



THE CITY OF SAN DIEGO

## Report to the Hearing Officer

DATE ISSUED: September 12, 2018 REPORT NO. HO-18-071

HEARING DATE: September 19, 2018

SUBJECT: Sorrento Valley MO CUP, Process Three Decision

PROJECT NUMBER: [545299](#)

OWNER/APPLICANT: Helf Sorrento, LLC, Owner/Sean St. Peter, Applicant

### SUMMARY

Issue: Should the Hearing Officer approve a Marijuana Outlet located at 10150 Sorrento Valley Road, Suite 110, within the Torrey Pines Community Plan area?

Staff Recommendation:

1. Adopt Negative Declaration No. 545299; and
2. Approve Conditional Use Permit No. 1927100 and Coastal Development Permit No. 2173348.

Community Planning Group Recommendation: On June 14, 2018, the Torrey Pines Community Planning Board voted 5-1-1 to recommend approval subject to TPCPB reviewing the CEQA determination by DSD (Attachment 9).

Environmental Review: A Negative Declaration No. 545299 has been prepared for the project in accordance with the State of California Environmental Quality Act (CEQA) Guidelines. No significant impacts were identified, and no mitigation is required.

### 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 exempts the patient and the primary caregiver from criminal prosecution. In 2004, Senate Bill 420, the Medical Marijuana Program Act (MMP) became law. The MMP requires the California Department of Public Health (DPH) to establish and maintain a program for the voluntary registration of qualified medical marijuana patients and their primary caregivers through a

statewide identification card system, sets possession guidelines for cardholders, and recognizes a qualified right to collective and cooperative cultivation of medical marijuana. In 2008, the California Attorney General established guidelines for Medical Marijuana Collective Operations and allowed cities to adopt and enforce laws consistent with the MMP.

On March 25, 2014, the City of San Diego adopted Ordinance No. O-20356 to implement regulations for Medical Marijuana Consumer Cooperatives (MMCCs), which allowed MMCCs with the approval of a Conditional Use Permit (CUP), and limited MMCCs to four per Council District for a total of 36 MMCCs City-wide. A total of 15 MMCCs have been approved to date.

On November 2016, the people of the State of California approved Proposition 64, the Adult Use of Marijuana Act (AUMA). The AUMA allows adults 21 years of age or older to legally grow, possess, and use cannabis for non-medicinal purposes, with certain restrictions. The California State Legislature passed Senate Bill 94 (Chapter 27) on June 2017 that integrated Medical Cannabis Regulation and Safety Act (MCRSA) with AUMA to create the Medicinal and Adult-Use Cannabis Regulation and Safety Act (MAUCRSA) contained in Division 10 of the California Business and Professions Code (§26000 et seq.). Under MAUCRSA, a single regulatory system governs the medical and adult-use cannabis industry in California.

A local jurisdiction may adopt and enforce local ordinances that regulate land use requirements as it deems necessary to reduce potential impacts associated with marijuana use. On February 22, 2017, Ordinance No. O-20793 was approved, which included 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 in areas of the City of San Diego outside of the Coastal Overlay Zone on April 12, 2017, and within the Coastal Overlay Zone on October 12, 2017.

An Outlet may be allowed with the approval of a Process Three, CUP, provided each Council District is limited to four Outlets. An Outlet allows the sale of both medicinal and recreational marijuana, and subject to State licensing requirements. A total of five Outlets have been approved to date, with one in Council District 1 and four in Council District 7. The 14 previously approved MMCCs are allowed to operate as Outlets for the remaining term of the CUP without an amendment pursuant to Ordinance No. O-20793, and would be allowed the retail sale of marijuana upon obtaining the required State license.

The project's application was deemed complete on May 1, 2017, prior to the effective date of the Outlet regulations in the Coastal Overlay Zone, and was reviewed and processed as a MMCC. The applicant requested to change the application from a MMCC, which allowed only the sale of medicinal marijuana, to an Outlet, which allows the sale of retail and medicinal marijuana. Consequently, staff reviewed the project as an Outlet.

The project is a request for a CUP to operate an Outlet in an existing 3,980 square-foot tenant space, located on the first floor of an existing 50,284 square-foot, three-story building. The 12.04-acre developed project site is located at 10150 Sorrento Valley Road, Suite 110, in the IL-3-1 Zone of the Torrey Pines Community Plan (TPCP) and Coastal Overlay Zone (Appealable and Non-Appealable) (Attachment 1). Additionally, the site is within the MCAS Miramar Land Use Compatibility Overlay Zone (Airport Influence Area – Review Area 1 and Accident Potential Zone 2), Federal Aviation Administration (FAA) Part 77 Noticing Area, Prime Industrial Lands, Parking Impact Overlay Zone

(Coastal and Campus), Special Flood Hazard Area (100 Year Floodplain and 100 Year Floodway), and Transit Priority Area. The site is designated Industrial by the TCPC (Attachment 2).

The property site was developed in 1979 and includes a one-story building at 10110 Sorrento Valley Road, a one-story building at 10130 Sorrento Valley Road, and a three-story building at 10150 Sorrento Valley Road (Attachment 3). The southern portion of the parcel is separated by railroad tracks. The Outlet is located in an existing three-story, multi-tenant building and will include a tenant space of a 2,360 square-foot minimum within the 50,284 square-foot building to be leased and occupied by a non-retail commercial use permitted by right in the IL-3-1 Zone that does not require additional parking or result in an intensification of use on the premises, and the three-story building cannot be converted to a stand-alone retail building.

The project site contains Environmentally Sensitive Lands (ESL) of Special Flood Hazard Area (100 Year Floodplain and 100 Year Floodway) and is located within the Coastal Overlay Zone. The project has been determined to be exempt from the Environmentally Sensitive Lands (ESL) regulations of Special Flood Hazard Area (100 Year Floodplain and 100 Year Floodway) pursuant to San Diego Municipal Code (SDMC) Sections 143.0110 (b)(4) and (c)(1), because there is no addition or modification to the existing development, other than proposed interior tenant improvements. The project requires a Coastal Development Permit pursuant to SDMC 126.0704 (a)(3) because the proposed project is changing the use from office to retail sales. 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.

## DISCUSSION

### Project Description:

The proposed Outlet is allowed in the IL-3-1 Zone of the TPCP with a CUP pursuant to SDMC Section 141.0504. The proposed Outlet, located at 10150 Sorrento Valley Road, Suite 110, is proposing interior improvements that include an entry, reception, administrative offices and facility, and sales area totaling 3,980 square-feet in Gross Floor Area of an existing tenant space. In addition, a tenant space of a 2,360 square-foot minimum, within 10150 Sorrento Valley Road, is to be leased and occupied by a non-retail commercial use permitted by right in the IL-3-1 Zone that does not require additional parking or result in an intensification of use on the premises. The three-story building cannot be converted to a stand-alone retail building throughout the duration of the CUP as conditioned (Condition No.14 of Attachment 5). The proposed tenant improvements would comply with the California Building Code, Plumbing Code, Mechanical Code, Electrical Code, Fire Code and all adopted referenced standards, and would be reviewed for conformance during the construction permit application phase. Public improvements would include the reconstruction of the three existing driveways to current City Standards.

The Outlet is required to have and proposes 20 off-street parking spaces. For the total site, the parking required is 375 spaces and the total parking spaces proposed is 482. An access analysis was prepared to evaluate whether there would be any significant impacts to transportation/circulation in

the area due to the project. The access analysis dated June 28, 2018 concluded the project would not result in any significant traffic impacts and no mitigation is required.

General Plan and Community Plan Consistency:

The project site is designated for Industrial by the TPCP. TPCP land use in Sorrento Valley is generally implemented by the IL-3-1 Zone, which is an industrial zone that allows industrial, retail, and commercial uses. Pursuant to SDMC Section 131.0622, retail sales and commercial services are permitted uses in the IL-3-1 Zone. The proposed Outlet is allowed in the IL-3-1 Zone with a CUP pursuant to SDMC Sections 131.0622 and 141.0504. The site is within the Industrial Employment General Plan land use category per the Land Use and Street System Map (Figure LU-2). The Sorrento Valley industrial area, including this site, is identified as Prime Industrial Lands (PIL) by the General Plan. A General Plan goal for identifying PIL is to protect valuable employment land for base sector industries important to the region's economy. An Outlet is not considered a base sector employment. The General Plan allows development or redevelopment of individual properties pursuant to the development regulations and permitted uses of the existing zone and community plan designation provided a site is not critical to base sector employment. The project site is not critical to achieving the City's base sector employment goal. General Plan policies also specifically restrict sensitive receptor land uses such as residential and public assembly in PIL. An Outlet is not a sensitive receptor land use.

Furthermore, the TPCP contains a policy that states development of freestanding retail commercial uses in industrially designated areas shall be restricted to those uses that serve only the immediate Sorrento Valley industrial area. Due to the limited amount of Marijuana Outlets permitted in each Council District and the use is restricted to a few zones with a CUP, the proposed Outlet would serve the community. Therefore, the proposed Outlet would be located in an existing developed property containing three commercial/industrial buildings, and the proposed Outlet would occupy a tenant space of 3,980 square-feet in an existing 50,284 square-foot building. The project's CUP has been conditioned that the 50,284 square-foot building cannot be converted to a stand-alone retail building throughout the duration of the CUP, and a minimum of 2,360 square-feet of tenant space within the 50,284 square-foot building will be leased and occupied by a non-retail commercial use permitted by right in the IL-3-1 Zone, which does not require additional parking or result in an intensification of use on the premises (Condition No. 14 of Attachment 5). Thus, the proposed Outlet is a compatible use at this location with a Conditional Use Permit and is consistent with the TPCP land use policies.

Separation Requirements:

The SDMC allows the operation of Outlets in specific land use zones of the City and provides regulations for Marijuana Outlets. One of the criteria of the SDMC is the minimum separation requirements between an Outlet and other specified uses. 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. In addition, there is a minimum distance requirement of 100 feet from all residentially zoned properties. City staff has reviewed the 100/1,000-foot radius map (Attachment 7) and 100/1,000-foot spreadsheet (Attachment 8) provided

by the applicant identifying all the existing uses. The proposed Outlet complies with the minimum separation requirements between uses.

Operational and Security Requirements:

The proposed Outlet is subject to specific operational requirements and restrictions as set forth in SDMC Section 141.0504 (b) through (m), which are 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 SDMC 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 customers and the surrounding neighborhood and also to prevent any 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 security guards must be on the premises during business hours, and at least one security guard must be 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, and vault room.

Conclusion

City staff has reviewed the Conditional Use Permit application for an Outlet at this location and determined the project is consistent with the land use and development standards in effect for this site. The project is not requesting and does not require any deviation or variance from the applicable regulations and policy documents. Staff has provided draft findings (Attachment 4) to support the proposed project and draft conditions of approval (Attachment 5). Staff is recommending the Hearing Officer approve the project as presented.

ALTERNATIVES

1. Adopt Negative Declaration No. 545299, approve Conditional Use Permit No. 1927100 and Coastal Development Permit No. 2173348, with modifications.
2. Do not adopt Negative Declaration No. 545299, deny Conditional Use Permit No. 1927100 and Coastal Development Permit No. 2173348, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,

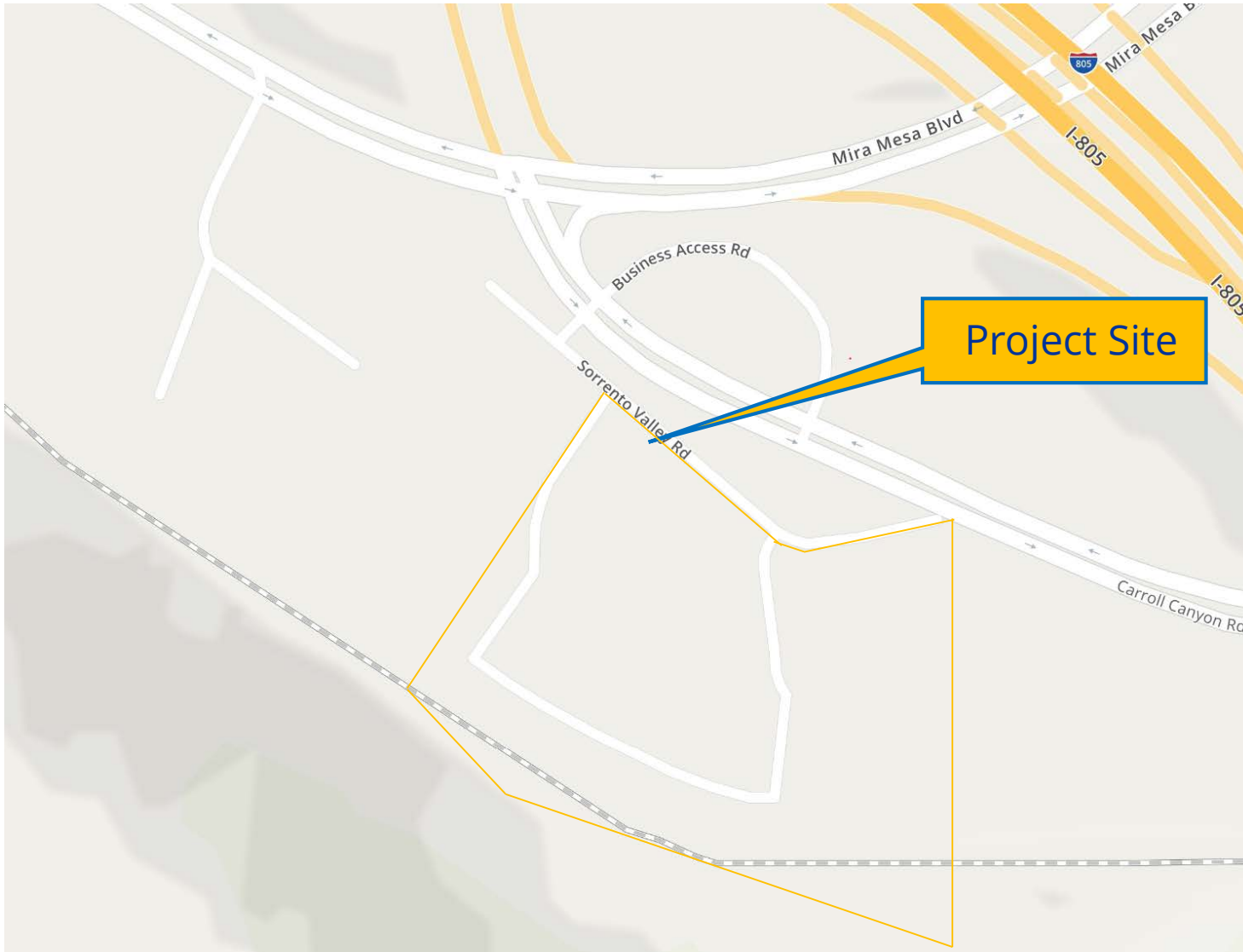


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Cherlyn Cac  
Development Project Manager

Attachments:

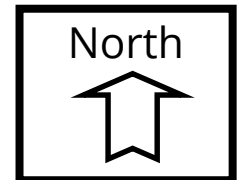
1. Project Location Map
2. Community Plan Land Use Map
3. Aerial Photograph
4. Draft Resolution with Findings
5. Draft Permit with Conditions
6. Draft Environmental Resolution (ND)
7. 100/1,000-foot Radius Map
8. 100/1,000-foot Radius Spreadsheet
9. Community Planning Group Recommendation
10. Ownership Disclosure Statement
11. Project Plans

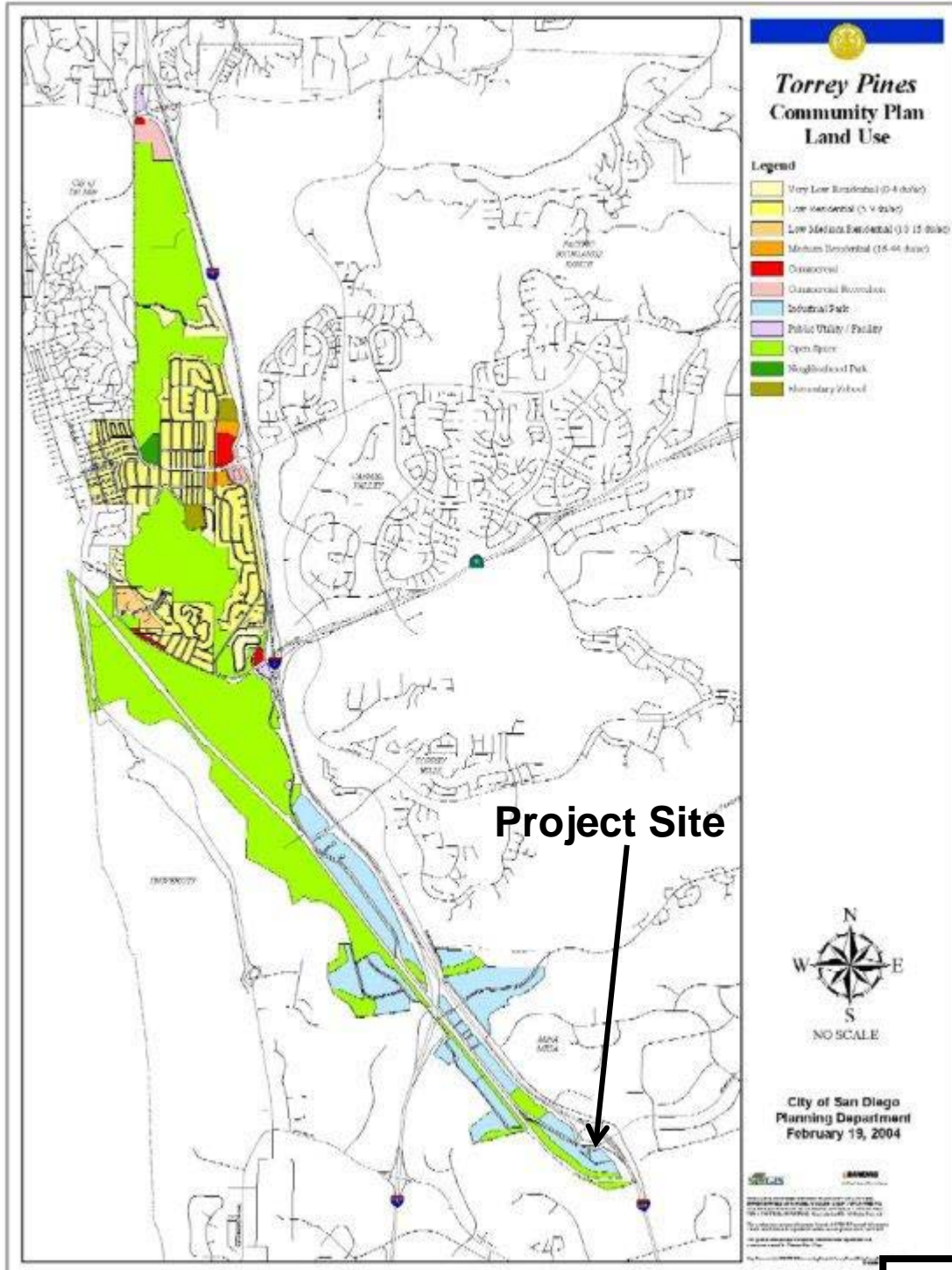


## Project Location

Sorrento Valley MO CUP / 10150 Sorrento Valley Road, Suite 110

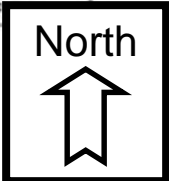
PROJECT NO. 545299



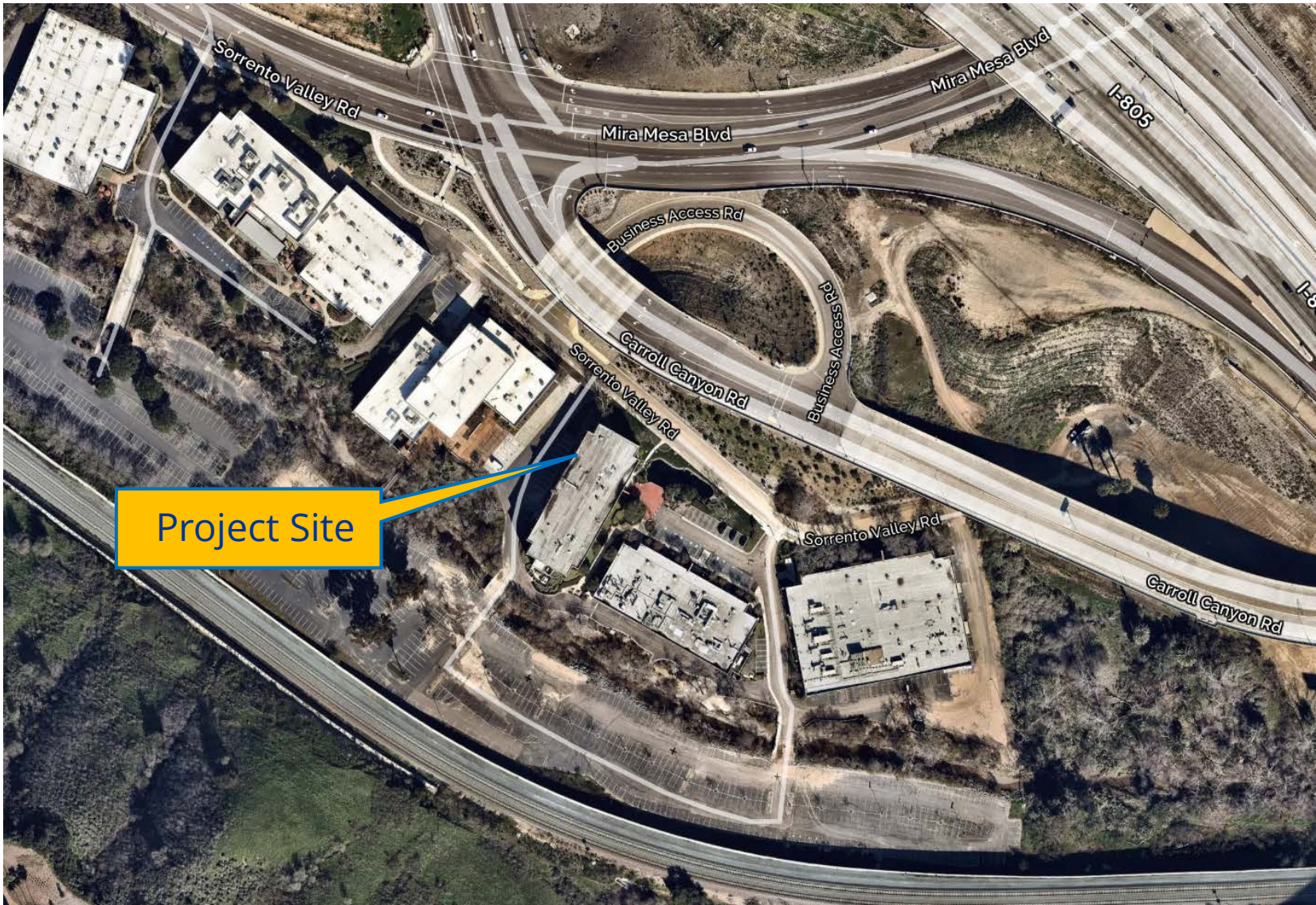


# Land Use Map

Sorrento Valley MO CUP / 10150 Sorrento Valley Road  
PROJECT NO. 545299







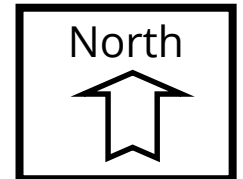
Project Site



## Aerial Photo

Sorrento Valley MO CUP / 10150 Sorrento Valley Road, Suite 110

PROJECT NO. 545299



HEARING OFFICER RESOLUTION NO. \_\_\_\_\_  
CONDITIONAL USE PERMIT NO. 1927100 AND  
COASTAL DEVELOPMENT PERMIT NO. 2173348  
**SORRENTO VALLEY MO CUP - PROJECT NO. 545299**

WHEREAS, HELF SORRENTO, LLC, a California Limited Liability Company, Owner, and SEAN ST. PETER, an Individual, Permittee, filed an application with the City of San Diego for a permit to operate a Marijuana Outlet in a 3,980-square-foot tenant space, Suite 110, on the first floor of an existing 50,284-square-foot, three-story building (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit Nos. 1927100 and 2173348), on portions of a 12.04 acre site;

WHEREAS, the project site is located at 10150 Sorrento Valley Road, Suite 110, in the IL-3-1 Zone, Coastal Overlay Zone (Appealable and Non-Appealable), MCAS Miramar Land Use Compatibility Overlay Zone (Airport Influence Area – Review Area 1 and Accident Potential Zone 2), Federal Aviation Administration (FAA) Part 77 Noticing Area, Prime Industrial Lands, Parking Impact Overlay Zone (Coastal and Campus), Special Flood Hazard Area (100 Year Floodplain and 100 Year Floodway), and Transit Priority Area within the Torrey Pines Community Plan area;

WHEREAS, the project site is legally described as Acre Lot 3 of the Sorrento Lands and Townsite, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 483, filed in the Office of the County Recorder of San Diego County, February 9, 1888, more particularly described in Grant Deed Recorded June 12, 2016, as Document No. 2006-0413147, of Official Records of the San Diego County Recorder's Office;

WHEREAS, on September 19, 2018, the Hearing Officer of the City of San Diego considered Conditional Use Permit No. 1927100 and Coastal Development Permit No. 2173348 pursuant to the Land Development Code of the City of San Diego;

BE IT RESOLVED by the Hearing Officer of the City of San Diego, that it adopts the following findings with respect to Conditional Use Permit No. 1927100 and Coastal Development No. 2173348:

**A. CONDITIONAL USE PERMIT [SDMC Section 126.0305]**

**1. Findings for all Conditional Use Permits:**

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

The project proposes a Conditional Use Permit (CUP) to allow the operation of a Marijuana Outlet (Outlet) in an existing 3,980-square-foot tenant space, Suite 110, on the first floor of an existing 50,284-square-foot, three-story building. The developed 12.04-acre project site is located at 10150 Sorrento Valley Road in the IL-3-1 zone of the Torrey Pines Community Plan (TPCP).

The Torrey Pines Community Plan designates the site as Industrial Element. TPCP land use in Sorrento Valley is generally implemented by the IL-3-1 Zone, which is an industrial zone that allows industrial, retail, and commercial uses. Pursuant to San Diego Municipal Code (SDMC) Section 131.0622, retail sales and commercial services are permitted uses in the IL-3-1 Zone. The proposed Outlet is allowed in the IL-3-1 Zone with a CUP pursuant to SDMC Sections 131.0622 and 141.0504. The site is within the Industrial Employment General Plan land use category per the Land Use and Street System Map (Figure LU-2). The Sorrento Valley industrial area, including this site, is identified as Prime Industrial Lands (PIL) by the General Plan. A General Plan goal for identifying PIL is to protect valuable employment land for base sector industries important to the region's economy. An Outlet is not considered a base sector employment. The General Plan allows development or redevelopment of individual properties pursuant to the development regulations and permitted uses of the existing zone and community plan designation provided a site is not critical to base sector employment. The project site is not critical to achieving the City's base sector employment goal. General Plan policies also specifically restrict sensitive receptor land uses such as residential and public assembly in PIL. An Outlet is not a sensitive receptor land use.

Furthermore, the TPCP contains a policy that states development of freestanding retail commercial uses in industrially designated areas shall be restricted to those uses that serve only the immediate Sorrento Valley industrial area. Due to the limited amount of Marijuana Outlets permitted in each Council District and the use is restricted to a few zones with a CUP, the proposed Outlet would serve the community. Therefore, the proposed Outlet would be located in an existing developed property containing three commercial/industrial buildings, and the proposed Outlet would occupy a tenant space of 3,980 square-feet in an existing 50,284 square-foot building. The project's CUP is conditioned that the 50,284 square-foot building cannot be converted to a stand-alone retail building throughout the duration of the CUP, and a minimum of a 2,360 square-foot tenant space within the 50,284 square-foot building will be leased and occupied by a non-retail commercial use permitted by right in the IL-3-1 Zone, which does not require

additional parking or result in an intensification of use on the premises. Thus, the proposed Outlet is a compatible use at this location with a Conditional Use Permit and is consistent with the TPCP land use policies.

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

The proposed Outlet at 10150 Sorrento Valley Road, Suite 110, is an existing 3,980-square-foot tenant space located on the first floor of an existing 50,284-square-foot building. The project proposes interior improvements to an existing tenant space, including entry, reception, administrative offices and facility, and sales area. 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. These regulations, which are implemented and enforced through the permit, are specifically intended to reduce, mitigate and/or prevent all adverse impacts to the public and community at large.

Approval of the CUP 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) through (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, alarms, 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-color signs, and alphabetic characters.

In addition to the above, the CUP includes additional security conditions to improve the safety of the building and surrounding neighborhood, 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 security guards during business hours 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 SDMC Chapter 4, Article 2, Division 15 which provides guidelines for lawful operation.

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 construction review and building inspections.

Outlets require compliance with San Diego Municipal Code (SDMC) Section 141.0504 (a), which require a 1,000-foot separation, measured between property lines from, resource and population-based City parks, churches, child care centers, playgrounds, City libraries, minor-oriented facilities, residential care facilities, and schools. Outlets also require a

minimum distance requirement of 100 feet from a residential zone. The proposed Outlet complies with the separation requirements between uses set forth in SDMC Section 141.0504 (a).

The proposed project will be required to comply with the development conditions as described in the CUP No. 1927100 and Coastal Development Permit (CDP) No. 2173348. The CUP No. 1927100 and CDP No. 2173348 will be valid for five years and may be revoked if the Owner or Permittee violates the terms, conditions, lawful requirements, or provisions of the Permit.

The proposed development will not be detrimental to the public's health, safety, and welfare in that the discretionary permit controlling the use of this site contains specific regulatory conditions of approval, as referenced in CUP No. 1927100 and CDP No. 2173348. The referenced regulations and conditions have been determined as necessary to avoid adverse impact upon the health, safety, and welfare. Therefore, the proposed MPF will 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 within an existing 3,980-square-foot tenant space located on the first floor of an existing 50,284-square-foot building at 10150 Sorrento Valley Road, Suite 110. The site was developed in 1979. The developed 12.04-acre site is located in the IL-3-1 zone and an Outlet is allowed in the IL-3-1 Zone with a CUP pursuant to SDMC Sections 131.0622 and 141.0504. The project has been determined to be exempt from the Environmentally Sensitive Lands (ESL) regulations of the Special Flood Hazard Area (100 Year Floodplain and 100 Year Floodway) pursuant to San Diego Municipal Code (SDMC) Sections 143.0110 (b)(4) and (c)(1), because there is no addition or modification to the existing development, other than interior tenant improvements proposed. 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.

Outlets require compliance with SDMC Section 141.0504 (a), which require a 1,000-foot separation, measured between property lines from, resource and population-based City parks, churches, child care centers, playgrounds, City libraries, minor-oriented facilities, residential care facilities, and schools. Outlets also require a minimum distance requirement of 100 feet from a residential zone. The proposed Outlet complies with the separation requirements between uses set forth in SDMC Section 141.0504 (a). The proposed Outlet is subject to specific operations requirements for security, as referenced in CUP No. 1927100 and CDP No. 2173348, in lighting, security cameras, alarms, and security guards. Outlets must also comply with SDMC Chapter 4, Article 2, Division 15 which provides guidelines for lawful operation.

The project is required and conditioned to retain a minimum of a 2,360 square-foot tenant space within the 50,284 square-foot building that will be leased and occupied by a non-retail commercial use permitted by right in the IL-3-1 Zone that does not require additional parking or result in an intensification of use on the premises, and the 50,284 square-foot building cannot be converted to a stand-alone retail building during the term of the CUP.

The CUP for the project includes various conditions and corresponding exhibits of approval relevant to achieving compliance with all the relevant regulations of the SDMC for an Outlet. No variance or deviations are requested as part of this application, nor are any required to approve the CUP. 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 project proposes a CUP to allow the operation of an Outlet in an existing 3,980-square-foot tenant space, Suite 110, on the first floor of an existing 50,284-square-foot, three-story building. The developed 12.04-acre project site is located at 10150 Sorrento Valley Road in the IL-3-1 zone of the Torrey Pines Community Plan (TPCP).

The Torrey Pines Community Plan designates the site as Industrial Element. TPCP land use in Sorrento Valley is generally implemented by the IL-3-1 Zone, which is an industrial zone that allows industrial, retail, and commercial uses. The IL Zones permit a range of uses, including non-industrial uses in some instances. Pursuant to SDMC Section 131.0622, retail sales and commercial services are permitted uses in the IL-3-1 Zone. The proposed Outlet is allowed in the IL-3-1 Zone with a CUP pursuant to SDMC Sections 131.0622 and 141.0504. The site is within the Industrial Employment General Plan land use category per the Land Use and Street System Map (Figure LU-2). The Sorrento Valley industrial area, including this site, is identified as Prime Industrial Lands (PIL) by the General Plan. A General Plan goal for identifying PIL is to protect valuable employment land for base sector industries important to the region's economy. An Outlet is not considered a base sector employment. The General Plan allows development or redevelopment of individual properties pursuant to the development regulations and permitted uses of the existing zone and community plan designation provided a site is not critical to base sector employment. The project site is not critical to achieving the City's base sector employment goal. General Plan policies also specifically restrict sensitive receptor land uses such as residential and public assembly in PIL. An Outlet is not a sensitive receptor land use.

Furthermore, the TPCP contains a policy that states development of freestanding retail commercial uses in industrially designated areas shall be restricted to those uses that serve only the immediate Sorrento Valley industrial area. Due to the limited amount of Marijuana Outlets permitted in each Council District and the use is restricted to a few zones with a CUP, the proposed Outlet would serve the community. Therefore, the proposed Outlet would be located in an existing developed property containing three commercial/industrial buildings, and the proposed Outlet would occupy a tenant space of 3,980 square-feet in an existing 50,284 square-foot building. The project's CUP and is conditioned that the 50,284 square-foot building cannot be converted to a stand-alone

retail building throughout the duration of the CUP, and a minimum of a 2,360 square-foot tenant space within the 50,284 square-foot building will be leased and occupied by a non-retail commercial use permitted by right in the IL-3-1 Zone, which does not require additional parking or result in an intensification of use on the premises.

Outlets require compliance with San Diego Municipal Code (SDMC) Section 141.0504 (a), which require a 1,000-foot separation, measured between property lines from, resource and population-based City parks, churches, child care centers, playgrounds, City libraries, minor-oriented facilities, residential care facilities, and schools. Outlets also require a minimum distance requirement of 100 feet from a residential zone. The proposed Outlet complies with the separation requirements between uses set forth in SDMC Section 1141.0504 (a). The proposed Outlet is subject to specific operations requirements for security, as referenced in CUP No. 1927100 and CDP No. 2173348, in lighting, security cameras, alarms, and security guards. Outlets must also comply with SDMC Chapter 4, Article 2, Division 15 which provides guidelines for lawful operation.

The proposed Outlet is consistent with all land development regulations relevant for the site and the use. No deviations are required or requested to approve the Conditional Use Permit. The proposed Outlet is classified as retail sales use for this location with a Conditional Use Permit. Therefore, based on all the facts cited above and conditions of approval, the proposed Outlet is an appropriate use at the proposed location.

**B. COASTAL DEVELOPMENT PERMIT [SDMC Section 126.0708]**

**1. Findings for all Coastal Development Permits:**

- a. The proposed coastal development will not encroach upon any existing physical accessway that is legally used by the public or any proposed public accessway identified in a Local Coastal Program land use plan; and the proposed coastal development will enhance and protect public view to and along the ocean and other scenic coastal areas as specified in the Local Coastal Program land use plan.**

The proposed Outlet at 10150 Sorrento Valley Road, Suite 110, is an existing 3,980-square-foot tenant space located on the first floor of an existing 50,284-square-foot building. The project site is located approximately 2.6 miles from the Pacific Ocean. The project is proposed within an existing developed site and will not encroach upon any existing or proposed physical access to the coast. The site does not contain a public view as identified within the Torrey Pines Community Plan and Local Coastal Land Use Plan. The proposed project meets all the development standards required by the underlying zone. Therefore, the project will enhance and protect public views to and along the ocean and other scenic coastal areas as specified in the Torrey Pines Community Plan and Local Coastal Program Land Use Plan.

**b. The proposed coastal development will not adversely affect Environmentally Sensitive Lands.**

The proposed Outlet at 10150 Sorrento Valley Road, Suite 110, is an existing 3,980-square-foot tenant space located on the first floor of an existing 50,284-square-foot building. The project site contains Environmentally Sensitive Lands (ESL) of Special Flood Hazard Area (100 Year Floodplain and 100 Year Floodway). The project has been determined to be exempt from the permit requirements of the ESL regulations pursuant to San Diego Municipal Code (SDMC) Sections 143.0110(b)(4) and (c)(1), because no encroachment into the environmentally sensitive lands is proposed and the development is limited to interior modifications that does not increase the footprint of an existing building, and will not encroach into the environmentally sensitive lands during or after construction. The project proposes a Conditional Use Permit to operate an Outlet in one of the existing tenant spaces of an existing building. Therefore, the proposed development will not adversely affect Environmentally Sensitive Lands.

**c. The coastal development is in conformity with the certified Local Coastal Program land use plan and complies with all regulations of the certified Implementation Program.**

The project proposes a CUP to allow the operation of an Outlet in an existing 3,980-square-foot tenant space, Suite 110, on the first floor of an existing 50,284-square-foot, three-story building. The developed 12.04-acre project site is located at 10150 Sorrento Valley Road in the IL-3-1 zone of the Torrey Pines Community Plan (TPCP). The project site is located approximately 2.6 miles from the Pacific Ocean. The project is proposed within an existing developed site and will not encroach upon any existing or proposed physical access to the coast. The site does not contain a public view as identified within the Torrey Pines Community Plan and Local Coastal Land Use Plan.

The Torrey Pines Community Plan designates the site as Industrial Element and is zoned IL-3-1. TPCP land use in Sorrento Valley is generally implemented by the IL-3-1 Zone, which is an industrial zone that allows industrial, retail, and commercial uses. The IL Zones permit a range of uses, including non-industrial uses in some instances. Pursuant to SDMC Section 131.0622, retail sales and commercial services are permitted uses in the IL-3-1 Zone. The proposed Outlet is allowed in the IL-3-1 Zone with a CUP pursuant to SDMC Sections 131.0622 and 141.0504. The site is within the Industrial Employment General Plan land use category per the Land Use and Street System Map (Figure LU-2). The Sorrento Valley industrial area, including this site, is identified as Prime Industrial Lands (PIL) by the General Plan. A General Plan goal for identifying PIL is to protect valuable employment land for base sector industries important to the region's economy. An Outlet is not considered a base sector employment. The General Plan allows development or redevelopment of individual properties pursuant to the development regulations and permitted uses of the existing zone and community plan designation provided a site is not critical to base sector employment. The project site is not critical to achieving the City's base sector employment goal. General Plan policies also specifically restrict sensitive receptor land uses such as residential and public assembly in PIL. An Outlet is not a sensitive receptor land use.



Furthermore, the TPCP contains a policy that states development of freestanding retail commercial uses in industrially designated areas shall be restricted to those uses that serve only the immediate Sorrento Valley industrial area. Due to the limited amount of Marijuana Outlets permitted in each Council District and the use is restricted to a few zones with a CUP, the proposed Outlet would serve the community. Therefore, the proposed Outlet is located in an existing developed property containing three commercial/industrial buildings, and the proposed Outlet would occupy a tenant space of 3,980 square-feet in an existing 50,284 square-foot building. The project's CUP and is conditioned that the 50,284 square-foot building cannot be converted to a stand-alone retail building throughout the duration of the CUP, and a minimum of a 2,360 square-foot tenant space within the 50,284 square-foot building will be leased and occupied by a non-retail commercial use permitted by right in the IL-3-1 Zone, which does not require additional parking or result in an intensification of use on the premises. The proposed Outlet does not increase the footprint of the existing building. The project is not requesting, nor does it require any deviations or variances from the regulations and policy documents and is consistent with the recommended land use and development standards in effect for this site. Therefore, the development is in conformity with the certified Local Coastal Program land use plan and complies with all regulations of the certified Implementation Program.

**d. For every Coastal Development Permit issued for any coastal development between the nearest public road and the sea or the shoreline of any body of water located within the Coastal Overlay Zone the coastal development is in conformity with the public access and public recreation policies of Chapter 3 of California Coastal Act.**

The proposed Outlet at 10150 Sorrento Valley Road, Suite 110, is an existing 3,980-square-foot tenant space located on the first floor of an existing 50,284-square-foot building. The project site is not located within the first public road and the sea or the shoreline of any body of water located within the Coastal Overlay Zone. The public access to the water, public recreation facilities, or public parking would not be adversely affected by the approval of this coastal development because the development is located on private property. Therefore, this coastal development is in compliance with the public access and public recreation policies of Chapter 3 of the California Coastal Act.

The above findings are supported by the minutes, maps and exhibits, all of which are incorporated herein by this reference.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Hearing Officer, Conditional Use Permit No. 1927100 and Coastal Development Permit No. 2173348, is hereby GRANTED by the Hearing Officer to the referenced Owner/Permittee, in the form, exhibits,

## ATTACHMENT 4

terms and conditions as set forth in Permit Nos. 1927100 and 2173348, a copy of which is attached hereto and made a part hereof.

---

Cherlyn Cac  
Development Project Manager  
Development Services

Adopted on: September 19, 2018

IO#: 24007232

**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: 24007232

SPACE ABOVE THIS LINE FOR RECORDER'S USE

CONDITIONAL USE PERMIT NO. 1927100 AND  
COASTAL DEVELOPMENT PERMIT NO. 2173348  
**SORRENTO VALLEY MARIJUANA OUTLET CUP PROJECT NO. 545299**  
HEARING OFFICER

This Conditional Use Permit No. 1927100 and Coastal Development Permit No. 2173348 ("Permit") is granted by the Hearing Officer of the City of San Diego to Helf Sorrento, LLC, a California Limited Liability Company, Owner, and Sean St. Peter, an Individual, Permittee, pursuant to San Diego Municipal Code [SDMC] section 126.0305 and 126.0708. The 12.04 acre site is located at 10150 Sorrento Valley Road, Suite 110 in the IL-3-1 Zone and Coastal Overlay Zone (Appealable and Non-Appealable) within the Torrey Pines Community Plan area. The project site is legally described as: Acre Lot 3 of the Sorrento Lands and Townsite, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 483, filed in the Office of the County Recorder of San Diego County, February 9, 1888, more particularly described in Grant Deed Recorded June 12, 2016, as Document No. 2006-0413147, of Official Records of the San Diego County Recorder's Office.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner and Permittee to operate a Marijuana Outlet described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated September 19, 2018, on file in the Development Services Department.

The project shall include:

- a. Operation of a Marijuana Outlet in a 3,980 square-foot tenant space, located on the first floor of an existing 50,284 square-foot, three-story building at 10150 Sorrento Valley Road, Suite 110;
- b. Off-street parking; and
- c. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality Act

[CEQA] and the CEQA Guidelines, the City Engineer's requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the SDMC.

**STANDARD REQUIREMENTS:**

1. This Permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36 month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by October 3, 2021.
2. This Coastal Development Permit shall become effective on the eleventh working day following receipt by the California Coastal Commission of the Notice of Final Action, or following all appeals.
3. This Permit and corresponding use of this site shall expire on October 3, 2023. The Owner/Permittee may request that the expiration date be extended in accordance with SDMC Section 141.0504(n).
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 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. 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.

9. 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.

10. 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.

11. 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.

**CLIMATE ACTION PLAN REQUIREMENTS:**

12. The Owner/Permittee shall comply with the Climate Action Plan (CAP) Consistency Checklist stamped as Exhibit "A." Prior to the issuance of any construction permit, all CAP strategies shall be noted within the first three (3) sheets of the construction plans under the heading "Climate Action Plan Requirements" and shall be enforced and implemented to the satisfaction of the Development Services Department.

**PLANNING/DESIGN REQUIREMENTS:**

13. The 50,284 square-foot building shall not be converted into a stand-alone retail building during the term of the CUP. A minimum of 2,360 square-feet of tenant space within the 50,284 square-foot building shall be reserved for occupancy by a non-retail commercial use that does not require additional parking or result in an intensification of use on the premises.
14. The sale of marijuana shall be prohibited without a valid license from the State authorizing such activity.
15. The Marijuana Outlet must comply with Chapter 4, Article 2, Division 15 of the San Diego Municipal Code, including obtaining a Marijuana Outlet Permit, and Background Checks and Reporting Convictions.
16. Consultations by medical professionals shall not be a permitted accessory use at this Marijuana Outlet.
17. Deliveries shall be permitted as an accessory use to and from 10150 Sorrento Valley Road, Suite 110. Each delivery person shall be employed by the Owner or Permittee, the successor, or the person using the property at 10150 Sorrento Valley Road, Suite 110, that is subject to this Permit.
18. The Owner/Permittee shall provide lighting 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.
19. The Owner/Permittee shall install and maintain operable security cameras and a metal detector for security to the satisfaction of Development Services Department. The security cameras shall have and use a recording device that maintains the recordings for a minimum of 30 days. This Marijuana Outlet shall also include alarms and two security guards. The security guards shall be licensed by the State of California. Two security guards must be on the premises during business hours. At least 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 Marijuana Outlet, except on an incidental basis.
20. 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.
21. The Owner/Permittee shall install full-height bullet resistant armor panels or solid grouted masonry block walls, designed by a licensed professional, at all walls adjoining common areas and other tenants, and vault room.
22. 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.

23. 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 font size at least two inches in height.

24. The Marijuana Outlet shall operate only between the hours of 7:00 a.m. and 9:00 p.m., seven days a week.

25. The use of vending machines which allow access to marijuana and marijuana products except by a responsible person, as defined in the SDMC 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.

26. 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.

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

28. The Owner/Permittee shall provide a sufficient odor absorbing ventilation and exhaust system capable of eliminating excessive or offensive odors causing discomfort or annoyance to any reasonable person of normal sensitivities standing outside of the structural envelope of this Marijuana Outlet facility in compliance with SDMC Section 142.0710.

29. Medical marijuana, recreational marijuana, or marijuana products, in any form, shall not be consumed anywhere within the property.

30. 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.

**LANDSCAPE REQUIREMENTS:**

31. Prior to the issuance of any construction permits for right-of-way improvements, the Owner/Permittee shall submit complete landscape construction documents for right-of-way improvements to the Development Services Department for approval. Improvement plans shall provide for additional trees in the right-of-way to achieve a minimum rate of one canopy tree per 30-linear-feet of street frontage, excluding curb cuts. Plans shall show, label, and dimension a 40-square-foot area around each tree which is unencumbered by utilities. Driveways, utilities, drains, water and sewer laterals shall be designed so as not to prohibit the placement of street trees.

32. The Owner/Permittee shall be responsible for the maintenance of all landscape improvements shown on the approved plans, including right-of-way, unless long-term maintenance of said landscaping shall be the responsibility of a Landscape Maintenance District or other approved entity. All required landscape shall be maintained in a disease, weed, and litter free condition at all times consistent with the City of San Diego Landscape Regulations and Standards.

33. If any required landscape (including existing or new plantings, hardscape, landscape features, etc.) indicated on the approved construction document plans is damaged or removed during demolition or construction, the Owner/Permittee shall repair and/or replace in kind and equivalent size per the approved documents to the satisfaction of the Development Services Department within 30 days of damage or Certificate of Occupancy.

**ENGINEERING REQUIREMENTS:**

34. Prior to the issuance of any construction permits, the Owner/Permittee shall assure, by permit and bond, the reconstruction of three (3) non-standard driveways adjacent to the site on Sorrento Valley Road Right-of-Way with current City Standards, satisfactory to the City Engineer.

**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 September 19, 2018 and Resolution Number (to be determined).



**ATTACHMENT 5**

Permit Type/PTS Approval No.: Conditional Use Permit No. 1927100 and  
Coastal Development Permit No. 2173348  
Date of Approval: September 19, 2018

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

\_\_\_\_\_  
Cherlyn Cac  
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.

**Helf Sorrento, LLC, a California  
Limited Liability Company**  
Owner

By \_\_\_\_\_  
*Name:*  
*Title:*

**Sean St. Peter, an Individual**  
Permittee

By \_\_\_\_\_  
*Name:*  
*Title:*

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

RESOLUTION NUMBER R- \_\_\_\_\_

ADOPTED ON September 19, 2018

WHEREAS, on May 1, 2017, Sean St. Peter submitted an application to Development Services Department for a Conditional Use Permit for the Sorrento Valley MO CUP (Project); and

WHEREAS, the matter was set for a public hearing to be conducted by the Hearing Officer of the City of San Diego; and

WHEREAS, the issue was heard by the Hearing Officer on September 19, 2018; and

WHEREAS, under Charter section 280(a)(2) this resolution is not subject to veto by the Mayor because this matter requires the City Council to act as a quasi-judicial body, a public hearing is required by law implicating due process rights of individuals affected by the decision, and the Council is required by law to consider evidence at the hearing and to make legal findings based on the evidence presented; and

WHEREAS, the Hearing Officer considered the issues discussed in Negative Declaration No. 545299 (Declaration) prepared for this Project; NOW THEREFORE,

BE IT RESOLVED, by the Hearing Officer that it is certified that the Declaration has been completed in compliance with the California Environmental Quality Act of 1970 (CEQA) (Public Resources Code Section 21000 et seq.), as amended, and the State CEQA Guidelines thereto (California Code of Regulations, Title 14, Chapter 3, Section 15000 et seq.), that the Declaration reflects the independent judgment of the City of San Diego as Lead Agency and that the information contained in said Declaration, together with any comments received during the public review process, has been reviewed and considered by the Hearing Officer in connection with the approval of the Project.

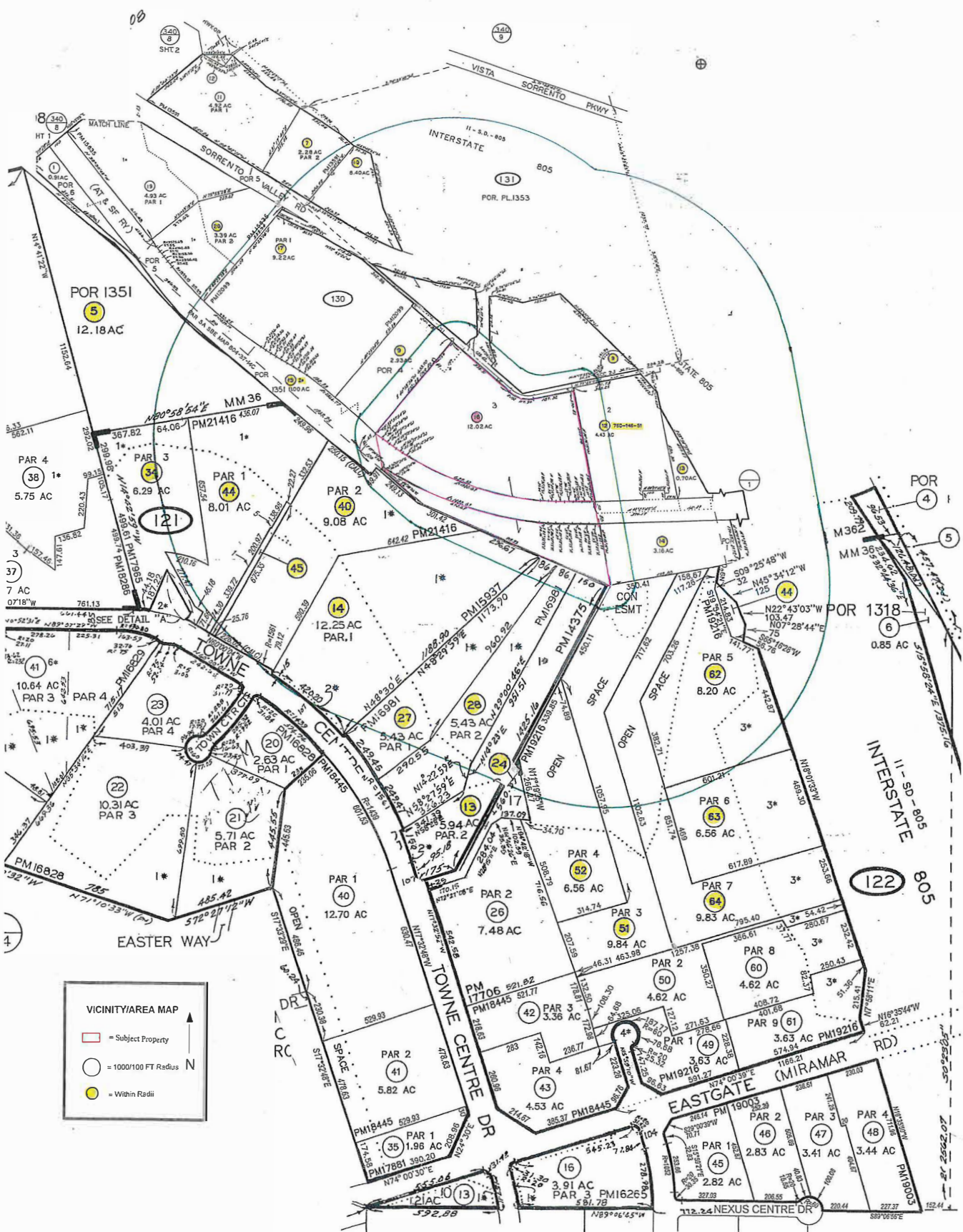
BE IT FURTHER RESOLVED, that the Hearing Officer finds on the basis of the entire record, including the Initial Study and any comments received, that there is no substantial evidence that the Project will have a significant effect on the environment, and therefore, that said Declaration is hereby adopted.

BE IT FURTHER RESOLVED, that the Declaration and other documents constituting the record of proceedings upon which the approval is based are available to the public at the office of the DEVELOPMENT SERVICES DEPARTMENT, 1222 FIRST AVENUE, SAN DIEGO, CA 92101.

BE IT FURTHER RESOLVED, that DEVELOPMENT SERVICES STAFF is directed to file a Notice of Determination with the Clerk of the Board of Supervisors for the County of San Diego regarding the Project.

APPROVED: Cherlyn Cac, Development Project Manager

By: \_\_\_\_\_  
Cherlyn Cac  
Development Project Manager



VICINITY/AREA MAP

- = Subject Property
- = 1000/100 FT Radius
- = Within Radii

N

MAP 12844 - EAST  
 MAP 11498 - EAST  
 MAP 10830 - EAST

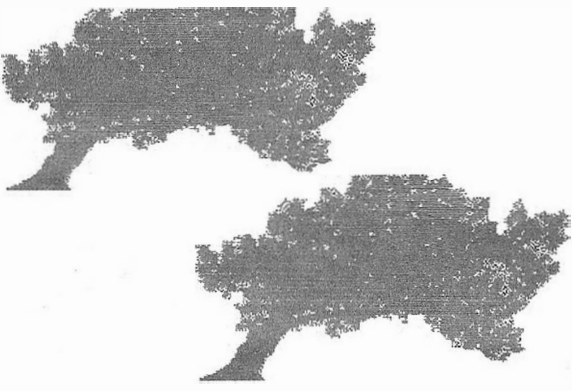
# ATTACHMENT 8

SUMMARY OF PARCELS							
APN: 343-130-16 1000FT MMCC POINTS OF INTEREST SEARCH							
Index	Use Description	Site Address	City	State	Zip	Parcel Number	Owner/Business Name
1	GOV	PUBLIC AGENCY	SAN DIEGO	CA	92121	343-121-05-00	CITY OF SAN DIEGO
2	STORES, RETAIL OUTLET	9655 TOWNE CENTRE DR	SAN DIEGO	CA	92121	343-121-13-00	CLINICOMP, INTL.
3	STORES, RETAIL OUTLET	9775 TOWNE CENTRE DR	SAN DIEGO	CA	92121	343-121-14-00	B M R TOWNE CENTRE COURT
4	LIGHT INDUSTRIAL	9689 TOWNE CENTRE DR	SAN DIEGO	CA	92121	343-121-27-00	QUARTUS ENGINEERING
5	VACANT INDUSTRIAL	VACANT/PARKING LOT	SAN DIEGO	CA	92121	343-121-28-00	EASTGATE INVESTMENT LLC 99%
6	LIGHT INDUSTRIAL	9791 TOWNE CENTRE DR	SAN DIEGO	CA	92121	343-121-34-00	LYTX
7	VACANT INDUSTRIAL	VACANT/NEW CONSTRUCTION	SAN DIEGO	CA	92121	343-121-40-00	TOWNE CENTRE DRIVE LLC
8	LIGHT INDUSTRIAL	9785 TOWNE CENTRE DR	SAN DIEGO	CA	92121	343-121-44-00	LYTX
9	VACANT INDUSTRIAL	VACANT/DRIVEWAY	SAN DIEGO	CA	92121	343-121-45-00	IRVINE EASTGATE OFFICE II LLC
10	GOV	9657 TOWNE CENTRE DR	SAN DIEGO	CA	92121	343-122-24-00	CITY OF SAN DIEGO
11	VACANT INDUSTRIAL	VACANT/NEW CONSTRUCTION	SAN DIEGO	CA	92121	343-122-44-00	EASTGATE SUMMIT HOLDINGS LLC
12	STORES, RETAIL OUTLET	4810 EASTGATE MALL	SAN DIEGO	CA	92121	343-122-51-00	ICCON WIRELESS
13	LIGHT INDUSTRIAL	4820 EASTGATE MALL STE 100	SAN DIEGO	CA	92121	343-122-52-00	PLAZA HOME MORTGAGE
14	LIGHT INDUSTRIAL	4820 EASTGATE MALL STE 200	SAN DIEGO	CA	92121	343-122-52-00	KRATOS DEFENSE & SECURITY SOLUTIONS INC.
15	STORES, RETAIL OUTLET	4850 EASTGATE MALL	SAN DIEGO	CA	92121	343-122-62-00	EASTGATE SUMMIT HOLDINGS LLC
16	STORES, RETAIL OUTLET	4840 EASTGATE MALL	SAN DIEGO	CA	92121	343-122-63-00	GIFTS.COM/PROVIDE COMMERCE INC.
17	STORES, RETAIL OUTLET	4830 EASTGATE MALL	SAN DIEGO	CA	92121	343-122-64-00	GIFTS.COM/PROVIDE COMMERCE INC.
18	LIGHT INDUSTRIAL	10170 SORRENTO VALLEY RD	SAN DIEGO	CA	92121	343-130-09-00	SCRIPPS CLINIC
19	VACANT INDUSTRIAL	10050 SORRENTO VALLEY RD	SAN DIEGO	CA	92121	343-130-12-00	CITY OF SAN DIEGO
20	GOV	PUBLIC AGENCY	SAN DIEGO	CA	92121	343-130-13-00	CITY OF SAN DIEGO
21	VACANT MISCELLANEOUS	VACANT/UNIMPROVED LAND	SAN DIEGO	CA	92121	343-130-14-00	MANSOUR, MARCEL M & ADIL S033.33
22	GOV	PUBLIC AGENCY	SAN DIEGO	CA	92121	343-130-15-00	SAN DIEGO METROPOLITAN TRANSIT D
23	LIGHT INDUSTRIAL	10110 SORRENTO VALLEY RD STE A	SAN DIEGO	CA	92121	343-130-16-00	SCRIPPS CLINIC
24	LIGHT INDUSTRIAL	10110 SORRENTO VALLEY RD STE B	SAN DIEGO	CA	92121	343-130-16-00	SCRIPPS CLINIC
25	LIGHT INDUSTRIAL	10110 SORRENTO VALLEY RD STE C	SAN DIEGO	CA	92121	343-130-16-00	SCRIPPS CLINIC
26	LIGHT INDUSTRIAL	10130 SORRENTO VALLEY RD STE A	SAN DIEGO	CA	92121	343-130-16-00	SCRIPPS CLINIC
27	LIGHT INDUSTRIAL	10130 SORRENTO VALLEY RD STE B	SAN DIEGO	CA	92121	343-130-16-00	SCRIPPS CLINIC
28	LIGHT INDUSTRIAL	10130 SORRENTO VALLEY RD STE C	SAN DIEGO	CA	92121	343-130-16-00	SCRIPPS CLINIC
29	LIGHT INDUSTRIAL	10130 SORRENTO VALLEY RD STE D	SAN DIEGO	CA	92121	343-130-16-00	SCRIPPS CLINIC
30	LIGHT INDUSTRIAL	10150 SORRENTO VALLEY RD STE 100	SAN DIEGO	CA	92121	343-130-16-00	SCRIPPS CLINIC
31	LIGHT INDUSTRIAL	10150 SORRENTO VALLEY RD STE 101	SAN DIEGO	CA	92121	343-130-16-00	SCRIPPS CLINIC
32	LIGHT INDUSTRIAL	10150 SORRENTO VALLEY RD STE 200	SAN DIEGO	CA	92121	343-130-16-00	SCRIPPS CLINIC
33	LIGHT INDUSTRIAL	10150 SORRENTO VALLEY RD STE 223	SAN DIEGO	CA	92121	343-130-16-00	SCRIPPS CLINIC
34	LIGHT INDUSTRIAL	10150 SORRENTO VALLEY RD STE 225	SAN DIEGO	CA	92121	343-130-16-00	SCRIPPS CLINIC
35	LIGHT INDUSTRIAL	10150 SORRENTO VALLEY RD STE 248	SAN DIEGO	CA	92121	343-130-16-00	SCRIPPS CLINIC
36	LIGHT INDUSTRIAL	10150 SORRENTO VALLEY RD STE 250	SAN DIEGO	CA	92121	343-130-16-00	SCRIPPS CLINIC
37	LIGHT INDUSTRIAL	10150 SORRENTO VALLEY RD STE 273	SAN DIEGO	CA	92121	343-130-16-00	SCRIPPS CLINIC
38	LIGHT INDUSTRIAL	10150 SORRENTO VALLEY RD STE 275	SAN DIEGO	CA	92121	343-130-16-00	SCRIPPS CLINIC
39	LIGHT INDUSTRIAL	10150 SORRENTO VALLEY RD STE 298	SAN DIEGO	CA	92121	343-130-16-00	SCRIPPS CLINIC
40	LIGHT INDUSTRIAL	10150 SORRENTO VALLEY RD STE 300	SAN DIEGO	CA	92121	343-130-16-00	SCRIPPS CLINIC
41	LIGHT INDUSTRIAL	10150 SORRENTO VALLEY RD STE 320	SAN DIEGO	CA	92121	343-130-16-00	SCRIPPS CLINIC
42	LIGHT INDUSTRIAL	10150 SORRENTO VALLEY RD STE 321	SAN DIEGO	CA	92121	343-130-16-00	SCRIPPS CLINIC
43	LIGHT INDUSTRIAL	10150 SORRENTO VALLEY RD STE 330	SAN DIEGO	CA	92121	343-130-16-00	SCRIPPS CLINIC
44	LIGHT INDUSTRIAL	10150 SORRENTO VALLEY RD STE 340	SAN DIEGO	CA	92121	343-130-16-00	SCRIPPS CLINIC
45	STORES, RETAIL OUTLET	10220 SORRENTO VALLEY RD STE 100	SAN DIEGO	CA	92121	343-130-17-00	SEA DISTRIBUTION CENTER
46	STORES, RETAIL OUTLET	10220 SORRENTO VALLEY RD STE 150	SAN DIEGO	CA	92121	343-130-17-00	WEBSense INC.
47	STORES, RETAIL OUTLET	10260 SORRENTO VALLEY RD	SAN DIEGO	CA	92121	343-130-17-00	WEBSense
48	STORES, RETAIL OUTLET	10240 SORRENTO VALLEY RD	SAN DIEGO	CA	92121	343-130-17-00	WEBSense
49	LIGHT INDUSTRIAL	10350 SORRENTO VALLEY RD	SAN DIEGO	CA	92121	343-130-20-00	TEAL ELECTRONICS CORP.
50	WAREHOUSE, STORAGE	10345 SORRENTO VALLEY RD	SAN DIEGO	CA	92121	343-131-07-00	SAN DIEGO SELF STORAGE
51	GOV	PUBLIC AGENCY	SAN DIEGO	CA	92121	343-131-09-00	CITY OF SAN DIEGO
52	GOV	PUBLIC AGENCY	SAN DIEGO	CA	92121	343-131-10-00	CITY OF SAN DIEGO
53	INDUSTRIAL MISCELLANEOUS	VACANT	SAN DIEGO	CA	92121	760-146-45-00	LAMAR ADVERTISING COMPANY 259
54	GOV/PARKING LOT	PUBLIC AGENCY	SAN DIEGO	CA	92121	760-146-51-00	CITY OF SAN DIEGO

## ATTACHMENT 8

<b>SUMMARY OF PARCELS</b>							
APN: 343-130-16 100FT MMCC RESIDENTIAL SEARCH							
<b>Index</b>	<b>Parcel Number</b>	<b>Occupant</b>	<b>Site Address</b>	<b>City</b>	<b>State</b>	<b>Zip</b>	<b>Use Code Description</b>
1	343-121-13-00	OCCUPANT	9655 TOWNE CENTRE DR	SAN DIEGO	CA	92121	STORES, RETAIL OUTLET
2	343-121-14-00	OCCUPANT	9775 TOWNE CENTRE DR	SAN DIEGO	CA	92121	STORES, RETAIL OUTLET
3	343-121-27-00	OCCUPANT	9689 TOWNE CENTRE DR	SAN DIEGO	CA	92121	LIGHT INDUSTRIAL
4	343-121-28-00	OCCUPANT	TOWNE CENTRE DR	SAN DIEGO	CA	92121	VACANT INDUSTRIAL
5	343-121-40-00	OCCUPANT	TOWNE CENTER DR	SAN DIEGO	CA	92121	VACANT INDUSTRIAL
6	343-122-51-00	OCCUPANT	4810 EASTGATE MALL	SAN DIEGO	CA	92121	STORES, RETAIL OUTLET
7	343-130-09-00	OCCUPANT	10170 SORRENTO VALLEY RD	SAN DIEGO	CA	92121	LIGHT INDUSTRIAL
8	343-130-12-00	OCCUPANT	10050 SORRENTO VALLEY RD	SAN DIEGO	CA	92121	VACANT INDUSTRIAL
9	343-130-14-00	OCCUPANT	SORRENTO VALLEY RD	SAN DIEGO	CA	92121	VACANT MISCELLANEOUS
10	343-130-15-00	OCCUPANT	PUBLIC AGENCY	SAN DIEGO	CA	92121	GOV
11	343-130-16-00	OCCUPANT	10110 SORRENTO VALLEY RD 10150	SAN DIEGO	CA	92121	LIGHT INDUSTRIAL
12	343-131-09-00	OCCUPANT	PUBLIC AGENCY	SAN DIEGO	CA	92121	GOV
13	760-146-45-00	OCCUPANT	SORRENTO VALLEY RD	SAN DIEGO	CA	92121	INDUSTRIAL MISCELLANEOUS
14	760-146-51-00	OCCUPANT	PUBLIC AGENCY	SAN DIEGO	CA	92121	PARKING LOT, PARKING STRUCTURE

\*NO RESIDENTIAL PROPERTIES OR ZONES FOUND.



[www.torreypinescommunity.org](http://www.torreypinescommunity.org)

BOARD MEMBERS: Dennis Ridz, Chair; Dee Rich, Vice Chair; Patti Ashton, Treasurer; Wayne Cox, Secretary; Jake Mumma; Susan Lyon (absent); Barbara Cerny (absent); Pat Whitt (absent); Troy Van Horst; Mike Hastings; Samson Gavranian; Brad Remy (absent); Sheryl Adams (absent): Eight attendees.

**Torrey Pines Committee Planning Board MONTHLY MEETING, Minutes  
THURSDAY, June 14, 2018 at 7:00 PM**

Del Mar Hills Academy, 14085 Mango Drive, Del Mar CA 92014

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

CALL TO ORDER: 7:07 P.M. Opening delayed until quorum (7) was met.

**INTRODUCTIONS:**

1. The Chair announced that Steve Hadley, representing District 1 Councilwoman Barbara Bry, would be attending but was delayed.

Officer Phillips, SDPD, absent.

**A. NON-AGENDA PUBLIC COMMENT:**

1. Estela de Llanos, Chris Tyler, Libby Hellmann, Jennifer Hill, Jenny Galan, Michelle Crosby and Jeff Harasha from the audience spoke regarding DMUSD's plans for the Del Mar Hills Academy. An additional group in the audience did not speak but were at the meeting because of this subject. There were no representatives from DMUSD to provide proper responses to the questions being raised, however. Correspondingly, the Chair suggested that he attempt to bring representatives from DMUSD to a meeting at DMHA on Thursday, June 21. The audience felt the meeting needed to be held before a June 27 school district meeting and a July 9 meeting to formalize bond wording.
2. Steve Hadley issued a written statement from the Councilwoman regarding DMUSD's plans for DMHA. That statement is attached and should be considered an integral part of these Minutes.

**B. GENERAL ANNOUNCEMENTS:**

1. The City Council will hold a hearing on the Marijuana Outlet application for 10715 Sorrento Valley Rd. on Monday, June 18 at 2:00 P.M.
2. Senator Toni Atkins is scheduled to speak at the next TPCPB meeting, July 12.

C. MODIFICATIONS TO THE AGENDA: None. The Agenda was approved 8-0.

D. ACTION TO APPROVE MAY TPCPB MINUTES: The Minutes were approved 8-0.

E. REPORT OF THE TREASURER: There is \$767 currently in the TPCPB account.

BRIEFING, INFORMATION, QUESTION & ANSWER (non-action):

Notice of Right to Appeal—Environmental Determination Rules:

1. Planning Boards must appeal what they consider a wrongful determination within 10 days of the issuance by DSD of an approved Environmental Determination. However, it is possible the Board will not hear a presentation of the application before expiration of that 10 days.
2. It was moved, seconded, and passed 7-0 that the Chair was authorized to mark the box for appeal when these timing issues existed. The thinking was that upon hearing the application, the TPCPB would then determine if the authorization would continue to be challenged or be approved. DSD will be informed, accordingly, on each such application.

ACTION ITEMS:

1. La Amatista Vacation Notice: The San Diego Planning Commission is scheduled to meet July 19 regarding this property. However, Mike Hastings moved that a systemic approach, starting with questions and responses by all of the affected property owners, first be sought. Mario, the applicant, was asked by the Chair if he wanted to receive a list of the questions. He non-verbally waved “No.” The motion passed 7-0.
2. The Chair sought permission to send a letter to the City Council that details additional perceptions he has developed concerning the Medical Marijuana Outlet application at 10715 Sorrento Valley Rd. that they will be considering on June 18. The proposed letter had been electronically messaged to each TPCPB Board Member a week previous. The motion passed 7-0.
3. An application for a Marijuana Outlet and Marijuana Production Facility (DSD application numbers 545299, 585348 and 585358), located at 10150 Sorrento Valley Rd., made a presentation. Discussion:
  - a. This applicant would only use a portion of the 50,000 square foot building. Wayne mentioned that if we were to use the Mira Mesa Planning Board rules for marijuana businesses, this applicant would likely be disqualified because the majority of the building space will be occupied by non-marijuana related businesses.
  - b. This is a preferred business neighborhood for this kind of business because it is easily accessed from the freeway and is otherwise out of site for those people who oppose this type of business.
  - c. Should a vote be taken before an environmental report has been approved by DSD?
  - d. Applicant has been cooperative with TPCPB, has been engaged in the application at this site since January, 2017 (an extensive period of time compared to the New Leaf application at 10170 S. V. Rd. next door).
  - e. Troy moved that the application be approved subject to TPCPB reviewing the CEQA determination by DSD. The motion was passed 5 Yes, 1 Abstention (Dee), and 1 No (Wayne).

At 9:00 P.M. a motion to extend the meeting by 30 minutes passed 7-0.

4. The missing Developer Impact Fees (aprox. \$350,000) were discussed. The money seems to have been reallocated in the accounting for a CalTrans storm water project. Patti and Troy recalled hearing in a meeting regarding that project that the subject money would remain uncommitted. Steve Hadley said minutes from that meeting would be helpful. Patti said she will provide them to the Chair.

**OFFICIALS INFORMATION REPORTS:**

1. Steve Hadley distributed The Bry Report. Discussion quickly centered around "Working with the Community to Promote Safe Pedestrian Crossings." Dee pointed out that the missing DIF money was directly ear-marked to support a comprehensive Del Mar Heights "master plan" which required that the community, via a Task Force, explore multi-options for 'calming traffic' along the Del Mar Heights transportation corridor.
2. Steve also distributed a flyer about our park system. He asked that our citizens participate in some of the event dates on that flyer. "This area needs parks and that is the way to get attention to that fact," he said. A Master Plan for parks is being developed through these meetings. The last such plan dates to 1956.

The Chair adjourned the meeting at 9:28.





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

# ATTACHMENT 10 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 LG SORRENTO Project No. For City Use Only 545299

Project Address: 10110-30-50 SORRENTO VALLEY ROAD, SAN DIEGO CA

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

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

Additional pages attached  Yes  No

Name of Individual (type or print): \_\_\_\_\_  
 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: \_\_\_\_\_

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

Project Title: 10110-30-50 Sorrento Valley Road SD Project No. (For City Use Only) 545299

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

Legal Status (please check):

Corporation ( ) Limited Liability (X) or- ( ) General) What State? Corporate Identification No. Partnership (X)

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): HALF SORRENTO LLC
Owner (X) Tenant/Lessee ( )
Street Address: 1333 CAMINO DEL RIO S.
City/State/Zip: SAN DIEGO CA 92108
Phone No: 619-297-3900 Fax No:
Name of Corporate Officer/Partner (type or print): FRANK M. GOLOBERG
Title (type or print): MANAGING MEMBER
Signature: [Signature] Date: 3-2-17

Corporate/Partnership Name (type or print): LL SORRENTO
Owner ( ) Tenant/Lessee (X)
Street Address: 4231 BOLBOA AVE #162
City/State/Zip: SAN DIEGO CA 92108
Phone No: 619-618-8139 Fax No:
Name of Corporate Officer/Partner (type or print): SAN ST. PETER
Title (type or print): DIRECTOR
Signature: [Signature] Date: 3.1.17

Corporate/Partnership Name (type or print):
Owner ( ) Tenant/Lessee ( )
Street Address:
City/State/Zip:
Phone No: Fax No:
Name of Corporate Officer/Partner (type or print):
Title (type or print):
Signature : Date:

Corporate/Partnership Name (type or print):
Owner ( ) Tenant/Lessee ( )
Street Address:
City/State/Zip:
Phone No: Fax No:
Name of Corporate Officer/Partner (type or print):
Title (type or print):
Signature : Date:

Corporate/Partnership Name (type or print):
Owner ( ) Tenant/Lessee ( )
Street Address:
City/State/Zip:
Phone No: Fax No:
Name of Corporate Officer/Partner (type or print):
Title (type or print):
Signature : Date:

Corporate/Partnership Name (type or print):
Owner ( ) Tenant/Lessee ( )
Street Address:
City/State/Zip:
Phone No: Fax No:
Name of Corporate Officer/Partner (type or print):
Title (type or print):
Signature : Date:

# SORRENTO VALLEY MARIJUANA OUTLET

## 10150 SORRENTO VALLEY ROAD, SUITE 110

### SAN DIEGO, CALIFORNIA 92121

#### INDEX OF DRAWINGS

SHEET	DESCRIPTION
ARCHITECTURAL	
P1.0	PROJECT INFORMATION
P1.1	FINDINGS NOTES & CHECKLIST
P2.0A	2006 ALTA SURVEY FOR REFERENCE ONLY
P2.1A	DEMO & EXISTING SITE PLAN
P2.1B	PROPOSED SITE PLAN & PARKING
P2.1C	EXISTING SITE FLOODWAYS
P2.2	ACCESSIBILITY SIGNAGE
P3.0	1ST FLOOR DESCRIPTIVE PLAN
P3.1	2ND & 3RD FLOOR
P4.0	LINE OF SIGHT IMAGES

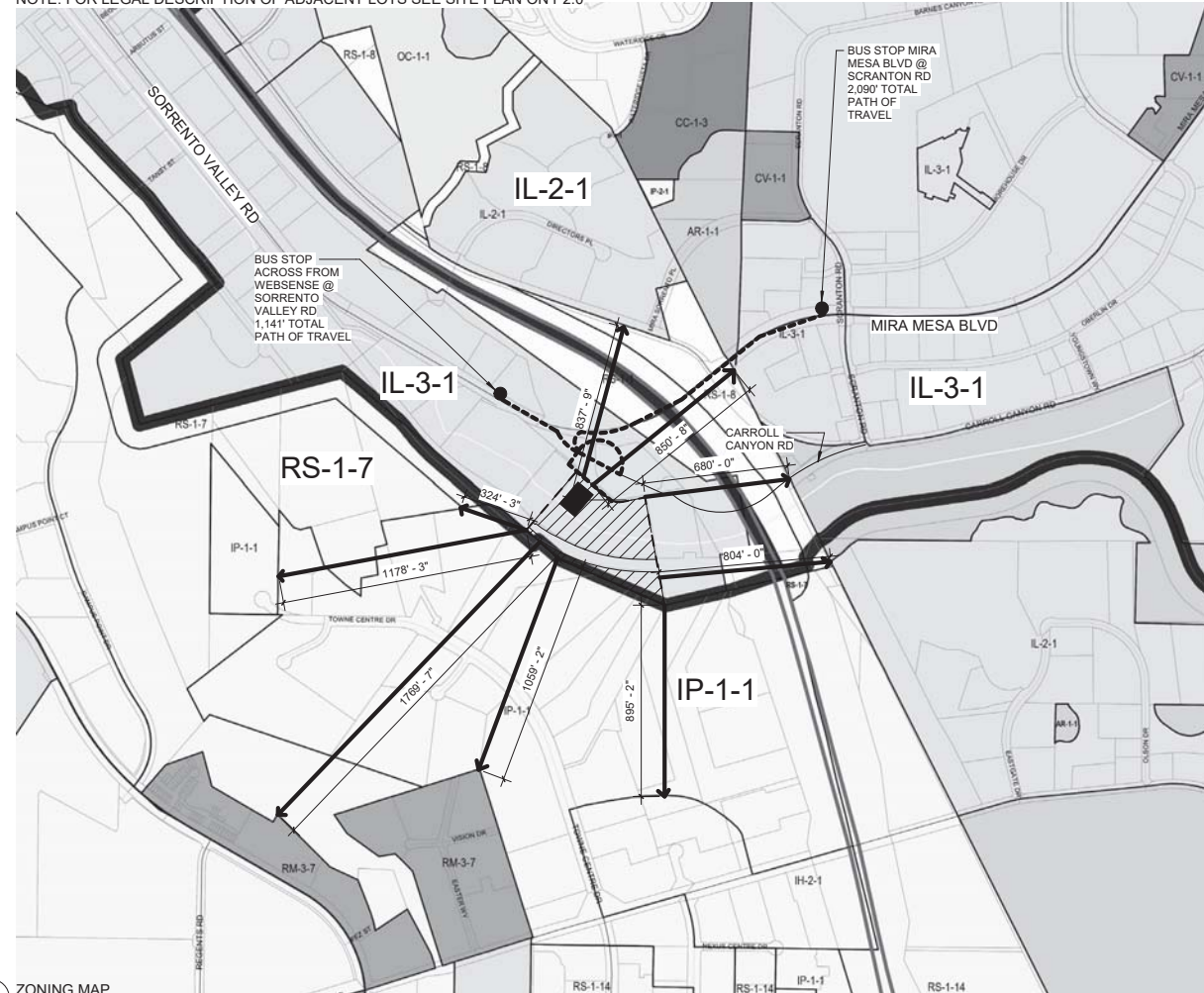
DATE: 12.20.17  
 JOB NO: 002  
 DRAWN: STAFF  
 CHECKED: CB



Members of the American Institute of Architects  
**rad Architects, Inc.**  
 1286 University Ave. #137  
 San Diego, California 92103  
 (p) (619) 991-8194

**SORRENTO VALLEY MARIJUANA OUTLET - CUP 3**  
 10150 SORRENTO VALLEY ROAD, SUITE 110  
 SAN DIEGO, CA 92121

NOTE: FOR LEGAL DESCRIPTION OF ADJACENT LOTS SEE SITE PLAN ON P2.0



1 ZONING MAP  
 1" = 400'-0"

#### NEW OCCUPANCY: (B) BUSINESS SORRENTO VALLEY MARIJUANA OUTLET

##### OCCUPANT LOAD CALCS FOR SORRENTO VALLEY MARIJUANA OUTLET

OCCUPANCY	OCCUPANCY LOAD FACTOR	AREA	LOAD
ENTRY SALES AREA	60	494	9
MAIN SALES AREA	60	2323	39
OFFICES & HALLWAYS	100	430	4
STORAGE & VAULT	300	169	1
TOTAL			53
REQUIRED EXITS			2

EGRESS WIDTH PER SECTION 1005: ALL COMPLY  
 BACK DOOR: 35 X 2 = 7' - (E) DOOR = 72"  
 FRONT ENTRY: 35 X 2 = 7' - (E) DOORS = 72"

#### PLUMBING FIXTURE CALCULATIONS

**BASED ON 2016 CPC CHAPTER 4**

1ST FLOOR SQUARE FOOTAGE:	16,351 SQ. FT.
1ST FLOOR OCCUPANT LOAD:	SQ. FT. / 200 = 82 / 2 = 41 EACH
1ST FLOOR FEMALE OCCUPANTS:	41
1ST FLOOR MALE OCCUPANTS:	41
SUITE 110 TOTAL SQUARE FOOTAGE:	3,980 SQ. FT.
SUITE 110 TOTAL OCCUPANT LOAD:	SQ. FT. / 200 = 20 / 2 = 10 EACH
SUITE 110 FEMALE OCCUPANTS:	10
SUITE 110 MALE OCCUPANTS:	10

FIXTURES	REQUIRED	PROVIDED
FEMALE FIXTURES		
WATER CLOSETS:	1: 1-15	5
LAVATORIES:	1: 1-50	2
MALE FIXTURES		
WATER CLOSETS:	1: 1-50	2
URINALS:	1: 1-100	2
LAVATORIES:	1: 1-75	2
UNISEX TOILET		
WATER CLOSETS:	0	0
URINALS:	0	0
LAVATORIES:	0	0
DRINKING FOUNTAIN		
	REQUIRED: 1: 150	PROVIDED: 1
MOP SINK		
	REQUIRED: 1	PROVIDED: 1

#### PROJECT DIRECTORY

<b>OWNER:</b> HELF SORRENTO LLC 1333 CAMINO DEL RIO SOUTH SAN DIEGO, CA 92108 CONTACT: ANNE O'SULLIVAN PHONE: 619.297.3900 EMAIL: anne@seapropertymanagement.com	<b>ARCHITECT:</b> RAD ARCHITECTS INC 1286 UNIVERSITY AVENUE #137 SAN DIEGO, CA 92103 TEL: 619.991.8194 CONTACT: CARYN BAILEY EMAIL: cbailey@rad-architects.com
<b>TENANT:</b> SORRENTO VALLEY MARIJUANA OUTLET 4231 BALBOA AVE #162 SAN DIEGO, CA 92117 CONTACT: SEAN ST. PETER PHONE: 619.618.8139 EMAIL: sean_stpeter@yahoo.com	<b>CITY OF SAN DIEGO:</b> DEVELOPMENT SERVICES DEPARTMENT 1222 FIRST AVENUE MS 301 SAN DIEGO, CA 92101-4101 TEL: 619.446.5000

#### PROJECT SUMMARY

<b>PROJECT SUMMARY:</b>	THE PROPOSED PROJECT IS A MARIJUANA OUTLET, CUP3, THE ZONE IS IL-3-1. BUILDING WAS BUILT IN 1979
<b>SCOPE OF WORK:</b>	TENANT IMPROVEMENTS INCLUDE: WALLS FOR NEW OFFICES, SECURED BULLET RESISTANT GLASS AND WALLS AT RECEPTION ROOM AND COMMON AREAS, AND CONVERTING EXISTING OFFICE INTO SECURED VAULT.
<b>APPLICABLE CODES:</b>	MINOR SITEWORK TO INCLUDE DRIVEWAY IMPROVEMENTS, MODIFICATIONS TO PARKING STRIPING, ADDITIONAL MOTORCYCLE / HANDICAP PARKING. ALL WORK SHALL CONFORM TO APPLICABLE GOVERNING CODES, INCLUDING THE LATEST EDITIONS OF THE FOLLOWING:
<b>BUILDING:</b>	2016 CALIFORNIA BUILDING CODE
<b>MECHANICAL:</b>	2016 CALIFORNIA MECHANICAL
<b>PLUMBING:</b>	2016 CALIFORNIA PLUMBING CODE
<b>ELECTRICAL:</b>	2016 CALIFORNIA ELECTRICAL CODE
<b>FIRE:</b>	2016 CALIFORNIA FIRE CODE, CITY MUNICIPAL CODES & APPLICABLE FIRE / LIFE SAFETY CODES.
<b>ENERGY:</b>	2016 CALIFORNIA ENERGY CODE
<b>GREEN:</b>	2016 CALIFORNIA GREEN BUILDING STANDARDS CODE
<b>ACCESSIBILITY:</b>	AMERICANS WITH DISABILITIES ACT (FEDERAL, STATE & LOCAL), REQUIREMENTS NOTED IN CHAPTER 11 OF THE 2016 CALIFORNIA BUILDING CODE
<b>PARCEL ID#:</b>	343-130-16-00
<b>PROPERTY DESCRIPTION:</b>	LOT NO: 3 MAP NO: 435 PARCEL ZONE: A - CAM ACREAGE = 12.04 X 43,572 = 524,624 SF
<b>GEOLOGIC HAZARD CATEGORY:</b>	21 & 31
<b>ZONING:</b>	IL-3-1 ZONE, TORREY PINES COMMUNITY PLAN AREA
<b>USE:</b>	MARIJUANA OUTLET
<b>LAND USE:</b>	INDUSTRIAL
<b>OVERLAY ZONES:</b>	THE PROJECT IS WITHIN THE COASTAL ZONE BOUNDARY, AIRPORT LAND USE COMPATIBILITY OVERLAY ZONE (MCAS MIRAMAR), ALUCP NOISE CONTOURS (MCAS MIRAMAR 60-45 CNEUL), AIRPORT INFLUENCE AREA-REVIEW AREA 1, FAA PART 77 NOTICING AREA, AIRPORTS SAFETY ZONE (MCAS MIRAMAR ACCIDENT POTENTIAL ZONE 2), COASTAL OVERLAY ZONE (NON-APPEALABLE), VERY HIGH FIRE HAZARD SEVERITY ZONE, PARKING IMPACT OVERLAY ZONE (COASTAL AND CAMPUS), PRIME INDUSTRIAL LANDS, TRANSIT PRIORITY AREA (LEGAL DESCRIPTION: LOT NO. 3, MAP NO. 435), SPECIAL FLOOD HAZARD AREA (100 YEAR FLOODWAY AND 100 YEAR FLOODPLAIN), AND COASTAL HEIGHT LIMITATION OVERLAY ZONE
<b>PROPOSED FUTURE USE:</b>	OFFICE / FLEX SPACE
<b>(PROCESS 3) CONDITIONAL USE PERMIT:</b>	FOR THE TENANT IMPROVEMENT OF EXISTING INDUSTRIAL SPACE FOR A NEW MARIJUANA OUTLET OF 3,980 SQUARE FEET. THE 12.04 ACRE SITE IS LOCATED AT 10150 SORRENTO VALLEY ROAD IN THE COASTAL (APPEALABLE / NONAPPEALABLE) OVERLAY ZONE IN THE IL-3-1-BASE ZONE OF THE TORREY PINES COMMUNITY PLAN AREA WITHIN COUNCIL DISTRICT 1.
<b>DISCRETIONARY PERMITS:</b>	NO DISCRETIONARY PERMIT ARE ON FILE AT CITY.
<b>EXEMPTIONS:</b>	NONE
<b>BUILDING DATA:</b>	OLD TENANT OCCUPANCY: (B) BUSINESS - OFFICES (SCRIPPS) NEW TENANT OCCUPANCY: SORRENTO VALLEY MARIJUANA OUTLET TYPE OF CONSTRUCTION: TYPE VB FULLY SPRINKLERED: NO GROSS TENANT AREA: 3,980 SQUARE FEET TOTAL BUILDING AREA: 50,284 SQUARE FEET ACTUAL BUILDING HEIGHT: 36'-0" TO TOP OF DECK, THREE STORIES ALLOWABLE HEIGHT: 30'
<b>CONSTRUCTION RATINGS:</b>	TENANT SEPARATION: NON-RATED BETWEEN SORRENTO VALLEY MARIJUANA OUTLET & ADJACENT OFFICES COLUMNS: NON-RATED INTERIOR BEARING WALLS: NON-RATED INTERIOR NON-BEARING WALLS: NON-RATED BEAMS, GIRDERS, TRUSSES: NON-RATED FLOOR CONSTRUCTION: NON-RATED ROOF / CEILING CONSTRUCTION: NON-RATED

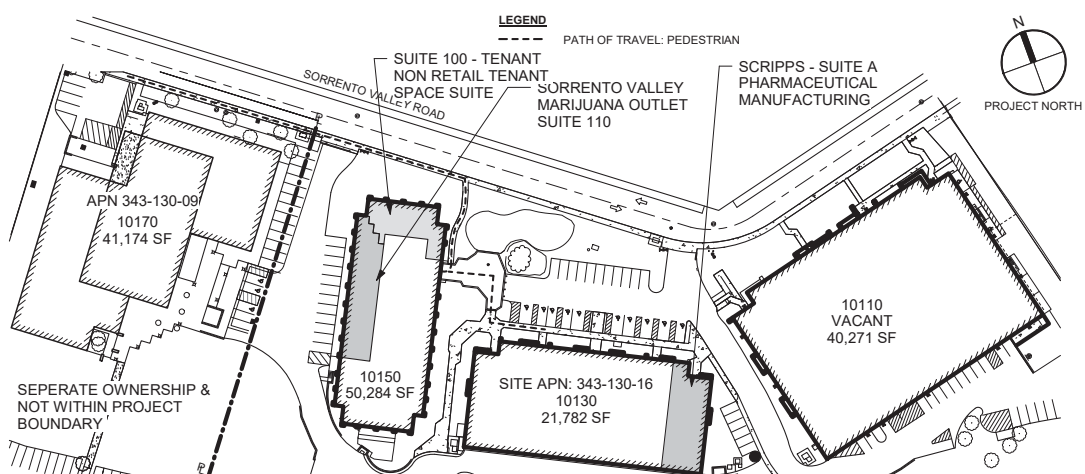
CONTRACTOR SHALL BUILD ONLY FROM SETS STAMPED "CONSTRUCTION SET" HEREIN

**SUBMITTAL SET**  
 ISSUE DATE: 12.20.17



REVISIONS:

#### SITE MAP



#### INDUSTRIAL ZONE IL-3-1 FAR

TOTAL EXISTING BUILDING SF:	
10110 VACANT	40,271
10130 SCRIPPS VACANT	3,991
TOTAL	21,793
10150 SUITE 100 MARIJUANA OUTLET VACANT	2,363
TOTAL	3,980
TOTAL	43,941
TOTAL	50,284
TOTAL	112,337

FAR = BUILDING SF / PARCEL SF  
 112,337 SF / 524,624 SF = 0.214  
 FAR = 21.4% < 25%

#### SITE LOCATION



#### FAA SELF CERTIFICATION

I CARYN BAILEY DO HEREBY CERTIFY THAT THE STRUCTURE(S) OR MODIFICATION TO EXISTING 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.

#### EXHIBITS

EXHIBIT A - APPLICANT CORRESPONDENCE	EXHIBIT E - STORM WATER APPLICABILITY
EXHIBIT B - MARIJUANA OUTLET RADIUS MAP	EXHIBIT F - CAP CHECKLIST
EXHIBIT C - PHOTO PACKAGE	EXHIBIT G - SANGIS MAP
EXHIBIT D - NOTICING PACKAGE	

CITY OF SD PROJECT NUMBER: 545299

#### PROJECT INFORMATION

SHEET NO:  
**P1.0**



LEGEND OF SYMBOLS

- Legend of symbols including property lines, center lines, flowage directions, flood plain lines, concrete, sewer lines, water lines, storm drains, parking stalls, water meters, valves, catch basins, street lights, and hydrants.

LEGEND OF ABBREVIATIONS

- Legend of abbreviations for backflow preventer, curb, driveway, electric transformer, electric vault, fire standard pipes, head wall, sewer cleanout, sewer manhole, standard, trash enclosure, telephone vault, underground, valve box, water vacuum breaker, water manhole, and wood shed.

MONUMENT NOTES

- Notes regarding found iron pipes with tags and stamps, including details like RICE 16330 PER ROS 8595 and L.S. 4512, NO RECORD.

EASEMENT NOTES

- Notes regarding easements for public sewer, water, and storm drain, including specific dates and recording information.

DATA TABLE

Table with columns: NO., BRNG/Delta, RADIUS, LENGTH. Lists monument data for points C1 through C21.

AREAS

- Summary of areas including portion acre lot 3 gross, portion acre lot 3 public street, parcel A R.R. R/W, parcel B R.R. R/W, and parking spaces.

NOTES

- Notes regarding title insurance, geographically locatable items, items through D refer to taxes, item 2 regarding electric distribution, item 6 regarding assessment for district NO. 1999-1, item 7 regarding agreement of improvement, item 9 intentionally omitted, item 10 intentionally omitted, item 11 intentionally omitted, item 12 intentionally omitted, item 13 regarding easement for public utilities, item 14 intentionally omitted, item 15 regarding rights of tenants, item 16 intentionally omitted, item 17 intentionally omitted, item 18 intentionally omitted, item 19 regarding survey preparation, item 20 regarding dimensions, item 21 regarding underground utilities, item 22 regarding visual inspection, item 23 regarding property owner information, item 24 regarding benchmark, and item 25 regarding basis of bearings.

ALTA / ACSM LAND TITLE SURVEY

IN THE CITY OF SAN DIEGO COUNTY OF SAN DIEGO, STATE OF CALIFORNIA

LEGAL DESCRIPTION

Legal description of Parcel A, Parcel B, and Parcel C, detailing their location, dimensions, and boundaries relative to Sorrento Valley Road and other landmarks.

SURVEYOR'S CERTIFICATE

Surveyor's certificate signed by Stephen R. Harkhurst, L.S. 7355, stating the accuracy and reliability of the survey.

DATE: STEPHEN R. HARKHURST, L.S. 7355

PREPARED FOR: PACIFIC SORRENTO TECHNOLOGY PARK, LLC

4350 LA JOLLA VILLAGE DRIVE #410 SAN DIEGO, CALIFORNIA 92122

PROJECT SITE: PACIFIC SORRENTO TECHNOLOGY PARK

10110, 10130 & 10150 SORRENTO VALLEY ROAD SAN DIEGO, CALIFORNIA

SPEIKER PROPERTIES LP APN 343-122-38



8795 CLAREMONT MEHA BOULEVARD, STE 100 SAN DIEGO, CALIFORNIA 92124-5584

REVISIONS table with columns for revision number, description, and date.

SHEET

NOTE: ADDITIONAL ADJACENT PROPERTIES SEE NEIGHBORING LEGAL DESCRIPTION DETAIL 6 ON P2.0

SHEET TITLE: 2006 ALTA SURVEY FOR REFERENCE ONLY

SHEET NO: P2.0A

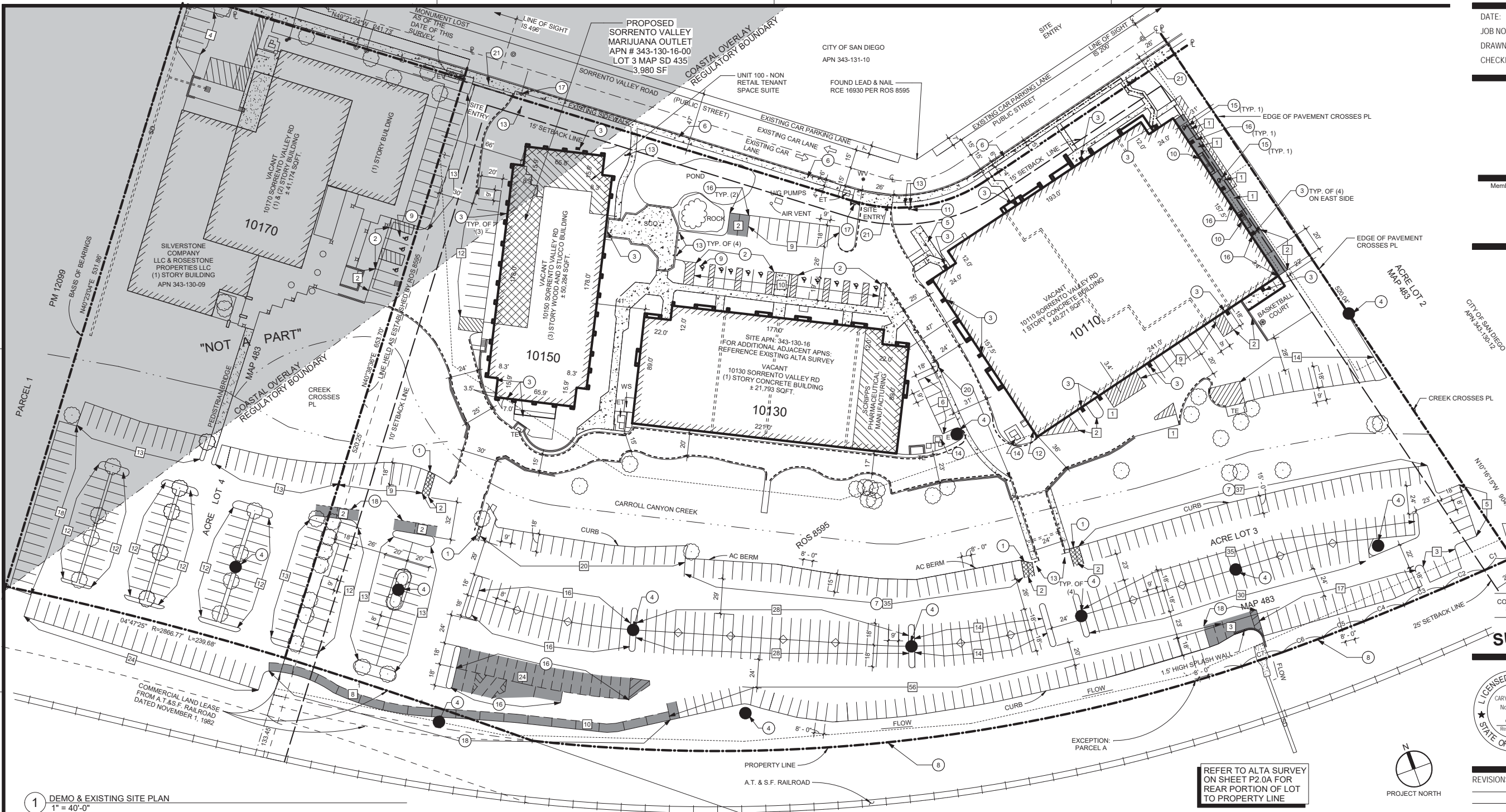
FOR REFERENCE ONLY

DATE: 12.20.17  
 JOB NO: 002  
 DRAWN: STAFF  
 CHECKED: CB



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 San Diego, California 92103  
 (p) (619) 991-0194

**SORRENTO VALLEY  
 MARIJUANA OUTLET - CUP 3**  
 10150 SORRENTO VALLEY ROAD, SUITE 110  
 SAN DIEGO, CA 92121



CONTRACTOR SHALL BUILD ONLY FROM SETS STAMPED "CONSTRUCTION SET" HEREIN  
**SUBMITTAL SET**  
 ISSUE DATE: 12.20.17



REVISIONS:  
 \_\_\_\_\_  
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REFER TO ALTA SURVEY ON SHEET P2.0A FOR REAR PORTION OF LOT TO PROPERTY LINE



1 DEMO & EXISTING SITE PLAN  
 1" = 40'-0"

**SITE PLAN LEGEND**

COASTAL OVERLAY REGULATORY BOUNDARY	SCRIPPS PHARMACEUTICAL MANUFACTURER OR OTHER NON RETAIL TENANT	(E) BUILDING LIGHT	PROPERTY LINE
(E) SIDEWALK	MOTORCYCLE PARKING	(E) LIGHT POLE	SETBACK LINE
SORRENTO VALLEY MARIJUANA OUTLET	SHADING INDICATES RESTRIPING PARKING STALLS	PARKING STALLS	INDICATES RED CURB
		COMPACT STALLS	EXITING / PATH OF TRAVEL
			INDICATES EXISTING DEMISING WALL

**SITE PLAN KEYNOTES**

- 1 GRAY HATCH INDICATES (E) MOTORCYCLE PARKING PAINTED WHITE WITH PARKING CONFIGURATION AS INDICATED
- 2 (E) HANDICAP PARKING STALL
- 3 (E) EXTERIOR BUILDING LIGHTS
- 4 (E) EXTERIOR PARKING LIGHTS
- 5 (E) HANDICAP RAMP FROM BUILDING
- 6 (E) PUBLIC SIDEWALK, PEDESTRIAN PATH OF TRAVEL
- 7 (E) COMPACT PARKING STALLS
- 8 (E) RETAINING WALL AROUND PERIMETER OF SITE
- 9 (E) HANDICAP PARKING STALL, VAN ACCESSIBLE
- 10 (E) EXTERIOR STAIRWAY TO REMAIN
- 11 (E) FIRE MAIN
- 12 (E) GAS METER TO REMAIN
- 13 (E) BOLLARDS TO REMAIN
- 14 (E) ELECTRICAL BOX
- 15 RESTRIPE EXISTING HANDICAP PARKING STALL. COORDINATE RELOCATION WITH PROJECT MANAGER
- 16 RESTRIPE EXISTING PARKING STALLS
- 17 (E) FIRE HYDRANT TO REMAIN
- 18 REMOVE STALL STRIPING BY PAINTING OVER EXISTING LINES WITH BLACK PAINT
- 19 NOT USED
- 20 (E) CONCRETE PAVING FLUSH WITH ASPHALT PAVING
- 21 RECONFIGURE DRIVEWAY PER CITY OF SAN DIEGO STANDARDS

**SITE PLAN GENERAL NOTES**

- A. TRANSIT STOPS - SEE ZONING MAP ON P1.0
- B. PROVIDE BUILDING ADDRESS NUMBERS, VISIBLE AND LEGIBLE FROM STREET OR ROAD FRONTING THE PROPERTY PER FHPS POLICY P-00-6 (UFC 901.4.4)
- C. FIRE HYDRANTS - SEE SITE PLAN DRAWING FOR LOCATIONS

NO SOILS DISTURBANCE PROPOSED AS A PART OF THIS PROJECT

SHEET TITLE:  
**DEMO & EXISTING SITE PLAN**

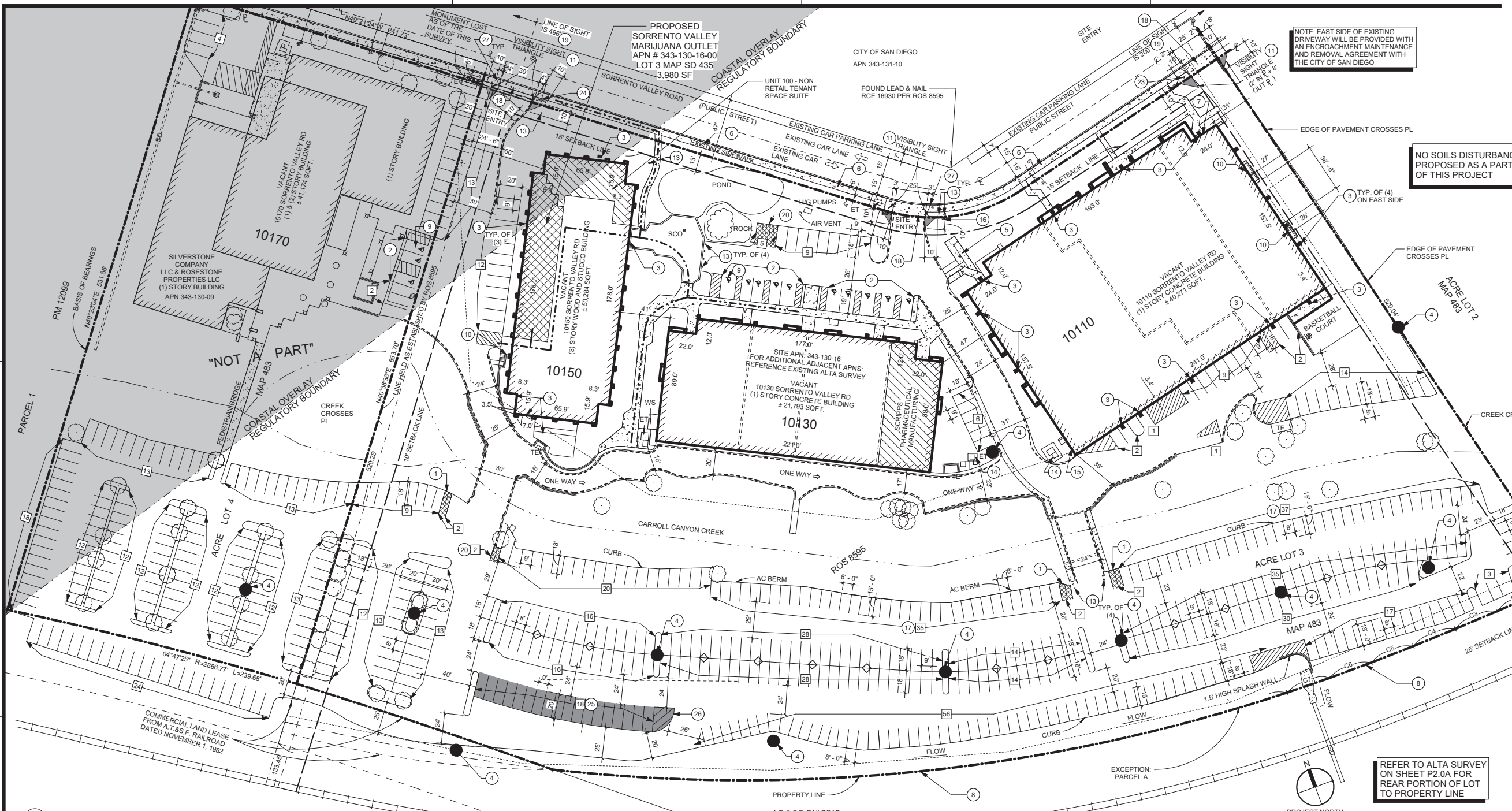
SHEET NO:  
**P2.1A**

DATE: 12.20.17  
 JOB NO: 002  
 DRAWN: STAFF  
 CHECKED: CB



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**SORRENTO VALLEY  
 MARIJUANA OUTLET - CUP 3**  
 10150 SORRENTO VALLEY ROAD, SUITE 110  
 SAN DIEGO, CA 92121



NOTE: EAST SIDE OF EXISTING DRIVEWAY WILL BE PROVIDED WITH AN ENCROACHMENT MAINTENANCE AND REMOVAL AGREEMENT WITH THE CITY OF SAN DIEGO

NO SOILS DISTURBANCE PROPOSED AS A PART OF THIS PROJECT

CONTRACTOR SHALL BUILD ONLY FROM SETS STAMPED "CONSTRUCTION SET" HEREIN

**SUBMITTAL SET**  
 ISSUE DATE: 12.20.17



REFER TO ALTA SURVEY ON SHEET P2.0A FOR REAR PORTION OF LOT TO PROPERTY LINE

1 PROPOSED SITE PLAN  
 1" = 40'-0"

**EXISTING PARKING COUNT IL-3-1**

FOR BUILDINGS 10110, 10130, 10150	
EXISTING PARKING SPACES	= 501
EXISTING ADA PARKING	= 12
10 STANDARD SPACES + 2 VAN SPACES	= 12
<b>TOTAL EXISTING PARKING</b>	<b>= 513</b>
<b>MODIFIED PARKING SPACES</b>	
EXISTING STANDARD SPACES	= 501
STANDARD SPACES TO BE REMOVED	= 29
<b>PROPOSED STANDARD SPACES</b>	<b>= 472</b>
EXISTING ADA PARKING	= 12
10 STANDARD SPACES + 2 VAN SPACES	= 2
ADA PARKING SPACES TO BE REMOVED	= 10
PROPOSED ADA SPACES	= 10
REQUIRED ADA PARKING	478 X 0.02 = (9.56) 10
<b>SITE IS PROVIDING 10 ADA STALLS COMPLIES WITH REQUIRED</b>	
<b>TOTAL PROPOSED PARKING</b>	<b>= 482</b>
<b>REQUIRED MOTORCYCLE PARKING FOR SITE</b>	
2% OF PARKING = 483 X .02 = 10 STALLS	
EXISTING STALLS	= 7
NEW STALLS	= 6
<b>TOTAL STALLS</b>	<b>= 13</b>
BICYCLE LONG TERM PARKING: NOT REQUIRED	
BICYCLE SHORT TERM PARKING: NOT REQUIRED	
SHOWER STALLS: NOT REQUIRED	
CARPOOL PARKING: NOT REQUIRED	
PER: 142.0530 (e) (2) (D) (i)	
PER: 142.0530 (e) (1) (D) (ii)	
PER: 142.0530 (e) (2) (D) (ii)	
PER: 142.0530 (e) (1) (D) (i)	

**REQUIRED PARKING IL-3-1**

SEE MAP AND PARKING RATIO TABLE 142-05G.  
 SEE PREVIOUS APPROVED PERMITTED PROJECT.  
 PROJECT APPROVAL NBR: M69828-29-30; ISSUED: 06/15/1979

<b>BUILDING 10110 (40,271 SF)</b>	
VACANT (TO REMAIN):	40,271 SF X 3.3 SPACES PER 1,000 SF = 132.89
<b>TOTAL SPACES REQUIRED FOR BUILDING 10110:</b>	<b>133</b>
<b>BUILDING 10130 (21,793 SF)</b>	
VACANT TENANT - SCRIPPS (TO REMAIN):	SCRIPPS 3,991 SF X 2.5 SPACES PER 1,000 SF = 9.97
VACANT 17,802 SF X 3.3 SPACES PER 1,000 SF =	58.75
<b>TOTAL SPACES REQUIRED FOR BUILDING 10130:</b>	<b>69</b>
<b>BUILDING 10150 (60,284 SF)</b>	
MARIJUANA OUTLET (PROPOSED):	3,980 SF X 5.0 SPACES PER 1,000 SF = 19.9
NON RETAIL TENANT SPACE SUITE 100:	2,363 SF X 3.3 SPACES PER 1,000 SF = 7.79
VACANT (TO REMAIN):	43,941 SF X 3.3 SPACES PER 1,000 SF = 145.00
<b>TOTAL SPACES REQUIRED FOR BUILDING 10150:</b>	<b>173</b>
<b>TOTAL SPACES REQUIRED:</b>	<b>375</b>

**EXISTING BUILDING 10170 PARKING (ADJACENT SITE)**

<b>BUILDING 10170 (41,174 SF)</b>	
VACANT (TO REMAIN):	41,174 SF X 3.3 SPACES PER 1,000 SF = 135.87
<b>TOTAL SPACES REQUIRED FOR BUILDING 10170:</b>	<b>136</b>
<b>BUILDING 10170 (41,174 SF)</b>	
EXISTING STANDARD SPACES	= 172
EXISTING ADA PARKING	= 3
2 STANDARD SPACES + 1 VAN SPACES	= 3
<b>TOTAL EXISTING PARKING</b>	<b>= 178</b>

**SITE PLAN GENERAL NOTES**

- A. TRANSIT STOPS - SEE ZONING MAP ON P.10
- B. PROVIDE BUILDING ADDRESS NUMBERS, VISIBLE AND LEGIBLE FROM STREET OR ROAD FRONTING THE PROPERTY PER FHPS POLICY P-006 (UFG 901.4.4)
- C. FIRE HYDRANTS - SEE SITE PLAN DRAWING FOR LOCATIONS

NOTE: ADDITIONAL ADJACENT PROPERTIES SEE NEIGHBORING LEGAL DESCRIPTION DETAIL 6 ON P.22.

**SITE PLAN LEGEND**

	COASTAL OVERLAY REGULATORY BOUNDARY		SCRIPPS PHARMACEUTICAL MANUFACTURER OR OTHER NON RETAIL TENANT		(E) BUILDING LIGHT		PROPERTY LINE
	(E) SIDEWALK		MOTORCYCLE PARKING		(E) LIGHT POLE		SETBACK LINE
	SORRENTO VALLEY MARIJUANA OUTLET		SHADING INDICATES RESTRIPIING PARKING STALLS		PARKING STALLS		INDICATES RED CURB
	(E) BUILDING LIGHT		EXITING / PATH OF TRAVEL		COMPACT STALLS		INDICATES EXISTING DEMISING WALL

**USES EXISTING / PROPOSED / FUTURE**

PARCEL ID#: 343-130-16-00	
10110 - 40,271 SF SUITE A-D:	VACANT (EXISTING) / OFFICE / FLEX (POSSIBLE FUTURE)
10130 - 21,793 SF SUITE A:	SCRIPPS PHARM. (NON MINOR RELATED FACILITY) (EXISTING) - 3,991 SF
SUITE B-D:	VACANT (EXISTING) / OFFICE / FLEX (POSSIBLE FUTURE) - 17,802 SF
10150 - 50,284 SF SUITE 110:	MARIJUANA OUTLET (PROPOSED) - 3,980 SF
SUITE 100:	NON RETAIL TENANT SPACE SUITE (OFFICE) - 2,363 SF
REMAINING BLDG:	VACANT (EXISTING) / OFFICE / FLEX (POSSIBLE FUTURE) - 43,941 SF
PARCEL ID#: 343-130-09-00	
10170 - 41,174 SF (ADJACENT PROPERTY UNDER SEPARATE OWNERSHIP)	VACANT (EXISTING) / OFFICE / FLEX (POSSIBLE FUTURE)

**SITE PLAN KEYNOTES #**

- HATCH INDICATES (E) MOTORCYCLE PARKING PAINTED WHITE WITH PARKING CONFIGURATION AS INDICATED
- (E) HANDICAP PARKING STALL
- (E) EXTERIOR BUILDING LIGHTS
- (E) EXTERIOR PARKING LIGHTS
- (E) HANDICAP RAMP FROM BUILDING
- (E) PUBLIC SIDEWALK AND CURB, PEDESTRIAN PATH OF TRAVEL
- VERIFY ALL ADA SIGNAGE IS IN COMPLIANCE WITH DETAILS ON SHEET P2.2 AND ALL LOCAL AND STATE MUNICIPAL CODES
- (E) RETAINING WALL AROUND PERIMETER OF SITE
- (E) HANDICAP PARKING STALL VAN ACCESSIBLE
- (E) EXTERIOR STAIRWAY TO REMAIN
- NO OBJECTS HIGHER THAN 36 INCHES WILL BE PROPOSED IN THE VISIBILITY AREAS
- NOT USED
- (E) BOLLARDS TO REMAIN
- (E) ELECTRICAL BOX
- (E) GAS METER TO REMAIN
- (E) FIRE MAIN
- (E) COMPACT PARKING STALLS
- (E) DRIVEWAY WILL BE MODIFIED TO MEET CURRENT CITY STANDARDS, SDMC SECTION 142.056(C) TABLE 142-05L
- SEE SHEET P4.0 FOR LINE OF SIGHT IMAGES
- (N) MOTORCYCLE SPACES, 3'-0" X 8'-0" TYP.
- NOT USED
- (N) DO NOT ENTER SIGN
- (E) FIRE HYDRANT TO REMAIN
- (N) RESTRIPIED PARKING STALL
- (N) STRIPING
- TRANSITIONAL CROSS SLOPE / DRIVEWAY FLARE PER CITY OF SAN DIEGO STANDARDS
- (N) PLANTER CURB TO MATCH EXISTING

REVISIONS:

SHEET TITLE:  
**PROPOSED SITE PLAN & PARKING**

SHEET NO:  
**P2.1B**











