGO | CA | 92108 | 433-251-04-00 | CAMINO DEL RIO OWNER LLC |
| 64 | STORES, RETAIL OUTLET | 3530 CAMINO DEL RIO N STE 109 | SAN DIEGO | CA | 92108 | 433-251-04-00 | TOMA & PETROS INC. |
| 65 | STORES, RETAIL OUTLET | 3530 CAMINO DEL RIO N STE 110 | SAN DIEGO | CA | 92108 | 433-251-04-00 | LAW OFFICES OF WILL COLLINS |
| 66 | STORES, RETAIL OUTLET | 3530 CAMINO DEL RIO N STE 200 | SAN DIEGO | CA | 92108 | 433-251-04-00 | AWARD COMMERCIAL PROPERTIES |
| 67 | STORES, RETAIL OUTLET | 3530 CAMINO DEL RIO N STE 201 | SAN DIEGO | CA | 92108 | 433-251-04-00 | HANNA BROPHY MAC LEAN MC ALEER |
| 68 | STORES, RETAIL OUTLET | 3530 CAMINO DEL RIO N STE 202 | SAN DIEGO | CA | 92108 | 433-251-04-00 | EVA KUNSELMAN |
| 69 | STORES, RETAIL OUTLET | 3530 CAMINO DEL RIO N STE 203 | SAN DIEGO | CA | 92108 | 433-251-04-00 | CAMINO DEL RIO OWNER LLC |
| 70 | STORES, RETAIL OUTLET | 3530 CAMINO DEL RIO N STE 204 | SAN DIEGO | CA | 92108 | 433-251-04-00 | SCHIFRIN GAGNON & DICKEY |
| 71 | STORES, RETAIL OUTLET | 3530 CAMINO DEL RIO N STE 205 | SAN DIEGO | CA | 92108 | 433-251-04-00 | HENDRICKSON APPRAISAL CO. INC. |
| 72 | STORES, RETAIL OUTLET | 3530 CAMINO DEL RIO N STE 206 | SAN DIEGO | CA | 92108 | 433-251-04-00 | SANDWEISS SAMUEL MD |
| 73 | STORES, RETAIL OUTLET | 3530 CAMINO DEL RIO N STE 300 | SAN DIEGO | CA | 92108 | 433-251-04-00 | AMER VOLUNTEERS |
| 74 | STORES, RETAIL OUTLET | 3530 CAMINO DEL RIO N STE 301 | SAN DIEGO | CA | 92108 | 433-251-04-00 | INTERFAITH SHELTER NETWORK |
| 75 | STORES, RETAIL OUTLET | 3550 CAMINO DEL RIO N STE 100 | SAN DIEGO | CA | 92108 | 433-251-04-00 | CLAUDIA PIRES |
| 76 | STORES, RETAIL OUTLET | 3550 CAMINO DEL RIO N STE 101 | SAN DIEGO | CA | 92108 | 433-251-04-00 | RETIREMENT STRATEGIES GROUP |
| 77 | STORES, RETAIL OUTLET | 3550 CAMINO DEL RIO N STE 104 | SAN DIEGO | CA | 92108 | 433-251-04-00 | SALES CONSULTANTS OF CARLSBAD |
| 78 | STORES, RETAIL OUTLET | 3550 CAMINO DEL RIO N STE 105 | SAN DIEGO | CA | 92108 | 433-251-04-00 | L S R E F NEWTON HOLDINGS LLC |
| 79 | STORES, RETAIL OUTLET | 3550 CAMINO DEL RIO N STE 106 | SAN DIEGO | CA | 92108 | 433-251-04-00 | LANCE PELKY & ASSOC. |
| 80 | STORES, RETAIL OUTLET | 3550 CAMINO DEL RIO N STE 112 | SAN DIEGO | CA | 92108 | 433-251-04-00 | CAMINO DEL RIO OWNER LLC |
| 81 | STORES, RETAIL OUTLET | 3550 CAMINO DEL RIO N STE 200 | SAN DIEGO | CA | 92108 | 433-251-04-00 | RITA KELLEY |
| 82 | STORES, RETAIL OUTLET | 3550 CAMINO DEL RIO N STE 202 | SAN DIEGO | CA | 92108 | 433-251-04-00 | DON BURNS |
| 83 | STORES, RETAIL OUTLET | 3550 CAMINO DEL RIO N STE 204 | SAN DIEGO | CA | 92108 | 433-251-04-00 | FARD ENGINEERS INC. |
| 84 | STORES, RETAIL OUTLET | 3550 CAMINO DEL RIO N STE 206 | SAN DIEGO | CA | 92108 | 433-251-04-00 | CAMINO DEL RIO OWNER LLC |
| 85 | STORES, RETAIL OUTLET | 3550 CAMINO DEL RIO N STE 207 | SAN DIEGO | CA | 92108 | 433-251-04-00 | MURRAY RUDEMBERG |
| 86 | STORES, RETAIL OUTLET | 3550 CAMINO DEL RIO N STE 208 | SAN DIEGO | CA | 92108 | 433-251-04-00 | CALIFORNIA MIRAMAR UNIVERSITY |
| 87 | STORES, RETAIL OUTLET | 3550 CAMINO DEL RIO N STE 212 | SAN DIEGO | CA | 92108 | 433-251-04-00 | C J'S PRECIOUS METALS INC. |

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| 88 | STORES, RETAIL OUTLET | 3550 CAMINO DEL RIO N STE 300 | SAN DIEGO | CA | 92108 | 433-251-04-00 | CAMINO DEL RIO OWNER LLC |
| 89 | STORES, RETAIL OUTLET | 3550 CAMINO DEL RIO N STE 301 | SAN DIEGO | CA | 92108 | 433-251-04-00 | CAMINO DEL RIO OWNER LLC |
| 90 | STORES, RETAIL OUTLET | 3550 CAMINO DEL RIO N STE 302 | SAN DIEGO | CA | 92108 | 433-251-04-00 | ROH INC. |
| 91 | STORES, RETAIL OUTLET | 3550 CAMINO DEL RIO N STE 303 | SAN DIEGO | CA | 92108 | 433-251-04-00 | DAVID MCLEOD |
| 92 | STORES, RETAIL OUTLET | 3550 CAMINO DEL RIO N STE 305 | SAN DIEGO | CA | 92108 | 433-251-04-00 | LAWRENCE HIRSCH |
| 93 | STORES, RETAIL OUTLET | 3550 CAMINO DEL RIO N STE 310 | SAN DIEGO | CA | 92108 | 433-251-04-00 | GRASP TECHNOLOGIES INC. |
| 94 | STORES, RETAIL OUTLET | 3550 CAMINO DEL RIO N STE 320 | SAN DIEGO | CA | 92108 | 433-251-04-00 | CAMINO DEL RIO OWNER LLC |
| 95 | STORES, RETAIL OUTLET | 3570 CAMINO DEL RIO N STE 100 | SAN DIEGO | CA | 92108 | 433-251-04-00 | HALLWOOD COMMERCIAL REAL |
| 96 | STORES, RETAIL OUTLET | 3570 CAMINO DEL RIO N STE 102 | SAN DIEGO | CA | 92108 | 433-251-04-00 | HUB PROPERTIES TRUST |
| 97 | STORES, RETAIL OUTLET | 3570 CAMINO DEL RIO N STE 103 | SAN DIEGO | CA | 92108 | 433-251-04-00 | SOREM & PASTORE LLP |
| 98 | STORES, RETAIL OUTLET | 3570 CAMINO DEL RIO N STE 104 | SAN DIEGO | CA | 92108 | 433-251-04-00 | MICHAEL LEONE JR. |
| 99 | STORES, RETAIL OUTLET | 3570 CAMINO DEL RIO N STE 105 | SAN DIEGO | CA | 92108 | 433-251-04-00 | SUNNY'S DELI |
| 100 | STORES, RETAIL OUTLET | 3570 CAMINO DEL RIO N STE 106 | SAN DIEGO | CA | 92108 | 433-251-04-00 | IKEGAMI MOLD CORP. OF AMERICA |
| 101 | STORES, RETAIL OUTLET | 3570 CAMINO DEL RIO N STE 108 | SAN DIEGO | CA | 92108 | 433-251-04-00 | ACCREDITED HOME CARE |
| 102 | STORES, RETAIL OUTLET | 3570 CAMINO DEL RIO N STE 200 | SAN DIEGO | CA | 92108 | 433-251-04-00 | LUCINDA CRUZ |
| 103 | STORES, RETAIL OUTLET | 3570 CAMINO DEL RIO N STE 201 | SAN DIEGO | CA | 92108 | 433-251-04-00 | ADVANCED JOURNAL |
| 104 | STORES, RETAIL OUTLET | 3570 CAMINO DEL RIO N STE 300 | SAN DIEGO | CA | 92108 | 433-251-04-00 | CAMINO DEL RIO OWNER LLC |
| 105 | STORES, RETAIL OUTLET | 3570 CAMINO DEL RIO N STE 301 | SAN DIEGO | CA | 92108 | 433-251-04-00 | CAMINO DEL RIO OWNER LLC |
| 106 | STORES, RETAIL OUTLET | 3570 CAMINO DEL RIO N STE 305 | SAN DIEGO | CA | 92108 | 433-251-04-00 | CSA ASSOCIATE |
| 107 | STORES, RETAIL OUTLET | 3456 CAMINO DEL RIO N STE 100 | SAN DIEGO | CA | 92108 | 433-251-05-00 | ACUPUNCTURE EXPRESS |
| 108 | STORES, RETAIL OUTLET | 3456 CAMINO DEL RIO N STE 101 | SAN DIEGO | CA | 92108 | 433-251-05-00 | MISSION VALLEY ACUPUNCTURE |
| 109 | STORES, RETAIL OUTLET | 3456 CAMINO DEL RIO N STE 103 | SAN DIEGO | CA | 92108 | 433-251-05-00 | UMON ALEXANDRIA DC |
| 110 | STORES, RETAIL OUTLET | 3456 CAMINO DEL RIO N STE 104 | SAN DIEGO | CA | 92108 | 433-251-05-00 | LIBERTY CAPITAL GROUP INC. |
| 111 | STORES, RETAIL OUTLET | 3456 CAMINO DEL RIO N STE 206 | SAN DIEGO | CA | 92108 | 433-251-05-00 | SEIU UNITED HEALTHCARE WORKERS WEST |
| 112 | STORES, RETAIL OUTLET | 3456 CAMINO DEL RIO N STE 207 | SAN DIEGO | CA | 92108 | 433-251-05-00 | DIRECSUPPLY |
| 113 | STORES, RETAIL OUTLET | 3456 CAMINO DEL RIO N STE 208 | SAN DIEGO | CA | 92108 | 433-251-05-00 | DAVLIN PROPERTY MANAGEMENT |
| 114 | STORES, RETAIL OUTLET | 3456 CAMINO DEL RIO N STE 210 | SAN DIEGO | CA | 92108 | 433-251-05-00 | FAMOSA CONDOMINIUMS |
| 115 | STORES, RETAIL OUTLET | 3456 CAMINO DEL RIO N STE 212 | SAN DIEGO | CA | 92108 | 433-251-05-00 | INA EPSTEIN |
| 116 | STORES, RETAIL OUTLET | 3444 CAMINO DEL RIO N STE 100 | SAN DIEGO | CA | 92108 | 433-251-06-00 | COAST BENEFITS |
| 117 | STORES, RETAIL OUTLET | 3444 CAMINO DEL RIO N STE 101 | SAN DIEGO | CA | 92108 | 433-251-06-00 | DENNYS RESTAURANT |
| 118 | STORES, RETAIL OUTLET | 3444 CAMINO DEL RIO N STE 103 | SAN DIEGO | CA | 92108 | 433-251-06-00 | JOSEPH LEMIEUX |
| 119 | STORES, RETAIL OUTLET | 3444 CAMINO DEL RIO N STE 104 | SAN DIEGO | CA | 92108 | 433-251-06-00 | SUSANNE EMRICH |
| 120 | STORES, RETAIL OUTLET | 3444 CAMINO DEL RIO N STE 106 | SAN DIEGO | CA | 92108 | 433-251-06-00 | MELISSA COOK & ASSOC. |
| 121 | STORES, RETAIL OUTLET | 3444 CAMINO DEL RIO N STE 200 | SAN DIEGO | CA | 92108 | 433-251-06-00 | ROSE QUINN |
| 122 | STORES, RETAIL OUTLET | 3444 CAMINO DEL RIO N STE 202 | SAN DIEGO | CA | 92108 | 433-251-06-00 | R & V MANAGEMENT CORP. |
| 123 | STORES, RETAIL OUTLET | 3430 CAMINO DEL RIO N | SAN DIEGO | CA | 92108 | 433-251-07-00 | SAN DIEGO UNIFIED SCHOOL DISTRIC |
| 124 | STORES, RETAIL OUTLET | 3420 CAMINO DEL RIO N | SAN DIEGO | CA | 92108 | 433-251-08-00 | SAN DIEGO UNIFIED SCHOOL DISTRIC |
| 125 | STORES, RETAIL OUTLET | 3333 CAMINO DEL RIO S STE 100 | SAN DIEGO | CA | 92108 | 439-080-05-00 | NATIONWIDE RETIREMENT SOLUTION |
| 126 | STORES, RETAIL OUTLET | 3333 CAMINO DEL RIO S STE 105 | SAN DIEGO | CA | 92108 | 439-080-05-00 | COLTON FAMILY TRUST |
| 127 | STORES, RETAIL OUTLET | 3333 CAMINO DEL RIO S STE 110 | SAN DIEGO | CA | 92108 | 439-080-05-00 | GEORGE TEMPLE |
| 128 | STORES, RETAIL OUTLET | 3333 CAMINO DEL RIO S STE 120 | SAN DIEGO | CA | 92108 | 439-080-05-00 | REAL ONE GROUP |
| 129 | STORES, RETAIL OUTLET | 3333 CAMINO DEL RIO S STE 140 | SAN DIEGO | CA | 92108 | 439-080-05-00 | YELMAN TARA LAW OFFICES |
| 130 | STORES, RETAIL OUTLET | 3333 CAMINO DEL RIO S STE 200 | SAN DIEGO | CA | 92108 | 439-080-05-00 | NATIONWIDE INSURANCE |
| 131 | STORES, RETAIL OUTLET | 3333 CAMINO DEL RIO S STE 215 | SAN DIEGO | CA | 92108 | 439-080-05-00 | THERAPY - |
| 132 | STORES, RETAIL OUTLET | 3333 CAMINO DEL RIO S STE 220 | SAN DIEGO | CA | 92108 | 439-080-05-00 | HAROLD YOUNG |

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| 133 | STORES, RETAIL OUTLET | 3333 CAMINO DEL RIO S STE 230 | SAN DIEGO | CA | 92108 | 439-080-05-00 | CASHUK WISEMAN GOLDBERG BIRNBAUM SALEM LLP CPAS |
| 134 | STORES, RETAIL OUTLET | 3333 CAMINO DEL RIO S STE 235 | SAN DIEGO | CA | 92108 | 439-080-05-00 | GUIDANCE FINANCIAL CORP. |
| 135 | STORES, RETAIL OUTLET | 3333 CAMINO DEL RIO S STE 245 | SAN DIEGO | CA | 92108 | 439-080-05-00 | SAN DIEGO JR. GOLF ASSOCIATION |
| 136 | STORES, RETAIL OUTLET | 3333 CAMINO DEL RIO S STE 300 | SAN DIEGO | CA | 92108 | 439-080-05-00 | MICHAEL RODMAN |
| 137 | STORES, RETAIL OUTLET | 3333 CAMINO DEL RIO S STE 320 | SAN DIEGO | CA | 92108 | 439-080-05-00 | WILLIAM A SMELKO A P C |
| 138 | STORES, RETAIL OUTLET | 3333 CAMINO DEL RIO S STE 330 | SAN DIEGO | CA | 92108 | 439-080-05-00 | DIAMOND CAPITAL GROUP |
| 139 | STORES, RETAIL OUTLET | 3333 CAMINO DEL RIO S STE 340 | SAN DIEGO | CA | 92108 | 439-080-05-00 | ANNE KIMMEL |
| 140 | STORES, RETAIL OUTLET | 3333 CAMINO DEL RIO S STE 400 | SAN DIEGO | CA | 92108 | 439-080-05-00 | YMCA |
| 141 | STORES, RETAIL OUTLET | 3333 CAMINO DEL RIO S STE 415 | SAN DIEGO | CA | 92108 | 439-080-05-00 | COLTON FAMILY TRUST |
| 142 | STORES, RETAIL OUTLET | 3375 CAMINO DEL RIO S | SAN DIEGO | CA | 92108 | 439-080-06-00 | SAN DIEGO COMMUNITY COLLEGE DIST |
| 143 | STORES, RETAIL OUTLET | 3435 CAMINO DEL RIO S STE 101 | SAN DIEGO | CA | 92108 | 439-480-09-00 | NATIONAL WIRELESS |
| 144 | STORES, RETAIL OUTLET | 3435 CAMINO DEL RIO S STE 102 | SAN DIEGO | CA | 92108 | 439-480-09-00 | VERMILYA & ASSOCIATES |
| 145 | STORES, RETAIL OUTLET | 3435 CAMINO DEL RIO S STE 103 | SAN DIEGO | CA | 92108 | 439-480-09-00 | UNIVERSAL PSYCHIATRIC |
| 146 | STORES, RETAIL OUTLET | 3435 CAMINO DEL RIO S STE 106 | SAN DIEGO | CA | 92108 | 439-480-09-00 | SALLY'S PLACE |
| 147 | STORES, RETAIL OUTLET | 3435 CAMINO DEL RIO S STE 108 | SAN DIEGO | CA | 92108 | 439-480-09-00 | CRISTINA ZENDEJAS |
| 148 | STORES, RETAIL OUTLET | 3435 CAMINO DEL RIO S STE 109 | SAN DIEGO | CA | 92108 | 439-480-09-00 | PAXYS INSURANCE |
| 149 | STORES, RETAIL OUTLET | 3435 CAMINO DEL RIO S STE 110 | SAN DIEGO | CA | 92108 | 439-480-09-00 | DR. CHARLES FREEMAN PSYCHLGST |
| 150 | STORES, RETAIL OUTLET | 3435 CAMINO DEL RIO S STE 111 | SAN DIEGO | CA | 92108 | 439-480-09-00 | DRUMMOND DARYL |
| 151 | STORES, RETAIL OUTLET | 3435 CAMINO DEL RIO S STE 112 | SAN DIEGO | CA | 92108 | 439-480-09-00 | MAHENDRA RAMAKRISHNAN |
| 152 | STORES, RETAIL OUTLET | 3435 CAMINO DEL RIO S STE 113 | SAN DIEGO | CA | 92108 | 439-480-09-00 | BEST VALUE CLEANING SVC. CORP. |
| 153 | STORES, RETAIL OUTLET | 3435 CAMINO DEL RIO S STE 114 | SAN DIEGO | CA | 92108 | 439-480-09-00 | YAGHDJIAN 1999 REVOCABLE FAMILY |
| 154 | STORES, RETAIL OUTLET | 3435 CAMINO DEL RIO S STE 115 | SAN DIEGO | CA | 92108 | 439-480-09-00 | HOLLY MECHEM |
| 155 | STORES, RETAIL OUTLET | 3435 CAMINO DEL RIO S STE 116 | SAN DIEGO | CA | 92108 | 439-480-09-00 | ANDY ANDERSON |
| 156 | STORES, RETAIL OUTLET | 3435 CAMINO DEL RIO S STE 117 | SAN DIEGO | CA | 92108 | 439-480-09-00 | PRO CLEANING SVC. LLC |
| 157 | STORES, RETAIL OUTLET | 3435 CAMINO DEL RIO S STE 119 | SAN DIEGO | CA | 92108 | 439-480-09-00 | CLIFFORD LINDROTH SR. |
| 158 | STORES, RETAIL OUTLET | 3435 CAMINO DEL RIO S STE 120 | SAN DIEGO | CA | 92108 | 439-480-09-00 | SOUTHWEST REALTORS |
| 159 | STORES, RETAIL OUTLET | 3435 CAMINO DEL RIO S STE 122 | SAN DIEGO | CA | 92108 | 439-480-09-00 | GREEN MESSENGERS INC. |
| 160 | STORES, RETAIL OUTLET | 3435 CAMINO DEL RIO S STE 123 | SAN DIEGO | CA | 92108 | 439-480-09-00 | NU AGE BROKERS |
| 161 | STORES, RETAIL OUTLET | 3435 CAMINO DEL RIO S STE 203 | SAN DIEGO | CA | 92108 | 439-480-09-00 | BRET BLACK JR. |
| 162 | STORES, RETAIL OUTLET | 3435 CAMINO DEL RIO S STE 204 | SAN DIEGO | CA | 92108 | 439-480-09-00 | SAN DIEGO HOME CAREGIVERS |
| 163 | STORES, RETAIL OUTLET | 3435 CAMINO DEL RIO S STE 205 | SAN DIEGO | CA | 92108 | 439-480-09-00 | COMPLIANCE AUDIT SOLUTION |
| 164 | STORES, RETAIL OUTLET | 3435 CAMINO DEL RIO S STE 206 | SAN DIEGO | CA | 92108 | 439-480-09-00 | NATURES BODY CONTROL & ACUPUNCTURE |
| 165 | STORES, RETAIL OUTLET | 3435 CAMINO DEL RIO S STE 208 | SAN DIEGO | CA | 92108 | 439-480-09-00 | EXPERT DRUG TESTING |
| 166 | STORES, RETAIL OUTLET | 3435 CAMINO DEL RIO S STE 209 | SAN DIEGO | CA | 92108 | 439-480-09-00 | MIGUEL MOLINA SR. |
| 167 | STORES, RETAIL OUTLET | 3435 CAMINO DEL RIO S STE 210 | SAN DIEGO | CA | 92108 | 439-480-09-00 | DENNIS HARRIS |
| 168 | STORES, RETAIL OUTLET | 3435 CAMINO DEL RIO S STE 211 | SAN DIEGO | CA | 92108 | 439-480-09-00 | MEPCOR INC. |
| 169 | STORES, RETAIL OUTLET | 3435 CAMINO DEL RIO S STE 212 | SAN DIEGO | CA | 92108 | 439-480-09-00 | PINNACLE ACCESS |
| 170 | STORES, RETAIL OUTLET | 3435 CAMINO DEL RIO S STE 213 | SAN DIEGO | CA | 92108 | 439-480-09-00 | MJAY LENDING |
| 171 | STORES, RETAIL OUTLET | 3435 CAMINO DEL RIO S STE 214 | SAN DIEGO | CA | 92108 | 439-480-09-00 | YAGHDJIAN 1999 REVOCABLE FAMILY |
| 172 | STORES, RETAIL OUTLET | 3435 CAMINO DEL RIO S STE 215 | SAN DIEGO | CA | 92108 | 439-480-09-00 | DANIEL LEVY |
| 173 | STORES, RETAIL OUTLET | 3435 CAMINO DEL RIO S STE 216 | SAN DIEGO | CA | 92108 | 439-480-09-00 | YAGHDJIAN 1999 REVOCABLE FAMILY |
| 174 | STORES, RETAIL OUTLET | 3435 CAMINO DEL RIO S STE 217 | SAN DIEGO | CA | 92108 | 439-480-09-00 | JUDITH MEYERS |
| 175 | STORES, RETAIL OUTLET | 3435 CAMINO DEL RIO S STE 218 | SAN DIEGO | CA | 92108 | 439-480-09-00 | SCHOOL OPTIONS-OCCUPATIONAL THERAPY EDUCATIONAL CONSULTING |
| 176 | STORES, RETAIL OUTLET | 3435 CAMINO DEL RIO S STE 219 | SAN DIEGO | CA | 92108 | 439-480-09-00 | WESLEY WILLIAM ENTERPRISE INC. |
| 177 | STORES, RETAIL OUTLET | 3435 CAMINO DEL RIO S STE 220 | SAN DIEGO | CA | 92108 | 439-480-09-00 | DOS GRINGOS INC. |

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| 178 | STORES, RETAIL OUTLET | 3435 CAMINO DEL RIO S STE 307 | SAN DIEGO | CA | 92108 | 439-480-09-00 | QUALITY RECORDING & COURIER |
| 179 | STORES, RETAIL OUTLET | 3435 CAMINO DEL RIO S STE 308 | SAN DIEGO | CA | 92108 | 439-480-09-00 | EDWARDS REALTY |
| 180 | STORES, RETAIL OUTLET | 3435 CAMINO DEL RIO S STE 309 | SAN DIEGO | CA | 92108 | 439-480-09-00 | YAGHDJIAN 1999 REVOCABLE FAMILY |
| 181 | STORES, RETAIL OUTLET | 3435 CAMINO DEL RIO S STE 310 | SAN DIEGO | CA | 92108 | 439-480-09-00 | KOPMED MGT. |
| 182 | STORES, RETAIL OUTLET | 3435 CAMINO DEL RIO S STE 311 | SAN DIEGO | CA | 92108 | 439-480-09-00 | HAIR LAIR |
| 183 | STORES, RETAIL OUTLET | 3435 CAMINO DEL RIO S STE 313 | SAN DIEGO | CA | 92108 | 439-480-09-00 | AMK PROPERTY MANAGEMENT |
| 184 | STORES, RETAIL OUTLET | 3435 CAMINO DEL RIO S STE 314 | SAN DIEGO | CA | 92108 | 439-480-09-00 | LOANS MODIFIED INC. |
| 185 | STORES, RETAIL OUTLET | 3435 CAMINO DEL RIO S STE 315 | SAN DIEGO | CA | 92108 | 439-480-09-00 | JANET HENDRICK |
| 186 | STORES, RETAIL OUTLET | 3435 CAMINO DEL RIO S STE 316 | SAN DIEGO | CA | 92108 | 439-480-09-00 | AM COUNCIL-HYPNOTIST EXAMINERS |
| 187 | STORES, RETAIL OUTLET | 3435 CAMINO DEL RIO S STE 317 | SAN DIEGO | CA | 92108 | 439-480-09-00 | CIATES JIMCRONDONWARRENASO |
| 188 | STORES, RETAIL OUTLET | 3435 CAMINO DEL RIO S STE 318 | SAN DIEGO | CA | 92108 | 439-480-09-00 | YAGHDJIAN 1999 REVOCABLE FAMILY |
| 189 | STORES, RETAIL OUTLET | 3435 CAMINO DEL RIO S STE 319 | SAN DIEGO | CA | 92108 | 439-480-09-00 | CMBE BUSINESS SVC. |
| 190 | STORES, RETAIL OUTLET | 3435 CAMINO DEL RIO S STE 321 | SAN DIEGO | CA | 92108 | 439-480-09-00 | YAGHDJIAN 1999 REVOCABLE FAMILY |
| 191 | STORES, RETAIL OUTLET | 3435 CAMINO DEL RIO S STE 322 | SAN DIEGO | CA | 92108 | 439-480-09-00 | YAGHDJIAN 1999 REVOCABLE FAMILY |
| 192 | STORES, RETAIL OUTLET | 3435 CAMINO DEL RIO S STE 324 | SAN DIEGO | CA | 92108 | 439-480-09-00 | BPS ENTERPRISES LLC |
| 193 | STORES, RETAIL OUTLET | 3435 CAMINO DEL RIO S STE 328 | SAN DIEGO | CA | 92108 | 439-480-09-00 | VISIONARY PAINTING |
| 194 | STORES, RETAIL OUTLET | 3435 CAMINO DEL RIO S STE 332 | SAN DIEGO | CA | 92108 | 439-480-09-00 | YAGHDJIAN 1999 REVOCABLE FAMILY |
| 195 | STORES, RETAIL OUTLET | 3435 CAMINO DEL RIO S STE 336 | SAN DIEGO | CA | 92108 | 439-480-09-00 | SCOTT GILPIN |
| 196 | STORES, RETAIL OUTLET | 3435 CAMINO DEL RIO S STE 338 | SAN DIEGO | CA | 92108 | 439-480-09-00 | MICRO WORLD INTERNATIONAL |
| 197 | STORES, RETAIL OUTLET | 3465 CAMINO DEL RIO S STE 200 | SAN DIEGO | CA | 92108 | 439-480-20-00 | THIRTY FOUR SIXTY FIVE LTD LF SI |
| 198 | STORES, RETAIL OUTLET | 3465 CAMINO DEL RIO S STE 220 | SAN DIEGO | CA | 92108 | 439-480-20-00 | ARROWHEAD GENERAL WHOLESALE |
| 199 | STORES, RETAIL OUTLET | 3465 CAMINO DEL RIO S STE 240 | SAN DIEGO | CA | 92108 | 439-480-20-00 | PARISI PORTFOLIO |
| 200 | STORES, RETAIL OUTLET | 3465 CAMINO DEL RIO S STE 250 | SAN DIEGO | CA | 92108 | 439-480-20-00 | KERCH & ASSOCIATES; FAX LINE |
| 201 | STORES, RETAIL OUTLET | 3465 CAMINO DEL RIO S STE 300 | SAN DIEGO | CA | 92108 | 439-480-20-00 | JOB OPTIONS INC. |
| 202 | STORES, RETAIL OUTLET | 3465 CAMINO DEL RIO S STE 310 | SAN DIEGO | CA | 92108 | 439-480-20-00 | CUTURATI RESEARCH |
| 203 | STORES, RETAIL OUTLET | 3465 CAMINO DEL RIO S STE 320 | SAN DIEGO | CA | 92108 | 439-480-20-00 | 32 NORTH BREWING CO. |
| 204 | STORES, RETAIL OUTLET | 3465 CAMINO DEL RIO S STE 330 | SAN DIEGO | CA | 92108 | 439-480-20-00 | GRAYSON BOEHM |
| 205 | STORES, RETAIL OUTLET | 3465 CAMINO DEL RIO S STE 340 | SAN DIEGO | CA | 92108 | 439-480-20-00 | THIRTY FOUR SIXTY FIVE LTD LF SI |
| 206 | STORES, RETAIL OUTLET | 3465 CAMINO DEL RIO S STE 350 | SAN DIEGO | CA | 92108 | 439-480-20-00 | LAW OFFICES OF GERALD BRODY |
| 207 | STORES, RETAIL OUTLET | 3465 CAMINO DEL RIO S STE 400 | SAN DIEGO | CA | 92108 | 439-480-20-00 | OAKWOOD ESCROW |
| 208 | STORES, RETAIL OUTLET | 3465 CAMINO DEL RIO S STE 410 | SAN DIEGO | CA | 92108 | 439-480-20-00 | DONATE LIFE CALIFORNIA |
| 209 | STORES, RETAIL OUTLET | 3465 CAMINO DEL RIO S STE 420 | SAN DIEGO | CA | 92108 | 439-480-20-00 | RUSSELL LITCHFIELD |
| 210 | STORES, RETAIL OUTLET | 3465 CAMINO DEL RIO S STE 430 | SAN DIEGO | CA | 92108 | 439-480-20-00 | THIRTY FOUR SIXTY FIVE LTD LF SI |
| 211 | STORES, RETAIL OUTLET | 3465 CAMINO DEL RIO S STE 440 | SAN DIEGO | CA | 92108 | 439-480-20-00 | LAW OFFICES OF GERALD D. BRODY |
| 212 | STORES, RETAIL OUTLET | 3511 CAMINO DEL RIO S STE 100 | SAN DIEGO | CA | 92108 | 439-480-21-00 | BROWN,GREGORY M & PAMELA M |
| 213 | STORES, RETAIL OUTLET | 3511 CAMINO DEL RIO S STE 101 | SAN DIEGO | CA | 92108 | 439-480-21-00 | PETER LEPISCOPO |
| 214 | STORES, RETAIL OUTLET | 3511 CAMINO DEL RIO S STE 102 | SAN DIEGO | CA | 92108 | 439-480-21-00 | ENVIROMINE |
| 215 | STORES, RETAIL OUTLET | 3511 CAMINO DEL RIO S STE 103 | SAN DIEGO | CA | 92108 | 439-480-21-00 | MISSION BELL DELI |
| 216 | STORES, RETAIL OUTLET | 3511 CAMINO DEL RIO S STE 200 | SAN DIEGO | CA | 92108 | 439-480-21-00 | HOUSE GRAPHICS |
| 217 | STORES, RETAIL OUTLET | 3511 CAMINO DEL RIO S STE 203 | SAN DIEGO | CA | 92108 | 439-480-21-00 | BROWN,GREGORY M & PAMELA M |
| 218 | STORES, RETAIL OUTLET | 3511 CAMINO DEL RIO S STE 206 | SAN DIEGO | CA | 92108 | 439-480-21-00 | PHYLLIS BOOTHE |
| 219 | STORES, RETAIL OUTLET | 3511 CAMINO DEL RIO S STE 210 | SAN DIEGO | CA | 92108 | 439-480-21-00 | BRANDON GAINES |
| 220 | STORES, RETAIL OUTLET | 3511 CAMINO DEL RIO S STE 301 | SAN DIEGO | CA | 92108 | 439-480-21-00 | VLADIMIR VERHOVSKOY |
| 221 | STORES, RETAIL OUTLET | 3511 CAMINO DEL RIO S STE 302 | SAN DIEGO | CA | 92108 | 439-480-21-00 | PATTI METZ |
| 222 | STORES, RETAIL OUTLET | 3511 CAMINO DEL RIO S STE 303 | SAN DIEGO | CA | 92108 | 439-480-21-00 | KENNETH BAYER |

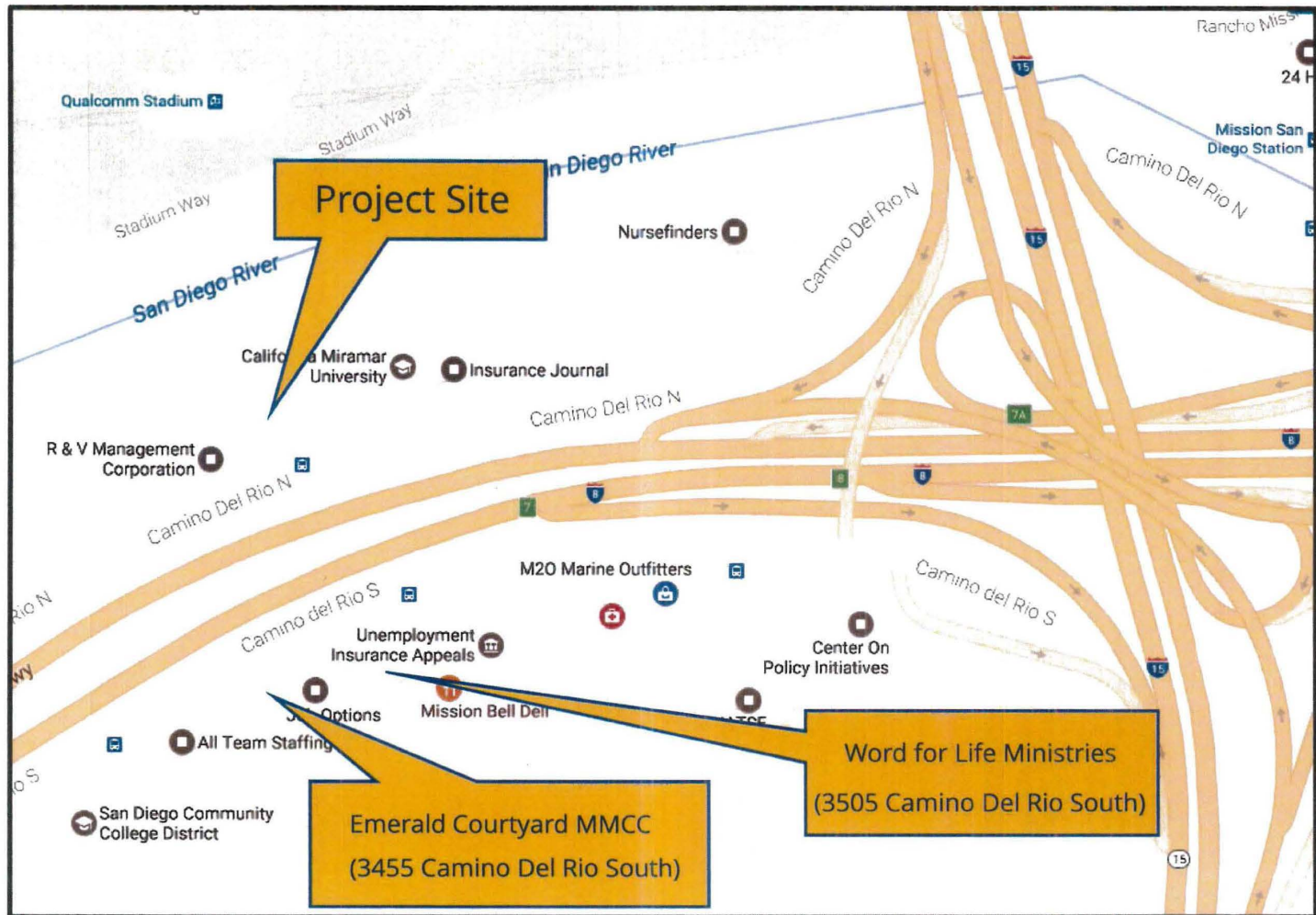
| | | | | | | | |
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| 223 | STORES, RETAIL OUTLET | 3511 CAMINO DEL RIO S STE 304 | SAN DIEGO | CA | 92108 | 439-480-21-00 | FREEMAN MICHAEL |
| 224 | STORES, RETAIL OUTLET | 3511 CAMINO DEL RIO S STE 306 | SAN DIEGO | CA | 92108 | 439-480-21-00 | COHN WHOLESAL FRUIT INC. |
| 225 | STORES, RETAIL OUTLET | 3511 CAMINO DEL RIO S STE 307 | SAN DIEGO | CA | 92108 | 439-480-21-00 | GREGORY BROWN |
| 226 | STORES, RETAIL OUTLET | 3511 CAMINO DEL RIO S STE 403 | SAN DIEGO | CA | 92108 | 439-480-21-00 | ENVIRO MINE |
| 227 | STORES, RETAIL OUTLET | 3511 CAMINO DEL RIO S STE 404 | SAN DIEGO | CA | 92108 | 439-480-21-00 | JOSEPH COSTA |
| 228 | STORES, RETAIL OUTLET | 3511 CAMINO DEL RIO S STE 405 | SAN DIEGO | CA | 92108 | 439-480-21-00 | SAN DIEGO IMPERIAL ALL SPORTS |
| 229 | STORES, RETAIL OUTLET | 3511 CAMINO DEL RIO S STE 406 | SAN DIEGO | CA | 92108 | 439-480-21-00 | JOANNE CROSBY |
| 230 | STORES, RETAIL OUTLET | 3511 CAMINO DEL RIO S STE 407 | SAN DIEGO | CA | 92108 | 439-480-21-00 | BROWN,GREGORY M & PAMELA M |
| 231 | STORES, RETAIL OUTLET | 3511 CAMINO DEL RIO S STE 408 | SAN DIEGO | CA | 92108 | 439-480-21-00 | BROWN,GREGORY M & PAMELA M |
| 232 | STORES, RETAIL OUTLET | 3511 CAMINO DEL RIO S STE 409 | SAN DIEGO | CA | 92108 | 439-480-21-00 | BROWN,GREGORY M & PAMELA M |
| 233 | STORES, RETAIL OUTLET | 3511 CAMINO DEL RIO S STE 410 | SAN DIEGO | CA | 92108 | 439-480-21-00 | BROWN,GREGORY M & PAMELA M |
| 234 | STORES, RETAIL OUTLET | 3511 CAMINO DEL RIO S STE 500 | SAN DIEGO | CA | 92108 | 439-480-21-00 | DOUGLAS ZABRISKIE |
| 235 | STORES, RETAIL OUTLET | 3443 CAMINO DEL RIO S STE 101 | SAN DIEGO | CA | 92108 | 439-480-22-00 | LEGACY INVESTMENTS INTL. CORP. |
| 236 | STORES, RETAIL OUTLET | 3443 CAMINO DEL RIO S STE 103 | SAN DIEGO | CA | 92108 | 439-480-22-00 | EDGE MEDIA MARKETING |
| 237 | STORES, RETAIL OUTLET | 3443 CAMINO DEL RIO S STE 105 | SAN DIEGO | CA | 92108 | 439-480-22-00 | SPECIALIZED COLLECTIONS BUREAU |
| 238 | STORES, RETAIL OUTLET | 3443 CAMINO DEL RIO S STE 106 | SAN DIEGO | CA | 92108 | 439-480-22-00 | MAYFAIR HOMES INC. |
| 239 | STORES, RETAIL OUTLET | 3443 CAMINO DEL RIO S STE 107 | SAN DIEGO | CA | 92108 | 439-480-22-00 | RF SPECIALTIES OF CALIFORNIA INC. |
| 240 | STORES, RETAIL OUTLET | 3443 CAMINO DEL RIO S STE 108 | SAN DIEGO | CA | 92108 | 439-480-22-00 | YAGHDJIAN 1999 REVOCABLE FAMILY |
| 241 | STORES, RETAIL OUTLET | 3443 CAMINO DEL RIO S STE 109 | SAN DIEGO | CA | 92108 | 439-480-22-00 | NATIONWIDE MORTGAGE LOANS |
| 242 | STORES, RETAIL OUTLET | 3443 CAMINO DEL RIO S STE 112 | SAN DIEGO | CA | 92108 | 439-480-22-00 | GAIL HALINKA MFT PSYCHOTHERAPY |
| 243 | STORES, RETAIL OUTLET | 3443 CAMINO DEL RIO S STE 116 | SAN DIEGO | CA | 92108 | 439-480-22-00 | YAGHDJIAN 1999 REVOCABLE FAMILY |
| 244 | STORES, RETAIL OUTLET | 3443 CAMINO DEL RIO S STE 117 | SAN DIEGO | CA | 92108 | 439-480-22-00 | BONITA KING-STEINKAMP |
| 245 | STORES, RETAIL OUTLET | 3443 CAMINO DEL RIO S STE 119 | SAN DIEGO | CA | 92108 | 439-480-22-00 | DAVID BIRCH |
| 246 | STORES, RETAIL OUTLET | 3443 CAMINO DEL RIO S STE 122 | SAN DIEGO | CA | 92108 | 439-480-22-00 | ARRIVE BY 25 |
| 247 | STORES, RETAIL OUTLET | 3443 CAMINO DEL RIO S STE 123 | SAN DIEGO | CA | 92108 | 439-480-22-00 | YAGHDJIAN 1999 REVOCABLE FAMILY |
| 248 | STORES, RETAIL OUTLET | 3443 CAMINO DEL RIO S STE 201 | SAN DIEGO | CA | 92108 | 439-480-22-00 | CAROL FOSTER |
| 249 | STORES, RETAIL OUTLET | 3443 CAMINO DEL RIO S STE 202 | SAN DIEGO | CA | 92108 | 439-480-22-00 | COAST TO COAST RECOVERY |
| 250 | STORES, RETAIL OUTLET | 3443 CAMINO DEL RIO S STE 203 | SAN DIEGO | CA | 92108 | 439-480-22-00 | AMERICAN CREDIT GROUP |
| 251 | STORES, RETAIL OUTLET | 3443 CAMINO DEL RIO S STE 204 | SAN DIEGO | CA | 92108 | 439-480-22-00 | LANDMARK ENGINEERING CORP. |
| 252 | STORES, RETAIL OUTLET | 3443 CAMINO DEL RIO S STE 205 | SAN DIEGO | CA | 92108 | 439-480-22-00 | JOANNE WALKER |
| 253 | STORES, RETAIL OUTLET | 3443 CAMINO DEL RIO S STE 207 | SAN DIEGO | CA | 92108 | 439-480-22-00 | PACIFIC GROWTH SALES |
| 254 | STORES, RETAIL OUTLET | 3443 CAMINO DEL RIO S STE 208 | SAN DIEGO | CA | 92108 | 439-480-22-00 | LEGACY INVESTMENTS INTERNATIONAL CORP. |
| 255 | STORES, RETAIL OUTLET | 3443 CAMINO DEL RIO S STE 210 | SAN DIEGO | CA | 92108 | 439-480-22-00 | YAGHDJIAN 1999 REVOCABLE FAMILY |
| 256 | STORES, RETAIL OUTLET | 3443 CAMINO DEL RIO S STE 211 | SAN DIEGO | CA | 92108 | 439-480-22-00 | RONALD MORRIS |
| 257 | STORES, RETAIL OUTLET | 3443 CAMINO DEL RIO S STE 212 | SAN DIEGO | CA | 92108 | 439-480-22-00 | ACTION PARALEGAL |
| 258 | STORES, RETAIL OUTLET | 3443 CAMINO DEL RIO S STE 214 | SAN DIEGO | CA | 92108 | 439-480-22-00 | KUSTOM CONTACT |
| 259 | STORES, RETAIL OUTLET | 3443 CAMINO DEL RIO S STE 216 | SAN DIEGO | CA | 92108 | 439-480-22-00 | KELLY MARIA E |
| 260 | STORES, RETAIL OUTLET | 3443 CAMINO DEL RIO S STE 221 | SAN DIEGO | CA | 92108 | 439-480-22-00 | RICHARD TURNER |
| 261 | STORES, RETAIL OUTLET | 3443 CAMINO DEL RIO S STE 222 | SAN DIEGO | CA | 92108 | 439-480-22-00 | GARRITY GROUP |
| 262 | STORES, RETAIL OUTLET | 3443 CAMINO DEL RIO S STE 300 | SAN DIEGO | CA | 92108 | 439-480-22-00 | CHILDCARE CONNECTION LLC |
| 263 | STORES, RETAIL OUTLET | 3443 CAMINO DEL RIO S STE 301 | SAN DIEGO | CA | 92108 | 439-480-22-00 | YAGHDJIAN 1999 REVOCABLE FAMILY |
| 264 | STORES, RETAIL OUTLET | 3443 CAMINO DEL RIO S STE 311 | SAN DIEGO | CA | 92108 | 439-480-22-00 | GAFCON INC. |
| 265 | STORES, RETAIL OUTLET | 3443 CAMINO DEL RIO S STE 312 | SAN DIEGO | CA | 92108 | 439-480-22-00 | YAGHDJIAN 1999 REVOCABLE FAMILY |
| 266 | STORES, RETAIL OUTLET | 3443 CAMINO DEL RIO S STE 313 | SAN DIEGO | CA | 92108 | 439-480-22-00 | YAGHDJIAN 1999 REVOCABLE FAMILY |
| 267 | STORES, RETAIL OUTLET | 3443 CAMINO DEL RIO S STE 314 | SAN DIEGO | CA | 92108 | 439-480-22-00 | YAGHDJIAN 1999 REVOCABLE FAMILY |

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| 268 | STORES, RETAIL OUTLET | 3443 CAMINO DEL RIO S STE 315 | SAN DIEGO | CA | 92108 | 439-480-22-00 | CASTILLO & ASSOC. ATTY. AT LAW |
| 269 | STORES, RETAIL OUTLET | 3443 CAMINO DEL RIO S STE 319 | SAN DIEGO | CA | 92108 | 439-480-22-00 | KATHRYN TOKARSKA LAW OFFICES |
| 270 | STORES, RETAIL OUTLET | 3443 CAMINO DEL RIO S STE 322 | SAN DIEGO | CA | 92108 | 439-480-22-00 | YAGHDJIAN 1999 REVOCABLE FAMILY |
| 271 | STORES, RETAIL OUTLET | 3443 CAMINO DEL RIO S STE 325 | SAN DIEGO | CA | 92108 | 439-480-22-00 | UNITED BUSINESS SUPPLY |
| 272 | STORES, RETAIL OUTLET | 3443 CAMINO DEL RIO S STE 327 | SAN DIEGO | CA | 92108 | 439-480-22-00 | HTC FINANCIAL GROUP |
| 273 | STORES, RETAIL OUTLET | 3455 CAMINO DEL RIO S | SAN DIEGO | CA | 92108 | 439-480-23-00 | BAIN FAMILY TRUST |
| 274 | STORES, RETAIL OUTLET | 3455 CAMINO DEL RIO S REAR | SAN DIEGO | CA | 92108 | 439-480-23-00 | BAIN FAMILY TRUST |
| 275 | VACANT COMMERCIAL | VACANT/UNIMPROVED LAND | SAN DIEGO | CA | 92108 | 439-480-24-00 | FREE SACRED TRINITY CHURCH |
| 276 | STORES, RETAIL OUTLET | 3517 CAMINO DEL RIO S STE 100 | SAN DIEGO | CA | 92108 | 439-480-25-00 | PWI CDRS LP |
| 277 | STORES, RETAIL OUTLET | 3517 CAMINO DEL RIO S STE 200 | SAN DIEGO | CA | 92108 | 439-480-25-00 | CAMBRIDGE LLC |
| 278 | STORES, RETAIL OUTLET | 3517 CAMINO DEL RIO S STE 201 | SAN DIEGO | CA | 92108 | 439-480-25-00 | DISCHER REAL ESTATE |
| 279 | STORES, RETAIL OUTLET | 3517 CAMINO DEL RIO S STE 202 | SAN DIEGO | CA | 92108 | 439-480-25-00 | PWI CDRS LP |
| 280 | STORES, RETAIL OUTLET | 3517 CAMINO DEL RIO S STE 203 | SAN DIEGO | CA | 92108 | 439-480-25-00 | PWI CDRS LP |
| 281 | STORES, RETAIL OUTLET | 3517 CAMINO DEL RIO S STE 204 | SAN DIEGO | CA | 92108 | 439-480-25-00 | MT HELIX INVESTMENT FUND LLC |
| 282 | STORES, RETAIL OUTLET | 3517 CAMINO DEL RIO S STE 205 | SAN DIEGO | CA | 92108 | 439-480-25-00 | CHARLES DUNN REAL ESTATE CO. |
| 283 | STORES, RETAIL OUTLET | 3517 CAMINO DEL RIO S STE 206 | SAN DIEGO | CA | 92108 | 439-480-25-00 | PWI CDRS LP |
| 284 | STORES, RETAIL OUTLET | 3517 CAMINO DEL RIO S STE 207 | SAN DIEGO | CA | 92108 | 439-480-25-00 | PWI CDRS LP |
| 285 | STORES, RETAIL OUTLET | 3517 CAMINO DEL RIO S STE 208 | SAN DIEGO | CA | 92108 | 439-480-25-00 | NEMOY MARSHALL CPA |
| 286 | STORES, RETAIL OUTLET | 3517 CAMINO DEL RIO S STE 210 | SAN DIEGO | CA | 92108 | 439-480-25-00 | PWI CDRS LP |
| 287 | STORES, RETAIL OUTLET | 3517 CAMINO DEL RIO S STE 211 | SAN DIEGO | CA | 92108 | 439-480-25-00 | PWI CDRS LP |
| 288 | STORES, RETAIL OUTLET | 3517 CAMINO DEL RIO S STE 212 | SAN DIEGO | CA | 92108 | 439-480-25-00 | PWI CDRS LP |
| 289 | STORES, RETAIL OUTLET | 3517 CAMINO DEL RIO S STE 215 | SAN DIEGO | CA | 92108 | 439-480-25-00 | TL BROWN LAW |
| 290 | STORES, RETAIL OUTLET | 3517 CAMINO DEL RIO S STE 300 | SAN DIEGO | CA | 92108 | 439-480-25-00 | PWI CDRS LP |
| 291 | STORES, RETAIL OUTLET | 3517 CAMINO DEL RIO S STE 301 | SAN DIEGO | CA | 92108 | 439-480-25-00 | PWI CDRS LP |
| 292 | STORES, RETAIL OUTLET | 3517 CAMINO DEL RIO S STE 302 | SAN DIEGO | CA | 92108 | 439-480-25-00 | PWI CDRS LP |
| 293 | STORES, RETAIL OUTLET | 3517 CAMINO DEL RIO S STE 303 | SAN DIEGO | CA | 92108 | 439-480-25-00 | PWI CDRS LP |
| 294 | STORES, RETAIL OUTLET | 3517 CAMINO DEL RIO S STE 304 | SAN DIEGO | CA | 92108 | 439-480-25-00 | PWI CDRS LP |
| 295 | STORES, RETAIL OUTLET | 3517 CAMINO DEL RIO S STE 310 | SAN DIEGO | CA | 92108 | 439-480-25-00 | UNEMPLOYMENT INSURANCE APPEALS |
| 296 | STORES, RETAIL OUTLET | 3517 CAMINO DEL RIO S STE 400 | SAN DIEGO | CA | 92108 | 439-480-25-00 | GRADY & ASSOCIATES ATTORNEYS AT LAW |
| 297 | STORES, RETAIL OUTLET | 3517 CAMINO DEL RIO S STE 402 | SAN DIEGO | CA | 92108 | 439-480-25-00 | PWI CDRS LP |
| 298 | STORES, RETAIL OUTLET | 3517 CAMINO DEL RIO S STE 403 | SAN DIEGO | CA | 92108 | 439-480-25-00 | PWI CDRS LP |
| 299 | STORES, RETAIL OUTLET | 3517 CAMINO DEL RIO S STE 404 | SAN DIEGO | CA | 92108 | 439-480-25-00 | AGILE IT |
| 300 | STORES, RETAIL OUTLET | 3517 CAMINO DEL RIO S STE 405 | SAN DIEGO | CA | 92108 | 439-480-25-00 | PWI CDRS LP |
| 301 | STORES, RETAIL OUTLET | 3517 CAMINO DEL RIO S STE 406 | SAN DIEGO | CA | 92108 | 439-480-25-00 | SAN DIEGO BUSINESS ADVISORS |
| 302 | STORES, RETAIL OUTLET | 3517 CAMINO DEL RIO S STE 407 | SAN DIEGO | CA | 92108 | 439-480-25-00 | IFAN FINANCIAL INC. |
| 303 | STORES, RETAIL OUTLET | 3517 CAMINO DEL RIO S STE 408 | SAN DIEGO | CA | 92108 | 439-480-25-00 | BOSTON NATIONAL & TITLE |
| 304 | STORES, RETAIL OUTLET | 3517 CAMINO DEL RIO S STE 410 | SAN DIEGO | CA | 92108 | 439-480-25-00 | DALLAS FUNDING |
| 305 | STORES, RETAIL OUTLET | 3517 CAMINO DEL RIO S STE 412 | SAN DIEGO | CA | 92108 | 439-480-25-00 | RENTTO & RENTTO |
| 306 | STORES, RETAIL OUTLET | VACANT | SAN DIEGO | CA | 92108 | 439-480-26-00 | THIRTY FOUR SIXTY FIVE LTD LF SI |
| 307 | STORES, RETAIL OUTLET | 3505 CAMINO DEL RIO S STE 100 | SAN DIEGO | CA | 92108 | 439-480-28-00 | EDUARDO AGUIRRE |
| 308 | STORES, RETAIL OUTLET | 3505 CAMINO DEL RIO S STE 105 | SAN DIEGO | CA | 92108 | 439-480-28-00 | ATLANTIDA LLC |
| 309 | STORES, RETAIL OUTLET | 3505 CAMINO DEL RIO S STE 111 | SAN DIEGO | CA | 92108 | 439-480-28-00 | MARGARITA NAVALLEZ |
| 310 | STORES, RETAIL OUTLET | 3505 CAMINO DEL RIO S STE 120 | SAN DIEGO | CA | 92108 | 439-480-28-00 | 29'LIVE.COM |
| 311 | STORES, RETAIL OUTLET | 3505 CAMINO DEL RIO S STE 130 | SAN DIEGO | CA | 92108 | 439-480-28-00 | BETTYROSE NERREN |
| 312 | STORES, RETAIL OUTLET | 3505 CAMINO DEL RIO S STE 133 | SAN DIEGO | CA | 92108 | 439-480-28-00 | ATLANTIDA LLC |

| | | | | | | | |
|-----|-----------------------|--------------------------------|-----------|----|-------|---------------|-------------------------------------|
| 313 | STORES, RETAIL OUTLET | 3505 CAMINO DEL RIO S STE 136 | SAN DIEGO | CA | 92108 | 439-480-28-00 | ATLANTIDA LLC |
| 314 | STORES, RETAIL OUTLET | 3505 CAMINO DEL RIO S STE 138 | SAN DIEGO | CA | 92108 | 439-480-28-00 | PAM PARRISH |
| 315 | STORES, RETAIL OUTLET | 3505 CAMINO DEL RIO S STE 140 | SAN DIEGO | CA | 92108 | 439-480-28-00 | HOLLY MERCHANT |
| 316 | STORES, RETAIL OUTLET | 3505 CAMINO DEL RIO S STE 150 | SAN DIEGO | CA | 92108 | 439-480-28-00 | ATLANTIDA LLC |
| 317 | STORES, RETAIL OUTLET | 3505 CAMINO DEL RIO S STE 160 | SAN DIEGO | CA | 92108 | 439-480-28-00 | WORD FOR LIFE MINISTRIES |
| 318 | STORES, RETAIL OUTLET | 3505 CAMINO DEL RIO S STE 200 | SAN DIEGO | CA | 92108 | 439-480-28-00 | SAMIR B FARAGALLAH |
| 319 | STORES, RETAIL OUTLET | 3505 CAMINO DEL RIO S STE 208 | SAN DIEGO | CA | 92108 | 439-480-28-00 | SUBSTANCE ABUSE EVALUATION RESOURCE |
| 320 | STORES, RETAIL OUTLET | 3505 CAMINO DEL RIO S STE 212 | SAN DIEGO | CA | 92108 | 439-480-28-00 | CHERYL KYLER |
| 321 | STORES, RETAIL OUTLET | 3505 CAMINO DEL RIO S STE 220 | SAN DIEGO | CA | 92108 | 439-480-28-00 | SYGNETICS |
| 322 | STORES, RETAIL OUTLET | 3505 CAMINO DEL RIO S STE 225 | SAN DIEGO | CA | 92108 | 439-480-28-00 | HOLLY MERCHANT |
| 323 | STORES, RETAIL OUTLET | 3505 CAMINO DEL RIO S STE 230 | SAN DIEGO | CA | 92108 | 439-480-28-00 | ANDROMEDA SYSTEMS INC. |
| 324 | STORES, RETAIL OUTLET | 3505 CAMINO DEL RIO S STE 234 | SAN DIEGO | CA | 92108 | 439-480-28-00 | GUARDIAN ANGEL MEDICAL SUPPLIES |
| 325 | STORES, RETAIL OUTLET | 3505 CAMINO DEL RIO S STE 236 | SAN DIEGO | CA | 92108 | 439-480-28-00 | ASSOC ADMINISTRATORS |
| 326 | STORES, RETAIL OUTLET | 3505 CAMINO DEL RIO S STE 238 | SAN DIEGO | CA | 92108 | 439-480-28-00 | FRAZAO VICTOR A PHD |
| 327 | STORES, RETAIL OUTLET | 3505 CAMINO DEL RIO S STE 239 | SAN DIEGO | CA | 92108 | 439-480-28-00 | ATLANTIDA LLC |
| 328 | STORES, RETAIL OUTLET | 3505 CAMINO DEL RIO S STE 240 | SAN DIEGO | CA | 92108 | 439-480-28-00 | LAWRENCE HESS |
| 329 | STORES, RETAIL OUTLET | 3505 CAMINO DEL RIO S STE 250 | SAN DIEGO | CA | 92108 | 439-480-28-00 | WORLD GROUP SECURITIES INC. |
| 330 | STORES, RETAIL OUTLET | 3505 CAMINO DEL RIO S STE 263 | SAN DIEGO | CA | 92108 | 439-480-28-00 | ERNEST CUNAMAY |
| 331 | STORES, RETAIL OUTLET | 3505 CAMINO DEL RIO S STE 264 | SAN DIEGO | CA | 92108 | 439-480-28-00 | ADMINISTRATORS ASSOCIATION |
| 332 | STORES, RETAIL OUTLET | 3505 CAMINO DEL RIO S STE 300 | SAN DIEGO | CA | 92108 | 439-480-28-00 | CULVER H L MIKE CPA |
| 333 | STORES, RETAIL OUTLET | 3505 CAMINO DEL RIO S STE 305 | SAN DIEGO | CA | 92108 | 439-480-28-00 | WELSH -OSGA BARBARA PHD |
| 334 | STORES, RETAIL OUTLET | 3505 CAMINO DEL RIO S STE 306 | SAN DIEGO | CA | 92108 | 439-480-28-00 | ATLANTIDA LLC |
| 335 | STORES, RETAIL OUTLET | 3505 CAMINO DEL RIO S STE 308 | SAN DIEGO | CA | 92108 | 439-480-28-00 | BARRAGAN INSURANCE AGENCY; FAX LINE |
| 336 | STORES, RETAIL OUTLET | 3505 CAMINO DEL RIO S STE 310 | SAN DIEGO | CA | 92108 | 439-480-28-00 | NAVARRO LAW FIRM |
| 337 | STORES, RETAIL OUTLET | 3505 CAMINO DEL RIO S STE 332 | SAN DIEGO | CA | 92108 | 439-480-28-00 | HAROLD LEWIS |
| 338 | STORES, RETAIL OUTLET | 3505 CAMINO DEL RIO S STE 334 | SAN DIEGO | CA | 92108 | 439-480-28-00 | SANJIV CHOPRA |
| 339 | STORES, RETAIL OUTLET | 3505 CAMINO DEL RIO S STE 335 | SAN DIEGO | CA | 92108 | 439-480-28-00 | DE LLANO CARMEN PHD |
| 340 | STORES, RETAIL OUTLET | 3505 CAMINO DEL RIO S STE 336A | SAN DIEGO | CA | 92108 | 439-480-28-00 | REISS DAVID M MD -GENL PSYCHIATRY |
| 341 | STORES, RETAIL OUTLET | 3505 CAMINO DEL RIO S STE 336B | SAN DIEGO | CA | 92108 | 439-480-28-00 | MANDELL TAX & BOOKEEPING SERVICE |
| 342 | STORES, RETAIL OUTLET | 3505 CAMINO DEL RIO S STE 337 | SAN DIEGO | CA | 92108 | 439-480-28-00 | OZONE SECURITY CORP. |
| 343 | STORES, RETAIL OUTLET | 3505 CAMINO DEL RIO S STE 338 | SAN DIEGO | CA | 92108 | 439-480-28-00 | LOVE RIGHT HOME CARE LLC |
| 344 | STORES, RETAIL OUTLET | 3505 CAMINO DEL RIO S STE 340 | SAN DIEGO | CA | 92108 | 439-480-28-00 | TIM CASE |
| 345 | STORES, RETAIL OUTLET | 3505 CAMINO DEL RIO S STE 350 | SAN DIEGO | CA | 92108 | 439-480-28-00 | JOHN MANOR |
| 346 | STORES, RETAIL OUTLET | 3645 CAMINO DEL RIO S | SAN DIEGO | CA | 92108 | 439-520-09-00 | JERRY KALEITA |
| 347 | STORES, RETAIL OUTLET | 3661 CAMINO DEL RIO S | SAN DIEGO | CA | 92108 | 439-520-09-00 | PHIM PHANOUSITH |
| 348 | STORES, RETAIL OUTLET | 3633 CAMINO DEL RIO S STE 100 | SAN DIEGO | CA | 92108 | 439-520-10-00 | STATE FARM INSURANCE |
| 349 | STORES, RETAIL OUTLET | 3633 CAMINO DEL RIO S STE 101 | SAN DIEGO | CA | 92108 | 439-520-10-00 | STAR CPR |
| 350 | STORES, RETAIL OUTLET | 3633 CAMINO DEL RIO S STE 102 | SAN DIEGO | CA | 92108 | 439-520-10-00 | DAVID BROWN |
| 351 | STORES, RETAIL OUTLET | 3633 CAMINO DEL RIO S STE 103 | SAN DIEGO | CA | 92108 | 439-520-10-00 | PUBLIC SCHOOLS SERVICES |
| 352 | STORES, RETAIL OUTLET | 3633 CAMINO DEL RIO S STE 105 | SAN DIEGO | CA | 92108 | 439-520-10-00 | CENTURY CAPITAL MORTGAGE |
| 353 | STORES, RETAIL OUTLET | 3633 CAMINO DEL RIO S STE 107 | SAN DIEGO | CA | 92108 | 439-520-10-00 | JAMES FRANS |
| 354 | STORES, RETAIL OUTLET | 3633 CAMINO DEL RIO S STE 200 | SAN DIEGO | CA | 92108 | 439-520-10-00 | CENTURY CAPITAL MORTGAGE |
| 355 | STORES, RETAIL OUTLET | 3633 CAMINO DEL RIO S STE 201 | SAN DIEGO | CA | 92108 | 439-520-10-00 | AMY HALLQUIST |
| 356 | STORES, RETAIL OUTLET | 3633 CAMINO DEL RIO S STE 202 | SAN DIEGO | CA | 92108 | 439-520-10-00 | FARMERS INSURANCE-CARLA CHAVEZ |
| 357 | STORES, RETAIL OUTLET | 3633 CAMINO DEL RIO S STE 203 | SAN DIEGO | CA | 92108 | 439-520-10-00 | DELORES WOOD |

| | | | | | | | |
|-----|-----------------------|-------------------------------|-----------|----|-------|---------------|---|
| 358 | STORES, RETAIL OUTLET | 3633 CAMINO DEL RIO S STE 204 | SAN DIEGO | CA | 92108 | 439-520-10-00 | MONCRIEFF BARBARA LCSW |
| 359 | STORES, RETAIL OUTLET | 3633 CAMINO DEL RIO S STE 205 | SAN DIEGO | CA | 92108 | 439-520-10-00 | ACTIVE HEALTH & PERFORMANCE |
| 360 | STORES, RETAIL OUTLET | 3633 CAMINO DEL RIO S STE 206 | SAN DIEGO | CA | 92108 | 439-520-10-00 | DERYK INN INSURANCE AGENCY |
| 361 | STORES, RETAIL OUTLET | 3633 CAMINO DEL RIO S STE 207 | SAN DIEGO | CA | 92108 | 439-520-10-00 | OKSANA KAPLUN |
| 362 | STORES, RETAIL OUTLET | 3633 CAMINO DEL RIO S STE 300 | SAN DIEGO | CA | 92108 | 439-520-10-00 | MICHAEL KELLER |
| 363 | STORES, RETAIL OUTLET | 3717 CAMINO DEL RIO S | SAN DIEGO | CA | 92108 | 439-520-16-00 | HELEN EATON |
| 364 | STORES, RETAIL OUTLET | 3727 CAMINO DEL RIO S STE 100 | SAN DIEGO | CA | 92108 | 439-520-16-00 | CENTER ON POLICY INITIATIVES |
| 365 | STORES, RETAIL OUTLET | 3727 CAMINO DEL RIO S STE 200 | SAN DIEGO | CA | 92108 | 439-520-16-00 | LEVIN MICHAEL B |
| 366 | STORES, RETAIL OUTLET | 3727 CAMINO DEL RIO S STE 210 | SAN DIEGO | CA | 92108 | 439-520-16-00 | J K OPSAL & ASSOCIATES INC. |
| 367 | STORES, RETAIL OUTLET | 3737 CAMINO DEL RIO S STE 101 | SAN DIEGO | CA | 92108 | 439-520-16-00 | HERB NASH |
| 368 | STORES, RETAIL OUTLET | 3737 CAMINO DEL RIO S STE 102 | SAN DIEGO | CA | 92108 | 439-520-16-00 | THEATRICAL PAYROLL SVC. |
| 369 | STORES, RETAIL OUTLET | 3737 CAMINO DEL RIO S STE 103 | SAN DIEGO | CA | 92108 | 439-520-16-00 | DULCE SANCHEZ |
| 370 | STORES, RETAIL OUTLET | 3737 CAMINO DEL RIO S STE 106 | SAN DIEGO | CA | 92108 | 439-520-16-00 | BOYD SUE LCSW |
| 371 | STORES, RETAIL OUTLET | 3737 CAMINO DEL RIO S STE 108 | SAN DIEGO | CA | 92108 | 439-520-16-00 | DONALD GOODE HEALTH INSURANCE |
| 372 | STORES, RETAIL OUTLET | 3737 CAMINO DEL RIO S STE 109 | SAN DIEGO | CA | 92108 | 439-520-16-00 | GROUP LEGAL SERVICES INC. |
| 373 | STORES, RETAIL OUTLET | 3737 CAMINO DEL RIO S STE 110 | SAN DIEGO | CA | 92108 | 439-520-16-00 | A BETTER LIFE TOGETHER |
| 374 | STORES, RETAIL OUTLET | 3737 CAMINO DEL RIO S STE 111 | SAN DIEGO | CA | 92108 | 439-520-16-00 | INTERNATIONAL FINANCIAL SERVICES |
| 375 | STORES, RETAIL OUTLET | 3737 CAMINO DEL RIO S STE 200 | SAN DIEGO | CA | 92108 | 439-520-16-00 | AMERICAN POSTAL WORKERS UNION |
| 376 | STORES, RETAIL OUTLET | 3737 CAMINO DEL RIO S STE 202 | SAN DIEGO | CA | 92108 | 439-520-16-00 | PLASTERERS |
| 377 | STORES, RETAIL OUTLET | 3737 CAMINO DEL RIO S STE 203 | SAN DIEGO | CA | 92108 | 439-520-16-00 | UNITED LABOR CENTER INCORPORATIO |
| 378 | STORES, RETAIL OUTLET | 3737 CAMINO DEL RIO S STE 205 | SAN DIEGO | CA | 92108 | 439-520-16-00 | SHAWNA BETHEL LMFT |
| 379 | STORES, RETAIL OUTLET | 3737 CAMINO DEL RIO S STE 207 | SAN DIEGO | CA | 92108 | 439-520-16-00 | UNITED CHILDCARE UNION |
| 380 | STORES, RETAIL OUTLET | 3737 CAMINO DEL RIO S STE 208 | SAN DIEGO | CA | 92108 | 439-520-16-00 | MIDGE COSTANZA INSTITUTE |
| 381 | STORES, RETAIL OUTLET | 3737 CAMINO DEL RIO S STE 300 | SAN DIEGO | CA | 92108 | 439-520-16-00 | JEFF EATCHEL |
| 382 | STORES, RETAIL OUTLET | 3737 CAMINO DEL RIO S STE 301 | SAN DIEGO | CA | 92108 | 439-520-16-00 | KURT & MANDY ASSOCIATES |
| 383 | STORES, RETAIL OUTLET | 3737 CAMINO DEL RIO S STE 302 | SAN DIEGO | CA | 92108 | 439-520-16-00 | PERSONAL EVOLUTION |
| 384 | STORES, RETAIL OUTLET | 3737 CAMINO DEL RIO S STE 303 | SAN DIEGO | CA | 92108 | 439-520-16-00 | SHANA J BLACK LAW OFFICE |
| 385 | STORES, RETAIL OUTLET | 3737 CAMINO DEL RIO S STE 304 | SAN DIEGO | CA | 92108 | 439-520-16-00 | MUTUAL BANCORP |
| 386 | STORES, RETAIL OUTLET | 3737 CAMINO DEL RIO S STE 305 | SAN DIEGO | CA | 92108 | 439-520-16-00 | UNITED LABOR CENTER INCORPORATIO |
| 387 | STORES, RETAIL OUTLET | 3737 CAMINO DEL RIO S STE 306 | SAN DIEGO | CA | 92108 | 439-520-16-00 | ALLIANCE FOR A BETTER CALIFORNIA |
| 388 | STORES, RETAIL OUTLET | 3737 CAMINO DEL RIO S STE 307 | SAN DIEGO | CA | 92108 | 439-520-16-00 | IATSE LOCAL 495 MOTION PICTURE STUDIO MECHANICS |
| 389 | STORES, RETAIL OUTLET | 3737 CAMINO DEL RIO S STE 400 | SAN DIEGO | CA | 92108 | 439-520-16-00 | AFSCME |
| 390 | STORES, RETAIL OUTLET | 3737 CAMINO DEL RIO S STE 401 | SAN DIEGO | CA | 92108 | 439-520-16-00 | UNITED LABOR CENTER INCORPORATIO |
| 391 | STORES, RETAIL OUTLET | 3737 CAMINO DEL RIO S STE 403 | SAN DIEGO | CA | 92108 | 439-520-16-00 | E-QUOTE |
| 392 | STORES, RETAIL OUTLET | 3737 CAMINO DEL RIO S STE 407 | SAN DIEGO | CA | 92108 | 439-520-16-00 | LAW OFFICE OF ELLYN MOSCOWITZ |
| 393 | STORES, RETAIL OUTLET | 3737 CAMINO DEL RIO S STE 410 | SAN DIEGO | CA | 92108 | 439-520-16-00 | AMERICAN FEDERATION-TEACHERS |
| 394 | STORE/OFFICE COMBO | 3545 CAMINO DEL RIO S A | SAN DIEGO | CA | 92108 | 439-520-19-01 | KETTERING ROSE INS AGENTS |
| 395 | STORE/OFFICE COMBO | 3545 CAMINO DEL RIO S B | SAN DIEGO | CA | 92108 | 439-520-19-02 | V WALTER |
| 396 | STORE/OFFICE COMBO | 3545 CAMINO DEL RIO S D | SAN DIEGO | CA | 92108 | 439-520-19-03 | CABRILLO ASSOCIATION MGMT. |
| 397 | STORE/OFFICE COMBO | 3545 CAMINO DEL RIO S C | SAN DIEGO | CA | 92108 | 439-520-19-04 | ARTURO DIEGUEZ |
| 398 | STORE/OFFICE COMBO | 3547 CAMINO DEL RIO S C | SAN DIEGO | CA | 92108 | 439-520-19-05 | MANCINI ACUPUNCTURE |
| 399 | STORE/OFFICE COMBO | 3547 CAMINO DEL RIO S B | SAN DIEGO | CA | 92108 | 439-520-19-06 | I G M PRIMO PROPERTIES I LLC |
| 400 | STORE/OFFICE COMBO | 3547 CAMINO DEL RIO S D | SAN DIEGO | CA | 92108 | 439-520-19-07 | PACIFIC IMAGES COM |
| 401 | STORE/OFFICE COMBO | 3547 CAMINO DEL RIO S A | SAN DIEGO | CA | 92108 | 439-520-19-08 | TRABUS TECHNOLOGIES |
| 402 | STORE/OFFICE COMBO | 3549 CAMINO DEL RIO S A | SAN DIEGO | CA | 92108 | 439-520-19-09 | KIM,PAUL E |

| | | | | | | | |
|-----|--------------------|-------------------------|-----------|----|-------|---------------|------------------|
| 403 | STORE/OFFICE COMBO | 3549 CAMINO DEL RIO S B | SAN DIEGO | CA | 92108 | 439-520-19-10 | KIM, PAUL E |
| 404 | STORE/OFFICE COMBO | 3549 CAMINO DEL RIO S C | SAN DIEGO | CA | 92108 | 439-520-19-11 | ALDO MARTORELLA |
| 405 | STORE/OFFICE COMBO | 3549 CAMINO DEL RIO S D | SAN DIEGO | CA | 92108 | 439-520-19-12 | JONES, REBECCA P |
| 406 | VACANT COMMERCIAL | VACANT | SAN DIEGO | CA | 92108 | 439-520-20-00 | PWI CDRS LP |



Constructed Physical Barrier - Interstate 8

STONE AGE FARMACY / 3456 Camino Del Rio North
PROJECT NO. 510523



ATTACHMENT 8

ATTACHMENT 3

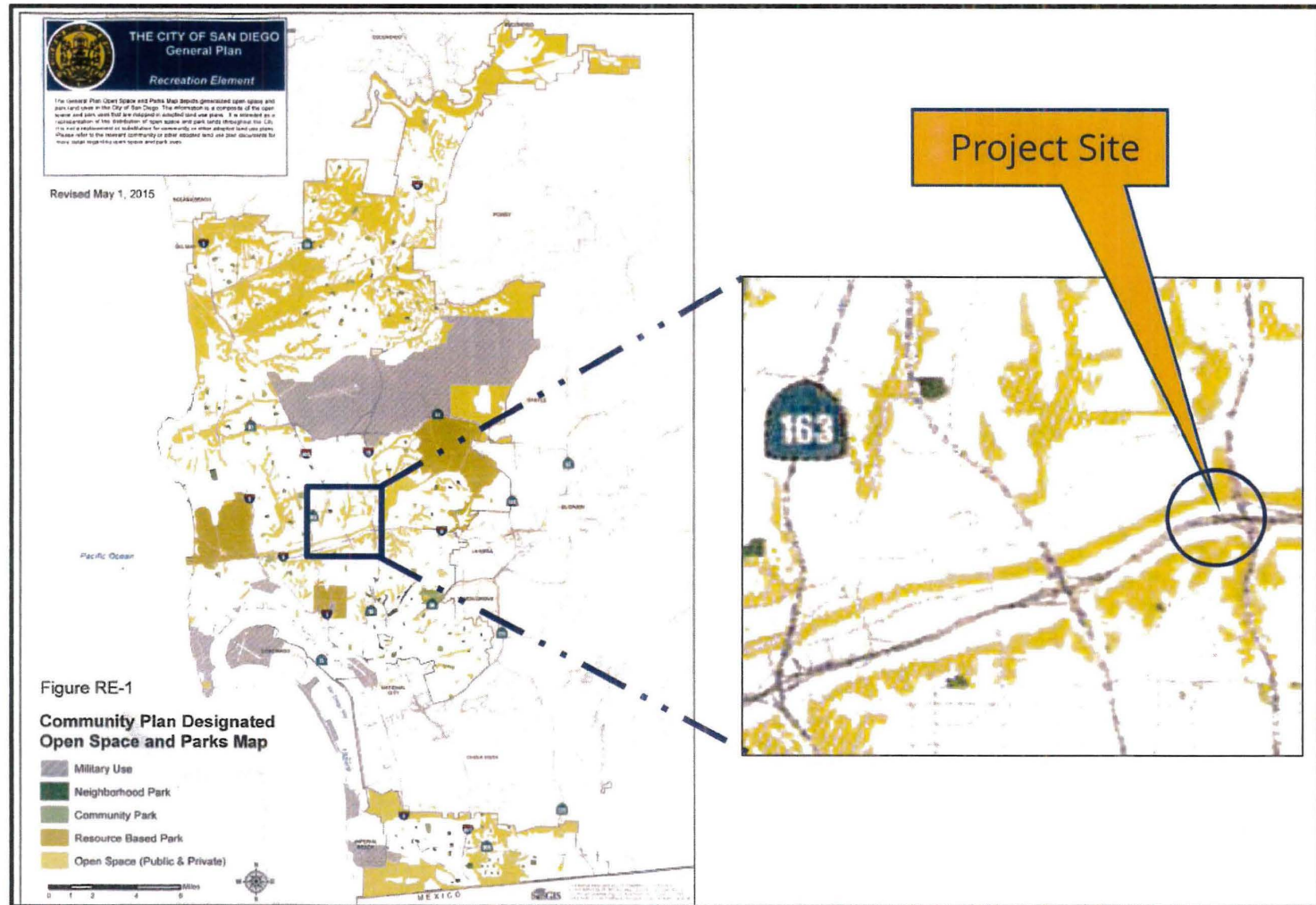
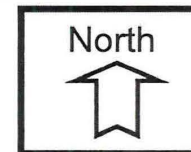


Figure RE-1 Designated Open Space and Parks

STONE AGE FARMACY / 3456 Camino Del Rio North
PROJECT NO. 510523



NOTICE OF EXEMPTION

ATTACHMENT 10

(Check one or both)

TO: ☒ RECORDER/COUNTY CLERK
 P.O. BOX 1750, MS A-33
 1600 PACIFIC HWY, ROOM 260
 SAN DIEGO, CA 92101-2422

FROM: CITY OF SAN DIEGO
 DEVELOPMENT SERVICES DEPARTMENT
 1222 FIRST AVENUE, MS 501
 SAN DIEGO, CA 92101

____ OFFICE OF PLANNING AND RESEARCH
 1400 TENTH STREET, ROOM 121
 SACRAMENTO, CA 95814

Project No.: 510523

Project Title: Stone Age Farmacy

PROJECT LOCATION-SPECIFIC: The project site is located at 3456 Camino Del Rio North, San Diego, CA 92108 within the Pacific Beach Community Plan

PROJECT LOCATION-CITY/COUNTY: San Diego/San Diego

Description of nature and Purpose of the Project: Conditional Use Permit (CUP) to operate a Medical Marijuana Consumer Cooperative (MMCC) on the first floor of an existing commercial building. The cooperative would be 1,899 square feet and is located within the 16, 536 square foot commercial building. The project site is located within the MV-CO Zone, which is a commercial zone within the Mission Valley Planned District with the purpose to provide for office, hotel and retail commercial uses as defined in the Mission Valley Community Plan. The project would also build a new driveway and an accessible path of travel ramp. The MMCC complies with all height and bulk regulations and is located on a site that is currently developed with public utilities in place to serve the facility.

NAME OF PUBLIC AGENCY APPROVING PROJECT: City of San Diego

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT: Mike Blazeovich, 621 West Rosecrans Suite 201, Los Angeles CA 90248. (310) 901-5347

EXEMPT STATUS: (CHECK ONE)

- () MINISTERIAL (SEC. 21080(b)(1); 15268);
- () DECLARED EMERGENCY (SEC. 21080(b)(3); 15269(a));
- () EMERGENCY PROJECT (SEC. 21080(b)(4); 15269(b)(c)).
- (X) CATEGORICAL EXEMPTION: 15303 (New construction or conversion of small structures)
- () STATUTORY EXEMPTION:

REASONS WHY PROJECT IS EXEMPT: The City of San Diego conducted an environmental review that determined that the project would not have the potential to cause a significant effect on the environment. Since the project would operate within an existing commercial space and would only make minor modifications to the space the project meets the criteria set forth in CEQA Section 15303. The section allows for the conversion of existing small structures from one use to another where only minor modifications are made and the exceptions listed in CEQA Section 15300.2 would not apply.

LEAD AGENCY CONTACT PERSON: JEFFREY SZYMANSKI

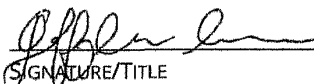
TELEPHONE: 619 446-5324

ATTACHMENT 10

IF FILED BY APPLICANT:

1. ATTACH CERTIFIED DOCUMENT OF EXEMPTION FINDING.
2. HAS A NOTICE OF EXEMPTION BEEN FILED BY THE PUBLIC AGENCY APPROVING THE PROJECT?
() YES () NO

IT IS HEREBY CERTIFIED THAT THE CITY OF SAN DIEGO HAS DETERMINED THE ABOVE ACTIVITY TO BE EXEMPT FROM CEQA

 / SENIOR PLANNING

5/10/2017

DATE

CHECK ONE:

(X) SIGNED BY LEAD AGENCY

DATE RECEIVED FOR FILING WITH COUNTY CLERK OR OPR:

**MINUTES OF THE REGULAR MEETING OF THE
MISSION VALLEY PLANNING GROUP**

February 1, 2017

MEMBERS PRESENT

Deborah Bossmeyer
Paul Brown
Bob Cummings
Randall Dolph
Alan Grant
Matthew Guillory
Rob Hutsel
John La Raia
Elizabeth Leventhal
Kathy McSherry
Jim Penner
Keith Pittsford
Marco Sessa
Larry Wenell
Robert Doherty

MEMBERS ABSENT

Steve Abbo
Derek Hulse
Andrew Michajlenko
Dottie Surdi
Rick Tarbell
Josh Weiselberg

CITY STAFF

Nancy Graham
Liz Saidkhanian

A. CALL TO ORDER:

Verify Quorum: 15 of 21 members were present, constituting a quorum. Vice Chairman Marco Sessa called the regular meeting of the Mission Valley Planning Group (MVPG) to order at 12:00 p.m. at the Mission Valley Library Community Room located at 2123 Fenton Parkway, San Diego, CA.

B. PLEDGE OF ALLEGIANCE – led by Elizabeth Leventhal

C. INTRODUCTIONS / OPENING REMARKS:

Marco Sessa welcomed everyone to the meeting and reminded those present to sign the sign in sheets. Guests introduced themselves.

D. APPROVAL OF MINUTES:

Marco Sessa asked for a motion to approve the December 7, 2016 minutes. A motion was made by Matthew Guillory to approve the minutes. Alan Grant seconded the motion. The motion was approved.

12 Ayes: Paul Brown, Randall Dolph, Alan Grant, Matthew Guillory, Rob Hutsel, John La Raia, Elizabeth Leventhal, Kathy McSherry, Keith Pittsford, Marco Sessa, Larry Wenell, Robert Doherty

0 Against:

3 Abstaining: Bob Cummings, Deborah Bossmeyer and Jim Penner

E. PUBLIC INPUT – NON-AGENDA ITEMS BUT WITHIN THE SCOPE OF AUTHORITY OF THE PLANNING GROUP.

"The Mission Valley Planning Group has been formed and recognized by the City Council to make recommendations to the City Council, Planning Commission, City staff, and other governmental agencies on land use matters, specifically concerning the preparation of, adoption of, implementation of, or amendment to, the General Plan or a land use plan when a plan relates to the Mission Valley community

→ 2. Stone Age Farmacy – Gina M. Austin Presenting - Action Item (15 min)

Project #510523 - The project consists of a CUP/SDP for a MMCC within 1,889 square foot suite located at 3456 Camino Del Rio North. The applicant is seeking a recommendation of approval from the planning group.

- Applicant provided photographs of the subject property, and aerial photographs of the surrounding area. Applicant also provided a proposed space plan. The business owner stated that they own several similar MMCC Clinic's in Los Angeles and run them professionally, with proper security measures. The owner relayed his brief personal story of opening an MMCC due to illness of friends and family and the benefits they received as a result.

Questions:

- The property is within 1,000 feet of a school district owned property with a Charter School currently going through the City DSD planning approval process. Answer: The proposed charter school is currently not approved and therefore if the applicants project is approved first the charter school could continue to pursue their project but with the applicant's project already in place. (the board discussed and questioned the fact that the building was owned by the school district, and whether it was a process 1, 2, or 3 for the charter school to be approved. No answer was readily available)
- Is the San Diego river area behind the subject property a park. Answer: No, there is no park designation in this area.
- Several business owners in the subject building stated concerns about traffic, and also that they signed leases in a commercial office building not a retail center. There were also concerns about security, and potential loss of business from their customers. Answer: Applicant stated that they run several professional clinics in the Los Angeles area with security and have never had an incident.

A motion was made by Elizabeth Leventhal to deny recommending the project based on concerns expressed. Randall Dolph seconded the motion.

14 Ayes: Deborah Bossmeyer, Paul Brown, Bob Cummings, Randall Dolph, Matthew Guillory, Rob Hutsel, John La Raia, Elizabeth Leventhal, Kathy McSherry, Jim Penner, Keith Pittsford, Marco Sessa, Larry Wenell, Robert Doherty.

1 Against: Alan Grant

0 Abstaining:

3. Valley Greens Corp – Blake Marchand Presenting – Action Item (15 min)

Project #515221 - The project consists of processing a Conditional Use Permit to operate a 2,183 square foot Medical Marijuana Consumer Cooperative (MMCC) at 2835 Camino Del Rio South, San Diego, CA 92108, within an existing 17,767 square foot building.

- Owner of Valley Greens Corp also owns a Remax Realty, and Remax Pacific business in Mission Valley. Valley Green's is in escrow to purchase the subject building. Owner described the benefits of cannabis and his personal story of friends and family who have gone through illnesses and the benefits they received. Applicant provided photographs of the subject property, and aerial photographs of the surrounding area. Applicant also provided a proposed space plan.



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

Medical Marijuana Consumer Cooperative, CUP, Stone Age Pharmacy

Project No. For City Use Only

Project Address:

3456 North Camino Del Rio, Suite 101, 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):

☐ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature :

Date:

08/18/2016

Name of Individual (type or print):

☐ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature :

Date:

Name of Individual (type or print):

☐ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature :

Date:

Name of Individual (type or print):

☐ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature :

Date:

| | |
|----------------|---------------------------------|
| Project Title: | Project No. (For City Use Only) |
|----------------|---------------------------------|

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): KBC Capital LLC <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee Street Address: 8889 Rio San Diego #201 City/State/Zip: San Diego / CA / 92108 Phone No: _____ Fax No: _____ Name of Corporate Officer/Partner (type or print): William L. Gaskins Title (type or print): Managing Member Signature : _____ Date: 10-18-16 | Corporate/Partnership Name (type or print): Stone Age Pharmacy <input type="checkbox"/> Owner <input checked="" type="checkbox"/> Tenant/Lessee Street Address: 621 W. Rosecrans Ave Suite #201 City/State/Zip: Los Angeles Phone No: _____ Fax No: _____ Name of Corporate Officer/Partner (type or print): Michael Blazevich Title (type or print): Principal Signature : _____ Date: 10/13/16 |
| Corporate/Partnership Name (type or print): <input type="checkbox"/> Owner <input type="checkbox"/> 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): <input type="checkbox"/> Owner <input type="checkbox"/> 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): <input type="checkbox"/> Owner <input type="checkbox"/> 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): <input type="checkbox"/> Owner <input type="checkbox"/> 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: |

ATTACHMENT 13

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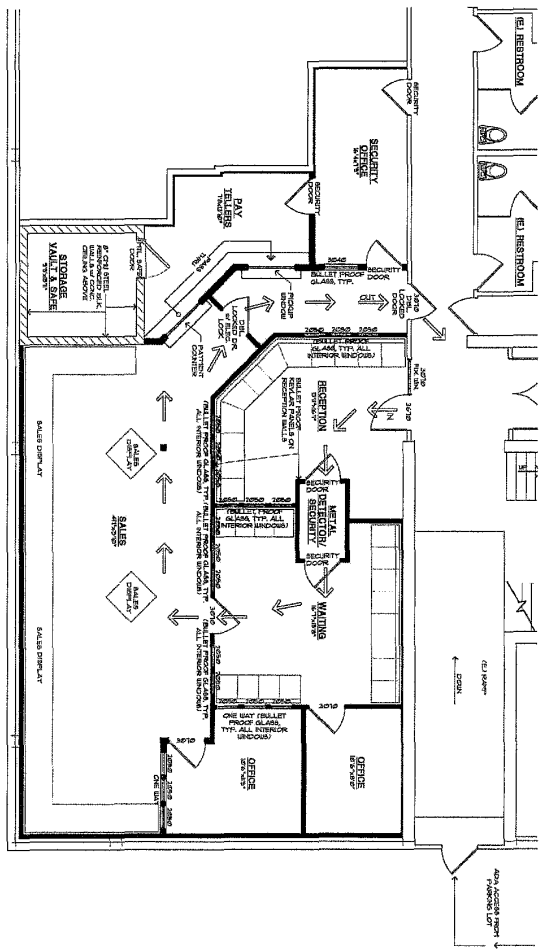
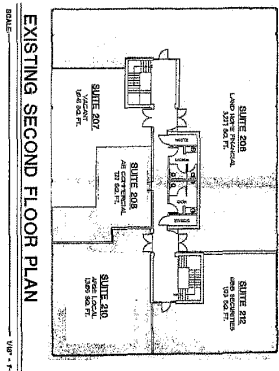
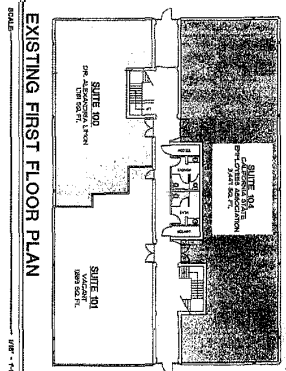
AUSTIN & ASSOCIATES
1622 PIONEER WAY EL CAJON CA. 92020
RESIDENTIAL & COMMERCIAL PLANNING AND DESIGN
MEMBER- AMERICAN INSTITUTE OF BUILDING DESIGN

ALAN LLOYD AUSTIN
Ph. (619)440-3624
A B D

STONE AGE FARMACY
MEDICAL MARIJUANA CONSUMER COOPERATIVE
3456 CAMINO DEL RIO N., SAN DIEGO, CA 92108

A-1
SHEET 2 OF 3
STONE AGE

DESIGNED BY
A.L.A.
CHECKED BY
A.S. NOTED
DATE



| ITEM | NO. | DESCRIPTION | QTY |
|------|-----|----------------|-----|
| 1 | 1 | RECEPTION | 1 |
| 2 | 1 | WAITING | 1 |
| 3 | 1 | OFFICE | 1 |
| 4 | 1 | STORAGE | 1 |
| 5 | 1 | RESTROOM | 1 |
| 6 | 1 | LOCKER | 1 |
| 7 | 1 | SHOWERS | 1 |
| 8 | 1 | SAUNA | 1 |
| 9 | 1 | POOL | 1 |
| 10 | 1 | BAR | 1 |
| 11 | 1 | KITCHEN | 1 |
| 12 | 1 | LAUNDRY | 1 |
| 13 | 1 | GYMNASIUM | 1 |
| 14 | 1 | CLUBHOUSE | 1 |
| 15 | 1 | POOL HOUSE | 1 |
| 16 | 1 | POOL DECK | 1 |
| 17 | 1 | POOL FENCE | 1 |
| 18 | 1 | POOL LIGHTS | 1 |
| 19 | 1 | POOL PUMP | 1 |
| 20 | 1 | POOL FILTER | 1 |
| 21 | 1 | POOL COVER | 1 |
| 22 | 1 | POOL LIFT | 1 |
| 23 | 1 | POOL SLIPS | 1 |
| 24 | 1 | POOL TOWELS | 1 |
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| 99 | 1 | POOL HALLWAY | 1 |
| 100 | 1 | POOL RESTROOM | 1 |

ATTACHMENT 13



2 NORTH FACING



1 NORTHEAST FACING



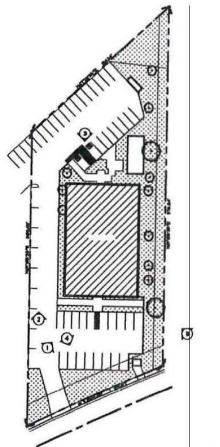
4 SOUTHEAST FACING



3 SOUTH FACING



5 NORTHWEST FACING



VICINITY MAP
NOT SCALE

| REVISIONS | BY |
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STONE AGE FARMACY
MEDICAL MARIJUANA CONSUMER COOPERATIVE
3458 CAMINO DEL RIO N., SAN DIEGO, CA 92108

AUSTIN & ASSOCIATES
ALAN LLOYD AUSTIN
1922 PIONEER WAY EL CAJON CA 92020 PR. (951)440-3824
RESIDENTIAL & COMMERCIAL PLANNING AND DESIGN
DESIGN: AMERICAN INSTITUTE OF BUILDING DESIGN

DATE: 08/21/16
DRAWN: AS NOTED
BY: LC

A-2

STONE AGE

Exhibit 6

12670 High Bluff Drive
 San Diego, California 92130
 Tel: +1.858.523.5400 Fax: +1.858.523.5450
 www.lw.com

LATHAM & WATKINS LLP

May 23, 2017

Hearing Officer
 Development Services Department
 1222 First Avenue
 San Diego, CA 92101

FIRM / AFFILIATE OFFICES

| | |
|--------------|------------------|
| Barcelona | Moscow |
| Beijing | Munich |
| Boston | New York |
| Brussels | Orange County |
| Century City | Paris |
| Chicago | Riyadh |
| Dubai | Rome |
| Düsseldorf | San Diego |
| Frankfurt | San Francisco |
| Hamburg | Seoul |
| Hong Kong | Shanghai |
| Houston | Silicon Valley |
| London | Singapore |
| Los Angeles | Tokyo |
| Madrid | Washington, D.C. |
| Milan | |

Re: Item 5 – Stone Age Medical Pharmacy -
Process 3 Hearing, May 24, 2017

Dear Hearing Officer:

Latham & Watkins LLP represents the Audeo Charter School which will be located at 3430 Camino Del Rio North within 150 feet of the proposed Medical Marijuana Collective (“MMC”). Our client is strongly opposed to the permitting of the Stone Age Pharmacy MMC, proposed for property at 3456 Camino Del Rio North. The proposed MMC is in violation of the City of San Diego’s siting regulations for MMCs, found at municipal code section 141.0504, which do not allow MMCs within 1,000 feet of school facilities. We ask that you deny the Conditional Use Permit (“CUP”) for this MMC.

The Audeo Charter School was authorized by the California State Board of Education and the San Diego Unified School District in 2001. The mission of Audeo Charter School is primarily to serve academically at risk students. The school functions primarily as an intervention program for students at-risk of dropping out of school. Audeo students come to the school to obtain one on one teaching and fulfill the requirements of receiving a high school diploma or to receive the skills necessary to return to their traditional comprehensive school. As an intervention program, the focus of Audeo is to improve student learning, offer a safe learning environment, and provide highly qualified faculty and staff to an academically at-risk student population. The Audeo School has operated in small facilities throughout San Diego County. The facility currently being permitted at 3430 Camino Del Rio North will allow Audeo to consolidate into a single facility to better serve students and parents, increase enrollment capacity, and create a permanent home for this innovative Charter School.

I. THE PROPOSED MMC VIOLATES THE RULE REQUIRING A 1,000-FOOT SEPARATION BETWEEN MMCS AND EDUCATIONAL FACILITIES.

The Audeo Charter School will be located at 3430 Camino Del Rio North which is approximately 150 feet from the proposed MMC. As noted in the staff report, “SDMC Section 141.0504(a) requires a 1,000-foot separation between marijuana outlets and schools.

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The Audeo Charter School will be located in a building purchased three years ago by the San Diego Unified School District ("SDUSD") specifically to provide facilities for the Audeo Charter School. The minutes from the February 4, 2014, SDUSD Board meeting show that the property was purchased with school bond funds to provide instructional space for the Audeo Charter School. The City staff report states that the City was on notice that a school would be located at this site at least three days before the MMC applied for the CUP. The location of the proposed Stone Age Farmacy MMC would violate the 1,000-foot separation required between medical marijuana facilities and schools and may not be permitted.

The staff report correctly states that the SDUSD tenant improvement permit applications for the Audeo Charter School were deemed complete on October 21, 2016, three days before the application for the Stone Age Farmacy was deemed complete on October 24, 2016. Therefore, the City was on notice that a school would be occupying this location within 150-feet of the proposed MMC prior to the MMC's application and the City should not have allowed the permit for the MMC to move forward.

The staff report mistakenly states that the MMC meets the siting criteria because "it is not located within 1,000 feet of a school." The staff report seems to make this determination because a school is not currently operating at the nearby location. However, as noted above, a school has been in process at the nearby location for three years and will be located in the building as soon as tenant improvement permits are issued and construction completed. Tenant improvement permits are ministerial and the City has no discretion to deny them. There is no question that a school facility will be operating at this location soon.

The school facility building is zoned Mission Valley Planned District – Commercial Office ("MVPD-CO"). Permitted uses in the MVPD-CO zone are found at SDMC Table 1514-03J. According to Table 1514-03J "Schools in accordance with Section 141.0407" are permitted as an "L" – Limited Use in the MVPD-CO zone. SDMC section 141.0407(b)(4) provides use regulations for Educational Facilities. SDMC section 141.0407(b)(4) states:

One-on-one teaching facilities with a maximum capacity of 50 students that provide education for children enrolled in grades 6 through 12 in a traditional office building are permitted by right in locations where business and professional offices are a permitted use in zones indicated with a "P", except that such facilities are not permitted where in conflict with Section 141.0407(e)(1).

Professional offices are a permitted use in the MVPD-CO zone and are indicated with a "P" in Table 1514-03J. The Audeo Charter School is an independent study charter school that provides one-on-one instruction for limited groups of students. As noted in the staff report, the facility will serve as an instructional and educational resource center for junior high and high school students who will be served throughout the day at the facility. Therefore the Audeo Charter School meets the criteria in SDMC section 141.0407(b)(4) and is permitted by-right in the MVPD-CO zone.

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As noted above, tenant improvement permits are ministerial, and therefore, once such permits are applied for, it must be assumed that the use will occur in that location unless the permit application is withdrawn. This is especially true, as acknowledged in the staff report, because the tenant improvement permit application was deemed complete three days prior to the MMC making an application to the City for a Conditional Use Permit, which is a discretionary action. Therefore, because the City has no discretion to deny the Audeo Charter School's tenant improvements the school must be a presumed use on the site that preceded the MMC's application. The MMC does not, therefore, meet the 1000-foot separation requirement.

We also note that the proposed MMC facility is also within 200 feet of California Miramar University. California Miramar University is located at 3550 Camino Del Rio North, Suite 208, and provides college degrees through a combination of on-line and in classroom teaching. Although the siting criteria for MMCs defines a "school" as a K-12 institution, the purpose of the ordinance was to prudently separate young people in educational facilities from MMCs. The location of California Miramar University in the same office complex as the proposed MMC is yet another reason that it is an inappropriate location for the MMC.

II. THE PROPOSED MMC VIOLATES THE CRITERIA REQUIRING A 1,000-FOOT SEPARATION BETWEEN MMCS AND RESOURCE PARKS.

The proposed MMC is within 150 feet of the San Diego River Park. The siting criteria for MMCs at SDMC section 141.0504(a)(1) also states that these facilities shall not be located within 1,000 feet of resource and population based parks. The staff report indicates that the "San Diego River is not identified in the General Plan's Recreation Element, Figure RE-1," and therefore the separation criteria does not apply."

However, the San Diego River has been placed into a State Conservancy (The San Diego River Park Conservancy) and is being developed through a master plan into a regional Resource Park. The San Diego River Park meets all of the criteria for a Resource Park as shown in General Plan Table RE-2 – Park Guidelines. Table RE-2 provides guidelines for Resource Parks:

- *Serves regional resident and/or visitor population*
- *Developed amenities should not impair the distinctive features or resources*
- *Provides habitat and resource protection*
- *Development for recreation use is typically controlled by a master plan*

Table RE-2 also notes that the components of a Resource Park include that they are, "located at the site of distinctive scenic, natural, historical or cultural features."

As noted on the internet site for the San Diego River Park Conservancy, "with over 8,000 years of human habitation, the San Diego River Area boasts no less than twenty-nine State Historic Landmarks, four National Historic Landmarks, three state parks, twenty local and

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municipal parks and public open spaces, as well as rich cultural resources. Today, the region is home to over one-half million people, including five Native American tribes, and at least twenty-five state and federally listed endangered and threatened plant and animal species.” The San Diego River Park Foundation, which is tasked by the Conservancy with the stewardship of the river, states on its internet site that “in order to protect and enhance the San Diego River as a place for recreation, habitat, and nature discovery, we are dedicated to engaging people to be stewards of the River and working towards the vision of a 52 mile, river-long system of parks, open spaces, and community places.”

The San Diego River is part of the San Diego Multiple Habitat Planning Area and is a major focus of resource protection in the City. In addition, the San Diego River Park is governed by a Master Plan whose components have been incorporated into the Mission Valley Planned District at SDMC section 1514.0302 – Riverpark Subdistrict, which states: “it is the purpose of the River Park Subdistrict regulations to ensure that development along the San Diego River implements the San Diego River Park Master Plan and the Mission Valley Community Plan.” The regulations include design requirements for a river pathway and recreational amenities along the River Corridor and River Influence areas which will eventually run the length of the San Diego River as it winds through Mission Valley. The San Diego River Park meets all of the criteria for a Resource Park and the MMC application must be denied due to the 1,000-foot separation rule.

We note that General Plan figure RE-1 does not include all of the Resource Parks in the City and, therefore, cannot be solely relied upon for determining the locations of Resource Parks. For example, Table RE-2 notes that the Sunset Cliffs Natural Park is a Resource Park but it is not shown as such on General Plan figure RE-1. Figure RE-1 must be used in conjunction with the criteria in Table RE-2, which clearly categorizes the San Diego River Park as a Resource Park. Therefore, because the San Diego River can be categorized as a Resource Park, the siting of a MMC within 1,000 feet of the River Park is not permitted.

III. THE STAFF RECOMMENDATION WOULD CONCENTRATE MEDICAL MARIJUANA FACILITIES IN MISSION VALLEY.

The proposed medical marijuana facility could potentially be the fifth such facility located within a two-mile radius in Mission Valley and foreclose additional facilities in the Seventh Council District. According to a list of current and proposed MMCs prepared by the City of San Diego Development Services there are currently 7 applications for MMCs in process in Council District 7 and all of those applications are for locations in the vicinity of Mission Valley. Per SDMC section 141.0504, only four marijuana outlets are permitted in each Council District. There are already two permitted MMCs in Mission Valley. As noted in the staff report, a recently permitted facility, the Emerald Courtyard MMC, is located at 3455 Camino Del Rio South, and the Healing Center MMC is located at 3703 Camino Del Rio South. Although these MMCs are located in Council District 3, they are located within one mile of the proposed Stone Age Farmacy MMC and can be accessed from Camino Del Rio North by way of the pedestrian bridge at Mission Center Parkway. There appears to be no lack of access to MMCs in this area.

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On the same Hearing Officer agenda for May 24, 2017, is the proposed CDRS Cooperative at 2425 Camino Del Rio South. If the CDRS Cooperative is approved as Item 4 on the Hearing Officer agenda, the Stone Age Farmacy could be the fourth MMC permitted within a two mile radius in the Mission Valley Community. In addition, a recent search for medical marijuana collectives on the internet shows that there are at least three medical marijuana facilities operating in the Grantville community (Seaside Herb Co. 6628 Mission Gorge Road; Mission Gorge Medical at 4456 Vandever Avenue; One World Collective at 4375 Twain Avenue. and three in the Serra Mesa Community (Higher Nation, Mercury Organics, and Americas Finest Flowers). These appear not to be permitted facilities, however, all of these facilities are located in Council District Seven and, therefore, the ordinance's allowance for only four MMC facilities may already have been exceeded.

The clear intent of the medical marijuana ordinance's prohibition on no more than four outlets in a single Council District was also to prevent the concentration of such facilities and ensure a diversified geographic range so that these facilities could serve patients throughout the City. This action could preclude permitted locations for medical marijuana facilities in the communities of Tierrasanta, Allied Gardens, San Carlos, Serra Mesa, Del Cerro, and Linda Vista. Approval of this facility could severely limit the ability for these communities to be served.

IV. THE MISSION VALLEY PLANNING GROUP OPPOSES THE LOCATION OF THE STONE AGE FARMACY MMC.

The Mission Valley Planning Group voted to oppose the Stone Age Farmacy MMC due to its location near the Audeo Charter School and the San Diego River Park. The City Council has tasked local Planning Groups with providing the much-needed input into what a community feels is appropriate in its area. The Mission Valley Planning Group voted to support the CDRS MMC at Item 4 on your agenda and has shown that it is a reasonable Planning Group that takes into account all of the relevant factors in a land use decision. In the case of the Stone Age Farmacy, it determined that this was an inappropriate location for the MMC due to its proximity to the Audeo Charter School and the San Diego River Park. The Hearing Officer should heed the recommendation of the Community Planning Group and not approve the Conditional Use Permit.

V. APPROVAL OF THE MMC MAY DISCOURAGE PARENTS FROM ALLOWING THEIR CHILDREN TO ACCESS THE AUDEO CHARTER SCHOOL AND UNDERMINE YEARS OF PLANNING FOR THE SCHOOL ON THIS SITE.

As noted above, SDUSD purchased the property three years ago to provide facilities for the Audeo Charter School. As with any long term and complex enterprise, once a location was found for the school, Audeo began making plans, hiring faculty, purchasing computers and other resources, and hired an architect to prepare facility drawings. SDUSD has vigorously pursued these tenant improvements with City's Development Services Staff and has made the changes requested. The construction of educational facilities are often more complex than those for a typical office building due to the requirements of the California Education Code and other codes

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Page 6

LATHAM & WATKINS LLP

that impact site design in areas where children will be present. Therefore, the tenant improvement permit process has been slower than would be typical for such a build out if it were just an office building. The Audeo Charter School should not be forced into a race for time to start operation prior to a hearing for an MMC. Such a race for time would undermine the valuable process of creating a safe and effective location for children to learn. In addition, parents may be unwilling to allow their young children to participate in learning activities at the Audeo Charter School if the MMC is permitted. After years of planning and work, approval of this MMC could undermine part of Audeo Charter School's core mission.

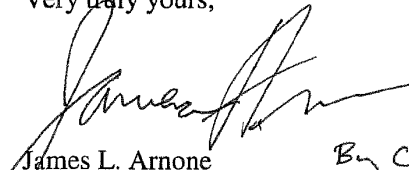
VI. THE PROJECT IS NOT EXEMPT FROM CEQA

The City has erroneously determined that the Project is categorically exempt from CEQA. We strongly disagree that the Project can be found categorically exempt. There are clearly unusual circumstances related to the Project that will create significant adverse environmental effects and therefore the use of the exemption is not appropriate. In addition, the City cannot consider the Project without the environmental determination being considered at the same time.

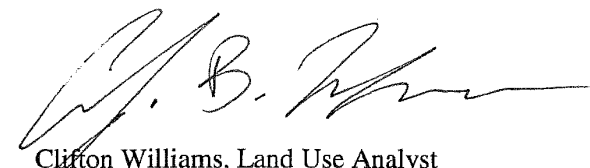
VII. CONCLUSION

Approval of this MMC would violate the letter and the spirit of the MMC ordinance and would undermine Audeo's ability to function. We urge you to heed the community's recommendation to deny the proposed MMC CUP.

Very truly yours,


James L. Arnone
of LATHAM & WATKINS LLP

By C.W.


Clifton Williams, Land Use Analyst

cc: Ms. Lynne Alipio, Audeo Charter School
Ms. Canh Tran, San Diego Unified School District
Firouzeh Tirandazi, Development Services Department

Exhibit 7

Approved and Proposed Marijuana Outlets Near Audeo Charter School



Approved and Proposed Marijuana Outlets in Mission Valley

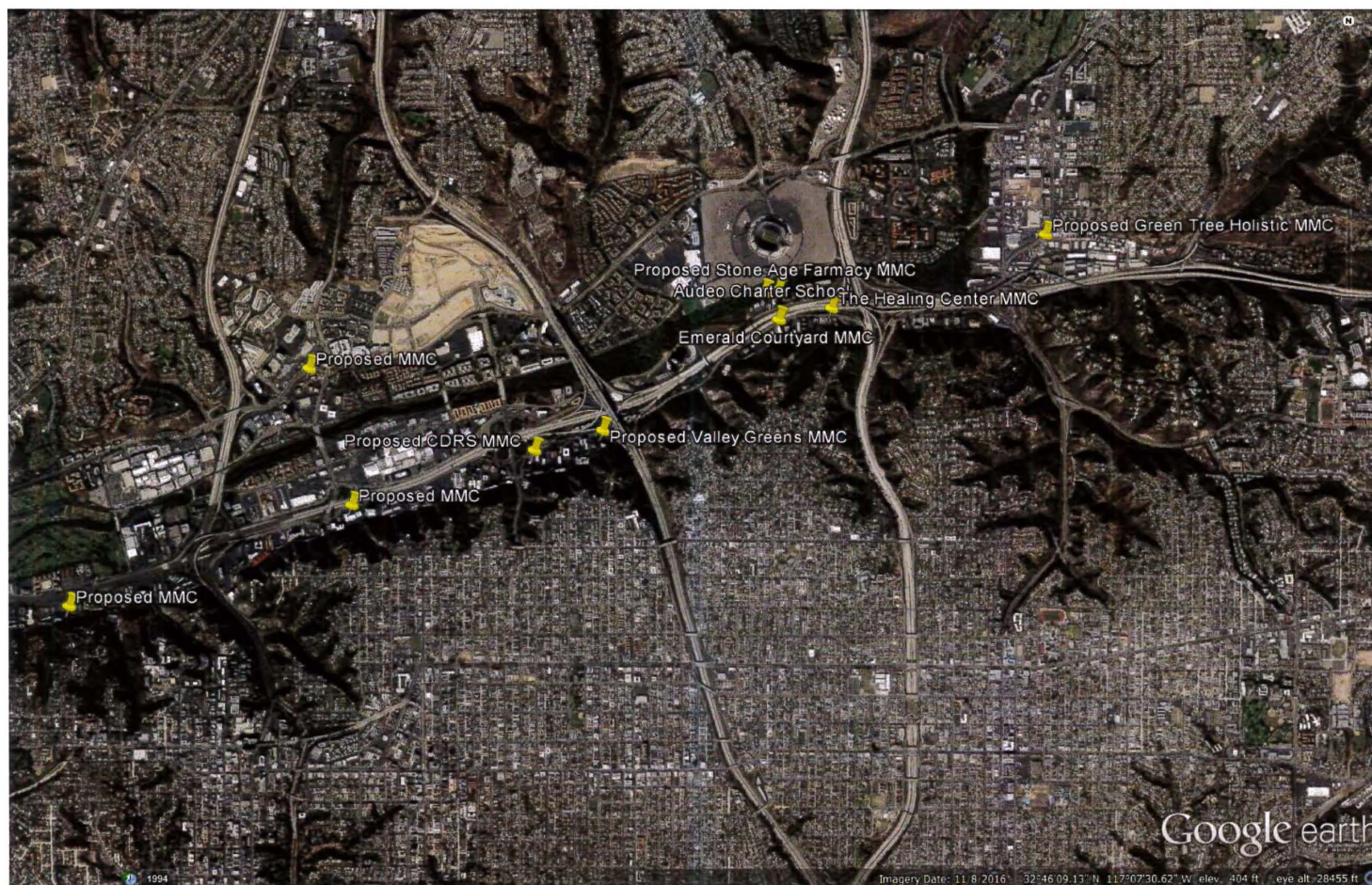


Exhibit 8

NOTICE OF EXEMPTION

ATTACHMENT 10

(Check one or both)

TO: ☒ RECORDER/COUNTY CLERK
 P.O. BOX 1750, MS A-33
 1600 PACIFIC HWY, ROOM 260
 SAN DIEGO, CA 92101-2422

FROM: CITY OF SAN DIEGO
 DEVELOPMENT SERVICES DEPARTMENT
 1222 FIRST AVENUE, MS 501
 SAN DIEGO, CA 92101

☐ OFFICE OF PLANNING AND RESEARCH
 1400 TENTH STREET, ROOM 121
 SACRAMENTO, CA 95814

Project No.: 510523

Project Title: Stone Age Farmacy

PROJECT LOCATION-SPECIFIC: The project site is located at 3456 Camino Del Rio North, San Diego, CA 92108 within the Pacific Beach Community Plan

PROJECT LOCATION-CITY/COUNTY: San Diego/San Diego

Description of nature and Purpose of the Project: Conditional Use Permit (CUP) to operate a Medical Marijuana Consumer Cooperative (MMCC) on the first floor of an existing commercial building. The cooperative would be 1,899 square feet and is located within the 16, 536 square foot commercial building. The project site is located within the MV-CO Zone, which is a commercial zone within the Mission Valley Planned District with the purpose to provide for office, hotel and retail commercial uses as defined in the Mission Valley Community Plan. The project would also build a new driveway and an accessible path of travel ramp. The MMCC complies with all height and bulk regulations and is located on a site that is currently developed with public utilities in place to serve the facility.

NAME OF PUBLIC AGENCY APPROVING PROJECT: City of San Diego

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT: Mike Blazeovich, 621 West Rosecrans Suite 201, Los Angeles CA 90248. (310) 901-5347

EXEMPT STATUS: (CHECK ONE)

- ☐ MINISTERIAL (SEC. 21080(b)(1); 15268);
- ☐ DECLARED EMERGENCY (SEC. 21080(b)(3); 15269(a));
- ☐ EMERGENCY PROJECT (SEC. 21080(b)(4); 15269 (b)(c)..
- ☒ CATEGORICAL EXEMPTION: 15303 (New construction or conversion of small structures)
- ☐ STATUTORY EXEMPTION:

REASONS WHY PROJECT IS EXEMPT: The City of San Diego conducted an environmental review that determined that the project would not have the potential to cause a significant effect on the environment. Since the project would operate within an existing commercial space and would only make minor modifications to the space the project meets the criteria set forth in CEQA Section 15303. The section allows for the conversion of existing small structures from one use to another where only minor modifications are made and the exceptions listed in CEQA Section 15300.2 would not apply.

LEAD AGENCY CONTACT PERSON: JEFFREY SZYMANSKI


TELEPHONE: 619 446-5324

ATTACHMENT 10

IF FILED BY APPLICANT:

1. ATTACH CERTIFIED DOCUMENT OF EXEMPTION FINDING.
2. HAS A NOTICE OF EXEMPTION BEEN FILED BY THE PUBLIC AGENCY APPROVING THE PROJECT?
() YES () NO

IT IS HEREBY CERTIFIED THAT THE CITY OF SAN DIEGO HAS DETERMINED THE ABOVE ACTIVITY TO BE EXEMPT FROM CEQA

 / SENIOR PLANNING

SIGNATURE/TITLE

5/10/2017

DATE

CHECK ONE:

(X) SIGNED BY LEAD AGENCY

DATE RECEIVED FOR FILING WITH COUNTY CLERK OR OPR:

Exhibit 9



San Diego Unified
SCHOOL DISTRICT

GARY STANFORD
Director Project Management
Facilities Planning and Construction Management
858.637.6280
gstanford1@sandi.net

May 23, 2017

Hearing Officer
Attn: Firouzeh Tirandazi, Project Manager
1222 First Avenue
San Diego, CA 92101

Re: Item 5 – Stone Age Medical Pharmacy

Dear Hearing Officer:

My name is Gary Stanford. I am the Director of Project Management for Facilities and Construction for the San Diego Unified School District ("SDUSD"). My department is responsible for the facility improvements associated with the build-out of the Audeo Charter School property to be located at 3430 Camino Del Rio North. SDUSD is concerned that the City of San Diego may be moving forward with a recommendation to approve a Medical Marijuana Collective ("MMC") that will be located within 150 feet of this Charter School. My staff has notified the City of San Diego Development Services Department of these concerns via email during the processing of the permits for the MMC, but have not received a response.


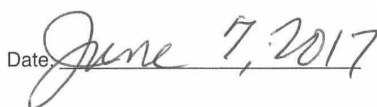
The SDUSD approved acquisition of the building at 3430 Camino Del Rio North 3-years ago to provide educational facilities for the Audeo Charter School. We submitted applications for tenant improvements on October 16, 2016 and have been moving forward with staff at DSD to resolve all issues related to the build-out. Our application for tenant improvement permits pre-date the application of the MMC. SDUSD has anticipated a school at this location for several years and we are unclear as to why staff believes that the 1,000 foot separation between schools and MMCs should not apply at this location. SDUSD has diligently pursued permits from the City and we anticipate the issuance of those permits shortly and the commencement of construction. The Audeo Charter School will be located at this site.

We respectfully request that the City of San Diego Hearing Officer uphold the 1,000 foot separation between schools and MMCs in the municipal code and deny the Conditional Use Permit application for the Stone Age Pharmacy MMC.

Sincerely,

Gary Stanford
Director Project Management
Facilities Planning and Construction Management
San Diego Unified School District
Ph: 858.637.6280
Email: gstanford1@sandi.net

| | | | |
|--|--|---|---|
|  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 AUGUST 2015 |
|--|--|---|---|

| | | |
|--|------------------------------|--|
| In order to assure your appeal application is successfully accepted and processed, you must read and understand Information Bulletin 505, "Development Permits/Environmental Determination Appeal Procedure". | | |
| 1. Type of Appeal: <input checked="" type="checkbox"/> Appeal of the Project <input type="checkbox"/> Appeal of the Environmental Determination | | |
| 2. Appellant: <i>Please check one</i> <input type="checkbox"/> Applicant <input checked="" type="checkbox"/> Officially recognized Planning Committee <input type="checkbox"/> "Interested Person" (Per M.C. Sec. 113.0103) | | |
| Name: Dottie Surdi (Chairperson Mission Valley Planning Group) | | E-mail Address: dottie.surdi@syn.com |
| Address: 9215 Piantino Way City: San Diego | State: CA Zip Code: 92108 | Telephone: (858) 349-2007 |
| 3. Project Name: Stone Age Farmacy (MMCC) | | |
| 4. Project Information Permit/Environmental Determination & Permit/Document No.: City Project No. 510523 | | Date of Decision/Determination: 05/24/17 City Project Manager: Firouzeh Tirandazi |
| Decision: <i>(Describe the permit/approval decision)</i> Hearing officer decision: Approve conditional use permit 1797393 | | |
| <div style="border: 1px solid black; padding: 5px; display: inline-block;"> RECEIVED JUN 08 2017 DEVELOPMENT SERVICES </div> | | |
| 5. Grounds for Appeal: (Please check all that apply) <div style="display: flex; justify-content: space-between;"> <div> <input type="checkbox"/> Factual Error <input type="checkbox"/> Conflict with other matters <input checked="" type="checkbox"/> Findings Not Supported </div> <div> <input type="checkbox"/> New Information <input type="checkbox"/> City-wide Significance <i>(Process Four decisions only)</i> </div> </div> | | |
| Description of Grounds for Appeal <i>(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.)</i> On February 1, 2017, the Mission Valley Planning Group (MVPG) voted 14-1-0 to recommend DENIAL of the project based on concerns expressed at the meeting. These concerns included: 1. The property is located within 1000 feet of SDUSD school district owned property, with a ministerial permit pending revising the occupancy of the property from B to E. Audeo Charter school is the tenant, and will conduct educational programs for children. 2. The San Diego River area is located behind the subject property. The City of San Diego River Park Masterplan was adopted by City Council on May 20, 2013. In the "Report to the Hearing Officer" dated May 17, 2017, the following rebuttal was provided to the MVPG action: "With respect to issues 1 and 2 above, the Outlet is in compliance with the separation requirements set forth in SDMC Section 141.0504(a) as it is not located within 1,000 feet of a school, or resource and population-based city park." While City staff and the hearing officer may have applied the strictest technical opinion of meeting the municipal code, it does NOT meet the intent of providing a reasonable separation between MMCCs and schools / parks. This was echoed by the community via the MVPG's overwhelming vote of 14-1-0 to deny this project. As such, the MVPG is appealing this decision to the Planning Commission. | | |
| 6. Appellant's Signature: I certify under penalty of perjury that the foregoing, including all names and addresses, is true and correct. <div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> Signature:  </div> <div style="width: 45%;"> Date:  </div> </div> | | |
| Note: Faxed appeals are not accepted. Appeal fees are non-refundable. | | |

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

WHEN RECORDED MAIL TO
PROJECT MANAGEMENT
PERMIT CLERK
MAIL STATION 501

INTERNAL ORDER NUMBER: 24006956

SPACE ABOVE THIS LINE FOR RECORDER'S USE

CONDITIONAL USE PERMIT NO. 1797393
STONE AGE FARMACY COOPERATIVE - PROJECT NO. 510523
PLANNING COMMISSION

This Conditional Use Permit No. 1797393 is granted by the Planning Commission of the City of San Diego to KBC Capital LLC, Owner, and Stone Age Farmacy, Permittee pursuant to San Diego Municipal Code [SDMC] section 126.0305. The 0.95-acre site is located at 3456 Camino Del Rio North, Suite 101, in the MV-CO Zone of the Mission Valley Planned District (MVPD), and the Airport Land Use Compatibility (Montgomery Field), Airport Influence Area (Review Area 2), and the Federal Aviation Authority (FAA) Part 77 Overlay Zones, within the Mission Valley Community Plan Area. The project site is legally described as: Parcel B of Parcel Map No. 780, in the County of San Diego, State of California, filed in the Office of the County Recorder of San Diego County April 11, 1972.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner and Permittee to operate a Marijuana Outlet within an existing building described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated July 20, 2017, on file in the Development Services Department.

The project shall include:

- a. Operation of a Marijuana Outlet in a 1,889 square-foot tenant space in Suite 101 located on the first floor of an existing 16,536 square-foot, two-story commercial office building;
- b. Existing landscaping (planting, irrigation and landscape related improvements);
- c. 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 July 20, 2020.
2. This Conditional Use Permit [CUP] and corresponding use of this Marijuana Outlet shall expire on July 20, 2022. The Owner/Permittee may request that the expiration date be extended in accordance with SDMC Section 141.0504 (n).
3. In addition to other provisions of the law, the Marijuana Outlet must comply with Chapter 4, Article 2, Division 15 and Chapter 14, Article 1, Division 5 of the San Diego Municipal Code.
4. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, 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; and
 - b. The Permit is recorded in the Office of the San Diego County Recorder.
 - c. A Marijuana Outlet 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 subject property 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 subject property 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 construction permits. The Owner/Permittee is informed that to secure these permits, substantial building modifications and site improvements may be required to comply with applicable building, fire, mechanical, and plumbing codes, and State and Federal disability access laws.

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

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

If any condition of this Permit, on a legal challenge by the Owner/Permittee of this Permit, is found or held by a court of competent jurisdiction to be invalid, unenforceable, or unreasonable, this Permit shall be void. However, in such an event, the Owner/Permittee shall have the right, by paying applicable processing fees, to bring a request for a new permit without the "invalid" condition(s) back to the discretionary body which approved the Permit for a determination by that body as to whether all of the findings necessary for the issuance of the proposed permit can still be made in the absence of the "invalid" condition(s). Such hearing shall be a hearing de novo, and the discretionary body shall have the absolute right to approve, disapprove, or modify the proposed permit and the condition(s) contained therein.

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

PLANNING/DESIGN REQUIREMENTS:

13. The use within the 1,889 square-foot tenant space shall be limited to the Marijuana Outlet and any use permitted by right in the MVPD-MV-CO Zone.

14. The sale of recreational marijuana shall be prohibited without a valid license from the State authorizing such activity.
15. Consultations by medical professional shall not be a permitted accessory use at the Marijuana Outlet.
16. Lighting shall be provided to illuminate the interior of the Marijuana Outlet, façade, 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.
17. Security shall include operable cameras and a metal detector to the satisfaction of Development Services Department. This facility shall also include alarms and two armed security guards to the extent the possession of a firearm is not in conflict with 18 U.S.C. § 922(g) and 27 C.F.R § 478.11. Nothing herein shall be interpreted to require or allow a violation of federal firearms laws. The security guards shall be licensed by the State of California. The security guards must be on the premises during business hours. One security guard must be on the premises 24 hours a day, seven days a week. The security guards should only be engaged in activities related to providing security for the facility, except on an incidental basis. The cameras shall have and use a recording device that maintains the recordings for a minimum of 30 days.
18. The Owner/Permittee shall install a combination of full-height bullet resistant glass, plastic or laminate shield and bullet resistant armor panels or solid grouted masonry block walls, designed by a licensed professional, at the reception area.
19. The Owner/Permittee shall install full-height bullet resistant armor panels or solid grouted masonry block walls, designed by a licensed professional, in common areas with other tenants, and vault room.
20. 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. Ground signs shall not be pole signs. A primary sign shall be posted on the outside of the Marijuana Outlet and shall only contain the name of the business, which shall contain only alphabetic characters, and shall be limited to two colors.
21. The Owner/Permittee shall post and maintain a sign showing the name and emergency contact phone number of an operator or manager in a location visible from outside the Marijuana Outlet in character size at least two inches in height.
22. The Marijuana Outlet shall operate only between the hours of 7:00 a.m. and 9:00 p.m., seven days a week.
23. The use of vending machines which allow access to marijuana and marijuana products except by a responsible person, as defined in the San Diego Municipal Code Section 42.1502, is prohibited. For purposes of this Section, a vending machine is any device which allows access to marijuana and marijuana products without a human intermediary.

24. The Owner/Permittee shall maintain the Marijuana Outlet, adjacent public sidewalks, and areas under the control of the Owner/Permittee, free of litter and graffiti at all times.

25. The Owner/Permittee shall provide for daily removal of trash, litter, and debris. Graffiti shall be removed from the premises within 24 hours.

TRANSPORTATION REQUIREMENTS:

26. All automobile, motorcycle and bicycle parking spaces must be constructed in accordance with the requirements of the SDMC. 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 appropriate City decision maker in accordance with the SDMC.

27. The Owner/Permittee must construct and maintain an accessible path from the building entrance to the public right-of-way street.

ENGINEERING REQUIREMENTS:

28. Prior to the issuance of any construction permits, the Owner/Permittee shall assure, by permit and bond, the construction of a new 24-foot driveway per current City Standards, adjacent to the site on Camino Del Rio North, satisfactory to the City Engineer.

29. Prior to the issuance of any construction permits, the Owner/Permittee shall assure, by permit and bond, the reconstruction of the damaged portions of the sidewalk with current City Standard sidewalk, adjacent to the site on Camino Del Rio North, satisfactory to the City Engineer.

30. Prior to the issuance of any construction permits, the Owner/Permittee shall dedicate an additional one foot of right-of-way to Camino Del Rio North to provide a 10-foot curb-to-property-line distance, satisfactory to the City Engineer.

31. Whenever street rights-of-way are required to be dedicated, it is the responsibility of the Owner/Permittee to provide the right-of-way free and clear of all encumbrances and prior easements. The Owner/Permittee must secure "subordination agreements" for minor distribution facilities and/or "joint-use agreements" for major transmission facilities.

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

33. Prior to the issuance of any construction permits, the Owner/Permittee shall submit a Water Pollution Control Plan (WPCP). The WPCP shall be prepared in accordance with the guidelines in Part 2 Construction BMP Standards Chapter 4 of the City's Storm Water Standards.

INFORMATION ONLY:

- The issuance of this discretionary permit alone does not allow the immediate commencement or continued operation of the proposed use on site. Any operation allowed by this discretionary permit may only begin or recommence after all conditions listed on this permit are fully completed and all required ministerial permits have been issued and received final inspection.
- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of this Permit, may protest the imposition within ninety days of the approval of this development permit by filing a written protest with the City Clerk pursuant to California Government Code-section 66020.
- This development may be subject to impact fees at the time of construction permit issuance.

APPROVED by the Planning Commission of the City of San Diego on July 20, 2017 and Resolution No. _____.

Permit Type/PTS Approval No.: Conditional Use Permit No. 1797393

Date of Approval: July 20, 2017

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

Firouzeh Tirandazi
Development Project Manager

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

The undersigned Owner/Permittee, by execution hereof, agrees to each and every condition of
this Permit and promises to perform each and every obligation of Owner/Permittee hereunder.

KBC CAPITAL LLC
Owner

By _____
William L. Gaskins
Managing Member

STONE AGE FARMACY
Permittee

By _____
Michael Blazeovich
Principal

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

PLANNING COMMISSION RESOLUTION NO. _____
CONDITIONAL USE PERMIT NO. 1797393
STONE AGE FARMACY - PROJECT NO. 510523

WHEREAS, KBC CAPITAL LLC., Owner, and STONE AGE FARMACY, Permittee, filed an application with the City of San Diego for a permit to operate a Marijuana Outlet in a 1,889-square-foot tenant space, in Suite 101, on the first floor of an existing 16,536 square-foot, two-story commercial office building (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. 1797393, on portions of a 0.95-acre site;

WHEREAS, the project site is located at 3456 Camino Del Rio North, Suite 101, in the MV-CO Zone of the Mission Valley Planned District (MVPD), and the Airport Land Use Compatibility (Montgomery Field), Airport Influence Area (Review Area 2), and the Federal Aviation Authority (FAA) Part 77 Overlay Zones, within the Mission Valley Community Plan area;

WHEREAS, the project site is legally described as Parcel B of Parcel Map No. 780, in the County of San Diego, State of California, filed in the Office of the County Recorder of San Diego County, April 11, 1972;

WHEREAS, on March 8, 2017, 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 Guideline 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 24, 2017, the Hearing Officer of the City of San Diego approved Conditional Use Permit No. 1797393 pursuant to the Land Development Code of the City of San Diego;

WHEREAS, appeals of the Hearing Officer's decision were filed by Lee Dulgeroff, San Diego Unified School District on June 6, 2017; Chris Garrett, Latham and Watkins, on behalf of Audeo Learning Center on June 7, 2017, and Dottie Surdi, Mission Valley Planning Group Chairperson on June 8, 2017;

WHEREAS, on July 20, 2017, the Planning Commission of the City of San Diego considered Conditional Use Permit No. 1797393 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 denies the appeals and affirms the Hearing Officer's decision and adopts the following written Findings, dated July 20, 2017.

FINDINGS:Conditional Use Permit Approval – SDMC Section 126.0305**(a) The proposed development will not adversely affect the applicable land use plan.**

The project is an application for a Conditional Use Permit (CUP) to allow the operation of a Marijuana Outlet (Outlet) in a 1,889 square-foot tenant space on the first floor of an existing 16,536 square-foot, two-story commercial office building. The 0.95-acre project site is located at 3456 Camino Del Rio North within the Mission Valley Community Plan (MVCP) area.

The project site is designated for Commercial Office use in the MVCP. This land use designation is intended to support multi-tenant office buildings, single purpose office-administrative facilities, professional-medical buildings, and financial institutions. The MVCP further encourages a range of retail uses and multi-use development in which commercial uses are combined or integrated with other uses. The proposed Outlet, classified as a retail sales use category, is consistent with the community plan objective of encouraging a range of retail uses integrated with other uses, and is a compatible use with the surrounding commercial establishments at this location with a Conditional Use Permit. Therefore, the proposed Outlet will not adversely affect the applicable land use plan.

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

The proposed development will not be detrimental to the public's health, safety, and welfare because the discretionary permit controlling the development and continued use of this site contains specific regulatory conditions of approval to assure the project's compliance with applicable local, regional, state, and federal codes and rules. These regulations, which are implemented and enforced through the permit, are specifically intended to reduce, mitigate and/or prevent adverse impacts to the public and community at large.

Approval of this application would allow the sale of marijuana to be conditioned in order to prevent potential adverse impacts on the community. The proposed Outlet is subject to specific operational requirements and restrictions as set forth in SDMC Section 141.0504 (b) – (m), which have also been incorporated as conditions in the CUP including prohibiting consultation by medical professionals on-site; prohibiting the use of specified vending machines except by a responsible person (as defined by the SDMC); provision of interior and exterior lighting, operable cameras, alarms, and a security guard; restriction of hours of operation to between 7:00 am and 9:00 pm daily; maintenance of the project site and adjacent public sidewalks free of litter and graffiti, and removal of graffiti within 24 hours; and restriction of signage to business name, two-color signs, and alphabetic characters.

In addition to the above, the CUP includes additional security conditions including the provision of operable surveillance cameras and a metal detector, use of cameras with a recording device that maintains records for a minimum of 30 days, two armed security

guards to the extent the possession of a firearm is not in conflict with 18 U.S.C. § 922(g) and 27 C.F.R § 478.11., during business hours with one of the security guards present on the premises 24 hours a day, seven days a week, installation of bullet resistant glass, plastic, or laminate shield at the reception area to protect employees, and installation of bullet resistant armor panels or solid grouted masonry block walls, designed by a licensed professional, in common areas with other tenants, reception area, and vault room. Outlets must also comply with Chapter 4, Article 2, Division 15 which provides guidelines for lawful operation. The CUP is valid for five years, and may be revoked if the owner/permittee violates the terms, conditions, lawful requirements, or provision of the permit.

Furthermore, construction of the project authorized through this permit will be subject to all adopted building, electrical, mechanical, fire and plumbing codes, which will be enforced through plan review and building inspections completed by the City's building inspectors.

The City of San Diego conducted an environmental review of this project in accordance with the State of California Environmental Quality Act (CEQA) guidelines, and concluded there would be no environmental impacts associated with the proposed project. Based on the above analysis and permit conditions that will be imposed, the proposed development would not be detrimental to the public health, safety, and welfare.

(c) The proposed development will comply with the regulations of the Land Development Code including any allowable deviations pursuant to the Land Development Code.

The project proposes the operation of an Outlet in a 1,889 square-foot tenant space on the first floor of an existing 16,536 square-foot, two-story commercial office building. The proposed Outlet, classified as retail sales, is allowed in the MV-CO Zone of the MVPD with a CUP pursuant to SDMC Sections 141.0504 and 1514.0305(b). The project has been determined to be exempt from the MVPD Ordinance regulations pursuant to SDMC Section 1514.0201(b) (1) as the project proposes interior modifications with no change in use pursuant to Table 1514-04J of the MVPD Ordinance, which considers similar development characteristics and intensity of use between commercial Outlets and commercial office uses. Furthermore, the proposed Outlet is exempt from the Airport Land Use Compatibility Overlay Zone regulations set forth in Chapter 13, Article 2, and Division 15 of the SDMC pursuant to Section 132.1505(c)(1) as the project is limited to interior modifications and will not increase the density, floor area ratio or height of the existing structure.

Pursuant to SDMC Section 141.0504(a), Outlets are subject to separation requirements including a 1,000-foot separation from resource and population-based city parks, other Outlets, churches, child care centers, playgrounds, libraries owned and operated by the City of San Diego, minor oriented facilities, residential care facilities, and schools including private or public institutions of learning providing instruction in kindergarten grades 1 to 12. There is also a minimum distance requirement of 100 feet from a residential zone. The proposed Outlet is in compliance with these required separation requirements.

The project is proposed within a structure constructed in 1975 in accordance with all applicable development regulations. The project is required to provide 51 off-street parking

spaces (8 for the proposed 1,889 square-foot Outlet and 43 for the 14,647 square-foot office uses), which are provided within the project boundary.

The CUP for the project includes various conditions and corresponding exhibits of approval relevant to achieving compliance with the SDMC relative to parking, signage, lighting, security measures, hours of operation, and site maintenance. No variance or deviations are requested as part of this application. Therefore, the proposed development will comply with the regulations of the Land Development Code.

(d) The proposed use is appropriate at the proposed location.

The proposed project is a request for a CUP to operate an Outlet in a 1,889 square-foot tenant space on the first floor of an existing 16,536 square-foot, two-story commercial office building. The existing two-story office building was constructed in 1975 and includes several business and professional office suites. The project site is surrounded by a mix of multi-story commercial office buildings to the east and west, the San Diego River to the north, and Camino Del Rio North and Interstate 8 to the south.

The project site is designated for Commercial Office use in the MVCP. This land use designation is intended to support multi-tenant office buildings, single purpose office-administrative facilities, professional-medical buildings, and financial institutions. The MVCP further encourages a range of retail uses and multi-use development in which commercial uses are combined or integrated with other uses. The proposed Outlet, classified as a retail sales use category, is consistent with the community plan objective of encouraging a range of retail uses integrated with other uses, and is a compatible use with the surrounding commercial establishments.

The proposed Outlet is allowed in the MV-CO Zone of the MVPD with a CUP and is subject to separation requirements set forth in SDMC Section 141.0504(a) including a 1,000-foot separation from resource and population-based parks, other Outlets, churches, child care centers, playgrounds, libraries owned and operated by the City of San Diego, minor oriented facilities, residential care facilities, and schools including private or public institutions of learning providing instruction in kindergarten grades 1 to 12. There is also a minimum distance requirement of 100 feet from a residential zone. The proposed Outlet is in compliance with the required separation requirements.

Outlets are also subject to specific operational requirements and restrictions set forth in SDMC Section 141.0504 (b) – (m), which have also been incorporated as conditions in the CUP including prohibiting consultation by medical professionals on-site; prohibiting the use of specified vending machines except by a responsible person (as defined by the SDMC); provision of interior and exterior lighting, operable cameras, alarms, and a security guard; restriction of hours of operation to between 7:00 am and 9:00 pm daily; maintenance of the project site and adjacent public sidewalks free of litter and graffiti, and removal of graffiti within 24 hours; and restriction of signage to business name, two-color signs, and alphabetic characters. Outlets must also comply with Chapter 4, Article 2, Division 15 which provides guidelines for lawful operation.

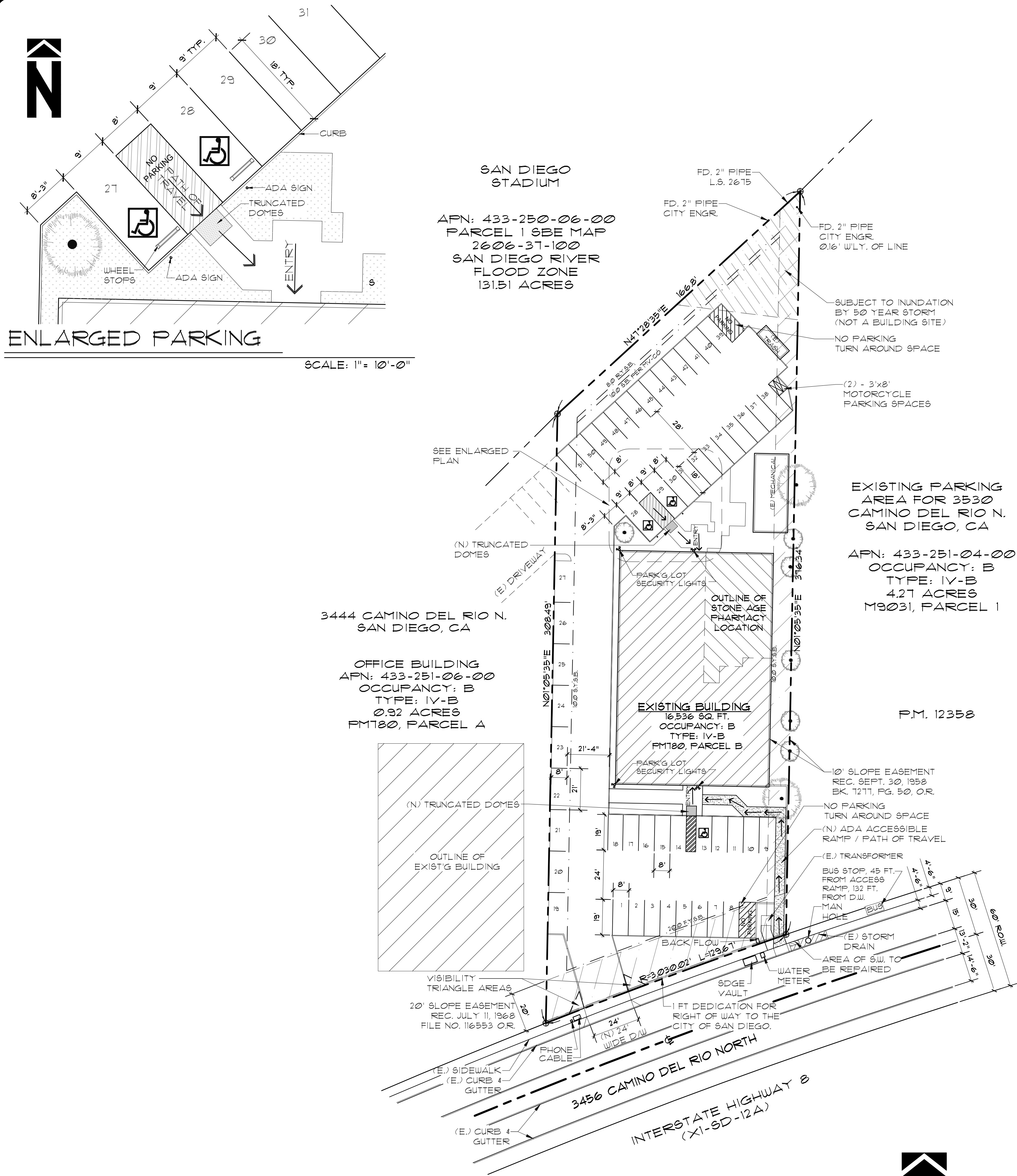
The SDMC limits Outlets to commercial and industrial zones and the number of Outlets to only four per Council District, 36 city-wide, in order to minimize the impact on the City and residential neighborhoods. Surrounding development is also within the MV-CO Zone and consistent with the Commercial Office designation of the community plan and compatible uses with an Outlet. Therefore, based on the commercial nature of the use, compliance with the separation requirements, and conditions of approval, the proposed development is appropriate at the proposed location.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Planning Commission, Conditional Use Permit No. 1797393 is hereby GRANTED by the Planning Commission to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit No. 1797393, a copy of which is attached hereto and made a part hereof.

Firouzeh Tirandazi
Development Project Manager
Development Services

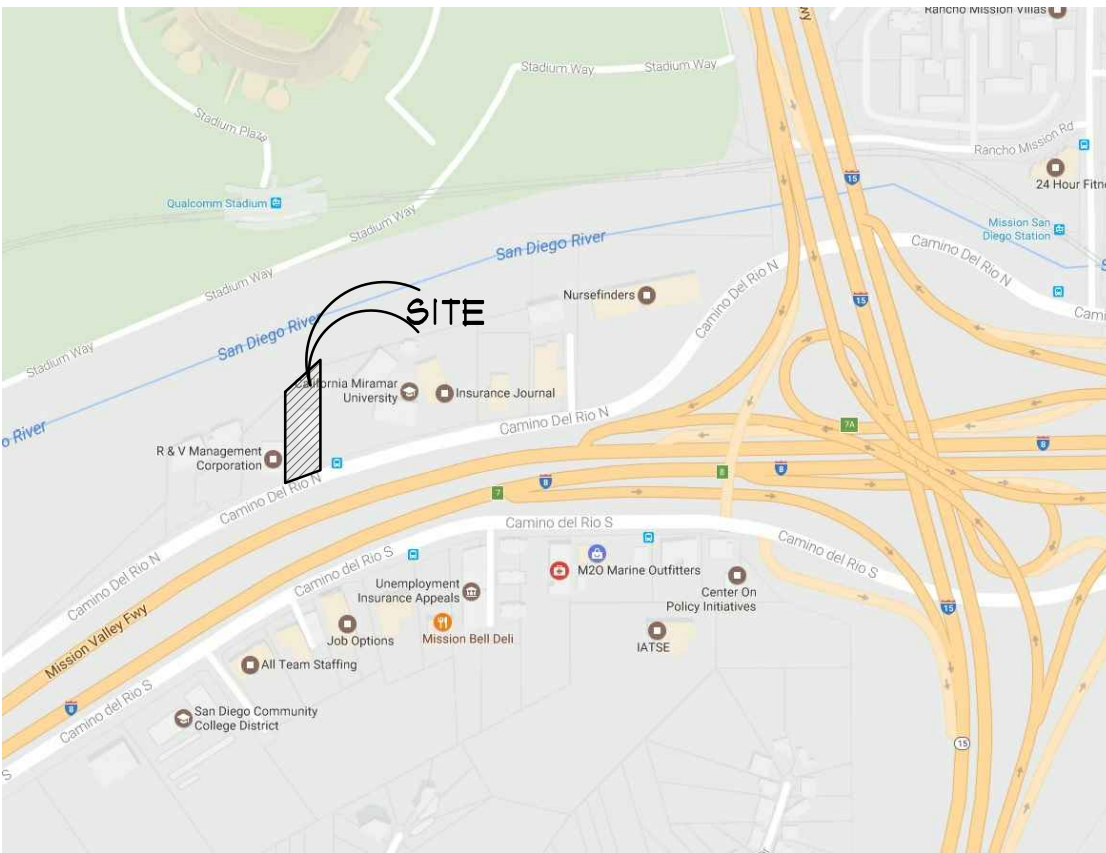
Adopted on: July 20, 2017

IO#: 24006956



SITE PLAN

SCALE: 1" = 30'-0"



VICINITY MAP:

NO SCALE

SITE PLAN NOTES:

- TRANSIT STOPS:
EXISTING BUS STOP IS 45 FT AWAY
- VISIBILITY TRIANGLE:
NO CONSTRUCTION INCLUDING LANDSCAPING OR SOLID WALLS IN THE VISIBILITY AREA SHALL EXCEED 3'-0" FEET IN HEIGHT.
- DRIVEWAY:
A NEW 24 FT. WIDE DRIVEWAY TO BE CONSTRUCTED. DRIVEWAY SHALL BE RECONSTRUCTED TO CURRENT CITY STANDARDS WITH SDG-159, CONCRETE DRIVEWAY.
- ACCESSIBILITY ACCESS:
A NEW ADA RAMP w/ TRUNCATED DOMES WILL BE BUILT.
- IN ACCORDANCE WITH SDMC §1514.0406, SIGNED PLANS SHALL BE A REQUIRED ELEMENT OF MISSION VALLEY DEVELOPMENT PERMIT APPLICATION SUBMITTALS AND SIGNAGE SHALL BE IN CONFORMANCE WITH LAND DEVELOPMENT CODE CHAPTER 12, ARTICLE 9 DIVISION 8 (SIGN PERMIT PROCEDURES) AND CHAPTER 14, ARTICLE 2 DIVISION 12 (SIGN REGULATIONS).
- THIS PROJECT PROPOSES NO DEVELOPMENT IMPROVEMENTS OUTSIDE THE EXISTING BUILDING FOOTPRINT FOR THIS DISCRETIONARY REVIEW AND THEREFORE DOES NOT REQUIRED ANY PERMANENT STORM WATER BEST MANAGEMENT PRACTICES (BMP's).
- ALL USES OF THIS PROPERTY MAY BE ANY USE PERMITTED IN THE MYPD-MV-CO ZONE.

SCOPE OF WORK:

- APPLICATION FOR CONDITIONAL USE PERMIT TO OPERATE A MEDICAL MARIJUANA COOPERATIVE ON THE FIRST FLOOR OF AN EXISTING COMMERCIAL BUILDING, AREA: 1899 SQ. FT.
- BUILD A NEW DRIVEWAY.
- BUILD A NEW ACCESSIBLE PATH OF TRAVEL RAMP.

SITE DATA:

| | |
|-----------------------|--|
| MAP: | 180, PARCEL B |
| ZONE: | MYPD-MV-CO |
| EXISTING OCCUPANCY: | GROUP B |
| PROPOSED OCCUPANCY: | GROUP B (NO CHANGE) |
| PROPOSED USE: | MEDICAL MARIJUANA CONSUMER COOPERATIVE |
| SITE: | 3456 CAMINO DEL RIO NORTH |
| LOT SIZE: | 41,294.88 SQ. FT. (0.95 ACRES) |
| PAVING AREA: | 19,981.10 SQ. FT. |
| LANDSCAPE AREA: | 7,859.26 SQ. FT. |
| EXISTING FAR: | 0.40 |
| LOT COVERAGE: | 21% |
| YEAR BUILT: | 1915 |
| TYPE OF CONSTRUCTION: | IV-B |
| NUMBER OF STORIES: | 2 |
| TRANSIT OVERLAY AREA | |

PARKING:

| | |
|-------------------------|---|
| PROPOSED: | |
| MMCC: | 1,899 SF x 4.3 SPACES/1,000 SF = 8 AUTOMOBILE PARK'G SPACES |
| EXISTING: | |
| OFFICE USE (TO REMAIN): | 14,641 SF x 2.3 SPACES/1,000 SF = 43 AUTOMOBILE PARK'G SPACES |

OVERALL MINIMUM PARKING REQUIREMENT IS:
51 AUTOMOBILE PARKING SPACES
MOTORCYCLE PARKING: 3

EXISTING:

| | |
|--------------------|----------------|
| FIRST FLOOR AREA: | 7,918 SQ. FT. |
| SECOND FLOOR AREA: | 8,618 SQ. FT. |
| TOTAL AREA: | 16,536 SQ. FT. |

PROPOSED:

| | |
|--|---------------|
| AREA OF MEDICAL: | 1,899 SQ. FT. |
| MARIJUANA COOPERATIVE: | |
| (TENANT IMPROVEMENT UNDER SEPARATE PERMIT) | |

ZONING:

ZONE: MYPD-MV-CO
MISSION VALLEY PLANNED DISTRICT
MISSION VALLEY COMMUNITY PLAN

OVERLAY ZONES:

- RESIDENTIAL TANDEM PARKING
- FAA PART 11 NOTIFICATION AREA
- AIRPORT INFLUENCE AREA (REVIEW AREA 2)
- AIRPORT LAND USE COMPATIBILITY AREA

SETBACKS:

| | |
|--------|----------------------|
| FRONT: | 20.0' FROM IE |
| SIDES: | 10.0' FROM IE |
| REAR: | 8.0' FROM IE |
| | MV-CO: 10.0' FROM IE |

LEGAL:

APN: 433-251-05-00
MAP NO. 180, PARCEL B
3456 CAMINO DEL RIO NORTH, SAN DIEGO, CA

DESCRIPTION:

PARCEL B OF PARCEL MAP NO. 180, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO, APRIL 11, 1912.

OWNER:

KBC CAPITAL LLC
8889 RIO SAN DIEGO DR. # 201
SAN DIEGO, CA 92108

TENANT:

STONE AGE FARMACY
MICHAEL BLAZEYCH
621 W. ROSECRANS AVE. SUITE # 201
LOS ANGELES, CA 92048
E: INFO@STONEAGECONSULTANTS.COM
P: (310) 634-2542

CONSULTANT:

BUILDING DESIGNER:
AUSTIN & ASSOCIATES
ALAN LLOYD AUSTIN
1622 PIONEER WAY
EL CAJON, CA 92020
619-440-3624

SHEET INDEX:

- P - PLOT PLAN
- A-1 - FLOOR PLAN
- A-2 - SITE PHOTO SURVEY

LEGEND:

- DENOTES (E.) LANDSCAPING
- DENOTES (E.) ASPHALT SURFACE
- DENOTES (E.) TREE

FAA SELF-CERTIFICATION STATEMENT

I, Nabil Kachi, California Licensed Engineer, C-037662, do hereby certify that the structure(s) shown on these plans do not require Federal Aviation Administration notification because per Section 77.15 (a) of Title 14 of the Code of Federal Regulations CFR part 77, notification is not required.



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| 1-30-17 | B |
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STONE AGE FARMACY
MEDICAL MARIJUANA CONSUMER COOPERATIVE
3456 CAMINO DEL RIO N., SAN DIEGO, CA 92108

AUSTIN & ASSOCIATES
ALAN LLOYD AUSTIN
1622 PIONEER WAY EL CAJON CA. 92020
RESIDENTIAL & COMMERCIAL PLANNING AND DESIGN
MEMBER: AMERICAN INSTITUTE OF BUILDING DESIGN
Ph. (619)440-3624
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| DRAWN BY: | B |
| CHECKED BY: | ALA |
| DATE: | 1-16-17 |
| SCALE: | AS NOTED |
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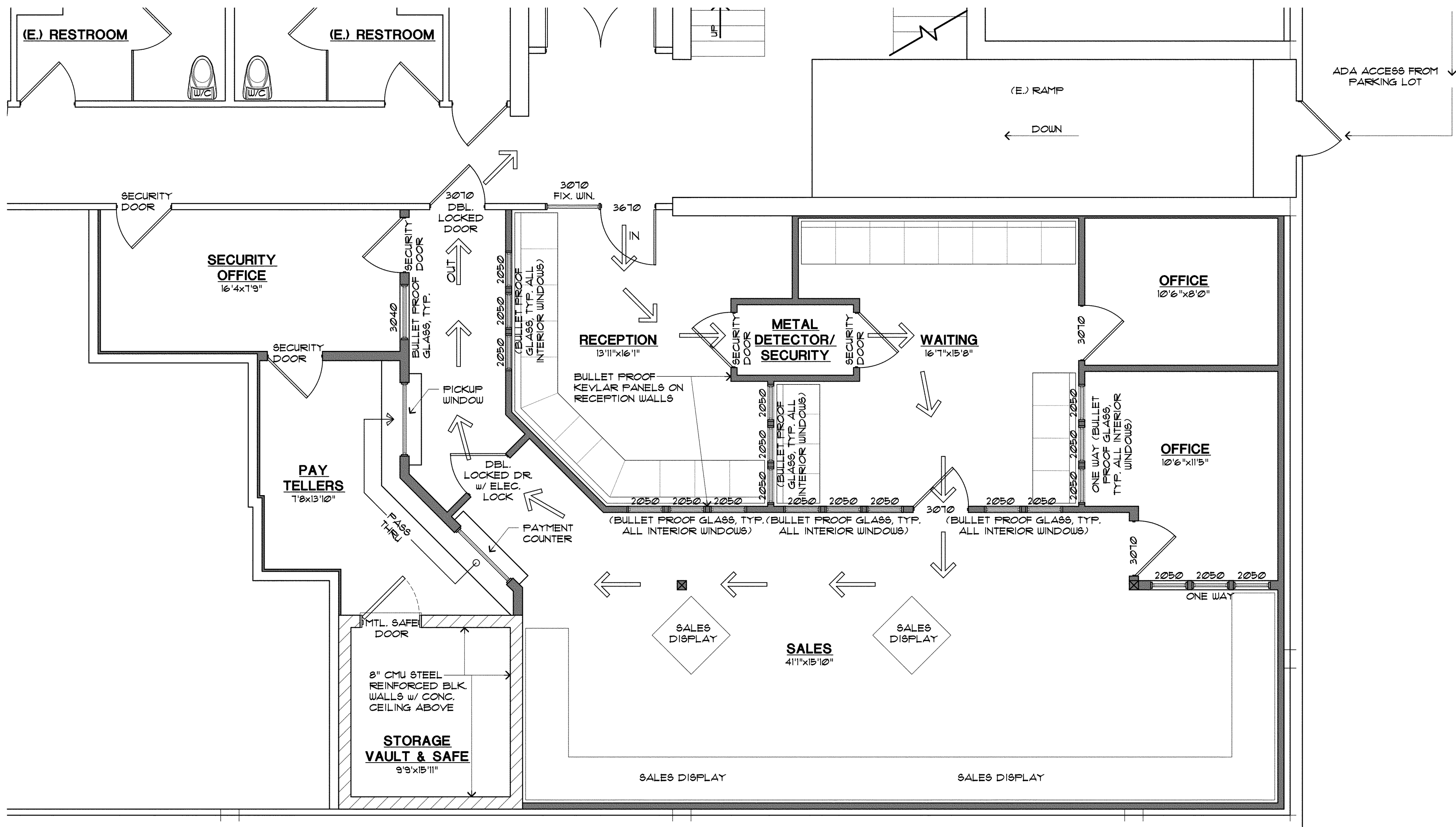


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ALAN LLOYD AUSTIN
1622 PIONEER WAY EL CAJON CA. 92020 Ph. (619)440-3624
RESIDENTIAL & COMMERCIAL PLANNING AND DESIGN
MEMBER: AMERICAN INSTITUTE OF BUILDING DESIGN

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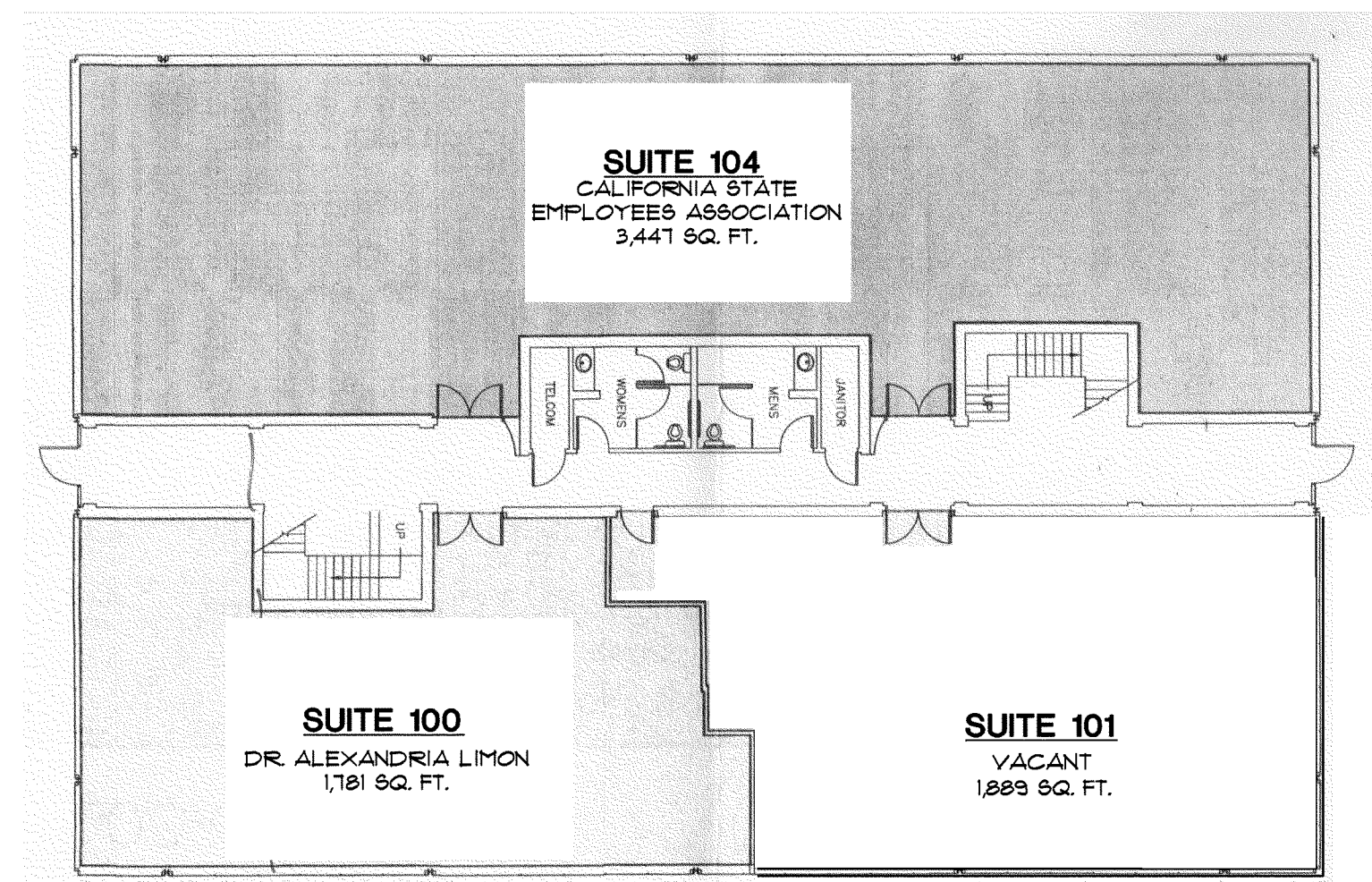


PROPOSED FLOOR PLAN, SUITE 101

SCALE: 1/4" = 1'-0"

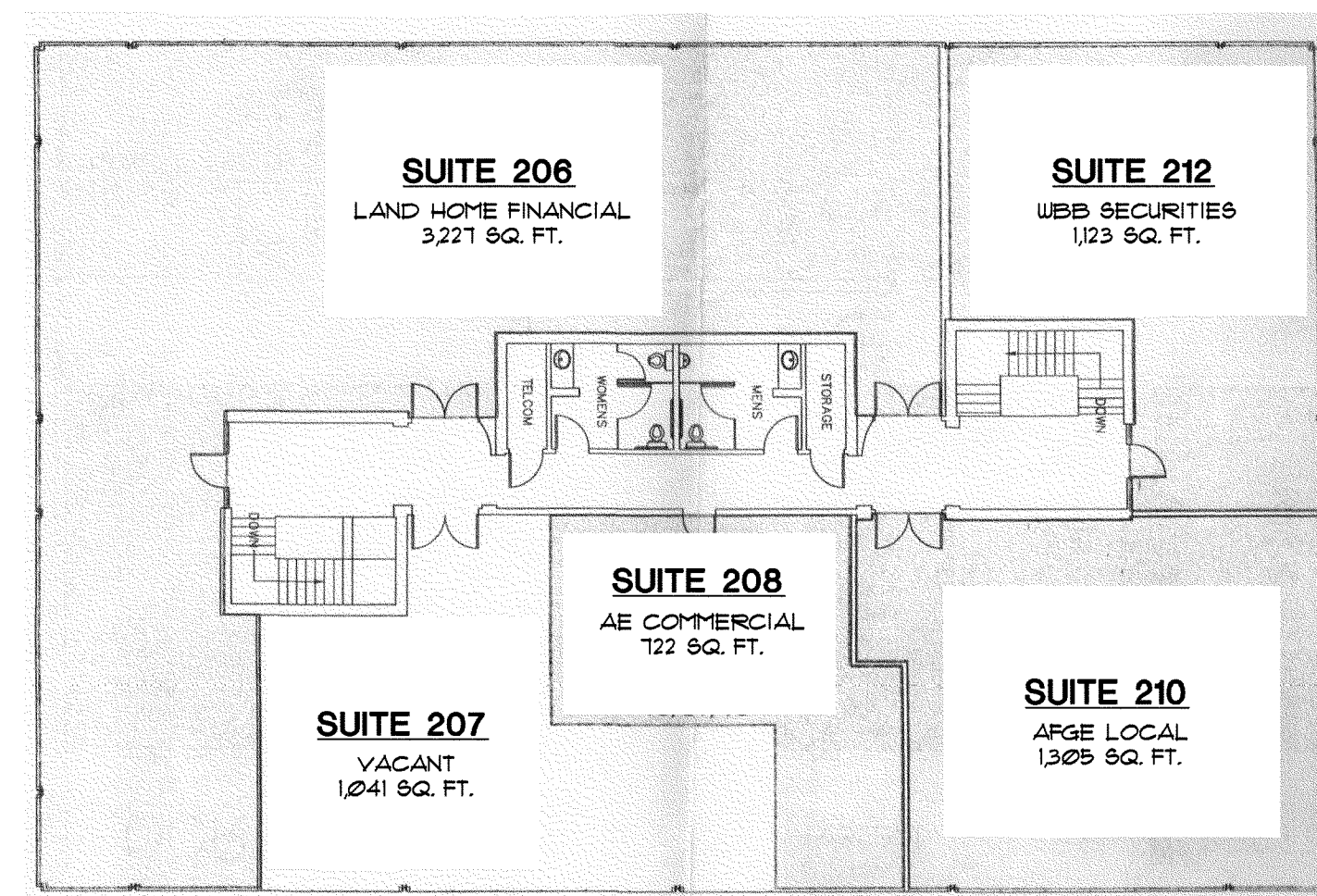
| Suite | Sq. Ft. | Percentage of Total Building | Use |
|----------------------|---------|------------------------------|--|
| T101 | 1,889 | 11.4% | Proposed MMCC/commercial services |
| 100 | 1,781 | 10.8% | Dr. Limon/medical office |
| 104 | 3,447 | 21% | Vacant/prior commercial office |
| 206 | 3,227 | 20% | Land Home/ commercial office |
| 212 | 1,123 | 6.8% | WBB /commercial office |
| 207 | 1,041 | 6.3% | Vacant/prior commercial office |
| 208 | 722 | 4.4% | AE Commercial/ commercial office |
| 210 | 1,305 | 7.9% | Service Employees Union/ commercial office |
| Hallways & Restrooms | 1,885 | 11.4% | n/a |

| | | | |
|--------------------------|----------------|-------|-------------|
| TOTALS | | | |
| Commercial Services..... | 1,899 sf..... | 11.4% | of building |
| Medical..... | 3,447 sf..... | 10.8% | of building |
| Commercial Office..... | 10,865 sf..... | 77.8% | of building |



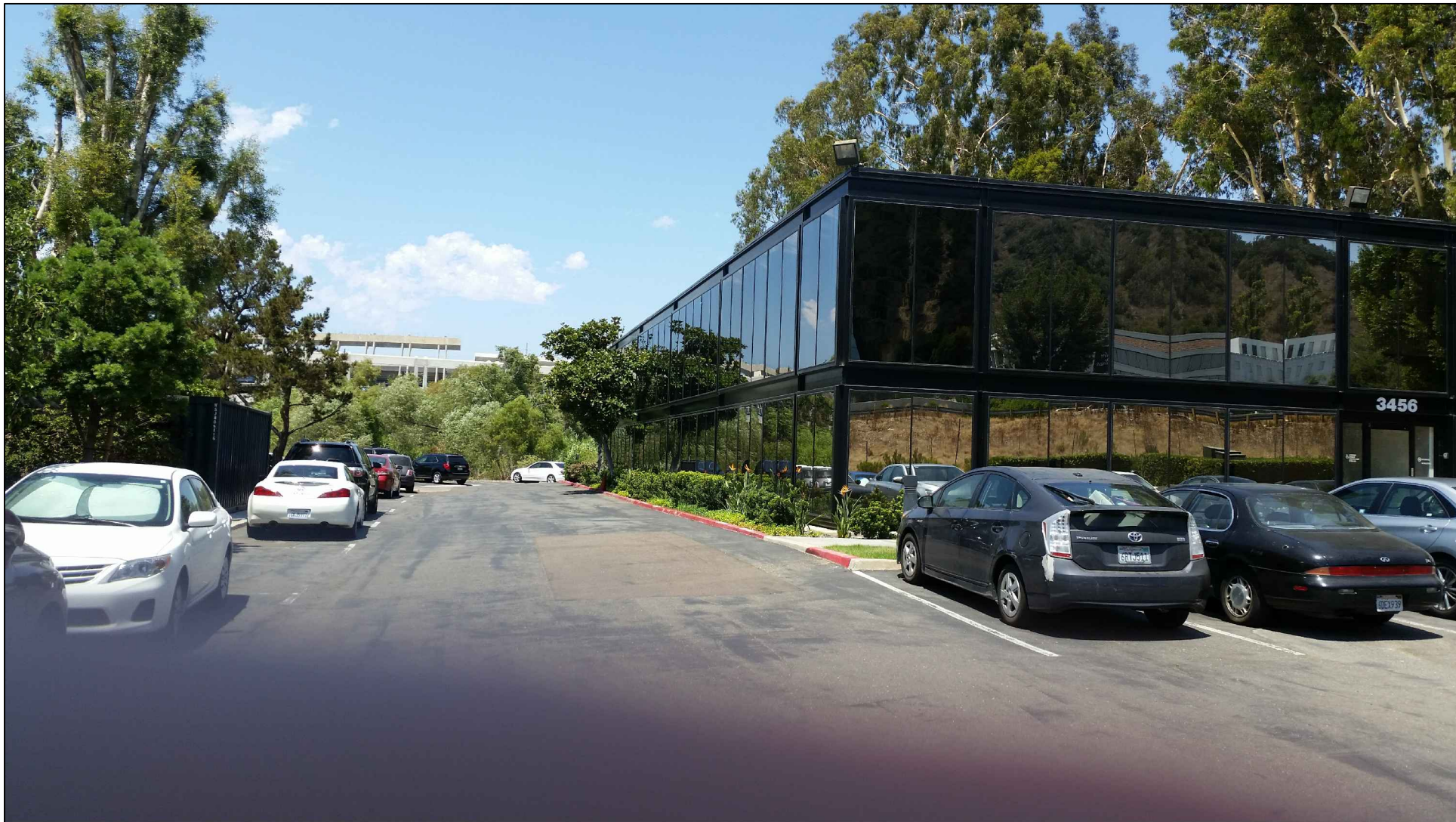
EXISTING FIRST FLOOR PLAN

SCALE: 1/16" = 1'-0"

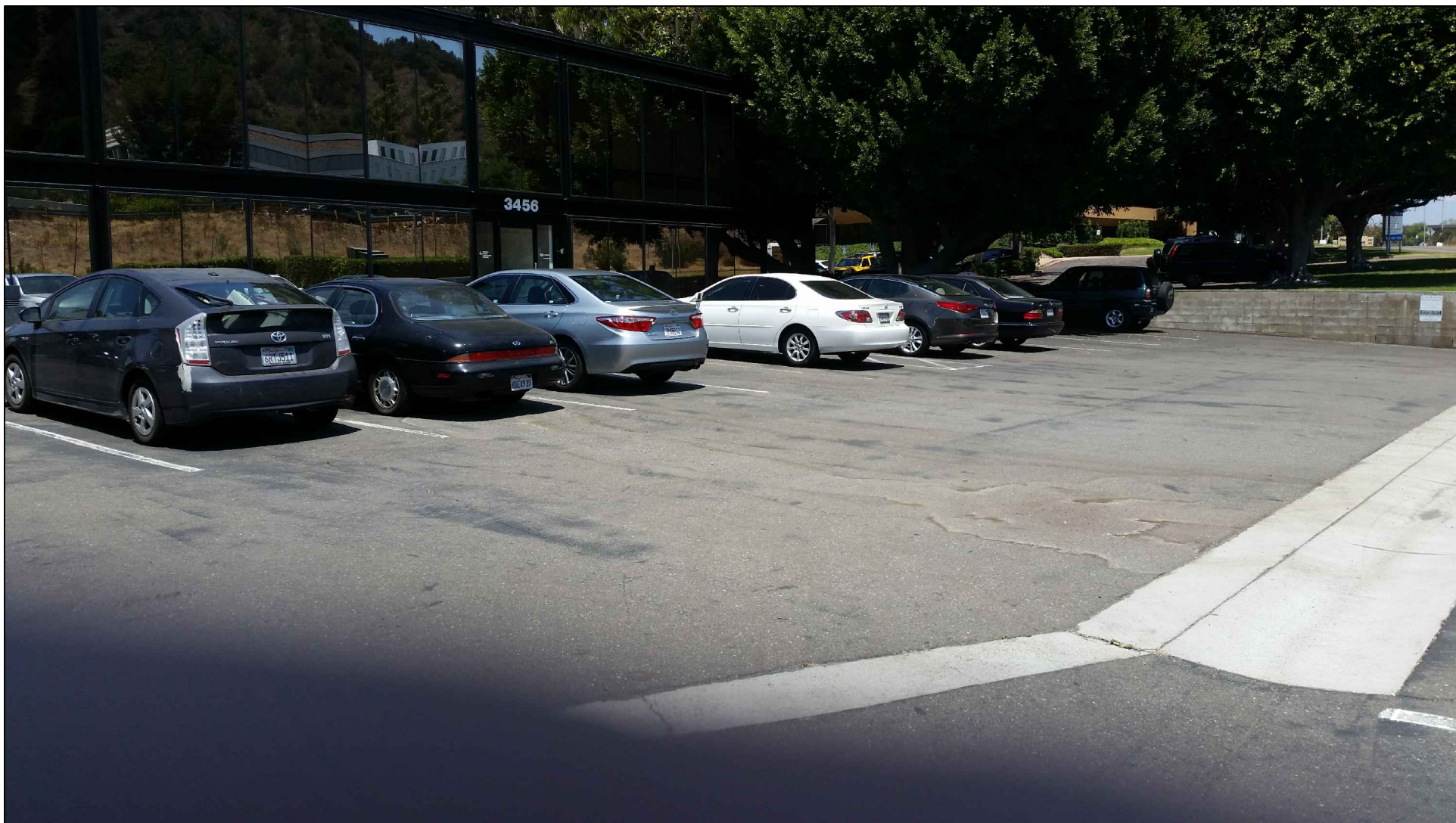


EXISTING SECOND FLOOR PLAN

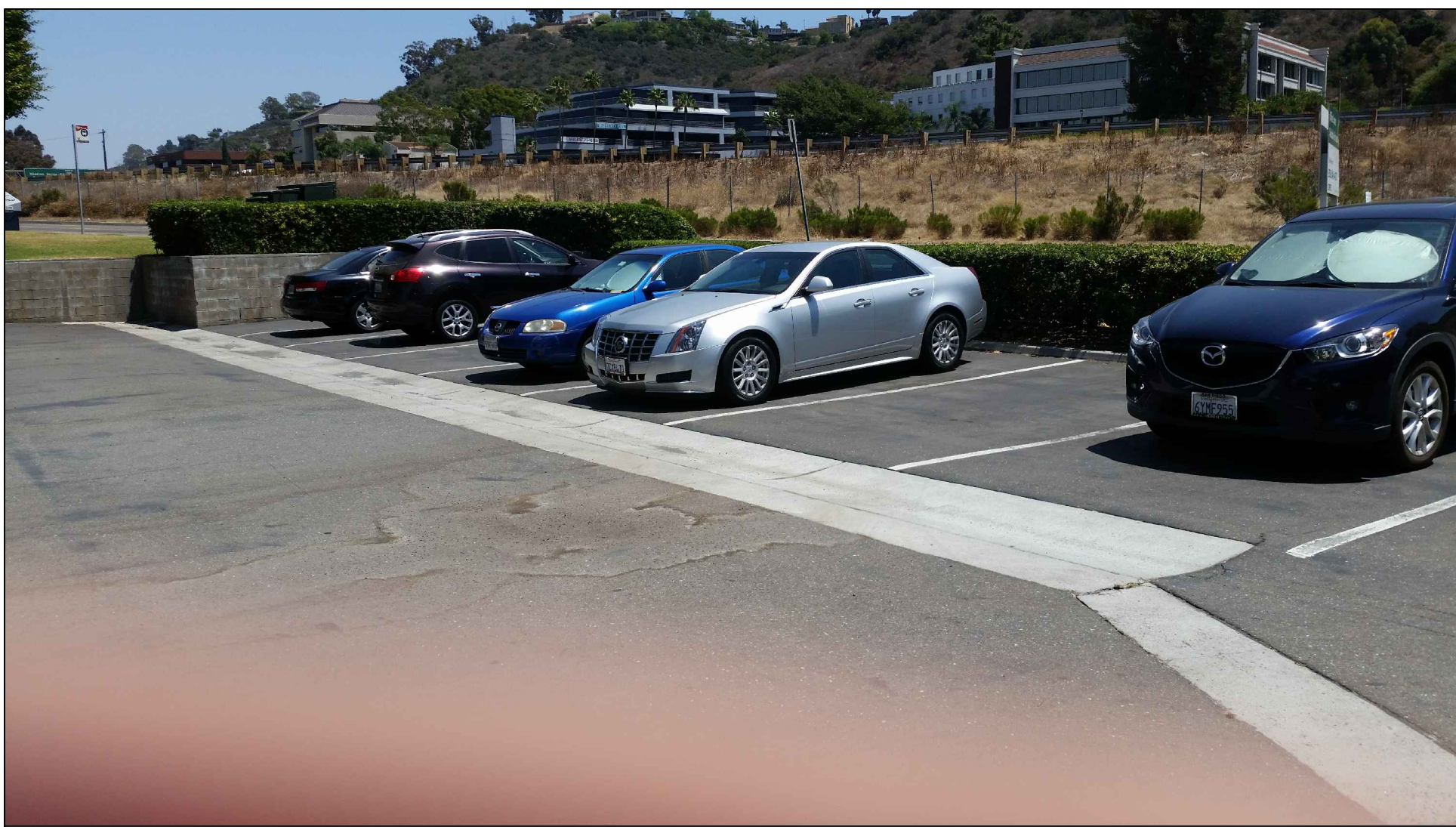
SCALE: 1/16" = 1'-0"



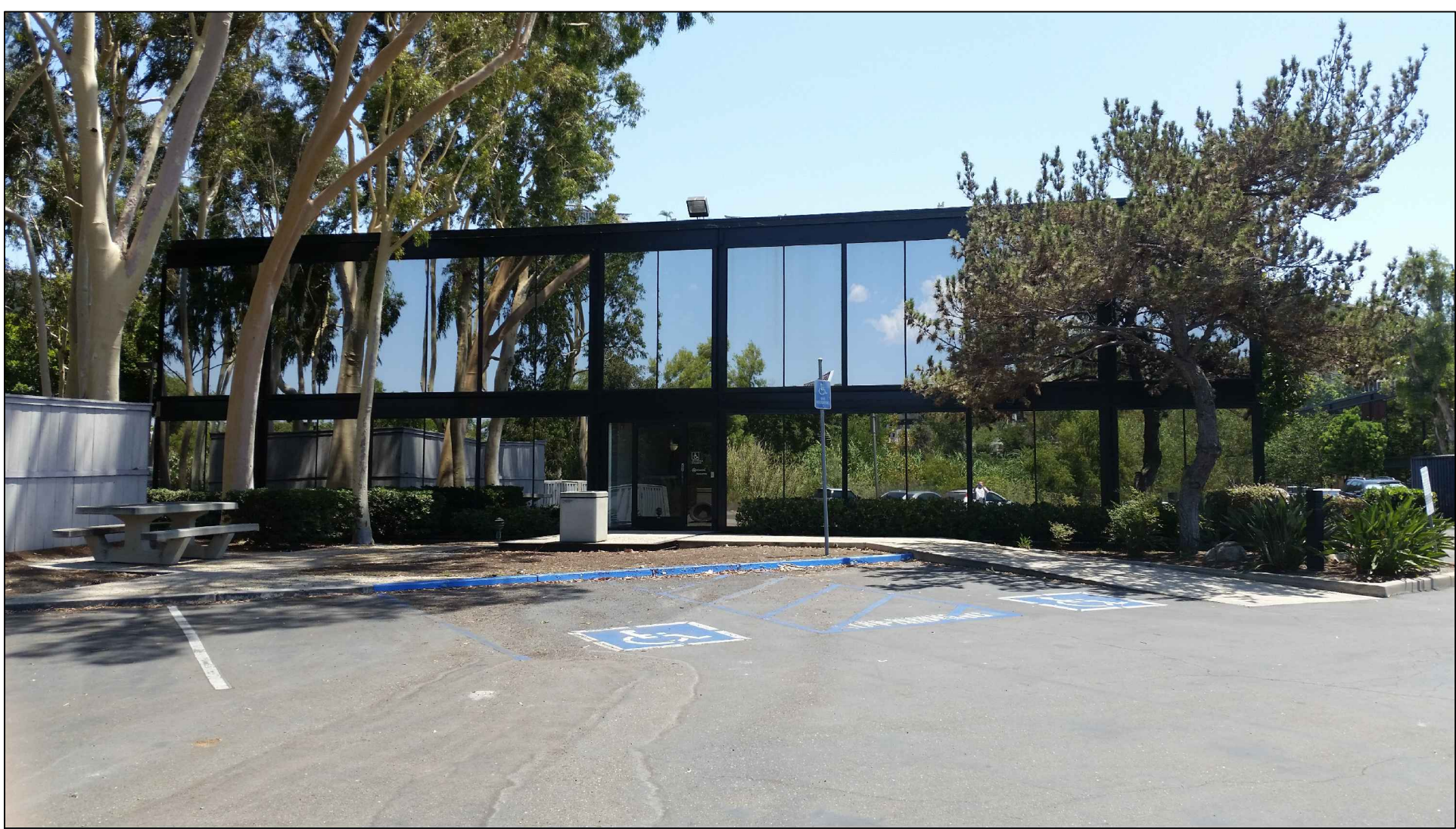
2 NORTH FACING



1 NORTHEAST FACING



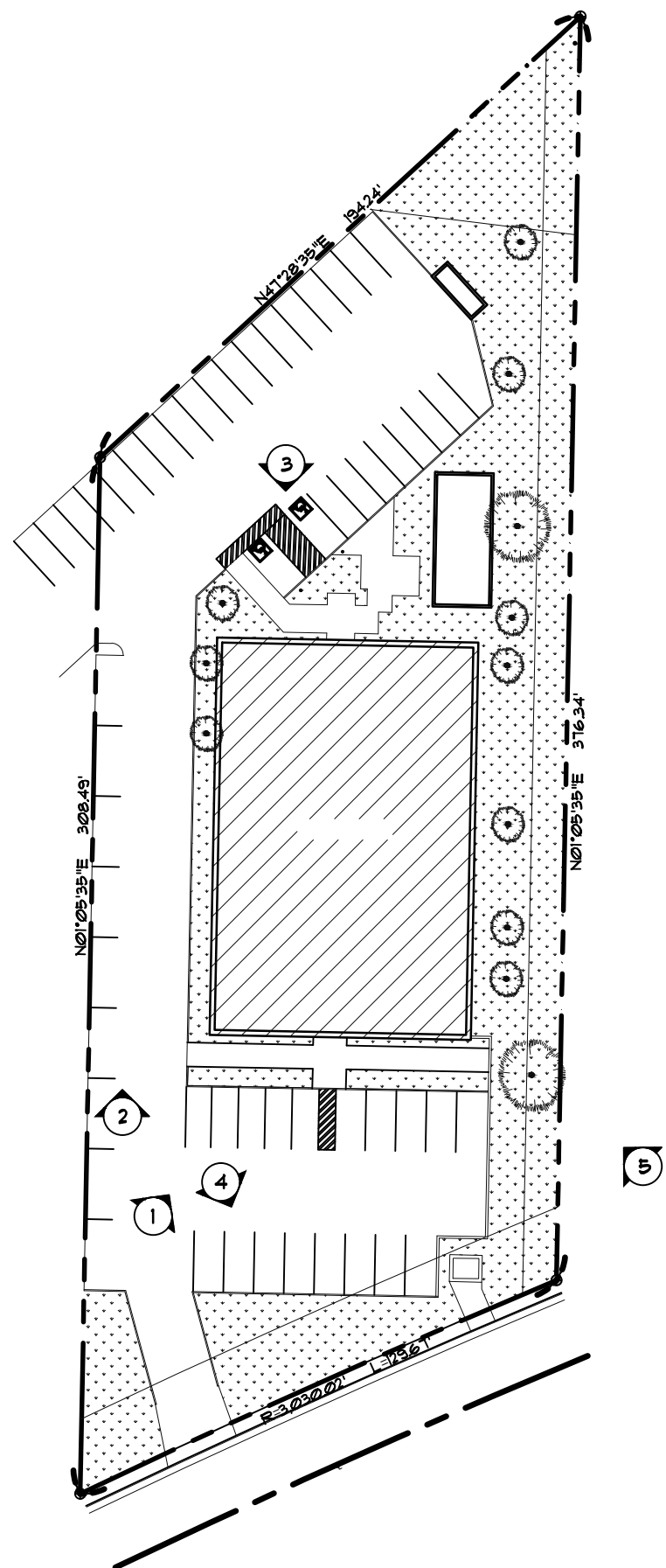
4 SOUTHEAST FACING



3 SOUTH FACING



5 NORTHWEST FACING



VICINITY MAP
NO SCALE



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A **BD**

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08/31/16
SCALE:
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A-2