

# Project 585635 - MPF 3279 National Ave

## Project Information

**Scope** SOUTHEASTERN SAN DIEGO (Process 3) \*EXPEDITE PROGRAM\* Conditional Use Permit and Neighborhood Development Permit to allow operation of a Marijuana Outlet, with deviations from the development regulations pertaining to the separation requirements, within an existing 3,390-square-foot building located at 3279 National Ave. The 0.16 acre site is located within the IL 3-1 base zone, Promise Zone within the Southeastern San Diego Community Plan area. Council District 8.

## Administrative Hold

**DSD Contact** Tirandazi, Firouzeh  
(619)446-5325  
ftirandazi@sandiego.gov

**Application Expiration** 02/24/2028

**Deposit Account Number** 24007605  
Add a deposit in the amount of:

## Customer Information

Customer	Firm	Role
Kelly Hayes	Green Spoon Marder. LLC	Agent
Khoa Nguyen	Rath Miller	Agent
Khoa Nguyen	Emerald Collective	Agent
MARCOS GETCHELL		Agent
RODNEY EALES		Agent
Ron Jackson	Sunshine Permits	Agent
Alan Austin	Austin & Associates	Agent
Rodney Eales	RS Industries, LLC	Concerned Citizen

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## Administrative Hold

**DSD Contact** Tirandazi, Firouzeh  
(619)446-5325  
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Kelly Hayes	Green Spoon Marder. LLC	Agent
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Alan Austin	Austin & Associates	Agent
Rodney Eales	RS Industries, LLC	Concerned Citizen
Kelly Hayes	Green Spoon Marder. LLC	Concerned Citizen
Khoa Nguyen	Rath Miller	Concerned Citizen
Aaron Magagna		DA-DS 3242
Alan Austin	Austin & Associates	FORMER-Pt of Contact
Aaron Magagna		Owner
Gina Austin	Austin Legal Group	Point of Contact



# Approval #2246456 - Neighborhood Development Permit

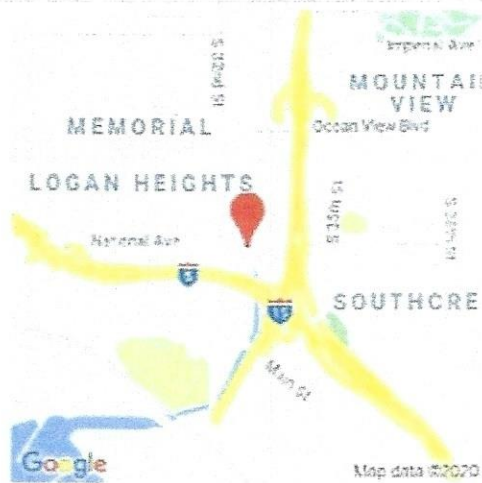
Application Issuance Inspection Completion  
02/26/2018 07/01/2019

## Approval Information

Status	Issued
Issued	07/01/2019
Issued by	Tirandazi, Firouzeh
Permit Holder	Aaron Magagna
Net Change DU	
Valuation	\$0.00
Sq. Footage	
First Inspection	
Complete Date	
Scope	Operation of a Marijuana Production Facility within an existing 3,390-square-foot building consisting of 450-square-foot, upper floor, and 2,940-square-foot, lower floor. The operation shall include requirements consistent with State of California statutes and the California Departments of Food and Agriculture, Consumer Affairs and Public Health regulations. Approval of the following three deviations: 1. Allow the Marijuana Production Facility within approximately 800 feet, measured property line to property line, from a school, Rodriguez Elementary School located at 825 S. 31st Street, where 1,000 feet is required; 2. Allow the Marijuana Production Facility within approximately 760 feet, measured property line to property line, from a church, Iglesia Puerto Seguro located at 840 S. Gregory, where 1,000 feet is required; and 3. Allow the Marijuana Production Facility within approximately 15 feet of a residential zone, measured property line to property line, where 100 feet is required. Approved By HO 2/20/2019. Permit valid for five years; expires 2/20/2024. Recorded June 28, 2019

Job

Map



Address 3279 NATIONAL AV

APN 550-161-12-00

BC Codes

Project

Project ID 585635

Account 24007605

Admin No

Hold

Project Name MPF 3279 National Ave

Project Contact Tirandazi, Firouzeh  
(619)446-5325  
ftirandazi@sandiego.gov

Project Scope SOUTHEASTERN SAN DIEGO (Process 3) \*EXPEDITE PROGRAM\*  
Conditional Use Permit and Neighborhood Development Permit to allow operation of a Marijuana Outlet, with deviations from the development regulations pertaining to the separation requirements, within an existing 3,390-square-foot building located at 3279 National Ave. The 0.16 acre site is located within the IL 3-1 base zone, Promise Zone within the Southeastern San Diego Community Plan area. Council District 8.

Fees

Exceptions

Inspections





# Approval #2068128 - Conditional Use Permit

Application Issuance Inspection Completion  
02/26/2018 07/01/2019

## Approval Information

Status	Issued
Issued	07/01/2019
Issued by	Tirandazi, Firouzeh
Permit Holder	Aaron Magagna
Net Change DU	
Valuation	\$0.00
Sq. Footage	
First Inspection Complete Date	
Scope	Operation of a Marijuana Production Facility within an existing 3,390-square-foot building consisting of 450-square-foot, upper floor, and 2,940-square-foot, lower floor. The operation shall include requirements consistent with State of California statutes and the California Departments of Food and Agriculture, Consumer Affairs and Public Health regulations. Approval of the following three deviations: 1. Allow the Marijuana Production Facility within approximately 800 feet, measured property line to property line, from a school, Rodriguez Elementary School located at 825 S. 31st Street, where 1,000 feet is required; 2. Allow the Marijuana Production Facility within approximately 760 feet, measured property line to property line, from a church, Iglesia Puerto Seguro located at 840 S. Gregory, where 1,000 feet is required; and 3. Allow the Marijuana Production Facility within approximately 15 feet of a residential zone, measured property line to property line, where 100 feet is required. Approved By HO 2/20/2019. Permit valid for five years; expires 2/22/2024. Recorded June 28, 2019

Assessors

550-161-12-00 [XXXX-XX]

Parcel Number

## Approvals

Approval ID	Type	Status	Issue Date
2068128	Conditional Use Permit	Issued	07/01/2019
2246456	Neighborhood Developmnt Permit	Issued	07/01/2019

## Sign Offs

Discipline

Sign Off Date

No Job Sign-Offs specified

## Fees

Fee	Category	Quantity Units	Status
Close Out Fee	Submittal Fees	1 Each	1 Paid on 816256
Expedite Program-NonRes	Submittal Fees	3390 Square Feet	3390 Paid on 816256
Deposit Account	Plan Check Fees	35300 Dollars	35300 Paid on 894675
Mapping	Plan Check Fees	1 Each	1 Paid on 816256
Deposit Account (System)	Plan Check Fees	2300 Dollars	2300 Paid on 853061
Appeal Fee	Issuance Fees	3 Each	3 Paid on 882225
Records - Discretionary Proj	Issuance Fees	79 Each	79 Paid on 894672
Appeal Fee-CORR	Issuance Fees	1 Each	1 Paid on 882225

## Invoices

Data TimeStamp: 03/12/2020 06:37:51

Project Status FAQ



## Approvals

Approval ID	Type	Status	Issue Date
2068128	Conditional Use Permit	Issued	07/01/2019
2246456	Neighborhood Developmnt Permit	Issued	07/01/2019

## Sign Offs

Discipline	Sign Off Date
No Job Sign-Offs specified	

Fees



Invoices



Invoice	Issued	Status
812579	11/16/2017	Paid
815677	12/04/2017	Estimated
815678	12/04/2017	Estimated
816256	12/06/2017	Paid
833936	03/15/2018	Paid
852402	07/18/2018	Paid
853061	07/24/2018	Paid
878196	02/05/2019	Paid
882183	03/06/2019	Paid
882198	03/06/2019	Voided
882199	03/06/2019	Paid
882225	03/06/2019	Paid
887245	04/11/2019	Paid
894672	06/06/2019	Paid
894675	06/06/2019	Paid

# Invoice #812579

## Invoice Information

Status	Paid
Issued on	11/16/2017
Issued by	Garcia, Michael
Customer	Austin, Alan
Firm	Austin & Associates
Paid	11/16/2017 \$8,566.00

## Invoice Details

Project #585635 – MPF 3279 National Ave Tirandazi, Firouzeh (619)446-5325	Project Subtotal \$8,566.00
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Project Fees	Project Fees Subtotal \$8,566.00
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Close Out Fee	1 Each	\$556.00 ②
Deposit Account	8000 Dollars	\$8,000.00 ②
Mapping	1 Each	\$10.00 ②

Invoice Total	\$8,566.00
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## Invoice Revenue

Fund	Revenue Account	Amount
DEPOSITS	PLANNING SUBDIVISION DPST	\$8,000.00
PLANNING & DEVEL REV ENTR FUND	STREET ADDRESS CHANGE FEE	\$10.00
PLANNING & DEVEL REV ENTR FUND	DEP FEES	\$556.00



# Invoice #815677

## Invoice Information

Status	Estimated
Issued on	12/04/2017
Issued by	Lee, Aundrae
Customer	Magagna, Aaron
Firm	
Paid	

## Invoice Details

Project #585635 – MPF 3279 National Ave  
Tirandazi, Firouzeh (619)446-5325

Project Subtotal  
\$0.00

## Project Fees

Project Fees Subtotal  
\$0.00

Close Out Fee	1 Each	\$556.00 ②
Close Out Fee	1 Each	(\$556.00) ②
Deposit Account	8000 Dollars	\$8,000.00 ②
Deposit Account	8000 Dollars	(\$8,000.00) ②
Mapping	1 Each	\$10.00 ②
Mapping	1 Each	(\$10.00) ②

Invoice Total \$0.00

## Invoice Revenue

Fund	Revenue Account	Amount
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# Invoice #815678

## Invoice Information

Status	Estimated
Issued on	12/04/2017
Issued by	Lee, Aundrae
Customer	Magagna, Aaron
Firm	
Paid	

## Invoice Details

Project #585635 – MPF 3279 National Ave  
Tirandazi, Firouzeh (619)446-5325

Project Subtotal  
\$1,080.17

## Project Fees

Project Fees Subtotal  
\$1,080.17

Close Out Fee	1 Each	\$556.00 ?
Close Out Fee	1 Each	(\$556.00) ?
Deposit Account	8000 Dollars	\$8,000.00 ?
Deposit Account	8000 Dollars	(\$8,000.00) ?
Expedite Program-NonRes	3390 Square Feet	\$1,080.17 ?
Mapping	1 Each	\$10.00 ?
Mapping	1 Each	(\$10.00) ?

Invoice Total

\$1,080.17



# Invoice #816256

## Invoice Information

Status	Paid
Issued on	12/06/2017
Issued by	Lee, Aundrae
Customer	Magagna, Aaron
Firm	
Paid	12/06/2017 \$1,080.17

## Invoice Details

Project #585635 – MPF 3279 National Ave  
Tirandazi, Firouzeh (619)446-5325

Project Subtotal  
\$1,080.17

## Project Fees

Project Fees Subtotal  
\$1,080.17

Close Out Fee	1 Each	\$556.00 ?
Close Out Fee	1 Each	(\$556.00) ?
Deposit Account	8000 Dollars	\$8,000.00 ?
Deposit Account	8000 Dollars	(\$8,000.00) ?
Expedite Program-NonRes	3390 Square Feet	\$1,080.17 ?
Mapping	1 Each	\$10.00 ?
Mapping	1 Each	(\$10.00) ?

Invoice Total

\$1,080.17

# Invoice #833936

## Invoice Information

Status	Paid
Issued on	03/15/2018
Issued by	Beavers, Jacqueline
Customer	Magagna, Aaron
Firm	
Paid	03/15/2018 \$2,000.00

## Invoice Details

Project #585635 – MPF 3279 National Ave  
Tirandazi, Firouzeh (619)446-5325

Project Subtotal  
\$2,000.00

## Project Fees

Project Fees Subtotal  
\$2,000.00

Deposit Account (System)

2000 Dollars

\$2,000.00 ?

Invoice Total

\$2,000.00

## Invoice Revenue

Fund	Revenue Account	Amount
DEPOSITS	PLANNING SUBDIVISION DPST	\$2,000.00

Upon payment of any Development Impact Fees (DIF), Regional Transportation Congestion Improvement Program (RTCIP), or Facilities Benefit Assessment (FBA) fees, the 90-day



# Invoice #852402

## Invoice Information

Status	Paid
Issued on	07/18/2018
Issued by	Tirandazi, Firouzeh
Customer	Magagna, Aaron
Firm	
Paid	07/24/2018 \$5,000.00

## Invoice Details

Project #585635 – MPF 3279 National Ave  
Tirandazi, Firouzeh (619)446-5325

Project Subtotal  
\$5,000.00

### Project Fees

Project Fees Subtotal  
\$5,000.00

Deposit Account	13000 Dollars	\$13,000.00 ?
Deposit Account	8000 Dollars	(\$8,000.00) ?

Invoice Total \$5,000.00

## Invoice Revenue

Fund	Revenue Account	Amount
DEPOSITS	PLANNING SUBDIVISION DPST	\$5,000.00

Upon payment of any Development Impact Fees (DIF), Regional Transportation Congestion Improvement Program (RTCIP), or Facilities Benefit Assessment (FBA) fees, the 90 day

# Invoice #853061

## Invoice Information

Status	Paid
Issued on	07/24/2018
Issued by	Wilkins, Jennifer
Customer	Magagna, Aaron
Firm	
Paid	07/24/2018 \$300.00

## Invoice Details

Project #585635 – MPF 3279 National Ave  
Tirandazi, Firouzeh (619)446-5325

Project Subtotal  
\$300.00

## Project Fees

Project Fees Subtotal  
\$300.00

Deposit Account (System)	2000 Dollars	(\$2,000.00) ②
Deposit Account (System)	2300 Dollars	\$2,300.00 ②

Invoice Total \$300.00

## Invoice Revenue

Fund	Revenue Account	Amount
DEPOSITS	PLANNING SUBDIVISION DPST	\$300.00



# Invoice #878196

## Invoice Information

Status	Paid
Issued on	02/05/2019
Issued by	Tirandazi, Firouzeh
Customer	Magagna, Aaron
Firm	
Paid	02/05/2019 \$13,500.00

## Invoice Details

Project #585635 – MPF 3279 National Ave  
Tirandazi, Firouzeh (619)446-5325

Project Subtotal  
\$13,500.00

## Project Fees

Project Fees Subtotal  
\$13,500.00

Deposit Account	26500 Dollars	\$26,500.00 ②
Deposit Account	13000 Dollars	(\$13,000.00) ②

Invoice Total \$13,500.00

## Invoice Revenue

Fund	Revenue Account	Amount
DEPOSITS	PLANNING SUBDIVISION DPST	\$13,500.00

Upon payment of any Development Impact Fees (DIF), Regional Transportation Congestion

# Invoice #882183

## Invoice Information

Status	Paid
Issued on	03/06/2019
Issued by	Austin, Jessica
Customer	Hayes, Kelly
Firm	Green Spoon Marder. LLC
Paid	03/06/2019 \$100.00

## Invoice Details

Project #585635 – MPF 3279 National Ave Tirandazi, Firouzeh (619)446-5325	Project Subtotal \$100.00
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Project Fees	Project Fees Subtotal \$100.00
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Appeal Fee	1 Each	\$102.00 ?
Appeal Fee-CORR	1 Each	(\$2.00) ?

Invoice Total	\$100.00
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## Invoice Revenue

Fund	Revenue Account	Amount
PLANNING & DEVEL REV ENTR FUND	OTHER FEES	\$100.00

Upon payment of any Development Impact Fees (DIF), Regional Transportation Congestion Improvement Program (RTCIP), or Facilities Benefit Assessment (FBA) fees, the 90-day



# Invoice #882198

## Invoice Information

Status	Voided
Issued on	03/06/2019
Issued by	Austin, Jessica
Customer	Nguyen, Khoa
Firm	Rath Miller
Paid	

## Invoice Details

Project #585635 – MPF 3279 National Ave Tirandazi, Firouzeh (619)446-5325	Project Subtotal \$98.00
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Project Fees	Project Fees Subtotal \$98.00
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Appeal Fee	2 Each	\$204.00 ②
Appeal Fee	1 Each	(\$102.00) ②
Appeal Fee-CORR	2 Each	(\$4.00) ②

Invoice Total	\$98.00
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## Invoice Revenue

Fund	Revenue Account	Amount
PLANNING & DEVEL REV ENTR FUND	OTHER FEES	\$98.00

Upon payment of any Development Impact Fees (DIF), Regional Transportation Congestion Improvement Program (RTCIP), or Facilities Benefit Assessment (FBA) fees, the 90-day

# Invoice #882199

## Invoice Information

Status	Paid
Issued on	03/06/2019
Issued by	Austin, Jessica
Customer	Nguyen, Khoa
Firm	Rath Miller
Paid	03/06/2019 \$100.00

## Invoice Details

Project #585635 – MPF 3279 National Ave  
Tirandazi, Firouzeh (619)446-5325

Project Subtotal  
\$100.00

## Project Fees

Project Fees Subtotal  
\$100.00

Appeal Fee	2 Each	\$204.00 ②
Appeal Fee	1 Each	(\$102.00) ②
Appeal Fee-CORR	1 Each	(\$2.00) ②

Invoice Total \$100.00

## Invoice Revenue

Fund	Revenue Account	Amount
PLANNING & DEVEL REV ENTR FUND	OTHER FEES	\$100.00



# Invoice #882225

## Invoice Information

Status	Paid
Issued on	03/06/2019
Issued by	Austin, Jessica
Customer	Eales, Rodney
Firm	RS Industries, LLC
Paid	03/06/2019 \$100.00

## Invoice Details

Project #585635 – MPF 3279 National Ave  
Tirandazi, Firouzeh (619)446-5325

Project Subtotal  
\$100.00

## Project Fees

Project Fees Subtotal  
\$100.00

Appeal Fee	3 Each	\$306.00 ②
Appeal Fee	2 Each	(\$204.00) ②
Appeal Fee-CORR	1 Each	(\$2.00) ②

Invoice Total	\$100.00
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## Invoice Revenue

Fund	Revenue Account	Amount
PLANNING & DEVEL REV ENTR FUND	OTHER FEES	\$100.00

# Invoice #887245

Invoice Information	
Status	Paid
Issued on	04/11/2019
Issued by	Tirandazi, Firouzeh
Customer	Magagna, Aaron
Firm	
Paid	05/02/2019 \$3,800.00

Invoice Details	
Project #585635 – MPF 3279 National Ave Tirandazi, Firouzeh (619)446-5325	Project Subtotal \$3,800.00
Project Fees	Project Fees Subtotal \$3,800.00
Deposit Account                      30300   Dollars	\$30,300.00 ②
Deposit Account                      26500   Dollars	(\$26,500.00) ②
Invoice Total	\$3,800.00

Invoice Revenue		
Fund	Revenue Account	Amount
DEPOSITS	PLANNING SUBDIVISION DPST	\$3,800.00

Upon payment of any Development Impact Fees (DIF), Regional Transportation Congestion  
 Impact Fee (RTICF), and Environmental Impact Fee (EIF) for the project, the fee shall be



# Invoice #894672

## Invoice Information

Status	Paid
Issued on	06/06/2019
Issued by	Tirandazi, Firouzeh
Customer	Magagna, Aaron
Firm	
Paid	06/25/2019 \$515.00

## Invoice Details

Project #585635 – MPF 3279 National Ave  
Tirandazi, Firouzeh (619)446-5325

Project Subtotal  
\$515.00

## Project Fees

Project Fees Subtotal  
\$515.00

Records - Discretionary Proj	79 Each	\$515.00 2
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Invoice Total	\$515.00
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## Invoice Revenue

Fund	Revenue Account	Amount
PLANNING & DEVEL REV ENTR FUND	Sale of Publications	\$515.00

Upon payment of any Development Impact Fees (DIF), Regional Transportation Congestion Improvement Program (RTCIP), or Facilities Benefit Assessment (FBA) fees, the 90-day

# Invoice #894675

## Invoice Information

<b>Status</b>	Paid
<b>Issued on</b>	06/06/2019
<b>Issued by</b>	Tirandazi, Firouzeh
<b>Customer</b>	Magagna, Aaron
<b>Firm</b>	
<b>Paid</b>	06/25/2019 \$5,000.00

## Invoice Details

Project #585635 – MPF 3279 National Ave  
Tirandazi, Firouzeh (619)446-5325

Project Subtotal  
\$5,000.00

## Project Fees

Project Fees Subtotal  
\$5,000.00

Deposit Account	35300 Dollars	\$35,300.00 ?
Deposit Account	30300 Dollars	(\$30,300.00) ?

Invoice Total \$5,000.00

## Invoice Revenue

Fund	Revenue Account	Amount
DEPOSITS	PLANNING SUBDIVISION DPST	\$5,000.00

Upon payment of any Development Impact Fees (DIF), Regional Transportation Congestion Improvement Program (RTCIP), or Facilities Benefit Assessment (FBA) fees, the 90 day