



THE CITY OF SAN DIEGO

Report to the Hearing Officer

DATE ISSUED: October 9, 2018 REPORT NO. HO-18-080

HEARING DATE: October 17, 2018

SUBJECT: MPF 2335 PASEO DE LAS AMERICAS, Process Three Decision

PROJECT NUMBER: [585526](#)

OWNER/APPLICANT: Nakach Family Trust, Owner/Chris Horsley, Applicant

SUMMARY

Issue: Should the Hearing Officer approve a Marijuana Production Facility located at 2335 Paseo De Las Americas, Suite A, within the Otay Mesa Community Plan area?

Staff Recommendation: Approve Conditional Use Permit No. 2073194.

Community Planning Group Recommendation: On May 16, 2018, the Otay Mesa Planning Group voted 15-0-1 to recommended conditional approval of the project subject to the environmental determination being approved (Attachment 7)

Environmental Review: This project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15303(c), New Construction or Conversion of Small Structures (Attachment 6). This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on July 10, 2018, and the opportunity to appeal that determination ended July 24, 2018.

BACKGROUND

The project is a request for a Conditional Use Permit pursuant to San Diego Municipal Code (SDMC) Section 126.0303 to operate a Marijuana Production Facility (MPF) within an approximately 3,000 square-foot tenant space, Suite "A," of an existing 18,096 square-foot, multi-tenant building on a 1.01-acre site. The proposed MPF site is located at 2335 Paseo De Las Americas, Suite A, south of Siempre Viva Road, in the IL-2-1 Zone and the Community Plan Implementation Overlay Zone -Type A (CPIOZ-A) within the Otay Mesa Community Plan area (Attachment 1). The project site is also located within the Airport Land Use Compatibility (Brown Field), Airport Influence Area (Review Area 2), and the Federal Aviation Authority (FAA) Part 77 Overlay Zones. The site is improved with a one-story building constructed in 2003. Suite "A" is currently vacant and was previously used for a check

cashing/credit business. Existing uses within the building include another vacant space, a smog testing facility, a bag wholesaler business, an autobody shop, and an engineering business (Attachment 3).

The project site is designated Prime Industrial Land in the Prosperity Element, and Industrial Employment by the Land Use and Community Planning Element, of the General Plan. The General Plan identifies a citywide shortage of land suitable for manufacturing activities and a need to protect manufacturing land from non-manufacturing uses. The project site is designated Light Industrial within the South District of the Otay Mesa Community Plan (Attachment 2). The Light Industrial designation is intended for manufacturing, research and development, storage, warehousing, distribution and similar uses. The IL Zones are intended to permit a range of uses, including nonindustrial uses in some instances. Specifically, the IL-2-1 Zone allows a mix of light industrial, office, and commercial uses. Surrounding properties are zoned IL-2-1 to the east, north and south. Properties to the west, west of Paseo De Las Americas, are zoned IL-3-1, and designated Heavy Commercial by the Otay Mesa Community Plan, which is intended for a range of commercial uses including heavier commercial uses such as wholesale, distribution, storage and vehicular sales and services. The project site is surrounded by commercial and industrial uses consistent with the Light Industrial and Heavy Commercial designations of the community plan. The proposed MPF, classified as an industrial use, is consistent with the underlying zone and land use designation.

MPF's are restricted to forty City-wide, within light and heavy industrial zones. MPF's require compliance with SDMC Section 141.1004, 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. MPF's also require a minimum distance of 100 feet from a residential zone. Security requirements include interior and exterior lighting, security cameras, alarms and a security guard. The security guard must be licensed by the State of California and be present on the premises during business hours. MPF's must also comply with Chapter 4, Article 2, Division 15 which provides guidelines for lawful operation.

DISCUSSION

Project Description

The project proposes to operate a MPF within an approximately 3,000 square-foot tenant space, Suite "A," of an existing 18,096 square-foot, one-story building. The project proposes tenant improvements to accommodate operations, including interior walls to create lobby/receiving, security, packing, extraction, and processing rooms, and installation of lighting, security cameras and system, and finishes throughout with associated mechanical, electrical and plumbing improvements. No exterior building alterations would occur. Operations include cannabis extraction, oil manufacturing, laboratory operations including research and development of cannabis extraction methods and production of cannabis concentrate products (such as wax, oils, vape, and pen cartridges), packaging and distribution. Public improvements would include reconstruction of the existing driveway, satisfactory to the City Engineer.

The proposed MPF is subject to specific operational and security requirements as set forth in SDMC Section 141.1004. Furthermore, the proposed improvements would require the Owner/Permittee to

obtain a change of use/occupancy building permit consistent with all California Codes and Regulations in effect at the time of building permit, satisfactory to the Building Official. The facility is also subject to State of California statues and regulations.


Conclusion

City staff has reviewed the proposed project and all issues identified through the review process have been resolved in conformance with adopted City Council policies and regulations of the Land Development Code. The project complies with all development regulations of the IL-2-1 zone and no deviations are requested. Staff has provided draft findings (Attachment 4) to support the proposed development and draft conditions of approval (Attachment 5). Staff is recommending the Hearing Officer approve the Project as presented.

ALTERNATIVES

1. Approve Conditional Use Permit No. 2073194, with modifications.
2. Deny Conditional Use Permit No. 2073194, if the findings required to approve the project cannot be affirmed.

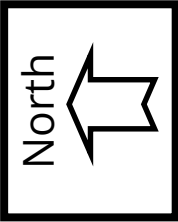
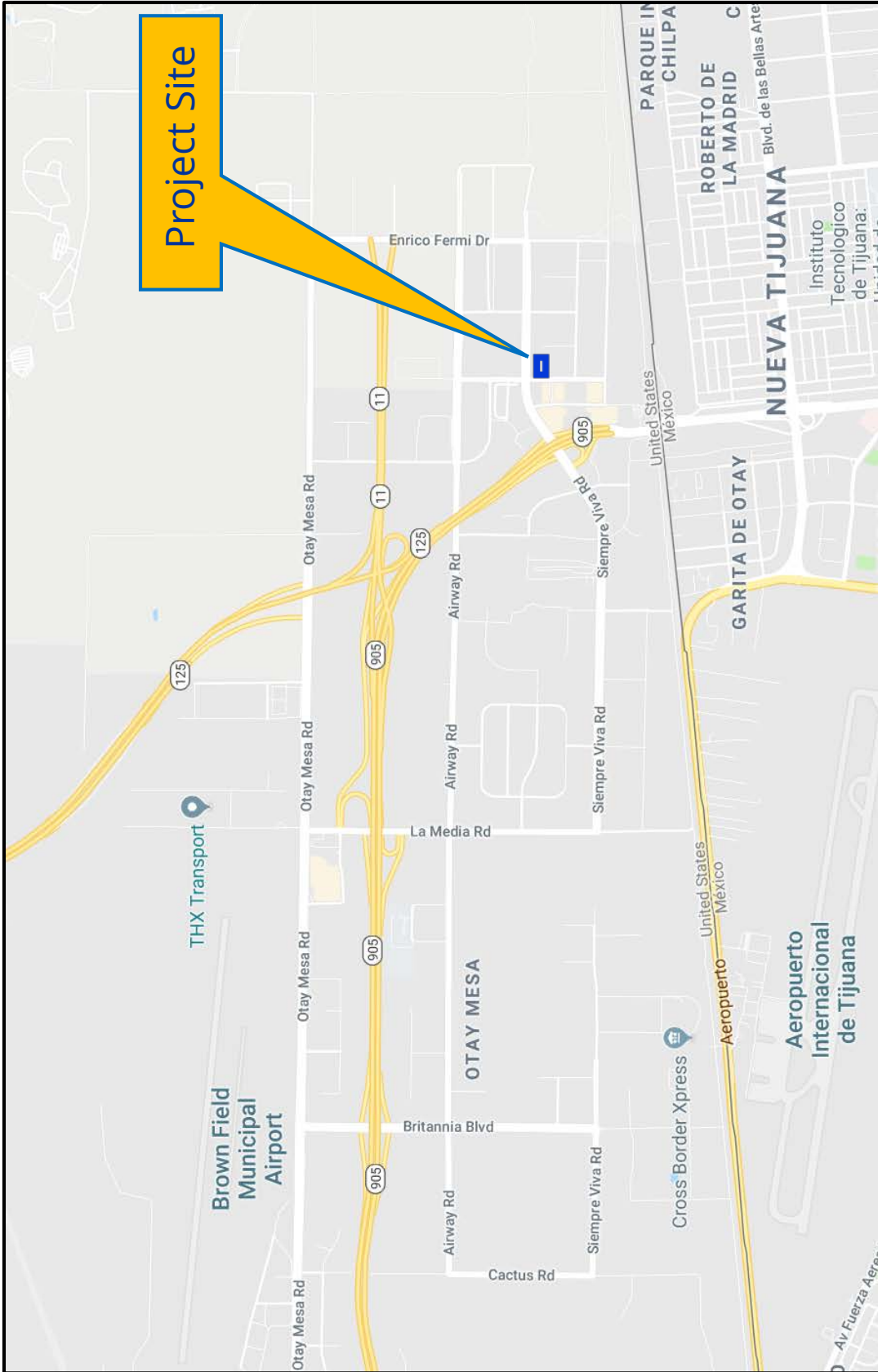
Respectfully submitted,



Firouzeh Tirandazi
Development Project Manager

Attachments:

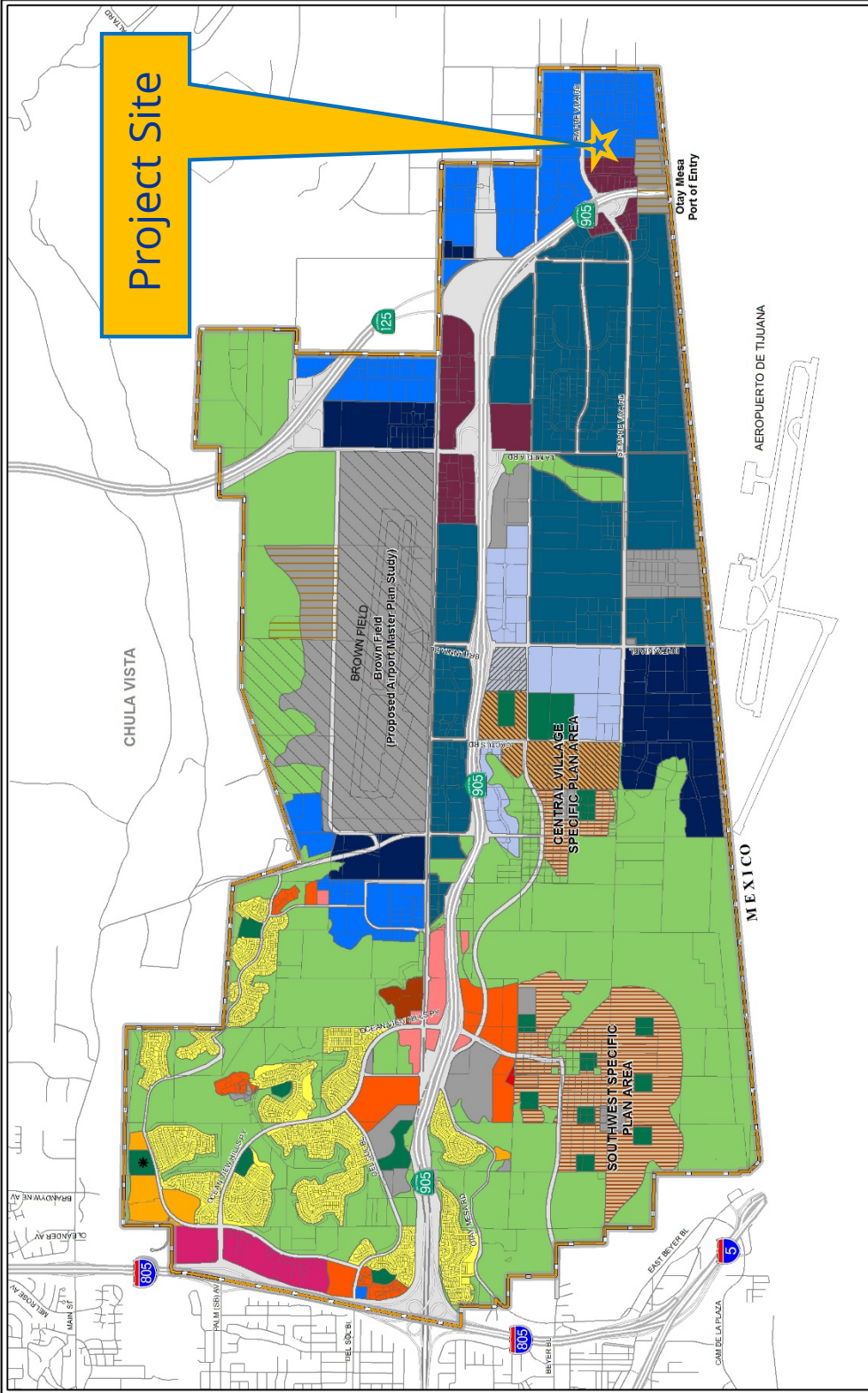
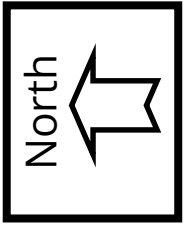
1. Project Location Map
2. Community Plan Land Use Map
3. Aerial Photograph
4. Draft Resolution with Findings
5. Draft Permit with Conditions
6. Environmental Exemption
7. Community Planning Group Recommendation
8. Ownership Disclosure Statement
9. Project Plans



Project Location Map

MPF 2335 Paseo De Las Americas / 2335 Paseo De Las Americas
 PROJECT NO. 585526





THIS IS AN INFORMATIONAL MAP FOR GENERAL INFORMATION ONLY. IT IS NOT A CONTRACT. THE CITY OF SAN DIEGO DOES NOT WARRANT THE ACCURACY OF THE INFORMATION SHOWN ON THIS MAP. THE CITY OF SAN DIEGO IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS. THIS MAP IS FOR INFORMATIONAL PURPOSES ONLY. THE CITY OF SAN DIEGO IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS. THE PROJECT IS SUBJECT TO CHANGE WITHOUT NOTICE.

OTAY MESA COMMUNITY PLAN UPDATE - Figure 2-1

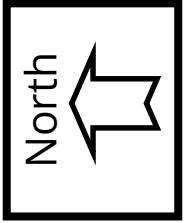
Legend

Parks, Open Space, and Institutional	Residential	Commercial - Residential Prohibited	Industrial	Other
Open Space	Residential - Low	Community Commercial	Light Industrial	Business Park - Office Permitted
Parks	5-8 du/ac	Regional Commercial	Heavy Industrial	Business Park - 44 du/ac
Institutional	10-14 du/ac	Heavy Commercial	Business Park - Residential Permitted	Business and International Trade
Village Centers	Residential - Medium	Neighborhood Commercial	Park Relocated	
Neighborhood Village	15-29 du/ac	Potential Residential Site		
Co-25 du/ac Village	Residential Medium High			
Co-35 du/ac Village	30-44 du/ac			

THE CITY OF SAN DIEGO
 PLANNING, NEIGHBORHOOD &
 ECONOMIC DEVELOPMENT DEPARTMENT
 3/11/2014

Community Land Use Map
 MPF 2335 Paseo De Las Americas / 2335 Paseo De Las Americas
 PROJECT NO. 585526





Aerial Photograph

MPF 2335 Paseo De Las Americas / 2335 Paseo De Las Americas
PROJECT NO. 585526



HEARING OFFICER RESOLUTION NO. HO-XXXX
CONDITIONAL USE PERMIT NO. 2073194
MPF 2335 PASEO DE LAS AMERICAS - PROJECT NO. 585526

WHEREAS, Nakach Family Trust, dated March 7, 2005, Owner and Chris Horsley, Permittee, filed an application with the City of San Diego for a permit to operate a Marijuana Production Facility within an approximately 3,000 square-foot tenant space of an existing 18,096 square-foot building (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. 2073194), on portions of a 1.01-acre site;

WHEREAS, the project site is located at 2335 Paseo De Las Americas, Suite "A," in the IL-2-1 Zone of the Otay Mesa Community Plan;

WHEREAS, the project site is legally described as Lot 3 of Otay International Center Lots 8 and 9, Unit No. 1, according to Map thereof No. 11741, filed March 4, 1987;

WHEREAS, on July 10, 2018, the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000 et seq.) under CEQA Guideline Section 15303(c), and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520;

WHEREAS, on October 17, 2018, the Hearing Officer of the City of San Diego considered Conditional Use Permit No. 2073194 pursuant to the Land Development Code of the City of San Diego; NOW, THEREFORE,

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. 2073194:

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 proposed project is a request for a Conditional Use Permit to operate a Marijuana Production Facility (MPF) within an approximately 3,000 square-foot tenant space, Suite "A," of an existing 18,096 square-foot, multi-tenant building. The 1.01-acre site is located at 2335 Paseo De Las Americas, in the IL-2-1 Zone and the Community Plan Implementation Overlay Zone in the Otay Mesa Community Plan.

The project site is designated Prime Industrial Land in the Prosperity Element, and Industrial Employment by the Land Use and Community Planning Element, of the General Plan. The General Plan identifies a citywide shortage of land suitable for manufacturing activities and a need to protect manufacturing land from non-manufacturing uses. The project site is designated Light Industrial within the South District of the Otay Mesa Community Plan. The South District is one of five Districts within Otay Mesa. The variety of industrial land use designations in Otay Mesa is intended to protect and enhance the existing industrial uses while providing an opportunity to increase industrial capacity to encourage new and relocated industries that provide employment opportunities for community residents. The Light Industrial designation is intended for manufacturing, research and development, storage, warehousing, distribution and similar uses.

The proposed MPF, classified as an industrial use, is a compatible use for this location with a Conditional Use Permit and is consistent with the community plan, and therefore will not adversely affect the applicable land use plan.

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

The MPF is proposed within an approximately 3,000 square-foot space of an existing 18,096 square-foot building. The project proposes tenant improvements to accommodate operations, including interior walls to create lobby/receiving, security, packing, extraction, and processing rooms, and installation of lighting, security cameras and system, and finishes throughout with associated mechanical, electrical and plumbing improvements. The proposed improvements would require the Owner/Permittee to obtain a change of use/occupancy building permit consistent with all California Codes and Regulations in effect at the time of building permit, satisfactory to the Building Official. Public improvements would include the reconstruction of the existing driveway, satisfactory to the City Engineer.

MPF's are restricted to forty City-wide, within light and heavy industrial zones. MPF's require compliance with San Diego Municipal Code (SDMC), section 141.1004, 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. MPF's also have a minimum distance requirement of 100 feet from a residential zone. The proposed MPF complies with the separation requirements as set forth in SDMC Section 141.1004 (a).

The proposed MPF is subject to specific operational requirements as set forth in SDMC Section 141.1004, including security requirements, such as lighting, security cameras, alarms and a security guard. The security guard must be licensed by the State of California and be present on the premises during business hours. MPF's must also comply with SDMC Chapter 4, Article 2, Division 15 which provides guidelines for lawful operation.

The proposed project will be required to comply with the development conditions as described in the Conditional Use Permit No. 2073194. The Conditional Use Permit No. 2073194 will be valid for five years and may be revoked if the Owner/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 the Conditional Use Permit No. 2073194. The referenced regulations and conditions have been determined as necessary to avoid adverse impact upon the health, safety and general welfare of persons patronizing, residing or working within the surrounding area. 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 proposed project is a request for a Conditional Use Permit to operate a MPF within an approximately 3,000 square-foot tenant space of an existing 18,096 square-foot building on a 1.01-acre site located at 2335 Paseo De Las Americas. The project site is in the IL-2-1 Zone within the Otay Mesa Community Plan area. The one-story, multi-tenant building was constructed in 2003. The project proposes tenant improvements to accommodate operations, including interior walls to create lobby/receiving, security, packing, extraction, and processing rooms, and installation of lighting, security cameras and system, and finishes throughout with associated mechanical, electrical and plumbing improvements. Operations include cannabis extraction, oil manufacturing, laboratory operations including research and development of cannabis extraction methods and production of cannabis concentrate products (such as wax, oils, vape, and pen cartridges), packaging and distribution. Public improvements would include reconstruction of the existing driveway, satisfactory to the City Engineer.

MPF's are allowed in the IL-2-1 Zone with a Conditional Use Permit. The proposed use requires compliance with San Diego Municipal Code (SDMC), Section 141.1004 and Chapter 4, Article 2, Division 15. SDMC Section 141.1004 requires 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. There is also a minimum distance requirement of 100 feet from a residential zone. Security requirements, expressed as conditions in the Permit, include interior and exterior lighting, security cameras, alarms and a security guard. The security guard must be licensed by the State of California and be present on the premises during business hours.

The proposed MPF is consistent with all land development regulations relevant for the site and the use and no deviations are requested or required. Therefore, the proposed MPF will comply with the regulations of the Land Development Code.

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

The MPF is proposed within an approximately 3,000 square-foot space of an existing 18,096 square-foot building on a 1.01-acre site located at 2335 Paseo De Las Americas in the IL-2-1 Zone of the Otay Mesa Community Plan. The project site is designated Prime Industrial Land in the Prosperity Element, and Industrial Employment by the Land Use and Community Planning Element, of the General Plan. The General Plan identifies a citywide shortage of land suitable for manufacturing activities and a need to protect manufacturing land from non-manufacturing uses. The project site is designated Light Industrial within the South District of the Otay Mesa Community Plan. The South District is one of five Districts within Otay Mesa. The variety of industrial land use designations in Otay Mesa is intended to protect and enhance the existing industrial uses while providing an opportunity to increase industrial capacity to encourage new and relocated industries that provide employment opportunities for community residents. The Light Industrial designation is intended for manufacturing, research and development, storage, warehousing, distribution and similar uses.

The IL Zones are intended to permit a range of uses, including non-industrial uses in some instances. The purpose and intent of the IL-2-1 Zone is to accommodate a range of industrial and manufacturing activities in designated areas to promote balanced land use and provide flexibility in the design of new and redeveloped industrial projects, while assuring high quality development and protecting land for industrial uses and limiting nonindustrial uses. The development standards of this zone are intended to encourage sound industrial development by providing an attractive environment free from adverse impacts associated with some heavy industrial uses. Specifically, the IL-2-1 Zone allows a mix of light industrial, office, and commercial uses.

The proposed MPF, classified as an industrial use, is a compatible use for this location with a Conditional Use Permit and is consistent with all land development regulations relevant for the site and the use and no deviations are requested or required. The proposed project is consistent with the Light Industrial designation of the Otay Mesa Community Plan. Therefore, the proposed MPF is an appropriate use at the proposed location.

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. 2073194 is hereby GRANTED by the Hearing Officer to the

referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit No. 2073194, a copy of which is attached hereto and made a part hereof.

Firouzeh Tirandazi
Development Project Manager
Development Services

Adopted on: October 17, 2018

IO#: 24007586

DRAFT

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: 24007586

SPACE ABOVE THIS LINE FOR RECORDER'S USE

CONDITIONAL USE PERMIT NO. 2073194
MPF 2335 PASEO DE LAS AMERICAS - PROJECT NO. 585526
Hearing Officer

This Conditional Use Permit No. 2073194 is granted by the Hearing Officer of the City of San Diego to Nakach Family Trust, dated March 7, 2005, Owner and Chris Horsley, Permittee, pursuant to San Diego Municipal Code [SDMC] section 126.0305. The 1.01-acre site is located at 2335 Paseo De Las Americas, Suite "A," in the IL-2-1 Zone of the Otay Mesa Community Plan. The project site is legally described as Lot 3 of Otay International Center Lots 8 and 9, Unit No. 1, according to Map thereof No. 11741, filed March 4, 1987.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to operate a Marijuana Production Facility within an approximately 3,000 square-foot tenant space of an existing 18,096 square-foot building described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated October 17, 2018, on file in the Development Services Department.

The project shall include:

- a. Operation of a Marijuana Production Facility within an approximately 3,000 square-foot building. The operation shall include requirements consistent with State of California statutes and the California Departments of Food and Agriculture, Consumer Affairs and Public Health regulations;
- b. The Marijuana Production Facility operations include cannabis extraction, oil manufacturing, laboratory operations including research and development of cannabis extraction methods and production of cannabis concentrate products (such as wax, oils, vape, and pen cartridges), packaging and distribution;
- c. Off-street parking; and
- d. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality Act

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

STANDARD REQUIREMENTS:

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36-month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by November 1, 2021.
2. This Conditional Use Permit [CUP] and corresponding use of this site shall expire on November 1, 2023. Upon expiration of this Permit, the facilities and improvements described herein, excluding any public improvements, shall be removed from this site and the property shall be restored to its original condition preceding approval of this Permit.
3. 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.
4. 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.
5. 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.
6. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
7. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).
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.

BUILDING OFFICIAL REQUIREMENTS:

12. Prior to the commencement of operations granted by this Permit, the Owner/Permittee shall obtain a change of use/occupancy building permit consistent with all California Codes and Regulations in effect at the time of building permit, satisfactory to the Building Official.

ENGINEERING REQUIREMENTS:

13. Prior to the issuance of any construction permits, the Owner/Permittee shall assure, by permit and bond, the reconstruction of the existing driveway to current City Standards, adjacent to the site on Paseo De Las Americas, satisfactory to the City Engineer.

PLANNING/DESIGN REQUIREMENTS:

14. 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.

15. A maximum of four employees shall be allowed on-site at any given time to correspond to the four parking spaces provided for the project.

16. All operations shall be conducted indoors within a secured structure. All equipment and storage shall be also located within a secure structure.

17. Lighting shall be provided to illuminate the immediate surrounding area of the facility, including parking lots and adjoining sidewalks. Lighting shall be hooded or oriented to deflect light away from adjacent properties.

18. Security shall include operable cameras, alarms, and a security guard. The security guard shall be licensed by the State of California and be present on the premises during business hours. The security guard shall only be engaged in activities related to providing security for the facility, except on an incidental basis.

19. The name and emergency contact telephone number of an operator or manager shall be posted outside the marijuana production facility in a location visible to the public from the public right-of-way in character size at least two inches in height. The permittee shall provide this contact information to the San Diego Police Department. The operator or manager shall also be available 24 hours a day to address public nuisance complaints and interact with local, state, and federal law enforcement authorities. Other than the contact information, a marijuana production facility shall limit signage on the exterior of the property visible from the public right-of-way to the address.

20. A permit shall be obtained as required pursuant to SDMC Chapter 4, Article 2, Division 15.

21. The retail sale of marijuana and marijuana products shall only be conducted by a marijuana outlet in accordance with SDMC Section 141.0504. A marijuana production facility is prohibited from providing marijuana and marijuana products to any person other than another marijuana production facility, a testing lab, or a marijuana outlet.

22. The marijuana production facility, adjacent public sidewalks, and areas under the control of the marijuana production facility shall be maintained free of litter and graffiti at all times.

23. The marijuana production facility shall provide daily removal of trash, litter, and debris. Graffiti shall be removed from the premises within 24 hours.

24. The Owner/Permittee shall provide a sufficient odor absorbing ventilation and exhaust system capable of minimizing excessive or offensive odors emanating outside of the permitted facility, to the satisfaction of the Development Services Department.

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.
- Cannabis businesses that operate or provide services within the City of San Diego are liable for a monthly gross receipts tax. As referenced in San Diego Municipal Code Section [34.0103 \(b\)](#), taxable activities include but are not limited to, transporting, manufacturing, cultivating, packaging, or retail sales of cannabis and any ancillary products in the City. For additional information, contact the Office of the City Treasurer at 619-615-1580.

APPROVED by the Hearing Officer of the City of San Diego on October 17, 2018 by Resolution No. HO-XXXX.

ATTACHMENT 5

Permit Type/PTS Approval No.: Conditional Use Permit No. 2073194
Date of Approval: October 17, 2018

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

Firouzeh Tirandazi
Development Project Manager

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

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

NAKACH FAMILY TRUST DATED MARCH 7, 2005

Owner

By _____
Jose Nakach
Trustee

By _____
Sara E. Nakach
Trustee

CHRIS HORSLEY

Permittee

By _____
Chris Horsley

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

NOTICE OF EXEMPTION

(Check one or both)

TO: Recorder/County Clerk
 P.O. Box 1750, MS A-33
 1600 Pacific Hwy, Room 260
 San Diego, CA 92101-2400

FROM: City of San Diego
 Development Services Department
 1222 First Avenue, MS 501
 San Diego, CA 92101

Office of Planning and Research
 1400 Tenth Street, Room 121
 Sacramento, CA 95814

Project Name: MPF 2335 Paseo de las Americas

Project No.: 585526

Project Location-Specific: The project is located at 2335 Paseo De Las Americas, San Diego, CA 92154.

Project Location-City/County: San Diego/San Diego

Description of nature and purpose of the Project: The project applicant proposes a 3,000-square-foot Marijuana Production Facility (MPF), including cannabis extraction, oil manufacturing and a modular lab, within an existing 18,096 square-foot building located at 2335 Paseo De Las Americas in the Otay Mesa Community Plan area. It is designated for Light Industrial Use and is zoned IL-2-. It is subject to the following overlay zones: Prime Industrial Lands, FAA Part 77 Noticing Area (Brownfield 636' to 641' - site elevation 575'), Airport Influence Area - Brown Field Review Area 2, Airport Land Use Compatibility Overlay Zone - Brown Field, CPIOZ-A, and Transit Priority Area.

Name of Public Agency Approving Project: City of San Diego

Name of Person or Agency Carrying Out Project: Michelle Rhodes-Horsley
 Nine Cloud Cannabis
 3940 Laurel Canyon Boulevard, Suite 1563
 Studio City, CA 91604
 (801) 726-8822

Exempt Status: (CHECK ONE)

- Ministerial (Sec. 21080(b)(1); 15268);
- Declared Emergency (Sec. 21080(b)(3); 15269(a));
- Emergency Project (Sec. 21080(b)(4); 15269 (b)(c))
- Categorical Exemption: CEQA Section 15303 (New Construction or Conversion of Small Structures)

Reasons why project is exempt: The City of San Diego conducted an environmental review that determined the project would not have the potential for causing a significant effect on the environment. The project meets the criteria set forth in CEQA Section 15303 (c) which allows for the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. In urbanized areas, the exemption also applies to up to four such commercial buildings not exceeding 10,000 square feet in floor area on sites zoned for such use if not involving the use of significant amounts of hazardous substances where all necessary public services and facilities are available and the surrounding area is not environmentally sensitive. The exceptions listed in CEQA Section 15300.2 would not apply.

Lead Agency Contact Person: Anna L. McPherson AICP

Telephone: (619) 446-5276

If filed by applicant:

1. Attach certified document of exemption finding.
2. Has a notice of exemption been filed by the public agency approving the project? () Yes () No

It is hereby certified that the City of San Diego has determined the above activity to be exempt from CEQA

Anna M. McPherson /Program Manager July 25, 2018
Signature/Title Date

Check One:

- (X) Signed By Lead Agency
() Signed by Applicant

Date Received for Filing with County Clerk or OPR:

**OTAY MESA PLANNING GROUP
MEETING MINUTES, MAY 16, 2018
OTAY NESTOR LIBRARY
3003 CORONADO AVENUE, SAN DIEGO, CA 92154**

Otay Mesa Planning Group Chair, Rob Hixson called the meeting to order at 3:05p.m.

Introductions are made across the room.

Members present:	Members absent:
Rob Hixson- Chair	Antonio Martinez
Alejandra Mier y Teran	Jimmy Ayala
Chris Holder	Kaitlin Arduino- Secretary
Clarissa Falcon	Wayne Dickey
Diane Kirma	
Felipe Nuno	
Joe Street	
Lisa Golden	
Mark Freed	
Rita Mahoney	
Rodolfo Lopez Jr.	
Ronnie Taylor	
Ted Shaw	
Tom Ricotta	
Tom Story	
Tony Blas	

Approval of minutes:

April 2018

- Motion: Felipe Nuno, Tom Story Second
- Vote: Approved
- Abstained: None

Public Input:

None.

Chairman’s Report:

Items received reviewed:

1. Notice of Application- Project # 597523 - Tijuana Cross Border Amendment – Denise Vo
2. Notice of Application- Project # 603927 – Otay Truck Park SDP – Site Dev. Permit Process 3 – Karl Higgins
3. 9870 Marconi Drive – Project # 585398 – MPF Site Plans

OTAY MESA PLANNING GROUP
MEETING MINUTES, MAY 16, 2018
OTAY NESTOR LIBRARY

3003 CORONADO AVENUE, SAN DIEGO, CA 92154

fence expansion they're building a fence; Dorcey finishing up his concrete tilt up building in 18 months – 2 years. The face of Otay Mesa will look different.

Informational Items:

None.

Action Items:

Motion: Request for Approval for Conditional Use Permit – MPF 2335 Paseo de las Americas

Vote: Rita Mahoney, Felipe Nuno seconded.

Vote No: None

Resolved: Pass

Recommendation: Recommended for conditional approval of the project subject to the Environmental Determination being approved by the City of San Diego DSD.

Abstained: Alejandra Mier y Teran

Motion: Grand Jury Report

Vote: None

Vote No: None

Resolved: No Action taken. If they ask for any feedback, give them the feedback about the excused absences (*The City should allow 1-2 excused absences*).

Recommendation/ Comment: Review community planning group boundaries and determine if consolidation of some planning groups should take place. Determine if the planning department should develop methods and provide resources to improve recruitment that could result in more diverse membership determine if members of the planning group should attend all planning group meetings. Consider directing San Diego City Neighborhood Services Department staff to closely monitor planning group actions and provide timely guidance to preclude requests for inappropriate project additions or modifications. Determine if all planning group members should be required to complete the ECAL training each time they are re-elected or reappointed.

Abstained: None


Closing remarks:

Thank you, good attendance turnout.

Old Business:

No old business

Meeting adjourned at 4:19 p.m. by Otay Mesa Planning Group Chair, Rob Hixson

	City of San Diego Development Services 1222 First Ave., MS 302 San Diego, CA 92101 (619) 446-5000	<h1>Ownership Disclosure Statement</h1>	FORM DS-318 October 2017
---	---	---	--

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: Nine Cloud Cannabis **Project No. For City Use Only:** 585526

Project Address: 2335 Paseo De Las Americas, Suite A
San Diego, CA 92154

Specify Form of Ownership/Legal Status (please check):

Corporation Limited Liability -or- General - What State? _____ Corporate Identification No. _____
 Partnership Individual

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter 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), applicant(s), and other financially interested persons of the above referenced property. A financially interested party includes any individual, firm, co-partnership, joint venture, association, social club, fraternal organization, corporation, estate, trust, receiver or syndicate with a financial interest in the application. If the applicant includes a corporation or partnership, include the names, titles, addresses of all individuals owning more than 10% of the shares. If a publicly-owned corporation, include the names, titles, and addresses of the corporate officers. (A separate page may be attached if necessary.) If any person is a nonprofit organization or a trust, list the names and addresses of **ANY** person serving as an officer or director of the nonprofit organization or as trustee or beneficiary of the nonprofit organization. A signature is required of at least one of the property owners. 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.

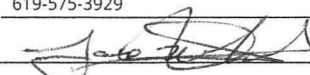
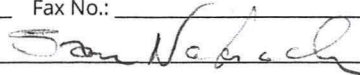
Property Owner

Name of Individual: Jose Nakach and Sara E. Nakach, Trustees of the Nakach Family Trust Owner Tenant/Lessee Successor Agency

Street Address: 681 Anita Street, #108

City: Bonita State: CA Zip: 91911

Phone No.: 619-575-3929 Fax No.: _____ Email: gogo@acctekin.com

Signature:   Date: 11/14/2017

Additional pages Attached: Yes No

Applicant

Name of Individual: Chris Horsley Owner Tenant/Lessee Successor Agency

Street Address: 3940 Laurel Canyon Blvd. #1563

City: Studio City State: CA Zip: 91604

Phone No.: 801-726-3288 Fax No.: _____ Email: _____

Signature:  Date: 11/15/2017

Additional pages Attached: Yes No

Other Financially Interested Persons

Name of Individual: _____ Owner Tenant/Lessee Successor Agency

Street Address: _____

City: _____ State: _____ Zip: _____

Phone No.: _____ Fax No.: _____ Email: _____

Signature: _____ Date: _____

Additional pages Attached: Yes No

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

ALL DRAWINGS AND WRITTEN MATERIALS HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK AND ARE THE PROPERTY OF EHM ARCHITECTURE DEVELOPED FOR USE ON THIS PROJECT AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF EHM ARCHITECTURE.

DEVELOPMENT SUMMARY	
1. SUMMARY OF REQUEST	TENANT IMPROVEMENT FOR A 3,000 SQUARE FOOT MARIJUANA PROCESS FACILITY, INCLUDING A MODULAR LABORATORY ROOM. NO EXTERIOR IMPROVEMENTS ARE PROPOSED.
REQUIRED DISCRETIONARY PERMITS:	CONDITIONAL USE PERMIT (FOR A MARIJUANA PROCESSING FACILITY)
2. STREET ADDRESS	2335 PASEO DE LAS AMERICAS SAN DIEGO, CA 92154
3. PLANNED DISTRICT	OTAY INTERNATIONAL CENTER
4. ZONING	IL-2-1 LIGHT INDUSTRIAL
5. LEGAL DESCRIPTION	LOT 3 OF OTAY INTERNATIONAL CENTERS LOTS 8 & 9 MAP NO. 11741
6. ASSESSOR'S PARCEL NUMBER	646-160-03-00
7. PROPOSED USE	MARIJUANA PRODUCTION FACILITY
8. TYPE OF CONSTRUCTION	TYPE V-N, SPRINKLED, ONE STORY CONC. TILT-UP, 24' HIGH
9. OCCUPANCY GROUP	F-1 / B (MODERATE-HAZARD FACTORY INDUSTRIAL / OFFICE)
10. SITE AREA	GROSS SITE AREA: 43,995 S.F. (1.01 AC.) OVERALL BUILDING AREA: 18,096 S.F.
11. FLOOR AREA	PROCESSING AREA: 2,630 S.F. OFFICE / BREAKROOM: 240 S.F. ELECTRICAL ROOM: 80 S.F. RESTROOM: 50 S.F. TOTAL: 3,000 S.F.
12. FLOOR AREA RATIO (F.A.R.)	NO CHANGE TO EXISTING FLOOR AREA RATIO
13. PARKING	25 EXISTING SPACES AND 1 EXISTING VAN ACCESSIBLE SPACE PROVIDED
14. NUMBER OF STORIES / BUILDING HEIGHT	1 STORY BUILDING HEIGHT: 24'
15. WATER SERVICE / SEWER SERVICE	CITY OF SAN DIEGO WATER / CITY OF SAN DIEGO WASTEWATER
16. BUILDING CODE	CITY OF SAN DIEGO MUNICIPAL REGULATIONS, CITY OF SAN DIEGO ZONING & PLANNING CODE, 2016 CALIFORNIA BUILDING CODE, 2016 UNIFORM BUILDING CODE, 2016 CALIFORNIA FIRE CODE, 2016 NATIONAL ELECTRIC CODE, 2016 CALIFORNIA MECHANICAL CODE, 2016 CALIFORNIA PLUMBING CODE, 2016 CALIFORNIA ENERGY CODE
17. OWNER'S NAME & ADDRESS	NAKACH FAMILY TRUST 681 ANITA STREET, SUITE 108 CHULA VISTA, CA 91911
18. PROJECT TEAM	ARCHITECT: RANDAL JAY EHM, A.I.A. EHM ARCHITECTURE INC. 3966 FALCON STREET SAN DIEGO, CA 92103 O. (619) 299-5453 F. (619) 299-0957 randal@ehmarch.com www.ehmarch.com OWNER: JOSE NAKACH AND SARA NAKACH

NINE CLOUD CANNABIS MARIJUANA PRODUCTION FACILITY

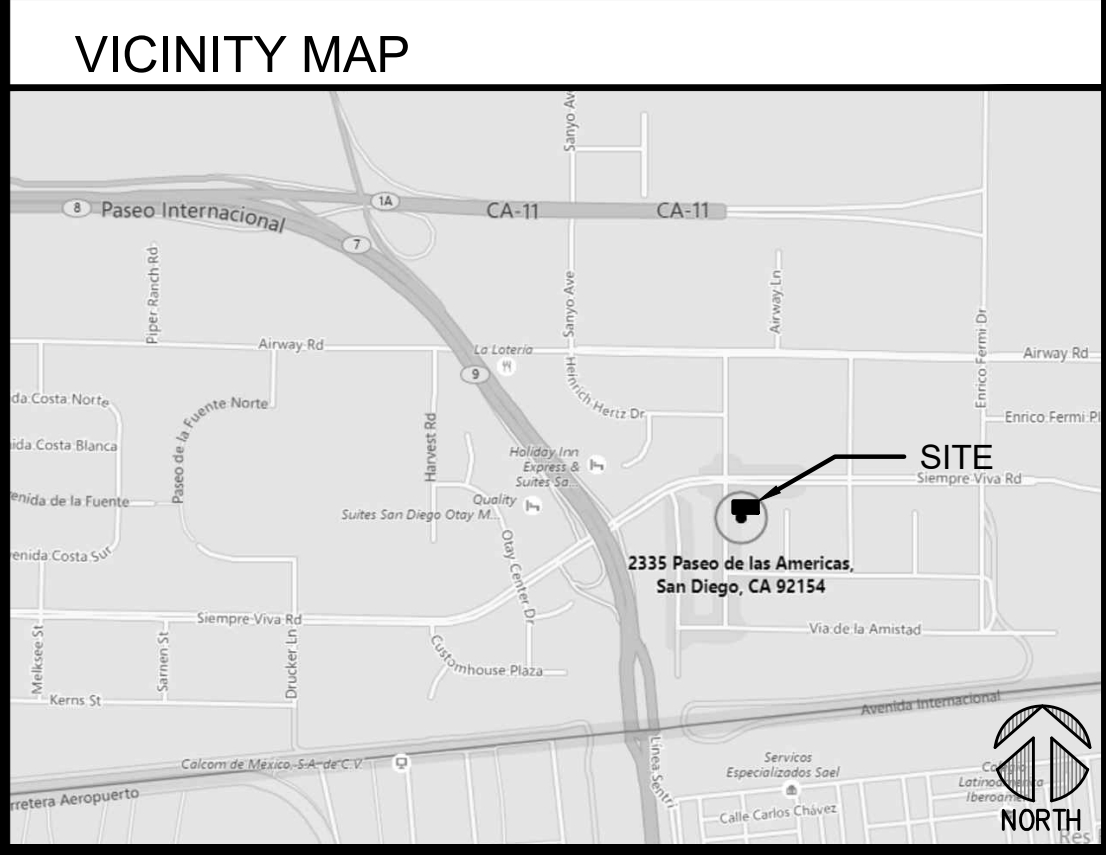
2335 PASEO DE LAS AMERICAS, SAN DIEGO,
CALIFORNIA, 92154



SHEET INDEX		
#	SHEET	TITLE
01	A0.0	TITLE SHEET & GENERAL NOTES
02	A0.1	GENERAL NOTES & ABBREVIATIONS
03	A1.0	SITE PLAN
04	A1.0A	RECORD SITE PLAN
05	A1.1	FLOOR PLAN
06	A2.0	ELEVATIONS

CODES & STANDARDS	
BUILDING CODES:	-CITY OF SAN DIEGO MUNICIPAL REGULATIONS. -CITY OF SAN DIEGO ZONING AND PLANNING CODE. -2016 CALIFORNIA BUILDING CODE. -2016 UNIFORM BUILDING CODE. -2016 CALIFORNIA FIRE CODE. -2016 NATIONAL ELECTRIC CODE. -2016 CALIFORNIA MECHANICAL CODE. -2016 CALIFORNIA PLUMBING CODE. -2016 CALIFORNIA ENERGY CODE.

SYMBOL LEGEND	
	GRID LINES
	KEY NOTE
	DOOR TAG
	DRAWING TAG EXT. ELEVATION TAG SHEET TAG
	DRAWING TAG INT. ELEVATION TAG SHEET TAG
	DRAWING TAG VIEW TAG
	WINDOW TAG
	ELEVATION SPOT
	REVISION DELTA
	DRAWING TAG REFERENCE TAG SHEET TAG
	DRAWING TAG SECTION TAG SHEET TAG
	DRAWING TAG PHOTO TAG SHEET TAG



OWNER:	NAKACH FAMILY TRUST 681 ANITA STREET, SUITE 108 CHULA VISTA, CA 91911
TENANT:	NINE CLOUD CANNABIS - CHRIS HORSLEY 3940 LAUREL CANYON BLVD. #1563 STUDIO CITY, CA, 91604
ARCHITECT:	EHM ARCHITECTURE INC. RANDAL JAY EHM A.I.A. - PRESIDENT/CEO 3966 FALCON STREET SAN DIEGO, CA 92103-2943
PHONE #:	(619) 299 5453 x306 (619) 299-0957 FAX
PROJECT ADDRESS:	2335 PASEO DE LAS AMERICAS SAN DIEGO, CA 92154
PROJECT NAME:	NINE CLOUD CANNABIS MARIJUANA PRODUCTION FACILITY
SHEET TITLE:	A0.0 TITLE SHEET & GENERAL NOTES
REVISION 5:	_____
REVISION 4:	_____
REVISION 3:	_____
REVISION 2:	04-05-18
ORIGINAL DATE:	11/16/17
SHEET	01 of 06

ALL DRAWINGS AND WRITTEN MATERIALS HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK AND ARE THE PROPERTY OF EHM ARCHITECTURE DEVELOPED FOR USE ON THIS PROJECT AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF EHM ARCHITECTURE.

GENERAL NOTES
27. AT BOTTOM AND INTERMEDIATE LANDINGS, THE WIDTH SHALL BE AT LEAST THE SAME AS REQUIRED FOR THE RAMP.
28. ARTIFICIAL LIGHTING SHALL BE DIRECTED AWAY FROM OR SHADED SO AS NOT TO FALL ON ADJACENT PROPERTIES...

60. EIGHTY PERCENT OF THE FLOOR AREA RECEIVING RESILIENT FLOORING SHALL COMPLY WITH ONE OR MORE OF THE FOLLOWING:
1. VOC-EMISSION LIMITS DEFINED IN THE COLLABORATIVE FOR HIGH PERFORMANCE SCHOOLS (CHPS) HIGH PERFORMANCE PRODUCTS DATABASE.
2. PRODUCTS COMPLIANT WITH CHPS CRITERIA CERTIFIED UNDER THE GREENGUARD CHILDREN'S SCHOOL PROGRAM.

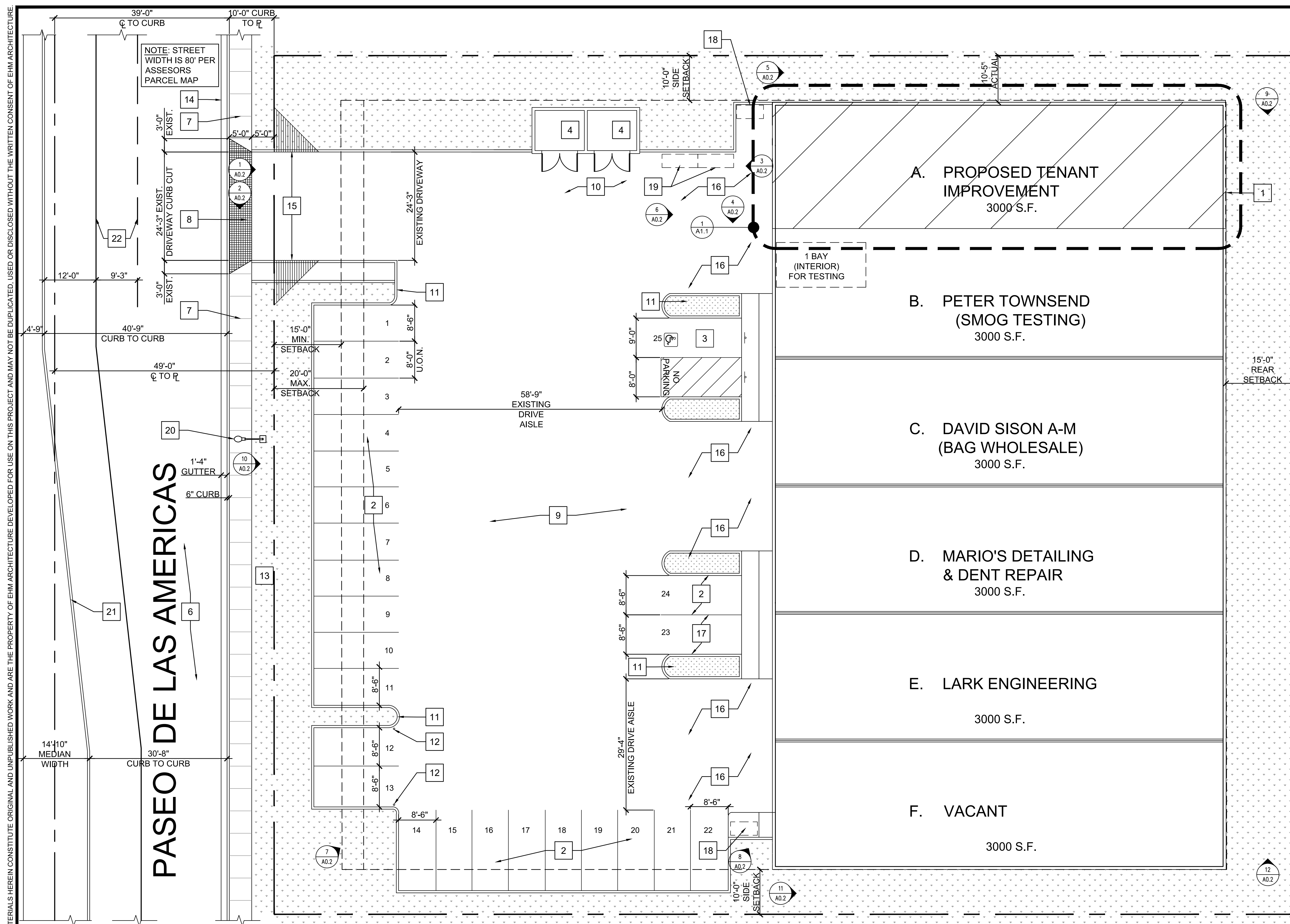
BMP NOTES
THIS PROJECT SHALL COMPLY WITH ALL REQUIREMENTS OF THE STATE PERMIT: CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD, SAN DIEGO REGION, ORDER NO. 2001.01 NPDES NO CASO10875.
1. SUFFICIENT BMP'S MUST BE INSTALLED TO PREVENT SILT, MUD, OR OTHER CONSTRUCTION DEBRIS FROM BEING TRACKED INTO THE ADJACENT STREET(S) OR STORM WATER CONVEYANCE SYSTEM DUE TO CONSTRUCTION VEHICLES OR ANY OTHER CONSTRUCTION ACTIVITIES...

PROJECT DATA
NEW SCOPE OF WORK: INTERIOR REMODEL OF 2,927 S.F WAREHOUSE SPACE, NEW INTERIOR DOORS INTERIOR FINISHES, AND EQUIPMENT PER PLANS.
ADDRESS: 2335 Paseo de las Americas, SAN DIEGO, CA. 92154
YEAR OF CONSTRUCTION: 2003
LEGAL DESCRIPTION: LOT: 3 OTAY INTERNATIONAL CENTER IN THE CITY OF SAN DIEGO, IN THE COUNTY OF SAN DIEGO ACCORDING TO MAP 11741

ABBREVIATIONS
A.B. ANCHOR BOLT
A.C. ASPHALTIC CONCRETE
A/C AIR-CONDITIONING
ACC. ACCESSIBLE
ACOUS. ACOUSTIC/ACOUSTICAL

ABBREVIATIONS CONT.
P.L.F. POUNDS/LINEAL FOOT
PLUMB. PLUMBING
PLYWD. PLYWOOD
PNL. PANEL
PR. PAIR
PRCST. PRECAST
PRFPAB. PREFABRICATED
PRFR. PREPARATION

OWNER: NAKASH FAMILY TRUST, 681 ANITA STREET, SUITE 108, CHULA VISTA, CA 91911
TENANT: NINE CLOUD CANNABIS - CHRIS HORSLEY, 3940 LAUREL CANYON BLVD. #1563, STUDIO CITY, CA, 91604
ARCHITECT: EHM ARCHITECTURE INC., RANDAL JAY EHM A.I.A. - PRESIDENT/CEO, 3966 FALCON STREET, SAN DIEGO, CA 92103-2943
PHONE #: (619) 299-5453 x306, (619) 299-0957 FAX
PROJECT ADDRESS: 2335 PASEO DE LAS AMERICAS, SAN DIEGO, CA 92154
PROJECT NAME: NINE CLOUD CANNABIS MARIJUANA PRODUCTION FACILITY
SHEET TITLE: 01.1 GENERAL NOTES
ORIGINAL DATE: 11/16/17
SHEET 02 of 06



- GENERAL NOTES**
- NO EXISTING OR PROPOSED EASEMENTS IN THE PROPERTY
 - PROVIDE BUILDING ADDRESS NUMBERS, VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY PER FHPS POLICY P-00-6 (UFC 901.4.4)
 - NO EXISTING OR PROPOSED TRANSIT STOPS ON SITE
 - PREVIOUS PRELIMINARY REVIEW OF SUITE B PER PROJECT NO. 205782.

- KEY NOTES**
- EXISTING STRUCTURE
 - EXISTING PARKING
 - EXISTING VAN ACCESSIBLE PARKING WITH EXISTING COMPLIANT AND COMPLIANT SIGNAGE.
 - EXISTING TRASH ENCLOSURE
 - EXISTING PROPERTY LINE
 - EXISTING PUBLIC STREET
 - EXISTING SIDEWALK
 - DEMOLISH EXISTING DRIVEWAY ENTRY/EXIT - PROVIDE NEW DRIVEWAY PER S.D. STD. DWG SDG 162
 - EXISTING ASPHALT CONCRETE
 - EXISTING CONCRETE SURFACE
 - EXISTING LANDSCAPE PLANTER
 - EXISTING BOLLARD - TYP
 - EXISTING FIRE HYDRANT
 - EXISTING CONCRETE CURB AND GUTTER
 - VISIBILITY AREA. NO FENCES OR SHRUBS HIGHER THAN 36" ARE PROPOSED.
 - EXISTING 10' X 20' LOADING SPACE.
 - DESIGNATED CARPOOL/ZERO EMISSIONS VEHICLE PARKING SPACE. NOTE: PROPOSED USE IS EXEMPT WITH A VALUE OF LESS THAN \$200,000 (ACTUAL: \$95,000).
 - BICYCLE STORAGE SPACE (3' X 16') W/PERM. ANCHORED RACK. NOTE: PROPOSED USE IS EXEMPT PER NOTE 17 ABOVE.
 - MOTORCYCLE PARKING SPACE (3'X8').
 - EXISTING STREET LIGHT
 - EXISTING 6" RAISED MEDIAN, 770'-0 LENGTH FROM END TO END.
 - EXISTING STRIPING TO SEPARATE DRIVING LANES.

HOURS OF OPERATION - SUITE A
 8 AM - 8 PM | 3 EMPLOYEES MAX. PER SHIFT
DELIVERY SUMMARY
 1 PER WEEK; MONDAY 8 AM-12 PM; DELIVERY VAN (NO TRUCKS)

OWNER:
 NAKASH FAMILY TRUST
 681 ANITA STREET, SUITE 108
 CHULA VISTA, CA 91911

TENANT:
 NINE CLOUD CANNABIS - CHRIS HORSLEY
 3940 LAUREL CANYON BLVD. #1563
 STUDIO CITY, CA, 91604

ARCHITECT:
 EHM ARCHITECTURE INC.
 RANDAL JAY EHM A.I.A. - PRESIDENT/CEO
 3966 FALCON STREET
 SAN DIEGO, CA 92103-2943

PHONE #:
 (619) 299 5453 x306
 (619) 299-0957 FAX

PROJECT ADDRESS:
 2335 PASEO DE LAS AMERICAS
 SAN DIEGO, CA 92154

PROJECT NAME:
 NINE CLOUD CANNABIS
 MARIJUANA PRODUCTION FACILITY

REVISIONS:
 REVISION 5: _____
 REVISION 4: _____
 REVISION 3: _____
 REVISION 2: _____
 REVISION 1: 04-05-18

ORIGINAL DATE: 11/16/17

SHEET TITLE: A1.0 SITE PLAN

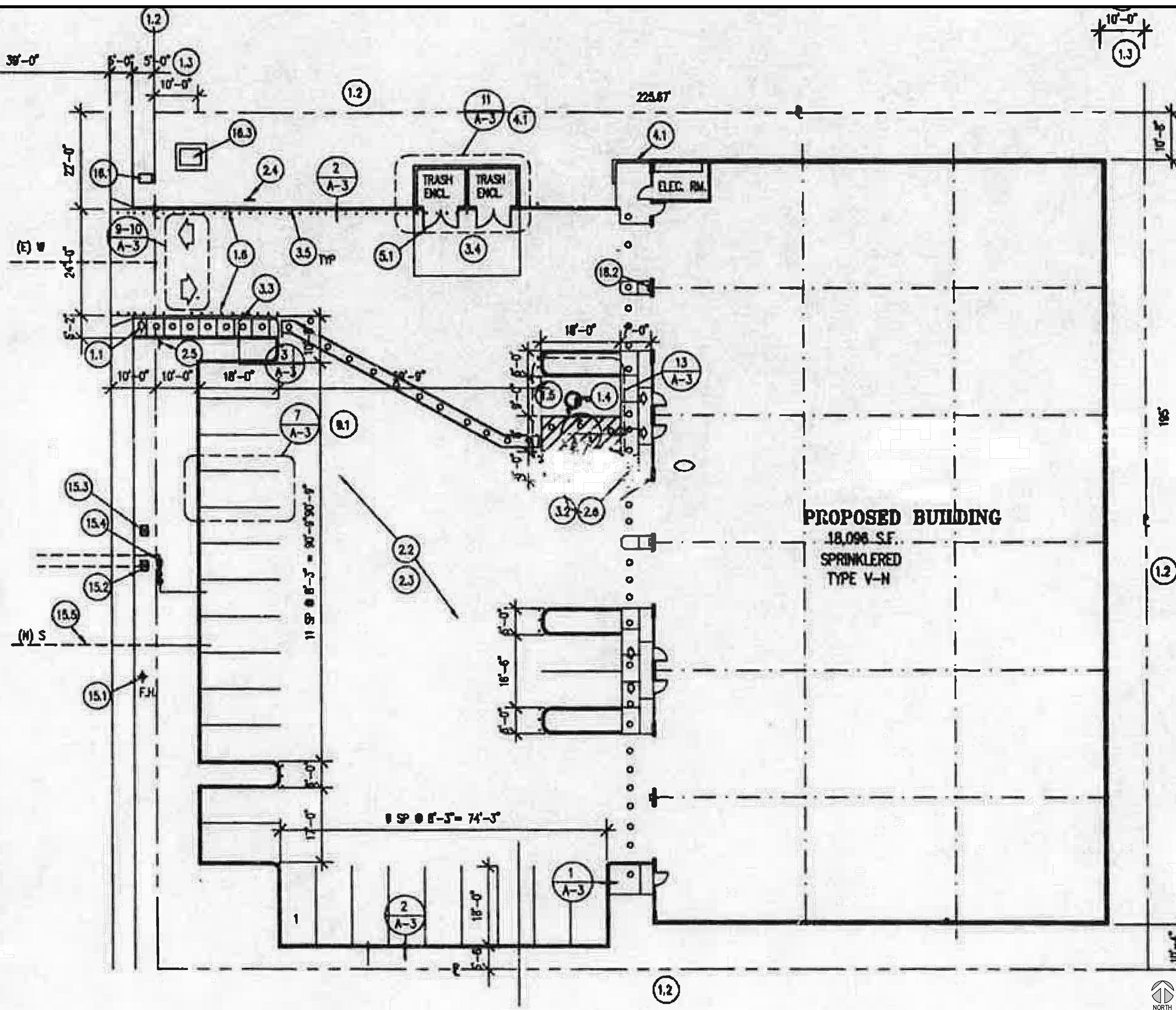
SHEET: 03 of 06

SUITE #	USE (EXISTING/PROPOSED)	FLOOR AREA	REQUIRED PARKING RATIO	TOTAL REQ'D	PARKING PROVIDED				NOTES:	
					TOTAL	ACCESSIBLE/VAN ACCESS	MOTORCYCLE	LOADING		
A	M.P.F.	3000 S.F.	1 PER EMPLOYEE	4	12		1	2	6	PER CURRENT MUNICIPAL CODE
B	AUTO SERVICE: 1 BAY	3000 S.F.	1:1000	3						PER ORIGINAL SITE PLAN SEE SHT. A1.0A
C	LIGHT MANUFACTURING	3000 S.F.	1:1000	3						PER ORIGINAL SITE PLAN SEE SHT. A1.0A
D	AUTO DETAILING/DENT REPAIR	3000 S.F.	1:1000	3						PER ORIGINAL SITE PLAN SEE SHT. A1.0A
E	SURVEY CREW	3000 S.F.	1:1000	3						PER ORIGINAL SITE PLAN SEE SHT. A1.0A
F	VACANT	3000 S.F.	-	3						PER ORIGINAL SITE PLAN SEE SHT. A1.0A

ALL DRAWINGS AND WRITTEN MATERIALS HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK AND ARE THE PROPERTY OF EHM ARCHITECTURE DEVELOPED FOR USE ON THIS PROJECT AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF EHM ARCHITECTURE

ALL DRAWINGS AND WRITTEN MATERIALS HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK AND ARE THE PROPERTY OF EHM ARCHITECTURE DEVELOPED FOR USE ON THIS PROJECT AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF EHM ARCHITECTURE

PASEO DE LAS AMERICAS



PROPOSED BUILDING
 18,096 SF.
 SPRINKLERED
 TYPE V-N

OWNER:
 NAKASH FAMILY TRUST
 681 ANITA STREET, SUITE 108
 CHULA VISTA, CA 91911

TENANT:
 NINE CLOUD CANNABIS - CHRIS HORSLEY
 3940 LAUREL CANYON BLVD. #1563
 STUDIO CITY, CA, 91604

ARCHITECT:
 EHM ARCHITECTURE INC.
 RANDAL JAY EHM A.I.A. - PRESIDENT/CEO
 3966 FALCON STREET
 SAN DIEGO, CA 92103-2943

PHONE #:
 (619) 299 5453 x306
 (619) 299-0957 FAX

PROJECT ADDRESS:
 2335 PASEO DE LAS AMERICAS
 SAN DIEGO, CA 92154

PROJECT NAME:
 NINE CLOUD CANNABIS
 MARIJUANA PRODUCTION FACILITY

SHEET TITLE:
 A1.0A RECORD SITE PLAN

REVISION 5: _____
 REVISION 4: _____
 REVISION 3: _____
 REVISION 2: _____
 REVISION 1: 04-05-18

ORIGINAL DATE: 11/16/17

SHEET 04 of 06



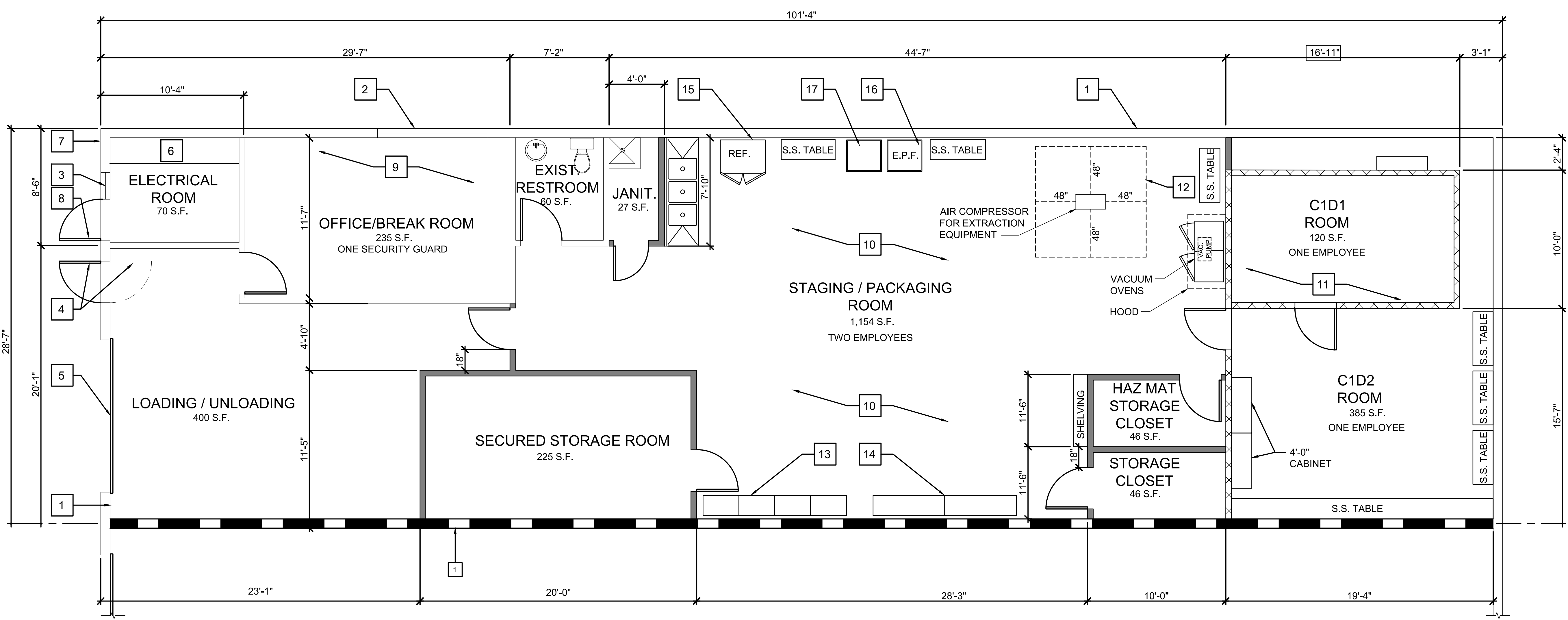
ALL DRAWINGS AND WRITTEN MATERIALS HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK AND ARE THE PROPERTY OF EHM ARCHITECTURE DEVELOPED FOR USE ON THIS PROJECT AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF EHM ARCHITECTURE.

GENERAL NOTES

1. FIELD VERIFY ALL EXISTING CONDITIONS. NOTIFY THE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES.

KEY NOTES

- 1 EXISTING EXTERIOR WALL TO REMAIN
- 2 EXISTING WINDOW
- 3 EXISTING ALUMINUM STOREFRONT
- 4 EXISTING DOOR TO BE REMOVED AND RE-HUNG TO SWING OUTWARD
- 5 EXISTING STEEL ROLL UP DOOR
- 6 EXISTING ELECTRIC SWITCHGEAR
- 7 WALL MOUNTED SIGNAGE DISPLAYING THE NAME AND EMERGENCY CONTACT PHONE NUMBER OF AN OPERATOR OR FACILITY MANAGER. TEXT SIZE AT LEAST 2" IN HEIGHT.
- 8 EXISTING DOOR TO REMAIN
- 9 COMPONENTS: SECURITY GUARD OFFICE/ MANAGERIAL DUTIES
- 10 COMPONENTS: WEIGHING, PACKAGING, PROCESSING
- 11 PREFABRICATED EXPLOSION-PROOF BOOTH
- 12 48" CLEARANCE REQUIRED ON ALL SIDES OF AIR COMPRESSOR, VERIFY INSTALLATION LOCATION ON FIELD
- 13 LOCKING STORAGE
- 14 ADJUSTABLE SHELVES FOR DRY GOODS TO 8' A.F.F
- 15 COMMERCIAL REFRIGERATOR
- 16 EXPLOSION PROOF FREEZER
- 17 COMMERCIAL FREEZER



OWNER:
 NAKASH FAMILY TRUST
 681 ANITA STREET, SUITE 108
 CHULA VISTA, CA 91911

TENANT:
 NINE CLOUD CANNABIS - CHRIS HORSLEY
 3940 LAUREL CANYON BLVD. #1563
 STUDIO CITY, CA, 91604

ARCHITECT:
 EHM ARCHITECTURE INC.
 RANDAL JAY EHM A.I.A. - PRESIDENT/CEO
 3966 FALCON STREET
 SAN DIEGO, CA 92103-2943

PHONE #:
 (619) 299 5453 x306
 (619) 299-0957 FAX

PROJECT ADDRESS:
 2335 PASEO DE LAS AMERICAS
 SAN DIEGO, CA 92154

PROJECT NAME:
 NINE CLOUD CANNABIS
 MARIJUANA PRODUCTION FACILITY

REVISION 5: _____
 REVISION 4: _____
 REVISION 3: _____
 REVISION 2: _____
 REVISION 1: 04-05-18

ORIGINAL DATE: 11/16/17

SHEET TITLE:
 A1.1 FLOOR PLAN

SHEET 05 of 06



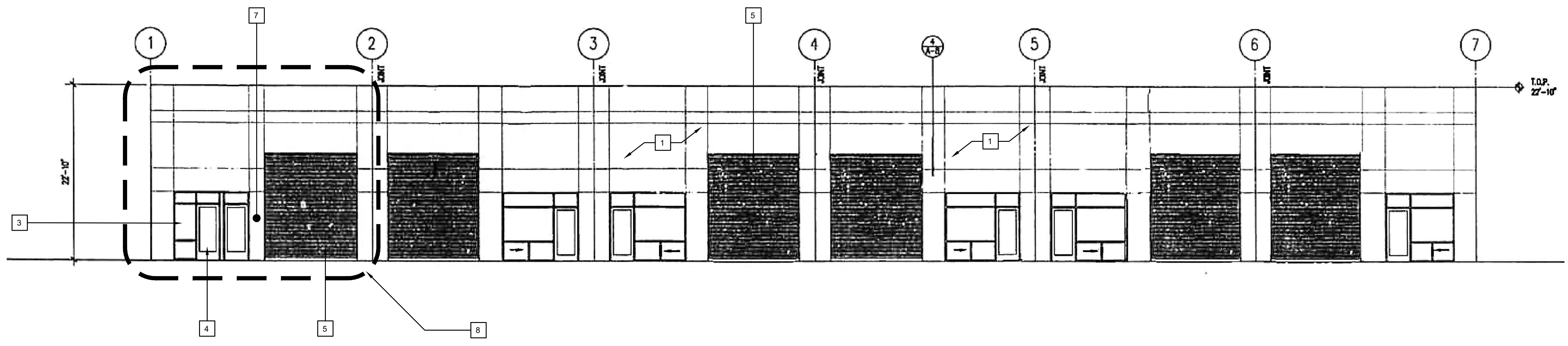
ALL DRAWINGS AND WRITTEN MATERIALS HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK AND ARE THE PROPERTY OF EHM ARCHITECTURE DEVELOPED FOR USE ON THIS PROJECT AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF EHM ARCHITECTURE.

GENERAL NOTES

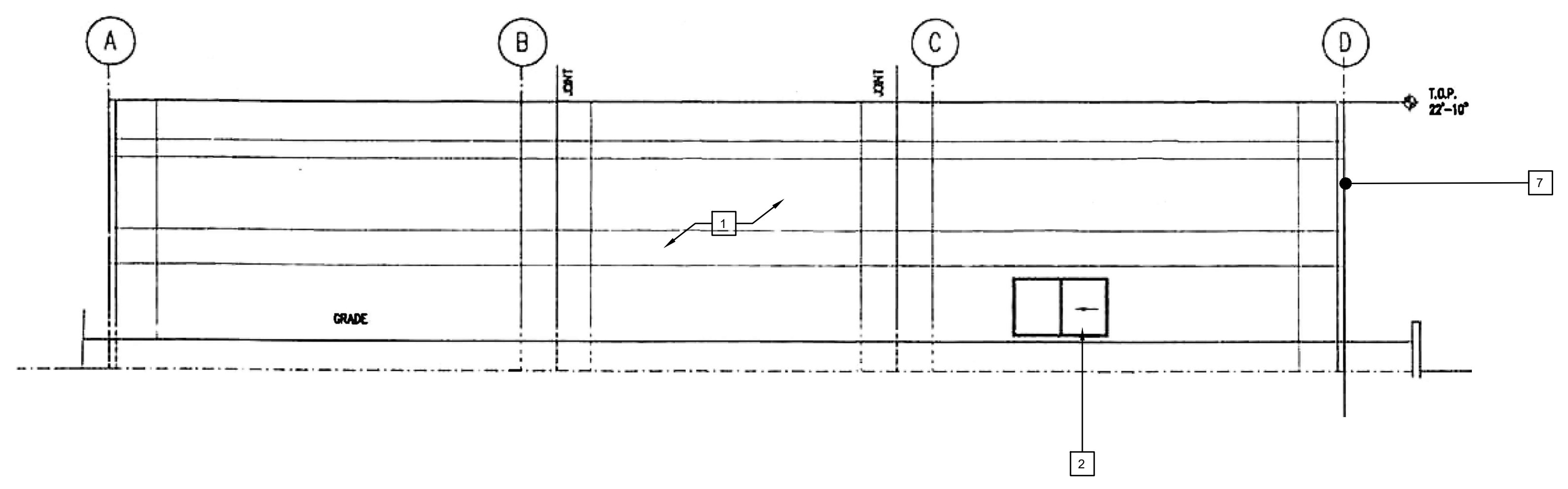
1. FIELD VERIFY ALL EXISTING CONDITIONS. NOTIFY THE D.O.R. IMMEDIATELY OF ANY DISCREPANCIES.

KEY NOTES

- 1 EXISTING TILT UP PRECAST CONCRETE WALL
- 2 EXISTING WINDOW
- 3 EXISTING ALUMINUM STOREFRONT
- 4 EXISTING DOOR
- 5 EXISTING STEEL ROLL UP DOOR
- 6 NOT USED
- 7 WALL MOUNTED SIGNAGE DISPLAYING THE NAME AND EMERGENCY CONTACT PHONE NUMBER OF AN OPERATOR OR FACILITY MANAGER. TEXT SIZE AT LEAST 2" IN HEIGHT.
- 8 TENANT SPACE NO EXTERIOR WORK TO BE DONE



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



NORTH ELEVATION
SCALE: 1/8" = 1'-0" 2

OWNER:
 NAKASH FAMILY TRUST
 681 ANITA STREET, SUITE 108
 CHULA VISTA, CA 91911

TENANT:
 NINE CLOUD CANNABIS - CHRIS HORSLEY
 3940 LAUREL CANYON BLVD. #1563
 STUDIO CITY, CA, 91604

ARCHITECT:
 EHM ARCHITECTURE INC.
 RANDAL JAY EHM A.I.A. - PRESIDENT/CEO
 3966 FALCON STREET
 SAN DIEGO, CA 92103-2943

PHONE #:
 (619) 299-5453 x306
 (619) 299-0957 FAX

PROJECT ADDRESS:
 2335 PASEO DE LAS AMERICAS
 SAN DIEGO, CA 92154

PROJECT NAME:
 NINE CLOUD CANNABIS
 MARIJUANA PRODUCTION FACILITY

SHEET TITLE:
 A2.0 ELEVATIONS

REVISION 5: _____
 REVISION 4: _____
 REVISION 3: _____
 REVISION 2: _____
 REVISION 1: 04-05-18

ORIGINAL DATE: 11/16/17

SHEET 06 of 06