

From: [Jim Bartell](#)
To: [Gonsalves, Ann](#); [Ahmadi, Afsaneh](#)
Cc: [Mohajerani, Ehsan](#)
Subject: Balboa MMCC (project # 550727)
Date: Monday, June 12, 2017 3:54:42 PM
Attachments: [image001.jpg](#)

Afsaneh,
Are you, Ann and Ehsan available this week to meet on the Balboa unit B parking issue.
Thank you.
Jim

Jim Bartell
President



5333 Mission Center Road, Suite 115
San Diego, California 92108
Phone (619) 704-0180 | Fax (619) 704-0185
Mobile (619) 787-0333

BartellAssociates.com

From: [Jeremy Wysocki](#)
To: salamrazuki@yahoo.com; ninusmalan@yahoo.com
Cc: rennybowden@gmail.com; bradford@equitycapital.us; "michael hayford"; reokeith@gmail.com; [Tirandazi, Firouzeh](#); [Daly, Tim](#); [Nima Darouian](#)
Subject: Conditional Use Permit No. 296130 and 8863 Balboa Ave.
Date: Tuesday, March 07, 2017 2:15:33 PM
Attachments: [image002.jpg](#)
[Demand Letter \(8863 Balboa Ave.\) \(3-7-2017\) \(02253020xA9B4D\).pdf](#)

Good afternoon. My law firm is legal counsel to San Diego Patients Consumer Cooperative, Inc. Please see the attached letter regarding our Client's rights and interests in connection with Conditional Use Permit No. 1296130 and 8863 Balboa Ave., Unit E, San Diego, CA 92123. Let me know if you have any questions or comments. My contact information is listed below.



Jeremy S. Wysocki
Partner

Messner Reeves LLP
1430 Wynkoop Street | Suite 300
Denver CO 80202
303 623 1800 main | 303 405 4193 direct | 303 396 8200 cell
303 623 0552 fax
jwysocki@messner.com
messner.com

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From: [Austin, Gina](#)
To: [Tirandazi, Firouzeh](#)
Subject: FW: Fwd: Balboa MMCC
Date: Thursday, January 19, 2017 3:58:43 PM
Attachments: [medical marijuana permit - Balboa Ave.pdf](#)

Here you go.

Gina

Gina M. Austin

AUSTIN LEGAL GROUP, APC | 3990 Old Town Ave., Ste A112, San Diego, CA 92110 |
Ofc: 619-924-9600 | Cell 619-368-4800 | Fax 619-881-0045

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From: Ninus Malan [mailto:ninusmalan@yahoo.com]
Sent: Thursday, January 19, 2017 3:40 PM
To: Austin, Gina
Cc: FTirandazi@sandiego.gov
Subject: Re: Fwd: Balboa MMCC

See attached. Thank you for everything.

Ninus Malan
American Lending and Holdings LLC
Razuki Investments LLC
Lemon Grove Plaza LP
7977 Broadway
Lemon Grove CA, 91945
Main(619)750-2024
Fax (619)869-7717
NinusMalan@Yahoo.com

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you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this communication in error, please immediately notify us by return e-mail, or by calling the sender at 619-750-2024. Thank You.

From: "Austin, Gina" <gaustin@austinlegalgroup.com>
To: Ninus Malan <ninusmalan@yahoo.com>
Sent: Wednesday, January 18, 2017 5:43 PM
Subject: Fwd: Balboa MMCC

Fyi. Call me with any questions

Sent from my T-Mobile 4G LTE Device

----- Original message -----

From: "Tirandazi, Firouzeh" <FTirandazi@sandiego.gov>
Date: 1/18/17 2:22 PM (GMT-08:00)
To: "Austin, Gina" <gaustin@austinlegalgroup.com>
Subject: RE: Balboa MMCC

Good afternoon,

Ninus Malan has passed background. Are there any other responsible persons affiliated with this MMCC? If so, they will also need to go through the background process.

Please have Mr. Malan complete and sign the attached MMCC Permit required pursuant to Chapter 4, Article 2, Division 15 of the SDMC and email back for processing.

Thank you.

Firouzeh Tirandazi
Development Project Manager
City of San Diego
Development Services Department

(619)446-5325
sandiego.gov

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-----Original Message-----

From: Austin, Gina [<mailto:gaustin@austinlegalgroup.com>]
Sent: Tuesday, January 10, 2017 3:36 PM
To: Tirandazi, Firouzeh <FTirandazi@saniego.gov>
Subject: RE: Balboa MMCC

Good afternoon,

I understand my client sent the stamped articles last week. Can you send the proper forms for him to get the background check?

Thanks
Gina

-----Original Message-----

From: Austin, Gina
Sent: Thursday, January 5, 2017 1:52 PM
To: Tirandazi, Firouzeh (FTirandazi@saniego.gov)
Subject: Balboa MMCC

Good afternoon,

I have attached the articles of incorporation of the new collective that will be operating out of Balboa as well as the deed showing the new ownership.

Please forward the appropriate forms to me for the background check for Mr. Malan and we will get this moving quickly.

Gina

Gina M. Austin
AUSTIN LEGAL GROUP, APC | 3990 Old Town Ave., Ste A112, San Diego, CA

92110 |

Ofc: 619-924-9600 | Cell 619-368-4800 | Fax 619-881-0045 Confidentiality Notice

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Version: 2016.0.7996 / Virus Database: 4749/13789 - Release Date: 01/17/17

No virus found in this message.

Checked by AVG - www.avg.com

Version: 2016.0.7996 / Virus Database: 4749/13794 - Release Date: 01/18/17

From: [Tirandazi, Firouzeh](#)
To: [Austin, Gina](#)
Subject: RE: Balboa MMCC
Date: Wednesday, January 18, 2017 2:22:00 PM
Attachments: [8863 Balboa Avenue \(Balboa Ave Cooperative\) - DS-191.pdf](#)

Good afternoon,

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Firouzeh Tirandazi
Development Project Manager
City of San Diego
Development Services Department

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From: [Ninus Malan](#)
To: [Austin, Gina](#)
Cc: [Tirandazi, Firouzeh](#)
Subject: Re: Fwd: Balboa MMCC
Date: Thursday, January 19, 2017 3:40:15 PM
Attachments: [medical marijuana permit - Balboa Ave.pdf](#)

See attached. Thank you for everything.

Ninus Malan
American Lending and Holdings LLC
Razuki Investments LLC
Lemon Grove Plaza LP
7977 Broadway
Lemon Grove CA, 91945
Main(619)750-2024
Fax (619)869-7717
NinusMalan@Yahoo.com

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Subject: Fwd: Balboa MMCC

Fyi. Call me with any questions

Sent from my T-Mobile 4G LTE Device

----- Original message -----

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Firouzeh Tirandazi
Development Project Manager
City of San Diego
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Subject: Balboa MMCC

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Please forward the appropriate forms to me for the background check for Mr. Malan and we will get this moving quickly.

Gina

Gina M. Austin

AUSTIN LEGAL GROUP, APC | 3990 Old Town Ave., Ste A112, San Diego, CA 92110 |

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Checked by AVG - www.avg.com

Version: 2016.0.7996 / Virus Database: 4749/13789 - Release Date: 01/17/17

From: [Mohajerani, Ehsan](#)
To: [Abhay Schweitzer](#)
Subject: RE: Project 550727 - Recheck appt
Date: Tuesday, July 11, 2017 8:24:00 AM
Attachments: [image001.png](#)

Good Morning Abhay,

I verified that, we have an appointment on Wednesday 12th @1:00 pm.

Thanks,

Ehsan Mohajerani, M.S.
City of San Diego
Development Services Department
1222 First Avenue, MS 401
San Diego, CA 92101
(619) 446-5068

Great news! The public can now check project status, pay invoices and schedule inspections on-line through the City's **OpenDSD**. To get started click on one of the following links:

 [Pay Invoices](#) and [Schedule Inspections](#) and [Check Project Status](#)

From: Abhay Schweitzer [mailto:abhay@techne-us.com]
Sent: Monday, July 10, 2017 2:03 PM
To: Mohajerani, Ehsan <EMohajerani@sandiego.gov>
Cc: Ben Peterson <ben@techne-us.com>
Subject: Re: Project 550727 - Recheck appt

Good afternoon Ehsan,

Thanks for meeting with Ben this morning to review the project.

I have an appointment with you scheduled for Wednesday the 12th at 1:00pm. Ben told me however, when he met with you today, that you were under the impression that we have a scheduled appointment for tomorrow. The sooner the better for us. Can you please confirm which appointment(s) time(s) we have scheduled with you this week?

Thank you

ABHAY SCHWEITZER
Assoc. AIA- Principal

3956 30th Street. San Diego, CA 92104
[techne-us.com](#) [sustainablearchitect.org](#)
o 619-940-5814 m 313-595-5814

On Wed, Jul 5, 2017 at 8:26 AM, Mohajerani, Ehsan <EMohajerani@saniego.gov> wrote:

Sounds good.

Ehsan Mohajerani, M.S.

City of San Diego

Development Services Department

1222 First Avenue, MS 401

San Diego, CA 92101

[\(619\) 446-5068](tel:(619)446-5068)

Great news! The public can now check project status, pay invoices and schedule inspections on-line through the City's **OpenDSD**. To get started click on one of the following links:



[Pay Invoices](#) and [Schedule Inspections](#) and [Check Project Status](#)

From: Abhay Schweitzer [mailto:abhay@techne-us.com]

Sent: Wednesday, July 05, 2017 8:25 AM

To: Mohajerani, Ehsan <EMohajerani@saniego.gov>

Subject: Re: Project 550727 - Recheck appt

Hi Ehsan,

We will be there on Monday around 8:00am.

Thank you

ABHAY SCHWEITZER

Assoc. AIA- Principal

3956 30th Street. San Diego, CA 92104

techne-us.com sustainablearchitect.org

o [619-940-5814](tel:619-940-5814) m [313-595-5814](tel:313-595-5814)

On Wed, Jul 5, 2017 at 8:24 AM, Mohajerani, Ehsan <EMohajerani@saniego.gov> wrote:

Good Morning Abhay,

OK. Please ensure that structural engineer shows all the connection details and calculation (vertical and lateral) for adequacy of new lay out/framing (Stamp and signed is required on structural sheets and first sheet of calc)

You may bring it over the counter on Monday (preferably early morning) so we can have a chance to review it prior to Wed 12th.

Thank you,

Ehsan Mohajerani, M.S.

City of San Diego

Development Services Department
1222 First Avenue, MS 401
San Diego, CA 92101
[\(619\) 446-5068](tel:6194465068)

Great news! The public can now check project status, pay invoices and schedule inspections on-line through the City's **OpenDSD**.
To get started click on one of the following links:

[Pay Invoices](#) and [Schedule Inspections](#) and [Check Project Status](#)

From: Abhay Schweitzer [mailto:abhay@techne-us.com]

Sent: Monday, July 03, 2017 12:40 PM

To: Mohajerani, Ehsan <EMohajerani@saniego.gov>

Cc: Jim Bartell <jim@bartellassociates.com>

Subject: Project 550727 - Recheck appt

Good afternoon Ehsan,

As I mentioned to you last Friday when we saw each other, we have completed the structural engineering for the widening of the doorway for the suite at 8861 Balboa Ave. that we are converting into a parking garage. No seismic retrofit needed. The work includes widening the opening and providing a steel reinforcement to support the gravity load of the lintel. The existing piers work even with the reduction in their size where we are widening the opening.

We have also obtained sign-off from planning.

I have scheduled an appointment with you on Wednesday the 12th at 1:00pm through the appointment line, which was the earliest you had available, but we urgently need to obtain this building permit. Can you meet with us this week to review what is pending?

Thank you

ABHAY SCHWEITZER
Assoc. AIA- Principal

3956 30th Street. San Diego, CA 92104
techne-us.com sustainablearchitect.org
o [619-940-5814](tel:6199405814) m [313-595-5814](tel:3135955814)

From: [Church, Billy](#)
To: ["Jim Bartell"](#)
Subject: RE: PTS# 550727
Date: Tuesday, June 27, 2017 7:31:47 AM
Attachments: [image001.jpg](#)

Okay. See you then.

Billy Church

Senior Planner
City of San Diego
Development Services Department

T (619) 446-5343
bchurch@sanidiego.gov

From: Jim Bartell [<mailto:jim@bartellassociates.com>]
Sent: Tuesday, June 27, 2017 7:31 AM
To: Church, Billy <BChurch@sanidiego.gov>
Cc: Howard, Karen <KHoward@sanidiego.gov>
Subject: RE: PTS# 550727

OK, we will be there at 10:30.

Thank you.

Jim

From: Church, Billy [<mailto:BChurch@sanidiego.gov>]
Sent: Tuesday, June 27, 2017 6:57 AM
To: 'Jim Bartell'
Cc: Howard, Karen
Subject: RE: PTS# 550727

Karen has a 10:00 recheck appointment, so it will be about 10:30 before we are available. Please check in on the 5th floor. Thanks.

Billy Church

Senior Planner
City of San Diego
Development Services Department

T (619) 446-5343
bchurch@sanidiego.gov

From: Jim Bartell [<mailto:jim@bartellassociates.com>]
Sent: Monday, June 26, 2017 4:56 PM
To: Church, Billy <BChurch@sanidiego.gov>
Subject: RE: PTS# 550727

Billy,

We can meet tomorrow (27th) at 10:00. Does that work for you and Karen?
Jim

From: Church, Billy [<mailto:BChurch@sandiego.gov>]
Sent: Monday, June 26, 2017 4:39 PM
To: 'Jim Bartell'
Subject: RE: PTS# 550727

Hi Jim,

I will be taking that week off. I could make myself available on June 27 and 28, or after July 10th.

Billy Church
Senior Planner
City of San Diego
Development Services Department

T (619) 446-5343
bchurch@sandiego.gov

From: Jim Bartell [<mailto:jim@bartellassociates.com>]
Sent: Monday, June 26, 2017 4:01 PM
To: Church, Billy <BChurch@sandiego.gov>
Subject: PTS# 550727

Hi Billy,

We need to schedule a meeting with you and Karen Howard re: an MMCC project at 8861 Balboa Avenue.

Are you available Monday, July 3?

Thank you.

Jim

Jim Bartell
President



5333 Mission Center Road, Suite 115
San Diego, California 92108
Phone (619) 704-0180 | Fax (619) 704-0185
Mobile (619) 787-0333

BartellAssociates.com

From: [Ninus Malan](#)
To: [Austin, Gina](#)
Cc: [Tirandazi, Firouzeh](#)
Subject: Re: Fwd: Balboa MMCC
Date: Friday, January 06, 2017 5:14:08 PM
Attachments: [Balboa Ave Cooperative Articles.pdf](#)

See attached Articles for Balboa Ave Cooperative. Please feel free to contact me with any questions.

Best regards,

Ninus Malan
American Lending and Holdings LLC
Razuki Investments LLC
Lemon Grove Plaza LP
7977 Broadway
Lemon Grove CA, 91945
Main(619)750-2024
Fax (619)869-7717
NinusMalan@Yahoo.com

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From: "Austin, Gina" <gaustin@austinlegalgroup.com>
To: Ninus Malan <ninusmalan@yahoo.com>
Sent: Friday, January 6, 2017 3:54 PM
Subject: Fwd: Balboa MMCC

See below

Sent from my T-Mobile 4G LTE Device

----- Original message -----

From: "Tirandazi, Firouzeh" <FTirandazi@sandiego.gov>
Date: 1/6/17 3:50 PM (GMT-08:00)
To: "Austin, Gina" <gaustin@austinlegalgroup.com>
Subject: RE: Balboa MMCC

Hi Gina,

Can you send me a copy of the official Articles of Incorporation, with State filing date and seal/stamp.

Thank you.

Firouzeh Tirandazi
Development Project Manager
City of San Diego
Development Services Department

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