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Jun 30, 2022 11:42 AM

OFFICIAL RECORDS

Ernest J. Dronenburg, Jr.,

SAN DIEGO COUNTY RECORDER

FEES: \$131.00 (SB2 Atkins: \$75.00)

PAGES: 15

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

WHEN RECORDED MAIL TO
PROJECT MANAGEMENT
PERMIT CLERK
MAIL STATION 501

INTERNAL ORDER NUMBER: 24008752

SPACE ABOVE THIS LINE FOR RECORDER'S USE

CONDITIONAL USE PERMIT NO. 2491082

TORREY HOLISTICS CUP AMENDMENT, PROJECT NO. 678100

AMENDMENT TO CONDITIONAL USE PERMIT NO. 1371299, PROJECT NO. 390943
DEVELOPMENT SERVICES DEPARTMENT

This Conditional Use Permit No. 2491082 (amendment to Conditional Use Permit No. 1371299, Project No. 390943, recorded in the Office of the San Diego County Recorder on November 18, 2015 as Document No. 2015-0598043 of Official Records) is granted by the Development Services Department of the City of San Diego to GMG ENTERPRISES, Owner and, TORREY HOLISTICS, INC., Permittee, pursuant to San Diego Municipal Code [SDMC] section 126.0305. The 0.43-acre site is located at 10671 Roselle Street in the IL-3-1 Zone, Airport Influence Area (Miramar), Airport Land Use Compatibility Overlay Zone, Accident Potential Zone 2 for Miramar, Coastal Overlay Zone (Appealable and Non-Appealable Area), Special Flood Hazard Area (100 Year Floodway and 100 Year Floodplain), Parking Impact Overlay Zone (Campus and Coastal), and the Coastal Height Limitation Overlay Zone within the Torrey Pines Community Plan area. The project site is legally described as: Lot 6, University Sorrento Industrial, Map No. 6218, October 31, 1968.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner and Permittee to operate a Cannabis Outlet, conditioned upon the issuance of a license from the state Department of Cannabis Control, 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 June 1, 2022, on file in the Development Services Department.

The project shall include:

- a. Continued operation of a Cannabis Outlet (CO, previously permitted as a Medical Marijuana Consumer Cooperative, or MMCC) in an existing 9,687-square-foot building. The previously permitted 1,294-square-foot CO will continue to operate in Suite 100, with a 946-square-foot expansion into suite 101, for a total permitted square footage of 2,240;
- b. Existing landscaping (planting, irrigation, and landscape related improvements);
- c. Off-street parking; and

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- 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 June 15, 2025.
2. This Conditional Use Permit [CUP] and corresponding use of this site shall expire on June 15, 2027. Upon expiration of this Permit, the facilities and improvements described herein shall be removed from this site and the property shall be restored to its original condition preceding approval of this Permit, unless the expiration date is extended pursuant to SDMC 141.0504(n).
3. The utilization of this CUP is contingent upon (but not limited to) the following:
 - a. The existence of a valid license at this location by the California Department of Cannabis Control (DCC) for the proposed business activities. The issuance of this CUP does not guarantee that the DCC will grant a license for this location.
 - b. Compliance with Chapter 4, Article 2, Division 15 of the San Diego Municipal Code, including payment of any fees enacted pursuant to SDMC 42.1506.
 - c. Timely payment of all current and future Cannabis Business Tax owed pursuant to Chapter 3, Article 4, Division 1 of the San Diego Municipal Code.
 - d. Possession of a Business Tax Certificate.
 - e. Fulfillment of all permit conditions.
 - f. Continued compliance with all other applicable federal, state, and local laws.
4. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
 - a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and
 - b. The Permit is recorded in the Office of the San Diego County Recorder.

5. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.
6. This Permit is a covenant running with the subject property and all 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. This Conditional Use Permit 2491082 supersedes Conditional Use Permit 1371299, which is hereby void.
10. The Owner/Permittee shall secure any 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.
11. 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.
12. 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.
13. The Owner/Permittee shall defend, indemnify, and hold harmless the City, its agents, officers, and employees from any and all claims, actions, proceedings, damages, judgments, or costs,

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

CLIMATE ACTION PLAN REQUIREMENTS:

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

ENGINEERING REQUIREMENTS:

15. Prior to issuance of any building permit, the Owner/Permittee shall obtain an Encroachment Maintenance Removal Agreement for the landscape and irrigation, adjacent to the site on Roselle Street, satisfactory to the City Engineer.

16. Prior to the issuance of any construction permit, the Owner/Permittee shall submit a Water Pollution Control Plan (WPCP) if required by law. When required, WPCPs shall be prepared in accordance with the guidelines in Part 2 Construction BMP Standards Chapter 4 of the City's Storm Water Standards.

PLANNING/DESIGN REQUIREMENTS:

17. Lighting shall be provided to illuminate the interior, facade, and the immediate surrounding area of the cannabis outlet, including any accessory uses, parking lots, and adjoining sidewalks. Lighting shall be hooded or oriented to deflect light away from adjacent properties.

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

19. Primary signs shall be posted on the outside of the cannabis outlet and shall only contain the name of the business, which shall contain only alphabetic characters, and shall be limited to two colors. Secondary signs advertising cannabis, window signs and any display visible from the public right-of-way are not permitted.
20. The name and emergency contact phone number of the designated responsible managing operator shall be posted in a location visible from outside the cannabis outlet in character size at least two inches in height.
21. The cannabis outlet shall operate only between the hours of 7:00 a.m. and 9:00 p.m., seven days a week.
22. The use of vending machines which allow access to cannabis and cannabis products except by a responsible person, as defined in San Diego Municipal Code Section 42.1502, is prohibited. For purposes of this Section, a vending machine is any device which allows access to cannabis and cannabis products without a human intermediary.
23. A permit shall be obtained as required pursuant to Chapter 4, Article 2, Division 15.
24. Deliveries shall be permitted as an accessory use only from cannabis outlets with a valid Conditional Use Permit unless otherwise allowed pursuant to state law.
25. The cannabis outlet, adjacent public sidewalks, and areas under the control of the cannabis outlet, shall be maintained free of litter and graffiti at all times.
26. The cannabis outlet shall provide daily removal of trash, litter, and debris. Graffiti shall be removed from the premises within 24 hours.
27. Consultations by medical professionals are not permitted.
28. All private outdoor lighting shall be shaded and adjusted to fall on the same premises where such lights are located and in accordance with the applicable regulations in the SDMC.

TRANSPORTATION REQUIREMENTS

29. All automobile, motorcycle and bicycle parking spaces must be constructed in accordance with the requirements of the SDMC. All on-site parking stalls and aisle widths shall be in compliance with requirements of the City's Land Development Code and shall not be converted and/or utilized for any other purpose, unless otherwise authorized in writing by the appropriate City decision maker in accordance with the SDMC.

INFORMATION ONLY:

- The issuance of this discretionary permit alone does not allow the immediate commencement or continued operation of the proposed use on site. Any operation allowed by this discretionary permit may only begin or recommence after all conditions listed on this permit

are fully completed and all required ministerial permits have been issued and received final inspection.

- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of this Permit, may protest the imposition within ninety days of the approval of this development permit by filing a written protest with the City Clerk pursuant to California Government Code-section 66020.
- This development may be subject to impact fees at the time of construction permit issuance.
- Cannabis businesses that operate or provide services within the City of San Diego are liable for a monthly gross receipts tax. As referenced in San Diego Municipal Code Section 34.0103, taxable activities include but are not limited to, transporting, manufacturing, cultivating, packaging, or retail sales of cannabis and any ancillary products in the City. For additional information, contact the Office of the City Treasurer at (619) 615-1580.

APPROVED by the Development Services Department of the City of San Diego on June 1, 2022 and CM-7142.

Permit Type/PTS Approval No.: Conditional Use Permit No. 2491082
Date of Approval: June 1, 2022

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT


Travis Cleveland
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.**

**Torrey Holistics
Permittee**

By 

Name:

Title

CEO

**GMG Enterprises
Owner**

By 

Name:

Title

Member

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

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of San Diego)

On June 9, 2022 before me, Silvia Ybarra-Merrill, Notary Public,
Date Here Insert Name and Title of the Officer
personally appeared Travis Cleveland
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature [Signature]
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Torrey Holistics CUP Amendment, Project No. 678100

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

☐ Corporate Officer — Title(s): _____

☐ Partner — ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian or Conservator

☐ Other: _____

Signer Is Representing: _____

Signer's Name: _____

☐ Corporate Officer — Title(s): _____

☐ Partner — ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian or Conservator

☐ Other: _____

Signer Is Representing: _____

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CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of San Diego

}

On JUNE 1, 2022 before me, Melissa Michael Wofford, Notary Public
Date

personally appeared TONY HALL
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Place Notary Seal and/or Stamp Above

Signature [Signature]
Signature of Notary Public

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: CONDITIONAL USE PERMIT #24491082

Document Date: 06/01/2022 Number of Pages: 7

Signer(s) Other Than Named Above: NONE

Capacity (ies) Claimed by Signer(s)

Signer's Name: TONY HALL

- ☒ Corporate Officer - Title(s): CEO
☐ Partner - ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian of Conservator
☐ Other: _____

Signer is Representing: SELF

Signer's Name: _____

- ☐ Corporate Officer - Title(s): _____
☐ Partner - ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian of Conservator
☐ Other: _____

Signer is Representing: _____

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CALIFORNIA ALL-PURPOSE CERTIFICATE ACKNOWLEDGEMENT

A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of: California }
County of: San Diego }

On June 1st, 2022, before me, Trung M. Tran, Notary Public
personally appeared Gregory King

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that he/~~she~~/they executed the same
in his/~~her~~/their authorized capacity(ies), and that by his/~~her~~/their signature(s) on the instrument
the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of State of California that the foregoing
paragraph is true and correct.



PLACE NOTARY SEAL ABOVE

WITNESS my hand and official seal.

SIGNATURE

A handwritten signature in dark ink, appearing to be "T. Tran", written over a horizontal line.

Though the information below is not required by law, it may prove valuable to persons relying on the document
and could prevent fraudulent removal and reattachment of this form to another document.

Description of attached document

Title or type of document: Condition - use Permit

Document Date: _____

Number of Pages: 7

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DEVELOPMENT SERVICES DEPARTMENT RESOLUTION NO. CM-7142
CONDITIONAL USE PERMIT NO. 2491082
TORREY HOLISTICS CUP AMENDMENT, PROJECT NO. 678100
AMENDMENT TO CONDITIONAL USE PERMIT NO. 1371299, PROJECT NO. 390943

WHEREAS, GMG ENTERPRISES, Owner and, TORREY HOLISTICS, INC., Permittee, filed an application with the City of San Diego for a permit to operate a Cannabis Outlet (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. 2491082, on portions of a 0.43-acre site;

WHEREAS, the project site is located at 10671 Roselle Street in the IL-3-1 Zone, Airport Influence Area (Miramar), Airport Land Use Compatibility Overlay Zone, Accident Potential Zone 2 for Miramar, Coastal Overlay Zone (Appealable and Non-Appealable Area), Special Flood Hazard Area (100 Year Floodway and 100 Year Floodplain), Parking Impact Overlay Zone (Campus and Coastal), and the Coastal Height Limitation Overlay Zone within the Torrey Pines Community Plan;

WHEREAS, the project site is legally described as Lot 6, University Sorrento Industrial, Map No. 6218, October 31, 1968;

WHEREAS, on February 8, 2022, the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000 et seq.) under CEQA Guideline Section 15301 (Existing Facilities), and no appeal of the Environmental Determination was filed within the time period provided by San Diego Municipal Code Section 112.0520;

WHEREAS, on June 1, 2022, the Development Services Department of the City of San Diego considered Conditional Use Permit No. 2491082 pursuant to the Land Development Code of the City of San Diego; NOW, THEREFORE,

BE IT RESOLVED by the Development Services Department of the City of San Diego, that it adopts the following findings with respect to Conditional Use Permit No. 2491082:

A. CONDITIONAL USE PERMIT [San Diego Municipal Code (SDMC) Section 126.0305]

1. Findings for all Conditional Use Permits:

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

The proposed project requests a Conditional Use Permit (CUP) to operate a Cannabis Outlet (CO, previously permitted as a Medical Marijuana Consumer Cooperative, or MMCC) in an existing 9,687-square-foot building. The previously permitted 1,294-square-foot CO will continue to operate in Suite 100, with a 946-square-foot expansion into suite 101, for a total permitted square footage of 2,240. The project site is located at 10671 Roselle Street in the IL-3-1 Zone, Airport Influence Area (Miramar), Airport Land Use Compatibility Overlay Zone, Accident Potential Zone 2 for Miramar, Coastal Overlay Zone (Appealable and Non-Appealable Area), Special Flood Hazard Area (100 Year Floodway and 100 Year Floodplain), Parking Impact Overlay Zone (Campus and Coastal), and the Coastal Height Limitation Overlay Zone within the Torrey Pines Community Plan area.

The project site is designated Industrial by the Torrey Pines Community Plan and Prime Industrial Land by the Economic Prosperity Element of the General Plan.

All the surrounding parcels are in the IL-3-1 zone and the existing uses are consistent with the Industrial designation of the community plan. The proposed CO, classified as a retail services, is a compatible use for this location with a Conditional Use Permit, is consistent with the community

plan, and therefore will not adversely affect the applicable land use plan.

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

The 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.

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 15301 (Existing Facilities).

COs are restricted to four per Council District, 36 city-wide, within commercial and industrial zones to minimize the impact on the City and residential neighborhoods.

COs require compliance with San Diego Municipal Code (SDMC), section 141.0504 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, COs prohibit consultations by medical professionals on site and do not allow 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 7:00a.m. to 9:00p.m. seven days a week. COs must also comply with Chapter 4, Article 2, Division 15 which provides guidelines for lawful operation.

The proposed project will be required to comply with the development conditions as described in CUP No. 2491082, which include various conditions and referenced exhibits of approval relevant to achieving project compliance with applicable regulations of the SDMC. Such conditions are necessary to avoid adverse impacts to the health, safety and general welfare of persons residing or working in the surrounding area. The Project will comply with the development conditions in effect for the subject property as described in the permit, and other regulations and guidelines pertaining to the subject property per the SDMC. Prior to issuance of any construction permits for the proposed development, construction plans will be reviewed for compliance with all Building, Electrical, Mechanical, Plumbing and Fire Code requirements. The CUP No. 2491082 will be valid for five years and may be revoked if the Owner or Permittee violates the terms, conditions, lawful requirements, or provisions of the Permit. Therefore, the proposed development will not be detrimental to the public health, safety, and welfare.

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

The 0.43-acre site is located at 10671 Roselle Street in the IL-3-1 Zone within the Torrey Pines Community Plan. COs are allowed in the IL-3-1 Zone with a CUP. The proposed use requires compliance with SDMC, Section 141.0504 and SDMC Chapter 4, Article 2, Division 15. Pursuant to SDMC Section 141.0504 (a), COs must comply with separation requirements including a 1,000-foot separation from resource and population-based City parks, churches, childcare centers, playgrounds, City libraries, minor-oriented facilities, residential care facilities, and schools. There is also a minimum distance requirement of 100 feet separation from a residential zone. The proposed CO complies with these separation requirements between uses. The proposed CO is subject to specific operational requirements for security, as referenced in Conditional Use Permit No. 2491082, in 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. COs must also

comply with SDMC Chapter 4, Article 2, Division 15 which provides guidelines for lawful operation.

The proposed COs is consistent with all land development regulations relevant for the site and the use. No deviations are required or requested to approve the Conditional Use Permit. Therefore, the proposed CO will comply with the regulations of the Land Development Code.

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

The 0.43-acre site is located at 10671 Roselle Street in the IL-3-1 Zone within the Torrey Pines Community Plan, which designates the site as Industrial. All the surrounding parcels are zoned IL-3-1 and the existing uses are consistent with the Industrial designation. The IL-3-1 Zone allows a mix of light industrial, office, and commercial uses. The project site is designated Prime Industrial Land by of the General Plan. The proposed project will promote the policies of the General Plan in that Cannabis outlets create jobs and encourage commerce within the San Diego region. The proposed CO, classified as an industrial use, is consistent with the community plan designation and zone.

The proposed CO is consistent with all land development regulations relevant for the site and the use. No deviations are required or requested to approve the CUP. The proposed CO is a compatible use for this location with a CUP. Therefore, the proposed CO is an appropriate use at the proposed location.

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

BE IT FURTHER RESOLVED that, based on the foregoing findings adopted by the Development Services Department, Conditional Use Permit No. 2491082 is hereby GRANTED by the Development Services Department to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit No. 2491082, a copy of which is attached hereto and made a part hereof.

Travis Cleveland
Development Project Manager
Development Services

Adopted on: June 1, 2022

IO#: 24008752

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

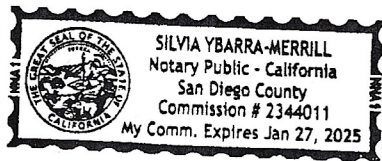
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
 County of San Diego)
 On June 29, 2022 before me, Silvia Ybarra-Merrill, Notary Public
 Date Here Insert Name and Title of the Officer
 personally appeared Travis Cleveland
 Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature [Signature]
 Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Torrey Holistics CUP Amendment, Project No. 678100
 Document Date: _____ Number of Pages: _____
 Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____
 Signer Is Representing: _____

Signer's Name: _____
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____
 Signer Is Representing: _____

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