



THE CITY OF SAN DIEGO

Report to the Hearing Officer

083DATE ISSUED: October 9, 2018 REPORT NO. HO-18-083

HEARING DATE: October 17, 2018

SUBJECT: MPF 8039 BALBOA AVENUE, Process Three Decision

PROJECT NUMBER: [585585](#)

OWNER/APPLICANT: Balboa Avenue San Diego, LLC, Owner/CTRL ALT DESTROY, Inc., Applicant

SUMMARY

Issue: Should the Hearing Officer approve a Marijuana Production Facility located at 8039 Balboa Avenue within the Kearny Mesa Community Plan area?

Staff Recommendation: Approve Conditional Use Permit No. 2071796.

Community Planning Group Recommendation: On September 19, 2018, the Kearny Mesa Planning Group (KMPG) voted 6-2-0 to recommend approval of the project with the understanding that the applicant would include a 24-hour security guard to remain on site (Attachment 7).

Environmental Review: This project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301. This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on July 26, 2018, and the opportunity to appeal that determination ended August 9, 2018 (Attachment 6).

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 existing 18,560 square-foot building on a 1.04-acre site. The proposed MPF site is located at 8039 Balboa Avenue, west of Mercury Street, in the IL-3-1 Zone within the Kearny Mesa Community Plan area (Attachment 1). The project site is also located within the Airport Land Use Compatibility (MCAS Miramar and Montgomery Field), Airport Influence Area (Montgomery Field and MCAS Miramar - Review Area 1), Montgomery Field Safety Zones 1 and 2, Federal Aviation Authority (FAA) Part 77, and the Transit Priority Area Overlay Zones. The building was constructed in 1987 and is currently being used for an automobile repair and painting, and car rental businesses (Attachment 3).

The project site is designated Commercial Employment, Retail, and services by the Land Use and Community Planning Element of the General Plan and allows a range of commercial and limited industrial uses. The project site is designated General Commercial by the Kearny Mesa Community Plan (Attachment 2). The General Commercial designation is intended to accommodate a broad range of commercial uses such as retail and office, and light industrial uses. The IL Zones are intended to permit a range of uses, including non-industrial uses in some instances. Specifically, the IL-3-1 Zone allows a mix of light industrial, office, and commercial uses. Surrounding properties are zoned IL-3-1 to the north, east, and west, and IL-2-1 to the south, and include uses consistent with General Commercial (IL-3-1 zoned properties) and the Industrial and Business Parks (IL-2-1 zoned properties) designations of the community plan. The proposed MPF, classified as an industrial use, is consistent with the underlying IL-3-1 Zone and General Commercial 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 SDMC Chapter 4, Article 2, Division 15 which provides guidelines for lawful operation.

DISCUSSION

Project Description

The project proposes to operate a MPF within an existing 18,560 square-foot building. The project proposes tenant improvements to accommodate operations. These include construction of partition walls to reconfigure space, lighting, security cameras and system, finishes throughout and associated mechanical, electrical and plumbing improvements. No exterior building alterations would occur. Operations would include indoor cultivation of cannabis, processing, packaging and distribution. The facility would grow cannabis plants from clones (baby plants) through flower stage. Once plants reach the flower stage, they are harvested and placed in dry rooms to dry. Finished cannabis flowers are processed to finished goods by hand trimming. The finished product is then packaged and distributed. Public improvements associated with this project would include reconstruction of the curb, gutter, and two driveways, and the construction of a new non-contiguous sidewalk and landscaping within the public right-of-way, satisfactory to the City Engineer. The project also proposes improvements to the existing transit stop fronting the property in accordance with Metropolitan Transit System (MTS) requirements.

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 statutes and regulations.

Community Planning Group

The KMPG recommended approval of the project with the understanding that the applicant would include a 24-hour security guard to remain on site. Per SDMC Section 141.1004 (d), security shall include a security guard licensed by the State of California and be present on the premises during business hours. The project has been conditioned accordingly (Attachment 5, Condition No. 22).

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-3-1 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. 2071796, with modifications.
2. Deny Conditional Use Permit No. 2071796, if the findings required to approve the project cannot be affirmed.

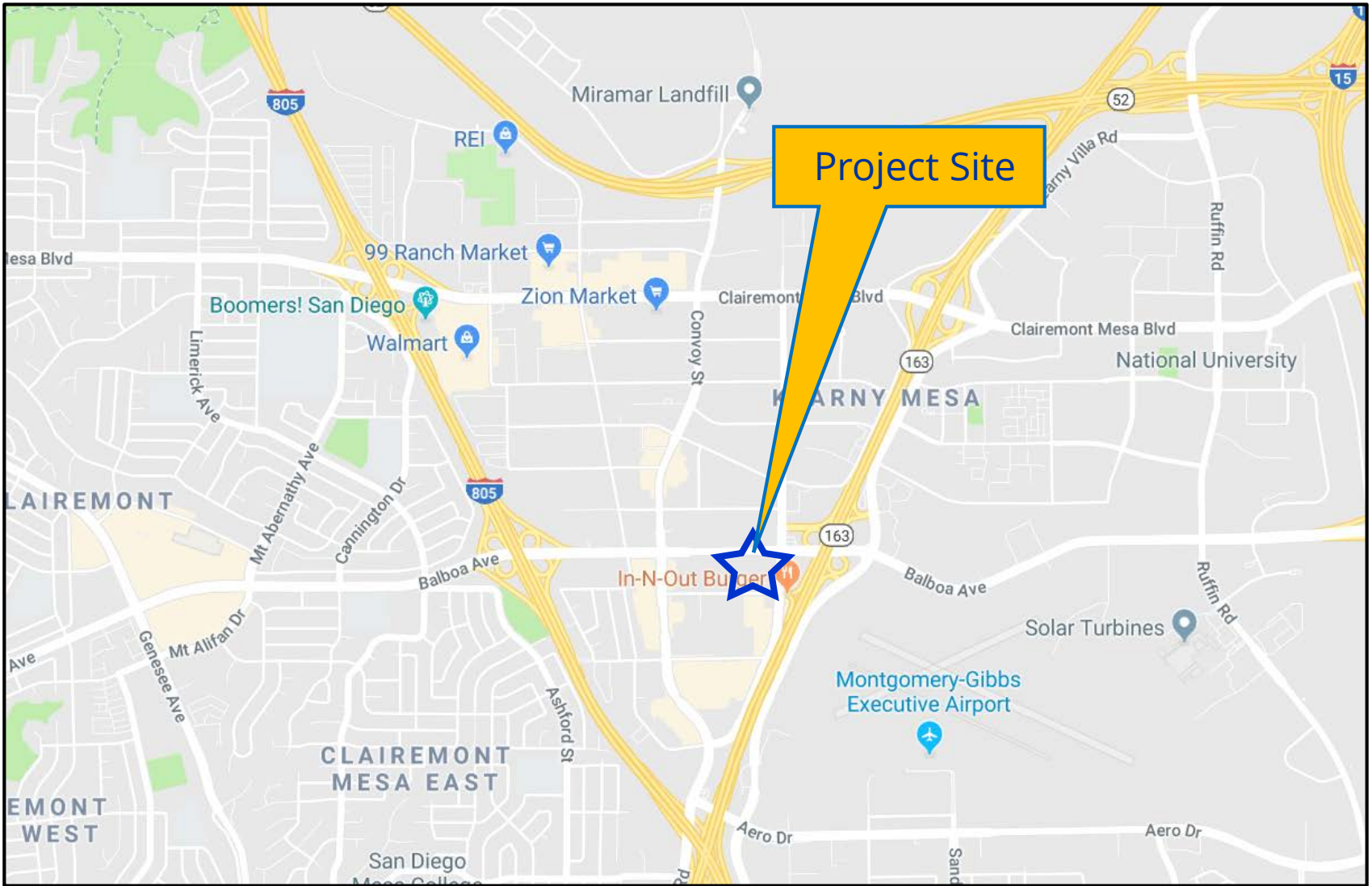
Respectfully submitted,



Firouzeh Tirandazi
Development Project Manager

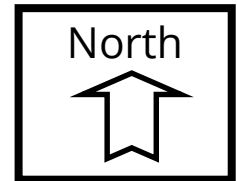
Attachments:

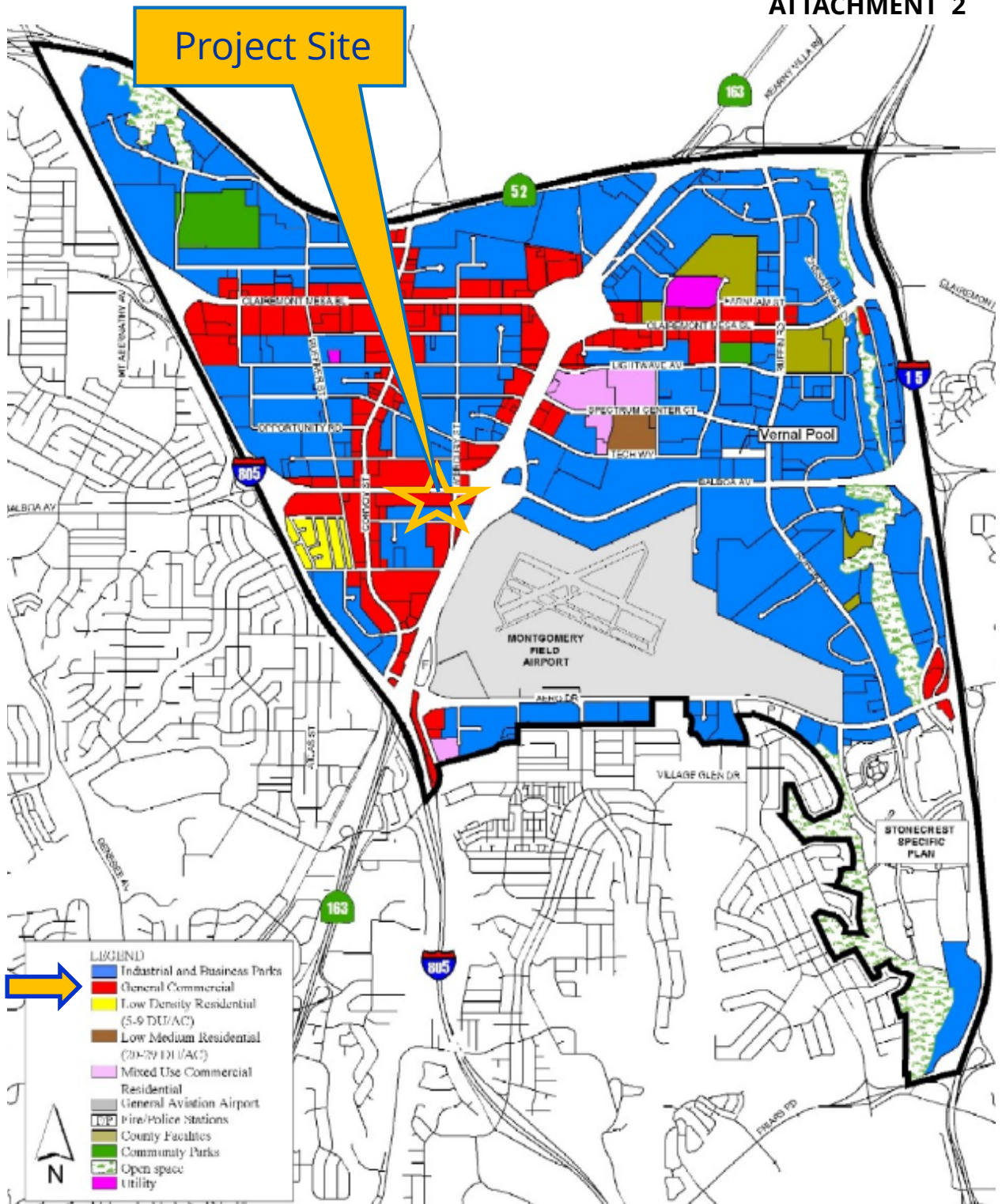
1. Project Location Map
2. Community Plan Land Use Map
3. Aerial Photograph
4. Draft Resolution with Findings
5. Draft Permit with Conditions
6. Environmental Exemption
7. Community Planning Group Recommendation
8. Ownership Disclosure Statement
9. Project Plans



Project Location Map

MPF 8039 Balboa Avenue / 8039 Balboa Avenue
PROJECT NO. 585585

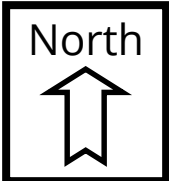




Project Site

Community Land Use Map

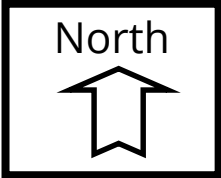
MPF 8039 Balboa Avenue / 8039 Balboa Avenue
PROJECT NO. 585585





Aerial Photograph

MPF 8039 Balboa Avenue / 8039 Balboa Avenue
PROJECT NO. 585585



HEARING OFFICER RESOLUTION NO. HO-XXXX
CONDITIONAL USE PERMIT NO. 2071796
MPF 8039 BALBOA AVENUE - PROJECT NO. 585585

WHEREAS, BALBOA AVENUE SAN DIEGO, LLC, a California limited liability company, Owner, and CTRL ALT DESTROY, INC, Permittee, filed an application with the City of San Diego for a permit to operate a Marijuana Production Facility within an existing 18,560 square-foot building (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. 2071796), on portions of a 1.04-acre site;

WHEREAS, the project site is located at 8039 Balboa Avenue in the IL-3-1 Zone of the Kearny Mesa Community Plan;

WHEREAS, the project site is legally described as Lot 25 and 26 of Hazard Industrial Tract Unit No. 2, Map No. 4350, filed in the office of the County Recorder of san Diego County on September 30, 1959;

WHEREAS, on June July 26, 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 15301, Existing Facilities, and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code (SDMC) Section 112.0520;

WHEREAS, on October 17, 2018, the Hearing Officer of the City of San Diego considered Conditional Use Permit No. 2071796 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. 2071796:

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 existing 18,560 square-foot building. The 1.04-acre site is located at 8039 Balboa Avenue in the IL-3-1 Zone of the Kearny Mesa Community Plan.

The project site is designated Commercial Employment, Retail, and Services by the Land Use and Community Planning Element of the General Plan and allows a range of commercial and limited industrial uses. The project site is designated General Commercial by the Kearny Mesa Community Plan. The General Commercial designation is intended to accommodate a broad range of commercial uses such as retail and office, and light industrial 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 project proposes to operate a MPF within an existing 18,560 square-foot building. The project proposes tenant improvements to accommodate operations. These include construction of partition walls to reconfigure space, lighting, security cameras and system, finishes throughout and associated mechanical, electrical and plumbing improvements. No exterior building alterations would occur. 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 associated with this project would include reconstruction of the curb, gutter, and two driveways, and the construction of a new non-contiguous sidewalk and landscaping within the public right-of-way, satisfactory to the City Engineer. The project also proposes improvements to the existing transit stop fronting the property in accordance with Metropolitan Transit System (MTS) requirements.

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. 2071796. The Conditional Use Permit No. 2071796 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. 2071796. 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 existing 18,560 square-foot building on a 1.04-acre site located at 8039 Balboa Avenue in the IL-3-1 Zone of the Kearny Mesa Community Plan. The site was developed in 1987. The project proposes interior improvements to convert the building into a MPF producing marijuana. Other minor site improvements are proposed consistent with the City of San Diego requirements.

MPF's are allowed in the IL-3-1 Zone of the Kearny Mesa Community Plan with a Conditional Use Permit. The proposed use requires compliance with SDMC Section 141.1004 and SDMC 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 proposed MPF within an existing 18,560 square-foot building is located at 8039 Balboa Avenue in the IL-3-1 Zone of the Kearny Mesa Community Plan. The project site is designated Commercial Employment, Retail, and Services by the Land Use and Community Planning Element of the General Plan and allows a range of commercial and limited industrial uses. The project site is designated General Commercial by the Kearny Mesa Community Plan. The General Commercial designation is intended to accommodate a broad range of commercial uses such as retail and office, and light industrial uses.

The purpose and intent of the industrial 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 purpose of the IL zone is to provide for a wide range of manufacturing and distribution activities. 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. The IL zones are intended to permit a range of uses, including nonindustrial uses in some instances. Specifically, the IL-3-1 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 Mira 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. 2071796 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. 2071796, 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#: 24007592

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: 24007592

SPACE ABOVE THIS LINE FOR RECORDER'S USE

CONDITIONAL USE PERMIT NO. 2071796
MPF 8039 BALBOA AVENUE - PROJECT NO. 585585
HEARING OFFICER

This Conditional Use Permit No. 2071796 [Permit] is granted by the Hearing Officer of the City of San Diego to BALBOA AVENUE SAN DIEGO, LLC, a California limited liability company, Owner, and CTRL ALT DESTROY, INC., Permittee, pursuant to San Diego Municipal Code [SDMC] section 126.0305. The 1.04-acre site is located at 8039 Balboa Avenue in the IL-3-1 Zone, within the Kearny Mesa Community Plan area. The project site is legally described as Lot 25 and 26 of Hazard Industrial Tract Unit No. 2, Map No. 4350, filed in the office of the County Recorder of San Diego County on September 30, 1959.

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 existing 18,560 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 existing 18,560 square-foot building. The operation shall include the cultivation, processing, packaging and distribution of marijuana consistent with the requirements of State of California statutes and California Departments of Food and Agriculture, Consumer Affairs and Public Health regulations;
- b. Off-street parking;
- c. Landscaping (planting, irrigation and landscape related improvements); 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 two existing driveways, 24 feet wide each, curb, and gutter to current City Standards, adjacent to the site on Balboa Avenue, satisfactory to the City Engineer.
14. Prior to the issuance of any construction permits, the Owner/Permittee shall assure, by permit and bond, to remove the existing bollards from the Balboa Avenue public right-of-way.
15. Prior to the issuance of any construction permits, the Owner/Permittee shall assure, by permit and bond, the reconstruction of the existing sidewalk with current City Standard non-contiguous sidewalk, adjacent to the site on Balboa Avenue, satisfactory to the City Engineer.
16. Prior to the issuance of any construction permits, the Owner/Permittee shall assure, by permit and bond, to construct a new bus stop slab per current City Standards, adjacent to the site on Balboa Avenue, satisfactory to the City Engineer.
17. Prior to the issuance of any construction permits, the Owner/Permittee shall incorporate any construction Best Management Practices necessary to comply with Chapter 14, Article 2, Division 1 (Grading Regulations) of the SDMC, into the construction plans or specifications.
18. Prior to the issuance of any construction permits, the Owner/Permittee shall submit a Water Pollution Control Plan (WPCP). The WPCP shall be prepared in accordance with the guidelines in Part 2 Construction BMP Standards Chapter 4 of the City's Storm Water Standards.

PLANNING/DESIGN REQUIREMENTS:

19. 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.
20. All operations shall be conducted indoors within a secured structure. All equipment and storage shall be also located within a secure structure.
21. 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.
22. 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.

23. 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.

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

25. 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.

26. 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.

27. The marijuana production facility shall provide 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 minimizing excessive or offensive odors emanating outside of the permitted facility, to the satisfaction of the Development Services Department.

TRANSPORTATION REQUIREMENTS:

29. Prior to issuance of the first construction permit for tenant improvements, the Owner/Permittee shall upgrade the transit stop located on Balboa Avenue fronting the project (currently serviced by MTS Route 60), which includes a bus shelter, concrete bus pad, seating, lighting, and any other amenities in coordination with MTS, satisfactory to the City Engineer.

30. Prior to issuance of any construction permit for a building structure, the Owner/Permittee shall assure by permit and bond the improvement of the project frontage along Balboa Avenue, with curb, gutter and five-foot wide noncontiguous sidewalk, and the construction of two driveways consistent with current City Standards, satisfactory to the City Engineer. All improvements shall be completed and accepted by the City Engineer prior to first occupancy.

LANDSCAPE REQUIREMENTS:

31. Prior to 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 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. Prior to issuance of any construction permits for tenant improvements, the Owner/Permittee shall submit complete landscape and irrigation construction documents consistent with the Landscape Standards to the Development Services Department for approval. The construction documents shall be in substantial conformance with Exhibit "A," Landscape Development Plan, on file in the Office of the Development Services Department. Construction plans shall provide a 40 square-foot area around each tree that is unencumbered by hardscape and utilities unless otherwise approved per LDC 142.0403(b)5.

33. The Owner/Permittee shall be responsible for the maintenance of all landscape improvements shown on the approved plans, including in the 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.

34. 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.

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.

Permit Type/PTS Approval No.: Conditional Use Permit No. 2071796
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.

BALBOA AVENUE SAN DIEGO, LLC
a California limited liability company
Owner

By _____
Name:
Title:

CTRL ALT DESTROY, INC
Permittee

By _____
Name:
Title:

**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 8039 Balboa Ave

Project No. / SCH No.: 585585 / N/A

Project Location-Specific: 8039 Balboa Avenue, San Diego CA, 92111

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

Description of nature and purpose of the Project: The project is requesting a Conditional Use Permit (CUP) for a Marijuana Production Facility (MPF) to operate within an existing 18,560 square foot building located at 8039 Balboa Avenue. The project proposes tenant improvements with no proposed development. Operations would include indoor cultivation of cannabis and packaging of finished product for distribution to state licensed Marijuana Outlets. The 1.04 acre site's land use designation is General Commercial per the Kearny Mesa Community Plan which allows for a broad range of uses including industrial and is subject to the IL-3-1 zone requirements. The project is also subject to Airport FAA Part 77 Noticing Area - MCAS Miramar 580' 590' and Montgomery Field 442'-452' (Elevation at approx. 415' AMSL), Airport Safety Zone for Montgomery Field - Safety Zone 1 and 2, Airport Influence Area - Montgomery Field Review Area 1 and MCAS Miramar Review Area 1, Airport Land Use Compatibility Overlay Zone - MCAS Miramar and Montgomery Field, ALUCP Noise Contours Montgomery Field 65-70 CNEL, Transit Priority Area, and Council District 6.

Name of Public Agency Approving Project: City of San Diego

Name of Person or Agency Carrying Out Project: Justin Nocella
 8039 Balboa Avenue
 San Diego CA, 92111
 (858) 382-9958

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 State Guidelines Section 15301, Existing Facilities

Reasons why project is exempt: The City conducted an environmental review which determined that the proposed project is exempt from CEQA pursuant to CEQA Guidelines Section 15301, which allows for the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing facilities (public or private), involving negligible or no expansion of use beyond that existing at the time of the determination. The proposed project, as included in the Project Description of this notice, is not an expansion of use. No environmental impacts were identified for the proposed project. Additionally, none of the exceptions described in CEQA Guidelines Section 15300.2 apply.

ATTACHMENT 6

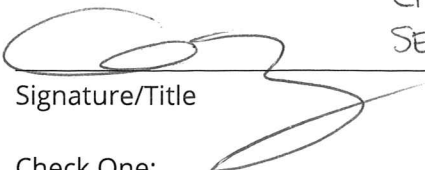
Lead Agency Contact Person: Rachael Lindquist

Telephone: (619) 446-5129

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



CHRIS TRACY, AICP
SENIOR PLANNER

Signature/Title

8/13/18
Date

Check One:

- Signed By Lead Agency
 Signed by Applicant

Date Received for Filing with County Clerk or OPR:

Minutes of the Monthly Meeting of the
Kearny Mesa Planning Group
September 19, 2018
Serra Mesa/Kearny Mesa Public Library
9005 Aero Drive, San Diego, CA 92123

Planning Group Members in Attendance:

Tim Nguyen Paul Yung Tana Lorah Todd Matcher Ray Richmond Jeff Sallen
 John Turpit Meridith Marquis Buzz Gibbs Ed Quinn Karen Ruggels Robyn Badilla
 Derek Applbaum John Mulvihill Dana Hooper Mike Huntoon

Community Members in Attendance:

Lisa Lind, Michael Sosamon, Shahia McLane, Rodney Eales, Dave Dilday, David Belahich, Abhay Schweizer, Dan Fulkerson, Mark Chapparone, Cindy Moore, Robert McDowell

The Meeting was brought to order at 11:35 PM by Jeff Sallen, chair of the Kearny Mesa Planning Group. Copies of the **Minutes of the July 2018 meeting** were distributed. A vote was postponed due to insufficient planning group members present. Additional members showed up throughout the meeting.

Kearny Mesa Community Plan Update / Public Comment:

Lisa Lind (Senior Planner) with the City of San Diego gave a brief update to the Kearny Mesa Community Plan. Lisa intends to submit a first draft for review no later than December 2018.

There was no one in the audience who stood and gave a public comment.

Informational Item:

1. Skyler Denniston (Sr. land Use Manager) with Kaiser Permanente gave a very brief update to the proposed 90,000 SF medical office building located Clairemont Mesa Blvd. Grading permits for the site are expected by early fall with grading activity set to commence in November. No entitlement/development permits are required as this is a replacement project and the zoning and use will not be changing.
2. Karren Ruggels along with Sares-Regis Group gave a very detailed power-point presentation on a future slated redevelopment multi-family project known as *The Aero*. The project will redevelop 3.99 acres where currently CP Kelco occupies two buildings. The group plans to build a 434 unit residential complex along with a parking garage. The project will require a General/Community Plan Amendment, Rezone and a Planned Development Permit. The KMPG previously recommended support for further project review. Sares-Regis did not ask for a vote of approval. This was solely an informative update.

Action Item:

1. Joe Esposito presented a detailed presentation to approval for a marijuana production facility Conditional Use Permit located at 8039 Balboa Avenue, San Diego, CA 92111. Project #585585. The KMPG voted to approve the CUP (6-2-0) with the understanding that the applicant would include a 24 hour security guard to remain on site.
2. Whitney Hodges with Sheppard Mullin presented and asked for approval for a marijuana production facility Conditional Use Permit located at 8020 Ronson Road, San Diego, CA 92111. The KMPG voted to postpone a vote due to insufficient information. The KMPG requested this applicant come back in October once they had cleared all outstanding items with the city. A vote was not taken on this project.
3. Abhay Schweitzer with Techne-Us presented on Project #585404. Abhay asked for a vote of approval to allow a marijuana production facility Conditional Use Permit located 7895 Convoy

	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: 8039 BALBOA C.U.P. Project No. For City Use Only: 585585
 Project Address: 8039 BALBOA AVE, SAN DIEGO, CA 92111

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

Corporation Limited Liability -or- General - What State? CA Corporate Identification No. 81-3353293
 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: BALBOA AVENUE SAN DIEGO, LLC Owner Tenant/Lessee Successor Agency
 Street Address: 8039 BALBOA AVE, SUITE A
 City: SAN DIEGO State: CA Zip: _____
 Phone No.: 858-735-5400 Fax No.: 858-505-0900 Email: marko.chappone.com
 Signature: Mark Chappone Date: 11/7/2017
 Additional pages Attached: Yes No

Applicant

Name of Individual: CTRL ALT DESTROY, INC. Owner Tenant/Lessee Successor Agency
 Street Address: 1780 KATTNER BLVD UNIT # 301
 City: SAN DIEGO State: CA Zip: 92101
 Phone No.: 858-382-9958 Fax No.: _____ Email: jinocella99@gmail.com
 Signature: [Signature] Date: 11-7-17
 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

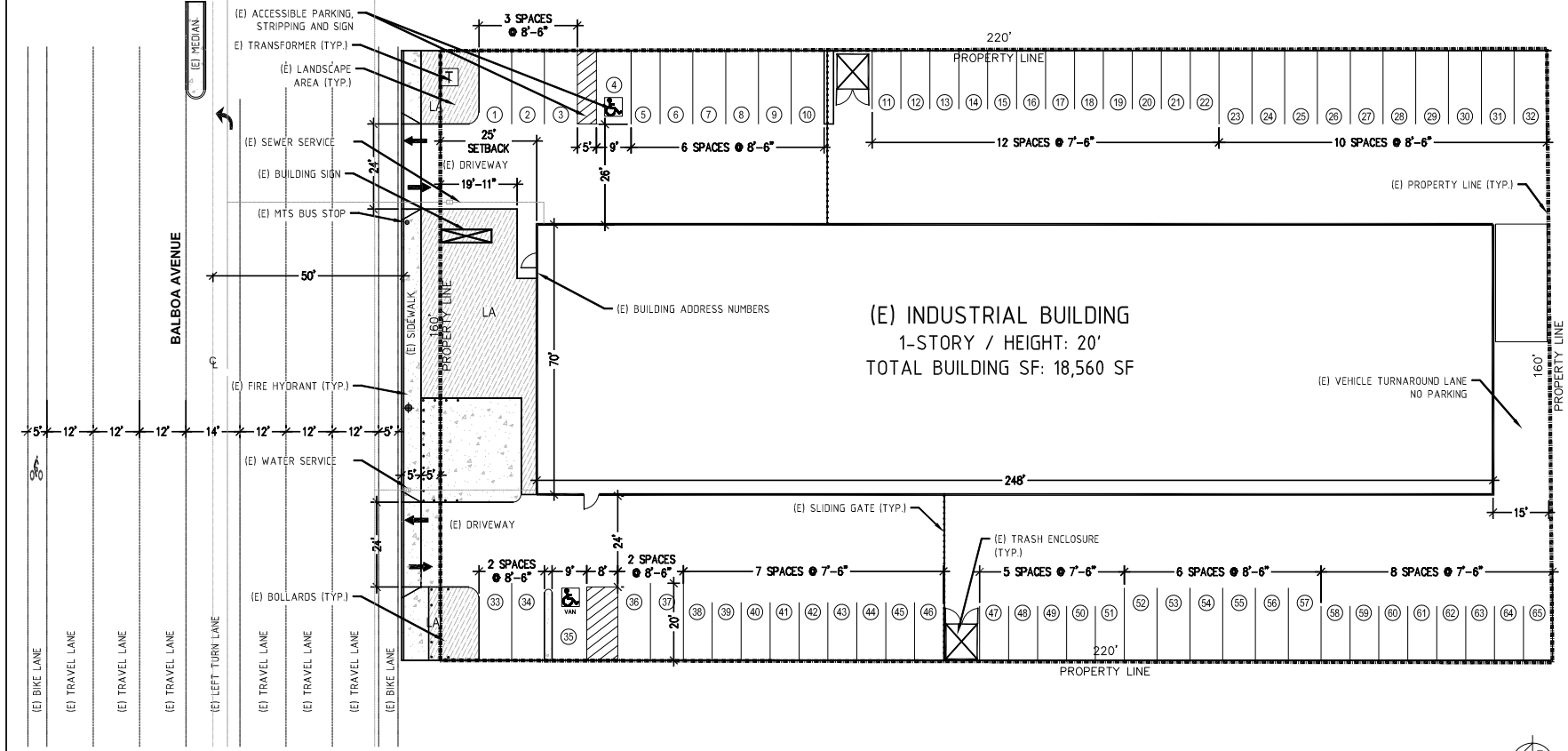
Printed on recycled paper. Visit our web site at www.sandiego.gov/development-services.
 Upon request, this information is available in alternative formats for persons with disabilities.

Narrative: The Marijuana Production Facility (MPF) will be located in an existing commercial building. Project consists of the re-purposed use of an existing 18,560 square foot structure as a marijuana production facility. Tenant improvements will be installed in order to configure the space for the needs of the MPF, while providing accessibility and security. These improvements may include changes to walls, floors, ceilings, lighting and driveway upgrades. All tenant improvements will be permitted as per City of San Diego requirements.

Required Permits/Approvals	Conditional Use Permit Marijuana Production Facility
Project Team	Estrada Land Planning, Joe Esposito, 619.236.0143
Legal Description	004350 Lot 26/Loi.25&
Assessor's Parcel Number	356-310-41-00
Owner's Name & Address	Balboa Avenue San Diego, LLC., 8039 Balboa Ave, San Diego, CA 92111
Type of Construction	Type V (Existing Building)
Occupancy Classification per CA Building Code	B
Zoning Designation	IL-3-1
Gross Site Area & Floor Area	Gross Site Area: 45,302 SF Building Floor Area: 18,560 SF Proposed MPF Floor Area: 18,560 SF
Existing Use	Light Industrial - Personal Vehicle Repair & Maintenance
Proposed Use	Separately Regulated Industrial Use - Marijuana Production Facility
Year Constructed	1987
Geologic Hazard Category	51
Landscape Area Square Footage	1750 SF

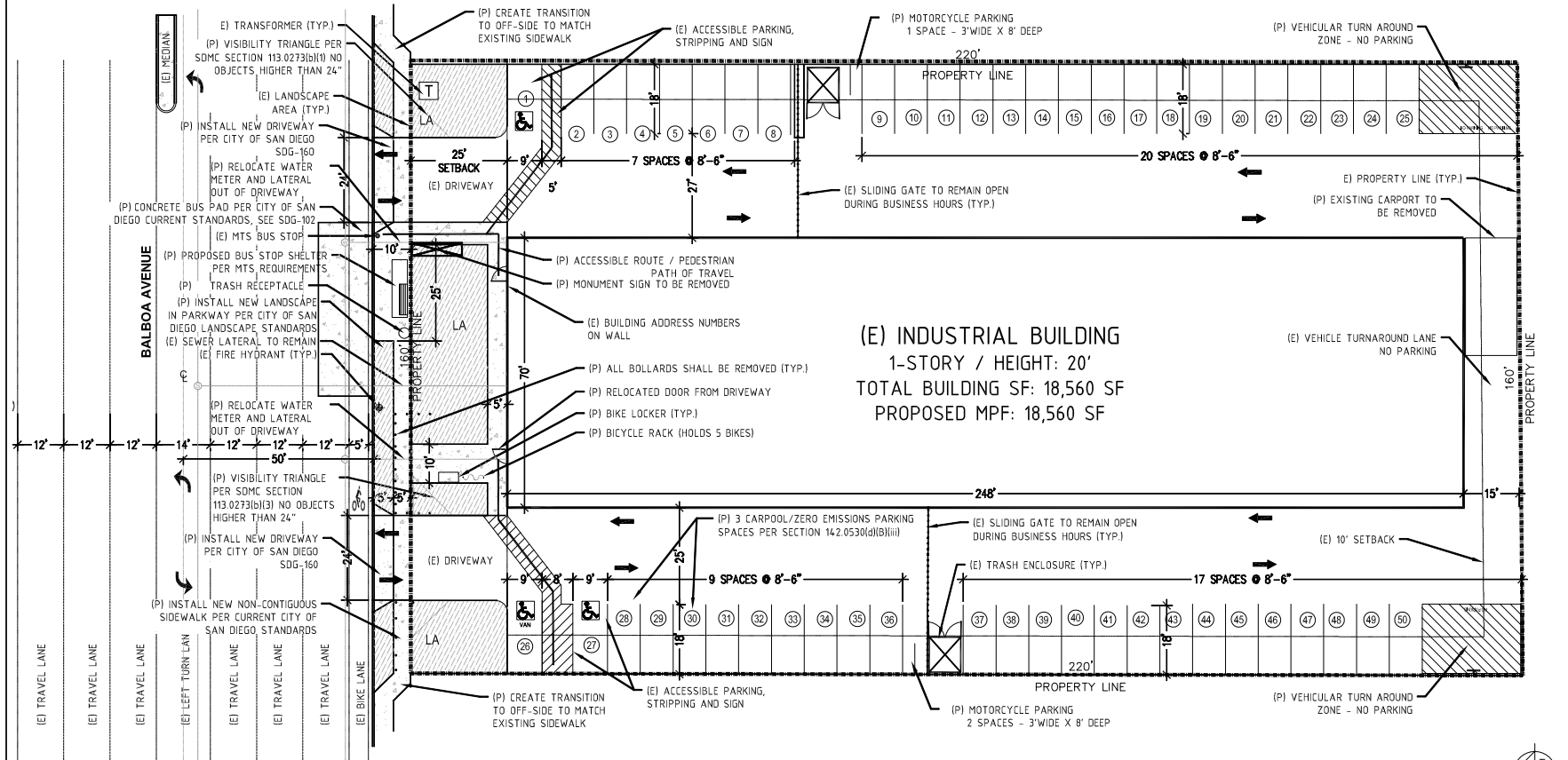
MARIJUANA PRODUCTION FACILITY (MPF) NOTES:

- MARIJUANA PRODUCTION FACILITIES SHALL MAINTAIN THE FOLLOWING MINIMUM SEPARATION BETWEEN USES, AS MEASURED BETWEEN PROPERTY LINES, IN ACCORDANCE WITH SECTION 113.0225:
 - 1,000 FEET FROM RESOURCE AND POPULATION-BASED CITY PARKS, CHURCHES, CHILD CARE CENTERS, PLAYGROUNDS, LIBRARIES OWNED AND OPERATED BY THE CITY OF SAN DIEGO, MINOR-ORIENTED FACILITIES, RESIDENTIAL CARE FACILITIES, AND SCHOOLS.
 - 100 FEET FROM A RESIDENTIAL ZONE.
- ALL OPERATIONS SHALL BE CONDUCTED INDOORS WITHIN A SECURED STRUCTURE. ALL EQUIPMENT AND STORAGE SHALL BE ALSO LOCATED WITHIN A SECURE STRUCTURE.
- 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 SO AS TO DEFLECT LIGHT AWAY FROM ADJACENT PROPERTIES.
- 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.
- THE NAME AND EMERGENCY CONTACT PHONE 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.
- A PERMIT SHALL BE OBTAINED AS REQUIRED PURSUANT TO CHAPTER 4, ARTICLE 2, DIVISION 15.
- A CONDITIONAL USE PERMIT FOR A MARIJUANA PRODUCTION FACILITY SHALL EXPIRE NO LATER THAN FIVE (5) YEARS FROM THE DATE OF ISSUANCE.
- AN EXTENSION OF TIME FOR A CONDITIONAL USE PERMIT GRANTED TO A MARIJUANA PRODUCTION FACILITY SHALL COMPLY WITH THE REQUIREMENTS OF SECTION 126.0111 WITH THE FOLLOWING EXCEPTIONS:
 - THE EXTENSION SHALL BE FOR A MAXIMUM OF FIVE (5) YEARS.
 - A DECISION ON AN APPLICATION FOR AN EXTENSION OF TIME SHALL BE MADE IN ACCORDANCE WITH PROCESS TWO. APPEALS OF A DECISION TO APPROVE AN EXTENSION OF TIME SHALL BE MADE TO THE PLANNING COMMISSION.
 - THE SEPARATION REQUIREMENTS IN SECTION 141.0504(A) SHALL NOT BE CONSIDERED IN MAKING THE FINDINGS REQUIRED IN SECTION 126.011(G) WHEN A SPECIFIED USE IN SECTION 141.1004(A) HAS LOCATED WITHIN THE REQUIRED DISTANCE AFTER THE APPROVAL DATE OF THE INITIAL CONDITIONAL USE PERMIT.
 - A CHANGE IN ZONING AFTER THE APPROVAL DATE OF THE INITIAL CONDITIONAL USE PERMIT SHALL NOT BE CONSIDERED IN MAKING THE FINDINGS REQUIRED IN SECTION 126.011(G).
- THE SALE OF MARIJUANA AND MARIJUANA PRODUCTS SHALL ONLY BE CONDUCTED BY A MARIJUANA OUTLET IN ACCORDANCE WITH 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.
- 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.
- THE MARIJUANA PRODUCTION FACILITY SHALL PROVIDE DAILY REMOVAL OF TRASH, LITTER, AND DEBRIS. GRAFFITI SHALL BE REMOVED FROM THE PREMISES WITHIN 24 HOURS.



B EXISTING SITE PLAN

SCALE: 1" = 20'



C PROPOSED SITE PLAN

SCALE: 1" = 20'

Parking Table per SDMC 142.0530

Automobile Spaces		
Use	Number of Spaces Required per SDMC Table 142.0530(g)	Number of Spaces Provided
IL-3-1	2.5 spaces per 1,000 SF (Per Parking Ratios for MPF's)	50 spaces w/ 3 ADA spaces
2.5 x 18.56 = 47 spaces		
Accessible Parking Spaces per Americans with Disabilities Act (ADA) and SDCSD SDM-117		
Use	Number of Spaces Required	Number of Spaces Provided
IL-3-1	2 accessible parking spaces for 26-50 parking spaces with at least 1 van accessible parking space for every 6 accessible parking spaces	3 accessible parking spaces with 1 van accessible parking space
Carpool and Zero Emissions Vehicles per SDMC 142.0530(d)(1)(B)(iii)		
Use	Number of Spaces Required	Number of Spaces Provided
IL-3-1	3 designated spaces if there are 26-50 parking spaces	3 spaces
Bicycle Spaces per SDMC 142.0530(e)(1)(A) and 142.0530(e)(2)(A)		
Use	Number of Spaces Required	Number of Spaces Provided
IL-3-1	2 spaces are required for non-residential development; or 0.1 per 1000 square feet of building floor area, excluding floor area devoted to parking; or 5% of the required parking space minimum, whichever is greater	5 spaces
	Long-term - 1 space or 5% of the required automobile parking spaces required or 2 spaces, whichever is greater	1 bike locker
Motorcycle Spaces per SDMC 142.0530(g)		
Use	Number of Spaces Required	Number of Spaces Provided
IL-3-1	2% of the minimum number of automobile parking spaces required or 2 spaces, whichever is greater	3 spaces

PROJECT DESCRIPTION:
THE MARIJUANA PRODUCTION FACILITY, AT FULL PRODUCTION, WILL HAVE 2 FULL TIME EMPLOYEES IN CHARGE OF PRODUCING AND CARING FOR THE MOTHER AND BABY PLANTS TO GET THEM READY FOR MOVING INTO THE FLOWER ROOMS.

THE FLOWER AND PROPAGATION ROOMS WILL HAVE 1 EMPLOYEE EACH, WHO WILL FEED AND MAINTAIN THE PLANTS.

THE DRYING/PRE-FINISH ROOM WILL HAVE 2 EMPLOYEES TO HELP FACILITATE THE DRYING AND CURING OF THE FLOWERS AFTER 65 DAYS OF GROWTH.

TRIMMING AND PACKAGING WILL REQUIRE 4-6 EMPLOYEES, WHO WILL TRIM AND PACKAGE THE FINISH PRODUCT FOR TRANSPORTATION TO LICENSED MARIJUANA OUTLETS.

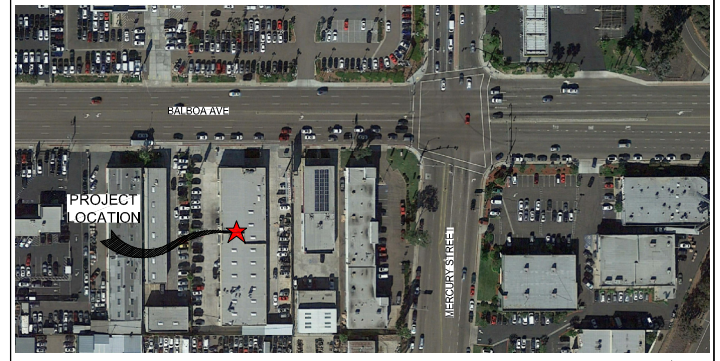
ALL REMAINING STALKS, LEAF LITTER AND DEBRIS WILL BE PACKAGED FOR PROPER DISPOSAL.

ABBREVIATIONS:

(E)	EXISTING
(P)	PROPOSED
(TYP.)	TYPICAL
(LA)	LANDSCAPE AREA

APPLICANT:
DAN FULKERSON
8089 BALBOA AVE
SAN DIEGO, CA 92111

CONTENTS:
A. LOCATION MAP
B. SITE PLAN
C. PROPOSED FLOOR PLAN
D. ELEVATION / SITE PHOTOS



A LOCATION MAP

SCALE: 1" = 20'

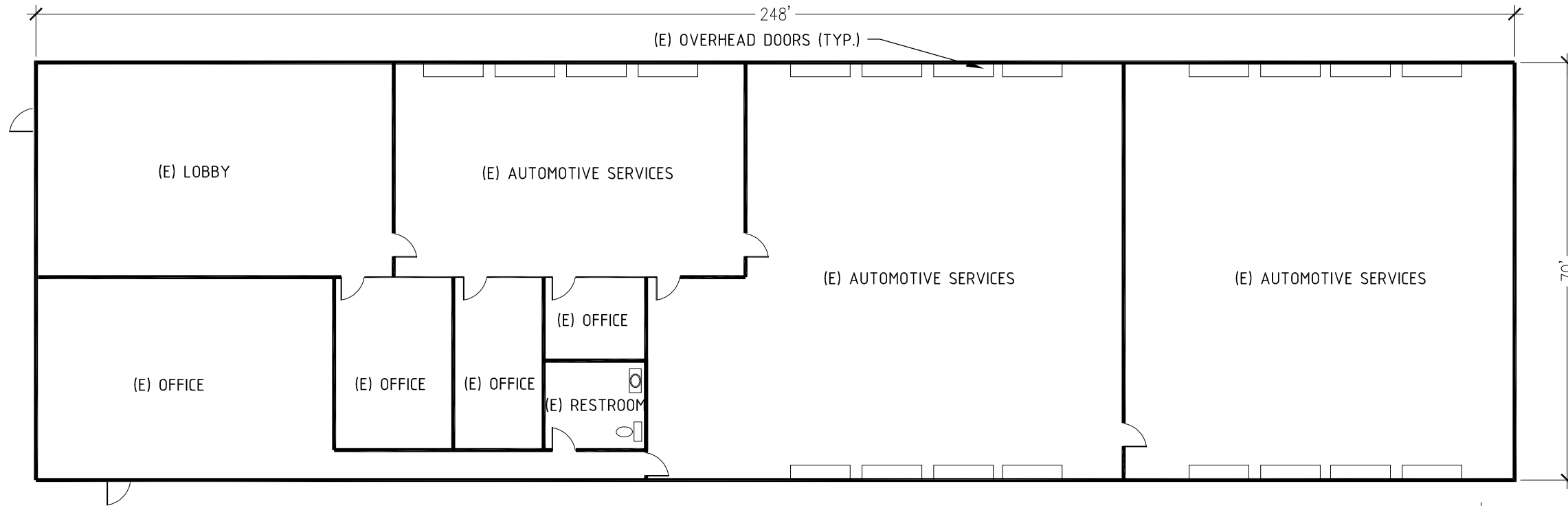
8039 Balboa Ave, San Diego, CA 92111
MARIJUANA PRODUCTION FACILITY CUP
DEVELOPMENT PLANS

DATE: 11/7/2017; REVISED: 7/2/2018
SHEET: 1 OF 3

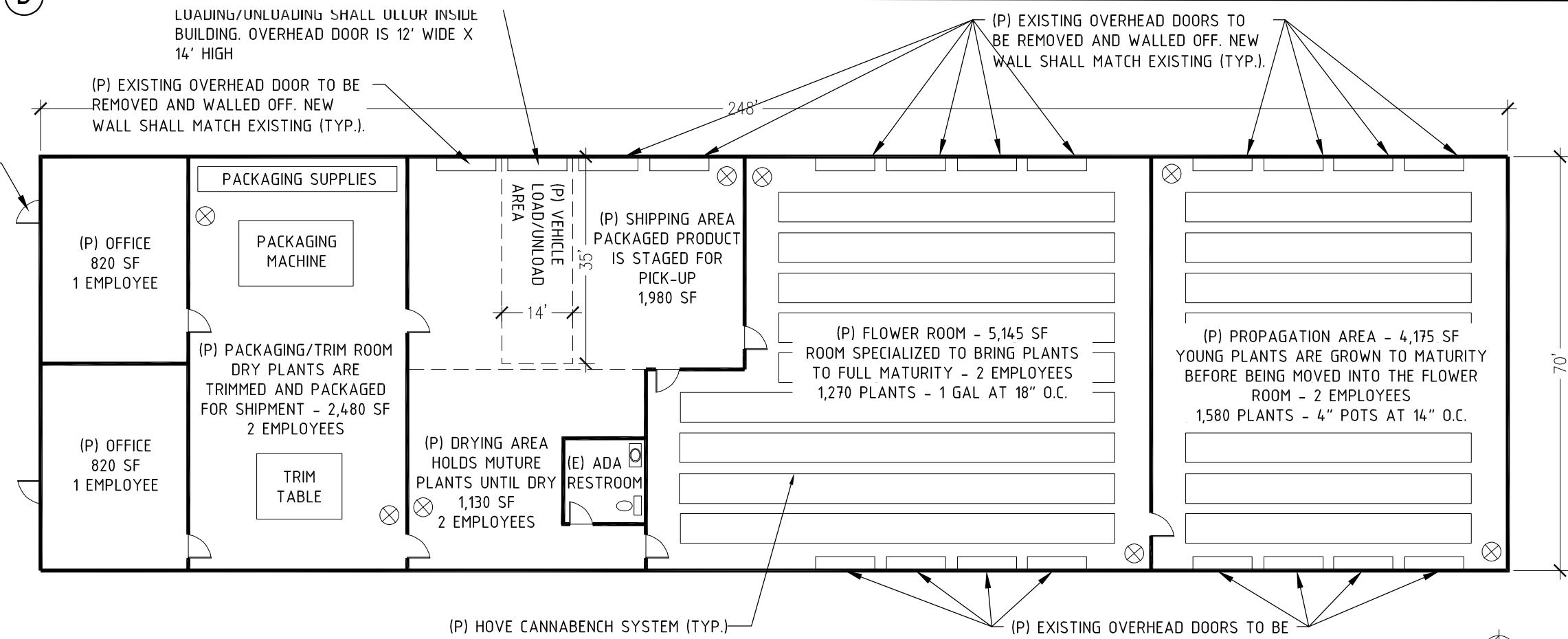


PROJECT NOTES:

1. NO EXTERIOR IMPROVEMENTS ARE PROPOSED WITH PROJECT.
2. INTERIOR TENANT IMPROVEMENTS WILL BE REQUIRED TO CONFIGURE THE SPACE FOR THE NEEDS OF THE MARIJUANA PRODUCTION FACILITY. THESE WILL BE PER PROPOSED FLOOR PLAN SHOWN AND PERMITTED AS PER CITY OF SAN DIEGO REQUIREMENTS.
3. PROPOSED PARKING TO COMPLY WITH CITY OF SAN DIEGO PARKING STANDARDS.
4. PROPOSED/EXISTING LIGHTING IS SUFFICIENT TO ILLUMINATE THE INTERIOR OF THE MARIJUANA PRODUCTION FACILITY, THE BUILDING FACADE AND IMMEDIATE ADJACENT PARKING AND WALKWAYS. ANY FUTURE LIGHTING OR LIGHTING MODIFICATIONS SHALL BE HOODED OR ORIENTED SO AS TO DEFLECT LIGHT AWAY FROM ADJACENT PROPERTIES.
5. SECURITY SHALL BE PROVIDED AT THE MARIJUANA PRODUCTION FACILITY WHICH INCLUDES 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.
6. NO EASEMENTS EXIST.
7. HOURS OF OPERATION SHALL BE 8:00 AM TO 8:00 PM.
8. TOTAL NUMBER OF EMPLOYEES SHALL BE TEN (10).
9. DURING CONSTRUCTION PHASE OF THE PROJECT, THE APPLICANT SHALL SUBMIT A WATER POLLUTION CONTROL PLAN (WPCP). THE WPCP SHALL BE PREPARED IN ACCORDANCE WITH THE GUIDELINES IN APPENDIX E OF THE CITY'S STORM WATER STANDARDS.
10. THE EXISTING BUS STOP ALONG BALBOA AVENUE SHALL BE UPGRADED TO INCLUDE A BUS SHELTER, CONCRETE BUS PAD, SEATING, LIGHTING, AND ANY OTHER AMENITIES IN COORDINATION WITH MTS



D EXISTING FLOOR PLAN - 18,560 SF



D PROPOSED FLOOR PLAN - 18,560 SF

ABBREVIATIONS:
 (E) EXISTING
 (P) PROPOSED
 (TYP.) TYPICAL
 (LA) LANDSCAPE AREA

LEGEND:
 ⊗ CARBON AIR FILTER

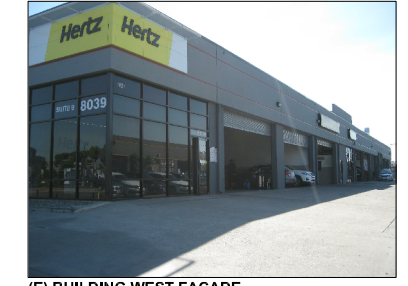
NOTE:
 THE CARBON FILTER SYSTEM USED WILL BE A CANFAN (CARBON FILTER IN COMBINATION WITH A 14" MAXFAN OR EQUAL).



(E) BUILDING NORTH FACADE



(E) BUILDING EAST FACADE



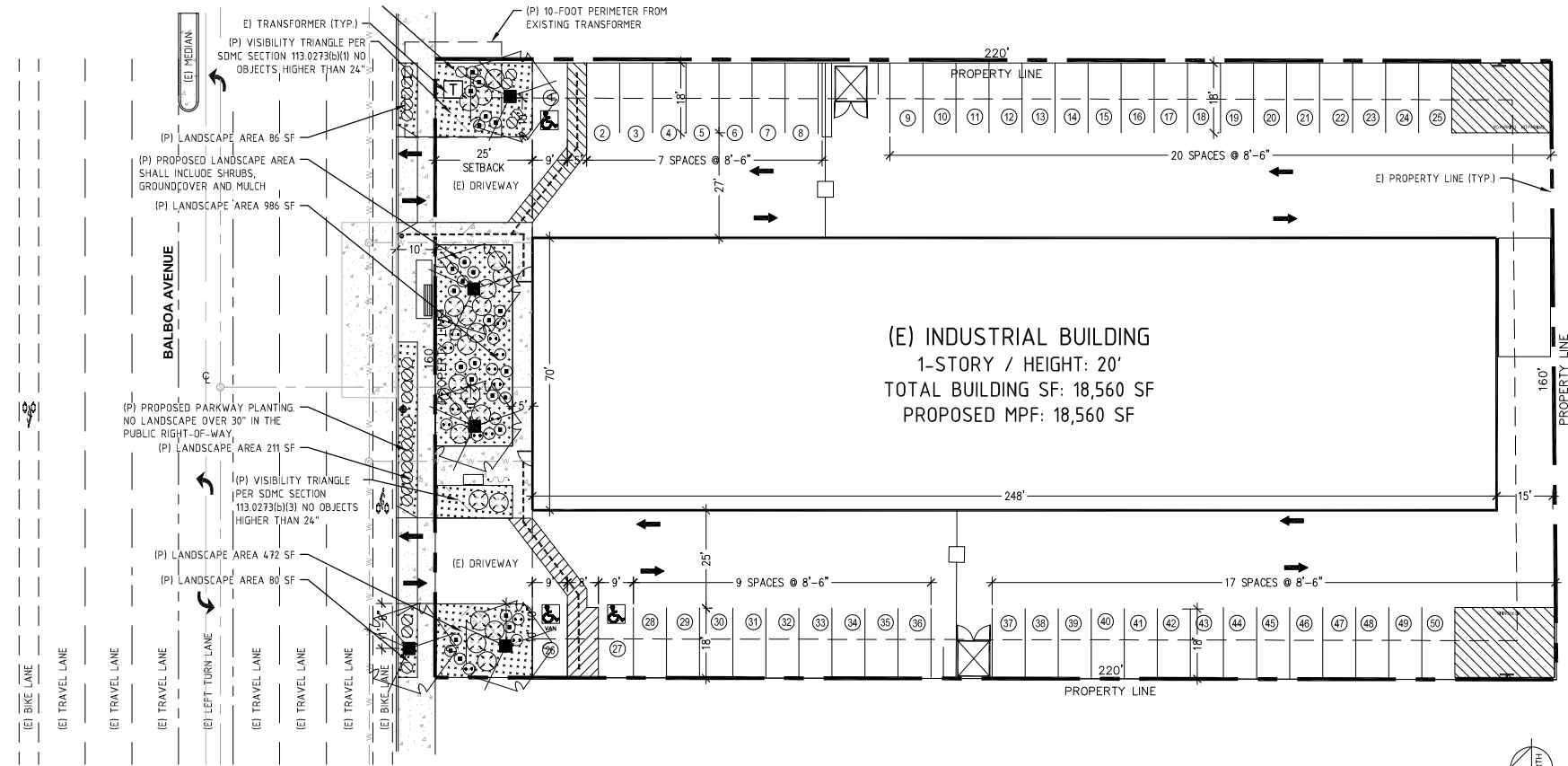
(E) BUILDING WEST FACADE

F ELEVATIONS AND SITE PHOTOS

8039 Balboa Ave, San Diego, CA 92111
MARIJUANA PRODUCTION FACILITY CUP
DEVELOPMENT PLANS

DATE: 11/7/2017; REVISED: 7/2/2018
 SHEET: 2 OF 3





A PROPOSED LANDSCAPE PLAN

SCALE: 1 : 20

Planting Legend		
Trees		
	<i>Lagerstroemia indica</i>	Crape Myrtle
		24" Box
Shrubs		
	<i>Agave shawii</i>	Shaw's Agave
	<i>Eriogonum fasciculatum</i>	California Buckwheat
	<i>Eriophyllum confertifolium</i>	Long Stem Golden Yarrow
	<i>Isocoma menziesii 'Menzeisii'</i>	Spreading Goldenbush
	<i>Lotus scoparius</i>	Deer Weed
	<i>Muhlenbergia rigens</i>	Deer Grass
	<i>Mimulus Aurantiacus</i>	Sticky Monkeyflower
	<i>Nasella pulchra</i>	Purple Needle Grass
	<i>Salvia mellifera</i>	Black Sage
	<i>Yucca schidigera</i>	Yucca
Groundcover		
	<i>Baccharis pilularis 'Twin Peaks'</i>	Prostrate Coyote Brush
		Flats

IRRIGATION:
 PROJECT SHALL BE IRRIGATED WITH POTABLE WATER USING AN AUTOMATIC IRRIGATION SYSTEM AND ACCURATELY PROGRAMMABLE CONTROLLER. WATERING WILL BE GRADUALLY REDUCED AS THE VEGETATION MATURES. A SEPARATE BUBBLER SYSTEM WILL BE INSTALLED TO PROVIDE MOISTURE TO TREES.

- LANDSCAPE NOTES:**
- MINIMUM TREE SEPARATION DISTANCE PER SECTION 142.0409 IMPROVEMENT/ MINIMUM DISTANCE TO TREE
 TRAFFIC SIGNALS (STOP SIGN) - 20 FEET
 UNDERGROUND UTILITY LINES - 5 FEET
 ABOVE GROUND UTILITY STRUCTURE - 10 FEET
 DRIVEWAY (ENTRIES) - 10 FEET (5 FEET ON RESIDENTIAL STREET RATED AT 25 MPH OR LOWER)
 INTERSECTIONS (INTERSECTING CURB LINES OF TWO STREETS) -25 FEET
 - ALL REQUIRED LANDSCAPE AREA AS SHOWN ON THESE PLANS SHALL BE MAINTAINED BY OWNER. THE LANDSCAPE AREA SHALL BE MAINTAINED FREE OF DEBRIS AND LITTER AND ALL PLANT MATERIAL MAINTAINED IN A HEALTHY GROWING CONDITION CONSISTENT WITH THE CITY OF SAN DIEGO LANDSCAPE REGULATIONS AND STANDARDS.

8039 Balboa Ave, San Diego, CA 92111
MARIJUANA PRODUCTION FACILITY CUP
DEVELOPMENT PLANS

DATE: 11/7/2017; REVISED: 7/2/2018
 SHEET: 3 OF 3

