



THE CITY OF SAN DIEGO

REPORT TO THE HEARING OFFICER

HEARING DATE: March 25, 2015

REPORT NO. HO-15-032

ATTENTION: Hearing Officer

SUBJECT: 3433 PICKWICK STREET MMCC
PROJECT NUMBER: 368351

LOCATION: 3433 Pickwick Street

APPLICANT: Douglas Mccrady

SUMMARY

Issue(s): Should the Hearing Officer approve a Conditional Use Permit and Site Development Permit to allow a Medical Marijuana Consumer Cooperative (MMCC) to operate in a 3,500 square foot building within the Southeastern San Diego Community Plan Area?

Staff Recommendation: APPROVE Conditional Use Permit No. 1298482 and Site Development Permit No. 1339753. (NOTE: There are two competing MMCCs within 1,000 feet of each other on today's docket. The Hearing Officer can approve only one of these MMCC's pursuant to the San Diego Municipal Code's 1,000 foot minimum distance separation requirement).

Community Planning Group Recommendation: On February 10, 2015, the Southeastern San Diego Community Planning Group voted 6-3-0 to deny the project (attachment 10).

Environmental Review: This project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Article 19 Section 15303, New Construction or Conversion of Small Structures on September 24, 2014 (Attachment 8). An appeal of the CEQA determination was previously made and the City Council denied the CEQA appeal on January 13, 2015. The scope of the Hearing Officer's decision only includes the project, and not the environmental determination.

BACKGROUND

In 1996 the people of the State of California passed Proposition 215, the Compassionate Use Act, which allows the use of marijuana for medical purposes when recommended by a physician and excludes the patient and the primary caregiver from criminal prosecution. In 2004, Senate Bill 420, the Medical Marijuana Program Act (MMP) became law. The MMP requires the California Department of Public Health (DPH) to establish and maintain a program for the voluntary registration of qualified medical marijuana patients and their primary caregivers through a statewide identification card system, sets possession guidelines for cardholders, and recognizes a qualified right to collective and cooperative cultivation of medical marijuana. In 2008 the California Attorney General established guidelines for Medical Marijuana Collective Operations and allowed cities to adopt and enforce laws consistent with the MMP.

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

This proposed project is a request for a Conditional Use Permit (CUP) and Site Development Permit (SDP) to operate a MMCC in a 3,500 square foot building on a 0.11-acre site. The site was developed with a one-story building in 1979 per Building Permit No. M64069. The site is located at 3433 Pickwick Street, north of Market Street, south of Highway 94, and west of Interstate 15 (Attachment 2). The site is in the I-1 Zone in the Southeastern San Diego Planned District Ordinance within the Southeastern San Diego Community Plan Area. The Southeastern San Diego Planned District Ordinance requires a SDP for any use that requires a CUP. The Light Industrial I-1 zone is intended to provide for a wide range of manufacturing, light industrial uses, certain "heavy" commercial uses and maximum employment opportunities.

The site is designated Industrial within the Gateway Center West and Stockton neighborhood of the Southeastern San Diego Community Plan. Gateway Center West is one of four adopted redevelopment project areas which encourages new and relocated industries that provide employment opportunities for community residents. The Industrial development in Stockton has played a major role in the history of this neighborhood as private developers have purchased this land for a variety of industrial uses. The adjacent parcels to the MMCC are in the I-1 zone and the existing uses are consistent with the Industrial designation of the community plan. The proposed MMCC, classified as commercial services, is a compatible use for this location with a CUP and SDP within this community plan.

DISCUSSION

The project site located at 3433 Pickwick Street is a 0.11-acre site developed with a 3,500 square foot one-story building which is currently being used as an office/warehouse. The MMCC is proposing interior improvements that include a reception area, dispensary, offices, restrooms,

storage and warehouse. Public improvements include the replacement of the existing driveway with a 20-foot wide City standard driveway, on Pickwick Street and landscaping.

MMCC's must comply with San Diego Municipal Code (SDMC), Section 141.0614 which requires a 1,000 foot separation, measured between property lines, from; public parks, churches, child care centers, playgrounds, libraries, minor-oriented facilities, other medical marijuana consumer cooperatives, residential care facilities, and schools. There is also a minimum distance requirement of 100 feet from a residential zone. In addition to minimum distance requirements, MMCC's prohibit consultations by medical professionals on site and do not allow certain types of vending machines. Security requirements include interior and exterior lighting, security cameras, alarms and a security guard for the tenant/facility space and directly adjacent area. The security guard must be licensed by the State of California and be present on the premises during business hours. Hours of operation are limited from 7:00 a.m. to 9:00 p.m. seven days a week. MMCC Conditional Use Permits expire five years from date of issuance. MMCC's must also comply with Chapter 4, Article 2, Division 15 which provides guidelines for lawful operation.

The applicant has voluntarily agreed to the following conditions in order avoid adverse impact to the community: 1) operable surveillance cameras and a metal detector to the satisfaction of the San Diego Police Department 2) the cameras shall have and use a recording device that maintains the records for a minimum of 30 days 3) an armed security guard to the extent the possession of a firearm by the security guard is not in conflict with 18 U. S.C. § 922(g) and 27 C.F.R § 478.11. Nothing herein shall be interpreted to require or allow a violation of federal firearms laws 4) the security guard is required to be on the premises during hours of operation) graffiti must be removed within 24 hours (Attachment 4, Conditions Number 16 & 20).

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

CONCLUSION

The Conditional Use Permit and Site Development Permit for the proposed MMCC may be approved if the Hearing Officer finds that the MMCC meets all applicable regulations. Staff has reviewed the proposed MMCC and has determined that it meets all applicable sections of the San Diego Municipal Code, the Southeastern San Diego Community Plan and the General Plan. Additionally, the required findings can be made and therefore, staff is recommending approval of the project as proposed.

ALTERNATIVE

1. Approve Conditional Use Permit No. 1298482 and Site Development Permit No. 1339753, with modifications.

2. Deny Conditional Use Permit No. 1298482 and Site Development Permit No. 1339753, if the findings required to approve the project cannot be affirmed.

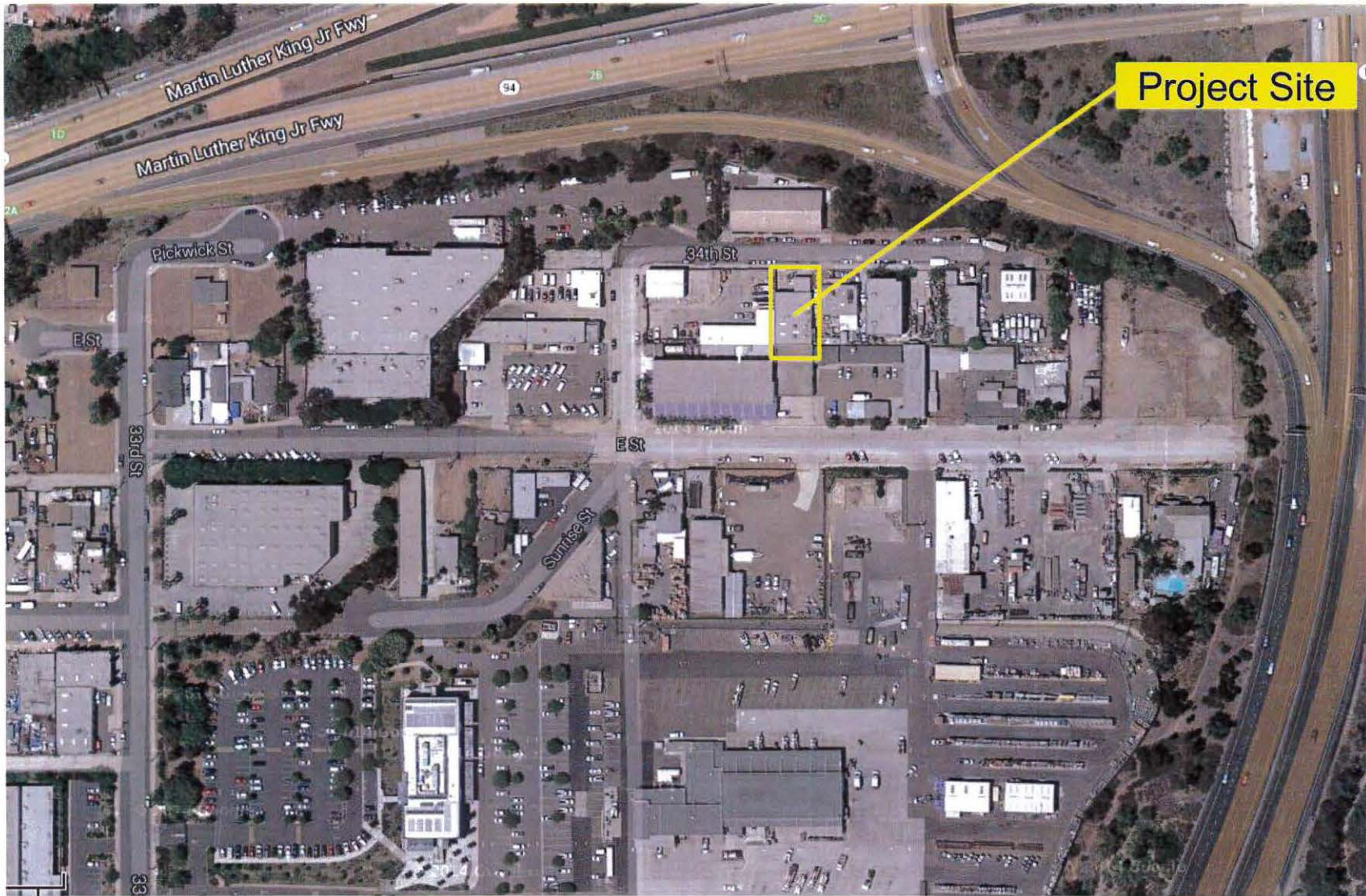
Respectfully submitted,



Edith Gutierrez, Development Project Manager

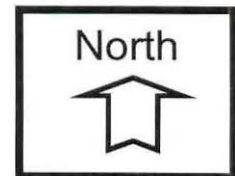
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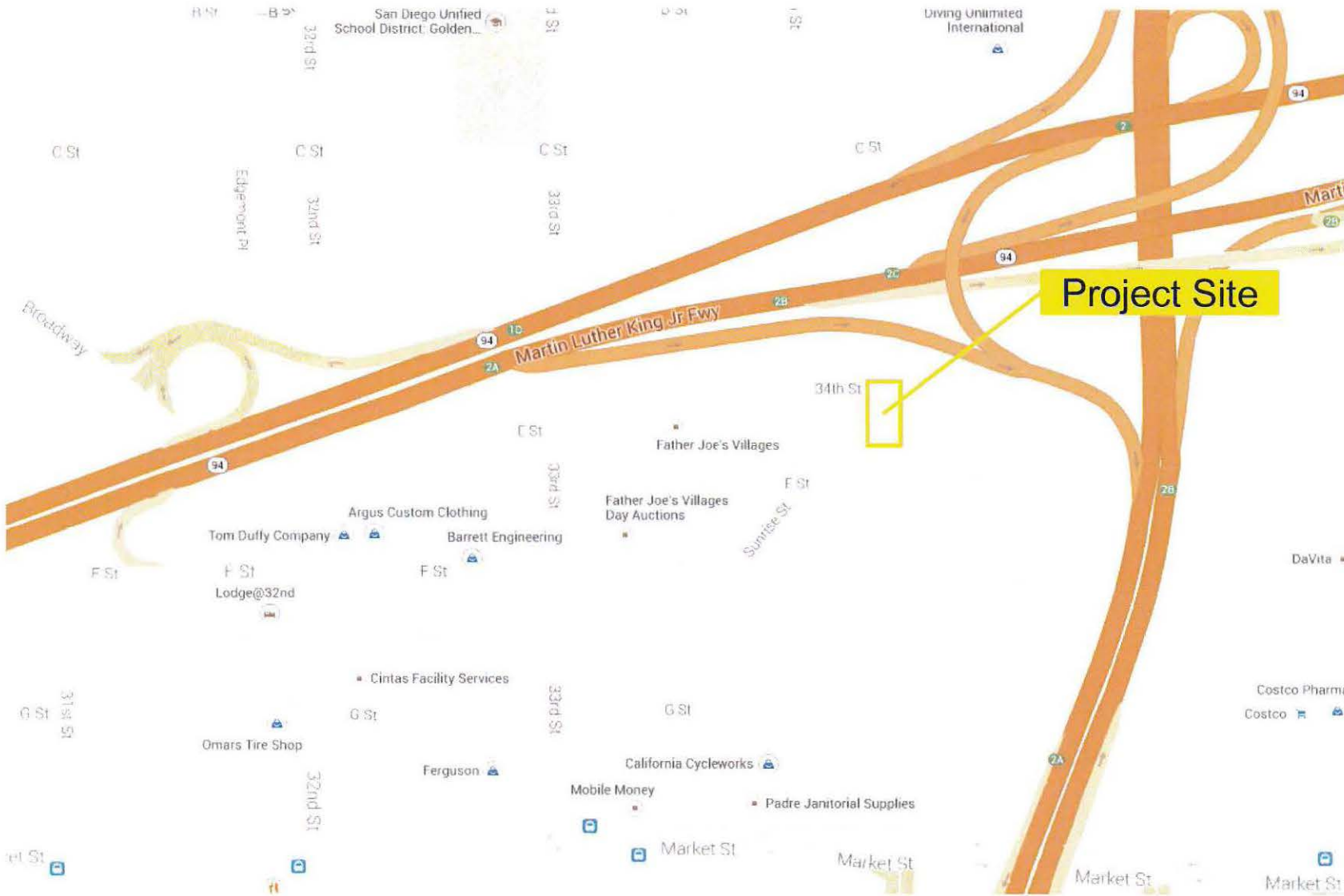
1. Aerial Photograph
2. Project Location Map
3. Community Plan Land Use Map
4. Draft Permit with Conditions
5. Draft Permit Resolution with Findings
6. 1000 Foot Radius Map
7. 1000 Foot Radius Map Spreadsheet
8. Notice of Right to Appeal
9. Project Site Plan(s)
10. Community Planning Group Recommendation
11. Ownership Disclosure Statement
12. Crime Prevention Through Environmental Design recommendations



Location Aerial Photo

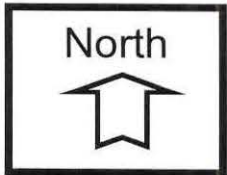
3433 PICKWICK ST MMCC – 3433 Pickwick Street
PROJECT NO. 368351





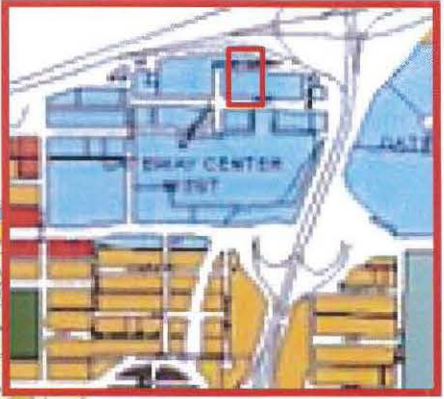
Project Location Map

3433 PICKWICK ST MMCC – 3433 Pickwick Street
PROJECT NO. 368351

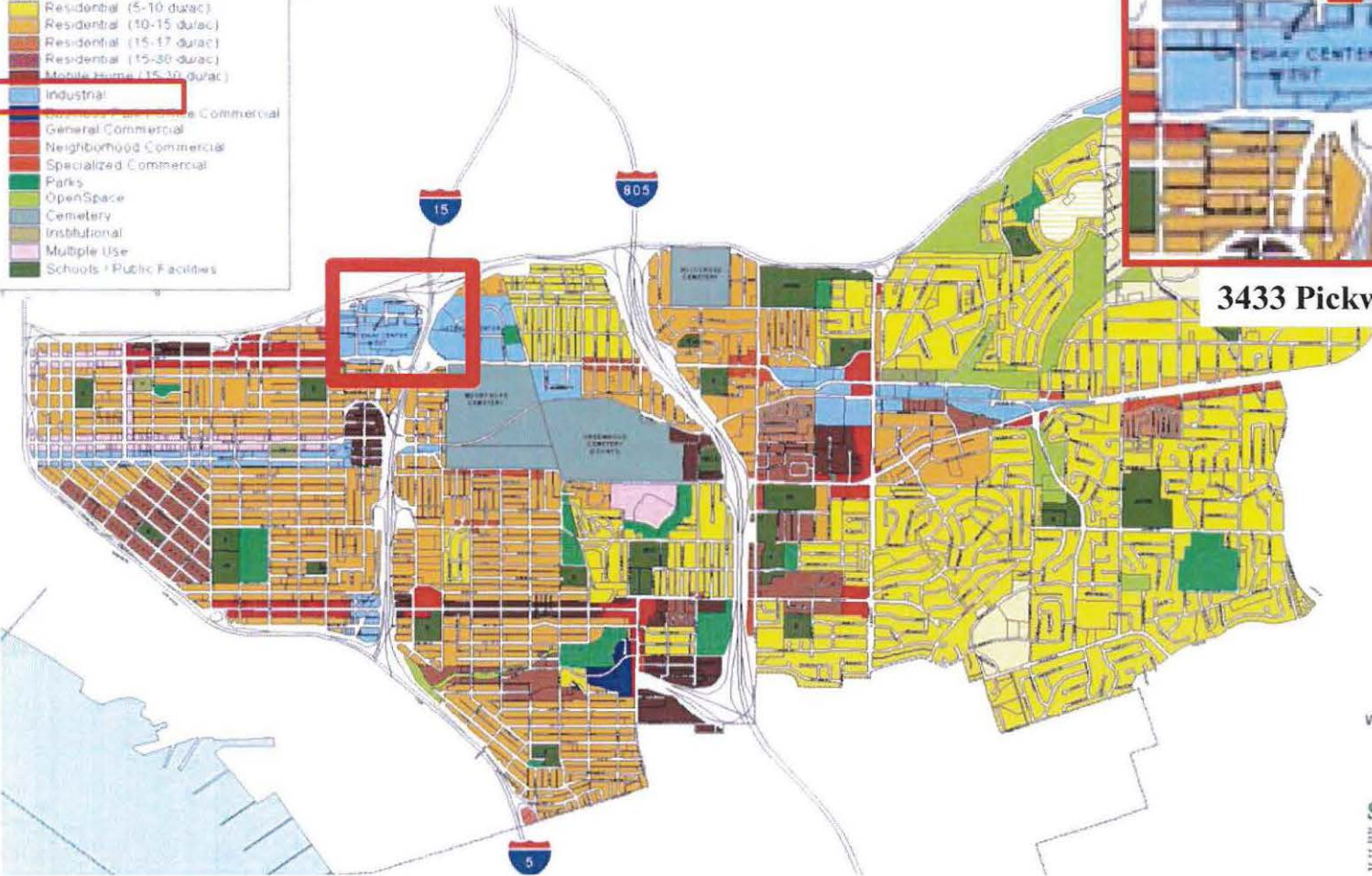


LEGEND

[Light Yellow]	Residential (0-2 du/ac)
[Yellow]	Residential (0-5 du/ac)
[Orange]	Residential (5-10 du/ac)
[Dark Orange]	Residential (10-15 du/ac)
[Red-Orange]	Residential (15-17 du/ac)
[Red]	Residential (15-30 du/ac)
[Dark Red]	Medium Density (15-30 du/ac)
[Blue]	Industrial
[Light Blue]	Neighborhood Commercial
[Red-Orange]	General Commercial
[Dark Red]	Neighborhood Commercial
[Red]	Specialized Commercial
[Green]	Parks
[Light Green]	OpenSpace
[Grey]	Cemetery
[Light Blue]	Institutional
[Pink]	Multiple Use
[Dark Green]	Schools + Public Facilities



3433 Pickwick Street



Southeastern San Diego Community Plan Land Use



Land Use Map

3433 PICKWICK ST MMCC – 3433 Pickwick Street
PROJECT NO. 368351



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

PROJECT MANAGEMENT
PERMIT CLERK
MAIL STATION 501

SPACE ABOVE THIS LINE FOR RECORDER'S USE

INTERNAL ORDER NUMBER: 24004645

**CONDITIONAL USE PERMIT NO. 1298482 AND
 SITE DEVELOPMENT PERMIT NO. 1339753
 3433 PICKWICK STREET MMCC - PROJECT NO. 368351
 HEARING OFFICER**

This Conditional Use Permit No. 1298482 and Site Development Permit No. 1339753 are granted by the Hearing Officer of the City of San Diego to KYU M. HWANG AND KUM S. HWANG, Owners and DOUGLAS MCCRADY, Permittee, pursuant to San Diego Municipal Code [SDMC] section 126.0305 & 126.0504. The 0.11-acre site is located at 3433 Pickwick Street in the I-1 Zone in the Southeastern San Diego Planned District Ordinance within the Southeastern San Diego Community Plan Area. The project site is legally described as: Lots 16 & 17, Block 2 of Orange Park, Map No. 1210, September 25, 1909.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to operate a Medical Marijuana Consumer Cooperative (MMCC) and subject to the City's land use regulations described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated March 25, 2015, on file in the Development Services Department.

The project shall include:

- a. Operation of a Medical Marijuana Consumer Cooperative (MMCC) within an existing 3,500 square foot building on a 0.11- acre site;
- b. Landscaping (planting, irrigation and landscape related improvements);
- c. Existing off-street parking;
- d. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in

accordance with the adopted community plan, the California Environmental Quality Act [CEQA] and the CEQA Guidelines, the City Engineer's requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the SDMC.

STANDARD REQUIREMENTS:

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36 month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by April 10, 2018.
2. This Conditional Use Permit [CUP] and corresponding use of this MMCC shall expire on April 10, 2020.
3. In addition to the provisions of the law, the MMCC must comply with; Chapter 4, Article 2, Division 15 and Chapter 14, Article 1, Division 6 of the San Diego Municipal Code.
4. No construction, occupancy, or operation of any facility or improvement described herein shall commence, nor shall any activity authorized by this Permit be conducted on the premises until:
 - a. The Owner/Permittee signs and returns the Permit to the Development Services Department.
 - b. The Permit is recorded in the Office of the San Diego County Recorder.
 - c. A MMCC Permit issued by the Development Services Department is approved for all responsible persons in accordance with SDMC, Section 42.1504.
5. While this Permit is in effect, the MMCC shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.
6. This Permit is a covenant running with the MMCC and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.
7. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
8. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies

including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).

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

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

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

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

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

PLANNING/DESIGN REQUIREMENTS:

13. The use within the 3,500 square foot building shall be limited to the MMCC and any use permitted in the I-1 Zone.
14. Consultations by medical professionals shall not be a permitted accessory use at the MMCC.
15. Lighting shall be provided to illuminate the interior of the MMCC, facade, and the immediate surrounding area, including any accessory uses, parking lots, and adjoining sidewalks. Lighting shall be hooded or oriented so as to deflect light away from adjacent properties.
16. Security shall include operable cameras and a metal detector to the satisfaction of the San Diego Police Department, alarms, and an armed security guard to the extent the possession of a firearm by the security guard is not in conflict with 18 U.S.C. § 922(g) and 27 C.F.R. § 478.11 Nothing herein shall be interpreted to require or allow a violation of federal firearms laws. The security guard shall be licensed by the State of California and be on the premises during business hours. The security guard should only be engaged in activities related to providing security for the facility, except on an incidental basis. The cameras shall have and use a recording device that maintains the records for a minimum of 30 days.
17. The name and emergency contact phone number of an operator or manager shall be posted in a location visible from outside of the MMCC in character size at least two inches in height.
18. The MMCC shall operate only between the hours of 7:00 a.m. and 9:00 p.m., seven days a week.
19. The use of vending machines which allow access to medical marijuana except by a responsible person, as defined in San Diego Municipal Code Section 42.1502, is prohibited. For purposes of this section and condition, a vending machine is any device which allows access to medical marijuana without a human intermediary.
20. The Owner/Permittee or operator shall maintain the MMCC, adjacent public sidewalks, and areas under the control of the owner or operator, free of litter and graffiti at all times. The owner or operator shall provide for daily removal of trash, litter, and debris. Graffiti shall be removed within 24 hours.
21. Medical marijuana shall not be consumed anywhere within the 0.11-acre site.
22. The Owner/Permittee or operator shall post anti-loitering signs near all entrances of the MMCC.
23. All signs associated with this development shall be consistent with sign criteria established by City-wide sign regulations and shall further be restricted by this permit. Sign colors and typefaces are limited to two. Ground signs shall not be pole signs. A sign is required to be posted on the outside of the MMCC and shall only contain the name of the business.

ENGINEERING REQUIREMENTS:

24. Prior to the issuance of any building permit, the Owner/Permittee shall assure by permit and bond the replacement of the existing driveway with a 20-foot wide City standard driveway, on Pickwick Street, per Standard Drawing SDG-162, satisfactory to the City Engineer.

LANDSCAPING REQUIREMENTS:

25. Prior to issuance of any engineering permits for grading, the Owner/Permittee shall submit complete construction documents for the revegetation and hydroseeding of all disturbed land in accordance with the Landscape Standards and to the satisfaction of the Development Services Department. All plans shall be in substantial conformance to this permit (including Environmental conditions) and Exhibit 'A,' on file in the Office of the Development Services Department.

26. Prior to issuance of any engineering 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 sq-ft 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.

27. Prior to issuance of any construction permits for structures, 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 Development Services Department. Construction plans shall show, label, and dimension a 40 sq-ft area around each tree which is unencumbered by hardscape and utilities as set forth under LDC 142.0403(b)(5).

28. The Owner/Permittee shall be responsible for the maintenance of all landscape improvements shown on the approved plans, including in the right-of-way, consistent with the Landscape Standards unless long-term maintenance of said landscaping will 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. Severe pruning or "topping" of trees is not permitted unless specifically noted in this Permit.

29. 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 it in kind and equivalent size per the approved documents to the satisfaction of the Development Services Department within 30 days of damage.

TRANSPORTATION REQUIREMENTS:

30. No fewer than 2 parking spaces including 1 accessible space (2 parking spaces provided including 1 van accessible space) shall be maintained on the property at all times in the approximate locations shown on Exhibit "A". All on-site parking stalls and aisle widths shall be in compliance with requirements of the City's land Development Code and shall not be converted and/or utilized for any other purpose, unless otherwise authorized in writing by the Development Services Department.

POLICE DEPARTMENT RECOMMENDATION:

31. The San Diego Police Department recommends that a Crime Prevention Through Environmental Design (CPTED) review be requested by their department and implemented for the MMCC.

INFORMATION ONLY:

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

APPROVED by the Hearing Officer of the City of San Diego on March 25, 2015 and Resolution No. HO-XXXX.

Conditional Use Permit No.1298482 & Site Development Permit No. 1339753/PTS No. 368301
Date of Approval: March 25, 2015

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES
DEPARTMENT

Edith Gutierrez
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.

KYU M. HWANG
Owner

By _____
Kyu M. Hwang
Owner

KUM S. HWANG
Owner

By _____
Kum S. Hwang
Owner

DOUGLAS MCCRADY
Permittee

By _____
Douglas Mccrady
Permittee

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

HEARING OFFICER
RESOLUTION NO. HO-
CONDITIONAL USE PERMIT NO. 1298482 AND
SITE DEVELOPMENT PERMIT NO. 1339753
3433 PICKWICK STREET MMCC - PROJECT NO. 368351

WHEREAS, KYU M. HWANG AND KUM S. HWANG, Owners and DOUGLAS MCCRADY, Permittee, filed an application with the City of San Diego for a permit to operate a Medical Marijuana Consumer Cooperative (MMCC) in a 3,500 square foot building (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit Nos. 1298482 and 1339753), on portions of a 0.11-acre site;

WHEREAS, the project site is located at 3433 Pickwick Street in the I-1 Zone in the Southeastern San Diego Planned District Ordinance within the Southeastern San Diego Community Plan Area;

WHEREAS, the project site is legally described as Lots 16 & 17, Block 2 of Orange Park, Map No. 1210, September 25, 1909;

WHEREAS, on March 25, 2015, the Hearing Officer of the City of San Diego considered Conditional Use Permit No. 1298482 and Site Development Permit No. 1339753 pursuant to the Land Development Code of the City of San Diego;

WHEREAS, on September 24, 2014, the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act (CEQA) (Public Resources Code section 21000 et. seq.) under CEQA Guidelines Section 15303 (New Construction or Conversion of Small Structures); and the Environmental Determination was appealed to City Council, which heard and denied the appeal on January 13, 2015 pursuant to Resolution No. 309473;

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

That the Hearing Officer adopts the following written Findings, dated March 25, 2015.

FINDINGS:

Conditional Use Permit Approval – Section §126.0305

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

The proposed project is a request for a Conditional Use Permit and a Site Development Permit to operate a MMCC in a 3,500 square foot building. The 0.11-acre site is located at 3433 Pickwick Street in the I-1 Zone in the Southeastern San Diego Planned District Ordinance within the Southeastern San Diego Community Plan Area. The Light Industrial I-1 zone is intended to provide for a wide range of manufacturing, light industrial uses, certain "heavy" commercial uses and maximum employment opportunities.

The site is designated Industrial within the Gateway Center West and Stockton neighborhood of the Southeastern San Diego Community Plan. Gateway Center West is one of four adopted redevelopment project areas which encourages new and relocated industries that provide employment opportunities for community residents. The Industrial development in Stockton has played a major role in the history of this neighborhood as private developers have purchased this land for a variety of industrial uses. All of the surrounding parcels are in the I-1 zone and the existing uses are consistent with the Industrial designation of the community plan. The proposed MMCC, classified as commercial services, is a compatible use for this location with a Conditional Use Permit and Site Development Permit, is consistent with the community plan, and therefore will not adversely affect the applicable land use plan.

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

The proposed 3,500 square foot MMCC located at 3433 Pickwick is within an existing one-story building. The building is currently being used as a warehouse/office. The project proposes interior improvements that include a reception area, dispensary, offices, restrooms, storage and warehouse. Also minor exterior façade improvements are proposed. The proposed improvements will require a ministerial building permit. The tenant improvement building permit will require compliance with the California Building Code, Plumbing Code, Mechanical Code, Electrical Code, Fire Code and all adopted referenced standards. Public improvements include the replacement of the existing driveway with a 20-foot wide City standard driveway, on Pickwick Street and landscaping.

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

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

The project requires compliance with the development conditions in effect for the subject property as described in Conditional Use Permit No. 1298482 and Site Development Permit No. 1339753.

The Conditional Use Permit and Site Development Permit are valid for five years, however may be revoked if the use violates the terms, conditions, lawful requirements, or provisions of the permit.

The referenced regulations and conditions have been determined as necessary to avoid adverse impact upon the health, safety and general welfare of persons patronizing, residing or working within the

surrounding area and therefore, the proposed MMCC will not be detrimental to the public health, safety and welfare.

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

The proposed 3,500 square foot building located at 3433 Pickwick Street is within an existing one-story building on a 0.11-acre site. The site is in the I-1 Zone in the Southeastern San Diego Planned District Ordinance and was developed in 1979 per Building Permit No. M64069. The building is currently being used as a warehouse/office. The project proposes interior improvements that include a reception area, dispensary, offices, restrooms, storage and warehouse. Also minor exterior façade improvements are proposed. The proposed improvements will require a ministerial building permit. The tenant improvement building permit will require compliance with the California Building Code, Plumbing Code, Mechanical Code, Electrical Code, Fire Code and all adopted referenced standards. Public improvements include the replacement of the existing driveway with a 20-foot wide City standard driveway, on Pickwick Street and landscaping.

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

The proposed MMCC is consistent with the land use designation Industrial. The proposed MMCC meets all development regulations, no deviations are requested, and the permit as conditioned assures compliance with all the development regulations of the San Diego Municipal Code. The proposed MMCC therefore complies with the regulations of the Land Development Code.

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

The proposed 3,500 square foot MMCC located at 3433 Pickwick Street is within an existing one-story building on a 0.11-acre site. The site is in the I-1 Zone of the Southeastern San Diego Planned District Ordinance and designated Industrial within the Southeastern San Diego Community Plan Area. The Light Industrial I-1 zone is intended to provide for a wide range of manufacturing, light industrial uses, certain "heavy" commercial uses and maximum employment opportunities. The site is designated Industrial within the Gateway Center West and Stockton neighborhood of the Southeastern San Diego Community Plan. Gateway Center West is one of four adopted redevelopment project areas which encourages new and relocated industries that provide employment opportunities for community residents. The Industrial development in Stockton has played a major role in the history of this neighborhood as private developers have purchased this land for a variety of industrial uses. The proposed MMCC, classified as commercial services, is consistent with the community plan.

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

The San Diego Municipal code limits MMCCs to commercial and industrial zones and the number of MMCCs to only four per Council District, 36 city-wide, in order to minimize the impact on the City and residential neighborhoods. All of the surrounding parcels are in the I-1- zone and the existing uses are consistent with the Industrial designation of the community plan. The proposed MMCC, classified as commercial services, is a compatible use for this location with a Conditional Use Permit and Site Development Permit. Therefore, the proposed MMCC is an appropriate use at the proposed location.

Site Development Permit - Section §1519.0202

1. The proposed use and project design meet the purpose and intent of the Southeastern San Diego Planned District Ordinance, comply with the recommendations of the Southeastern San Diego Community Plan and will not adversely affect the General Plan or other applicable plans adopted by the City Council.

The proposed project is a request for a Conditional Use Permit and a Site Development Permit to operate a MMCC in a 3,500 square foot building. The 0.11-acre site is located at 3433 Pickwick Street in the I-1 Zone in the Southeastern San Diego Planned District Ordinance within the Southeastern San Diego Community Plan Area. The existing one-story building was constructed in 1979 per Building Permit No. M64069. The Light Industrial I-1 zone is intended to provide for a wide range of manufacturing, light industrial uses, certain "heavy" commercial uses and maximum employment opportunities.

The site is designated Industrial within the Gateway Center West and Stockton neighborhood of the Southeastern San Diego Community Plan. Gateway Center West is one of four adopted redevelopment project areas which encourages new and relocated industries that provide employment opportunities for community residents. The Industrial development in Stockton has played a major role in the history of this neighborhood as private developers have purchased this land for a variety of industrial uses. All of the surrounding parcels are in the I-1 zone and the existing uses are consistent with the Industrial designation of the community plan. The proposed MMCC, classified as commercial services, is a compatible use for this location with a Conditional Use Permit and Site Development Permit, is consistent with the community plan, general plan and therefore will not adversely affect the applicable planned district ordinance or land use plan.

2. The proposed development shall be compatible with existing and planned land use on adjoining properties and shall not constitute a disruptive element to the neighborhood and community. In

addition, architectural harmony with the surrounding neighborhood and community shall be achieved as far as practicable.

The proposed 3,500 square foot MMCC located at 3433 Pickwick is within an existing one-story building. The building is currently being used as a warehouse/office. The project proposes interior improvements only that include a reception area, dispensary, offices, restrooms, storage and warehouse. Also minor exterior façade improvements are proposed. The proposed improvements will require a ministerial building permit. The tenant improvement building permit will require compliance with the California Building Code, Plumbing Code, Mechanical Code, Electrical Code, Fire Code and all adopted referenced standards. Public improvements include the replacement of the existing driveway with a 20-foot wide City standard driveway, on Pickwick Street and landscaping. All of the surrounding parcels are in the I-1 zone and the existing uses are consistent with the Industrial designation of the community plan. The proposed MMCC, classified as commercial services, is a compatible use for this location with a Conditional Use Permit and Site Development Permit, is consistent with the community plan and will be in harmony with the surrounding neighborhood.

The project requires compliance with the development conditions in effect for the subject property as described in Conditional Use Permit No. 1298482 and Site Development Permit No. 1339753 in order to not constitute a disruptive element to the neighborhood and community. The Conditional Use Permit and Site Development Permit are valid for five years, however may be revoked if the use violates the terms, conditions, lawful requirements, or provisions of the permit.

3. The proposed use, because of conditions that have been applied to it, will not be detrimental to the health, safety and general welfare of persons residing or working in the area, and will not adversely affect other property in the vicinity.

The proposed 3,500 square foot building located at 3433 Pickwick Street is within an existing one-story building on a 0.11-acre site. The site is in the I-1 Zone in the Southeastern San Diego Planned District Ordinance and was developed in 1979 per Building Permit No. M64069. The building is currently being used as a warehouse/office. The project proposes interior improvements that include a reception area, dispensary, offices, restrooms, storage and warehouse. Also minor exterior façade improvements are proposed. The proposed improvements will require a ministerial building permit. The tenant improvement building permit will require compliance with the California Building Code, Plumbing Code, Mechanical Code, Electrical Code, Fire Code and all adopted referenced standards. Public improvements include the replacement of the existing driveway with a 20-foot wide City standard driveway, on Pickwick Street and landscaping.

MMCCs are allowed in the I-1 Zone of the Southeastern San Diego Planned District Ordinance with a Conditional Use Permit (CUP) and Site Development Permit (SDP). The CUP requires MMCCs to comply with SDMC, section 141.0614 which requires a 1,000 foot separation, measured between property lines, from: public parks, churches, child care centers, playgrounds, libraries, minor-oriented facilities, other medical marijuana consumer cooperatives, residential care facilities, and schools. There is also a minimum distance requirement of 100 feet from a residential zone. In addition to minimum distance requirements, MMCCs prohibit consultations by medical professionals on site and do not allow certain types of vending machines. Security requirements include interior and exterior lighting, security cameras, alarms and a security guard. The security guard must be licensed by the State of California and be present on the premises during business hours. Hours of operation are limited from 7:00 a.m. to 9:00

p.m. seven days a week. MMCCs must also comply with Chapter 4, Article 2, Division 15 which provides guidelines for lawful operation.

The referenced regulations and conditions have been determined as necessary to avoid adverse impact upon the health, safety and general welfare of persons residing or working in the area, and will not adversely affect other property in the vicinity.

4. The proposed use will comply with the relevant regulations of the Municipal Code.

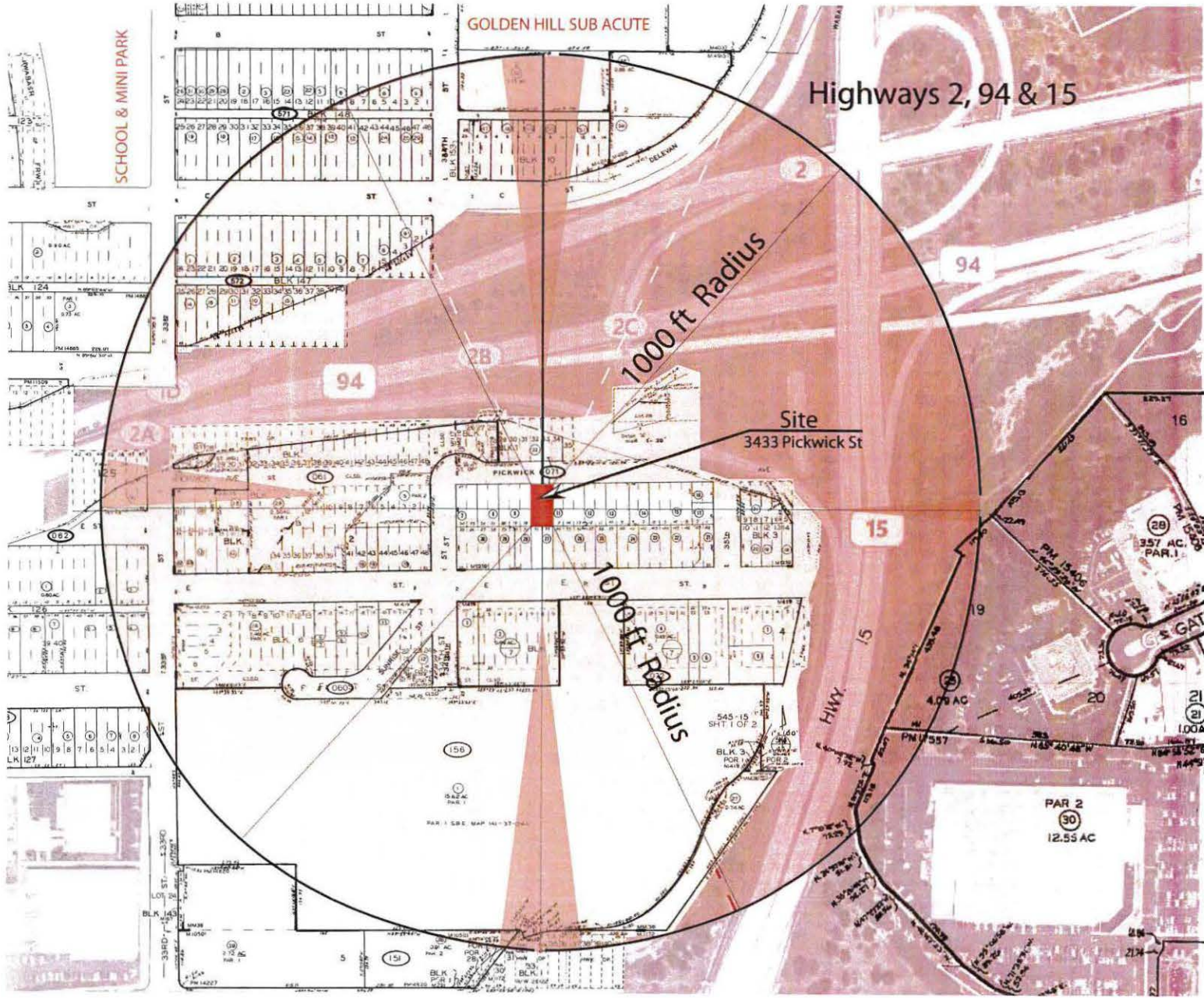
The proposed MMCC is consistent with the I-1 Zone which is intended to provide for a wide range of manufacturing, light industrial uses, certain "heavy" commercial uses and maximum employment opportunities. It proposed use is consistent with the land use designation of Industrial within the Gateway Center West and Stockton neighborhood of the Southeastern San Diego Community Plan. The proposed MMCC meets all development regulations, no deviations are requested, and the permit as conditioned assures compliance with all the development regulations of the San Diego Municipal Code, therefore the proposed MMCC therefore complies with the relevant regulations of the Municipal Code.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Hearing Officer, Conditional Use Permit No. 1298482 and Site Development Permit No. 1339753 are hereby GRANTED by the Hearing Officer to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit No. 1298482 & 1339753, a copy of which is attached hereto and made a part hereof.

Edith Gutierrez
Development Project Manager
Development Services

Adopted on: March 25, 2015

Job Order No. : 24004645



There are no residential zones within 100 feet

The Highways are shown in an aerial view to show what separates the parcel maps

SCALE: 1" = 100'

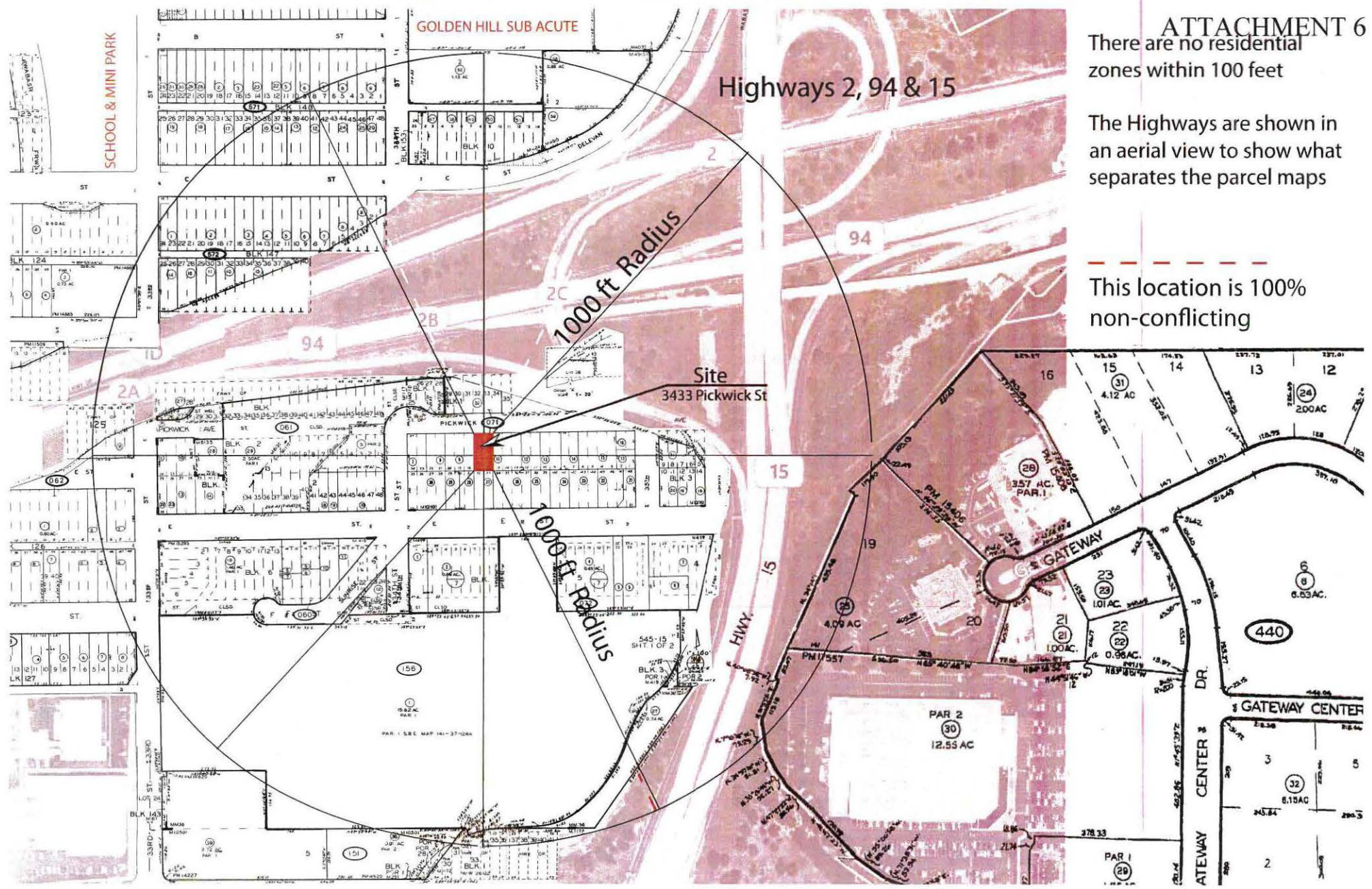
This location is 100% non-conflicting

ATTACHMENT 6

There are no residential zones within 100 feet

The Highways are shown in an aerial view to show what separates the parcel maps

This location is 100% non-conflicting



PLANTING LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY	SPACING
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TREES

	LAMPROSTROPHIA INDICA WATERMELON RED/BATERMELON RED CRAPE MYRTLE		2 1/2" BOX STANDARD TRUNK	1	
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SHRUBS

	AGAVE BLUE GLOW		5 GALLON		PER PLANT
	PALEMBERDIA CAPILLARIS 'REGAL PINK' PINK 'HEAT'		5 GALLON	4	7' OC.
	FESTUCA GLAUCA 'ELUOH BLUE'	ELUOH BLUE FESCUE	5 GALLON	3	6' OC.

GROUND COVER

DECOMPOSED GRANITE 3" MINIMUM DEPTH

BOULDERS

BURY TO MIN. DEPTH OF 1/3 THE HEIGHT OF BOULDER

LARGE 3' X 3' X 2'

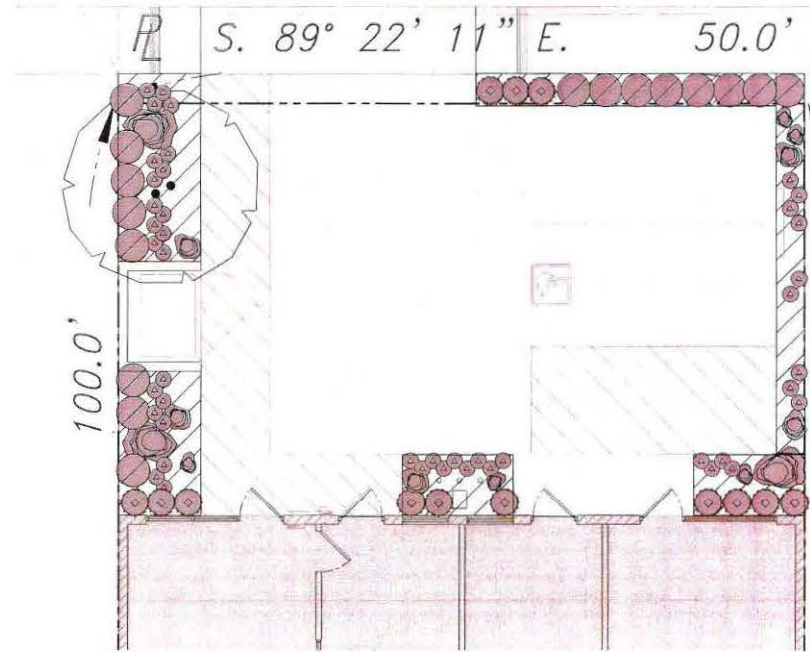
MEDIUM 2' X 2' X 1'

SMALL 1' X 1' X 1'

PLANTING NOTES:

- CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL UTILITIES. IMPROVEMENTS IF DISCREPANCIES OCCUR OR IF CONFLICTS ARE ENCOUNTERED, NOTIFY OWNER. NECESSARY ADJUSTMENTS SHALL BE MADE ONLY UPON THE APPROVAL OF THE ARCHITECT.
- PLANTING AREAS WITH SLOPES LESS THAN 2% SHALL RECEIVE A 3" DEEP (TWO-TWO) LAYER OF AGGREGATE FILL. ALL PLANTING AREAS WITH SLOPES 2% OR GREATER SHALL RECEIVE EROSION CONTROL, NETTING AND PLANT MATERIALS. LARGER AGGREGATE COBBLES (4" TO 6" DIAMETERS OR AS INDICATED ON PLAN) ALL EXPOSED SOIL AREAS (WITHOUT VEGETATION) SHALL ALSO BE PLACED TO THE SAME FINISH DEPTH.
- FINISHED GRADE OF ALL PLANTER AREAS SHALL BE SLOPED TO DRAIN (COORDINATE WITH CIVIL DRAWINGS).
- ROOT CONTROL BARRIERS SHALL BE REQUIRED AT ALL TREES THAT ARE WITHIN 8' OF HANDBLAZE. ROOT CONTROL BARRIERS SHALL BE PLACED ADJACENT TO THE HANDBLAZE, CURBS, WALLS OR OTHER IMPROVEMENTS (DO NOT ENGULF TREE) PER MANUFACTURER'S RECOMMENDATIONS.
- ALL PLANTING (INCLUDING THE PERMANENT LANDSCAPE) SHALL BE MAINTAINED BY THE CONTRACTOR FOR 90 DAYS. LANDSCAPE AREAS SHALL BE FREE OF DEBRIS AND LITTER. ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION. DISEASED OR DEAD PLANT MATERIAL SHALL BE SATISFACTORILY TREATED OR REPLACED PER THE CONDITIONS OF THE CONTRACT.
- SEE LANDSCAPE CONSTRUCTION PLAN FOR HANDBLAZING LAYOUT. OPENING LABELS, OTHER SITE ADJUSTMENTS, ETC. SEE CIVIL PLANS FOR ADDITIONAL INFORMATION.
- VERIFY LOCATION OF ALL UNDERGROUND UTILITIES AND GROUNDING SYSTEMS PRIOR TO CONSTRUCTION.

PICKWICK STREET



PLANTING PLAN
SCALE: 1/4" = 1'



Proposed Commercial Services
Consumer Cooperative
3433 PICKWICK STREET
SAN DIEGO, CALIFORNIA 92108

Date: 08/08/2014
Scale: AS NOTED
Drawn: DM/CC
Sd: JSM/DMC

SITE PLAN SUMMARY NOTES:

PROJECT ADDRESS: 3433 PICKWICK STREET, SAN DIEGO, CA
PROJECT TEAM: Paul Brewer (760) 616-1146, Nicole Striver (760) 426-7916
LEGAL: LOT 10 IN 47, BLK 2, CITY OF SAN DIEGO, SUBDIV. ORANGE PARK 00020
APN: 545-071-10-00

OWNER: KYM H HUANG, 1855 WALKNUT PL., SAN DIEGO, CA 92131

CONSTRUCTION TYPE: V-B (Concrete Block/CMU with Wood Framing)
COMPANY CLASSIFICATION: B/F2

ZONING: SB-0-0-1-1-1
UNDEVELOPED AREA: 3,500' sq ft
FLOOR AREA (GROSS): 2,000 sq ft
EXISTING USE: B / OFFICEHOUSE
PROPOSED USE: M / B (COMMERCIAL SERVICE / OFFICE)
YEAR CONSTRUCTED: 1960
GEOLOGIC HAZARD CATEGORY: B0
LANDSCAPE AREA: N/A PER PARCEL
SHEET CONTENT: A/ Site Plan Summary B/ Vicinity Map C/ SITE PLAN D/ Floor Plans

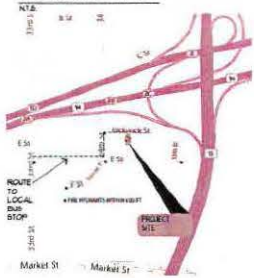
Applying for a Conditional Use Permit
 Existing building to be used for a proposed Medical Marijuana Consumer Cooperative.
 Site to remain as-is structure to remain unchanged.
 Proposed use to be changed from Manufacturing to Retail.
 Property lines to remain unchanged.
 No proposed deviations.
 No proposed improvements or developments.
 No proposed deviations to setbacks, building height, or FAR.
Scope of work to include:
 1) Exterior lighting for the immediate surrounding area as required. Lighting shall be oriented to contain light away from adjacent properties.
 2) Interior lighting as required.
 3) Security: Security guards operate camera, and alarm as required.
 4) Exterior business sign posted will be limited to two colors.
Hours of Operations: 7:00 AM to 5:00 PM, seven days a week.

No changes in grade.
 No environmentally sensitive land or change in drainage pattern.
 No proposed street improvements, but stops or easements.
 Not dangerous or a hazard to the community or public safety.
 Not a hazard to the environment.
 Not increase traffic flow to nearby existing businesses in the area gross profit get proposed building of operation has sufficient parking with inclusion of owner's adjacent parcel.
EXTERIOR ELEVATIONS: N/A for building - No proposed exterior modifications.
HISTORICAL SIGNIFICANCE DESIGNATION: N/A for building.
LANDSCAPE DEVELOPMENT PACKAGE: N/A for building.
OTHER TECHNICAL STUDIES: N/A for building.

GENERAL NOTES:

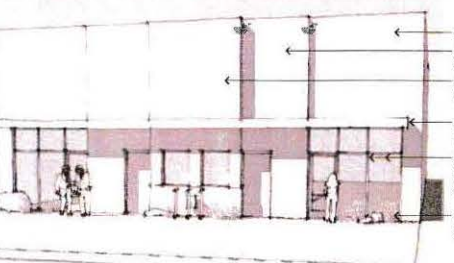
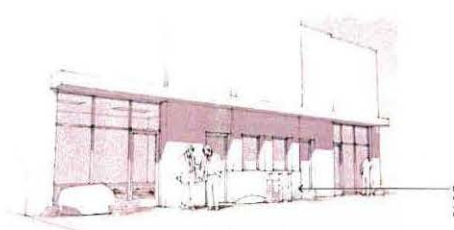
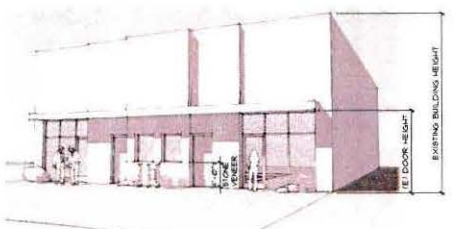
- ALL WORK SHALL BE LIMITED TO THE PROPERTY AND THE COLOR CODES. FOLEY SHALL BE PROVIDED TO THE OWNER PRIOR TO THE START OF WORK. ALL WORK SHALL BE PERMITTED IN THE CITY OF SAN DIEGO.
- CONSULTATIONS BY PROFESSIONALS SHALL NOT BE A PERMITTED ACCIDENT BY THE FEDERAL, CALIFORNIA, OR STATE GOVERNMENTS.
- BOOKS SHALL BE POSTED ON THE PREMISES OF THE FEDERAL, CALIFORNIA, OR STATE GOVERNMENTS.
- SOME HAZARD STATES THAT THE NAME AND EMERGENCY CONTACT PHONE NUMBER OF AN OPERATOR OR PROVIDER SHALL BE POSTED IN A LOCATION VISIBLE FROM OUTSIDE OF THE FEDERAL, CALIFORNIA, OR STATE GOVERNMENTS.
- EXISTING PUBLIC RIGHTS OF WAY SHALL BE MAINTAINED AND NOT BE SUBJECT TO ANY OTHER USE.
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VICINITY MAP:



PLAN SPECIFIC NOTES:

- FULLY ACCESSIBLE PRIMARY ENTRANCE AS INDICATED
- HEAVY DASHED LINE INDICATES EXISTING FULLY ACCESSIBLE PATH OF TRAVEL TO REMAIN
- FULLY ACCESSIBLE PARKING AND STORAGE PER CODE
- EXISTING FULLY ACCESSIBLE CONCRETE WALK TO REMAIN
- EXISTING TENANT SPACE/PARCEL NOT IN THIS CONTRACT
- PROPERTY LINE AS INDICATED
- CUSTOMER PARKING AREA
- EXISTING PUBLIC RIGHT-OF-WAY TO REMAIN
- TRASH & RECYCLE RECEPTACLES LOCATION AS INDICATED (SCREENED)
- LOADING AREA
- EXISTING DRIVEWAY PARKING DISTANCE TO BE MAINTAINED. CONCRETE DRIVE AS INDICATED NEW LANDSCAPE DRIVEWAY PARKING AS NOTED
- EXISTING SOLID FENCE TO REMAIN
- NEW FULLY ACCESSIBLE TOILET ROOM (1) - PER 11.1.1.1.1.1
- EXISTING ROLL UP LOADING DOOR TO BE REMOVED AND REPLACED WITH AL. GLASS STORMFRONT WOOD WALL SYSTEM AS INDICATED
- NEW STORMFRONT AS INDICATED
- NEW GARAGE FLOOR AS INDICATED
- EXISTING STREET FENCING SHALL BE REMOVED
- EXISTING SHADE CANOPY, POST AND ALL ASSOCIATED PIECES TO BE FULLY REMOVED
- NEW 4" x 4" HIGH QTY TRAIL ENCLASURE WITH SLATED GL. SCREENING GATE
- NEW NATIVE LANDSCAPING, LANDSCAPE BOLLARDS & ESCORTED GRANITE BASE AS INDICATED WITH FULL AUTOMATIC DRIP SYSTEM
- SCREENING ABOVE TO REMAIN (IF ANY) SHALL BE REINSTALLED AS REQUIRED FOR SECURITY



NEW STACKED STONE VENEER OVER NEW FRAMING - COLOR TO ACCENT NEW COLORS ABOVE (TYP)

EXISTING QTY TO REMAIN (TYP)

NEW FRAMING w/ STUCCO FINISH (ACCENT COLOR TO BE DETERMINED)

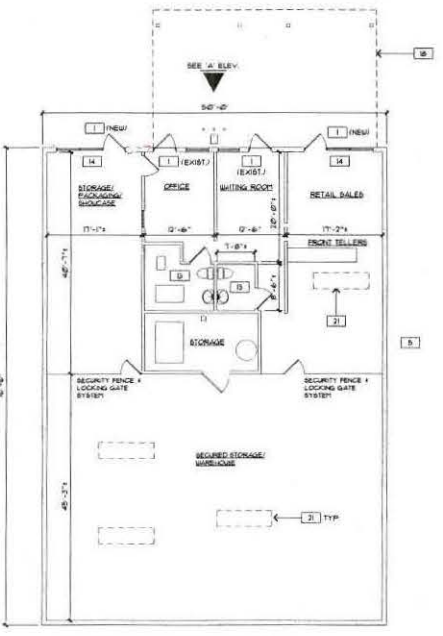
NEW FRAMING w/ STUCCO FINISH (ACCENT COLOR TO BE DETERMINED)

NEW PAINTED OVERHANGS AS INDICATED - COLOR TO BE NATURAL FINISH OR T&D

NEW STORMFRONT GLASS SHALL STAY. REPLACES EXISTING ROLLUP DOORS. CLEAR GLASS WITH 1/2" TINT TO MATCH OVERHANGS (TYP)

NEW LARGE ROCKS OR SMALL BOLLARDS & NEW CITY APPROVED LANDSCAPING (TYP)

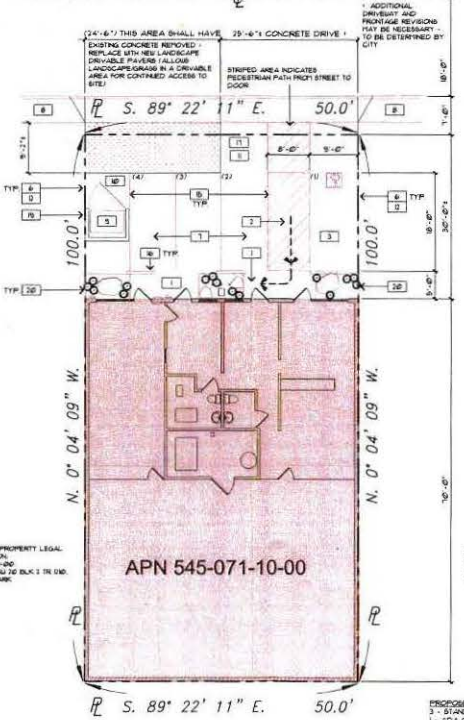
PROPOSED FRONT EXTERIOR ELEVATIONS
 SCALE: Not to Scale



EXISTING FLOOR PLAN

FLOOR PLANS (For Reference Only)
 SCALE: 1/8" = 1'-0"

PICKWICK STREET



ADJACENT PROPERTY LEGAL DESCRIPTION: 3433-3435 PICKWICK STREET, SAN DIEGO, CALIFORNIA 92108

ADJACENT PROPERTY LEGAL DESCRIPTION: 3445-3447-3449 PICKWICK STREET, SAN DIEGO, CALIFORNIA 92108

ADJACENT PROPERTY LEGAL DESCRIPTION: 3455-3457-3459 PICKWICK STREET, SAN DIEGO, CALIFORNIA 92108

ADJACENT PROPERTY LEGAL DESCRIPTION: 3465-3467-3469 PICKWICK STREET, SAN DIEGO, CALIFORNIA 92108

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ADJACENT PROPERTY LEGAL DESCRIPTION: 4045-4047-4049 PICKWICK STREET, SAN DIEGO, CALIFORNIA 92108

ADJACENT PROPERTY LEGAL DESCRIPTION: 4055-4057-4059 PICKWICK STREET, SAN DIEGO, CALIFORNIA 92108

ADJACENT PROPERTY LEGAL DESCRIPTION: 4065-4067-4069 PICKWICK STREET, SAN DIEGO, CALIFORNIA 92108

ADJACENT PROPERTY LEGAL DESCRIPTION: 4075-4077-4079 PICKWICK STREET, SAN DIEGO, CALIFORNIA 92108

ADJACENT PROPERTY LEGAL DESCRIPTION: 4085-4087-4089 PICKWICK STREET, SAN DIEGO, CALIFORNIA 92108

ADJACENT PROPERTY LEGAL DESCRIPTION: 4095-4097-4099 PICKWICK STREET, SAN DIEGO, CALIFORNIA 92108

ADJACENT PROPERTY LEGAL DESCRIPTION: 4105-4107-4109 PICKWICK STREET, SAN DIEGO, CALIFORNIA 92108

ADJACENT PROPERTY LEGAL DESCRIPTION: 4115-4117-4119 PICKWICK STREET, SAN DIEGO, CALIFORNIA 92108

ADJACENT PROPERTY LEGAL DESCRIPTION: 4125-4127-4129 PICKWICK STREET, SAN DIEGO, CALIFORNIA 92108

ADJACENT PROPERTY LEGAL DESCRIPTION: 4135-4137-4139 PICKWICK STREET, SAN DIEGO, CALIFORNIA 92108

ADJACENT PROPERTY LEGAL DESCRIPTION: 4145-4147-4149 PICKWICK STREET, SAN DIEGO, CALIFORNIA 92108

ADJACENT PROPERTY LEGAL DESCRIPTION: 4155-4157-4159 PICKWICK STREET, SAN DIEGO, CALIFORNIA 92108

ADJACENT PROPERTY LEGAL DESCRIPTION: 4165-4167-4169 PICKWICK STREET, SAN DIEGO, CALIFORNIA 92108

ADJACENT PROPERTY LEGAL DESCRIPTION: 4175-4177-4179 PICKWICK STREET, SAN DIEGO, CALIFORNIA 92108

ADJACENT PROPERTY LEGAL DESCRIPTION: 4185-4187-4189 PICKWICK STREET, SAN DIEGO, CALIFORNIA 92108

ADJACENT PROPERTY LEGAL DESCRIPTION: 4195-4197-4199 PICKWICK STREET, SAN DIEGO, CALIFORNIA 92108

ADJACENT PROPERTY LEGAL DESCRIPTION: 4205-4207-4209 PICKWICK STREET, SAN DIEGO, CALIFORNIA 92108

ADJACENT PROPERTY LEGAL DESCRIPTION: 4215-4217-4219 PICKWICK STREET, SAN DIEGO, CALIFORNIA 92108

ADJACENT PROPERTY LEGAL DESCRIPTION: 4225-4227-4229 PICKWICK STREET, SAN DIEGO, CALIFORNIA 92108

ADJACENT PROPERTY LEGAL DESCRIPTION: 4235-4237-4239 PICKWICK STREET, SAN DIEGO, CALIFORNIA 92108

ADJACENT PROPERTY LEGAL DESCRIPTION: 4245-4247-4249 PICKWICK STREET, SAN DIEGO, CALIFORNIA 92108

ADJACENT PROPERTY LEGAL DESCRIPTION: 4255-4257-4259 PICKWICK STREET, SAN DIEGO, CALIFORNIA 92108

ADJACENT PROPERTY LEGAL DESCRIPTION: 4265-4267-4269 PICKWICK STREET, SAN DIEGO, CALIFORNIA 92108

ADJACENT PROPERTY LEGAL DESCRIPTION: 4275-4277-4279 PICKWICK STREET, SAN DIEGO, CALIFORNIA 92108

ADJACENT PROPERTY LEGAL DESCRIPTION: 4285-4287-4289 PICKWICK STREET, SAN DIEGO, CALIFORNIA 92108

ADJACENT PROPERTY LEGAL DESCRIPTION: 4295-4297-4299 PICKWICK STREET, SAN DIEGO, CALIFORNIA 92108

ADJACENT PROPERTY LEGAL DESCRIPTION: 4305-4307-4309 PICKWICK STREET, SAN DIEGO, CALIFORNIA 92108

ADJACENT PROPERTY LEGAL DESCRIPTION: 4315-4317-4319 PICKWICK STREET, SAN DIEGO, CALIFORNIA 92108

ADJACENT PROPERTY LEGAL DESCRIPTION: 4325-4327-4329 PICKWICK STREET, SAN DIEGO, CALIFORNIA 92108

ADJACENT PROPERTY LEGAL DESCRIPTION: 4335-4337-4339 PICKWICK STREET, SAN DIEGO, CALIFORNIA 92108

ADJACENT PROPERTY LEGAL DESCRIPTION: 4345-4347-4349 PICKWICK STREET, SAN DIEGO, CALIFORNIA 92108

ADJACENT PROPERTY LEGAL DESCRIPTION: 4355-4357-4359 PICKWICK STREET, SAN DIEGO, CALIFORNIA 92108

ADJACENT PROPERTY LEGAL DESCRIPTION: 4365-4367-4369 PICKWICK STREET, SAN DIEGO, CALIFORNIA 92108

ADJACENT PROPERTY LEGAL DESCRIPTION: 4375-4377-4379 PICKWICK STREET, SAN DIEGO, CALIFORNIA 92108

ADJACENT PROPERTY LEGAL DESCRIPTION: 4385-4387-4389 PICKWICK STREET, SAN DIEGO, CALIFORNIA 92108

ADJACENT PROPERTY LEGAL DESCRIPTION: 4395-4397-4399 PICKWICK STREET, SAN DIEGO, CALIFORNIA 92108

ADJACENT PROPERTY LEGAL DESCRIPTION: 4405-4407-4409 PICKWICK STREET, SAN DIEGO, CALIFORNIA 92108

ADJACENT PROPERTY LEGAL DESCRIPTION: 4415-4417-4419 PICKWICK STREET, SAN DIEGO, CALIFORNIA 92108

ADJACENT PROPERTY LEGAL DESCRIPTION: 4425-4427-4429 PICKWICK STREET, SAN DIEGO, CALIFORNIA 92108

ADJACENT PROPERTY LEGAL DESCRIPTION: 4435-4437-4439 PICKWICK STREET, SAN DIEGO, CALIFORNIA 92108

ADJACENT PROPERTY LEGAL DESCRIPTION: 4445-4447-4449 PICKWICK STREET, SAN DIEGO, CALIFORNIA 92108

ADJACENT PROPERTY LEGAL DESCRIPTION: 4455-4457-4459 PICKWICK STREET, SAN DIEGO, CALIFORNIA 92108

ADJACENT PROPERTY LEGAL DESCRIPTION: 4465-4467-4469 PICKWICK STREET, SAN DIEGO, CALIFORNIA 92108

ADJACENT PROPERTY LEGAL DESCRIPTION: 4475-4477-4479 PICKWICK STREET, SAN DIEGO, CALIFORNIA 92108

ADJACENT PROPERTY LEGAL DESCRIPTION: 4485-4487-4489 PICKWICK STREET, SAN DIEGO, CALIFORNIA 92108

ADJACENT PROPERTY LEGAL DESCRIPTION: 4495-4497-4499 PICKWICK STREET, SAN DIEGO, CALIFORNIA 92108

ADJACENT PROPERTY LEGAL DESCRIPTION: 4505-4507-4509 PICKWICK STREET, SAN DIEGO, CALIFORNIA 92108

ADJACENT PROPERTY LEGAL DESCRIPTION: 4515-4517-4519 PICKWICK STREET, SAN DIEGO, CALIFORNIA 92108

ADJACENT PROPERTY LEGAL DESCRIPTION: 4525-4527-4529 PICKWICK STREET, SAN DIEGO, CALIFORNIA 92108

ADJACENT PROPERTY LEGAL DESCRIPTION: 4535-4537-4539 PICKWICK STREET, SAN DIEGO, CALIFORNIA 92108

ADJACENT PROPERTY LEGAL DESCRIPTION: 4545-4547-4549 PICKWICK STREET, SAN DIEGO, CALIFORNIA 92108

ADJACENT PROPERTY LEGAL DESCRIPTION: 4555-4557-4559 PICKWICK STREET, SAN DIEGO, CALIFORNIA 92108

ADJACENT PROPERTY LEGAL DESCRIPTION: 4565-4567-4569 PICKWICK STREET, SAN DIEGO, CALIFORNIA 92108

ADJACENT PROPERTY LEGAL DESCRIPTION: 4575-4577-4579 PICKWICK STREET, SAN DIEGO, CALIFORNIA 92108

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ADJACENT PROPERTY LEGAL DESCRIPTION: 4595-4597-4599 PICKWICK STREET, SAN DIEGO, CALIFORNIA 92108

ADJACENT PROPERTY LEGAL DESCRIPTION: 4605-4607-4609 PICKWICK STREET, SAN DIEGO, CALIFORNIA 92108

ADJACENT PROPERTY LEGAL DESCRIPTION: 4615-4617-4619 PICKWICK STREET, SAN DIEGO, CALIFORNIA 92108

ADJACENT PROPERTY LEGAL DESCRIPTION: 4625-4627-4629 PICKWICK STREET, SAN DIEGO, CALIFORNIA 92108

ADJACENT PROPERTY LEGAL DESCRIPTION: 4635-4637-4639 PICKWICK STREET, SAN DIEGO, CALIFORNIA 92108

ADJACENT PROPERTY LEGAL DESCRIPTION: 4645-4647-4649 PICKWICK STREET, SAN DIEGO, CALIFORNIA 92108

ADJACENT PROPERTY LEGAL DESCRIPTION: 4655-4657-4659 PICKWICK STREET, SAN DIEGO, CALIFORNIA 92108

ADJACENT PROPERTY LEGAL DESCRIPTION: 4665-4667-4669 PICKWICK STREET, SAN DIEGO, CALIFORNIA 92108

ADJACENT PROPERTY LEGAL DESCRIPTION: 4675-4677-4679 PICKWICK STREET, SAN DIEGO, CALIFORNIA 92108

ADJACENT PROPERTY LEGAL DESCRIPTION: 4685-4687-4689 PICKWICK STREET, SAN DIEGO, CALIFORNIA 92108

ADJACENT PROPERTY LEGAL DESCRIPTION: 4695-4697-4699 PICKWICK STREET, SAN DIEGO, CALIFORNIA 92108

ADJACENT PROPERTY LEGAL DESCRIPTION: 4705-4707-4709 PICKWICK STREET, SAN DIEGO, CALIFORNIA 92108

ADJACENT PROPERTY LEGAL DESCRIPTION: 4715-4717-4719 PICKWICK STREET, SAN DIEGO, CALIFORNIA 92108

ADJACENT PROPERTY LEGAL DESCRIPTION: 4725-4727-4729 PICKWICK STREET, SAN DIEGO, CALIFORNIA 92108

ADJACENT PROPERTY LEGAL DESCRIPTION: 4735-4737-4739 PICKWICK STREET, SAN DIEGO, CALIFORNIA 92108

ADJACENT PROPERTY LEGAL DESCRIPTION: 4745-4747-4749 PICKWICK STREET, SAN DIEGO, CALIFORNIA 92108

ADJACENT PROPERTY LEGAL DESCRIPTION: 4755-4757-4759 PICKWICK STREET, SAN DIEGO, CALIFORNIA 92108

ADJACENT PROPERTY LEGAL DESCRIPTION: 4765-4767-4769 PICKWICK STREET, SAN DIEGO, CALIFORNIA 92108

ADJACENT PROPERTY LEGAL DESCRIPTION: 4775-4777-4779 PICKWICK STREET, SAN DIEGO, CALIFORNIA 92108

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ADJACENT PROPERTY LEGAL DESCRIPTION: 4795-4797-4799 PICKWICK STREET, SAN DIEGO, CALIFORNIA 92108

ADJACENT PROPERTY LEGAL DESCRIPTION: 4805-4807-4809 PICKWICK STREET, SAN DIEGO, CALIFORNIA 92108

ADJACENT PROPERTY LEGAL DESCRIPTION: 4815-4817-4819 PICKWICK STREET, SAN DIEGO, CALIFORNIA 92108

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ADJACENT PROPERTY LEGAL DESCRIPTION: 4855-4857-4859 PICKWICK STREET, SAN DIEGO, CALIFORNIA 92108

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ADJACENT PROPERTY LEGAL DESCRIPTION: 4995-4997-4999 PICKWICK STREET, SAN DIEGO, CALIFORNIA 92108

ADJACENT PROPERTY LEGAL DESCRIPTION: 5005-5007-5009 PICKWICK STREET, SAN DIEGO, CALIFORNIA 92108

ADJACENT PROPERTY LEGAL DESCRIPTION: 5015-5017-5019 PICKWICK STREET, SAN DIEGO, CALIFORNIA 92108

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ADJACENT PROPERTY LEGAL DESCRIPTION: 5355-5357-5359 PICKWICK STREET, SAN DIEGO, CALIFORNIA 9210

1000-Foot Radius Map Spreadsheet

Project Name: 3433 PICKWICK ST MMCC

Address : 3433 PICKWICK ST. SAN DIEGO, CA 92102

Date: 4/23/14

Use	Address	Assessor Parcel No.	Business Name
RETAIL STORES	650 GATEWAY CENTER DR	546-440-30-00	COSTCO
RETAIL STORES	955 GATEWAY CENTER WAY	546-440-28-00	RR DONNELLEY COMMERCIAL PRESS PLANT
MEDICAL BLDG	995 GATEWAY CENTER WAY	546-440-25-00	DAVITA SAN DIEGO
WAREHOUSE	3330 MARKET ST	545-151-39-00	SECTRAN ARMORED TRUCK SERVICES
WAREHOUSE	3380 MARKET ST	545-151-38-00	PADRE JANITORIAL SUPPLIES
COMMERCIAL-VACANT LAND	MARKET ST	545-151-33-00	FRANCIS DON F & JUDITH A REVOCABLE TRUST
GOVERNMENTAL/PUBLIC	NO ADDRESS	545-151-27-00	STATE OF CALIFORNIA
SINGLE FAMILY RESIDENCE	3515 E ST	545-072-08-00	N/A
SINGLE FAMILY RESIDENCE	3517 E ST	545-072-07-00	N/A
WAREHOUSE	E ST	545-072-06-00	KUVELAS JAMES D & JACK D
WAREHOUSE	E ST	545-072-05-00	KUVELAS JAMES D & JACK D
WAREHOUSE	3475 E ST	545-072-04-00	NAVAL COATING INC
RETAIL STORES	3411 E ST	545-072-02-00	WESTERN ENVIORNMENTAL SERVICES
RETAIL STORES	3407 E ST	545-072-01-00	JATO INDUSTRIES INC
WAREHOUSE	3428 PICKWICK ST	545-071-32-00	NEON SOURCE-P O P SOURCE
AUTO REPAIR	3410 E ST	545-071-30-00	N/A
AUTO REPAIR	E ST	545-071-29-00	ORANGE CITY HOLDINGS L L C
AUTO REPAIR	3420 E ST	545-071-28-00	WESTECH METAL FABRICATION INC
WAREHOUSE	3432 E ST	545-071-27-00	MYRIAD INDUSTRIES
WAREHOUSE	3442 E ST	545-071-26-00	MYRIAD INDUSTRIES
WAREHOUSE	3454 E ST	545-071-25-00	MYRIAD INDUSTRIES
WAREHOUSE	3462 E ST	545-071-24-00	N/A
WAREHOUSE	3474 E ST	545-071-23-00	N/A
SINGLE FAMILY RESIDENCE	3488 E ST	545-071-22-00	N/A
RETAIL STORES	3496 E ST	545-071-21-00	N/A
INDUSTRIAL-VACANT LAND	35TH ST	545-071-17-00	ROSS, ARDELL V; ROSS, JOE MARIE
INDUSTRIAL-VACANT LAND	35TH ST	545-071-16-00	ROSS, ARDELL V; ROSS, JOE MARIE
INDUSTRIAL	3485 PICKWICK ST	545-071-15-00	SOS ROOTER
WAREHOUSE	3471 PICKWICK ST	545-071-14-00	WRIGHT WAY PACKAGING AND SHIPPING
WAREHOUSE	PICKWICK AVE	545-071-13-00	ROSS REVOCABLE TRUST (09-19-07)
INDUSTRIAL	3451 PICKWICK ST	545-071-12-00	VIC ROSS'S MASONRY
WAREHOUSE	3443 PICKWICK ST	545-071-11-00	DIRECTIONAL GRAPHICS
AUTO REPAIR	NO ADDRESS	545-071-09-00	875 34TH STREET LLC
AUTO REPAIR	NO ADDRESS	545-071-08-00	875 34TH STREET LLC
AUTO REPAIR	875 34TH ST	545-071-07-00	R C YOUNG ROOFING CO INC
WAREHOUSE	3287 F ST	545-063-08-00	DISH DOCTOR
RETAIL STORES	3279 F ST	545-063-07-00	APPLIANCE RECYCLING NETWORK
GOVERNMENTAL/PUBLIC	NO ADDRESS	545-062-18-00	CITY OF SAN DIEGO
MANUFACTURING	3272 F ST	545-062-06-00	RACEMATE ALTERNATORS
RETAIL STORES	3286 F ST	545-062-05-00	N/A
RESIDENTIAL-VACANT LAND	3292 F ST	545-062-04-00	N/A
GOVERNMENTAL/PUBLIC	NO ADDRESS	545-062-03-00	CITY OF SAN DIEGO
SINGLE FAMILY RESIDENCE	3277 E ST	545-062-02-00	N/A
SINGLE FAMILY RESIDENCE	3269 E ST	545-062-01-00	N/A
MANUFACTURING	3350 E ST	545-061-29-00	ST VINCENT DE PAUL VILLAGE
GOVERNMENTAL/PUBLIC	NO ADDRESS	545-061-28-00	CITY OF SAN DIEGO
SINGLE FAMILY RESIDENCE	3306 E ST	545-061-23-00	N/A
SINGLE FAMILY RESIDENCE	3304 E ST	545-061-22-00	N/A
INDUSTRIAL-VACANT LAND	3392 E ST	545-061-20-00	CARLISLE FAMILY TRUST
INDUSTRIAL-VACANT LAND	NO ADDRESS	545-061-19-00	CARLISLE FAMILY TRUST
INDUSTRIAL-VACANT LAND	NO ADDRESS	545-061-18-00	CARLISLE FAMILY TRUST
SINGLE FAMILY RESIDENCE	3326 E ST	545-061-14-00	N/A
DUPLEX	3314 E ST	545-061-13-00	N/A
GOVERNMENTAL/PUBLIC	857-65 33RD ST	545-061-11-00	CITY OF SAN DIEGO

SINGLE FAMILY RESIDENCE	3311 PICKWICK ST	545-061-10-00	N/A
RETAIL STORES	864 34TH ST	545-061-05-00	SAN DIEGO MEDICAL TRANSPORT INC
WAREHOUSE	815 33RD ST	545-060-18-00	ST VINCENT DE PAUL VILLAGE
RETAIL STORES	3385 SUNRISE ST	545-060-12-00	R & T AUTO SALES
MANUFACTURING	3386 SUNRISE ST	545-060-11-00	MOHR MANUFACTURING
SINGLE FAMILY RESIDENCE	3372 SUNRISE ST	545-060-10-00	N/A
INDUSTRIAL-VACANT LAND	E ST	545-060-09-00	G M B FARRES FAMILY PARTNERS L P
SINGLE FAMILY RESIDENCE	3364 F ST	545-060-08-00	G M B FARRES FAMILY PARTNERS L P
MANUFACTURING	3358 F ST	545-060-07-00	G M B FARRES FAMILY PARTNERS L P
MANUFACTURING	E ST	545-060-06-00	G M B FARRES FAMILY PARTNERS L P
WAREHOUSE	1220 DELEVAN DR	540-590-71-00	JDL MOTOR EXPRESS
RETAIL STORES	1130 DELEVAN DR	540-590-59-00	WEST PRO PLUMBING
WAREHOUSE	1144 DELEVAN DR	540-590-58-00	DRIVING UNLIMITED INTERNATIONAL
HOMES	1201 34TH ST	540-590-53-00	GOLDEN HILL NURSING HOME
MULTI-FAMILY DWELLINGS	1195 34TH ST	540-590-52-00	N/A
SINGLE FAMILY RESIDENCE	3450 C ST	540-590-51-00	N/A
SINGLE FAMILY RESIDENCE	3438 C ST	540-590-50-00	N/A
SINGLE FAMILY RESIDENCE	3430 C ST	540-590-49-00	N/A
SINGLE FAMILY RESIDENCE	3420 C ST	540-590-48-00	N/A
MULTI-FAMILY DWELLINGS	1119TH 34TH ST	540-590-47-00	N/A
MULTI-FAMILY DWELLINGS	1007 33RD ST	539-572-16-00	N/A
MULTI-FAMILY DWELLINGS	1017 33RD ST	539-572-15-00	N/A
MULTI-FAMILY DWELLINGS	1005 33RD ST	539-572-14-00	N/A
SINGLE FAMILY RESIDENCE	3320 BROADWAY	539-572-11-00	N/A
IMPROVED, USE NOT SPECIFIED	1015 33RD ST	539-572-10-00	N/A
DUPLEX	3389 C ST	539-572-09-00	N/A
MULTI-FAMILY DWELLINGS	3373 C ST	539-572-08-00	N/A
SINGLE FAMILY RESIDENCE	3369 C ST	539-572-07-00	N/A
MULTI-FAMILY DWELLINGS	3363 C ST	539-572-06-00	N/A
MULTI-FAMILY DWELLINGS	3353 C ST	539-572-05-00	N/A
MULTI-FAMILY DWELLINGS	3341 C ST	539-572-04-00	N/A
MULTI-FAMILY DWELLINGS	3335 C ST	539-572-03-00	N/A
MULTI-FAMILY DWELLINGS	3329 C ST	539-572-02-00	N/A
MULTI-FAMILY DWELLINGS	1025 33RD ST	539-572-01-00	N/A
SINGLE FAMILY RESIDENCE	3392 C ST	539-571-25-00	N/A
SINGLE FAMILY RESIDENCE	3380 C ST	539-571-24-00	N/A
SINGLE FAMILY RESIDENCE	3339 B ST	539-571-23-00	N/A
DUPLEX	3347 B ST	539-571-22-00	N/A
SINGLE FAMILY RESIDENCE	1120 34TH ST	539-571-20-00	N/A
MULTI-FAMILY DWELLINGS	1103 33RD ST	539-571-19-00	N/A
SINGLE FAMILY RESIDENCE	3320 C ST	539-571-18-00	N/A
SINGLE FAMILY RESIDENCE	3334 C ST	539-571-17-00	N/A
SINGLE FAMILY RESIDENCE	3338 C ST	539-571-16-00	N/A
MULTI-FAMILY DWELLINGS	3344 C ST	539-571-15-00	N/A
DUPLEX	3348 C ST	539-571-14-00	N/A
MULTI-FAMILY DWELLINGS	3362 C ST	539-571-13-00	N/A
SINGLE FAMILY RESIDENCE	3368 C ST	539-571-12-00	N/A
SINGLE FAMILY RESIDENCE	3385 B ST	539-571-09-00	N/A
SINGLE FAMILY RESIDENCE	3377 B ST	539-571-08-00	N/A
SINGLE FAMILY RESIDENCE	3367 B ST	539-571-07-00	N/A
SINGLE FAMILY RESIDENCE	3365 B ST	539-571-06-00	N/A
MULTI-FAMILY DWELLINGS	3359 B ST	539-571-05-00	N/A
MULTI-FAMILY DWELLINGS	1010 33RD ST	539-563-03-00	N/A
MULTI-FAMILY DWELLINGS	3265 C ST	539-563-02-00	N/A



THE CITY OF SAN DIEGO

Date of Notice: September 24, 2014

NOTICE OF RIGHT TO APPEAL ENVIRONMENTAL DETERMINATION

DEVELOPMENT SERVICES DEPARTMENT
SAP No. 24004645

PROJECT NAME/NUMBER: 3433 Pickwick Street MMCC/368351
COMMUNITY PLAN AREA: Southeastern San Diego Community Plan
COUNCIL DISTRICT: 8
LOCATION: The project is located at 3433 Pickwick Street, San Diego, CA 92102

PROJECT DESCRIPTION: The proposed project is a request for a Conditional Use Permit (CUP) for a Medical Marijuana Consumer Cooperative (MMCC). The facility is proposing to operate within an existing 3,500 square foot building located at 3433 Pickwick Street on a 0.11-acre site located within the Southeastern San Diego Community Plan Area; the site is designated for Industrial use. The project site is zoned I-1 within the Southeastern San Diego Planned District Ordinance and located within the Airport Influence Area for SDIA and the Part 77 Noticing Area.

ENTITY CONSIDERING PROJECT APPROVAL: City of San Diego Designated Staff

ENVIRONMENTAL DETERMINATION: CEQA Exemption 15303 (New Construction or Conversion of Small Structures)

ENTITY MAKING ENVIRONMENTAL DETERMINATION: City of San Diego

STATEMENT SUPPORTING REASON FOR ENVIRONMENTAL DETERMINATION: The City of San Diego conducted an environmental review that determined the project would not have the potential for causing a significant effect on the environment. The project meets the criteria set forth in CEQA Section 15303 which allows for the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. The exceptions listed in CEQA Section 15300.2 would not apply.

DEVELOPMENT PROJECT MANAGER: Edith Gutierrez
MAILING ADDRESS: 1222 First Avenue, MS 501
San Diego, CA 92101
PHONE NUMBER: (619) 446-5147

On September 24, 2014, the City of San Diego made the above-referenced environmental determination pursuant to the California Environmental Quality Act (CEQA). This determination is

appealable to the City Council. If you have any questions about this determination, contact the City Development Project Manager listed above.

Applications to appeal CEQA determination made by staff (including the City Manager) to the City Council must be filed in the office of the City Clerk within 10 business days from the date of the posting of this Notice (October 8, 2014). The appeal application can be obtained from the City Clerk, 202 'C' Street, Second Floor, San Diego, CA 92101.

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



City of San Diego
Development Services
1222 First Ave., MS-302
San Diego, CA 92101

Community Planning Committee Distribution Form Part 2

Project Name: 3433 Pickwick St MMCC		Project Number: 368351	Distribution Date:
Project Scope/Location: 3433 Pickwick St Medical Marijuana Consumer Cooperative (MMCC), in Gateway Center West, Stockton Neighborhood, Project No. 368351; Application for Conditional Use Permit (CUP) and Site Development Permit (SDP); 3,500SF existing building in an I-1 zone. NORA was appealed on Oct. 15, 2014; JZthe Appeal was rejected.			
Applicant Name:		Applicant Phone Number:	
Project Manager: Edith Gutierrez	Phone Number: 446-5147	Fax Number: (619) 321-3200	E-mail Address: egutierrez@sandiego.gov
Committee Recommendations (To be completed for Initial Review):			
<input type="checkbox"/> Vote to Approve	Members Yes	Members No	Members Abstain
<input type="checkbox"/> Vote to Approve With Conditions Listed Below	Members Yes	Members No	Members Abstain
<input type="checkbox"/> Vote to Approve With Non-Binding Recommendations Listed Below	Members Yes	Members No	Members Abstain
<input checked="" type="checkbox"/> Vote to Deny	Members Yes 6	Members No 3	Members Abstain 0
<input type="checkbox"/> No Action (Please specify, e.g., Need further information, Split vote, Lack of quorum, etc.)			<input type="checkbox"/> Continued
CONDITIONS: Many traffic issues on that street, e.i., congestion, no sidewalks, lack of lighting.			
NAME: Maria Riveroll, EA		TITLE: Chair	
SIGNATURE:		DATE: 7/6/15	
<i>Attach Additional Pages If Necessary.</i>		Please return to: Project Management Division City of San Diego Development Services Department 1222 First Avenue, MS 302 San Diego, CA 92101	
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.			



Ownership Disclosure Statement

Approval Type: Check appropriate box for type of approval (s) requested: Neighborhood Use Permit Coastal Development Permit
 Neighborhood Development Permit Site Development Permit Planned Development Permit Conditional Use Permit
 Variance Tentative Map Vesting Tentative Map Map Waiver Land Use Plan Amendment Other

Project Title: 3433 PICKWICK ST MMCC **Project No. For City Use Only**
368351
Project Address:
 3433 PICKWICK ST. SAN DIEGO, CA 92102

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

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

Additional pages attached Yes No

Name of Individual (type or print):
 KYU M HWANG (HWANG FAMILY TRUST)
 Owner Tenant/Lessee Redevelopment Agency
Street Address:
 11559 WANNACUT PL
City/State/Zip:
 SAN DIEGO, CA 92131
Phone No: (858)583-6432 **Fax No:**
Signature: *Kyu M Hwang* **Date:** 4/23/14

Name of Individual (type or print):
 KUM SOOK HWANG (HWANG FAMILY TRUST)
 Owner Tenant/Lessee Redevelopment Agency
Street Address:
 11559 WANNACUT PL
City/State/Zip:
 SAN DIEGO, CA 92131
Phone No: (858)583-6432 **Fax No:**
Signature: *Kum Sook Hwang* **Date:** 4/23/14

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

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



SDPD CPTED REVIEW OF 3433 PICKWICK STREET MMCC

Date: July 11, 2014
To: Edith Gutierrez
From: Ted Parker, SDPD Neighborhood Policing Resource Team
DSPN: 368351
Discipline: Crime Prevention through Environmental Design (CPTED)
Reviewer: Ted Parker, SDPD Neighborhood Policing Resource Team

On June 9, 2014 I sent a CPTED review of an earlier plan for this building to Nicole Britvar of the Project Team. She needed it when this project was presented to the Southeastern San Diego Planning Group. The following suggestions in that review are still relevant. A few new ones are added at the end.

Alarms

The SDMC Sec. 141.0614(d) requires alarms but does not say what kind. Both burglar and holdup alarms should be installed. The latter is a silent panic button that an employee would push in the event of a holdup. It would signal the alarm company to call **911** and not call back to confirm the alarm. The former should include sensors on all doors and other entry points, including any that might be on the roof. These alarms should have batteries for backup power.

The telephone line that sends the alarm signal to the alarm company should be hardened so it cannot be cut or if it is cut, the system would generate an alarm at the alarm company. If the telephone line is in a box on the outside of the building, the box should be metal and locked with a hidden-shackle or shielded padlock. Alternatively, the alarm system should have a wireless backup that would send the alarm if the telephone wire is cut.

Install sensors on the walls that would detect any attempts to drill through the walls from an adjoining building. Also install sensors on the ceiling to detect any attempts to drill through the roof. Note that the parapet shields anyone on the roof from being seen from the street.

Cameras

The SDMC Sec. 141.0614(d) requires cameras but does not say what kind or where they should be installed. Cameras can be wired or wireless. They can record continually, when motion is detected, at specified times, or on an alarm. After a crime occurs the imagery can be reviewed for usable evidence. Any camera system that is installed should be designed to provide high-quality, digital imagery of suspicious persons and activities for use by the SDPD in investigating crimes. They should cover all building entrances, the transaction areas, marijuana storage rooms, and the parking lot 24/7. Their records should be kept for at least 30 days in a secure container.

The existence of cameras helps to deter crime but not to stop a crime in progress. Video analytics or intelligent video software is now available to analyze camera imagery for unusual or suspicious activity as it is occurring. The software will alert personnel who have monitors, but would not be watching them

continually, that a parameter or alarm condition has occurred. The monitoring could be done on the premises or at a security company office. (In the latter case a secure, password-protected Internet link should be provided to transmit the imagery. And if Internet Protocol (IP) cameras are used, they should have built-in servers.) Imagery can also be seen on web-enabled mobile devices. **911** would be called if a crime is observed. Officers might even arrive in time to catch the perpetrators.

Another way to get a fast response is by partnering with the SDPD in Operation Secure San Diego. In it you would give the SDPD access your cameras so when a **911** call reports a holdup, real-time streaming video would be sent to SDPD patrol cars that have been dispatched to answer the call. This will enable officers en route to the scene to make better, more-informed tactical decisions and determine whether additional officers and emergency services are required. You can contact the CRO in the SDPD's Central Division at **(619) 744-9514** about this.

Signs regarding cameras should be posted to deter criminal activities. But if the cameras aren't monitored all the time, words like SECURITY, PROTECTED, or MONITORING should not be used. They can give people a false sense of security by expecting timely help if they are threatened or attacked, or that they and their property are somehow being protected by the cameras. And if a person is attacked and not protected, he or she might file a lawsuit against the property owner.

Electric Power

Because lights and security systems work on electric power it is important that measures be taken to prevent its disruption and provide a source of backup power in the event of a power failure. Exterior circuit breakers should be installed in sturdy metal boxes that are locked with hidden-shackle or shielded padlocks.

Lighting

The parking lot and the front of the building should be well lighted from sunset to sunrise.

Single Doors

These should have single-cylinder deadbolts that are separate from any lever-arm, push-bar, or press-bar locks. The deadbolts should have a throw of at least one inch, be key-operated on the outside, and have a thumb turn on the inside. They can only be used when the building is unoccupied because their use for emergency egress requires special knowledge. When a deadbolt is installed a sign must be posted on or adjacent to the door saying THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED per *California Fire Code* Sec. 1008.1.9.3. Deadbolts can also be used on interior doors to offices and storage rooms. The door should be made of metal and have a metal frame or a steel reinforcing device mounted on the lock side of the frame that extends at least 2 feet above and below the strike plate.

Windows

These should be made of a burglar-resistant material that meets Underwriters Laboratories (UL) 972 standards. These materials look like safety glass but will not shatter easily, even after repeated blows. The following materials can be used:

- **Laminated glass** is made with a vinyl or plastic inter-layer sandwiched between two layers of glass. This type of glass adds additional strength to your windows. To gain entry a burglar would have to strike the glass repeatedly in the same spot in order to make a small opening. Most burglars are reluctant to create this type of noise for fear of being detected.

- *Tempered glass* is made by placing a piece of regular glass in an oven, bringing it almost to the melting point, and then chilling it rapidly. This causes a skin to form around the glass. Fully tempered glass is four to five times stronger than regular glass.
- *Wired glass* adds the benefit of a visible deterrent. Extra effort will be needed to break the glass and then cut through the wire located within the glass in order to gain entry.
- *Plastic acrylics* are more than ten times stronger than glass of the same thickness and are commonly called Plexiglas.
- *Polycarbonate* sheets are superior to acrylics and are advertised as 250 times more impact resistant than safety glass, and 20 more times than other transparent plastic.

Glass with a security film attached to the inside can also be burglar-resistant. It requires repeated blows to break through, which take time and make noise. A burglar faced with this task might give up and go away or look for another way or place to break in.

Other ways to secure the building are with a folding security gate or a roll-down security shutter, and bollards that prevent a vehicle from driving in.

Employee Protection

Where the threat of armed robbery is serious, install a bullet-resistant glass, plastic, or laminate shield with a sliding transaction window at the front counter to protect employees. And arm the security guard.

New Suggestions

The large rocks or small boulders in the new native landscaping in the front of the building should be permanently emplaced to prevent them from being used to smash the windows.

The enclosure for the trash and recycle receptacles should be locked except when the receptacles are being filled or emptied. This is to prevent scavenging. The enclosure should also have a sign saying that unauthorized collection of refuse or recyclable material is prohibited in SDMC Sec. 66.0402.