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**ELECTRONICALLY FILED**  
Superior Court of California,  
County of San Diego

**10/06/2017 at 02:22:55 PM**

Clerk of the Superior Court  
By Erika Engel, Deputy Clerk

Attorneys for Petitioner/Plaintiff Darryl Cotton

SUPERIOR COURT OF THE STATE OF CALIFORNIA

FOR THE COUNTY OF SAN DIEGO

CENTRAL DIVISION

DARRYL COTTON, an individual,

Petitioner/Plaintiff,

v.

CITY OF SAN DIEGO, a public entity; and  
DOES 1 through 25,

Respondents/Defendants,

REBECCA BERRY, an individual;  
LARRY GERACI, an individual; and  
ROES 1 through 25,

Real Parties In Interest.

CASE NO: 37-2017-00037675-CU-MM-CTL

VERIFIED PETITION FOR  
ALTERNATIVE WRIT OF MANDATE  
[CODE CIV. PROC., § 1085]

INTRODUCTION

1. Pursuant to Code of Civil Procedure section 1085, petitioner/plaintiff Darryl Cotton ("Cotton") seeks an alternative writ of mandate and a peremptory writ of mandate directing respondents/defendants City of San Diego ("City") and DOES 1 through 25 to: (1) recognize Cotton, the sole record owner of the real property located at 6176 Federal Boulevard, San Diego, California 92105 ("Property"), as the sole applicant with respect to Conditional Use Permit Application – Project No. 520606 ("Cotton Application") for a Conditional Use Permit ("CUP") to operate a Medical Marijuana Consumer Cooperative ("MMCC") at the

1 Property; and (2) process the Cotton Application with Cotton as the sole applicant. In the  
2 alternative, Cotton seeks an order to show cause directed to the City as to why the Court should  
3 not issue such a writ.

4 2. The relief sought in paragraph 1 is proper because Cotton has no other plain,  
5 speedy, or adequate legal remedy. The relief is necessary because the City's refusal to  
6 recognize Cotton as the sole applicant on the Cotton Application is lacking in evidentiary  
7 support and inconsistent with the City's legal duty.

8 JURISDICTION, VENUE, AND PARTIES

9 3. The Court has jurisdiction over this petition pursuant to Code of Civil Procedure  
10 section 1085.

11 4. Venue is proper in this Court because the City is a public entity located in this  
12 judicial district and the property at issue is located in this judicial district.

13 5. Petitioner/plaintiff Cotton is, and at all times mentioned was, an individual  
14 living and doing business in California.

15 6. Respondent/defendant City is, and at all times mentioned was, a public entity  
16 organized and existing under the laws of California.

17 7. Cotton is informed and believes real party in interest Rebecca Berry ("Berry")  
18 is, and at all times mentioned was, an individual living and doing business in the County of  
19 San Diego.

20 8. Cotton is informed and believes real party in interest Larry Geraci ("Geraci") is,  
21 and at all times mentioned was, an individual living and doing business in the County of San  
22 Diego.

23 9. Cotton does not know the true names and capacities of the  
24 respondents/defendants named as DOES 1 through 25 and, therefore, sues them by fictitious  
25 names. Cotton is informed and believes DOES 1 through 25 are in some way responsible for  
26 the events described in this petition or impacted by them. Cotton will seek leave to amend this  
27 petition when the true names and capacities of these parties have been ascertained.

10. At all times mentioned each respondent/defendant was an agent, principal, representative, alter ego, and/or employee of the others and each was at all times acting within the course and scope of said agency, representation, and/or employment and with the permission of the others.

11. Cotton does not know the true names and capacities of the real parties in interest named as ROES 1 through 25 and, therefore, names them by fictitious names. Cotton is informed and believes ROES 1 through 25 are in some way responsible for the events described in this petition or impacted by them. Cotton will seek leave to amend this petition when the true names and capacities of these parties have been ascertained.

12. At all times mentioned each real party in interest was an agent, principal, representative, alter ego, and/or employee of the others and each was at all times acting within the course and scope of said agency, representation, and/or employment and with the permission of the others.

## BACKGROUND

13. In or around August 2016, Geraci first contacted Cotton seeking to purchase the Property. Geraci desired to buy the Property from Cotton because it meets certain requirements of the City for obtaining a CUP to operate a MMCC at the Property. The Property is one of a very limited number of properties located in San Diego City Council District 4 that potentially satisfy the CUP requirements for a MMCC.

14. Over the ensuing weeks and months, Geraci and Cotton negotiated extensively regarding the terms of a potential sale of the Property. Cotton, acting in good faith based upon Geraci's representations during the sale negotiations, assisted Geraci with preliminary due diligence in investigating the feasibility of a CUP application at the Property while the parties negotiated the terms of a possible deal. However, despite the parties' work on a CUP application, Geraci represented to Cotton that a CUP application for the Property could not actually be submitted until after a critical zoning issue was resolved or the application would be summarily rejected by the City.

1           15.     On or around October 31, 2016, Geraci asked Cotton to execute an Ownership  
2 Disclosure Statement, which is a required component of all CUP applications. Geraci told  
3 Cotton that he needed the signed document to show that Geraci had access to the Property in  
4 connection with his lobbying efforts to resolve the zoning issue and his eventual preparation of  
5 a CUP application. Geraci also requested that Cotton sign the Ownership Disclosure Statement  
6 as an indication of good-faith while the parties negotiated on the sale terms. At no time did  
7 Geraci indicate to Cotton that a CUP application would be filed prior to the parties entering  
8 into a final written agreement for the sale of the Property. In fact, Geraci repeatedly  
9 maintained to Cotton that the critical zoning issue needed to be resolved before a CUP  
10 application could even be submitted.

11           16.     The Ownership Disclosure Statement that Geraci provided to Cotton to sign in  
12 October 2016 incorrectly indicated that Cotton had leased the Property to Berry. However,  
13 Cotton has never met Berry personally and never entered into a lease or any other type of  
14 agreement with her. At the time, Geraci told Cotton that Berry was a trusted employee who  
15 was very familiar with MMCC operations and who was involved with his other MMCC  
16 dispensaries. Cotton's understanding was that Geraci was unable to list himself on the  
17 application because of Geraci's other legal issues but that Berry was Geraci's agent and was  
18 working in concert with him and at his direction. Based upon Geraci's assurances that listing  
19 Berry as a tenant on the Ownership Disclosure Statement was necessary and proper, Cotton  
20 executed the Ownership Disclosure Statement that Geraci provided to him. A true and correct  
21 copy of the CUP application, including the Ownership Disclosure Statement, is attached hereto  
22 as Exhibit 1.

23           17.     On November 2, 2016, Geraci and Cotton met at Geraci's office in an effort to  
24 negotiate the final terms of their deal for the sale of the Property. The parties reached an  
25 agreement on the material terms for the sale of the Property. The parties further agreed to  
26 cooperate in good faith to promptly reduce the complete agreement, including all of the  
27 agreed-upon terms, to writing.



1           18.     At the November 2, 2016 meeting, the parties executed a three-sentence  
2 document related to their agreement on the purchase price for the Property at Geraci's request,  
3 which read as follows:

4           Darryl Cotton has agreed to sell the property located at 6176 Federal Blvd, CA for  
5 a sum of \$800,000.00 to Larry Geraci or assignee on the approval of a Marijuana  
Dispensary. (CUP for a dispensary)

6           Ten Thousand dollars (cash) has been given in good faith earnest money to be  
7 applied to the sales price of \$800,000.00 and to remain in effect until license is  
8 approved. Darryl Cotton has agreed not to enter into any other contacts on this  
property.

9           A true and correct copy of the November 2, 2016 agreement is attached hereto as Exhibit 2.  
10 Geraci assured Cotton that the document was intended to merely create a record of Cotton's  
11 receipt of the \$10,000 "good-faith" deposit and provide evidence of the parties' agreement on  
12 the purchase price and good-faith agreement to enter into final integrated agreement documents  
13 related to the sale of the Property. A true and correct copy of the November 2, 2016 email is  
14 attached hereto as Exhibit 3.

15           19.     Thereafter, Cotton continued to operate in good faith under the assumption that  
16 Geraci's attorney would promptly draft the fully integrated agreement documents as the parties  
17 had agreed and the parties would shortly execute the written agreements to document their  
18 agreed-upon deal. However, over the following months, Geraci proved generally unresponsive  
19 and continuously failed to make substantive progress on his promises, including his promises  
20 to promptly deliver the draft final agreement documents, pay the balance of the non-refundable  
21 deposit, and keep Cotton apprised of the status of the zoning issue.

22           20.     Over the weeks and months that followed, Cotton repeatedly reached out to  
23 Geraci regarding the status of the zoning issue, the payment of the remaining balance of the  
24 non-refundable deposit, and the status of the draft documents. For example, between January  
25 18, 2017 and February 7, 2017, the following exchange took place between Geraci and Cotton  
26 via text message:

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Geraci: "The sign off date they said it's going to be the 30th."

Cotton: "This resolves the zoning issue?"

Geraci: "Yes"

Cotton: "Excellent"...

Cotton: "How goes it?"

Geraci: "We're waiting for confirmation today at about 4 o'clock"

Cotton: "Whats new?"

Cotton: "Based on your last text I thought you'd have some information on the zoning by now. Your lack of response suggests no resolution as of yet."

Geraci: "I'm just walking in with clients they resolved it its fine we're just waiting for final paperwork."

The above communications between Geraci and Cotton regarding the zoning issue conveyed to Cotton that the issue had still not yet been fully resolved at that time. Geraci had previously represented to Cotton that the CUP application could not be submitted until the zoning issue was resolved. As it turns out, Geraci's representations were untrue and he knew they were untrue as he had already submitted the CUP application months prior.

21. With respect to the promised final agreement documents, Geraci continuously failed to timely deliver the documents as agreed. On February 27, 2017, nearly three months after the parties reached an agreement on the terms of the sale, Geraci finally emailed Cotton a draft real estate purchase agreement. However, upon review, the draft purchase agreement was missing many of the key deal points agreed upon by the parties at their November 2, 2016 meeting. After Cotton called Geraci for an explanation, Geraci claimed it was simply due to miscommunication with his attorney and promised to have her revise the agreement to accurately reflect their deal points.

22. On March 2, 2017, Geraci first emailed Cotton a draft of the separate side agreement that was to incorporate other terms of the parties' deal. Cotton immediately reviewed the draft side agreement and emailed Geraci the next day regarding certain missing and inaccurate material terms.

/ / / / /

/ / / / /

1           23.     On March 7, 2017, Geraci emailed Cotton a revised draft of the side agreement  
2 along with a further request to change material terms of the parties' deal. Cotton, increasingly  
3 frustrated with Geraci's failure to abide by the parties' agreement, responded to Geraci on  
4 March 16, 2017 in an email which included the following:

5           We started these negotiations 4 months ago and the drafts and our  
6 communications have not reflected what agreed upon and are still far from  
7 reflecting our original agreement. Here is my proposal, please have your attorney  
8 Gina revise the Purchase Agreement and the Side Agreement to incorporate all  
9 the terms we have agreed upon so that we can execute final versions and get this  
10 closed... Please confirm by Monday 12:00 PM whether we are on the same page  
and you plan to continue with our agreement ... If, hopefully, we can work  
through this, please confirm that revised final drafts that incorporate the terms  
will be provided by Wednesday at 12:00 PM. I promise to review and provide  
comments that same day so we can execute the same or next day.

11           24.     On the same day, Cotton contacted the City's Development Project Manager  
12 responsible for CUP applications. At that time, Cotton discovered for the first time that  
13 Geraci had submitted a CUP application for the Property way back on October 31, 2016,  
14 before the parties even agreed upon the final terms of their deal and contrary to Geraci's  
15 express representations over the previous five months. Cotton expressed his  
16 disappointment and frustration in the same March 16, 2017 email to Geraci:

17           I found out today that a CUP application for my property was submitted in  
18 October, which I am assuming is from someone connected to you. Although, I  
19 note that you told me that the \$40,000 deposit balance would be paid once the  
20 CUP was submitted and that you were waiting on certain zoning issues to be  
resolved. Which is not the case.

21           25.     On March 17, 2017, after Geraci requested an in-person meeting via text  
22 message, Cotton replied in an email to Geraci which including the following:

23           / / / / /

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27           / / / / /

1 I would prefer that until we have final agreements that we converse exclusively  
2 via email. My greatest concern is that you get a denial on the CUP application  
3 and not provide the remaining \$40,000 non-refundable deposit. To be frank, I  
4 feel that you are not dealing with me in good faith, you told me repeatedly that  
5 you could not submit a CUP application until certain zoning issues had been  
6 resolved and that you had spent hundreds of thousands of dollars on getting them  
resolved. You lied to me, I found out yesterday from the City of San Diego that  
you submitted a CUP application on October 31 2016 BEFORE we even signed  
our agreement on the 2nd of November... Please confirm by 12:00 PM Monday  
that you are honoring our agreement and will have final drafts (reflecting  
completely the below) by Wednesday at 12:00 PM.

7 Geraci did not provide the requested confirmation that he would honor their agreement or  
8 proffer the requested agreements prior to Cotton's deadlines.

9 26. On March 21, 2017, Cotton emailed Geraci to confirm their agreement was  
10 terminated and that Geraci had no interest in the Property.

11 27. On March 22, 2017, Geraci's attorney, Michael Weinstein ("Weinstein"),  
12 emailed Cotton a copy of a complaint filed by Geraci in which Geraci claims for the very first  
13 time that the three-sentence document signed by the parties on November 2, 2016 constituted  
14 the parties' complete agreement regarding the Property, contrary to the parties' further  
15 agreement the same day, the entire course of dealings between the parties, and Geraci's own  
16 statements and actions.

17 28. On March 28, 2017, Weinstein emailed Cotton and indicated that Geraci  
18 intended to continue to pursue the CUP application and would be posting notices on Cotton's  
19 property. Cotton responded via email the same day and objected to Geraci or his agents  
20 entering the Property and reiterated the fact that Geraci has no rights to the Property.

21 29. On May 12, 2017, Cotton filed a cross-complaint against Berry and Geraci  
22 including causes of action for breach of contract, intentional misrepresentation, negligent  
23 misrepresentation, and false promise with respect to the purchase agreement and the CUP  
24 application.

25 30. On September 22, 2017, Cotton, through his attorneys, demanded the City  
26 remove Berry from the Cotton Application and process it for Cotton. A true and correct copy  
27 of the September 22, 2017 letter is attached hereto as Exhibit 4.

30. The City responded via email on September 29, 2017, but did not agree to remove Berry from the Cotton Application and process it on behalf of Cotton. A true and correct copy of the September 29, 2017 email is attached hereto as Exhibit 5.

#### FIRST CAUSE OF ACTION

(Writ of Mandate – Against all respondents/defendants and all real parties in interest)

31. Cotton incorporates by reference paragraphs 1 through 30 above as though set forth in full at this point.

32. The City is subject to California law. The City is further responsible for administering the CUP process according to the San Diego Municipal Code (“Municipal Code”), and is obligated to perform the ministerial duties of: (1) recognizing Cotton as the sole applicant for the Cotton Application, as required under Municipal Code sections 112.0102 and 113.0103, and (2) processing the Cotton Application with Cotton as the sole applicant and financially responsible party.

33. As the record owner of the Property, Cotton has a clear, present, legal and beneficial right in seeing that the City follows the Municipal Code and California law and recognizes the correct applicant with respect to the Cotton Application.

34. Cotton has no plain, speedy and adequate remedy in the ordinary course of law, other than the writ by this petition. Cotton has exhausted all available administrative remedies, if any, available to him. The only means by which Cotton may compel the City to follow the Municipal Code and California law is this petition for a writ of mandate.

#### INDEX OF EXHIBITS

<u>Exhibit</u>	<u>Description</u>
1	CUP application incl. Ownership Disclosure Statement
2	November 2, 2016 agreement
3	Email dated November 2, 2016 between Cotton and Geraci
4	Letter dated September 22, 2017 from Cotton to the City
5	Email dated September 29, 2017 from City to Cotton

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1 PRAYER FOR RELIEF

2 WHEREFORE, Cotton prays as follows:

3 ON ALL CAUSES OF ACTION:

4 1. For a writ of mandate to be issued under Code of Civil Procedure section 1085,  
5 and under seal of this Court, ordering the City to recognize Cotton as the sole applicant with  
6 respect to the Cotton Application and to process the Cotton Application with Cotton as the sole  
7 applicant;

8 2. In the alternative, for an order to show cause directed to the City as to why the  
9 Court should not issue such a writ; and

10 3. For such other or further relief the Court deems just.

11 DATED: October 6, 2017

Respectfully submitted,

12 FINCH, THORNTON & BAIRD, LLP

13  
14 By: 

15 DAVID S. DEMIAN

ADAM C. WITT

16 Attorneys for Petitioner/Plaintiff DARRYL  
17 COTTON

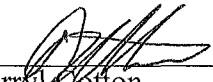
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VERIFICATION

I, Darryl Cotton, have read this VERIFIED PETITION FOR ALTERNATIVE WRIT OF MANDATE [CODE CIV. PROC., § 1085], and I am familiar with its contents. I am informed and believe the matters stated therein are true and on that basis verify that the matters stated therein are true.

I declare under penalty of perjury under the laws of the State of California that the above is true and correct to the best of my knowledge.

Executed on October 6, 2017 in San Diego, California.

  
\_\_\_\_\_  
Darryl Cotton

## **Exhibit 1**





City of San Diego  
Development Services  
1222 First Ave., MS-302  
San Diego, CA 92101  
(619) 446-5000

# General Application

FORM  
DS-3032  
AUGUST 2013

Part I (Must be completed for all permits/approvals)

1. **Approval Type:** *Separate electrical, plumbing and/or mechanical permits are required for projects other than single-family residences or duplexes* ☐ Electrical/Plumbing/Mechanical ☐ Sign ☐ Structure ☐ Grading ☐ Public Right-of-Way; ☐ Subdivision ☐ Demolition/Removal ☐ Development Approval ☐ Vesting Tentative Map ☐ Tentative Map ☐ Map Waiver ☒ Other: CUP

2. **Project Address/Location:** *Include Building or Suite No.*  
6176 Federal Blvd.

**Project Title:**  
Federal Blvd. MMCC

**Project No.:** *For City Use Only*  
520606

**Legal Description:** *(Lot, Block, Subdivision Name & Map Number)*

TR#: 2 001100 BLK 25\*LOT 20 PER MAP 2121 IN\* City/Muni/Twp: SAN DIEGO

**Assessor's Parcel Number:**  
543-020-02

**Existing Use:** ☐ House/Duplex ☐ Condominium/Apartment/Townhouse ☒ Commercial/Non-Residential ☐ Vacant Land

**Proposed Use:** ☐ House/Duplex ☐ Condominium/Apartment/Townhouse ☒ Commercial/Non-Residential ☐ Vacant Land

**Project Description:**

The project consists of the construction of a new MMCC facility

3. **Property Owner/Lessee Tenant Name:** *Check one* ☐ Owner ☒ Lessee or Tenant Telephone: Fax:  
Rebecca Berry

Address: City: State: Zip Code: E-mail Address:  
5982 Gullstrand Street San Diego CA 92122 becky@tfcscd.net

4. **Permit Holder Name** - This is the property owner, person, or entity that is granted authority by the property owner to be responsible for scheduling inspections, receiving notices of failed inspections, permit expirations or revocation hearings, and who has the right to cancel the approval (in addition to the property owner). SDMC Section 113.0103.

Name: Telephone: Fax:  
Rebecca Berry

Address: City: State: Zip Code: E-mail Address:  
5982 Gullstrand Street San Diego CA 92122 becky@tfcscd.net

5. **Licensed Design Professional** (if required): (check one) ☒ Architect ☐ Engineer License No.: C-19371  
Name: Telephone: Fax:  
Michael R Morton AIA

Address: City: State: Zip Code: E-mail Address:  
3956 30th Street San Diego CA 92104

6. **Historical Resources/Lead Hazard Prevention and Control** (not required for roof mounted electric-photovoltaic permits, deferred fire approvals, or completion of expired permit approvals) -

a. Year constructed for all structures on project site: 1951

b. HRE Site # and/or historic district if property is designated or in a historic district (if none write N/A): N/A

c. Does the project include any permanent or temporary alterations or impacts to the exterior (cutting-patching-access-repair, roof repair or replacement, windows added-removed-repaired-replaced, etc)? ☒ Yes ☐ No

d. Does the project include any foundation repair, digging, trenching or other site work? ☒ Yes ☐ No

I certify that the information above is correct and accurate to the best of my knowledge. I understand that the project will be distributed/reviewed based on the information provided.

Print Name: Abhay Schweitzer Signature: *[Signature]* Date: 10/28/2016

7. **Notice of Violation** - If you have received a Notice of Violation, Civil Penalty Notice and Order, or Stipulated Judgment, a copy must be provided at the time of project submittal. Is there an active code enforcement violation case on this site? ☐ No ☐ Yes, copy attached

8. **Applicant Name:** *Check one* ☐ Property Owner ☐ Authorized Agent of Property Owner ☒ Other Person per M.C. Section 112.0102 Telephone: Fax:  
Rebecca Berry

Address: City: State: Zip Code: E-mail Address:  
5982 Gullstrand Street San Diego CA 92122 becky@tfcscd.net

**Applicant's Signature:** I certify that I have read this application and state that the above information is correct, and that I am the property owner, authorized agent of the property owner, or other person having a legal right, interest, or entitlement to the use of the property that is the subject of this application (Municipal Code Section 112.0102). I understand that the applicant is responsible for knowing and complying with the governing policies and regulations applicable to the proposed development or permit. The City is not liable for any damages or loss resulting from the actual or alleged failure to inform the applicant of any applicable laws or regulations, including before or during final inspections. City approval of a permit application, including all related plans and documents, is not a grant of approval to violate any applicable policy or regulation, nor does it constitute a waiver by the City to pursue any remedy, which may be available to enforce and correct violations of the applicable policies and regulations. I authorize representatives of the city to enter the above-identified property for inspection purposes. I have the authority and grant City staff and advisory bodies the right to make copies of any plans or reports submitted for review and permit processing for the duration of this project.

Signature: *[Signature]* Date: Oct 31 2016



City of San Diego  
Development Services  
1222 First Ave., MS-401  
San Diego, CA 92101  
(619) 446-5000

# Affidavit for Medical Marijuana Consumer Cooperatives for Conditional Use Permit (CUP)

FORM  
**DS-190**  
MARCH 2014

The purpose of this affidavit is for the property owner, authorized agent, or business owner of the Medical Marijuana Consumer Cooperative (MMCC) to affirm that all uses within 1,000 feet from the subject property line have been identified, including residential zones within 100 feet, as defined in San Diego Municipal Code (SDMC), Sections 113.0103 and 141.0614.

The proposed MMCC location must be 100 feet from any residential zone and not within 1,000 feet of the property line of the following:

- |                      |  |
|----------------------|--|
| 1. Public park       | 6. Minor-oriented facility                       |
| 2. Church            | 7. Other medical marijuana consumer cooperatives |
| 3. Child care center | 8. Residential care facility                     |
| 4. Playground        | 9. Schools                                       |
| 5. City library      |  |

## GENERAL INFORMATION

Project Name: Federal Blvd. MMCC	Project No.: For City Use Only <b>5201004</b>
Project Address: 6176 Federal Blvd., San Diego, CA 92114	
Date Information Verified by Owner or Authorized Agent: 10/28/2016	

**DECLARATION:** *The property owner, authorized agent, or business owner of the Medical Marijuana Consumer Cooperative must complete the following section and sign their name where indicated.*

We are aware that the business described above is subject to the Medical Marijuana Consumer Cooperatives (MMCC) regulated by SDMC, Section 141.0614 and Chapter 4, Article 2, Division 15. We hereby affirm under penalty of perjury that the proposed business location is not within 1,000 feet, measured in accordance with SDMC, Section 113.0225, of the property line of any public park, church, child care center, playground, library owned and operated by the City of San Diego, minor-oriented facility, other medical marijuana consumer cooperative, residential care facility, or schools; and is 100 feet from any residential zone as identified on the 1000-foot radius map and spread-sheet submitted with the Conditional Use Permit application.

Property Owner or Authorized Agent Name: Check one ☒ Owner ☐ Agent Telephone No.:

Mailing Address: City: State: Zip Code:

Signature: Date:

Business Owner Name: Telephone No.:  
Rebecca Berry (858) 999-6882

Mailing Address: City: State: Zip Code:  
5982 Gullstrand Street San Diego CA 92122

Signature: *Rebecca Berry* Date: *Oct 31 2016*

19  
RECORDING REQUESTED BY  
CHICAGO TITLE COMPANY  
AND WHEN RECORDED MAIL TO

DARRYL COTTON

6176 Federal Blvd.  
San Diego, CA 92114

DOC # 1998-0102763

Feb 27, 1998 8:00 AM

1741

OFFICIAL RECORDS  
SAN DIEGO COUNTY RECORDER'S OFFICE  
GREGORY J. SMITH, COUNTY RECORDER  
FEES: 162.10  
OC: OC

Escrow No. 8860609 - N20  
Order No. 8860609 - P05

SPACE ABOVE THIS LINE FOR RECORDER'S USE

## GRANT DEED

Assessor's Parcel No:  
543-020-02

### THE UNDERSIGNED GRANTOR(S) DECLARE(S)

DOCUMENTARY TRANSFER TAX IS \$155.10

☐ unincorporated area

☒ City of SAN DIEGO

☒ computed on the full value of the interest or property conveyed, or is

☐ computed on the full value less the value of liens or encumbrances remaining at time of sale, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

MARVIN H. JOSEPHSON AND MARILYN J. JOSEPHSON, CO-TRUSTEES OF THE JOSEPHSON FAMILY  
TRUST DATED SEPTEMBER 19, 1994

hereby GRANT(S) to

DARRYL COTTON, A Single Man

the following described real property in the City of SAN DIEGO  
County of SAN DIEGO, State of California:

THAT PORTION OF BLOCK 25, TRACT NO. 2 OF ENCANTO HEIGHTS, IN THE CITY OF SAN DIEGO,  
COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 1100, FILED IN  
THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, DECEMBER 5, 1907, AS SHOWN ON  
MAP NO. 2121 OF JOFAINA VISTA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO  
COUNTY, JULY 20, 1928, NOW ABANDONED AND DESCRIBED AS LOT 20.

Dated February 3, 1998

STATE OF CALIFORNIA

COUNTY OF SAN DIEGO

On FEBRUARY 18, 1998

before me,

MARVIN H. JOSEPHSON, CO-TRUSTEE

MADELINE BROKER

a Notary Public in and for said County and State, personally appeared

MARVIN H. JOSEPHSON

AND

MARILYN J. JOSEPHSON, CO-TRUSTEE

MARILYN J. JOSEPHSON

personally known to me (or 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.

WITNESS my hand and official seal.

*Madeline Broker*  
Signature of Notary

AUGUST 26, 2000  
Date My Commission Expires

FOR NOTARY SEAL OR STAMP

MAIL TAX STATEMENTS TO PARTY SHOWN ON FOLLOWING LINE: IF NO PARTY SO SHOWN, MAIL AS DIRECTED ABOVE

Name

Street Address

City, State & Zip

RECORDING REQUESTED BY:

DOC # 1998-0602678

SEP 22, 1998 9:45 AM

When Recorded Mail Document To:  
Mr. Wayne R. Nelson Trustee  
295 Frankham Road  
Grants pass, or 97527

OFFICIAL RECORDS  
SAN DIEGO COUNTY RECORDER'S OFFICE  
GREGORY J. SMITH, COUNTY RECORDER  
FEES: 12.00

APN: 543-020-02

SPACE ABOVE THIS LINE FOR RECORDER'S USE

NOTE: This Assignment should be kept with the Note and Deed of Trust hereby assigned.

### ASSIGNMENT OF DEED OF TRUST

FOR VALUE RECEIVED, the undersigned hereby grants, assigns and transfers to Wayne R. Nelson, Marilyn J. Nelson, Trustee's of the Nelson Loving Trust Dated April 17, 1990 all beneficial interest under that certain Deed of Trust dated February 3, 1998 executed by Darryl Cotton, a single man

to Chicago Title Company, a California Corporation  
and recorded as Instrument No. 1998-0102764 on February 27, 1998, of Official Records in the County Recorder's office of San Diego County, California, describing land therein as:

That portion of Block 25, Tract No. 2 of Encanto Heights, in the City of San Diego, County of San Diego, State of California, according to map thereof No. 1100, filed in the office of the County Recorder of San Diego County, December 5, 1907, as shown on Map No. 2121 of Jofaina Vista, filed in the Office of the County Recorder of San Diego County, July 20, 19289, now abandoned and Described as Lot 20.

Together with the note or notes therein described or referred to, the money due and to become due thereon with interest, and all rights accrued or to accrue under said Deed of Trust.

DATED: September 16, 1998

STATE OF CALIFORNIA  
COUNTY OF KERN

ON September 16, 1998 before me,  
E. Marie Gonzalez personally appeared  
Marvin H. Josephson and Marilyn J. Josephson

personally known to me (or 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.

Witness my hand and official seal.

Signature


*E. Marie Gonzalez*

Marvin H. Josephson and Marilyn J. Josephson, Co-Trustees of the Josephson Family Trust Dated September 19, 1994

*Marvin H. Josephson*  
Marvin H. Josephson, Co-Trustee

*Marilyn J. Josephson*  
Marilyn J. Josephson, Co-Trustee



 THE CITY OF SAN DIEGO	City of San Diego Development Services Attn: Deposit Accounts 1222 First Ave., MS-401 San Diego, CA 92101 (619) 446-5000	<h2 style="margin: 0;">Deposit Account/Financially Responsible Party</h2>	FORM <h1 style="margin: 0;">DS-3242</h1> August 2014
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Project Address/Location: 6176 Federal Blvd. San Diego, CA. 92114	Project No. <i>520606</i>	Internal Order No.: <i>For City Use Only</i>
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**Approval Type:** Check appropriate box for type of approval requested:

☐ Grading  
 ☐ Public Right-of-Way  
 ☐ Subdivision  
 ☐ Neighborhood Use  
 ☐ Coastal  
 ☐ Neighborhood Development  
☐ Site Development  
☐ Planned Development  
☒ Conditional Use  
☐ Variance  
☐ Vesting Tentative Map  
☐ Tentative Map  
☐ Map Waiver  
☐ Other: \_\_\_\_\_

Is the project subject to a Reimbursement Agreement?    ☐ No    ☐ Yes

If yes, provide Reimbursement Agreement Application Project Number or Resolution/Ordinance No.: \_\_\_\_\_

**Deposit Trust Fund Account Information:** A deposit into a Trust Fund account with an initial deposit to pay for the review, inspection and/or project management services is required. The initial deposit is drawn against to pay for these services. The Financially Responsible Party will receive a monthly statement reflecting the charges made against the account, and an invoice when additional deposits are necessary to maintain a minimum balance. The payment of the invoice will be required in order to continue processing your project. At the end of the project, any remaining funds will be returned to the Financially Responsible Party.

FINANCIALLY RESPONSIBLE PARTY				
Name/Firm Name: Rebecca Berry	Address: 5982 Gullstrand Street	E-mail:		
City: San Diego	State: CA	Zip Code: 92122	Telephone:	Fax No.:

**Financially Responsible Party Declaration:** I understand that City expenses may exceed the estimated advance deposit and, when requested by the City of San Diego, will provide additional funds to maintain a positive balance. Further, the sale or other disposition of the property does not relieve the individual or Company/Corporation of their obligation to maintain a positive balance in the trust account, unless the City of San Diego approves a Change of Responsible Party and transfer of funds. Should the account go into deficit, all City work may stop until the requested advance deposit is received.

☐ This is a continuation of existing Project No.: \_\_\_\_\_ Internal Order No.: \_\_\_\_\_

- NOTE:** Using an existing opened account may be allowed when:
1. Same location for both projects;
  2. Same Financially Responsible Party;
  3. Same decision process (Ministerial and discretionary projects may not be combined);
  4. Same project manager is managing both projects; and
  5. Preliminary Review results in a project application.

**Please be advised:** Billing statements cannot distinguish charges between two different projects.

**Please Print Legibly.**

Print Name: REBECCA BERRY Title: PRESIDENT

Signature\*: Rebecca Berry Date: 10/31/16

\*The name of the individual and the person who signs this declaration must be the same. If a corporation is listed, a corporate officer must sign the declaration (President, Vice-President, Chairman, Secretary or Treasurer).

FOR CITY USE ONLY	
Project Title: <u>Federal Blvd. mmcc</u>	Date Requested: <u>10/31/16</u>
<input type="checkbox"/> Keep existing Project No.: _____ as lead    or <input type="checkbox"/> Use new Project No.: _____ as lead	

ACCOUNT CLOSURE AUTHORIZATION	
Date Requested: _____	<input type="checkbox"/> Completed <input type="checkbox"/> Inactive <input type="checkbox"/> Withdrawn <input type="checkbox"/> Collections
Print Name: _____	Signature: _____



THE CITY OF SAN DIEGO

City of San Diego  
Development Services  
1222 First Ave., MS-302  
San Diego, CA 92101  
(619) 446-5000

## 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 Walver ☐ Land Use Plan Amendment • ☐ Other \_\_\_\_\_

Project Title

Project No. For City Use Only

Federal Blvd. MMCC

Project Address:

6176 Federal Blvd., San Diego, CA 92114

### 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):

Darryl Cotton

☒ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

Street Address:

6176 Federal Blvd

City/State/Zip:

San Diego Ca 92114

Phone No:

( 619 ) 954-4447

Fax No:

Signature:

Date:

10-31-2016

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):

Rebecca Berry

☐ Owner ☒ Tenant/Lessee ☐ Redevelopment Agency

Street Address:

5982 Gullstrand St

City/State/Zip:

San Diego / Ca / 92122

Phone No:

8589996882

Fax No:

Signature :

Date:

10-31-2016

Name of Individual (type or print):

☐ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature :

Date:



City of San Diego  
Development Services  
1222 First Ave., MS-302  
San Diego, CA 92101  
(619) 446-5000

## Supplemental Discretionary Project Application

FORM  
DS-3035  
JANUARY 2011

### REQUIRED FOR ALL PROCESS 2-5 DECISIONS

Project No.: \_\_\_\_\_

#### PUBLIC NOTICE CERTIFICATION

I hereby certify that the names and addresses submitted with the Public Notice package are current and accurate for the project site and for all of the properties located within 300 feet of the exterior boundaries of the property described in this application, and that the Assessor's Parcel Number and ownership information were obtained from the latest adopted San Diego County Tax Roll, and any update thereto, maintained in the office of the San Diego County Tax Assessor on February 22 2017. I understand that if it is found that any of this information is incorrect, the applicant will have to file a new and corrected list of impacted property owners and occupants with the City and any public hearing conducted for the project application may be declared null and void by the decision-making body or by the courts and the application may have to be refilled and the processing fee/deposit paid again.

Print Name: Rebecca Berry

Signature: Rebecca Berry

Title: President

Date: 2/2/17

**Alternative to Mailed Notice.** If the number of tenants and owners to whom notice would be mailed is greater than 1,000, notice may be given by placing a display advertisement of at least one-eighth page in a newspaper of general daily circulation within the City in lieu of mailing, unless the noticing is required for a Coastal Development Permit. By signing below, you certify the noticing would be greater than 1,000 tenants and owners, and are requesting displayed advertising in lieu of the mailed notice.

Print Name: \_\_\_\_\_

Signature: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

#### MILITARY FACILITY/OPERATION IMPACT STATEMENT PER SENATE BILL 1462

The State of California requires applicants to identify if their project is located in one of the following areas:

1) within 1,000 feet of a military installation 2) beneath a low-level flight path 3) within special use airspace as defined in Section 21098 of the Public Resources Code. Applicants must identify if the project is located in one of the above areas AND if the project location is in an urbanized area as defined in Government code Section 65944(2). Maps may be found on the internet at: <http://cmluca.gis.ca.gov/>.

Is the proposed project requesting development approval for new single-family, multi-family, commercial, industrial development, General Plan Amendment, Land Use Plan Amendment or Community Plan Amendment? ☐ Yes ☒ No

If yes, is the proposed project site located in one or more of the following:

- |  |   |
|--|---|
| 1. Within 1,000 feet of a military installation?   | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| 2. Beneath a low level flight path?  | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| 3. Within "special use airspace" as defined in Section 21098 of the Public Resources Code? | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| 4. In an urbanized area?   | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |

#### HAZARDOUS WASTE AND SUBSTANCES STATEMENT

Section 65962.5f of the State of California Government Code requires that, before the City of San Diego accepts as complete an application for any development project, the applicant submit a signed statement indicating whether or not the project site is identified on the State of California Hazardous Waste and Substances Sites List. This list identifies known sites that have been subject to releases of hazardous chemicals, and is available at [http://www.dtsc.ca.gov/SiteCleanup/Cortese\\_List.cfm](http://www.dtsc.ca.gov/SiteCleanup/Cortese_List.cfm).

The development project and any alternatives proposed in this application ☐ is ☒ is not contained on the lists compiled pursuant to Section 65962.5 of the Government Code.

If Yes, provide Regulatory Identification Number: \_\_\_\_\_ Date of List: \_\_\_\_\_

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

DS-3035 (01-11)

# SUMMARY OF PARCELS

APN: 543-020-02 1000FT MMCC

Index	Use Code Description	Site Address	City	State	Zip	Parcel Number	Owner/Business Name
1	PUBLIC AGENCY	PUBLIC AGENCY	SAN DIEGO	CA	92114	477-490-02-00	CITY OF SAN DIEGO
2	PUBLIC AGENCY	PUBLIC AGENCY	SAN DIEGO	CA	92114	477-490-06-00	CITY OF SAN DIEGO
3	PUBLIC AGENCY	PUBLIC AGENCY	SAN DIEGO	CA	92114	477-490-11-00	CITY OF SAN DIEGO
4	PUBLIC AGENCY	PUBLIC AGENCY	SAN DIEGO	CA	92114	478-190-05-00	CITY OF SAN DIEGO
5	LIGHT INDUSTRIAL	6360 FEDERAL BLVD	SAN DIEGO	CA	92114	478-190-38-00	FOAMCO LLC
6	SINGLE FAMILY RESIDENCE	6322 MALLARD ST	SAN DIEGO	CA	92114	478-230-01-00	ARGUMEDO,JULIUS & NICOLE J
7	SINGLE FAMILY RESIDENCE	6334 MALLARD ST	SAN DIEGO	CA	92114	478-230-02-00	GACETA,RAFAEL L
8	SINGLE FAMILY RESIDENCE	6346 MALLARD ST	SAN DIEGO	CA	92114	478-230-03-00	CRAIG,WILLIAM E & DIANNA TRUST
9	SINGLE FAMILY RESIDENCE	6360 MALLARD ST	SAN DIEGO	CA	92114	478-230-04-00	GARCIA,ANGEL M & ANGELICA H
10	VACANT RESIDENTIAL	VACANT/UNIMPROVED LAND	SAN DIEGO	CA	92114	478-230-09-00	CRAIG,WILLIAM E & DIANNA TRUST
11	PARKING LOT, PARKING STRUCTURE	6336 FEDERAL BLVD	SAN DIEGO	CA	92114	478-290-01-00	E W TRUCK & EQUIPMENT CO.
12	PARKING LOT, PARKING STRUCTURE	VACANT/PARKING LOT	SAN DIEGO	CA	92114	478-290-02-00	WINTERS 1970 TRUST
13	PARKING LOT, PARKING STRUCTURE	6310 FEDERAL BLVD	SAN DIEGO	CA	92114	478-290-03-00	WINTERS REVOC FAMILY TRUST
14	PARKING LOT, PARKING STRUCTURE	6310 FEDERAL BLVD	SAN DIEGO	CA	92114	478-290-03-00	WINTERS REVOC FAMILY TRUST
15	WAREHOUSE, STORAGE	6304 FEDERAL BLVD	SAN DIEGO	CA	92114	478-290-04-00	MAGIC CARPET
16	WAREHOUSE, STORAGE	6302 FEDERAL BLVD STE A	SAN DIEGO	CA	92114	478-290-05-00	STEWART,JEFFREY R
17	WAREHOUSE, STORAGE	6302 FEDERAL BLVD STE B	SAN DIEGO	CA	92114	478-290-05-00	JACK'S COCKTAIL & TAVERN SUPL.
18	STORES, RETAIL OUTLET	VACANT/PARKING LOT	LEMON GROVE	CA	92114	478-290-06-00	EK,JOHN C 1 & EK 2
19	STORES, RETAIL OUTLET	6176 FEDERAL BLVD	SAN DIEGO	CA	92114	543-020-02-00	FLEET ELECTRIC CO./INDA-GRO
20	STORES, RETAIL OUTLET	6190 FEDERAL BLVD	SAN DIEGO	CA	92114	543-020-03-00	CUENCAS AUTO REPAIR
21	STORES, RETAIL OUTLET	6184 FEDERAL BLVD	SAN DIEGO	CA	92114	543-020-03-00	FROMANG,GLENN & JACQUELINE ETAL
22	STORES, RETAIL OUTLET	6196 FEDERAL BLVD	SAN DIEGO	CA	92114	543-020-03-00	BIG K MARKET
23	VACANT COMMERCIAL	VACANT/MISC STORAGE	SAN DIEGO	CA	92114	543-020-04-00	EK,JOHN C 1 & EK 2
24	STORES, RETAIL OUTLET	6230 FEDERAL BLVD STE A	SAN DIEGO	CA	92114	543-020-05-00	EK,JOHN C 1 & EK 2
25	STORES, RETAIL OUTLET	6230 FEDERAL BLVD STE B	SAN DIEGO	CA	92114	543-020-05-00	EK,JOHN C 1 & EK 2
26	VACANT COMMERCIAL	VACANT/DRIVEWAY	SAN DIEGO	CA	92114	543-020-06-00	STEWART,JEFFREY R
27	PARKING LOT, PARKING STRUCTURE	VACANT/UNIMPROVED LAND	SAN DIEGO	CA	92114	543-020-25-00	RIHA,FAY P TRUST
28	PARKING LOT, PARKING STRUCTURE	VACANT/UNIMPROVED LAND	SAN DIEGO	CA	92114	543-020-26-00	RIHA,FAY P TRUST
29	PARKING LOT, PARKING STRUCTURE	VACANT/UNIMPROVED LAND	SAN DIEGO	CA	92114	543-020-27-00	RIHA,FAY P TRUST
30	STORES, RETAIL OUTLET	6062 FEDERAL BLVD	SAN DIEGO	CA	92114	543-020-28-00	RIHA,FAY P TRUST
31	STORES, RETAIL OUTLET	6066 FEDERAL BLVD	SAN DIEGO	CA	92114	543-020-28-00	WEB BASED MARKETING SOLUTIONS
32	STORES, RETAIL OUTLET	6088 FEDERAL BLVD	SAN DIEGO	CA	92114	543-020-29-00	MICRONESIA EXPORTS INC.
33	STORES, RETAIL OUTLET	VACANT	SAN DIEGO	CA	92114	543-020-30-00	RIHA,FAY P TRUST
34	WAREHOUSE, STORAGE	6144 FEDERAL BLVD	SAN DIEGO	CA	92114	543-020-31-00	NEFF RENTAL-CHULA VISTA
35	VACANT INDUSTRIAL	VACANT	SAN DIEGO	CA	92114	543-020-32-00	KERRIGAN,TIMOTHY J



74	MULTI-FAMILY DWELLING (2-4 UNIT)	6061 FEDERAL BLVD APT 1	SAN DIEGO	CA	92114	543-034-70-00	OVERTRUF, DAVID C TRUST
75	MULTI-FAMILY DWELLING (2-4 UNIT)	6061 FEDERAL BLVD APT 2	SAN DIEGO	CA	92114	543-034-70-00	OVERTRUF, DAVID C TRUST
76	MULTI-FAMILY DWELLING (2-4 UNIT)	6061 FEDERAL BLVD APT 3	SAN DIEGO	CA	92114	543-034-70-00	OVERTRUF, DAVID C TRUST
77	MULTI-FAMILY DWELLING (2-4 UNIT)	6061 FEDERAL BLVD APT 4	SAN DIEGO	CA	92114	543-034-70-00	OVERTRUF, DAVID C TRUST
78	MULTI-FAMILY DWELLING (2-4 UNIT)	6055 FEDERAL BLVD APT 5	SAN DIEGO	CA	92114	543-034-71-00	OVERTURF, DAVID C TRUST
79	MULTI-FAMILY DWELLING (2-4 UNIT)	6055 FEDERAL BLVD APT 6	SAN DIEGO	CA	92114	543-034-71-00	OVERTURF, DAVID C TRUST
80	MULTI-FAMILY DWELLING (2-4 UNIT)	6055 FEDERAL BLVD APT 7	SAN DIEGO	CA	92114	543-034-71-00	OVERTURF, DAVID C TRUST
81	MULTI-FAMILY DWELLING (2-4 UNIT)	6055 FEDERAL BLVD APT 8	SAN DIEGO	CA	92114	543-034-71-00	OVERTURF, DAVID C TRUST
82	SINGLE FAMILY RESIDENCE	6067 FEDERAL BLVD	SAN DIEGO	CA	92114	543-034-72-00	CARRILLO PROPERTY INVS LLC
83	VACANT RESIDENTIAL	VACANT/UNIMPROVED LAND	SAN DIEGO	CA	92114	543-034-73-00	CARRILLO PROPERTY INVS LLC
84	SINGLE FAMILY RESIDENCE	2046 WINNETT ST	SAN DIEGO	CA	92114	543-034-75-00	ANDRADE, ARMANDO A & AMANDA L
85	SINGLE FAMILY RESIDENCE	2036 WINNETT ST	SAN DIEGO	CA	92114	543-034-76-00	HOWARD, WILLIAM
86	SINGLE FAMILY RESIDENCE	2015 WINNETT ST	SAN DIEGO	CA	92114	544-011-07-00	SALERNO, LEONARD TRUST
87	SINGLE FAMILY RESIDENCE	2019 WINNETT ST	SAN DIEGO	CA	92114	544-011-08-00	OSORIO, VICTOR A JR
88	SINGLE FAMILY RESIDENCE	2027 WINNETT ST	SAN DIEGO	CA	92114	544-011-09-00	HORTT, CLAY B TRUST
89	SINGLE FAMILY RESIDENCE	2033 WINNETT ST	SAN DIEGO	CA	92114	544-011-10-00	WILDER FAMILY 1992 TRUST
90	SINGLE FAMILY RESIDENCE	2039 WINNETT ST	SAN DIEGO	CA	92114	544-011-11-00	FISHER, DAVID L
91	SINGLE FAMILY RESIDENCE	2045 WINNETT ST	SAN DIEGO	CA	92114	544-011-12-00	ESCUERO-GONZALEZ, SUSANO
92	SINGLE FAMILY RESIDENCE	2101 WINNETT ST	SAN DIEGO	CA	92114	544-011-13-00	MEYER, MAGI A
93	SINGLE FAMILY RESIDENCE	2109 WINNETT ST	SAN DIEGO	CA	92114	544-011-14-00	ORTEGA, RODOLFO & LINDA
94	SINGLE FAMILY RESIDENCE	2115 WINNETT ST	SAN DIEGO	CA	92114	544-011-15-00	RICHEY, J & D FOREVER TRUST
95	MULTI-FAMILY DWELLING (2-4 UNIT)	2121 WINNETT ST	SAN DIEGO	CA	92114	544-011-16-00	LAWRENCE, SHELIA A
96	MULTI-FAMILY DWELLING (2-4 UNIT)	2123 WINNETT ST	SAN DIEGO	CA	92114	544-011-16-00	LAWRENCE, SHELIA A
97	SINGLE FAMILY RESIDENCE	2125 WINNETT ST	SAN DIEGO	CA	92114	544-011-17-00	RODRIGUEZ, JUAN A
98	SINGLE FAMILY RESIDENCE	2129 WINNETT ST	SAN DIEGO	CA	92114	544-011-18-00	KARAS, MILAN
99	SINGLE FAMILY RESIDENCE	2141 WINNETT ST	SAN DIEGO	CA	92114	544-011-19-00	MADIGAN, WALTER A & DOROTHEA I RE
100	SINGLE FAMILY RESIDENCE	2145 WINNETT ST	SAN DIEGO	CA	92114	544-011-20-00	DEAL, JUNE M & BRION A
101	SINGLE FAMILY RESIDENCE	2151 WINNETT ST	SAN DIEGO	CA	92114	544-011-21-00	DAVIS, R L & GLORIA L
102	SINGLE FAMILY RESIDENCE	2068 ORIOLE ST	SAN DIEGO	CA	92114	544-011-51-00	NGUYEN, VAN
103	SINGLE FAMILY RESIDENCE	2082 ORIOLE ST	SAN DIEGO	CA	92114	544-011-52-00	CRETAIN, FRELISA
104	SINGLE FAMILY RESIDENCE	2088 ORIOLE ST	SAN DIEGO	CA	92114	544-011-54-00	BRUNNER, NICHOLAS & SAHAR
105	SINGLE FAMILY RESIDENCE	2092 ORIOLE ST	SAN DIEGO	CA	92114	544-011-55-00	NOVA, JULIAN L
106	SINGLE FAMILY RESIDENCE	2176 ORIOLE ST	SAN DIEGO	CA	92114	544-011-58-00	MEDINA, ALFREDO
107	SINGLE FAMILY RESIDENCE	2166 ORIOLE ST	SAN DIEGO	CA	92114	544-011-59-00	LAKEY, AVERY G
108	SINGLE FAMILY RESIDENCE	2146 ORIOLE ST	SAN DIEGO	CA	92114	544-011-63-00	CICCHETTI, CRAIG
109	SINGLE FAMILY RESIDENCE	2156 ORIOLE ST	SAN DIEGO	CA	92114	544-011-64-00	DEJOHNETTE, MICHELLE
110	SINGLE FAMILY RESIDENCE	2136 ORIOLE ST	SAN DIEGO	CA	92114	544-011-65-00	MURRY, ERIC K & ELIZABETH
111	SINGLE FAMILY RESIDENCE	2126 ORIOLE ST	SAN DIEGO	CA	92114	544-011-66-00	LAWEE, EDWARD & NANCY L

112	SINGLE FAMILY RESIDENCE	2112 ORIOLE ST	SAN DIEGO	CA	92114	544-011-67-00	ACADEMIA,DIONISIO JR & MARCELINA
113	SINGLE FAMILY RESIDENCE	2108 ORIOLE ST	SAN DIEGO	CA	92114	544-011-68-00	ESTRADA,MARIO
114	SINGLE FAMILY RESIDENCE	2106 ORIOLE ST	SAN DIEGO	CA	92114	544-011-69-00	DELRIO,RIGOBERTO & LINDA
115	SINGLE FAMILY RESIDENCE	2102 ORIOLE ST	SAN DIEGO	CA	92114	544-011-70-00	CARRASQUILLO,RALPH & ANDREA
116	GOVERNMENTAL, PUBLIC	6225 FEDERAL BLVD	SAN DIEGO	CA	92114	544-011-76-00	PLUMBERS & PIPEFITTERS LABOR HAL
117	SINGLE FAMILY RESIDENCE	2149 ORIOLE ST	SAN DIEGO	CA	92114	544-012-03-00	HONG,VICTOR & SOMKHITH A TR
118	SINGLE FAMILY RESIDENCE	2145 ORIOLE ST	SAN DIEGO	CA	92114	544-012-04-00	HANSHEW,MEGAN
119	SINGLE FAMILY RESIDENCE	2141 ORIOLE ST	SAN DIEGO	CA	92114	544-012-05-00	INCIONG,MARIA N
120	SINGLE FAMILY RESIDENCE	2129 ORIOLE ST	SAN DIEGO	CA	92114	544-012-06-00	MILLER,PEGGY M
121	SINGLE FAMILY RESIDENCE	2125 ORIOLE ST	SAN DIEGO	CA	92114	544-012-07-00	CAESAR,KENNETH A
122	SINGLE FAMILY RESIDENCE	2115 ORIOLE ST	SAN DIEGO	CA	92114	544-012-08-00	GUZMAN,YESSENIA
123	SINGLE FAMILY RESIDENCE	2119 ORIOLE ST	SAN DIEGO	CA	92114	544-012-09-00	PAQUETTE,MICHAEL D & ANGELINA E
124	SINGLE FAMILY RESIDENCE	2109 ORIOLE ST	SAN DIEGO	CA	92114	544-012-10-00	HENDERSON,ARTIS L
125	SINGLE FAMILY RESIDENCE	2105 ORIOLE ST	SAN DIEGO	CA	92114	544-012-11-00	WARREN,JUDITH L REVOC FAMILY TRU
126	SINGLE FAMILY RESIDENCE	2190 SWAN ST	SAN DIEGO	CA	92114	544-012-30-00	LOWE,RYAN
127	DUPLEX	2218 SWAN ST	SAN DIEGO	CA	92114	544-012-31-00	THOMAS,BRENDA G
128	DUPLEX	2220 SWAN ST	SAN DIEGO	CA	92114	544-012-31-00	THOMAS,BRENDA G
129	SINGLE FAMILY RESIDENCE	6347 MALLARD ST	SAN DIEGO	CA	92114	544-012-32-00	FLORES,FERNANDO & REYNA B
130	SINGLE FAMILY RESIDENCE	2095 ORIOLE ST	SAN DIEGO	CA	92114	544-012-39-00	COLEMAN,DEVIN C
131	SINGLE FAMILY RESIDENCE	2185 ORIOLE ST	SAN DIEGO	CA	92114	544-012-52-00	DAVIS FAMILY TRUST
132	SINGLE FAMILY RESIDENCE	6319 MALLARD ST	SAN DIEGO	CA	92114	544-012-53-00	MORGAN,FRANK A & ELOISE I
133	SINGLE FAMILY RESIDENCE	6333 MALLARD ST	SAN DIEGO	CA	92114	544-012-54-00	VUONG,BAO K
134	SINGLE FAMILY RESIDENCE	2175 ORIOLE ST	SAN DIEGO	CA	92114	544-012-55-00	ACOSTA,JUAN
135	COMMERCIAL MISCELLANEOUS	PUBLIC AGENCY	SAN DIEGO	CA	92114	760-226-69-00	CITY OF SAN DIEGO
136	COMMERCIAL MISCELLANEOUS	PUBLIC AGENCY	SAN DIEGO	CA	92114	760-226-70-00	CITY OF SAN DIEGO

# SUMMARY OF PARCELS

APN: 543-020-02 1000FT MMCC

Index	Use Code Description	Site Address	City	State	Zip	Parcel Number	Owner/Business Name
1	PUBLIC AGENCY	PUBLIC AGENCY	SAN DIEGO	CA	92114	477-490-02-00	CITY OF SAN DIEGO
2	PUBLIC AGENCY	PUBLIC AGENCY	SAN DIEGO	CA	92114	477-490-06-00	CITY OF SAN DIEGO
3	PUBLIC AGENCY	PUBLIC AGENCY	SAN DIEGO	CA	92114	477-490-11-00	CITY OF SAN DIEGO
4	PUBLIC AGENCY	PUBLIC AGENCY	SAN DIEGO	CA	92114	478-190-05-00	CITY OF SAN DIEGO
5	LIGHT INDUSTRIAL	6360 FEDERAL BLVD	SAN DIEGO	CA	92114	478-190-38-00	FOAMCO LLC
6	SINGLE FAMILY RESIDENCE	6322 MALLARD ST	SAN DIEGO	CA	92114	478-230-01-00	ARGUMEDO, JULIUS & NICOLE J
7	SINGLE FAMILY RESIDENCE	6334 MALLARD ST	SAN DIEGO	CA	92114	478-230-02-00	GACETA, RAFAEL L
8	SINGLE FAMILY RESIDENCE	6346 MALLARD ST	SAN DIEGO	CA	92114	478-230-03-00	CRAIG, WILLIAM E & DIANNA TRUST
9	SINGLE FAMILY RESIDENCE	6360 MALLARD ST	SAN DIEGO	CA	92114	478-230-04-00	GARCIA, ANGEL M & ANGELICA H
10	VACANT RESIDENTIAL	VACANT/UNIMPROVED LAND	SAN DIEGO	CA	92114	478-230-09-00	CRAIG, WILLIAM E & DIANNA TRUST
11	PARKING LOT, PARKING STRUCTURE	6336 FEDERAL BLVD	SAN DIEGO	CA	92114	478-290-01-00	E W TRUCK & EQUIPMENT CO.
12	PARKING LOT, PARKING STRUCTURE	VACANT/PARKING LOT	SAN DIEGO	CA	92114	478-290-02-00	WINTERS 1970 TRUST
13	PARKING LOT, PARKING STRUCTURE	6310 FEDERAL BLVD	SAN DIEGO	CA	92114	478-290-03-00	WINTERS REVOC FAMILY TRUST
14	PARKING LOT, PARKING STRUCTURE	6310 FEDERAL BLVD	SAN DIEGO	CA	92114	478-290-03-00	WINTERS REVOC FAMILY TRUST
15	WAREHOUSE, STORAGE	6304 FEDERAL BLVD	SAN DIEGO	CA	92114	478-290-04-00	MAGIC CARPET
16	WAREHOUSE, STORAGE	6302 FEDERAL BLVD STE A	SAN DIEGO	CA	92114	478-290-05-00	STEWART, JEFFREY R
17	WAREHOUSE, STORAGE	6302 FEDERAL BLVD STE B	SAN DIEGO	CA	92114	478-290-05-00	JACK'S COCKTAIL & TAVERN SUPL.
18	STORES, RETAIL OUTLET	VACANT/PARKING LOT	LEMON GROVE	CA	92114	478-290-06-00	EK, JOHN C 1 & EK 2
19	STORES, RETAIL OUTLET	6176 FEDERAL BLVD	SAN DIEGO	CA	92114	543-020-02-00	FLEET ELECTRIC CO./INDA-GRO
20	STORES, RETAIL OUTLET	6190 FEDERAL BLVD	SAN DIEGO	CA	92114	543-020-03-00	CUENCAS AUTO REPAIR
21	STORES, RETAIL OUTLET	6184 FEDERAL BLVD	SAN DIEGO	CA	92114	543-020-03-00	FROMANG, GLENN & JACQUELINE ETAL
22	STORES, RETAIL OUTLET	6196 FEDERAL BLVD	SAN DIEGO	CA	92114	543-020-03-00	BIG K MARKET
23	VACANT COMMERCIAL	VACANT/MISC STORAGE	SAN DIEGO	CA	92114	543-020-04-00	EK, JOHN C 1 & EK 2
24	STORES, RETAIL OUTLET	6230 FEDERAL BLVD STE A	SAN DIEGO	CA	92114	543-020-05-00	EK, JOHN C 1 & EK 2
25	STORES, RETAIL OUTLET	6230 FEDERAL BLVD STE B	SAN DIEGO	CA	92114	543-020-05-00	EK, JOHN C 1 & EK 2
26	VACANT COMMERCIAL	VACANT/DRIVEWAY	SAN DIEGO	CA	92114	543-020-06-00	STEWART, JEFFREY R
27	PARKING LOT, PARKING STRUCTURE	VACANT/UNIMPROVED LAND	SAN DIEGO	CA	92114	543-020-25-00	RIHA, FAY P TRUST
28	PARKING LOT, PARKING STRUCTURE	VACANT/UNIMPROVED LAND	SAN DIEGO	CA	92114	543-020-26-00	RIHA, FAY P TRUST
29	PARKING LOT, PARKING STRUCTURE	VACANT/UNIMPROVED LAND	SAN DIEGO	CA	92114	543-020-27-00	RIHA, FAY P TRUST
30	STORES, RETAIL OUTLET	6062 FEDERAL BLVD	SAN DIEGO	CA	92114	543-020-28-00	RIHA, FAY P TRUST
31	STORES, RETAIL OUTLET	6066 FEDERAL BLVD	SAN DIEGO	CA	92114	543-020-28-00	WEB BASED MARKETING SOLUTIONS
32	STORES, RETAIL OUTLET	6088 FEDERAL BLVD	SAN DIEGO	CA	92114	543-020-29-00	MICRONESIA EXPORTS INC.
33	STORES, RETAIL OUTLET	VACANT	SAN DIEGO	CA	92114	543-020-30-00	RIHA, FAY P TRUST
34	WAREHOUSE, STORAGE	6144 FEDERAL BLVD	SAN DIEGO	CA	92114	543-020-31-00	NEFF RENTAL-CHULA VISTA
35	VACANT INDUSTRIAL	VACANT	SAN DIEGO	CA	92114	543-020-32-00	KERRIGAN, TIMOTHY J

1"=200'

07/29/2003 EK

[illegible]

CANC  
CANC  
CANC

DETAIL 'A'  
NO SCALE

TAIL 'A'

SHT.1

SHT.

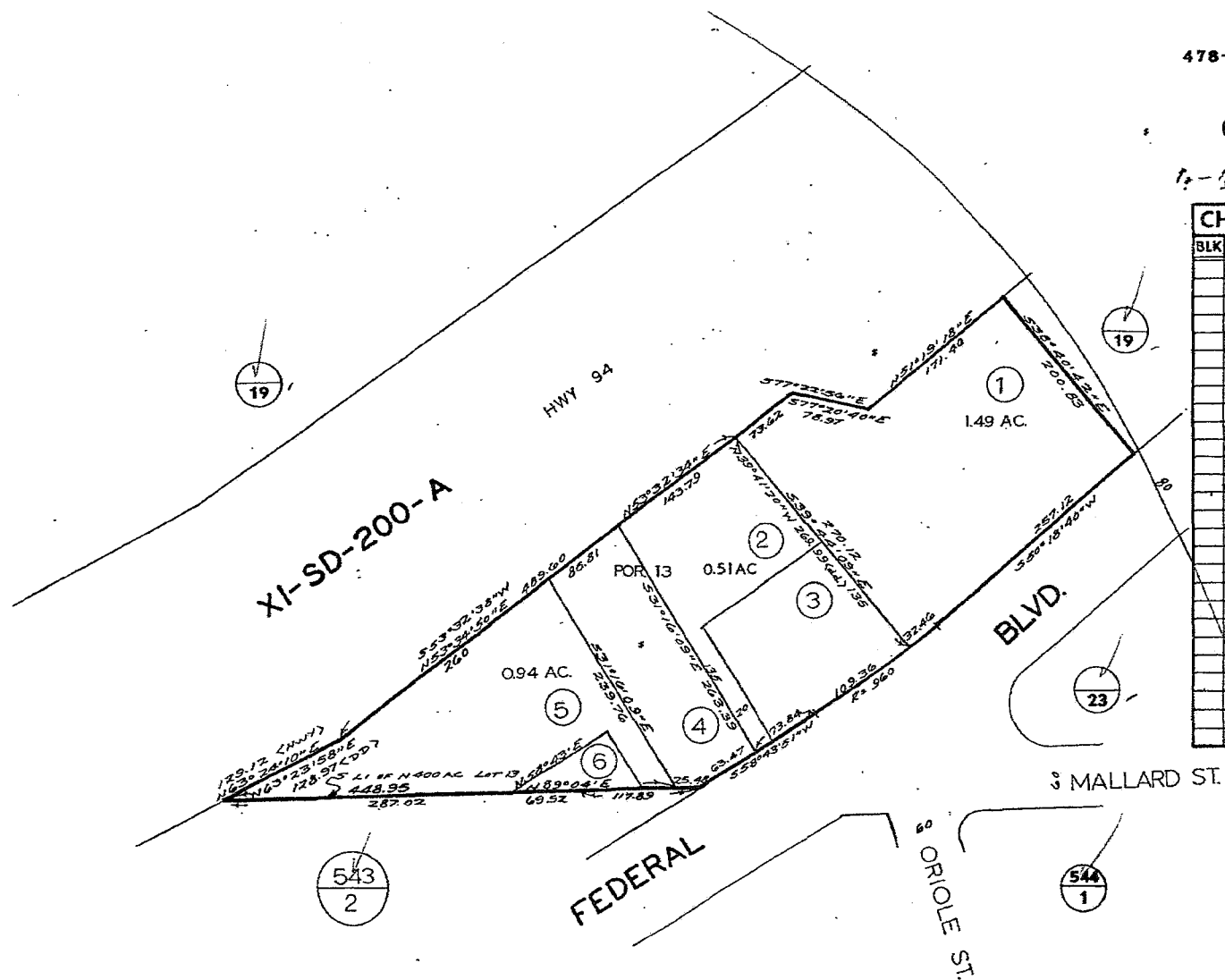
SHT.2

MAP 5571 - ZANER HEIGHTS  
MAP 1254 - EMPIRE ADD  
ROS 4242,4637,5997,16813

SAN DIEGO COUNTY  
ASSESSOR'S MAP  
BOOK 543 PAGE 03 SHT 2 OF 2

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCELS MAY NOT COMPLY WITH LOCAL SUBDIVISION OR BUILDING ORDINANCES.

$1'' = 100'$   
N

[illegible]

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCELS MAY NOT COMPLY WITH LOCAL SUBDIVISION OR BUILDING ORDINANCES.

276  
11-6-74

SAN DIEGO COUNTY ASSESSOR'S MAP BK 478 PG 29

CC 348(M330) - RHO MISSION REFEREES PARTITION  
LS 249 - ROS 1224

08  
15

478-190

09/30/2015 RLW

# CHANGES

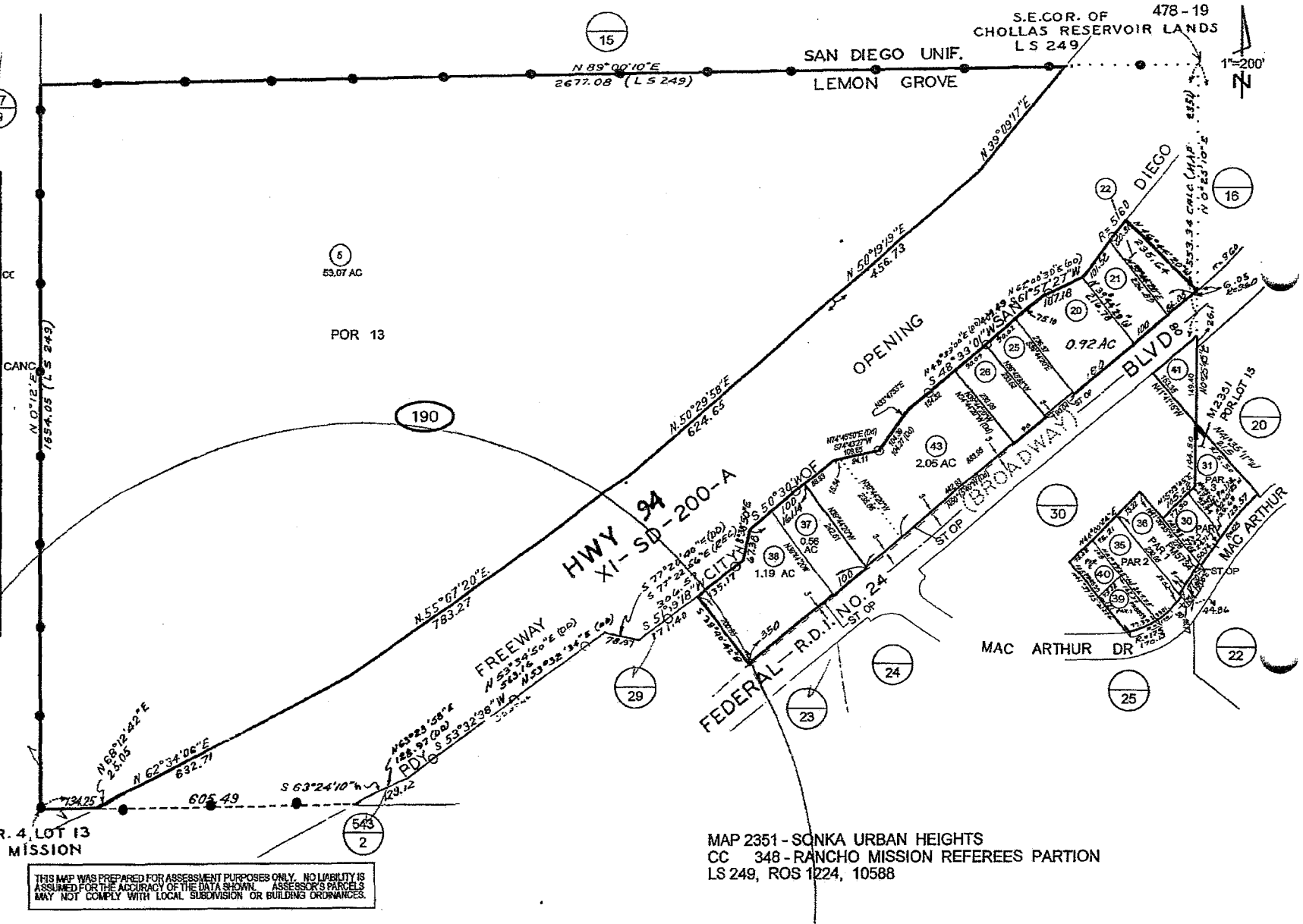
BLK	OLD	NEW	YR	CUT
170	16	27	28	74
171	29	31	70	808
3	29	31	70	CC & CANC
29	29	24	79	1189
28	37	38	79	1456
34	39	40	80	2971
4	41	42	01	2155
33	PC30	02	28	
25	SAME	ST OF	12	4882
27	ST OF	14	1220	
42	KILL	15	1341	
38	SAME	ST OF	18	4713

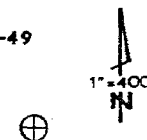
COR. 4, LOT 13  
RHO. MISSION

SAN DIEGO COUNTY  
ASSESSOR'S MAP  
BOOK 478 PG 19

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS  
ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCELS  
MAY NOT COMPLY WITH LOCAL SUBDIVISION OR BUILDING ORDINANCES.

MAP 2351 - SONKA URBAN HEIGHTS  
CC 348 - RANCHO MISSION REFEREES PARTION  
LS 249, ROS 1224, 10588





4/10/01 NAS

[illegible]

SAN DIEGO COUNTY  
ASSESSOR'S MAP  
BOOK 477 PAGE 49

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCELS MAY NOT COMPLY WITH LOCAL SUBDIVISION OR BUILDING ORDINANCES.

MAP 1100 - ENCANTO HEIGHTS TRACT NO.2  
PB 1-PG 348(CC 348) - RHO MISSION SAN DIEGO  
(POR SE 1/4 SEC 34-16-2W)  
ROS 11066



DEVELOPMENT SERVICES

HOW TO OBTAIN

# Public Noticing Information

INFORMATION  
BULLETIN

512

1222 FIRST AVENUE, MS 302 SAN DIEGO, CA 92101-4101

JUNE 2016

A Public Notice Package is needed for all actions requiring a Notice of Future Decision, Notice of Application or a Notice of Public Hearing (see Land Development Code Section 112.0302). The Land Development Manual, Project Submittal Requirements identifies when a Public Notice Package is required. This bulletin is provided to assist applicants in preparing the Public Notice Package.

## I. PUBLIC NOTICE PACKAGE

**1. San Diego County Assessor Parcel Maps** are necessary to show each parcel of land located within 300 feet of the project site. The map(s) must outline the 300-foot radius from the perimeter of the property - See Figure 2 on reverse side for sample assessor parcel map with noticing radius.

**2. Electronic Address List.** Applicants must provide the owner and resident/occupant address list in an Excel Spreadsheet on a CD-R or USB flash drive. The spreadsheet must identify the Assessors Parcel Number, Name, Address, City, State and Zip Code. All applicable fields must be completed. Owner mailing addresses must be included if not within 300' (ie: different city/state). An address list for the Resident or Occupant, is required. Address list for tenants shall include the word "resident" or "occupant" in the "Name" column.

In addition to the standard noticing requirements, an electronic address list must also be provided for all "on-site" occupants. Clearly identify on the paper copy of the electronic address list (circle, highlight, etc.) all "on-site" occupants.

Also, all officially recognized Community Planning Groups that represent the area and those within 300 feet of the location of the proposed development must be included within the electronic address list.

Failure to provide the required "on-site" occupants at submittal will delay processing your project. Submittal will NOT be accepted if the "on-site" occupants are not clearly identified on the paper copy of the spreadsheet.

## Documents Referenced in this Information Bulletin

- Land Development Code, Section (112.0302)
- Land Development Manual, Project Submittal Requirements

If property is vacant, add a hand written note on the paper copy of the spreadsheet.

**NOTE:** On the spreadsheet, use one row per owner/occupant. No more than 7 columns may be used. Each column heading must be in the same order as shown in Figure 1 on reverse side.

**3. A paper copy** of the Excel Spreadsheet that contains the property owners, residents/occupants, and Community Planning Group(s).

## II. HOW TO GET THE INFORMATION

There are several companies that provide the complete noticing package (assessor's map and CD) including title companies.

The resident/occupant list may be obtained by identifying those property owner addresses which are different from the address for the parcel number. In the case of a multiple tenant building, it may be necessary to obtain the list of suite numbers at the site for each occupant. Do not provide the names of the residents/occupants.

The Community Planning Group contact list can be found on the Planning Division's website at <https://www.sandiego.gov/planning/community/contacts>. This list includes names and addresses of each planning group, as well as links to community planning area maps.

## III. ALTERNATIVE TO MAILED NOTICE

If the number of tenants and owners to whom notice would be mailed is greater than 1,000, notice may be given by placing a display advertisement of at least one-eighth page in a newspaper of general daily circulation within the City in lieu of mailing, unless the noticing is required for a Coastal Development Permit.

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

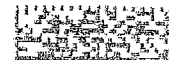


The City of  
**SAN DIEGO**  
Development Services Department  
Frouzeh Tirandazi / Project No. 520606  
1222 First Ave., MS 501  
San Diego, California 92101-4101

RETURN SERVICE REQUESTED

SAN DIEGO  
CA 920  
27 MAR '17  
PM 3 L

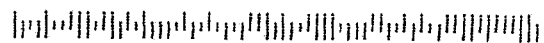
Hasler FIRST-CLASS MAIL  
03/27/2017  
POSTAGE \$000.46



ZIP 92102  
0121280274

NOTICING SECTION PROJECT MANAGER  
OR CURRENT RESIDENT  
1222 1ST AVE. # MS 501  
SAN DIEGO, CA 92101-4101

92101-410122





THE CITY OF SAN DIEGO

DATE OF NOTICE: March 27, 2017

# NOTICE OF APPLICATION

## DEVELOPMENT SERVICES DEPARTMENT

As a property owner, tenant, or person who has requested notice, you should know that an application has been filed with the City of San Diego for a Process Three, Conditional Use Permit for the demolition of an existing one-story building and the construction of a new 1,955-square-foot one-story building for the operation of a Medical Marijuana Consumer Cooperative. The 0.14 acre site is located at 6176 Federal Boulevard in the CO-2-1 Zone within the Encanto Neighborhoods Community Plan and Council District 4.

---

PROJECT NO:	520606
PROJECT NAME:	<u>FEDERAL BLVD MMCC</u>
PROJECT TYPE:	CONDITIONAL USE PERMIT, PROCESS THREE
APPLICANT:	Rebecca Berry
COMMUNITY PLAN AREA:	Encanto Neighborhoods
COUNCIL DISTRICT:	4
CITY PROJECT MANAGER:	Firouzeh Tirandazi, Development Project Manager
PHONE NUMBER/E-MAIL:	(619) 446-5325 / <a href="mailto:ftirandazi@sanidiego.gov">ftirandazi@sanidiego.gov</a>

---

The decision to approve or deny this application will be made at a public hearing. You will receive another notice informing you of the date, time, and location of the public hearing. This project is undergoing environmental review.

If you have any questions about the project after reviewing this information, you may contact the City Project Manager listed above.

Please note that Community Planning Groups provide citizens with an opportunity for involvement in advising the City on land use matters. Community Planning Group recommendations are integral components of the project review process. You may contact Kenneth Malbrough, Chair of the Encanto Neighborhoods Community Planning Group at (619) 843-6721 to inquire about the community planning group meeting dates, times, and location for community review of this project.

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

Internal Order No.: 24007070



THE CITY OF SAN DIEGO

DATE OF NOTICE: March 27, 2017

# POSTED NOTICE OF APPLICATION

## DEVELOPMENT SERVICES DEPARTMENT

Please be advised that an application has been filed with the City of San Diego for a Process Three, Conditional Use Permit for the demolition of an existing one-story building and the construction of a new 1,955-square-foot one-story building for the operation of a Medical Marijuana Consumer Cooperative. The 0.14 acre site is located at 6176 Federal Boulevard in the CO-2-1 Zone within the Encanto Neighborhoods Community Plan area and Council District 4.

---

<b>PROJECT NO:</b>	<b>520606</b>
<b>PROJECT NAME:</b>	<b><u>FEDERAL BLVD MMCC</u></b>
<b>PROJECT TYPE:</b>	<b>CONDITIONAL USE PERMIT, PROCESS THREE</b>
<b>APPLICANT:</b>	<b>Rebecca Berry</b>
<b>COMMUNITY PLAN AREA:</b>	<b>Encanto Neighborhoods</b>
<b>COUNCIL DISTRICT:</b>	<b>4</b>
<b>CITY PROJECT MANAGER:</b>	<b>Firouzeh Tirandazi, Development Project Manager</b>
<b>PHONE NUMBER/E-MAIL:</b>	<b>(619) 446-5325 / <a href="mailto:ftirandazi@sanidiego.gov">ftirandazi@sanidiego.gov</a></b>

---

The decision to approve or deny this application will be made at a public hearing.

If you have any questions regarding this application after reviewing this information, you may contact the City of San Diego Project Manager listed above.

Please note that Community Planning Groups provide citizens with an opportunity for involvement in advising the City on land use matters. Community Planning Group recommendations are integral components of the project review process. You may contact Kenneth Malbrough, Chair of the Encanto Neighborhoods Community Planning Group at (619) 843-6721 to inquire about the community planning group meeting dates, times, and location for community review of this project.

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

Internal Order Number: 24007070



Development Services Department  
Project Submittal & Management Division

03/14/2017

Barbara Harris  
Barbara Harris Permitting  
PO Box 930  
Poway, CA 92074

Subject: Federal Blvd MMCC - 6176 Federal Blvd  
CONDITIONAL USE PERMIT FOR MEDICAL MARIJUANA CONSUMER COOPERATIVE –  
PROJECT No. 520606

Dear Ms. Harris:

The above application has recently been reviewed for completeness against the Land Development Manual - Project Submittal Requirements, was found to be complete, and has been distributed for review. The project information you provided will be further reviewed by staff for accuracy and adequacy during the review process. In approximately 35 days, you should receive a project assessment letter from your Development Project Manager. This letter will identify City staff project design issues and changes necessary for project compliance with the Land Development Code that you are required to make. The Project Manager assigned to your project is Firouzeh Tirandazi.

Enclosed are *Posted Notice of Application* and *Verification of Posting Public Notice* forms. The *Posted Notice of Application* is required to be posted along the property line visible from the street, within five business days of receipt. You must also complete the *Verification of Posting Public Notice* form which states that you or your representative has placed the *Posted Notice of Application* on the property within the appropriate time frame. This form must be returned to the Project Manager within five business days of posting the required notice.

It is recommended that you contact Kenneth Malbrough, Chair of the Encanto Neighborhoods Community Planning Group at (619) 843-6721 to make arrangements to present your project for review at their next available meeting. This group is officially recognized by the City Council as a representative of the community, and as an advisor to the City in actions that would affect the community. We also notify the community planning group of your pending request and send them copies of your project plans and documents.

Page 2  
Barbara Harris  
03/14/2017

If you have any questions regarding this project or about the Notice of Application requirements, please contact Firouzeh Tirandazi at (619) 446-5325 or via email [ftirandazi@sanidiego.gov](mailto:ftirandazi@sanidiego.gov).

Sincerely,

A handwritten signature in black ink, appearing to read 'Raul Aguilera', with a stylized, cursive script.

Raul Aguilera  
Project Management Assistant  
Development Services

Enclosures: *Posted Notice of Application (3)*  
*Verification of Posting*

cc: Project Number: 520606



THE CITY OF SAN DIEGO

## Verification of Posting Public Notice

Federal Blvd MMCC / Project No. 520606

This is to verify that a *Notice of Application* has been posted at **6176 Federal Blvd, PROJECT NUMBER 520606**, within five business days of receipt of the mailed notice as required in the Land Development Code, Section 112.0304. I understand that no more than three *Notice of Application* signs will be posted and will be spaced at a maximum of 200 feet apart on the real property.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date Notice Posted

After signing this verification, please send it within 5 business days of posting date to:

**Firouzeh Tirandazi**  
**Development Project Manager**  
**Development Services Department**  
**1222 First Avenue, MS 501**  
**San Diego, California 92101-4101**

## PACKAGE CONTENT LIST

This radius report package contains the following items and should not be removed by anyone but the Planning Department (with the exception of the Cover Sheet and Invoice):

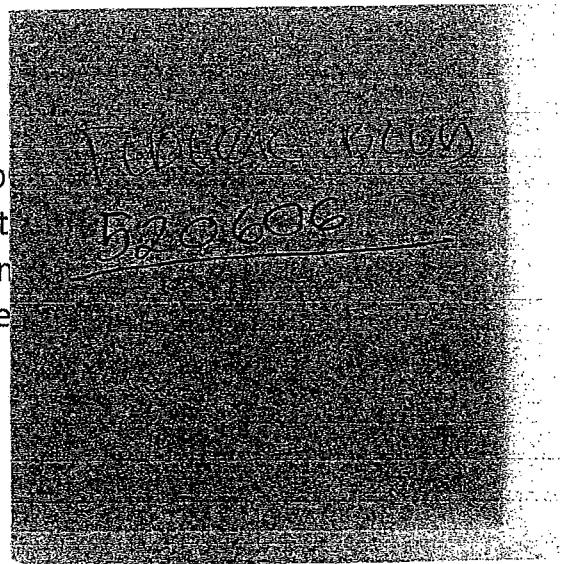
1. One vacant property notice
2. One summary of owners list
3. Owner & Occupant lists
4. One disk / CD with excel spreadsheets
5. Signed Certification
6. One set of maps

Removal of any item may delay your permit process.

Thank You,

Title Pro Information Systems

NOTE: The following information is not always present on the Assessor's tax rolls: renter name, apartment or mobile home unit numbers, etc. If needed and not present on the tax rolls, this information may have to be provided by the property owner's representative.



## NOTICE

The Parcels that have no site addresses on the Summary Of Owners List may be unimproved/vacant property or a public agency and have no address to send the label.

The owner has been notified on the Owners List.



## SUMMARY OF OWNERS

<u>Use Code</u>	<u>Zone</u>	<u>YrBlt</u>	<u>Units</u>	<u>SqFt</u>	<u>SaleAmt</u>	<u>Phone</u>	<u>SaleDt</u>
1 Parcel: 478-290-05-00 Owner: 6302 FEDERAL LLC WAREHOUSE, STORAGE M					Site: 6302 FEDERAL BLVD*SAN DIEGO CA Mail: 6302 FEDERAL BLVD*SAN DIEGO CA \$1,285,000F		92114 91945 01/11/2017
2 Parcel: 478-290-06-00 Owner: EK, JOHN C 1 & EK 2 STORES, RETAIL OUTLET M					Site: FEDERAL BLVD*LEMON GROVE CA Mail: 1310 EL CAMINO CT*ENCINITAS CA		92114 92024 01/13/1994
3 Parcel: 543-020-02-00 Owner: COTTON, DARRYL STORES, RETAIL OUTLET C	1951			918	Site: 6176 FEDERAL BLVD*SAN DIEGO CA Mail: 6184 FEDERAL BLVD*SAN DIEGO CA \$141,000F		92114 92114 02/27/1998
4 Parcel: 543-020-03-00 Owner: FROMANG, GLENN & JACQUELINE STORES, RETAIL OUTLET C			1	1,379	Site: 6190 FEDERAL BLVD 6196*SAN DIEGO CA Mail: 9828 HALBERNS BLVD*SANTEE CA		92114 92071 07/20/2000
5 Parcel: 543-020-04-00 Owner: EK, JOHN C 1 & EK 2 VACANT COMMERCIAL C					Site: FEDERAL BLVD*SAN DIEGO CA Mail: 1310 EL CAMINO CT*ENCINITAS CA		92114 92024 01/13/1994
6 Parcel: 543-020-05-00 Owner: EK, JOHN C 1 & EK 2 STORES, RETAIL OUTLET C				800	Site: 6230 FEDERAL BLVD*SAN DIEGO CA Mail: 1310 EL CAMINO CT*ENCINITAS CA		92114 92024 01/13/1994
7 Parcel: 543-020-34-00 Owner: KERRIGAN, TIMOTHY J VACANT INDUSTRIAL M					Site: FEDERAL BLVD*SAN DIEGO CA Mail: 165 6TH AVE 2302*SAN DIEGO CA \$3,232,000F		92114 92101 01/30/2015
8 Parcel: 543-020-35-00 Owner: KERRIGAN, TIMOTHY J VACANT INDUSTRIAL M					Site: FEDERAL BLVD*SAN DIEGO CA Mail: 165 6TH AVE 2302*SAN DIEGO CA \$3,232,000F		92114 92101 01/30/2015
9 Parcel: 543-020-36-00 Owner: KERRIGAN, TIMOTHY J VACANT INDUSTRIAL M					Site: 6144 FEDERAL BLVD*SAN DIEGO CA Mail: 165 6TH AVE 2302*SAN DIEGO CA \$3,232,000F		92114 92101 01/30/2015
10 Parcel: 543-020-37-00 Owner: KERRIGAN, TIMOTHY J VACANT INDUSTRIAL M					Site: 6144 FEDERAL BLVD*SAN DIEGO CA Mail: 165 6TH AVE 2302*SAN DIEGO CA \$3,232,000F		92114 92101 01/30/2015
11 Parcel: 543-034-13-00 Owner: PUNONGBAYAN, ROGELIO F & VACANT RESIDENTIAL R1		*M*			Site: FEDERAL BLVD*SAN DIEGO CA Mail: 813 OSAGE ST*SAN DIEGO CA \$110,000		92114 92114 02/10/1994
12 Parcel: 543-034-16-00 Owner: BANNISTER, WILLIAM D SINGLE FAMILY RESIDENCE R1	1921		1	1,482	Site: 2170 WINNETT ST*SAN DIEGO CA Mail: 2170 WINNETT ST*SAN DIEGO CA \$247,000F		92114 92114 02/03/2012
13 Parcel: 543-034-20-00 Owner: NODA, ROBERT S SINGLE FAMILY RESIDENCE R1	1932		1	1,216	Site: 2150 WINNETT ST*SAN DIEGO CA Mail: 2150 WINNETT ST*SAN DIEGO CA \$48,000F		92114 92114 11/16/1988
14 Parcel: 543-034-64-00 Owner: PUNONGBAYAN, ROGELIO F & VACANT RESIDENTIAL R1		*M*			Site: 6137 FEDERAL BLVD*SAN DIEGO CA Mail: 813 OSAGE ST*SAN DIEGO CA \$110,000F		92114 92114 02/10/1994

<u>Use Code</u>	<u>Zone</u>	<u>YrBlt</u>	<u>Units</u>	<u>SqFt</u>	<u>SaleAmt</u>	<u>Phone</u>	<u>SaleDt</u>
15	Parcel: 543-034-65-00 Owner: PUNONGBAYAN, ROGELIO F & VACANT RESIDENTIAL	R1	*M*	Site: FEDERAL BLVD*SAN DIEGO CA Mail: 813 OSAGE ST*SAN DIEGO CA	\$110,000F	92114 92114	02/10/1994
16	Parcel: 543-034-66-00 Owner: PUNONGBAYAN, ROGELIO F & VACANT RESIDENTIAL	R1	*M*	Site: FEDERAL BLVD*SAN DIEGO CA Mail: 813 OSAGE ST*SAN DIEGO CA	\$110,000F	92114 92114	02/10/1994
17	Parcel: 543-034-67-00 Owner: PUNONGBAYAN, ROGELIO F & VACANT RESIDENTIAL	R1	*M*	Site: FEDERAL BLVD*SAN DIEGO CA Mail: 813 OSAGE ST*SAN DIEGO CA	\$110,000F	92114 92114	02/10/1994
18	Parcel: 543-034-68-00 Owner: PUNONGBAYAN, ROGELIO F & VACANT RESIDENTIAL	R1	*M*	Site: FEDERAL BLVD*SAN DIEGO CA Mail: 813 OSAGE ST*SAN DIEGO CA	\$110,000F	92114 92114	02/10/1994
19	Parcel: 543-034-69-00 Owner: PUNONGBAYAN, ROGELIO F & VACANT RESIDENTIAL	R1	*M*	Site: FEDERAL BLVD*SAN DIEGO CA Mail: 813 OSAGE ST*SAN DIEGO CA	\$110,000	92114 92114	02/10/1994
20	Parcel: 544-011-76-00 Owner: PLUMBERS & PIPEFITTERS LABOR GOVERNMENTAL, PUBLIC	C		Site: 6225 FEDERAL BLVD*SAN DIEGO CA Mail: 7850 HASKELL AVE*VAN NUYS CA		92114 91406	05/13/1996

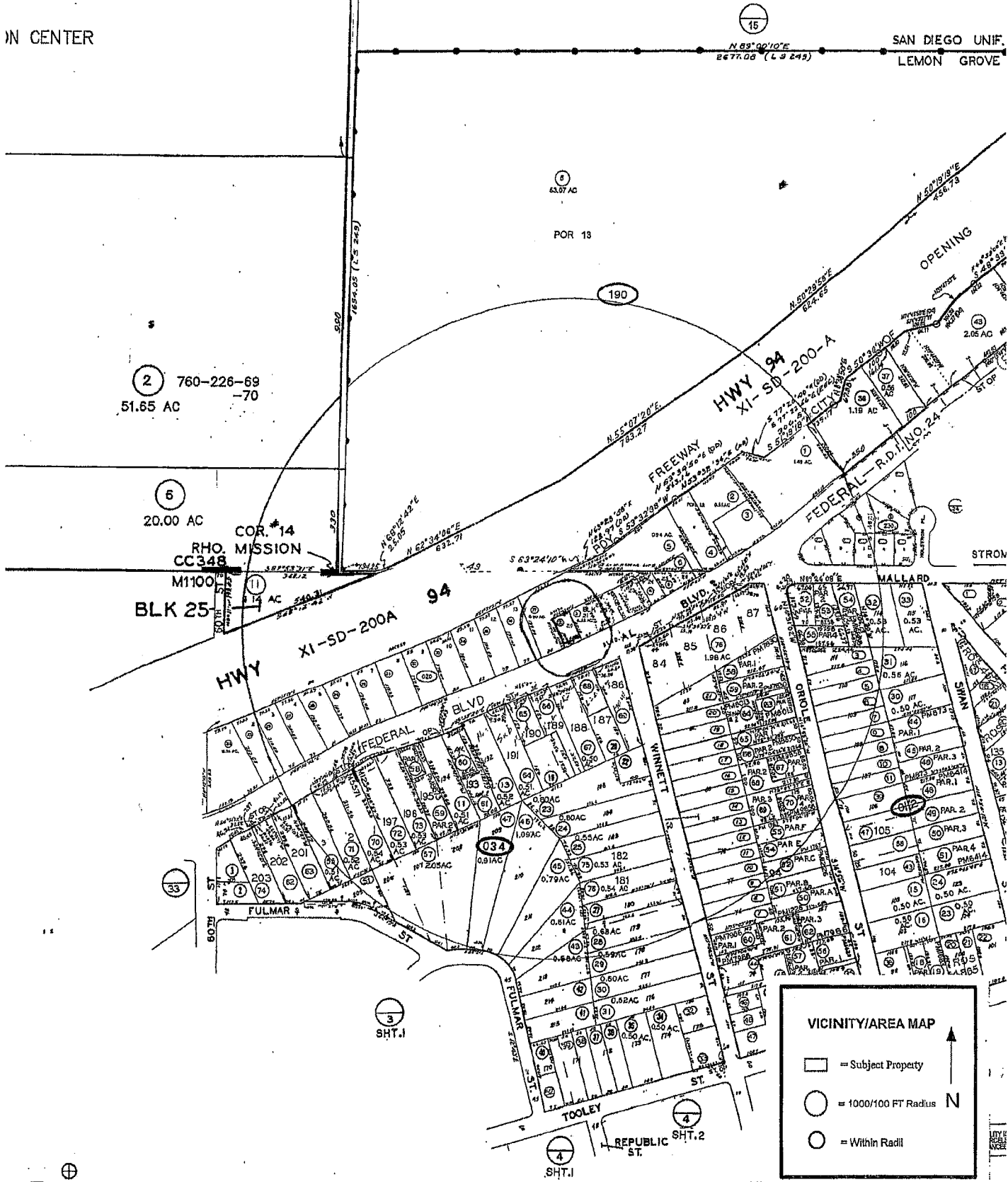
## OWNERS LIST

Parcel Number	Owner Name	Mailing Address	City	State	Zip
478-290-05-00	6302 FEDERAL LLC	6302 FEDERAL BLVD	SAN DIEGO	CA	91945
478-290-06-00	EK,JOHN C 1 & EK 2	1310 EL CAMINO CT	ENCINITAS	CA	92024
543-020-02-00	COTTON,DARRYL	6184 FEDERAL BLVD	SAN DIEGO	CA	92114
543-020-03-00	FROMANG,GLENN & JACQUELINE ETAL	9828 HALBERNS BLVD	SANTEE	CA	92071
543-020-34-00	KERRIGAN,TIMOTHY J	165 6TH AVE 2302	SAN DIEGO	CA	92101
543-034-13-00	PUNONGBAYAN,ROGELIO F & ELIZABET	813 OSAGE ST	SAN DIEGO	CA	92114
543-034-16-00	BANNISTER,WILLIAM D	2170 WINNETT ST	SAN DIEGO	CA	92114
543-034-20-00	NODA,ROBERT S	2150 WINNETT ST	SAN DIEGO	CA	92114
544-011-76-00	PLUMBERS & PIPEFITTERS LABOR HAL	7850 HASKELL AVE	VAN NUYS	CA	91406
	ENCANTO NEIGHBORHOODS COMMUNITY PLANNING GROUP	6143 SKYLINE DRIVE	SAN DIEGO	CA	92114

226-26  
IN CENTER

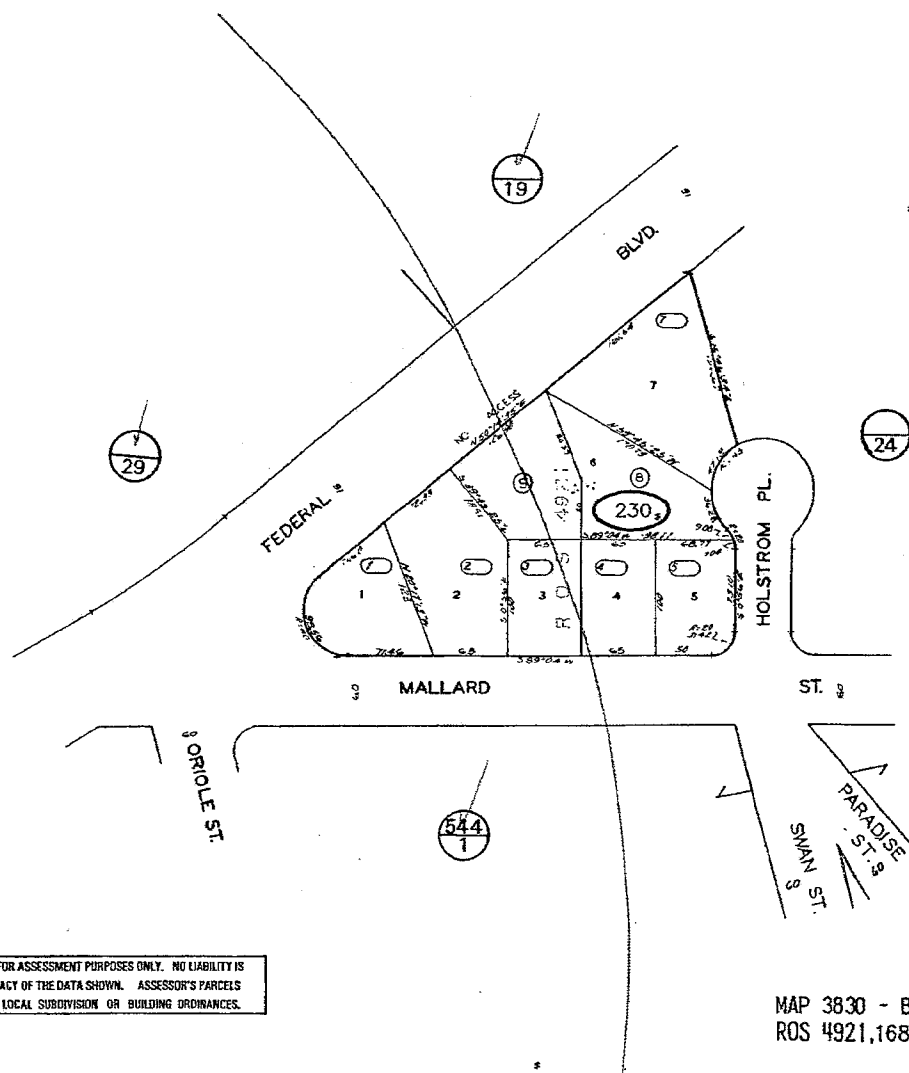
226-26



IN CENTER



A hand-drawn diagram of a right-angled triangle. The vertical side is labeled '1' and the horizontal side is labeled '100'. The angle between these two sides is labeled '1°'.

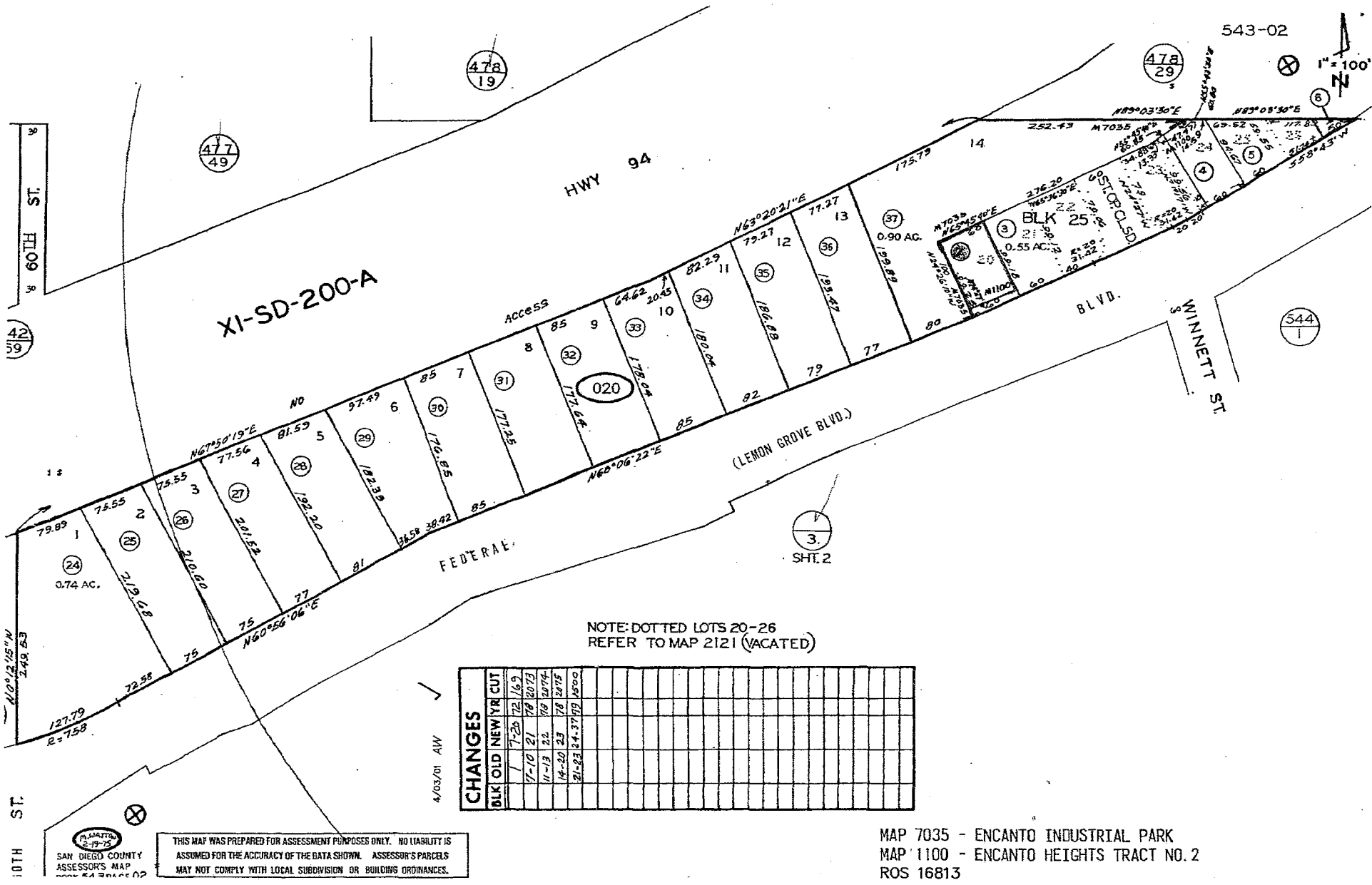
4/03/01 AW

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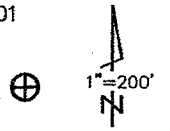
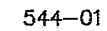


  
 SAN DIEGO COUNTY  
 ASSESSOR'S MAP  
 BOOK 478, PAGE 23

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCELS MAY NOT COMPLY WITH LOCAL SUBDIVISION OR BUILDING ORDINANCES.

MAP 3830 - BROADWAY HEIGHTS UNIT NO. 1  
ROS 4921,16813







01/11/05. *ASD*

[illegible]

CANC

SAN DIEGO COUNTY  
ASSESSOR'S MAP  
BOOK 544 PAGE 01

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCELS MAY NOT COMPLY WITH LOCAL SUBDIVISION OR BUILDING ORDINANCES.

MAP 1193 - DEL NORTE ADD  
ROS 3668,4622,4865,5917,5987,14479,16813

36	VACANT INDUSTRIAL	VACANT	SAN DIEGO	CA	92114	543-020-33-00	KERRIGAN,TIMOTHY J
37	VACANT INDUSTRIAL	VACANT	SAN DIEGO	CA	92114	543-020-34-00	KERRIGAN,TIMOTHY J
38	VACANT INDUSTRIAL	VACANT	SAN DIEGO	CA	92114	543-020-35-00	KERRIGAN,TIMOTHY J
39	VACANT INDUSTRIAL	6144 FEDERAL BLVD	SAN DIEGO	CA	92114	543-020-36-00	NEFF RENTAL-CHULA VISTA
40	VACANT INDUSTRIAL	6144 FEDERAL BLVD	SAN DIEGO	CA	92114	543-020-37-00	NEFF RENTAL-CHULA VISTA
41	MULTI-FAMILY DWELLING (2-4 UNIT)	6111 FEDERAL BLVD	SAN DIEGO	CA	92114	543-034-11-00	MONAHAN,WILLIAM P JR
42	MULTI-FAMILY DWELLING (2-4 UNIT)	6115 FEDERAL BLVD	SAN DIEGO	CA	92114	543-034-11-00	MONAHAN,WILLIAM P JR
43	VACANT RESIDENTIAL	VACANT/UNIMPROVED LAND	SAN DIEGO	CA	92114	543-034-13-00	PUNONGBAYAN,ROGELIO F & ELIZABET
44	SINGLE FAMILY RESIDENCE	2170 WINNETT ST	SAN DIEGO	CA	92114	543-034-16-00	BANNISTER,WILLIAM D
45	SINGLE FAMILY RESIDENCE	2150 WINNETT ST	SAN DIEGO	CA	92114	543-034-20-00	NODA,ROBERT S
46	SINGLE FAMILY RESIDENCE	2130 WINNETT ST	SAN DIEGO	CA	92114	543-034-22-00	MILLER,LEE E
47	SINGLE FAMILY RESIDENCE	2128 WINNETT ST	SAN DIEGO	CA	92114	543-034-23-00	CESENA,MARCIA
48	SINGLE FAMILY RESIDENCE	2126 WINNETT ST	SAN DIEGO	CA	92114	543-034-24-00	CESENA,MARCIA M
49	SINGLE FAMILY RESIDENCE	2106 WINNETT ST	SAN DIEGO	CA	92114	543-034-25-00	BURTON,STUART W
50	SINGLE FAMILY RESIDENCE	2030 WINNETT ST	SAN DIEGO	CA	92114	543-034-27-00	MORIMOTO SURVIVORS SUB TRUST
51	VACANT RESIDENTIAL	VACANT/UNIMPROVED LAND	SAN DIEGO	CA	92114	543-034-28-00	SAMS,BRIAN L & DEBORAH M
52	SINGLE FAMILY RESIDENCE	2014 WINNETT ST	SAN DIEGO	CA	92114	543-034-29-00	SAMS,BRIAN L & DEBORAH M
53	SINGLE FAMILY RESIDENCE	6146 FULMAR ST	SAN DIEGO	CA	92114	543-034-43-00	COLLINS,SEAN & SUZANNAH
54	SINGLE FAMILY RESIDENCE	6136 FULMAR ST	SAN DIEGO	CA	92114	543-034-44-00	SCARBROUGH,ANNIE
55	SINGLE FAMILY RESIDENCE	6126 FULMAR ST APT 1	SAN DIEGO	CA	92114	543-034-45-00	MORATAYA,ROMAN A
56	SINGLE FAMILY RESIDENCE	6126 FULMAR ST APT 2	SAN DIEGO	CA	92114	543-034-45-00	MORATAYA,ROMAN A
57	SINGLE FAMILY RESIDENCE	6118 FULMAR ST	SAN DIEGO	CA	92114	543-034-46-00	GINGERY,MARK S & ELAINE E
58	MOBILE HOME	6110 FULMAR ST	SAN DIEGO	CA	92114	543-034-47-00	ESCOBAR,MARK
59	SINGLE FAMILY RESIDENCE	6044 FULMAR ST	SAN DIEGO	CA	92114	543-034-51-00	SMITH,CLIFF JR
60	SINGLE FAMILY RESIDENCE	6039 FEDERAL BLVD	SAN DIEGO	CA	92114	543-034-55-00	GARCIA,MARIA M
61	SINGLE FAMILY RESIDENCE	6092 FULMAR ST	SAN DIEGO	CA	92114	543-034-57-00	SMITH,CLIFFORD L & CLIFFORD L JR
62	SINGLE FAMILY RESIDENCE	6093 FEDERAL BLVD	SAN DIEGO	CA	92114	543-034-58-00	ARRIAZA,LUIS & LAUREL
63	SINGLE FAMILY RESIDENCE	6103 FEDERAL BLVD	SAN DIEGO	CA	92114	543-034-59-00	DAO,NGO TRONG
64	SINGLE FAMILY RESIDENCE	6121 FEDERAL BLVD	SAN DIEGO	CA	92114	543-034-60-00	SEGURA,GENARO
65	RESIDENTIAL MISCELLANEOUS	6123 FEDERAL BLVD	SAN DIEGO	CA	92114	543-034-61-00	GUEVARA,ANTONIO M
66	DUPLEX	6033 FEDERAL BLVD	SAN DIEGO	CA	92114	543-034-63-00	ELLISON,ROY A & JUANITA C
67	DUPLEX	6035 FEDERAL BLVD	SAN DIEGO	CA	92114	543-034-63-00	ELLISON,ROY A & JUANITA C
68	VACANT RESIDENTIAL	6137 FEDERAL BLVD	SAN DIEGO	CA	92114	543-034-64-00	PUNONGBAYAN,ROGELIO F & ELIZABET
69	VACANT RESIDENTIAL	VACANT/UNIMPROVED LAND	SAN DIEGO	CA	92114	543-034-65-00	PUNONGBAYAN,ROGELIO F & ELIZABET
70	VACANT RESIDENTIAL	VACANT/UNIMPROVED LAND	SAN DIEGO	CA	92114	543-034-66-00	PUNONGBAYAN,ROGELIO F & ELIZABET
71	VACANT RESIDENTIAL	VACANT/UNIMPROVED LAND	SAN DIEGO	CA	92114	543-034-67-00	PUNONGBAYAN,ROGELIO F & ELIZABET
72	VACANT RESIDENTIAL	VACANT/UNIMPROVED LAND	SAN DIEGO	CA	92114	543-034-68-00	PUNONGBAYAN,ROGELIO F & ELIZABET
73	VACANT RESIDENTIAL	VACANT/UNIMPROVED LAND	SAN DIEGO	CA	92114	543-034-69-00	PUNONGBAYAN,ROGELIO F & ELIZABET

74	MULTI-FAMILY DWELLING (2-4 UNIT)	6061 FEDERAL BLVD APT 1	SAN DIEGO	CA	92114	543-034-70-00	OVERTRUF,DAVID C TRUST
75	MULTI-FAMILY DWELLING (2-4 UNIT)	6061 FEDERAL BLVD APT 2	SAN DIEGO	CA	92114	543-034-70-00	OVERTRUF,DAVID C TRUST
76	MULTI-FAMILY DWELLING (2-4 UNIT)	6061 FEDERAL BLVD APT 3	SAN DIEGO	CA	92114	543-034-70-00	OVERTRUF,DAVID C TRUST
77	MULTI-FAMILY DWELLING (2-4 UNIT)	6061 FEDERAL BLVD APT 4	SAN DIEGO	CA	92114	543-034-70-00	OVERTRUF,DAVID C TRUST
78	MULTI-FAMILY DWELLING (2-4 UNIT)	6055 FEDERAL BLVD APT 5	SAN DIEGO	CA	92114	543-034-71-00	OVERTURF,DAVID C TRUST
79	MULTI-FAMILY DWELLING (2-4 UNIT)	6055 FEDERAL BLVD APT 6	SAN DIEGO	CA	92114	543-034-71-00	OVERTURF,DAVID C TRUST
80	MULTI-FAMILY DWELLING (2-4 UNIT)	6055 FEDERAL BLVD APT 7	SAN DIEGO	CA	92114	543-034-71-00	OVERTURF,DAVID C TRUST
81	MULTI-FAMILY DWELLING (2-4 UNIT)	6055 FEDERAL BLVD APT 8	SAN DIEGO	CA	92114	543-034-71-00	OVERTURF,DAVID C TRUST
82	SINGLE FAMILY RESIDENCE	6067 FEDERAL BLVD	SAN DIEGO	CA	92114	543-034-72-00	CARRILLO PROPERTY INVS LLC
83	VACANT RESIDENTIAL	VACANT/UNIMPROVED LAND	SAN DIEGO	CA	92114	543-034-73-00	CARRILLO PROPERTY INVS LLC
84	SINGLE FAMILY RESIDENCE	2046 WINNETT ST	SAN DIEGO	CA	92114	543-034-75-00	ANDRADE,ARMANDO A & AMANDA L
85	SINGLE FAMILY RESIDENCE	2036 WINNETT ST	SAN DIEGO	CA	92114	543-034-76-00	HOWARD,WILLIAM
86	SINGLE FAMILY RESIDENCE	2015 WINNETT ST	SAN DIEGO	CA	92114	544-011-07-00	SALERNO,LEONARD TRUST
87	SINGLE FAMILY RESIDENCE	2019 WINNETT ST	SAN DIEGO	CA	92114	544-011-08-00	OSORIO,VICTOR A JR
88	SINGLE FAMILY RESIDENCE	2027 WINNETT ST	SAN DIEGO	CA	92114	544-011-09-00	HORTT,CLAY B TRUST
89	SINGLE FAMILY RESIDENCE	2033 WINNETT ST	SAN DIEGO	CA	92114	544-011-10-00	WILDER FAMILY 1992 TRUST
90	SINGLE FAMILY RESIDENCE	2039 WINNETT ST	SAN DIEGO	CA	92114	544-011-11-00	FISHER,DAVID L
91	SINGLE FAMILY RESIDENCE	2045 WINNETT ST	SAN DIEGO	CA	92114	544-011-12-00	ESCUDERO-GONZALEZ,SUSANO
92	SINGLE FAMILY RESIDENCE	2101 WINNETT ST	SAN DIEGO	CA	92114	544-011-13-00	MEYER,MAGI A
93	SINGLE FAMILY RESIDENCE	2109 WINNETT ST	SAN DIEGO	CA	92114	544-011-14-00	ORTEGA,RODOLFO & LINDA
94	SINGLE FAMILY RESIDENCE	2115 WINNETT ST	SAN DIEGO	CA	92114	544-011-15-00	RICHEY,J & D FOREVER TRUST
95	MULTI-FAMILY DWELLING (2-4 UNIT)	2121 WINNETT ST	SAN DIEGO	CA	92114	544-011-16-00	LAWRENCE,SHELIA A
96	MULTI-FAMILY DWELLING (2-4 UNIT)	2123 WINNETT ST	SAN DIEGO	CA	92114	544-011-16-00	LAWRENCE,SHELIA A
97	SINGLE FAMILY RESIDENCE	2125 WINNETT ST	SAN DIEGO	CA	92114	544-011-17-00	RODRIGUEZ,JUAN A
98	SINGLE FAMILY RESIDENCE	2129 WINNETT ST	SAN DIEGO	CA	92114	544-011-18-00	KARAS,MILAN
99	SINGLE FAMILY RESIDENCE	2141 WINNETT ST	SAN DIEGO	CA	92114	544-011-19-00	MADIGAN,WALTER A & DOROTHEA I RE
100	SINGLE FAMILY RESIDENCE	2145 WINNETT ST	SAN DIEGO	CA	92114	544-011-20-00	DEAL,JUNE M & BRION A
101	SINGLE FAMILY RESIDENCE	2151 WINNETT ST	SAN DIEGO	CA	92114	544-011-21-00	DAVIS,R L & GLORIA L
102	SINGLE FAMILY RESIDENCE	2068 ORIOLE ST	SAN DIEGO	CA	92114	544-011-51-00	NGUYEN,VAN
103	SINGLE FAMILY RESIDENCE	2082 ORIOLE ST	SAN DIEGO	CA	92114	544-011-52-00	CRETAIN,FRELISA
104	SINGLE FAMILY RESIDENCE	2088 ORIOLE ST	SAN DIEGO	CA	92114	544-011-54-00	BRUNNER,NICHOLAS & SAHAR
105	SINGLE FAMILY RESIDENCE	2092 ORIOLE ST	SAN DIEGO	CA	92114	544-011-55-00	NOVA,JULIAN L
106	SINGLE FAMILY RESIDENCE	2176 ORIOLE ST	SAN DIEGO	CA	92114	544-011-58-00	MEDINA,ALFREDO
107	SINGLE FAMILY RESIDENCE	2166 ORIOLE ST	SAN DIEGO	CA	92114	544-011-59-00	LAKEY,AVERY G
108	SINGLE FAMILY RESIDENCE	2146 ORIOLE ST	SAN DIEGO	CA	92114	544-011-63-00	CICCHETTI,CRAIG
109	SINGLE FAMILY RESIDENCE	2156 ORIOLE ST	SAN DIEGO	CA	92114	544-011-64-00	DEJOHNETTE,MICHELLE
110	SINGLE FAMILY RESIDENCE	2136 ORIOLE ST	SAN DIEGO	CA	92114	544-011-65-00	MURRY,ERIC K & ELIZABETH
111	SINGLE FAMILY RESIDENCE	2126 ORIOLE ST	SAN DIEGO	CA	92114	544-011-66-00	LAWEE,EDWARD & NANCY L

112	SINGLE FAMILY RESIDENCE	2112 ORIOLE ST	SAN DIEGO	CA	92114	544-011-67-00	ACADEMIA,DIONISIO JR & MARCELINA
113	SINGLE FAMILY RESIDENCE	2108 ORIOLE ST	SAN DIEGO	CA	92114	544-011-68-00	ESTRADA,MARIO
114	SINGLE FAMILY RESIDENCE	2106 ORIOLE ST	SAN DIEGO	CA	92114	544-011-69-00	DELRIO,RIGOBERTO & LINDA
115	SINGLE FAMILY RESIDENCE	2102 ORIOLE ST	SAN DIEGO	CA	92114	544-011-70-00	CARRASQUILLO,RALPH & ANDREA
116	GOVERNMENTAL, PUBLIC	6225 FEDERAL BLVD	SAN DIEGO	CA	92114	544-011-76-00	PLUMBERS & PIPEFITTERS LABOR HAL
117	SINGLE FAMILY RESIDENCE	2149 ORIOLE ST	SAN DIEGO	CA	92114	544-012-03-00	HONG,VICTOR & SOMKHITH A TR
118	SINGLE FAMILY RESIDENCE	2145 ORIOLE ST	SAN DIEGO	CA	92114	544-012-04-00	HANSHEW,MEGAN
119	SINGLE FAMILY RESIDENCE	2141 ORIOLE ST	SAN DIEGO	CA	92114	544-012-05-00	INCIONG,MARIA N
120	SINGLE FAMILY RESIDENCE	2129 ORIOLE ST	SAN DIEGO	CA	92114	544-012-06-00	MILLER,PEGGY M
121	SINGLE FAMILY RESIDENCE	2125 ORIOLE ST	SAN DIEGO	CA	92114	544-012-07-00	CAESAR,KENNETH A
122	SINGLE FAMILY RESIDENCE	2115 ORIOLE ST	SAN DIEGO	CA	92114	544-012-08-00	GUZMAN,YESSENIA
123	SINGLE FAMILY RESIDENCE	2119 ORIOLE ST	SAN DIEGO	CA	92114	544-012-09-00	PAQUETTE,MICHAEL D & ANGELINA E
124	SINGLE FAMILY RESIDENCE	2109 ORIOLE ST	SAN DIEGO	CA	92114	544-012-10-00	HENDERSON,ARTIS L
125	SINGLE FAMILY RESIDENCE	2105 ORIOLE ST	SAN DIEGO	CA	92114	544-012-11-00	WARREN,JUDITH L REVOC FAMILY TRU
126	SINGLE FAMILY RESIDENCE	2190 SWAN ST	SAN DIEGO	CA	92114	544-012-30-00	LOWE,RYAN
127	DUPLEX	2218 SWAN ST	SAN DIEGO	CA	92114	544-012-31-00	THOMAS,BRENDA G
128	DUPLEX	2220 SWAN ST	SAN DIEGO	CA	92114	544-012-31-00	THOMAS,BRENDA G
129	SINGLE FAMILY RESIDENCE	6347 MALLARD ST	SAN DIEGO	CA	92114	544-012-32-00	FLORES,FERNANDO & REYNA B
130	SINGLE FAMILY RESIDENCE	2095 ORIOLE ST	SAN DIEGO	CA	92114	544-012-39-00	COLEMAN,DEVIN C
131	SINGLE FAMILY RESIDENCE	2185 ORIOLE ST	SAN DIEGO	CA	92114	544-012-52-00	DAVIS FAMILY TRUST
132	SINGLE FAMILY RESIDENCE	6319 MALLARD ST	SAN DIEGO	CA	92114	544-012-53-00	MORGAN,FRANK A & ELOISE I
133	SINGLE FAMILY RESIDENCE	6333 MALLARD ST	SAN DIEGO	CA	92114	544-012-54-00	VUONG,BAO K
134	SINGLE FAMILY RESIDENCE	2175 ORIOLE ST	SAN DIEGO	CA	92114	544-012-55-00	ACOSTA,JUAN
135	COMMERCIAL MISCELLANEOUS	PUBLIC AGENCY	SAN DIEGO	CA	92114	760-226-69-00	CITY OF SAN DIEGO
136	COMMERCIAL MISCELLANEOUS	PUBLIC AGENCY	SAN DIEGO	CA	92114	760-226-70-00	CITY OF SAN DIEGO

36	VACANT INDUSTRIAL	VACANT	SAN DIEGO	CA	92114	543-020-33-00	KERRIGAN,TIMOTHY J
37	VACANT INDUSTRIAL	VACANT	SAN DIEGO	CA	92114	543-020-34-00	KERRIGAN,TIMOTHY J
38	VACANT INDUSTRIAL	VACANT	SAN DIEGO	CA	92114	543-020-35-00	KERRIGAN,TIMOTHY J
39	VACANT INDUSTRIAL	6144 FEDERAL BLVD	SAN DIEGO	CA	92114	543-020-36-00	NEFF RENTAL-CHULA VISTA
40	VACANT INDUSTRIAL	6144 FEDERAL BLVD	SAN DIEGO	CA	92114	543-020-37-00	NEFF RENTAL-CHULA VISTA
41	MULTI-FAMILY DWELLING (2-4 UNIT)	6111 FEDERAL BLVD	SAN DIEGO	CA	92114	543-034-11-00	MONAHAN,WILLIAM P JR
42	MULTI-FAMILY DWELLING (2-4 UNIT)	6115 FEDERAL BLVD	SAN DIEGO	CA	92114	543-034-11-00	MONAHAN,WILLIAM P JR
43	VACANT RESIDENTIAL	VACANT/UNIMPROVED LAND	SAN DIEGO	CA	92114	543-034-13-00	PUNONGBAYAN,ROGELIO F & ELIZABET
44	SINGLE FAMILY RESIDENCE	2170 WINNETT ST	SAN DIEGO	CA	92114	543-034-16-00	BANNISTER,WILLIAM D
45	SINGLE FAMILY RESIDENCE	2150 WINNETT ST	SAN DIEGO	CA	92114	543-034-20-00	NODA,ROBERT S
46	SINGLE FAMILY RESIDENCE	2130 WINNETT ST	SAN DIEGO	CA	92114	543-034-22-00	MILLER,LEE E
47	SINGLE FAMILY RESIDENCE	2128 WINNETT ST	SAN DIEGO	CA	92114	543-034-23-00	CESENA,MARCIA
48	SINGLE FAMILY RESIDENCE	2126 WINNETT ST	SAN DIEGO	CA	92114	543-034-24-00	CESENA,MARCIA M
49	SINGLE FAMILY RESIDENCE	2106 WINNETT ST	SAN DIEGO	CA	92114	543-034-25-00	BURTON,STUART W
50	SINGLE FAMILY RESIDENCE	2030 WINNETT ST	SAN DIEGO	CA	92114	543-034-27-00	MORIMOTO SURVIVORS SUB TRUST
51	VACANT RESIDENTIAL	VACANT/UNIMPROVED LAND	SAN DIEGO	CA	92114	543-034-28-00	SAMS,BRIAN L & DEBORAH M
52	SINGLE FAMILY RESIDENCE	2014 WINNETT ST	SAN DIEGO	CA	92114	543-034-29-00	SAMS,BRIAN L & DEBORAH M
53	SINGLE FAMILY RESIDENCE	6146 FULMAR ST	SAN DIEGO	CA	92114	543-034-43-00	COLLINS,SEAN & SUZANNAH
54	SINGLE FAMILY RESIDENCE	6136 FULMAR ST	SAN DIEGO	CA	92114	543-034-44-00	SCARBROUGH,ANNIE
55	SINGLE FAMILY RESIDENCE	6126 FULMAR ST APT 1	SAN DIEGO	CA	92114	543-034-45-00	MORATAYA,ROMAN A
56	SINGLE FAMILY RESIDENCE	6126 FULMAR ST APT 2	SAN DIEGO	CA	92114	543-034-45-00	MORATAYA,ROMAN A
57	SINGLE FAMILY RESIDENCE	6118 FULMAR ST	SAN DIEGO	CA	92114	543-034-46-00	GINGERY,MARK S & ELAINE E
58	MOBILE HOME	6110 FULMAR ST	SAN DIEGO	CA	92114	543-034-47-00	ESCOBAR,MARK
59	SINGLE FAMILY RESIDENCE	6044 FULMAR ST	SAN DIEGO	CA	92114	543-034-51-00	SMITH,CLIFF JR
60	SINGLE FAMILY RESIDENCE	6039 FEDERAL BLVD	SAN DIEGO	CA	92114	543-034-55-00	GARCIA,MARIA M
61	SINGLE FAMILY RESIDENCE	6092 FULMAR ST	SAN DIEGO	CA	92114	543-034-57-00	SMITH,CLIFFORD L & CLIFFORD L JR
62	SINGLE FAMILY RESIDENCE	6093 FEDERAL BLVD	SAN DIEGO	CA	92114	543-034-58-00	ARRIAZA,LUIS & LAUREL
63	SINGLE FAMILY RESIDENCE	6103 FEDERAL BLVD	SAN DIEGO	CA	92114	543-034-59-00	DAO,NGO TRONG
64	SINGLE FAMILY RESIDENCE	6121 FEDERAL BLVD	SAN DIEGO	CA	92114	543-034-60-00	SEGURA,GENARO
65	RESIDENTIAL MISCELLANEOUS	6123 FEDERAL BLVD	SAN DIEGO	CA	92114	543-034-61-00	GUEVARA,ANTONIO M
66	DUPLEX	6033 FEDERAL BLVD	SAN DIEGO	CA	92114	543-034-63-00	ELLISON,ROY A & JUANITA C
67	DUPLEX	6035 FEDERAL BLVD	SAN DIEGO	CA	92114	543-034-63-00	ELLISON,ROY A & JUANITA C
68	VACANT RESIDENTIAL	6137 FEDERAL BLVD	SAN DIEGO	CA	92114	543-034-64-00	PUNONGBAYAN,ROGELIO F & ELIZABET
69	VACANT RESIDENTIAL	VACANT/UNIMPROVED LAND	SAN DIEGO	CA	92114	543-034-65-00	PUNONGBAYAN,ROGELIO F & ELIZABET
70	VACANT RESIDENTIAL	VACANT/UNIMPROVED LAND	SAN DIEGO	CA	92114	543-034-66-00	PUNONGBAYAN,ROGELIO F & ELIZABET
71	VACANT RESIDENTIAL	VACANT/UNIMPROVED LAND	SAN DIEGO	CA	92114	543-034-67-00	PUNONGBAYAN,ROGELIO F & ELIZABET
72	VACANT RESIDENTIAL	VACANT/UNIMPROVED LAND	SAN DIEGO	CA	92114	543-034-68-00	PUNONGBAYAN,ROGELIO F & ELIZABET
73	VACANT RESIDENTIAL	VACANT/UNIMPROVED LAND	SAN DIEGO	CA	92114	543-034-69-00	PUNONGBAYAN,ROGELIO F & ELIZABET

<b>*<u>ENCANTO NEIGHBORHOODS</u></b>  <b><u>ENCANTO NEIGHBORHOODS COMMUNITY PLANNING GROUP</u></b>  <b>KENNETH MALBROUGH, CHAIR</b> (619)843-6721 (H) 6143 SKYLINE DRIVE SAN DIEGO, CA 92114  EAS# 449A <a href="mailto:kmalbrough@att.net">kmalbrough@att.net</a>	<b>PLANNER – Bobby Mordenti, 446-5064</b> <b>FAC FIN - Velina Hamilton, 533-3662</b> <b>PARKS – Jeff Harkness, 533-6595</b>  Est. 1999	<b>3<sup>rd</sup> Monday 6:30 p.m.</b> <b>Jacobs Center</b> <b>404 Euclid Avenue</b> <b>Chollas View Room</b>
--	--	--

## OCCUPANT LIST

Parcel Number	Occupant	Site Address	City	State	Zip
478-290-05-00	OCCUPANT	6302 FEDERAL BLVD STE A	SAN DIEGO	CA	92114
478-290-05-00	OCCUPANT	6302 FEDERAL BLVD STE B	SAN DIEGO	CA	92114
478-290-06-00	OCCUPANT	VACANT/MISC	LEMON GROVE	CA	92114
543-020-02-00	OCCUPANT	6176 FEDERAL BLVD	SAN DIEGO	CA	92114
543-020-03-00	OCCUPANT	6184 FEDERAL BLVD	SAN DIEGO	CA	92114
543-020-03-00	OCCUPANT	6190 FEDERAL BLVD	SAN DIEGO	CA	92114
543-020-03-00	OCCUPANT	6196 FEDERAL BLVD	SAN DIEGO	CA	92114
543-020-04-00	OCCUPANT	VACANT/COMMERCIAL	SAN DIEGO	CA	92114
543-020-05-00	OCCUPANT	6230 FEDERAL BLVD	SAN DIEGO	CA	92114
543-020-34-00	OCCUPANT	VACANT/INDUSTRIAL	SAN DIEGO	CA	92114
543-020-35-00	OCCUPANT	VACANT/INDUSTRIAL	SAN DIEGO	CA	92114
543-020-36-00	OCCUPANT	6144 FEDERAL BLVD	SAN DIEGO	CA	92114
543-020-37-00	OCCUPANT	6144 FEDERAL BLVD	SAN DIEGO	CA	92114
543-034-13-00	OCCUPANT	FEDERAL BLVD	SAN DIEGO	CA	92114
543-034-16-00	OCCUPANT	2170 WINNETT ST	SAN DIEGO	CA	92114
543-034-20-00	OCCUPANT	2150 WINNETT ST	SAN DIEGO	CA	92114
543-034-64-00	OCCUPANT	6137 FEDERAL BLVD	SAN DIEGO	CA	92114
543-034-65-00	OCCUPANT	VACANT/RESIDENTIAL	SAN DIEGO	CA	92114
543-034-66-00	OCCUPANT	VACANT/RESIDENTIAL	SAN DIEGO	CA	92114
543-034-67-00	OCCUPANT	VACANT/RESIDENTIAL	SAN DIEGO	CA	92114
543-034-68-00	OCCUPANT	VACANT/RESIDENTIAL	SAN DIEGO	CA	92114
543-034-69-00	OCCUPANT	VACANT/RESIDENTIAL	SAN DIEGO	CA	92114
544-011-76-00	OCCUPANT	6225 FEDERAL BLVD	SAN DIEGO	CA	92114





City of San Diego  
Development Services  
1222 First Ave., MS-302  
San Diego, CA 92101  
(619) 446-5000

# Supplemental Discretionary Project Application

FORM  
**DS-3035**  
JANUARY 2011

## REQUIRED FOR ALL PROCESS 2-5 DECISIONS

Project No.: \_\_\_\_\_

### PUBLIC NOTICE CERTIFICATION

I hereby certify that the names and addresses submitted with the Public Notice package are current and accurate for the project site and for all of the properties located within 300 feet of the exterior boundaries of the property described in this application, and that the Assessor's Parcel Number and ownership information were obtained from the latest adopted San Diego County Tax Roll, and any update thereto, maintained in the office of the San Diego County Tax Assessor on FEBRUARY 28 2017. I understand that if it is found that any of this information is incorrect, the applicant will have to file a new and corrected list of impacted property owners and occupants with the City and any public hearing conducted for the project application may be declared null and void by the decision-making body or by the courts and the application may have to be refilled and the processing fee/deposit paid again.

Print Name: SEAN WILSON

Signature: Sean Wilson

Title: VICE PRESIDENT - TITLE PRO INFO SYSTEMS

Date: 03/09/2017

**Alternative to Mailed Notice.** If the number of tenants and owners to whom notice would be mailed is greater than 1,000, notice may be given by placing a display advertisement of at least one-eighth page in a newspaper of general daily circulation within the City in lieu of mailing, unless the noticing is required for a Coastal Development Permit. By signing below, you certify the noticing would be greater than 1,000 tenants and owners, and are requesting displayed advertising in lieu of the mailed notice.

Print Name: \_\_\_\_\_

Signature: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

### MILITARY FACILITY/OPERATION IMPACT STATEMENT PER SENATE BILL 1462

The State of California requires applicants to identify if their project is located in one of the following areas:

1) within 1,000 feet of a military installation 2) beneath a low-level flight path 3) within special use airspace as defined in Section 21098 of the Public Resources Code. Applicants must identify if the project is located in one of the above areas AND if the project location is in an urbanized area as defined in Government code Section 65944(2). Maps may be found on the internet at: [atlas.resources.ca.gov](http://atlas.resources.ca.gov) or [ceres.ca.gov/planning](http://ceres.ca.gov/planning).

Is the proposed project requesting development approval for new single-family, multi-family, commercial, industrial development, General Plan Amendment, Land Use Plan Amendment or Community Plan Amendment? ☐ Yes ☐ No

If yes, is the proposed project site located in one or more of the following:

- |  |   |
|--|---|
| 1. Within 1,000 feet of a military installation?   | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| 2. Beneath a low level flight path?  | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| 3. Within "special use airspace" as defined in Section 21098 of the Public Resources Code? | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| 4. In an urbanized area?   | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |

### HAZARDOUS WASTE AND SUBSTANCES STATEMENT

Section 65962.5f of the State of California Government Code requires that, before the City of San Diego accepts as complete an application for any development project, the applicant submit a signed statement indicating whether or not the project site is identified on the State of California Hazardous Waste and Substances Sites List. This list identifies known sites that have been subject to releases of hazardous chemicals, and is available at [http://www.dtsc.ca.gov/SiteCleanup/Cortese\\_List.cfm](http://www.dtsc.ca.gov/SiteCleanup/Cortese_List.cfm).

The development project and any alternatives proposed in this application ☐ is ☐ is not contained on the lists compiled pursuant to Section 65962.5 of the Government Code.

If Yes, provide Regulatory Identification Number: \_\_\_\_\_ Date of List: \_\_\_\_\_

ONE SET OF MAPS



THE CITY OF SAN DIEGO

## Verification of Posting Public Notice

Federal Blvd MMCC / Project No. 520606

This is to verify that a *Notice of Application* has been posted at **6176 Federal Blvd, PROJECT NUMBER 520606**, within five business days of receipt of the mailed notice as required in the Land Development Code, Section 112.0304. I understand that no more than three *Notice of Application* signs will be posted and will be spaced at a maximum of 200 feet apart on the real property.

Signature

04/04/17

Date Notice Posted

After signing this verification, please send it within 5 business days of posting date to:

Firouzeh Tirandazi  
Development Project Manager  
Development Services Department  
1222 First Avenue, MS 501  
San Diego, California 92101-4101

This is  
NUMBER  
Develop  
signs will

PAID  
SAN DIEGO, CA  
92101  
APR 06 17  
AMOUNT  
**\$3.39**  
R2304N118143-4

Signature

Date Notice

After signir

U.S. POSTAGE  
PAID  
SAN DIEGO, CA  
92101  
APR 06 17  
AMOUNT  
**\$2.75**  
R2304N118143-4

ABWAY SC  
3956 30TH  
SD, CA 92101

1E2 0970 1000 0E50 2702



**CERTIFIED MAIL**

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT  
OF THE RETURN ADDRESS, FOLD AT DOTTED LINE

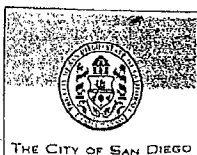
IRONZEH TIRANDAZI  
DEVELOPMENT PROJECT MANAGER  
DEVELOPMENT SERVICES DEPARTMENT  
DEVELOPMENT SERVICES  
1222 FIRST AVE., MS 50  
SAN DIEGO, CA 92101  
APR 12 2001

ic Notice

16

ral Blvd, PROJECT  
e as required in the Land  
ree Notice of Application  
the real property.

late to:



City of San Diego  
Development Services  
1222 First Ave., MS-302  
San Diego, CA 92101  
(619) 446-5000

# Storm Water Requirements Applicability Checklist

FORM  
**DS-560**  
FEBRUARY 2016

Project Address:

6176 Federal Blvd. San Diego, CA. 92114

Project Number (for City Use Only):

520600

## SECTION 1. Construction Storm Water BMP Requirements:

All construction sites are required to implement construction BMPs in accordance with the performance standards in the Storm Water Standards Manual. Some sites are additionally required to obtain coverage under the State Construction General Permit (CGP)<sup>1</sup>, which is administered by the State Water Resources Control Board.

For all project complete **PART A**: If project is required to submit a SWPPP or WPCP, continue to **PART B**.

### PART A: Determine Construction Phase Storm Water Requirements.

1. Is the project subject to California's statewide General NPDES permit for Storm Water Discharges Associated with Construction Activities, also known as the State Construction General Permit (CGP)? (Typically projects with land disturbance greater than or equal to 1 acre.)

☐ Yes; SWPPP required, skip questions 2-4 ☒ No; next question

2. Does the project propose construction or demolition activity, including but not limited to, clearing, grading, grubbing, excavation, or any other activity that results in ground disturbance and contact with storm water runoff?

☒ Yes; WPCP required, skip 3-4 ☐ No; next question

3. Does the project propose routine maintenance to maintain original line and grade, hydraulic capacity, or original purpose of the facility? (Projects such as pipeline/utility replacement)

☐ Yes; WPCP required, skip 4 ☐ No; next question

4. Does the project only include the following Permit types listed below?

- Electrical Permit, Fire Alarm Permit, Fire Sprinkler Permit, Plumbing Permit, Sign Permit, Mechanical Permit, Spa Permit.
- Individual Right of Way Permits that exclusively include only ONE of the following activities: water service, sewer lateral, or utility service.
- Right of Way Permits with a project footprint less than 150 linear feet that exclusively include only ONE of the following activities: curb ramp, sidewalk and driveway apron replacement, pot holing, curb and gutter replacement, and retaining wall encroachments.

☐ Yes; no document required

Check one of the boxes to the right, and continue to **PART B**:

- ☐ If you checked "Yes" for question 1,  
**a SWPPP is REQUIRED. Continue to PART B**
- ☐ If you checked "No" for question 1, and checked "Yes" for question 2 or 3,  
**a WPCP is REQUIRED.** If the project proposes less than 5,000 square feet of ground disturbance AND has less than a 5-foot elevation change over the entire project area, a Minor WPCP may be required instead. **Continue to PART B.**
- ☐ If you checked "No" for all questions 1-3, and checked "Yes" for question 4  
**PART B does not apply and no document is required. Continue to Section 2.**

1. More information on the City's construction BMP requirements as well as CGP requirements can be found at:  
[www.sandiego.gov/stormwater/regulations/index.shtml](http://www.sandiego.gov/stormwater/regulations/index.shtml)

03/13/2017 09:50

Package Copy

**PART B: Determine Construction Site Priorit**

This prioritization must be completed within this form, noted on the plans, and included in the SWPPP or WPCP. The city reserves the right to adjust the priority of projects both before and after construction. Construction projects are assigned an inspection frequency based on if the project has a "high threat to water quality." The City has aligned the local definition of "high threat to water quality" to the risk determination approach of the State Construction General Permit (CGP). The CGP determines risk level based on project specific sediment risk and receiving water risk. Additional inspection is required for projects within the Areas of Special Biological Significance (ASBS) watershed. **NOTE:** The construction priority does **NOT** change construction BMP requirements that apply to projects; rather, it determines the frequency of inspections that will be conducted by city staff.

**Complete PART B and continued to Section 2**

1. ☐ **ASBS**  
a. Projects located in the ASBS watershed.
2. ☐ **High Priority**  
a. Projects 1 acre or more determined to be Risk Level 2 or Risk Level 3 per the Construction General Permit and not located in the ASBS watershed.  
b. Projects 1 acre or more determined to be LUP Type 2 or LUP Type 3 per the Construction General Permit and not located in the ASBS watershed.
3. ☐ **Medium Priority**  
a. Projects 1 acre or more but not subject to an ASBS or high priority designation.  
b. Projects determined to be Risk Level 1 or LUP Type 1 per the Construction General Permit and not located in the ASBS watershed.
4. ☒ **Low Priority**  
a. Projects requiring a Water Pollution Control Plan but not subject to ASBS, high, or medium priority designation.

**SECTION 2. Permanent Storm Water BMP Requirements.**

Additional information for determining the requirements is found in the Storm Water Standards Manual.

**PART C: Determine if Not Subject to Permanent Storm Water Requirements.**

Projects that are considered maintenance, or otherwise not categorized as "new development projects" or "redevelopment projects" according to the Storm Water Standards Manual are not subject to Permanent Storm Water BMPs.

If "yes" is checked for any number in Part C, proceed to Part F and check "Not Subject to Permanent Storm Water BMP Requirements".

If "no" is checked for all of the numbers in Part C continue to Part D.

1. Does the project only include interior remodels and/or is the project entirely within an existing enclosed structure and does not have the potential to contact storm water? ☐ Yes ☒ No
2. Does the project only include the construction of overhead or underground utilities without creating new impervious surfaces? ☐ Yes ☒ No
3. Does the project fall under routine maintenance? Examples include, but are not limited to: roof or exterior structure surface replacement, resurfacing or reconfiguring surface parking lots or existing roadways without expanding the impervious footprint, and routine replacement of damaged pavement (grinding, overlay, and pothole repair). ☐ Yes ☒ No

**PART D: PDP Exempt Requirements.**

PDP Exempt projects are required to implement site design and source control BMPs.

If "yes" was checked for any questions in Part D, continue to Part F and check the box labeled "PDP Exempt."

If "no" was checked for all questions in Part D, continue to Part E.

1. Does the project ONLY include new or retrofit sidewalks, bicycle lanes, or trails that:
  - Are designed and constructed to direct storm water runoff to adjacent vegetated areas, or other non-erodible permeable areas? Or;
  - Are designed and constructed to be hydraulically disconnected from paved streets and roads? Or;
  - Are designed and constructed with permeable pavements or surfaces in accordance with the Green Streets guidance in the City's Storm Water Standards manual?

☐ Yes; PDP exempt requirements apply      ☒ No; next question
2. Does the project ONLY include retrofitting or redeveloping existing paved alleys, streets or roads designed and constructed in accordance with the Green Streets guidance in the City's Storm Water Standards Manual?
 

☐ Yes; PDP exempt requirements apply      ☒ No; project not exempt. PDP requirements apply

**PART E: Determine if Project is a Priority Development Project (PDP).**

Projects that match one of the definitions below are subject to additional requirements including preparation of a Storm Water Quality Management Plan (SWQMP).

If "yes" is checked for any number in PART E, continue to PART F.

If "no" is checked for every number in PART E, continue to PART F and check the box labeled "Standard Development Project".

1. New Development that creates 10,000 square feet or more of impervious surfaces collectively over the project site. This includes commercial, industrial, residential, mixed-use, and public development projects on public or private land. ☐ Yes ☒ No
2. Redevelopment project that creates and/or replaces 5,000 square feet or more of impervious surfaces on an existing site of 10,000 square feet or more of impervious surfaces. This includes commercial, industrial, residential, mixed-use, and public development projects on public or private land. ☐ Yes ☒ No
3. New development or redevelopment of a restaurant. Facilities that sell prepared foods and drinks for consumption, including stationary lunch counters and refreshment stands selling prepared foods and drinks for immediate consumption (SIC 5812), and where the land development creates and/or replace 5,000 square feet or more of impervious surface. ☐ Yes ☒ No
4. New development or redevelopment on a hillside. The project creates and/or replaces 5,000 square feet or more of impervious surface (collectively over the project site) and where the development will grade on any natural slope that is twenty-five percent or greater. ☐ Yes ☒ No
5. New development or redevelopment of a parking lot that creates and/or replaces 5,000 square feet or more of impervious surface (collectively over the project site). ☐ Yes ☒ No
6. New development or redevelopment of streets, roads, highways, freeways, and driveways. The project creates and/or replaces 5,000 square feet or more of impervious surface (collectively over the project site). ☐ Yes ☒ No



City of San Diego  
Development Services  
1222 First Ave., MS-302  
San Diego, CA 92101  
(619) 446-5000

# Storm Water Requirements Applicability Checklist

FORM  
**DS-560**  
FEBRUARY 2016

Project Address: 6176 Federal Blvd. San Diego, CA. 92114

Project Number (for City Use Only):

## SECTION 1. Construction Storm Water BMP Requirements:

All construction sites are required to implement construction BMPs in accordance with the performance standards in the Storm Water Standards Manual. Some sites are additionally required to obtain coverage under the State Construction General Permit (CGP)<sup>1</sup>, which is administered by the State Water Resources Control Board.

**For all project complete PART A: If project is required to submit a SWPPP or WPCP, continue to PART B.**

### PART A: Determine Construction Phase Storm Water Requirements.

1. Is the project subject to California's statewide General NPDES permit for Storm Water Discharges Associated with Construction Activities, also known as the State Construction General Permit (CGP)? (Typically projects with land disturbance greater than or equal to 1 acre.)

☐ Yes; SWPPP required, skip questions 2-4 ☒ No; next question

2. Does the project propose construction or demolition activity, including but not limited to, clearing, grading, grubbing, excavation, or any other activity that results in ground disturbance and contact with storm water runoff?

☒ Yes; WPCP required, skip 3-4 ☐ No; next question

3. Does the project propose routine maintenance to maintain original line and grade, hydraulic capacity, or original purpose of the facility? (Projects such as pipeline/utility replacement)

☐ Yes; WPCP required, skip 4 ☐ No; next question

4. Does the project only include the following Permit types listed below?

- Electrical Permit, Fire Alarm Permit, Fire Sprinkler Permit, Plumbing Permit, Sign Permit, Mechanical Permit, Spa Permit.
- Individual Right of Way Permits that exclusively include only ONE of the following activities: water service, sewer lateral, or utility service.
- Right of Way Permits with a project footprint less than 150 linear feet that exclusively include only ONE of the following activities: curb ramp, sidewalk and driveway apron replacement, pot holing, curb and gutter replacement, and retaining wall encroachments.

☐ Yes; no document required

Check one of the boxes to the right, and continue to PART B:

☐ If you checked "Yes" for question 1,  
a **SWPPP is REQUIRED. Continue to PART B**

☐ If you checked "No" for question 1, and checked "Yes" for question 2 or 3,  
a **WPCP is REQUIRED**. If the project proposes less than 5,000 square feet of ground disturbance AND has less than a 5-foot elevation change over the entire project area, a Minor WPCP may be required instead. **Continue to PART B.**

☐ If you checked "No" for all questions 1-3, and checked "Yes" for question 4  
**PART B does not apply and no document is required. Continue to Section 2.**

1. More information on the City's construction BMP requirements as well as CGP requirements can be found at:  
[www.sandiego.gov/stormwater/regulations/index.shtml](http://www.sandiego.gov/stormwater/regulations/index.shtml)



**PART D: PDP Exempt Requirements.**

**PDP Exempt projects are required to implement site design and source control BMPs.**

**If “yes” was checked for any questions in Part D, continue to Part F and check the box labeled “PDP Exempt.”**

**If “no” was checked for all questions in Part D, continue to Part E.**

1. Does the project ONLY include new or retrofit sidewalks, bicycle lanes, or trails that:

- Are designed and constructed to direct storm water runoff to adjacent vegetated areas, or other non-erodible permeable areas? Or;
- Are designed and constructed to be hydraulically disconnected from paved streets and roads? Or;
- Are designed and constructed with permeable pavements or surfaces in accordance with the Green Streets guidance in the City's Storm Water Standards manual?

☐ Yes; PDP exempt requirements apply

☒ No; next question

2. Does the project ONLY include retrofitting or redeveloping existing paved alleys, streets or roads designed and constructed in accordance with the Green Streets guidance in the City's Storm Water Standards Manual?

☐ Yes; PDP exempt requirements apply

☒ No; project not exempt. PDP requirements apply

**PART E: Determine if Project is a Priority Development Project (PDP).**

Projects that match one of the definitions below are subject to additional requirements including preparation of a Storm Water Quality Management Plan (SWQMP).

**If “yes” is checked for any number in PART E, continue to PART F.**

**If “no” is checked for every number in PART E, continue to PART F and check the box labeled “Standard Development Project”.**

1. **New Development that creates 10,000 square feet or more of impervious surfaces collectively over the project site.** This includes commercial, industrial, residential, mixed-use, and public development projects on public or private land.

☐ Yes ☒ No

2. **Redevelopment project that creates and/or replaces 5,000 square feet or more of impervious surfaces on an existing site of 10,000 square feet or more of impervious surfaces.** This includes commercial, industrial, residential, mixed-use, and public development projects on public or private land.

☐ Yes ☒ No

3. **New development or redevelopment of a restaurant.** Facilities that sell prepared foods and drinks for consumption, including stationary lunch counters and refreshment stands selling prepared foods and drinks for immediate consumption (SIC 5812), and where the land development creates and/or replace 5,000 square feet or more of impervious surface.

☐ Yes ☒ No

4. **New development or redevelopment on a hillside.** The project creates and/or replaces 5,000 square feet or more of impervious surface (collectively over the project site) and where the development will grade on any natural slope that is twenty-five percent or greater.

☐ Yes ☒ No

5. **New development or redevelopment of a parking lot that creates and/or replaces 5,000 square feet or more of impervious surface (collectively over the project site).**

☐ Yes ☒ No

6. **New development or redevelopment of streets, roads, highways, freeways, and driveways.** The project creates and/or replaces 5,000 square feet or more of impervious surface (collectively over the project site).

☐ Yes ☒ No



## CAP CONSISTENCY CHECKLIST SUBMITTAL APPLICATION

- ❖ The Checklist is required only for projects subject to CEQA review.<sup>2</sup>
- ❖ If required, the Checklist must be included in the project submittal package. Application submittal procedures can be found in Chapter 11: Land Development Procedures of the City's Municipal Code.
- ❖ The requirements in the Checklist will be included in the project's conditions of approval.
- ❖ The applicant must provide an explanation of how the proposed project will implement the requirements described herein to the satisfaction of the Planning Department.

### Application Information

#### Contact Information

Project No./Name: 520606 / Federal Blvd. MMCC

Property Address: 6176 Federal Blvd. San Diego CA.

Applicant Name/Co.: Rebecca Berry

Contact Phone: \_\_\_\_\_ Contact Email: becky@fcsd.net

Was a consultant retained to complete this checklist? ☐ Yes ☒ No If Yes, complete the following

Consultant Name: \_\_\_\_\_ Contact Phone: \_\_\_\_\_

Company Name: \_\_\_\_\_ Contact Email: \_\_\_\_\_

#### Project Information

1. What is the size of the project (acres)? 6,049 sf (.14 acres)
2. Identify all applicable proposed land uses:
- ☐ Residential (indicate # of single-family units): \_\_\_\_\_
- ☐ Residential (indicate # of multi-family units): \_\_\_\_\_
- ☒ Commercial (total square footage): 1,955 sf
- ☐ Industrial (total square footage): \_\_\_\_\_
- ☐ Other (describe): \_\_\_\_\_
3. Is the project located in a Transit Priority Area? ☐ Yes ☒ No
4. Provide a brief description of the project proposed: The project consists of the demolition of an existing single story commercial building, with a proposed 1,955sf Medical Marijuana Consumer Cooperative with 11 proposed parking spaces, including 1 van accessible parking space on an existing 6,049sf lot, located at 6176 Federal Blvd.

<sup>2</sup> Certain projects seeking ministerial approval may be required to complete the Checklist. For example, projects in a Community Plan Implementation Overlay Zone may be required to use the Checklist to qualify for ministerial level review. See Supplemental Development Regulations in the project's community plan to determine applicability.

## Step 2: CAP Strategies Consistency

The second step of the CAP consistency review is to review and evaluate a project's consistency with the applicable strategies and actions of the CAP. Step 2 only applies to development projects that involve permits that would require a certificate of occupancy from the Building Official or projects comprised of one and two family dwellings or townhouses as defined in the California Residential Code and their accessory structures.<sup>4</sup> All other development projects that would not require a certificate of occupancy from the Building Official shall implement Best Management Practices for construction activities as set forth in the Greenbook (for public projects).

Step 2: CAP Strategies Consistency			
Checklist Item (Check the appropriate box and provide explanation for your answer)	Yes	No	N/A
<b>Strategy 1: Energy &amp; Water Efficient Buildings</b>			
<p>1. <i>Cool/Green Roofs.</i></p> <ul style="list-style-type: none"> <li>• Would the project include roofing materials with a minimum 3-year aged solar reflection and thermal emittance or solar reflection index equal to or greater than the values specified in the voluntary measures under <u>California Green Building Standards Code (Attachment A)</u>?; <u>OR</u></li> <li>• Would the project roof construction have a thermal mass over the roof membrane, including areas of vegetated (green) roofs, weighing at least 25 pounds per square foot as specified in the voluntary measures under <u>California Green Building Standards Code</u>?; <u>OR</u></li> <li>• Would the project include a combination of the above two options?</li> </ul> <p>Check "N/A" only if the project does not include a roof component.</p>	✓	<input type="checkbox"/>	<input type="checkbox"/>
<p>2. <i>Plumbing fixtures and fittings</i></p> <p>With respect to plumbing fixtures or fittings provided as part of the project, would those low-flow fixtures/appliances be consistent with each of the following:</p> <p>Residential buildings:</p> <ul style="list-style-type: none"> <li>• Kitchen faucets: maximum flow rate not to exceed 1.5 gallons per minute at 60 psi;</li> <li>• Standard dishwashers: 4.25 gallons per cycle;</li> <li>• Compact dishwashers: 3.5 gallons per cycle; and</li> <li>• Clothes washers: water factor of 6 gallons per cubic feet of drum capacity?</li> </ul> <p>Nonresidential buildings:</p> <ul style="list-style-type: none"> <li>• Plumbing fixtures and fittings that do not exceed the maximum flow rate specified in <u>Table A5.303.2.3.1 (voluntary measures) of the California Green Building Standards Code</u> (See Attachment A); and</li> <li>• Appliances and fixtures for commercial applications that meet the provisions of <u>Section A5.303.3 (voluntary measures) of the California Green Building Standards Code</u> (See Attachment A)?</li> </ul> <p>Check "N/A" only if the project does not include any plumbing fixtures or fittings.</p>	✓	<input type="checkbox"/>	<input type="checkbox"/>

<sup>4</sup> Actions that are not subject to Step 2 would include, for example: 1) discretionary map actions that do not propose specific development, 2) permits allowing wireless communication facilities, 3) special events permits, 4) use permits that do not result in the expansion or enlargement of a building, and 5) non-building infrastructure projects such as roads and pipelines. Because such actions would not result in new occupancy buildings from which GHG emissions reductions could be achieved, the items contained in Step 2 would not be applicable.

## Step 2: CAP Strategies Consistency

Check "N/A" only if project does not include explanation of your response.

- **Non-residential projects:** If the project includes new commercial, industrial, or other uses with the building or land area, capacity, or numbers of employees listed in Attachment A, would 3% of the total parking spaces required, or a minimum of one space, whichever is greater, be provided with a listed cabinet, box or enclosure connected to a conduit linking the parking spaces with the electrical service, in a manner approved by the building and safety official? Of the total listed cabinets, boxes or enclosures provided, would 50% have the necessary electric vehicle supply equipment installed to provide active electric vehicle charging stations ready for use?

Check "N/A" only if the project is does not include new commercial, industrial, or other uses with the building or land area, capacity, or numbers of employees listed in Attachment A.



### Strategy 3: Bicycling, Walking, Transit & Land Use

(Complete this section if project includes non-residential or mixed uses)

#### 5. Bicycle Parking Spaces

Would the project provide more short- and long-term bicycle parking spaces than required in the City's Municipal Code (Chapter 14, Article 2, Division 5)?<sup>6</sup>

Check "N/A" only if the project is a residential project.



#### 6. Shower facilities

If the project includes nonresidential development that would accommodate over 10 tenant occupants (employees), would the project include changing/shower facilities in accordance with the voluntary measures under the California Green Building Standards Code as shown in the table below?

0-10	0	0
11-50	1 shower stall	2
51-100	1 shower stall	3
101-200	1 shower stall	4
Over 200	1 shower stall plus 1 additional shower stall for each 200 additional tenant-occupants	1 two-tier locker plus 1 two-tier locker for each 50 additional tenant-occupants



Check "N/A" only if the project is a residential project, or if it does not include nonresidential development that would accommodate over 10 tenant occupants (employees).

<sup>6</sup> Non-portable bicycle corrals within 600 feet of project frontage can be counted towards the project's bicycle parking requirements.

## Step 2: CAP Strategies Consistency

Checklist Item (Check the appropriate box and provide explanation for your answer)	Yes	No	N/A
<ul style="list-style-type: none"> <li>• Pre-tax deduction for transit or vanpool fares and bicycle commute costs</li> <li>• Access to services that reduce the need to drive, such as cafes, commercial stores, banks, post offices, restaurants, gyms, or childcare, either onsite or within 1,320 feet (1/4 mile) of the structure/use?</li> </ul> <p>Check "N/A" only if the project is a residential project or if it would not accommodate over 50 tenant-occupants (employees).</p>		✓	



DESIGN | DEVELOPMENT

#### Historical Resources – Additional Information

6176 Federal Boulevard, San Diego CA. 92114

Year Built: Circa 1951

#### Description of property:

The property consists of a single-story commercial building with an approximate maximum height of 10'-3" from grade. Abutting the west side property line. Exterior walls consist of a rough stucco finish, as well as, a vertical wood siding. The architectural style would be classified as nondescript without any distinct characteristics. The building would be considered a standard office type with no distinguishable features, characteristics or site features. The property also consist of several metal storage units abutting the rear property line, as well as, a two story wood framed non-permitted structure.

#### Alterations to property:

The exterior of the building appears to have been remodeled in association with an addition permit issued in 1954, along with metal sheds that have been placed at the rear of the site, according to San Diego Assessor Building Records. A remodel appears to have included replacing the stucco on the wood framed walls in 1960. From observing the exterior of the building it does appear that the doors and windows are not from the original construction. No other major alterations have been observed. The permit application shows the owner as the builder. No architect or engineer is listed.

#### Historical Photographs:

It has been determined that any historical photos for the project site located at 6176 Federal Boulevard are to be non-existent or cannot be located through the San Diego Historical Society Archives and through research.

#### San Born Maps:

Through research at the San Diego Public Library and the San Diego Historical Society Archives, it has been determined the property located at 6176 Federal Boulevard is not mapped in any published year of the San born Maps.

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Abhay Schweitzer – Principal

TECHNE

3959 30<sup>th</sup> Street, San Diego, CA 92104

# Who Sells It? Is Answered by the Classified Business Lists in this Directory

## HARRY D. HALL REAL ESTATE

SALES  
EXCHANGES  
RENTALS  
NOTARY

2739

Imperial Ave.

Phone  
Franklin

FAY AV (LJ)—Contd  
7556 Twedt M E G 5-1181  
7558 Cornell G H Mrs G 5-3478  
7560 Morrow P S Mrs G 5-2202  
7562 Cornell J G G 5-4708  
7576 LaJolla Cabinet Shop  
G 5-4538  
7580 Hansen G H G 5-2024  
7582 Workman Keith G  
7581 Romeo B V Nursery  
G 5-2703  
rear Valle Miguel  
7603 Walbel Louise Mrs G 5-2318  
7608 Boy Scouts of Am  
7611 Vacant  
7611½ Western Sign Co G 5-6304  
7616 Krause W O G 5-2058  
LaJolla Locksmith & Fixt  
Shop G 5-2058  
7616½ Chilcote C W Jr G 5-7874  
7621 Longmore S M Mrs G  
G 5-2735  
rear Goodman J W  
7628 Gordon J C G 5-1221  
7627 Harris W M G 5-6866  
7629 Clark Anna M G 5-7684  
7631 Sumner M E Mrs G 5-3117  
7634 Liddiard T P G 5-4340  
rear Liddiard W H  
7638 Vacant  
7639 Boutelle W W G mus tehr  
G 5-3722  
7641 Van's Htg & Sht Mtl Shop  
G 5-8311  
7643 Fay Av Mkt G 5-2804  
rear Johnson F E  
7646 Staff C E  
7650 Aker's Liquor Store G 5-2454  
7650½ Fay Av Barber Shop  
7652 Winan's Sht Mtl Wks G 5-3138  
7652 Vacant  
7660 Aker H A Mrs G 5-2454  
7661 Garlon Doug G 5-4026  
Kleine intersects  
7701-03 Vacant  
7702 Wasching L A G 5-6763  
7703 Vacant  
7705 Palevsky S N phys G 5-6586  
7707 Weigle E H phys G 5-4016  
7709 Skarda J F physiotherapist  
G 5-6157  
7712 Crozer N V Mrs G 5-1070  
7715 Kelly P D Mrs drsmkr  
G 5-2741  
7717 Jernigan F M Mrs  
7719 Porter G C  
Smith Y L Mrs  
7720 Worrall D G Mrs G 5-4541  
7723 Buechler F J G 5-4328  
7725½ Purnort Anne Mrs G 5-7389  
7726 Schmiedes Elise G  
7729 Moore Hazel Mrs  
7730 Wright J F drftsmn G 5-6661  
7731 Smith J H G 5-2383  
7733 Murray C B Mrs  
7735 Munshaw Kathleen H  
G 5-3486  
7736 Rathbun H L G 5-7498  
7743 Scripps Ellen Browning Foun-  
dation G 5-2656  
7744 Buchan E M Mrs G 5-4526  
Fay V M Mrs G 5-2471  
7751-55 Village Apartments  
Walsh Marie J chiropractor  
G 5-3883  
7752 Taft Robt G 5-6710  
7753 Hammond J K Mrs G 5-4896  
7755 Moore Macallaster Jr G  
G 5-3314  
7758 Johnson L J Mrs G 5-7629  
LaJolla Auto Livery rentals  
G 5-3167  
rear Hayward L J  
7761 Vacant  
7763 LaJolla Business Serv accts  
G 5-6225  
O'Donnell F J G 5-6225  
7766 Bean L C G 5-3046  
7780 Coburn M S Mrs G 5-3145  
Silverado intersects  
7806 Puffer E C G 5-3947  
7812 Worrall C G G 5-8784  
7818 McMillan M F G 5-4524  
7821 LaJolla Chevrolet Motor Co  
G 5-2222  
7822 Moriarty J R G 5-1146  
7829 Anderson G R G 5-1215  
7830 McGaw C L Mrs G 5-3879  
7836 Gorgons Dora Mrs  
Outgrown Shop The used clo  
G 5-2201  
7837 Brenner A J G 5-8584  
Yahn's Little Gift Shop  
G 5-8584  
7841 Mineo Frank G 5-6997  
7846 Moler J L dentist G 5-7662  
7849 Dunlap A M Mrs G 5-3614  
7854 Duncan G W archt G 5-4665  
Gunsulius J A landscape archt  
G 5-4665  
Jack Donald W bldg contr  
G 5-6611  
7855 LaJolla Bowling Center  
G 5-3081  
Ten-Pin Club Bar G 5-3081  
Prospect intersects  
FEBRUARY (North San Diego) —  
North from 5100 Summer

FEDERAL (East San Diego) —  
Northeast from 4900 Laurel  
FEDERAL BLVD—East from 35th,  
2 south of Broadway  
3695 Crews C G M 4-0466  
36th intersects  
3705 Jones O P Rev M 4-5174  
3715 Smith S S M 4-3800  
37th intersects  
4107 Ditturi John G  
4110 Police Pistol & Target Range  
M 4-4541  
4128 Vacant  
4149 Vacant  
4153 Federal Blvd Service gas sta  
M 4-9514  
4155 Cal-Ray Bakeries whse  
4157 Custom Finishing Co furn  
4158 Fasirs M 4-1186  
4161 Outside Inn restr M 4-9680  
4295 Lew Edw E G  
4276 Vacant  
4380 Christman John R plstr  
4381 Belleau J A M 4-1875  
4672 Vacant  
4673 A Arrow Surplus & Home Sup  
M 4-5102  
4674 Hutson Jas E photog M 4-4509  
4675 Pat's Place liquors M 4-9635  
4676 Old Glory Barber Shop  
M 4-6218  
Panicello Frank  
4677 Imig Park Cleaners M 4-1726  
4678 Atomic Cleaners M 4-7240  
4680 Vacant  
4682 Clipper Inn liquors M 4-9576  
4683 Kelly's Self Serv gas sta  
M 4-1135  
4684 Temple Complete Food Serv  
gro M 4-9550  
47th intersects  
4704 Coplin K Shell Service  
M 4-7111  
4715 Ortwin Edw & Appliance  
M 4-2214  
4725 Emerald Isle Liquor Store  
M 4-5588  
4727 Imig Park Pennysaver Market  
M 4-3892  
4729 Blair Joe E meats M 4-1011  
4731 Berloch Frank H drugs  
M 4-2422  
4733 Henrich R J M 4-2422  
4737 Don Jose's Cafe M 4-9675  
48th intersects  
4801 Copher C C M 4-1955  
4807 Pett Eileen Mrs M 4-2428  
4812 Fish G E M 4-4330  
4816 Mainline A P M 4-2060  
4819 Cruz J F G  
4824 Engelhart J C M 4-6716  
4825 O'Connor P A M 4-4859  
4833 Boyles Lloyd D G  
4845 Vacant  
4851 Jenkins B C Mrs M 4-2322  
4854 Collins D R M 4-7322  
4857 Wright D H M 4-6650  
4866 Toothaker T K M 4-4777  
4869 Bennis Marco Jr  
4876 Shaw C W G  
4877 Matsusak D J M 4-2105  
4883 Gritz Wm M 4-5025  
49th intersects  
4908 VanKenren Robt G acct  
M 4-2512  
4918 Jackson Thurman M 4-4781  
4924 Bell C D M 4-4503  
4934 Halle B R M 4-4288  
4966 Greathouse H K M 4-1548  
4976 Medler J H M 4-4859  
5075 Yale M C G  
5076 Vacant  
5090 F & K Service M 4-3988  
at 51st Emerald Hills Public Golf  
Club M 4-1211  
StPeter Geo  
51st intersects  
6095 Less Doyle M 4-2466  
6131 Billari J F M 4-4551  
6137 Balcum Robt  
6176 VonWiller F W plstr contr  
M 4-6211  
Winnett intersects  
Oriole intersects  
6190 Five S Shell Serv Sta  
M 4-6311  
6196 Hutchins F L M 4-6243  
Valley Gro M 4-6243  
6225 Vacant  
6230 Modern Tile Co M 4-6121  
FELSPAR (Pacific Beach) — East  
from 4900 Ocean Blvd  
518 Dalrymple Wm L  
520 Houston B G Mrs H 8-2594  
520 Houston G E H 8-2594  
524 Hawking Ole Mrs H 8-2564  
534 White Betty Mrs H 8-9940  
535 Green C D H 8-2169  
536 Hunter Nona Mrs H 8-5008  
538 Baldwin A M Mrs H 8-9678  
540 Huyett R C  
541-51 Vacant  
542 Kokeas C L H 8-3902  
544 Stark Roland H 8-8127  
546 Freeman J G H 8-2158

548 Ryar  
550 Olson H 8-8751  
553 Laird J I H 8-8186  
554 Arnold S J G  
556 Corwin R L H 8-1773  
557 Rogers H J  
558 Anderson R T G  
559 Novak S W G  
581 Ousley J W H 8-9465  
583 Williams Susan Mrs H 8-7305  
585 Whalen J W H 8-3311  
587 Klenow Phyllis M  
574 Taylor Earl H 8-2077  
Bayard intersects  
904 Anthony J C H 8-2952  
918 Tiedemann Robt gdnr  
H 8-9545  
920 Reid Chas F  
922 Wilcox R E  
931 Bucklin A G H 8-9834  
935 Lank J M Mrs H 8-7487  
942 Dixon R D H 8-1763  
943 Martin V H H 8-6928  
944 Jones R H  
945 Honten R G  
948 Miller Raymond  
948 Hopkins Guy H 8-5360  
950 Evans L H  
951 Pahn G A H 8-1995  
952 Rahiser Glette Mrs H 8-6362  
954 Schultz B P  
956 Mote R D Jr H 8-3112  
958 Kohn C L Jr H 8-5726  
959 Rocks Harry H 8-5606  
960 Benecke R O H 8-1943  
962 Wynn E R G  
976 Bamboo Rattan Shop furn  
H 8-5409  
Havach A J H 8-5409  
Cass intersects  
1011 Lehner Agnes G H 8-2518  
1020 Jones J R H 8-3045  
1021 King F B H 8-1047  
1024 Luque Gilbert G  
1030 Shropshire C B H 8-5056  
1034 Grove L E H 8-6758  
1036 Dilleuth A H H 8-6797  
1040 Guthrie E A drsmkr H 8-2278  
1042 Johnson W L  
1042½ Christensen C C  
1044 Davidson J R H 8-1551  
1046 Erickson C W  
1048 Sedgwick C L H 8-4772  
1049 LaPlante E E H 8-5492  
1050 Schilbe L J H 8-8565  
1052 Martin A F H 8-3094  
1057 Friedrich W H H 8-4085  
1058 Campbell R J H 8-1801  
1059 Shoberg G W H 8-1186  
1060 Cowell H C H 8-5310  
1061 Palmer E T H 8-1326  
1062 Nunamaker R E H 8-4392  
1064 Powell Foster H 8-1875  
1065 Paul John  
1067 Barnes P W  
1068 McFarlane Wm H 8-2208  
1070 Meyer S B H 8-2195  
1074 Batson J A H 8-0134  
1080 Vacant  
1116 Frank R J H 8-4915  
1117 Staley Fred I H 8-9039  
1118 O'Neil C W Jr  
1119 Vacant  
1121 Leonnig R B H 8-3640  
1124 Simmons W D H 8-3114  
1125 Gunnerfeldt O R H 8-0068  
1127 Thompson A M  
1128 Salcido L Z H 8-3895  
1129 Jacobs R A H 8-8995  
1134 Birse H M H 8-2187  
1135 Moore E J H 8-8111  
1142 Yost C R G  
1143 Svoboda R D H 8-2605  
1144 Levy I H  
1146 Janowski Edw G  
1152 Principe Anthony H 8-7265  
1180 Himes R V H 8-7734  
Everts intersects  
1210 Norris Winnie W H 8-4306  
1211 Updegrave R L H 8-7980  
1219 Holston V H H 8-2312  
1227 Vacant  
1237 Dernoval Makar G  
1244 Saunders W L H 8-5268  
1245 Husted D S H 8-2450  
1251 Shoemaker E P H 8-8048  
1261 Phillips E J H 8-1131  
1262 Brockman Roy A H bldg contr  
H 8-5497  
1269 Heck Harman H 8-6789  
1270 Collins S E H 8-7490  
Faniel intersects  
1804 Dye R L H 8-5490  
1810 Parker M H Mrs  
1812 Fournier G E H 8-4720  
1820 Norman J W H 8-7816  
1828 Maloney J R H 8-9047  
1828 Mercer R O H 8-8849  
1829 Kodama G Y H 8-4054  
1830 Abernathy C F H 8-1317  
1832 Cavallars O M H 8-5988  
1833 MacLeod Marion D  
1835 Dunn Fred E  
1837 McCollum Saml G  
1843 Scott R B H 8-5343  
1847-49 Vacant  
1851 Gussa A G H 8-4027  
1853 Tocco Louie H 8-4420  
1860 Schlueter O W Rev H 8-8248

FELSPAR (Pacific Beach)  
1367 Tiffany A R  
1369 McAllister A G  
1376 StPaul's Lutheran  
Gresham intersects  
1415 McCarthy J P  
1421 Curoy W L H  
1423 Snodgrass  
1435 Suits J P G  
1441 Maghi A V  
1443 Titcomb Wm  
1445 Smith W H H  
1447 Bavorini T N  
1451 Sullen J D M  
1457 Homewood D M  
1459 Vacant  
1461 Hudson D L  
1463 Vacant  
1471 Vacant  
Hains intersects  
1506 Ersland A H  
1512 Svoboda J P G  
1519 Sanders W A  
1527 Adamczyk D S  
Gregg W  
Lauread E  
Pier J H  
Rebely R  
Williamson D  
1533 Bowman  
1538 Morgan G  
1551 Gilla M  
1559 Lape Jos  
H 8-3987  
Ingram intersects  
1905 Mabbitt R C  
1907 Allendorf C  
1917 Seatch R  
1920 Whipple E  
1925 Phillips E  
1928 Maley J  
1935 Haugh Harold  
1936 Hart D  
1943 Plimmors S  
H 8-1055  
1944 Bennett  
1961 Lips H  
1956 Milligan A  
1956½ Kerr H  
1959 Parker Raymond  
1966 Smith E  
1969 Hansen Vera  
1970 Wahl C  
1976 Stone C  
1978 Gloetzer R  
2002 Peterson M  
Marshall intersects  
2004 Sharp R S  
2014 Wood G A  
2015 Foster E B  
2024 Stanko G W  
2025 Gregorich R  
2030 Ringe G  
2038 Tucker J H  
2037 Carlton D M  
2046 Carr J F  
2047 Leonard C H  
2050 Fred G P  
2052 Hall A J  
2054 McCormick J  
2055 Liddell J  
2056 Peters D  
2057 Hooker W  
2058 West Lester  
2059 Nelson G  
2060 Foster J  
2062 Scott Lawrence  
2064 Welsh W  
2063 Gariss J L  
2066 Partman Paul  
2068 Whitney M  
2072 Stark I S  
2074 Allen T J  
2075 Butler R C  
2076 Thompson C  
2078 Partman J  
2080 Lease F G  
2104 Gaddes D M  
2111 McGrael L  
2112 Frye E L  
2119 Ringgold  
2120 Collier T  
2128 Bogart E  
2138 Niemeyer  
2139 Hancock  
2142 Outright A  
2143 Kaufman D  
2144 Wood V W  
2146 Aldridge R  
2148 Feldsher R W  
2152 Daniels M  
2155 Avery E C  
2158 Ford V  
2160 Vacant  
2162 Speedy W  
Speedy W  
2164 Vacant  
2165 Borgs E W  
2166 Linder O  
2168 Hoeder W  
2170 Conger O  
2172 Vacant  
2172½ Miller M  
2176 Alan M  
2211 Murray  
2216 Sam D



234-2231

**If You  
Would Find  
What You  
Wish to  
Buy**

707 EL-KHADEM HASSAN & ASSOCIATES  
REAL EST 488-0644  
709 RITA & HAZEL'S HAIR FASHIONS  
488-5336  
711 VACANT  
715 RAG STORE USED CLO 488-6358  
717 VACANT  
742 SAN DIEGO GLASS & PAINT CO  
488-0578  
744 BAY SHORE MOTORS (PACIFIC  
BEACH BRANCH) AUTO DLRS  
488-0531  
---MISSION BLVD INTERSECTS  
818 MC CORMACK FLORENCE MRS  
488-7296  
820 POWER MARCIA C 488-0096  
822 KESSNER PEARL M  
824 KASHIWABARA NAOMI 488-5559  
826 KIRCHNER EARL J  
828 MARSHALL HELEN M 488-4098  
830 WOLFORD WINNIFRED B MRS  
488-8955  
832 BUCKMAN MARCENE  
834 LUTZ GUINN L MRS  
835 GREEN CAROLINE MRS • 488-2163  
REAR STAPLETON WM A  
836 VACANT  
838 VACANT  
840 NO RETURN  
841 KALTENBROWN THED J 488-9196  
842 BURKE JOHN J 488-9860  
843 SAWYER WM G 488-6115  
844 MALM IRENE MRS  
845 STIGALL ORLINE C MRS 488-8500  
846 VACANT  
847 JERROLD MYRNA A MRS 488-4708  
848 KIECKBUSCH MYRTLE A MRS  
488-0496  
849 MITCHELL HENRY M 488-4408  
851 STONE ARTH H 488-4842  
853 VACANT  
854 VACANT  
855 CAMPBELL ELIZ MRS 488-0918  
857 LEWIS PATRICIA 488-4906  
858 VACANT  
859 SALLING HAROLD V 488-9618  
859S COOK LAURA I MRS • 488-6093  
861 TANNER ETHEL N MRS 488-4172  
863 JOHNSON BETSY 488-7380  
865 ROCKY NORMA  
867 ROSSITTO VINCENT J 488-1149  
874 TAYLOR EARL 488-2077  
---BAYARD ST INTERSECTS  
904 HAINES LLOYD A 488-6967  
910 FLAMINGO APARTMENTS  
PEEPLS IRVING N 488-2740  
912 GODSBEHERE FREEMAN L  
914 RITZ FRANK J 488-5853  
916 PERRY LAWRENCE  
916S JACKSON ROBT 488-9607  
918 FJERAN FLORENCE MRS •  
488-4247  
920 LONG MILDRED F MRS 488-4087  
922 VACANT  
930 DOLPHIN APARTMENTS 488-9989  
TALLMAN WM J 488-3972  
1 VACANT  
2 CRUMB ETHEL MRS  
3 VACANT (3-5)  
7 REINACH ADELE MRS 488-6648  
8 VACANT  
9 JAMES ENDOR R 488-9989  
10 VACANT  
11 VACANT  
12 KATZ ANTHONY W  
14 PERCZEL OTTILIE MRS  
488-4300  
15 VACANT (15-18)  
19 GODMAN RAMONA MRS 488-7496  
20 VACANT  
21 JOHNSON DONALD  
22 VACANT  
23 MOFFETT JERRY  
24 BREI DONALD 488-9822  
25 TIPPIT HARVEY C 488-4422  
935 VACANT  
937 GRAHAM JAMES H 488-9541  
941 VACANT  
942 VACANT  
943 MADRIGA JOSEPHINA MRS  
944 VACANT  
945 VACANT  
946 KIECKBUSCH MYRTLE A MRS  
488-0496  
948 TEMBLY SHIRLEY J MRS 488-4338  
950 OLIVAS PHILLIP E 488-0022  
951 VACANT  
952 VACANT (952-958)  
959 ACNE WINDOW CLEANING 488-9607

4752 VACANT  
4754 VACANT  
4756 ROSENFELD-HORN & CO FOOD  
BROKERS 262-8641  
4758 VACANT  
4760 SEDLACK RENTAL CO 262-0909  
---48TH ST INTERSECTS  
4801 PERKINS BARNA J 264-9418  
4807 SHANNON THOS • 264-5565  
4812 FISH GEO E • 264-4330  
4816 HAMILTON ERNEST W • 264-2811  
4819 VACANT  
4824 TAPOLLA RUDOLPH A • 262-8765  
4825 TODD ORIE R •  
4833 MILLINGTON FRED M 262-8455  
4845 HOLK ERWIN • 264-7292  
4851 SCHLEIGH WM J 263-2541  
4854 VACANT  
---DUVAL ST INTERSECTS  
4857 VACANT  
4866 STEVENS WM H JR 262-0063  
4869 WAGNER NORMAN F • 264-1860  
4876 BRENNER RUTH MRS 263-1064  
4877 MATENSAK EDW J • 264-2105  
4883 WARD BOB C • 264-0549  
---49TH ST INTERSECTS  
4908 GREEN GEO 262-8905  
4916 MORRIS BENNIE • 264-6847  
4924 VACANT  
---MARY LOU ST INTERSECTS  
4954 STEELE MANUEL 263-2534  
4955 GLOVER LEE L • 264-3477  
4965 WARREN DOUGLAS H • 262-5430  
4966 CARRINGTON FREDK D •  
4975 HAWKINS FRED 263-3063  
4985 IDELBURG ROBT •  
4995 SANCHEZ BLAS • 263-2009  
4996 GARFIELD JOHN  
---50TH ST INTERSECTS  
5004 QUATERMAN RICH D •  
5023 PITT WILLIE L • 264-1427  
5055 VACANT  
5061 VACANT  
5063 SAN DIEGO GAS & ELECTRIC CO  
(BR)  
5065 ONE HOUR VALET 264-9141  
5070 TACO BELL RESTR 262-8415  
5075 BIG BEAR MARKETS 264-9992  
5090 D & W MOBIL SERVICE CENTER  
264-2543  
64  
---ZIP CODE 92105  
---51ST ST INTERSECTS  
---EUCLID AV INTERSECTS  
5100 HOME FEDERAL SAVINGS & LOAN  
ASSN OF SAN DIEGO (BR)  
262-8661  
U S DEFENSE CONTRACT AUDIT  
AGENCY  
5106 AVON PRODUCTS INC 262-8607  
PINKERTON'S INC 262-8682  
BUILDING  
ROOMS  
109 ROYFAX DIV LITTON INDUSTRIES  
ELECTROSTATIC COPYING EQUIP  
262-9937  
110 ROYAL TYPEWRITER CO INC OFC  
MACHS 262-8626  
202 EQUITABLE LIFE ASSURANCE  
SOCIETY OF THE U S 263-2294  
203 VACANT  
205 HIRSCH & KOPTIONAK INC CIV  
AND SAN ENGS 262-8694  
205 WALL D FLETCHER & ASSOCIATES  
REAL EST 264-3695  
208 PACIFIC TELEPHONE &  
TELEGRAPH CO STWHT DIST OFC  
209 SIEGEL ARTH DENTIST 264-5600  
5160 SAFEWAY STORES INC GROS  
---PENTECOST WAY BEGINS  
5255 ALESSIO MOTOR SALES INC AUTO  
DLRS 263-2251  
---STATE HWY 94 INTERSECTS  
70  
---60TH ST INTERSECTS  
---ZIP CODE 92114  
6003 PINAL BERNARDO •  
6015 BERTOLINO VITO • 264-4939  
6023 MELTON WM V 262-9385  
6025 SPUTO OSCAR  
6033 ROE LAWRENCE H 263-1478  
6035 SCHMITT WM E 264-3357  
6037 VACANT  
6039 MC DONALD JAMES 262-1780  
6041 SHOEMAKER DONALD R 264-1616  
6055 VACANT

6061 ZANER MANOR APTS  
1 VACANT  
2 VACANT  
3 BORDNI FRANK  
4 ZANER ANTHONY W • 262-6719  
5067 BILLARI JOSEPH F •  
---61ST ST INTERSECTS  
6111 RYNO WALLACE 264-8289  
6115 WILLIS LARRY D 264-6781  
6121 PATTON BILLY J • 263-1582  
BILLIS GRADALL RENTAL CONTR  
EQUIP 263-1502  
---WINNETT ST ENDS  
6190 VACANT  
6196 ALLISON'S NEIGHBORHOOD GROCERY  
264-2313  
6230 CUSTOM TILE 264-6121  
6392 GAMON CALMET (DIV STUDEBAKER  
WORTHINGTON INC) WATER METERS  
582-4036  
BURNHAM VAN SERVICE INC  
233-8818  
MAC'S TRANSFER & STORAGE  
582-2071  
PRINCE ANRO INC WHOL CABT HDW  
286-4951  
N & M SLS NO 5 (WHSE)  
WORTHINGTON MACHINERY GROUP  
METER MFRS 582-4036  
6304 MAGIC CARPET CLEANERS 582-6868  
6306 DEL RICH PLASTICS  
UNIVERSAL DECORAMA INC SIGN  
MFRS 583-5644  
6308 BUSINESS EXCHANGE INC TEL ANS  
SERV 286-2601  
W & W PAINTING CONTRACTORS INC  
286-1149  
6310 R & A TEXACO SERVICE 582-5241  
6336 E & W EQUIPMENT CO DIESEL ENGS  
263-2111  
6360 DYNAIR ELECTRONICS INC MFRS  
582-9211  
---MC ARTHUR DR BEGINS  
---ORIOLE ST ENDS  
6468 ACE SHEET METAL WORKS 465-0102  
6470 ACTIVE HEATING & AIR  
CONDITIONING 583-2653  
6494 MICRO TOOL & MFG INC 582-5453  
---MOLLARD ST BEGINS  
6500 FULLVIEW INDUSTRIES INC SLIDING  
DOOR & WINDOW MFR 286-1701  
6510 VACANT  
6530 POLAR EQUIPMENT CO REFGR EQUIP  
286-3570  
SIGN MART MAGNETIC SIGN MFRS  
286-2232  
WEST COAST STRUCTURAL BEAMS INC  
LAMINATED BEAMS MFRS 583-9561  
6540 EK J C MACHINE & STEEL INC  
CONTR GENL 583-8240  
6550 ALFRESCO OUTDOOR CONSTRUCTION  
SIGN MFRS 583-3903  
6566 DAY 'N NIGHT MFG CO WATER  
HEATERS SLS & SERV 286-2252  
DESIGNERS PRODUCTS ENGS  
583-6028  
UNLIMITED POTENTIAL BUS  
MANAGEMENT CONSULTANTS  
286-1921  
6570 MISSION MATTRESS MFG CO INC  
WHOL 286-2400  
6580 CULBERT AUTOMOTIVE ENGINEERING  
EQUIP MFRS 286-2444  
6588 BUCK KNIVES INC MFRS 286-2200  
---SAN MIGUEL DR BEGINS  
6608 SUPERIOR SCAFFOLD & EQUIPMENT  
CO 286-4081  
6610 C & R PROPERTIES INV LAND  
286-4601  
GLOVER CO THE CONCRETE PUMPING  
CONTR 286-1861  
VON WILLER R W INC PLSTR CONTR  
286-4601  
WHICO CONSTRUCTION CO CONTR  
BLDG & GENL 286-4833  
6612 WOOLEY DRYWALL INC CONTR  
DRYWALL 286-4601  
143  
FEILER PL -FROM FAIRBANKS AV  
SOUTHEAST SOUTH OF FERMIN AV  
---ZIP CODE 92123  
3001 BARNEY ROBT E • 278-8640  
3002 ROBINSON EUG P • 279-3656  
3011 PALOMINO PAUL T • 277-6232  
3012 MILLER CARLTON R • 278-2480



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REALTORS

INCOME  
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6 CONVENIENT OFFICES

(See Page 50 Buyers' Guide)

273-3921

4752 Voltar Inc carpet & drapery cln  
263-3202  
4754 Superior Tile Co contr 262-2459  
4756 Holman Realty 264-1444  
4758 California Building & Coating Co  
(Overflow) 293-7751  
4760 Sedlack Rental Co property  
management 262-0909  
48TH ST INTERSECTS  
4801 Bugg Almon D ©  
4807 Lange Harry M © 263-2058  
4812\*Horton Bea Mrs  
4816 Taylor James © 263-8978  
4819 Berry Arvel ©  
4824\*Montano Melie T Rev ©  
4825 Todd Orle R ©  
4833 Vacant  
4845 Holk Erwin © 264-7292  
DUVAL ST BEGINS  
4851 Johnson Melvin  
4854 Player Louise Mrs  
4857 Aguirre Juan © 263-2408  
4866 Christian James ©  
4869 Wagner Norman F © 264-1860  
4876 Bagwell Barbara  
4877\*Batiste Willie M Mrs 264-5820  
4883 Toussaint Ezelmia Mrs ©  
49TH ST INTERSECTS  
4908 Robinson Roy H  
4916 Morris Bennie L © 264-6847  
4924 Hawkins Teacumey ©  
MARY LOU ST INTERSECTS  
4954 Steele Manuel 263-2534  
4955\*Logans Sandra © 262-4431  
4965 Warren Josephine F Mrs © 262-5430  
4966 Carrington Fredk D © 264-3043  
4975 Hawkins Fred L ©  
4986 Idlebird Robt  
4995 Sanchez Leonie Mrs © 263-8807  
4996 Dressler Norman L ©  
50TH ST INTERSECTS  
5004 Quaterman Richd C ©  
5020 Euclid Gardens apts  
101\*Gardner Rosie  
102 Mosby A  
103 Clay Loren  
104\*Kiro C 262-3503  
105 Cowherd Cecilia M 264-5434  
106 Hill David  
107\*Sugar Valerie Mrs  
108\*Kelker Michl  
109\*Marva Eliz  
110\*Speed Linda  
111 Trott Charles 264-5070  
112\*Miller Matt  
113 Biefeld Dawn  
114\*Connelly Curtis  
115\*Stewart Mary L Mrs 262-5997  
116\*Russ C R 262-3881  
117 Anderson Marilyn  
118 Davis Clarence  
119 Thompson Theo R 262-9183  
120\*Roberts Michl  
121\*Jones Alice Mrs  
122\*Kidd Willie 263-8917  
123 Joins Anne E 262-8122  
124 Mc Daniel Walter  
125 Cormier Rene  
126 Morgan Marjie 264-4527  
127 Jenkins Sheila  
128 Pearson May H  
129 Joseph Stella 263-7141  
201 Rucker June Mrs 264-0286  
202 Harris Bethany  
203\*Burton Leroy  
204\*Murray Cassie Mrs 263-9885  
205\*Hamilton Norman  
206\*Dueuda Lauda  
207 Fenderson Sandra K  
208 Applewhite Dorothy Mrs 264-1351  
209\*Honore Gena 262-3448  
210 Harris Walter C 262-0230  
211 Greene Charles  
211\*Forde Karren 262-9255  
212 Jordan  
213 Thompson James 262-7846  
214 Mortley M 264-7862  
215\*Blake Curtis  
216 Vacant  
217\*Smoot Rose T Mrs  
218 Fields Betty  
219\*Rogers C  
220\*Applewhite Evelyn Mrs 262-3485

263-3141  
50\* Williams Bedell Men's Store  
32-9027  
5061 Gran Taco 264-7603  
5061 Venus Trading Co wigs & hairpieces  
263-3535  
5063 Juke Box The 262-2952  
5065 One Hour Valet dry cln 264-9141  
5070 Taco Bell No 76 restr 264-9654  
5073 Fotomat Corp photo film developing  
263-2041  
5075 Big Bear Super Markets Inc (Corp  
Ofc) 263-3161  
Big Bear Super Markets Inc (Constn  
Div) 263-4425  
Big Bear Super Market No 17  
262-9992  
Par Liquor Store liquor-ret 262-9994  
5090 Tune-Up Master auto repr 262-1522  
EUCLID AV INTERSECTS

ZIP CODE 92105  
5100 California Federal Savings & Loan  
Assn 263-6611  
5106 Office Building

ROOMS  
101 Vacant  
Pacific Telephone Co opr ofcs  
264-0364  
201 County Offices Dept Of Pub  
Welfare s d cnty adpnt servs  
263-7707  
203 Vacant  
207 State Assemblyman (79th Dist)  
263-2148  
209 Crawford Victor X dentist  
264-0179

STREET CONTINUED  
5160 Pacific Telephone & Telegraph Co.  
(Plant)  
PENTECOST WAY BEGINS  
5255 International Harvester Co new  
truck als 263-2251  
International Harvester Co (Parts  
Dept) 263-4461  
International Harvester Co (Serv  
Dept) 263-7295  
STATE HWY 94 INTERSECTS  
BAYVIEW HEIGHTS PL BEGINS

60TH ST INTERSECTS  
ZIP CODE 92114  
6003\*Schmidt Michl  
6015 Bertolino Vito 264-4939  
6023 No Return  
6025 No Return  
6033\*Razo Betty  
6035 Shook Cindy A  
6039 Vacant  
6041 No Return  
6055 Zaner Manor apts  
5 Gottberg Edith Mrs 264-8459  
6 Smith Eustice B 262-2358  
7 Grider John  
8\*Granere Frederick 262-7166  
6080 Redding's R V Center recreational  
vehicle dlr 263-7221  
6061 Apartments  
1 Ewing Rupert L 264-9843  
2 Jellison Elsie 262-5603  
3 Vacant  
4 Zaner Anthony W © 262-6719  
6067 Billari J F Wheel Engineer auto  
wheel repr 264-4554  
Billari Joseph F © 264-4554  
6088 Moore Brothers Trucking Inc  
263-7731  
Coastway Express Inc trucking  
263-7525

6111 Monohan Wm P  
6115 Vacant  
6121\*Reed Joseph C 262-1888  
6144 Smith H G Lumber Co 263-3131  
6184 Seavey Underground Cable 263-6566  
6190 Fromang G L Plastering Inc contr  
264-6409  
6196 A & M Market gro 263-9493  
WINNETT ST ENDS  
6225 Mission Cable T V Inc 263-9251  
6230 Sam's Deli & Coffee Shop 264-3144  
6230a John's Crane Service Inc 583-8213

customm draperies 287-2808  
Magic Carpet Cl...ers 582-6868  
6306 Safety Kleen C compounds  
582-5351  
6310 Reno Enterprises racing fuels  
286-3641  
6336 E W Equipment Co diesel engs &  
truck distr 263-2111  
6360 Murray Cabinet & Fixture cabinet  
mfrs 582-3162  
Tweed & Gambrell Architectural  
Mill Work mill wtk 463-5541  
MAC ARTHUR DR BEGINS  
6420 Building  
ROOMS  
A Food Basket Bakery 583-0474  
D Dyna-Metrics 3 dimensional signs  
583-8890  
D West-World cabt mkr 287-4403  
E A A Wood Products cabinet mkr  
287-9850  
G Aztec Gymnastics Club 287-7970  
D Micalc Enterprises int dec 286-3319  
STREET CONTINUED  
6448 Andrews Van Lines Inc movers  
287-3080  
Solidarity Van & Storage Co  
287-3080  
Ogden Transfer & Storage 287-3080  
6470 Lenco Equipment Co Inc auto  
transmission mfrs 287-2500  
6488 Kemp Machinery Sales mach dlrs  
286-9671  
6494 Micro Tool & Mfg Inc 582-5453

FEILER PL --FROM 9595 FAIRBANKS  
AV SOUTHEAST

ZIP CODE 92123  
3001 Ward  
3002 Proppe Karen 292-1046  
3011 Palomino Dorothy I Mrs © 277-6232  
3012 Larson Hans M 278-8921  
3021 Hatch Joyce B Mrs © 277-6120  
3022 Heckbert Donald F © 279-2059  
3031 Rowan James A ©  
3032 Link Charles A ©

FELSPAR CT --FROM 2346 FELSPAR  
ST SOUTH

ZIP CODE 92109  
NOYES ST INTERSECTS  
4601\*Weaver J E 273-5884  
4610 Kolas Benj A  
4615 Wankowski John  
4620 Colvin Phillip W  
4625\*Perry Victor G 270-8253

FELSPAR ST --FROM 4800 OCEAN  
BLVD EAST

ZIP CODE 92109  
703 Vacant  
705 Frazier Farms health foods 270-6211  
Sun Seed health foods 270-3343  
740 Mudd Shop The foreign auto repr  
488-9660  
742 San Diego Glass & Paint Co 488-0578  
MISSION BLVD INTERSECTS  
818 Rodgers John ©  
820 Power Marcia C 488-0096  
822 Kisner Pearl M Mrs 488-9555  
824 Friend Robt A 488-5772  
826 Gayman Roger B 488-6736  
828 Finelli John L 488-1916  
830 Ball Jenda  
832 Jacobson J  
834 Vathy James  
835 Green Carolyn D Mrs © 488-2163  
Rear Stapleton Sylvia M Mrs 488-9689  
836\*Calbert Mike 270-8794  
838 Masterman Eric  
840\*Hendricks Dan H 272-8305  
841 Clauser Geo 270-8258  
842\*Kern Lisa 270-2074  
843\*Klotzle Kenneth 272-1950  
Rear Vacant  
844\*De Yoe Mark R 483-4690  
845\*Fox Landis 272-0970  
846 Lieber E 273-1057  
847 Monteros Julio 270-8887

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714/565-1215

**A MESA**

V DIEGO COUNTY - WHY NOT?

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# FEDERAL BLVD-Cont'd

101\*Phillips Constance  
102\*Newton Lawrence  
103\*Davis Eddie  
104\*Harper Alvin  
105\*Cobb Valerie B  
106\*Alem Gebreselasse 263-3541  
107\*Yohanne Melle 264-1359  
108\*Smith Rose  
109 Vacant  
110\*Crawford Ruth  
111\*Ghebrehuwet Z 264-7024  
112\*Merisi Ghirmal  
113\*Reddings Sandy L 262-9325  
114\*Salone Mary A 263-5307  
115\*Huggins Claudene  
116\*Moore James  
117 Anderson Marilyn  
118\*Bakir G 266-8601  
119\*Ball Clara  
120\*Haptarmaria Abadit 264-4277  
121\*Ponolo Danny  
122\*Spann Sherrie  
123\*Amos Catrina  
124\*Brown Vernon  
125\*Dukes Howard  
126\*Brookes Billy J Jr 266-8062  
127 Jenkins Sheila  
128 Pearson May H  
129\*Jordan Brenda  
201\*Gordon Dennis O  
202\*Antoine Sterling L 263-1782  
203\*Sewins Pat  
204\*Anders Phyllis  
205\*Phillips Margie  
206\*Weledmarian Meaza 262-2615  
207\*Jordan Theresa A  
208\*Maule Mortley  
209\*Skinner Hester  
210\*Roberts Mike  
211\*Burks Larry E 266-0340  
212\*Turlee Earlene  
213\*Brasam Adam  
214\*Chark Hafsa  
215 Blake Curtis  
216\*Lewis Christine E 263-2757  
217\*Bradley Eunice  
218 Vacant  
219\*Mohammed Hassan  
220\*Kebed Marthas 264-4365  
221\*Lennu Philip 262-2717  
222\*Beck Shirley  
223\*Brown Tyrone  
224 White Gloria Mrs 262-4275  
225\*Reiner Carl  
226\*Kelly Carol  
227 Williams Howard  
228 Williams James  
229\*Brazia Bernice  
5023 Pitt Lillian J Mrs @ 264-1427  
ALTADENA AV INTERSECTS  
5050 Anderson-Ragsdale Mortuary 263-3141  
5055 Williams Bedell Men's Store 262-9027  
5059 El Gran Taco 264-7603  
5061 Venus Trading Co wigs & hairpieces  
263-3535  
5063 Juke Box The 262-2952  
5065 Your Valet dry cln 264-9141  
5070 Taco Bell No 76 restr 264-9554  
5073 Fotomat Corporation photo film developing  
263-2041  
5075 Big Bear Super Markets Inc (Corp Ofc)  
263-3161  
Big Bear Super Markets Inc (Constn Div)  
263-4425  
Big Bear Super Market No 17 262-9992  
Par Liquor Store liquor-ret 262-9994  
5090 Tune-Up Master auto repr 262-1622  
EUCLED AV INTERSECTS

# ZIP CODE 92105

5100 California Federal Savings & Loan Assn  
263-6811  
5106 Office Building  
ROOMS  
101 Vacant  
Pacific Telephone Co opr ofcs 264-0364  
201 County Offices Dept Of Pub Welfare s d  
county adp'n servs 263-7707  
203 Vacant  
207 Vacant  
209 Crawford Victor X dentist 264-0179  
5159 Cox Cable Of San Diego cable t v s & serv  
263-9251

# STREET CONTINUED

5160 Pacific Telephone & Telegraph Co (Plant)  
PENTECOST WAY BEGINS  
5255 International Harvester Co new truck sls  
263-2251  
International Harvester Co (Parts Dept)  
263-4461  
International Harvester Co (Serv Dept)  
263-7295  
STATE HWY 94 INTERSECTS  
BAYVIEW HEIGHTS PL BEGINS

# 60TH ST INTERSECTS

ZIP CODE 92114  
6003 Schmidt Michl  
6015 Bertolino Vito 264-4939  
6023 No Return  
6025 Vacant  
6033\*Martin Steve 264-2278  
6035\*De Simas Rosie  
6039 Vacant

6060 Redding's R V Center recreational vehicle  
dir 263-7221  
6061 Apartments  
1 Ewing Rupert L 264-9843  
2\*Whiting Tom  
3 Vacant  
4 Zaner Anthony W @ 262-6719  
6067 Billari J F Wheel Engineer auto wheel repr  
264-4554  
Billari Joseph F @ 264-4554  
6088 Moore Brothers Trucking Inc 263-7731  
Coastway Express Inc trucking 263-7525  
6093 Vacant  
6103\*Dav Ngo 262-3147  
6111 Vacant  
6115\*May Ken 262-0277  
6121 Vacant  
6144 Smith H G Lumber Co 263-3131  
6184 Vacant  
6190 Fromang G L Plastering Inc contr 264-6409  
6196 A & M Market gro 263-9493  
WINNETT ST ENDS  
6225 Vacant  
6230 Papa's Pizza restr 264-3144  
6230a John's Crane Service Inc 583-8213  
San Diego Erectors steel fabricating  
583-8240  
ORIOLE ST ENDS  
MALLARD ST BEGINS  
6302 Custom Laminated Plastics counter top mfrs  
267-7130  
Prince Anro Inc whol cabt hdw 266-4951  
Screen Machine Inc The t shirt printing  
266-8464  
6304 Harp Rug & Upholstery Cleaning 267-0307  
Carter's Crown Interiors uphol & customm  
draperies 267-2808  
Magic Carpet Cleaners 582-6668  
6306 Safety Klean Co chn compounds 582-5351  
6310 Vacant  
6398 E W Equipment Co diesel engs & truck  
distr 263-2111  
6390 Murray Cabinet & Fixture mfrs 582-3162  
Tweed & Gambrell Architectural Mill Work  
mill wk 463-6541  
MAC ARTHUR DR BEGINS  
6420 Building  
ROOMS  
A Food Basket Bakery 583-0474  
D Vacant  
D WestWorld cabt mkr 267-4403  
E A A Wood Products cabinet mkr  
267-9850  
G Q M S Machine Tool Corp mach tools mfr  
265-7500  
6448 Andrews Van Lines Inc movers 267-3080  
Solidarity Van & Storage Co 267-3080  
Ogden Transfer & Storage 267-3080  
6470 Lenco Equipment Co Inc auto transmission  
mfrs 267-2500  
6488 Kemp Machinery Sales mach dtrs 266-9571  
6494 Micro Tool & Mfg Inc 582-5453

# FELER PL -FROM 9505 FAIRBANKS AV SOUTHEAST

ZIP CODE 92123  
3001\*Holben Sybil  
3002\*Evans T C 292-1046  
3011 Palomino Dorothy I Mrs @ 277-6232  
3012 Larson Hans M 278-8921  
3021 Hatch Joyce B Mrs @ 277-6120  
3022 Heckbert Donald F @ 279-2059  
3031 Rowan James A @  
3032 Link Charles A @

# FELSPAR CT -FROM 2346 FELSPAR ST SOUTH

ZIP CODE 92109  
NOYES ST INTERSECTS  
4601\*Garnier Lonnie 272-2294  
4610 Kolas Benj A  
4615\*Whitesel Larry 270-0333  
4620 Colvin Phillip W  
4625 Perry Victor G 270-8253

# FELSPAR ST -FROM 4600 OCEAN BLVD EAST

ZIP CODE 92109  
703 San Diego Surf Shop  
705 Frazier Farms health foods 270-6211  
Sun Seed health foods 270-3343  
740 Mudd Shop The foreign auto repr 483-7786  
742 San Diego Glass & Paint Co 488-0678  
MISSION BLVD INTERSECTS

818\*Berg L  
820 Power Marcia C 483-6059  
822 Kianer Pearl M Mrs 283-6375  
824\*Schroeder D 483-6627  
826\*Bretherton S  
828 No Return  
830\*Wyatt M  
832\*Porter B Earnes 270-8853  
834\*Bell Jas S 483-7282  
835 Green Carolyn D Mrs @ 483-6995  
Rear Stapleton Sylvia M Mrs 488-9689  
836\*Mueller Bill 488-8579  
838\*De Bucks Count  
840 Hendricks Dan H 272-8305  
841\*Phillips Darlene 274-0222  
842\*Laehr Carl F 483-8131

848 Krieger Peter  
849 Butzine Steph F 270-3972  
850 Ngo Ngoc Bau Thi 272-0279  
851 Stone Arth H  
853 Blake Jeffrey C 483-8060  
854\*Brown D  
855\*Hangen Patty 483-8039  
857 Wofford Brian R 488-6317  
858 Rice Patricia 488-5544  
859\*Marinos S  
859\*Pacheco Joe  
860 Williams Rozelle Mrs 483-3752  
861 No Return  
863 Hays Debbie 485-5297  
865 Gregg G I  
867\*Arnold S L 274-1541  
869\*Clark Marty 274-6171  
871\*Naitoh Elsie 272-5779  
874 Motzenbocker L T 483-6965  
BAYARD ST INTERSECTS

904\*Capehart Carol  
910 Flamingo Apartments  
\*Ritchie V 272-7141  
912\*Sheehan C 274-3378  
914\*Zito Jas A 270-9096  
916 Whyman Dennis 274-1504  
918\*Hanley Thos Jr 483-6586  
918\*Geary Rick 483-7427  
920\*Mc Gowen Robt S Jr 272-3152  
922\*Craig J Vance 270-0817  
930 Dolphin Apartments 270-3518  
1\*Edelson Norman A 270-9164  
2\*Haynie Greg 488-6867  
3\*Launcy Chris  
4 Ryan Geo 483-7359  
5\*Balding D  
6\*Couwenberg G  
7 Norman Donald  
8\*Benton John R 273-7341  
9 Watson Lloyd 483-7056  
10 Steele Ken 488-6133  
11\*Schmitzer M  
12\*Niewald Bryan 483-7513  
13\*Tamblyn C  
14\*Babaj E Richd 270-1255  
15 Barnhart John M  
16\*Valentino R J 483-3208  
17\*Rozelle Kirk 483-5294  
18 Parker Robt T 272-1297  
19\*Stengelin Siegfried 273-1351  
20\*Thebaud A  
21\*Liedke-Konow Jas D 273-5310  
22 Perna Tony  
23\*Bevil Patricia 483-8633  
24\*Biddlestone R  
25\*Smith David F 273-5319  
26\*Jackson Claude B 483-8875  
27 Graham James H 483-6327  
28 Rupp Robt F 483-7189  
29 Hope Adolph G  
30 Laughlin Helen Mrs  
31 Olivas Kenneth R 483-6583  
32 Simpson Susan D 483-8927  
33 Stauffer Geo M Jr 272-2359  
34 Vaughn Curdie E 274-0408  
35 Hoey Jim 273-6249  
36 No Return  
37 Embassy Apartments  
38 Anziovier Alberta Mrs 272-2512  
39\*B Daly T  
40 Graham Marcus J 483-8398  
41\*Daniels P  
42 Therrien Lena 272-7533  
43 Hager D 483-6645  
44 Mc Laughlin John L 483-6415  
45 Driver Grace S Mrs 483-8027  
46\*Hurlbut T  
47\*Cooney Edw T 273-8198  
48 Root Harriett M Mrs 488-9977  
49 Woloschek L  
50 Dunn Douglas 272-8423  
51\*Hendon B G 270-8296  
52\*Neil S  
53 Gast Leonard 272-1535  
54 Daly Mary C 272-5693  
55 Evans Helen  
56 Starrett E M 273-9361  
57\*De Valle R  
58 Toomey James M Jr 274-4158  
59 Sullivan F Rita Mrs 483-8446  
60\*Tomlinson D R 274-0260  
61 Weinlich Jay 272-0546  
62 Gardard Florence O Mrs 488-2165  
63 Di Sessa Nani  
64\*Powelson L  
65\*Halstead T 272-1798  
66 Vacant  
67 Gimber Dudley G 270-3814  
68\*Schemenauer Dennis R 274-2032  
69\*Karcher T S 483-6655  
70 No Return  
71 Too Pooped To Plant potted plants ret  
483-7836  
72 Graham Marie  
73 Steven Richd 273-8857  
74 CASS ST INTERSECTS  
75\*Smith Jean  
76 Alhbrand John 270-9378  
77 No Return  
78 Felspar Cabana Motel Apts 483-3450  
79 Boyle John G 270-9473  
80 Vacant  
81 Thompson Wm 483-2362  
82 Pennell Brian A 483-2096  
83\*Snackman M

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Daniel h5726 El Cajon Blvd  
Darren lab r5177 Churchward St  
David clk Young's Garden & Pet Store  
David h3167 Via Alicante (La J) Apt 1  
David & Lorna, food serv mgr h1970  
Rosecrans St  
David h10353 San Diego Mission Rd  
David A & Elie S: support mgr Naval Elec  
Systems Eng Center h6771 Bamburg Dr  
David A & Genevieve h1938 Law St  
David C & Evon L: tow truck driver Eli's  
Towing r1444 Loma Alta Dr  
David C h5934 Rancho Mission Rd Apt 115  
David E h1115 Grand Av  
David H & Cath: gdnr City Of S D h6621  
Thornwood St  
David O & Barbara A: truck driver h1009  
Essex St  
David R photog r3352 Juanita St  
Deanna Mrs h8630 Hydra La  
Deanna S emp VONS h3456 Castle Glen Dr  
Apt 185  
Deborah h1924 Reed Av  
Debra h3211 Euclid Av Apt A  
Decie Mrs h873 N 49th St  
Denise opr Blazing Scissors  
Dennis h5144 Towle Ct  
Dennis ala rep R C Cola r5042 Cadet St  
Dennis E & Sharon A h9080 Libra Dr  
Dennis M & Bonnie: bus driver h4386 Alder  
Dr  
Diana retd h2861 Lincoln Av  
Dianne h4485 Quince St Apt 9  
Dolores tchr Mesa College r5935 Beaumont Av  
(La J)  
Don terminal supt Atlantic Richfield Co  
r8onta  
Donald landscaper H & M Lands r6621  
Thornwood St  
Donald & Hildegard: elec tech NAS h4265  
Loch Lomond St  
Donald M & Jill N (Design Quarter) h4478  
Monaco St  
Donald S & Jo Anne: retd h5249 Nurneg St  
Donald W & Sibyl J: gent supt Callahan Bros  
h1844 Missouri St  
Dong & Tim Yip Hom (Young Laundry) h805  
F St  
Donna sten Unit Hom Of S D County  
Dora Mrs (Dora's Antiques & Furn) h2232  
Seaside St  
Dorothy h2787 Adrian St  
Dorothy Mrs retd h2521 Morningside St  
Dorothy E Mrs ofc sec Pacific Finance h8655  
Summerdale Rd  
Dorothy M Mrs retd h851 Forward St (La J)  
Dorothy R Mrs retd h4566 Del Mar Av  
Douglas sec-treas Merkle-Mitchell Mortuary  
r4699 Mercury St  
Douglas Jr & Sally D: pres Pacific Glass &  
Mirror Co h4427 Conde St  
Douglas E ship rec clk Solar h4142 Rolando  
Blvd  
Douglas G h9605 Genesee Av Apt H2  
Duane lab r5177 Churchward St  
Dwight J tchr SDSU h3920 Milan St  
E h5529c Logan Av  
E h3965 Riviera Dr Apt L  
Earleen h5921 Kantor St  
Ed (Sunland)  
Edith retd r5219 Clairemont Mesa Blvd Rm  
233  
Edith Mrs h5177 Churchward St  
Edna B retd h4662 Edgeware Rd  
Edw B & Dolly: (Paramount Cleaners) h2720  
Blackton Dr  
Edward & Ann: retd h4470 Via Pasear  
Edward F & Catherine h3419 Cowley Way  
Apt 4  
Edw J & Edna R: retd h1024 Chalcedony St  
Apt 5  
Edw M Jr studt h4249 Nobel Dr Apt 22  
Edw Y Jr & Natalie T: tech Solar h2430 N  
55th St  
Edwin J Jr & Helen K h1985 Petra Dr  
Electric (Go Young) contr 6176 Federal Blvd  
Eliz S Mrs ofc clk Southern Wine & Spirits Of  
Cal h6771 Bamburg Dr  
Emma C retd h315 Rosecrans St  
Eric L S N r9494 Carroll Canyon Rd Apt 153  
Ernest & Mary h10919 Bali La  
Ernest & Frances L: driver N A S North  
Island h721 Raven St  
Ethel M Mrs retd h1535 Meade Av  
Eugene F retd h4022 Jackdaw St  
Eug M & Joan L: mach toolmaker Solar  
h4934 Old Cliffs Rd  
Evelyn emp U S N Exchange h2617 Root St  
Evelyn Mrs retd h3924 Florence St  
Evelyn Mrs retd h4145 Iowa St Apt 14  
Evelyn M retd h4460 Arch St  
Everett D & Lora L: retd h4384 Marlborough  
Av  
F Mrs retd h1546 Union St  
F L retd h4136 Hamilton St Apt 6  
Felicia r8682 Flanders Dr  
Florinda M h3622 Kemper Ct Apt 17  
Francis L & Ella M: retd h6370 Newsome Dr

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Gabriel B & Rose B, U S N h3211 Bradman  
Dr  
Gail Mrs h10372 Londonderry Av  
Garnet waitress House Of Pies h4483 N 40th  
St  
Gary & Chris h1344 La Palma Dr  
Gary h3050 Rue D'Orleans Apt 273  
Gary tchr S D U S D h4649 Saratoga Av  
Gary B h6304 Rancho Mission Rd Apt 240  
Gary W & Gail: retd h5014 Narragansett Av  
Apt 2  
Geo h655 Tourmaline St Apt 51  
Geo (Young Elec) rEl Cajon Cal  
Geo & Luezie: bldg management h5576 San  
Onofre Ter  
Geo A & Avis: tchr Sdusd h6258 Calle  
Emplnada  
Geo D & Ardith A: ins admn Convoir h8987  
Ferguson Way  
Gerald E U S N h2314 Galahad Rd  
Gerald R & Elaine: lwy Teledyne Ryan  
h6357 Lake Lucerne Dr  
Geraldine J Mrs v-pres Executive Serv Of La  
J r3708 Governor Dr  
Gertie retd h277 50th St Apt C  
Glen & Sharon h10380 Bordelon St  
Gorham E & Ida M: retd h5235 Rincon St  
Grayce E Mrs emp Host Intl Airport Restr  
h5279 Waring Rd  
Gregory A emp S D County r8372 Abbotshill  
Rd  
H h4721 Lamont St Apt 11  
H A Mrs retd h3715 Crete St  
H C studt h3711 Wilson Av Apt A  
Harlan E & Jeanne h10985 DE Vida Ct  
Harold & Lulu: retd h3015 Franklin Av  
Harold C & Betty C: archt Sheraton Corp  
h5639 Vale Way  
Harold M & Blanche M: retd h2877 Cnpps St  
Harriette Mrs retd h6917 Galewood St  
Harry T & Sherryll L: servmn SDG&E h4951  
Diane Pl  
Harry W & Josephine D: emp North Island  
h6667 Charlene Av  
Heidi supt I Magnin & Co rLemon Grove CA  
Helen h6354 Agate St (La J)  
Helen h4526 Hawley Blvd Apt 7  
Helen W Mrs retd h4546 52d St Apt 108  
Herbert L lwy 4320 Vandever Av  
Herbert W & Grace E: retd h3795 Tomahawk  
La  
Hershel & Nancy h4420 Arch St  
Hugh R & Geraldine J: pres Executive Servs  
Of La Jolla Inc h3708 Governor Dr  
Hugh R Jr studt r3708 Governor Dr  
Irving D III h2460 Homesite Dr  
J h10400 Caminito Cuervo No 255  
J studt h4721 Chocataw Dr Apt C  
J h3292 Collier Av  
J h1051 Diamond St Apt 6  
J h5068 Litchfield Rd  
J studt r4881 Rolando Ct Apt 5  
J h4762 Saratoga Av  
J B & Associates Jaffery B Young Pres 6150  
Mission George Rd Rm 219  
J E h4926 W Mountain View Dr  
Jack & Keiko: U S M C h8987 Taurus Pl  
Jack A h3640 Alcott St  
Jack R & Virginia L: real est inv 1125 W  
Olive St h4921 Armin Way  
Jackie D h2775 G St  
Jacqueline Mrs nurse h4067 N 45th St Apt 5  
Jas studt h7868 1/2 Girard Av (La J) Apt 6  
Jas P lwy 2300 Wickes Center Bldg h7717  
Margerum Av Apt 119  
James emp City Of San Diego h5375 Collier  
Av  
James & Barbara: sls mgr Wausau Ins  
Companies  
James II studt r2922 Korink Av  
James C h2718 A St  
James D Rev & Ardella D: pastor University  
City First Baptist Church h3286 Wellesly Av  
James E & Eliz (Young's Garden Pet Store)  
rLakeside CA  
James E & Martha h3303 N 41st St  
James L & Grace L: retd h2702 Wyandotte  
Av  
James O & Stella: retd h4546 Norma Dr  
James R gas atndt Gibbs Air Serv r3835  
Bernice Dr  
James R studt r3440 Cromwell Pl  
James R & Minnie: retd h6682 Delfern St  
James R & Maria F: USN h2922 Korink Av  
James R & Jeanne T: dir alcoholism serv  
center Volunteers Of America h5545 San  
Mateo Dr  
James W & Victoria A: aide V A Hosp h9240  
Reagan Rd  
James W II & N Joyce: pilot Western Airlines  
h564 Catalina Blvd  
Jane C Mrs h4890 Bancroft St  
Janeanne mgr Coco's Restr h5240 Dante St  
Janet E h4646 Arizona St Apt 1  
Janice C Mrs ofc sec h5054 Argonne Ct  
Janice M emp S D U S D h4460 Monaco St  
Jay R bodymn Pacific Auto Rebuilders h4459  
North Av  
Jean P retd h3252 Front St

## YOUNG

Joan studt h4730 Chocataw Dr  
Joan r1941b Irving Av  
Joann retd h1010 18th St Apt 12  
Joe h5030 Lotus St Apt 41  
Joe W & Evelyn L: retd h4003 Loma Alta Dr  
Joel M studt r4728 Capa May Av  
John cement mason h5742 Calle Sal Si Pudes  
John phys 9834 Genesee Av Suite 411  
John studt r7868 1/2 Girard Av (La J) Apt 6  
John studt h806 Manhattan Ct Apt 4  
John A & Amalia M: mgr Apts 4054 Illinois St  
h4054 Illinois St Apt 5  
John A retd h5324 La Jolla Blvd (La J)  
John B & Norma S: tchr S D U S D h2445  
N 33d St  
John B & Joanne M: design eng Genl  
Dynamics h2661 Grayling Dr  
John D & Kathy: U S N h10695 Caminito  
Derecho  
John F retd h2561 Deerpark Dr  
John S & Margt J: retd h1808 Lyndon Rd  
John T h3880 Greenwood St Sp C2  
John V & Rosemary F: assoc Mission Center  
Realty h932 Bangor St  
John W USN h7358 Skyline Dr  
John W tchr S D U S D h3123 Boston Av  
John W & Marjorie L: eng Datagraphi-X  
h2882 Renault Pl  
Joseph & Myra: mgr Hays Realty h212 Elvado  
Way  
Joseph & Dorothy M: whsemn USN h6534  
Perth Pl  
Joseph A studt r212 Elvado Way  
Joseph G & Louise: mtee eng Sharp Hosp  
h1365 Privado Pl  
Joseph S Rev & Dorothy M: rector University  
Epis Ch h8875 Robinhood La (La J)  
Jos S & Evelyn: v-pres br mgr Bank Of  
America (La J Br) h2717 Hidden Valley Rd  
(La J)  
Joyce retd John C Pentelet-Molnar rEl Cajon  
CA  
Judith h552 Carla Way (La J)  
Judith A waitress Spice Rack Restr r605 Fern  
Glen La J  
Judy retd Star And Crescent h1876 Ebers St  
Judy S Mrs retd h4827 Date St  
Julie emp Sea World h3566 Ethan Allen Av  
June Mrs bar maid h4348 37th St Apt 2  
Karen studt r5639 Vale Way  
Karen adv sls San Diego Magazine r2150  
Pacific Beach Dr Apt 316  
Kathe r7446 Dent Ct  
Kath h714 Ostend Ct  
Katherine h4750 Solola Av Apt 201  
Kathryn O U S N h2004 C St Apt 3  
Kathy r8950 Parkside Av  
Kathy hygienist Barber & Barber  
Kelly benetician h2707 Marathon Dr Apt H2  
Kenneth A & Laura J: retd h1472 Carleton  
Sq  
Kenneth C Jr & Judith B: industrial eng  
Vanier Graphics h6680 Hemingway Dr  
Kevin & Deborah h3325 Moccasin Av  
Kim & Kui: emp Semi Conductor h8729 Lepus  
Rd  
Kim M Mrs J & B Drywall Stocking h7065  
Mohawk St  
Kimberly h3827 College Av  
Kirbey C instr Natl Air College  
Kris F & Carol S: currier Federal Express  
h3352 Boundary St  
Kristin E tchr Converse Sch Of Intl Speech  
r3835 Bernice Dr  
L h3676 Van Dyke Av Apt 5  
L h4030 1/2 Kansas St  
L E retd h3634 7th Av Apt 8d  
L E & Oneta G: retd h6847 Barker Way  
L F h3906 La Jolla Village Dr (La J)  
L M Mrs retd h7414 Herschel Av (La J) Apt  
310  
Lance & Lauren h7982 Linda Vista Rd Apt  
83  
Laundry (Dong Young) 807 F St  
Laverne tchr S D U S D h7556 New Salem St  
Lee Mrs h374 Revlview Dr  
Lee Rev pastor Mirale Deliverance Temple Ch  
God In Christ r735 Goetsch St  
Leland K & Maureen B: retd h3636 Florida  
St  
Lelia Mrs retd h1207 S 47th St Apt 202  
Lennis h4135 Iowa St Apt 2  
Les & Susan: emp S D St Dept h3663 Boren  
St  
Levine F & Anna: wldr Southwest Marine  
h5845 Alleghany St  
Life Stanley Beard Dir christian youth org 4464  
Alvarado Canyon Rd  
Lila F retd r4762 Saratoga Av  
Liz cash The Good Earth r3911 Jewell St Apt  
R  
Lonnie & Toni M: night wtchmn Project Jove  
h4455 N 34th St  
Look Beauty Salon The (Mrs Bea Young) 6612b  
El Cajon Blvd  
Lorraine Mrs retd r5308 Monroe Av Apt 213  
Louisa Mrs retd r5526 Avenida Manana (La J)  
Lucille Mrs tchr S D U S D h1640 Republic  
St

## YOUNG

M C Mrs  
Madeline s  
Maggie M  
Malcolm &  
h1930 Tc  
Manfred h  
Marion F  
Marie K h  
Marilyn J  
Mark & B  
Mark E &  
Marsha h7  
Martha M  
G & E  
Martin F  
Mary r623  
Mary publ  
Oceanogr  
Mary Mrs  
Mary E M  
Mattie R  
Melody h6  
Men's Chr  
Pres Rig  
Clairemc  
Men's Chr  
Stephen  
Men's Chr  
Cheath  
Men's Chr  
Septuane  
Men's Chr  
1115 8th  
Men's Chr  
Chapel I  
Merle J &  
Michl acct  
Michl h41  
Michl & I  
h3069 B  
Michl tele  
Michl r85  
Michl B h  
Michl T &  
Foods h  
Mike L cc  
Mildred S  
Michelle &  
N h5225  
N h3976  
N h4949  
Nancy C  
Nancy L  
h1627 C  
Ned studt  
Nellis ass  
St  
O h5188  
Oliver T  
Opal retd  
Orsbu  
Oscar stu  
P h10272  
P h1529  
P h3708  
P F & D  
Pamela r  
Pamela u  
Patricia u  
Patricia J  
h5042 F  
Patricia J  
Patty stu  
Paul W &  
Paula K  
Perkin h  
Perry F  
Peter stu  
Peter A  
Lajola  
Peter H  
Peter W  
Via Ma  
Phil & W  
Cintoc  
Phillip E  
Phillip E  
Suite 1  
Phillip D  
Phyllis H  
Dynam  
Preson I  
Preston L  
Equaliz  
Priscilla  
Priscilla  
Welfare  
R h4185  
R h1255  
R h4030  
R h1229  
R h4557  
R h4975  
R retd h  
R h11 V  
R h1609

RECORDING REQUESTED BY  
CHICAGO TITLE COMPANY  
AND WHEN RECORDED MAIL TO

DOC # 1998-0102763

Feb 27, 1998 8:00 AM

DARRYL COTTON

6176 Federal Blvd.  
San Diego, CA 92114

1741

OFFICIAL RECORDS  
SAN DIEGO COUNTY RECORDER'S OFFICE  
GREGORY J. SMITH, COUNTY RECORDER  
FEES: 162.10  
OC: UC

Exhibit No. 8860809 - N20  
Order No. 8860809 - P05

SPACE ABOVE THIS LINE FOR RECORDS USE

## GRANT DEED

Assessor's Parcel No:  
543-020-02

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

DOCUMENTARY TRANSFER TAX IS \$155.10

☐ unincorporated area ☒ City of SAN DIEGO

☒ computed on the full value of the interest or property conveyed, or is

☐ computed on the full value less the value of liens or encumbrances remaining at time of sale, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

MARVIN H. JOSEPHSON AND MARILYN J. JOSEPHSON, CO-TRUSTEES OF THE JOSEPHSON FAMILY  
TRUST DATED SEPTEMBER 19, 1994

hereby GRANT(S) to

DARRYL COTTON, A Single Man

the following described real property in the City of SAN DIEGO  
County of SAN DIEGO, State of California:

THAT PORTION OF BLOCK 25, TRACT NO. 2 OF ENCANTO HEIGHTS, IN THE CITY OF SAN DIEGO,  
COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 1100, FILED IN  
THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, DECEMBER 5, 1907, AS SHOWN ON  
MAP NO. 2121 OF JOFAINA VISTA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO  
COUNTY, JULY 20, 1928, NOW ABANDONED AND DESCRIBED AS LOT 20.

Dated February 3, 1998

STATE OF CALIFORNIA  
COUNTY OF SAN DIEGO

On FEBRUARY 18, 1998

before me,

MADELINE BROKER

a Notary Public in and for said County and State, personally appeared

MARVIN H. JOSEPHSON

and

MARILYN J. JOSEPHSON

MARVIN H. JOSEPHSON, CO-TRUSTEE

MARILYN J. JOSEPHSON, CO-TRUSTEE

personally known to me (or 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.

WITNESS my hand and official seal.



Signature of Notary

Notary Seal 26, 2000  
Date My Commission Expires

FOR NOTARY SEAL ON STATE

MAIL TAX STATEMENTS TO PARTY SHOWN ON FOLLOWING LINE IF NO PARTY SO SHOWN, MAIL AS DIRECTED ABOVE

Name

Street Address

City, State & Zip

SDI - 01/30/97/14

Recording requested by : 1092  
and when recorded return to:

Laurie J. Catron  
Attorney at Law  
8880 Rio San Diego Dr., Ste. 1000  
San Diego, California 92108

Mail Tax Statements to:

Mr. and Mrs. Marvin H. Josephson  
6755 Caminito Del Greco  
San Diego, California 92020

DOC # 1994-0595092  
10-OCT-1994 10:15 AM

OFFICIAL RECORDS  
SAN DIEGO COUNTY RECORDER'S OFFICE  
GREGORY SMITH, COUNTY RECORDER  
RF: 6.00 FEES: 10.00  
AF: 3.00 DC  
MF: 1.00

QUITCLAIM DEED

APN 543-020-02

The undersigned quitclaimors declare: Documentary transfer tax is NONE. (No consideration has been given -- change in formal title only.)

FOR NO CONSIDERATION, MARVIN H. JOSEPHSON and MARILYN J. JOSEPHSON, husband and wife as joint tenants, do hereby REMISE, RELEASE AND FOREVER QUITCLAIM TO MARVIN H. JOSEPHSON and MARILYN J. JOSEPHSON, CO-TRUSTEES OF THE JOSEPHSON FAMILY TRUST DATED September 19, 1994, all of their right, title and interest in and to the following described real property in the County of San Diego, State of California.

That portion of Block 25, Tract No. 2 of ENCANTO HEIGHTS, according to Map thereof No. 1100, filed in the Office of the County Recorder of San Diego County, more particularly described on legal description attached hereto and made a part hereof marked Exhibit "A".

Commonly known as 6176 Federal Boulevard, San Diego, California 92114.

Dated: 9-19, 1994

Marvin H. Josephson  
MARVIN H. JOSEPHSON

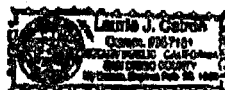
Marilyn J. Josephson  
MARILYN J. JOSEPHSON

STATE OF CALIFORNIA )  
COUNTY OF SAN DIEGO ) ss.

On September 19, 1994, before me, LAURIE J. CATRON, Notary Public, personally appeared MARVIN H. JOSEPHSON and MARILYN J. JOSEPHSON, personally known to me - OR - proved to me on the basis of satisfactory evidence to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons acted, executed the instrument.

WITNESS my hand and official seal.

(Seal)



Laurie J. Catron  
Notary Public



RECORDING REQUESTED BY CONTINENTAL LAND TITLE  
RECORDING REQUESTED BY

MAIL TAX STATEMENT TO  
*Diane Young*  
WHEN RECEIVED MAIL TO

87 319625

624

RECORDED IN  
OFFICIAL RECORDS  
OF SAN DIEGO COUNTY, CALIF.

1987 JUN -9 PM 12:40

VERA L. LYLE  
COUNTY RECORDER

AFNF

RF	4
AR	2
MG	1
UF	10-
OC	20-
TXPD	72.05

Name  
Street  
Address  
City &  
State

MR. & MRS. MARVIN JOSEPHSON  
9966 DOLORES #101  
SPRING VALLEY, CA 92077

ORDER NO.

RECROW NO.

1845

SPACE ABOVE RECORDER'S USE ONLY

## GRANT DEED (INDIVIDUAL)

The undersigned grantor(s) declare(s):

Documentary transfer tax is \$ 72.05

(XXX) Computed on full value of property conveyed, or

( ) Computed on full value less value of liens and encumbrances remaining at time of sale.

( ) Unincorporated area (XX) City of SAN DIEGO

Tax Parcel No. 543-020-02

RITA MAE YOUNG,  
DIANE (YOUNG) LANCE, NORMA YOUNG, LAURA (YOUNG) MAIO, and  
JANIS YOUNG

FOR A VALUABLE CONSIDERATION,

HEREBY GRANT TO

MARVIN H. JOSEPHSON AND MARILYN J. JOSEPHSON, Husband and Wife as  
JOINT TENANTS

the real property in the County of San Diego, State of California, described as:

That portion of Block 25, Tract No. 2 of ENCANTO HEIGHTS, according  
to Map thereof No. 1100, filed in the Office of the County Recorder  
of San Diego county, more particularly described on legal description  
attached hereto and made a part hereof marked Exhibit "A".

*Janis Young*  
Janis Young

Dated June 4, 1987

(Individual Acknowledgment)

STATE OF CALIFORNIA

County of SAN DIEGO

On this 8TH day of JUNE, in the year 19 87, before me, the undersigned, a Notary Public in and for  
said County and State, personally appeared RITA MAE YOUNG, JANIS YOUNG, DIANE (YOUNG) LANCE, NORMA  
YOUNG AND LAURA (YOUNG) MAIO

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person S whose name S ARE  
subscribed to this instrument and acknowledged that THEY executed it.

WITNESS my hand and official seal.

*Cheryl L. Goldbarg*  
Notary Public in and for said County and State

CHERYL L. GOLDBARG



MAIL TAX STATEMENT AS DIRECTED ABOVE



DISTRIBUTION IS AS FOLLOWS:

TO: TA MAE YOUNG:

1. Community Property interest in improved real property commonly known as 11236 Horizon Hills, Dr., El Cajon, CA

COMMUNITY  
PROPERTY VALUE: \$ 95,000.00

2. ONE-HALF (1/2) Community Property interest in Household furniture and furnishings located at 11236 Horizon Hills Dr., El Cajon, CA

COMMUNITY  
PROPERTY VALUE: \$ 500.00

3. ONE-HALF (1/2) interest in improved commercial real property commonly known as 6176 Federal Blvd., San Diego, CA:

\$ 30,000.00

4. ONE-HALF (1/2) interest in G Y ELECTRIC INC., DBA YOUNG ELECTRIC COMPANY, a closely held family corporation located at 6176 Federal Blvd., San Diego, CA

\$ nil

TOTAL TO RITA MAE YOUNG: . . . . . \$125,500.00

TO: DIANE (YOUNG) LANCE:

1. ONE-EIGHTH (1/8th) INTEREST in improved commercial real property commonly known as 6176 Federal Blvd., San Diego, CA:

\$ 7,500.00

2. ONE-EIGHTH (1/8th) interest in G Y ELECTRIC INC., DBA YOUNG ELECTRIC COMPANY, a closely held family corporation, located at 6176 Federal Blvd., San Diego, CA:

\$ nil

3. ONE-EIGHTH (1/8th) INTEREST in household furniture and furnishings located at 11236 Horizon Hills, Dr., El Cajon, CA:

\$ 125.00

TOTAL TO DIANE (YOUNG) LANCE: . . . . . \$ 7,625.00

TO: NORMA YOUNG:

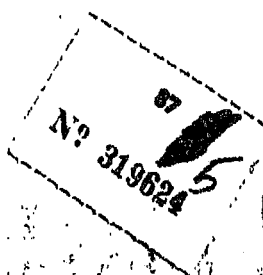
1. Same as set forth above to DIANE LANCE:

\$ 7,625.00

TO: LAURA (YOUNG) MAIO:

1. Same as set forth above to DIANE LANCE:

\$ 7,625.00



ordered as prayed for;

IT IS THEREFORE ORDERED, ADJUDGED AND DECREED by the Court that notice to creditors has been duly given as required by law; that said First and Final Account of Administratrix with Will Annexed be approved; that out of the cash or other assets on hand, said Administratrix is directed to pay to PHILIP H. DYSON, her attorney, the sum of \$4,270.00, hereby allowed as statutory attorney's fee;

IT IS FURTHER ORDERED, ADJUDGED AND DECREED that the following described assets are on hand for distribution:

1. Improved real property commonly known as 11236 Horizon Hills Drive, El Cajon, CA, legally described as follows:  
Lot 7 of SUNRISE HILLS ESTATES, Unit No. 1 according to Map thereof No. 4941, filed in the Office of the County Recorder of San Diego County, March 28, 1961:

ONE-HALF COMMUNITY  
PROPERTY VALUE: \$ 95,000.00

2. Household furniture and furnishings situated at 11236 Horizon Hills Dr., El Cajon, CA:

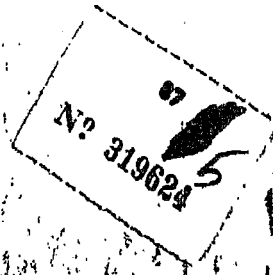
ONE-HALF COMMUNITY  
PROPERTY VALUE: \$ 1,000.00

TOTAL COMMUNITY PROPERTY: . . . . . \$ 96,000.00

SEPARATE PROPERTY:

1. Improved commercial real property commonly known as 6176 Federal Blvd., San Diego, CA, legally described as follows:

That portion of Block 25, Tract No. 2 of Encanto Heights, according to Map thereof No. 1100, filed in the Office of the Recorder of San Diego County, December 5, 1907, as shown on Map No. 2121 of JOFAKA VISTA, filed in the office of the Recorder of San Diego County July 20, 1928, now abandoned, and desced as Lot 20.



RECORDING REQUESTED BY 1678

SAYER and MacFARLANE

AND WHEN RECORDED MAIL TO

NAME Mr. George Young  
ADDRESS 1724 Costada Court  
CITY & STATE Lemon Grove, California 92045

FILE/PAGE NO. 73-347408

BOOK 1973

RECORDED REQUEST OF

*Easement Encum.*

DEC 17 1 56 PM '73

OFFICIAL RECORDS  
SAN DIEGO COUNTY, CALIF.  
HARLEY F. BLOOM  
RECORDER

\$3.00

MAIL TAX STATEMENTS TO

NAME Mr. George Young  
ADDRESS 1724 Costada Court  
CITY & STATE Lemon Grove, California 92045

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Documentary transfer tax \$ None - wife deeding to husband  
☐ Computed on full value of property conveyed, or  
☐ Computed on full value less liens & encumbrances  
remaining thereon at time of sale.

Signature of declarant or agent determining tax - firm name

☒ Unincorporated area City of

Tax Parcel No. 543-020-02

## Quitclaim Deed

L-11-A

THIS FORM FURNISHED BY SECURITY TITLE INSURANCE COMPANY

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

MARGARET YOUNG

does hereby remise, release and forever quitclaim to

GEORGE YOUNG

the following described real property in the  
state of California:

county of San Diego

That portion of Block 25, Tract No. 2 of Encanto Heights, according to Map thereof No. 1100, filed in the office of the Recorder of San Diego County, December 5, 1907, as shown on Map No. 2121 of JOFAINA VISTA, filed in the office of the Recorder of San Diego County July 20, 1928, now abandoned, and described as Lot 20.

The effect of an easement across the Northwesterly 6 feet of the herein described property as said easement was dedicated to public use on Map No. 2121 of Jofaina Vista, said Map having heretofore been abandoned.

An easement 10 feet in width over a portion of said land for sewer and incidental purposes as granted to City of San Diego, County of San Diego, State of California, in deed recorded July 26, 1928 in Book 1509, Page 31 of Deeds.

Dated 14<sup>th</sup> November, 1973

*Margaret Young*  
MARGARET YOUNG

(Individual)

STATE OF CALIFORNIA

COUNTY OF San Diego

SS.

On December 10, 1973

before me, the undersigned, a Notary Public in and for said State, personally appeared Margaret Young

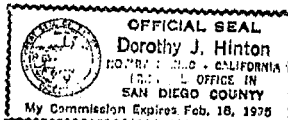
to be the person whose name is subscribed to the within instrument and acknowledged that she executed the same.

WITNESS my hand and official seal.

Signature *Dorothy J. Hinton*

Dorothy J. Hinton

Name (Typed or Printed)



(This area for official notarial seal)

Description: San Diego, CA Document - Year.DocID 1973.347408 Page: 2 of 2

Order: 1 Comment:

RECORDING REQUESTED BY

73067  
RECORDED REQUEST BY

AND WHEN RECORDED MAIL TO

ATTORNEY

MAY 1 1 37 PM '68

Name  
Street  
Address  
City & State

ATTORNEY  
Stephen R. Mulligan, Esq.  
1325 U. S. National Bank Bldg.  
San Diego, California 92101

SERIES 3 3600A 1968  
OFFICIAL RECORDS  
SAN DIEGO COUNTY, CALIF.  
A. S. GRAY, RECORDER

\$2.00

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Name  
Street  
Address  
City & State

Mr. and Mrs. George Young  
1724 Costada Court  
Lemon Grove, Calif. 92045

AFFIX \$  
TRANSFER TAX

AFFIX I.R.S. \$ IN THIS SPACE

## Grant Deed

THIS FORM FURNISHED BY TITLE INSURANCE AND TRUST COMPANY

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged.

GEORGE YOUNG and MARGARET YOUNG, husband and wife, as joint tenants,

hereby GRANT(S) to

GEORGE YOUNG and MARGARET YOUNG, husband and wife, as community property,

the following described real property in the

County of San Diego, State of California:

That portion of Block 25, Tract No. 2 of Encanto Heights, according to Map thereof No. 1100, filed in the office of the Recorder of San Diego County, December 5, 1907, as shown on Map No. 2121 of JOFAINA VISTA, filed in the office of the Recorder of San Diego County July 20, 1928, now abandoned, and described as Lot 20.

The effect of an easement across the Northwesterly 6 feet of the herein described property as said easement was dedicated to public use on Map No. 2121 of Jofaina Vista, said Map having heretofore been abandoned.

An easement 10 feet in width over a portion of said land for sewer and incidental purposes as granted to City of San Diego, County of San Diego, State of California, in deed recorded July 26, 1928 in Book 1509, Page 31 of Deeds.

Dated April 21, 1968

GEORGE YOUNG

MARGARET YOUNG

STATE OF CALIFORNIA

COUNTY OF SAN DIEGO

On April 21, 1968

before me, the undersigned, Notary Public in and for said State, personally appeared GEORGE YOUNG and MARGARET YOUNG

known to me to be the person(s) whose name(s) they subscribed to the within instrument and acknowledged that they executed the same. WITNESS my hand and official seal.

Signature Matthew J. Ponce

MATTHEW J. PONCE

My Commission Expires Oct. 1, 1969

Name (Typed or Printed)

OFFICIAL SEAL  
MATTHEW J. PONCE  
NOTARY PUBLIC  
SAN DIEGO COUNTY  
CALIFORNIA

(This line for official record only)

Title Order No.

Escrow or Loan No.

MAIL TAX STATEMENTS AS DIRECTED ABOVE.

NP 73067



Scale: 1" = 20' Ft.

## MISCELLANEOUS STRUCTURES

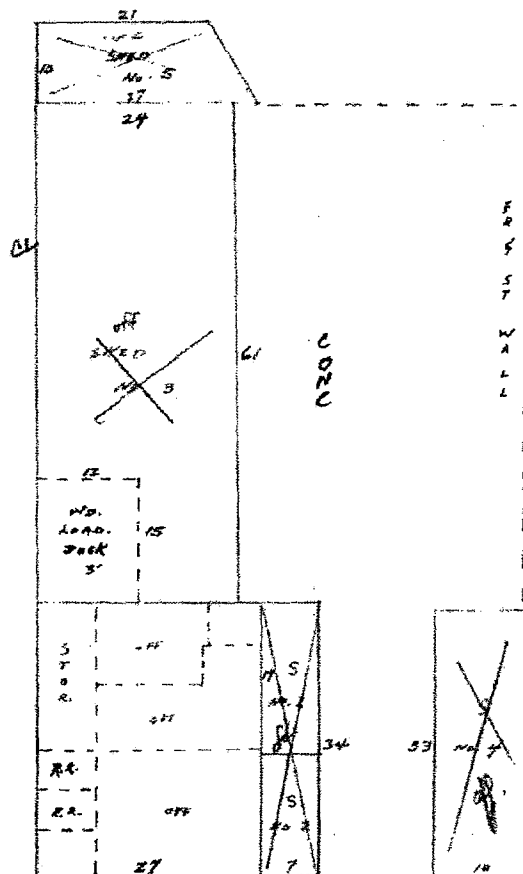
STRUCTURE	FOUND.	FLOOR	CONST.	EXT.	ROOF	DIM.	AREA/UNIT
WALL 4' x 2' FR 5' 1/2" x 2' 1/2"				1' 1/2" x 2' 1/2"	FR		
S. No. 1	CONC.	CONC.	FR	5' 1/2" x 2' 1/2"	FR	7' x 17'	
S. No. 2	"	"	"	1' 1/2" x 2' 1/2"	"	7' x 15'	
S. No. 3	"	DIAT	"	3' 1/2" x 2' 1/2"	"	24' x 6'	
S. No. 4	"	CONC. → CLAY.	"	3' 1/2" x 2' 1/2"	"	10' x 30'	
S. No. 5	W.S.	DIAT	W. FR.	3' 1/2" x 2' 1/2"	"	24' x 6'	

OFFICE A:

## COMPUTATIONS

27 x 34 = 918	BF	4.70
PER. = 112	ADD F.S.	
HT. = 9' AVG.	PLATE	1.71
	PART	1.93
	ELECT.	1.11
	FRONT = 100' GRASS	-
	GRASS ADJ. OFFSET	-
	ELEVATION	12
		6.57
	73 / D.S.O	10.80
	N HT ADJ	- 21
	ADD B.F.	10.59
	USE	10.60

REMARKS: ① CONSIDERABLE NO. OF ITEMS NOT PREVIOUSLY ASSIGNED.  
FURNISH LOAD. DUE AREA & ROOF NOW MADE IN OFF. - APRIL.  
WIDTH OF SEP. NOT PREVIOUSLY ACCOUNTED FOR. INCH. CURRENT  
REAR-LOADING. - IMPRS APPEAR TO EXCEED BY 26-83-1. NOT  
② NO ENTRY 1/28/70 (M)



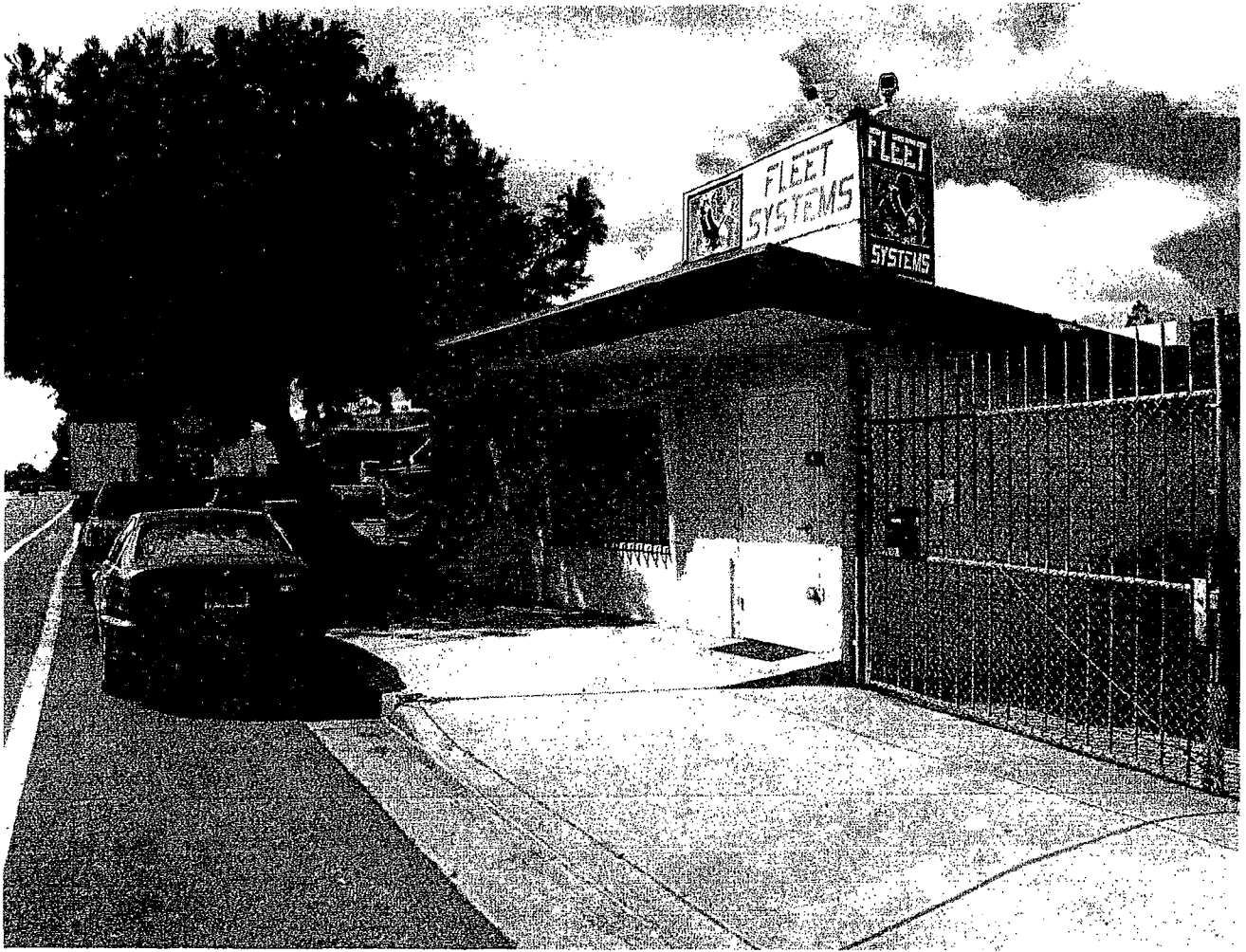
FEDERAL BLVD.



DESIGN | DEVELOPMENT

# PHOTOGRAPHIC SURVEY

6176 Federal Blvd. San Diego, CA. 92114

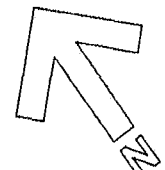
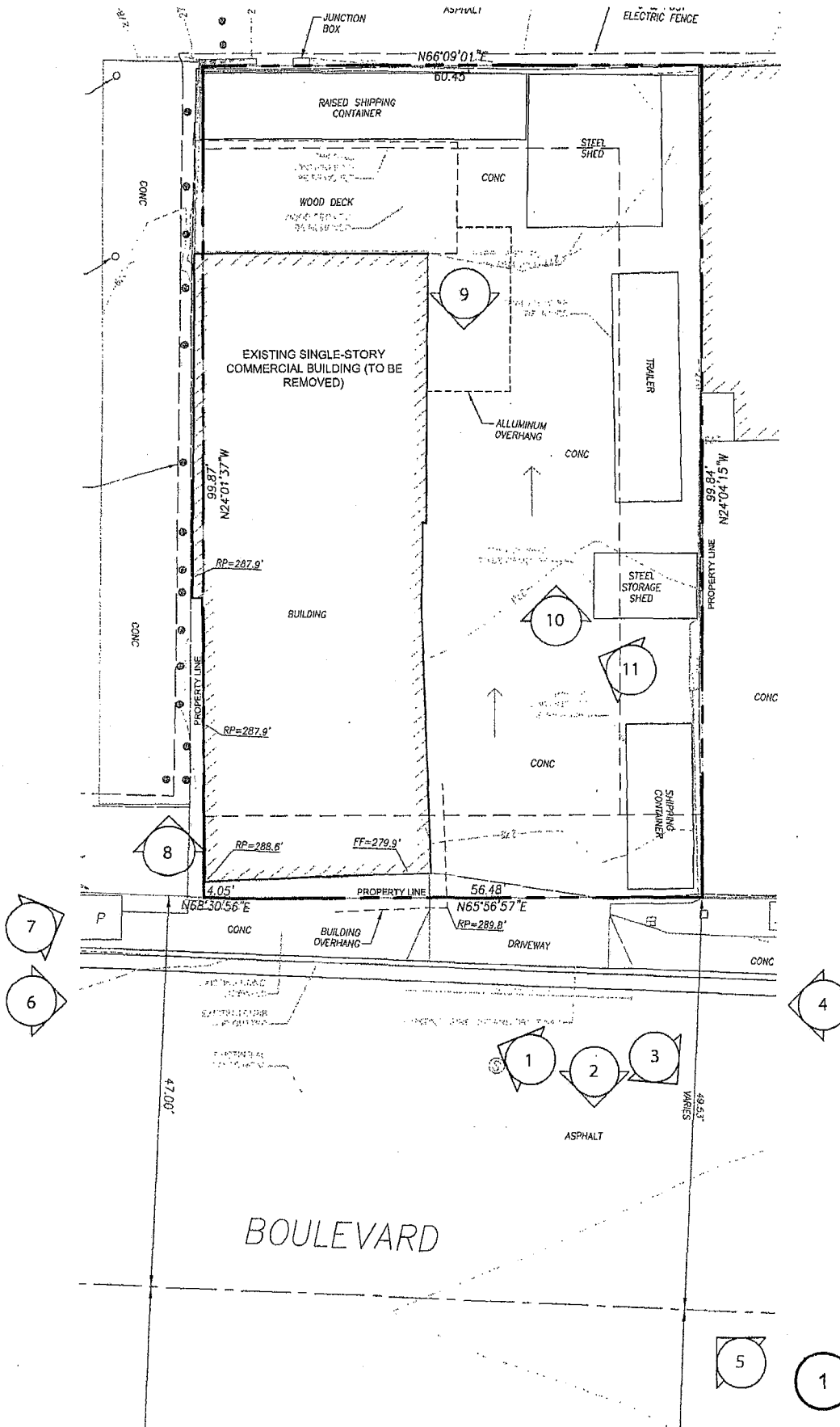












1 KEYPLAN

RECORDING REQUESTED BY

AND WHEN RECORDED MAIL TO

Name  
Street  
Address  
City & State

Mr. and Mrs. George Young  
1724 Costada Court  
Lemon Grove, Calif. 92045

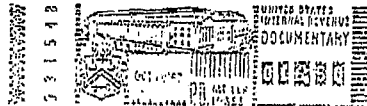
161006

FILE/PAGE No.  
RECORDED REQUEST OF  
TITLE INSURANCE & TRUST CO.  
OCT 18 9:00 AM '67  
SERIES 8 BOOK 10:7  
OFFICIAL RECORDS  
SAN DIEGO COUNTY, CALIF.  
A. S. GRAY, RECORDER

SPACE ABOVE THIS LINE FOR RECORDER'S USE

MAIL TAX STATEMENTS TO  
RETURN address above

Name  
Street  
Address  
City & State



### Grant Deed

APPX I.R.S. \$ 16.50 ABOVE

10-200 C (4-67)

THIS FORM FURNISHED BY TITLE INSURANCE AND TRUST COMPANY

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged.

C & R PROPERTIES  
hereby GRANT(S) to

GEORGE YOUNG and MARGARET YOUNG, husband and wife as JOINT TENANTS  
the following described real property in the  
County of San Diego State of California:

That portion of Block 25, Tract No. 2 of Encanto Heights, according  
to Map thereof No. 1100, filed in the office of the Recorder of  
San Diego County, December 5, 1907, as shown on Map No. 2121 of  
JOFAINA VISTA, filed in the office of the Recorder of San Diego  
County July 20, 1928, and described as Lot 20.  
now abandoned

The effect of an easement across the Northwesterly 6 feet of the herein  
described property as said easement was dedicated to public use on Map No. 2121  
of Jofaina Vista, said Map having heretofore been abandoned.

An easement 10 feet in width over a portion of said land for sewer and incidental  
purposes as granted to City of San Diego, County of San Diego, State of California,  
in deed recorded July 26, 1928 in Book 1500, Page 31 of Deeds.

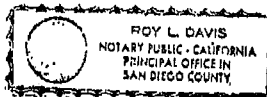
Dated September 8, 1967

STATE OF CALIFORNIA  
COUNTY OF San Diego  
On September 15, 1967 before me, the under-  
signed, a Notary Public in and for said State, personally appeared

known to me  
to be the person whose name subscribed to the within  
instrument and acknowledged that executed the same.  
WITNESS my hand and official seal.

Signature

Roy L. Davis  
Name (Typed or Printed)



(This area for official notarial seal)

Title Order No. 865770 Escrow or Loan No. 10223

MAIL TAX STATEMENTS AS DIRECTED ABOVE

No. 161006

RECORDING REQUEST BY 1678

SAYER and MacFARLANE

FILE/PAGE NO. 73-347408

RECORDED REQUEST OF

*Easement Escrow*

DEC 17 1 56 PM '73

OFFICIAL RECORDS  
SAN DIEGO COUNTY, CALIF.  
HARVEY F. BLOOM  
RECORDER

AND WHEN RECORDED MAIL TO

NAME Mr. George Young  
ADDRESS 1724 Costada Court  
CITY & STATE Lemon Grove, California 92045

\$3.00

MAIL TAX STATEMENTS TO

NAME Mr. George Young  
ADDRESS 1724 Costada Court  
CITY & STATE Lemon Grove, California 92045

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Documentary transfer tax \$... None - wife deeding to husband  
☐ Computed on full value of property conveyed, or  
☐ Computed on full value less liens & encumbrances remaining thereon at time of sale.

Signature of declarant or agent determining tax - firm name

☒ Unincorporated area City of

Tax Parcel No. 543-020-02

## Quitclaim Deed

L-11-A

THIS FORM FURNISHED BY SECURITY TITLE INSURANCE COMPANY

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

MARGARET YOUNG

does hereby remise, release and forever quitclaim to

GEORGE YOUNG

the following described real property in the  
state of California:

county of San Diego

That portion of Block 25, Tract No. 2 of Encanto Heights, according to Map thereof No. 1100, filed in the office of the Recorder of San Diego County, December 5, 1907, as shown on Map No. 2121 of JOFAINA VISTA, filed in the office of the Recorder of San Diego County July 20, 1928, now abandoned, and described as Lot 20.

The effect of an easement across the Northwesterly 6 feet of the herein described property as said easement was dedicated to public use on Map No. 2121 of Jofaina Vista, said Map having heretofore been abandoned.

An easement 10 feet in width over a portion of said land for sewer and incidental purposes as granted to City of San Diego, County of San Diego, State of California, in deed recorded July 26, 1928 in Book 1509, Page 31 of Deeds.

Dated *14<sup>th</sup> November, 1973*

*Margaret Young*  
MARGARET YOUNG

STATE OF CALIFORNIA }  
COUNTY OF } SS.

On *Fourteenth November 1973* before me, the undersigned, a Notary Public in and for said County and State, personally appeared *Mrs. Margaret Young*

known to me  
to be the person whose name is subscribed to the within instrument and acknowledged that she executed the same.

*John Kinner*  
Signature of Notary  
Name (Typed or Printed) of Notary

FOR NOTARY SEAL OR STAMP

Title Order No. \_\_\_\_\_ Escrow No. \_\_\_\_\_

L-11-A (G.S.) (Rev. 5-67) (8 pt.)

MAIL TAX STATEMENTS AS DIRECTED ABOVE

**FILED**  
**PROBATE EXAMINING**

MAY 28 1987

**ROBERT D. ZUMWALT, Clerk**

BY \_\_\_\_\_ DEPUTY

RF 7  
AR 5  
MG 1  
OC 102

PHILIP H. DYSON  
Attorney at Law  
8451 La Mesa Blvd.  
La Mesa, CA 92041  
(452) 3311

Attorney for RITA MAE YOUNG, Admin-  
istratrix with Will Annexed

SUPERIOR COURT OF THE STATE OF CALIFORNIA  
COUNTY OF SAN DIEGO

In the Matter of the Estate of: ) NO: 140775  
 )  
GEORGE YOUNG, ) ORDER APPROVING FIRST AND  
 ) FINAL ACCOUNT OF ADMINISTRATRIX  
 ) WITH WILL ANNEXED AND PETITION  
Deceased. ) FOR ITS SETTLEMENT; FOR PAY-  
 ) MENT OF ATTORNEY FEES AND FOR  
 ) FINAL DISTRIBUTION

The First and Final Account of Administratrix with Will Annexed and Petition for its Settlement; for Payment of Attorney Fees and for Final Distribution of RITA MAE YOUNG as Administratrix with Will Annexed; PHILIP H. DYSON appearing as Attorney for said petitioner, coming on regularly to be heard this 26th day of May, 1987, at 9:00 A.M. in Department No: 21, the honorable PAUL EUGENE OVERTON, Judge presiding, the Court, after examining the petition and hearing the evidence, finds that due notice of the hearing of such petition has been given as required by law; that notice to creditors has been given as required by law; that all of the allegations of the petition are true; that no personal property tax or Federal and State income taxes are due; that the assets described in the decree of distribution comprise the entire estate on hand for distribution and that said report should be approved and distribution

1.

87  
Nº 319624

The effect of an easement across the North-  
westerly 6 feet of the herein described  
property as said easement was dedicated to  
public use on Map No. 2121 of Jofaina Vista,  
said Map having heretofore been abandoned.

An easement 10 feet in width over a portion  
of said land for sewer and incidental pur-  
poses as granted to City of San Diego; County  
of San Diego, State of California, in Deed  
recorded July 26, 1928 in Book 1509, Page  
31 of Deeds.

VALUE: \$ 60,000.00

2. G Y ELECTRIC INC., DBA YOUNG ELECTRIC  
COMPANY, a closely held family corp-  
oration, located at 6176 Federal Blvd.,  
San Diego, CA:

VALUE: \$ nil

TOTAL VALUE OF SEPARATE PROPERTY: . . . . . \$ 60,000.00

IT IS FURTHER ORDERED, ADJUDGED AND DECREED that all of  
the above described property be, and the same is hereby distrib-  
uted to the devisees and legatees under the terms of decedent's  
Last Will and Testament, duly admitted to probate herein, and  
which dispositive provisions state as follows:

"THIRD: I give, devise and bequeath all of my right,  
title and interest in and to the real property known as  
11236 Horizon Hills Drive, El Cajon, California, subject to any  
encumbrances thereon, to my wife, RITA MAE YOUNG.

FOURTH: All the rest, residue and remainder of my  
property, both real and personal, of whatsoever kind or character  
and wheresoever situated, I give, devise and bequeath as follows:

A. One-half thereof to my wife, RITA MAE YOUNG; and

B. One-half thereof to my children, DIANE YOUNG,

NORMA YOUNG, LAURA YOUNG and JANIS YOUNG, to be divided equally  
between them, or the survivors of them".

67  
Nº 319624



TO: JANIS YOUNG:

1. Same as set forth above to DIANE LANCE: \$ 7,625.00

IT IS FURTHER ORDERED, ADJUDGED AND DECREED that all other property of decedent or the estate, whether it be known or not now known or discovered be, and the same is hereby distributed as follows:

RITA MAE YOUNG:	ONE-HALF (1/2)
DIANE (YOUNG) LANCE:	ONE-EIGHTH (1/8th)
NORMA YOUNG:	ONE-EIGHTH (1/8th)
LAURA (YOUNG) MAIO:	ONE-EIGHTH (1/8th)
JANIS YOUNG:	ONE-EIGHTH (1/8th)

DATED: MAY 28 1987

ROSS G. THARP

JUDGE OF THE SUPERIOR COURT

The foregoing instrument is a full, true and correct copy of the original on file in this office.

Attest

MAY 28 1987

ROBERT D. ZIMWALT  
County Clerk and Clerk of the Superior Court of the State of California, in and for the County of San Diego.

By Dorothy Dogan Deputy  
DOROTHY DOGAN

87  
Nº 319624

625

THE LAND REFERRED TO IN THIS REPORT IS SITUATED IN THE STATE OF CALIFORNIA,  
COUNTY OF SAN DIEGO AND IS DESCRIBED AS FOLLOWS:

THAT PORTION OF BLOCK 25, TRACT NO. 2 OF ENCANTO HEIGHTS, IN THE CITY OF  
SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE MAP  
THEREOF NO. 1100, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO  
COUNTY, DECEMBER 5, 1907, AS SHOWN ON MAP NO. 2121 OF JOFAINA VISTA, FILED  
IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JULY 20, 1928,  
NOW ABANDONED AND DESCRIBED AS LOT 20.

(Individual Acknowledgment)

STATE OF CALIFORNIA  
County of SAN DIEGO

day of JUNE, 1987, in the year

personally appeared RITA MAE YOUNG  
(YOUNG) MAIO

to me (or proved to me on the basis of satisfactory evidence) that he (or she) executed the foregoing instrument and acknowledged that

NOTED my Hand and official seal

Notary Public in and for said County and State  
CHESTER L. GOLDBERG

MAIL TAX STATEMENT AS REQUIRED

Diane (Young) Lance

Norma Young

Laura (Young) Maio

before me, the undersigned, a Notary Public in and for

YOUNG, DIANE (YOUNG) LANCE, NORMA

whose name is ARE

enclosed is

OFFICIAL SEAL  
CHESTER L. GOLDBERG  
Notary Public - California  
My Comm. Expires 1991  
SAN DIEGO  
COUNTY

1093

**EXHIBIT "A"**

**THE LAND REFERRED TO IN THIS REPORT IS SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF SAN DIEGO, AND IS DESCRIBED AS FOLLOWS:**

**THAT PORTION OF BLOCK 25, TRACT NO. 2 OF ENCANTO HEIGHTS, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE MAP THEREOF NO. 1100, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, DECEMBER 5, 1907, AS SHOWN ON MAP NO. 2121 OF JOFAINA VISTA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JULY 20, 1928, NOW ABANDONED AND DESCRIBED AS LOT 20.**

03/13/2017 09:50

Package Copy

**Climate Action Plan Consistency Checklist  
Version 3  
(Project Manager)**



**4068365**

Project



**520606**

Federal Blvd MMCC

PM: Tirandazi, Firouzeh

446-5325

Review Cycle

Cycle 3

Submitted (Multi-Discipline)



THE CITY OF SAN DIEGO  
Development Services Department  
1222 First Avenue, San Diego, CA 92101-4154

## Step 2: CAP Strategies Consistency

Checklist Item (Check the appropriate box and provide explanation for your answer)	Yes	No	N/A																
<p>7. <i>Designated Parking Spaces</i></p> <p>If the project includes an employment use in a TPA, would the project provide designated parking for a combination of low-emitting, fuel-efficient, and carpool/vanpool vehicles in accordance with the following table?</p> <table border="1"> <tbody> <tr> <td>0-9</td> <td>0</td> </tr> <tr> <td>10-25</td> <td>2</td> </tr> <tr> <td>26-50</td> <td>4</td> </tr> <tr> <td>51-75</td> <td>6</td> </tr> <tr> <td>76-100</td> <td>9</td> </tr> <tr> <td>101-150</td> <td>11</td> </tr> <tr> <td>151-200</td> <td>18</td> </tr> <tr> <td>201 and over</td> <td>At least 10% of total</td> </tr> </tbody> </table> <p>This measure does not cover electric vehicles. See Question 4 for electric vehicle parking requirements.</p> <p>Note: Vehicles bearing Clean Air Vehicle stickers from expired HOV lane programs may be considered eligible for designated parking spaces. The required designated parking spaces are to be provided within the overall minimum parking requirement, not in addition to it.</p> <p>Check "N/A" only if the project is a residential project, or if it does not include an employment use in a TPA.</p>	0-9	0	10-25	2	26-50	4	51-75	6	76-100	9	101-150	11	151-200	18	201 and over	At least 10% of total	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
0-9	0																		
10-25	2																		
26-50	4																		
51-75	6																		
76-100	9																		
101-150	11																		
151-200	18																		
201 and over	At least 10% of total																		
<p>8. <i>Transportation Demand Management Program</i></p> <p>If the project would accommodate over 50 tenant-occupants (employees), would it include a transportation demand management program that would be applicable to existing tenants and future tenants that includes:</p> <p>At least one of the following components:</p> <ul style="list-style-type: none"> <li>• Parking cash out program</li> <li>• Parking management plan that includes charging employees market-rate for single-occupancy vehicle parking and providing reserved, discounted, or free spaces for registered carpools or vanpools</li> <li>• Unbundled parking whereby parking spaces would be leased or sold separately from the rental or purchase fees for the development for the life of the development</li> </ul> <p>And at least three of the following components:</p> <ul style="list-style-type: none"> <li>• Commitment to maintaining an employer network in the SANDAG iCommute program and promoting its RideMatcher service to tenants/employees</li> <li>• On-site carsharing vehicle(s) or bikesharing</li> <li>• Flexible or alternative work hours</li> <li>• Telework program</li> <li>• Transit, carpool, and vanpool subsidies</li> </ul>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>																

## Step 2: CAP Strategies Consistency

Checklist Item (Check the appropriate box and provide explanation for your answer)	Yes	No	N/A
<b>Strategy 2: Clean &amp; Renewable Energy</b>			
<p><b>3. Energy Performance Standard / Renewable Energy</b></p> <p>Is the project designed to have an energy budget that meets the following performance standards when compared to the Title 24, Part 6 Energy Budget for the Proposed Design Building as calculated by <u>Compliance Software certified by the California Energy Commission</u> (percent improvement over current code):</p> <ul style="list-style-type: none"> <li>• Low-rise residential – 15% improvement?</li> <li>• Nonresidential with indoor lighting OR mechanical systems, but not both – 5% improvement?</li> <li>• Nonresidential with both indoor lighting AND mechanical systems – 10% improvement?<sup>5</sup></li> </ul> <p>The demand reduction may be provided through on-site renewable energy generation, such as solar, or by designing the project to have an energy budget that meets the above-mentioned performance standards, when compared to the Title 24, Part 6 Energy Budget for the Proposed Design Building (percent improvement over current code).</p> <p>Note: For Energy Budget calculations, high-rise residential and hotel/motel buildings are considered non-residential buildings.</p> <p>Check "N/A" only if the project does not contain any residential or non-residential buildings.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Strategy 3: Bicycling, Walking, Transit &amp; Land Use</b>			
<p><b>4. Electric Vehicle Charging</b></p> <ul style="list-style-type: none"> <li>• <u>Single-family projects</u>: Would the required parking serving each new single-family residence and each unit of a duplex be constructed with a listed cabinet, box or enclosure connected to a raceway linking the required parking space to the electrical service, to allow for the future installation of electric vehicle supply equipment to provide an electric vehicle charging station for use by the resident?</li> <li>• <u>Multiple-family projects of 10 dwelling units or less</u>: Would 3% of the total parking spaces required, or a minimum of one space, whichever is greater, be provided with a listed cabinet, box or enclosure connected to a conduit linking the parking spaces with the electrical service, in a manner approved by the building and safety official, to allow for the future installation of electric vehicle supply equipment to provide electric vehicle charging stations at such time as it is needed for use by residents?</li> <li>• <u>Multiple-family projects of more than 10 dwelling units</u>: Would 3% of the total parking spaces required, or a minimum of one space, whichever is greater, be provided with a listed cabinet, box or enclosure connected to a conduit linking the parking spaces with the electrical service, in a manner approved by the building and safety official? Of the total listed cabinets, boxes or enclosures provided, would 50% have the necessary electric vehicle supply equipment installed to provide active electric vehicle charging stations ready for use by residents?</li> </ul>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

<sup>5</sup> CALGreen defines mechanical systems as equipment, appliances, fixtures, fittings and/or appurtenances, including ventilating, heating, cooling, air-conditioning and refrigeration systems, incinerators and other energy-related systems.



## CAP CONSISTENCY CHECKLIST QUESTIONS

### Step 1: Land Use Consistency

The first step in determining CAP consistency for discretionary development projects is to assess the project's consistency with the growth projections used in the development of the CAP. This section allows the City to determine a project's consistency with the land use assumptions used in the CAP.

Step 1: Land Use Consistency		
Checklist Item (Check the appropriate box and provide explanation and supporting documentation for your answer)	Yes	No
1. Is the proposed project consistent with the existing General Plan and Community Plan land use and zoning designations?; <sup>3</sup> <u>OR</u>		
2. If the proposed project is not consistent with the existing land use plan and zoning designations, does the project include a land use plan and/or zoning designation amendment that would result in an equivalent or less GHG-intensive project when compared to the existing designations?; <u>OR</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. If the proposed project is not consistent with the existing land use plan and zoning designations, and includes a land use plan and/or zoning designation amendment that would result in an increase in GHG emissions when compared to the existing designations, would the project be located in a Transit Priority Area (TPA) and implement CAP Strategy 3 actions, as determined in Step 3 to the satisfaction of the Development Services Department?		

If **"Yes,"** proceed to Step 2 of the Checklist. For questions 2 and 3 above, provide estimated project emissions under both existing and proposed designation(s) for comparison. For question 3 above, complete Step 3.

If **"No,"** in accordance with the City's Significance Determination Thresholds, the project's GHG impact is significant. The project must nonetheless incorporate each of the measures identified in Step 2 to mitigate cumulative GHG emissions impacts unless the decision maker finds that a measure is infeasible in accordance with CEQA Guidelines Section 15091. Proceed and complete Step 2 of the Checklist.

<sup>3</sup> This question may also be answered in the affirmative if the project is consistent with SANDAG Series 12 growth projections, which were used to determine the CAP projections, as determined by the Planning Department.

7. **New development or redevelopment discharging directly to an Environmentally Sensitive Area.** The project creates and/or replaces 2,500 square feet of impervious surface (collectively over project site), and discharges directly to an Environmentally Sensitive Area (ESA). "Discharging directly to" includes flow that is conveyed overland a distance of 200 feet or less from the project to the ESA, or conveyed in a pipe or open channel any distance as an isolated flow from the project to the ESA (i.e. not commingled with flows from adjacent lands). ☐ Yes ☒ No
8. **New development or redevelopment projects of a retail gasoline outlet (RGO) that create and/or replaces 5,000 square feet of impervious surface.** The development project meets the following criteria: (a) 5,000 square feet or more or (b) has a projected Average Daily Traffic (ADT) of 100 or more vehicles per day. ☐ Yes ☒ No
9. **New development or redevelopment projects of an automotive repair shops that creates and/or replaces 5,000 square feet or more of impervious surfaces.** Development projects categorized in any one of Standard Industrial Classification (SIC) codes 5013, 5014, 5541, 7532-7534, or 7536-7539. ☐ Yes ☒ No
10. **Other Pollutant Generating Project.** The project is not covered in the categories above, results in the disturbance of one or more acres of land and is expected to generate pollutants post construction, such as fertilizers and pesticides. This does not include projects creating less than 5,000 sf of impervious surface and where added landscaping does not require regular use of pesticides and fertilizers, such as slope stabilization using native plants. Calculation of the square footage of impervious surface need not include linear pathways that are for infrequent vehicle use, such as emergency maintenance access or bicycle pedestrian use, if they are built with pervious surfaces or if they sheet flow to surrounding pervious surfaces. ☐ Yes ☒ No

**PART F: Select the appropriate category based on the outcomes of PART C through PART E.**

1. The project is **NOT SUBJECT TO STORM WATER REQUIREMENTS.** ☐
2. The project is a **STANDARD DEVELOPMENT PROJECT.** Site design and source control BMP requirements apply. See the Storm Water Standards Manual for guidance. ☒
3. The project is **PDP EXEMPT.** Site design and source control BMP requirements apply. See the Storm Water Standards Manual for guidance. ☐
4. The project is a **PRIORITY DEVELOPMENT PROJECT.** Site design, source control, and structural pollutant control BMP requirements apply. See the Storm Water Standards Manual for guidance on determining if project requires a hydromodification plan management ☐

Name of Owner or Agent (Please Print):

Abhay Schweitzer

Title:

Agent

Signature:



Date:

2.23.2017



**PART B: Determine Construction Site Priorit**

This prioritization must be completed within this form, noted on the plans, and included in the SWPPP or WPCP. The city reserves the right to adjust the priority of projects both before and after construction. Construction projects are assigned an inspection frequency based on if the project has a "high threat to water quality." The City has aligned the local definition of "high threat to water quality" to the risk determination approach of the State Construction General Permit (CGP). The CGP determines risk level based on project specific sediment risk and receiving water risk. Additional inspection is required for projects within the Areas of Special Biological Significance (ASBS) watershed. **NOTE:** The construction priority does **NOT** change construction BMP requirements that apply to projects; rather, it determines the frequency of inspections that will be conducted by city staff.

**Complete PART B and continued to Section 2**

1. ☐ **ASBS**  
a. Projects located in the ASBS watershed.
2. ☐ **High Priority**  
a. Projects 1 acre or more determined to be Risk Level 2 or Risk Level 3 per the Construction General Permit and not located in the ASBS watershed.  
b. Projects 1 acre or more determined to be LUP Type 2 or LUP Type 3 per the Construction General Permit and not located in the ASBS watershed.
3. ☐ **Medium Priority**  
a. Projects 1 acre or more but not subject to an ASBS or high priority designation.  
b. Projects determined to be Risk Level 1 or LUP Type 1 per the Construction General Permit and not located in the ASBS watershed.
4. ☒ **Low Priority**  
a. Projects requiring a Water Pollution Control Plan but not subject to ASBS, high, or medium priority designation.

**SECTION 2. Permanent Storm Water BMP Requirements.**

Additional information for determining the requirements is found in the Storm Water Standards Manual.

**PART C: Determine if Not Subject to Permanent Storm Water Requirements.**

Projects that are considered maintenance, or otherwise not categorized as "new development projects" or "redevelopment projects" according to the Storm Water Standards Manual are not subject to Permanent Storm Water BMPs.

**If "yes" is checked for any number in Part C, proceed to Part F and check "Not Subject to Permanent Storm Water BMP Requirements".**

**If "no" is checked for all of the numbers in Part C continue to Part D.**

1. Does the project only include interior remodels and/or is the project entirely within an existing enclosed structure and does not have the potential to contact storm water? ☐ Yes ☒ No
2. Does the project only include the construction of overhead or underground utilities without creating new impervious surfaces? ☐ Yes ☒ No
3. Does the project fall under routine maintenance? Examples include, but are not limited to: roof or exterior structure surface replacement, resurfacing or reconfiguring surface parking lots or existing roadways without expanding the impervious footprint, and routine replacement of damaged pavement (grinding, overlay, and pothole repair). ☐ Yes ☒ No

7. **New development or redevelopment discharging directly to an Environmentally Sensitive Area.** The project creates and/or replaces 2,500 square feet of impervious surface (collectively over project site), and discharges directly to an Environmentally Sensitive Area (ESA). "Discharging directly to" includes flow that is conveyed overland a distance of 200 feet or less from the project to the ESA, or conveyed in a pipe or open channel any distance as an isolated flow from the project to the ESA (i.e. not commingled with flows from adjacent lands). ☐ Yes ☒ No
8. **New development or redevelopment projects of a retail gasoline outlet (RGO) that create and/or replaces 5,000 square feet of impervious surface.** The development project meets the following criteria: (a) 5,000 square feet or more or (b) has a projected Average Daily Traffic (ADT) of 100 or more vehicles per day. ☐ Yes ☒ No
9. **New development or redevelopment projects of an automotive repair shops that creates and/or replaces 5,000 square feet or more of impervious surfaces.** Development projects categorized in any one of Standard Industrial Classification (SIC) codes 5013, 5014, 5541, 7532-7534, or 7536-7539. ☐ Yes ☒ No
10. **Other Pollutant Generating Project.** The project is not covered in the categories above, results in the disturbance of one or more acres of land and is expected to generate pollutants post construction, such as fertilizers and pesticides. This does not include projects creating less than 5,000 sf of impervious surface and where added landscaping does not require regular use of pesticides and fertilizers, such as slope stabilization using native plants. Calculation of the square footage of impervious surface need not include linear pathways that are for infrequent vehicle use, such as emergency maintenance access or bicycle pedestrian use, if they are built with pervious surfaces or if they sheet flow to surrounding pervious surfaces. ☐ Yes ☒ No

**PART F: Select the appropriate category based on the outcomes of PART C through PART E.**

1. The project is **NOT SUBJECT TO STORM WATER REQUIREMENTS.** ☐
2. The project is a **STANDARD DEVELOPMENT PROJECT.** Site design and source control BMP requirements apply. See the Storm Water Standards Manual for guidance. ☒
3. The project is **PDP EXEMPT.** Site design and source control BMP requirements apply. See the Storm Water Standards Manual for guidance. ☐
4. The project is a **PRIORITY DEVELOPMENT PROJECT.** Site design, source control, and structural pollutant control BMP requirements apply. See the Storm Water Standards Manual for guidance on determining if project requires a hydromodification plan management ☐

Name of Owner or Agent (Please Print):

Title:

Abhay Schweitzer

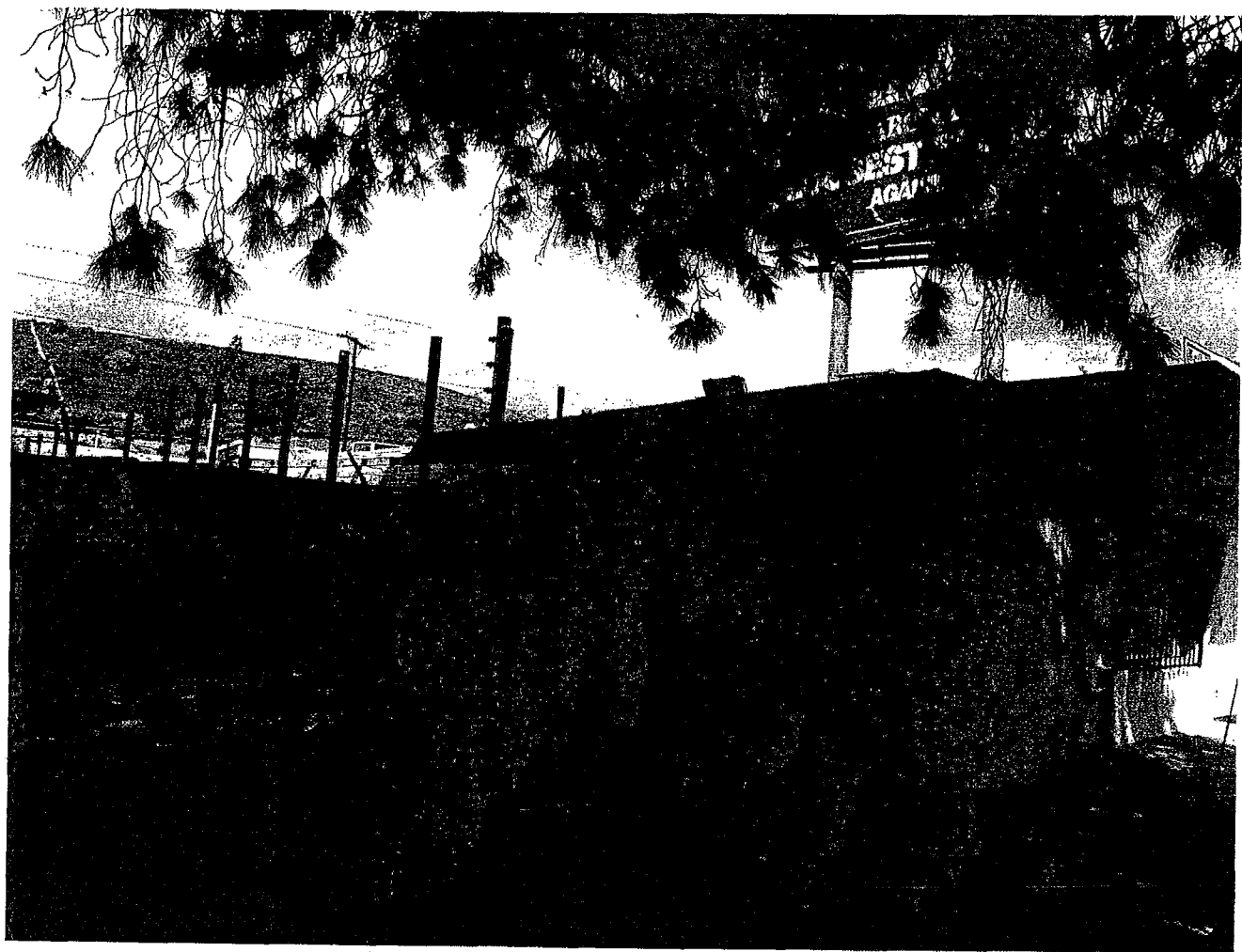
Agent

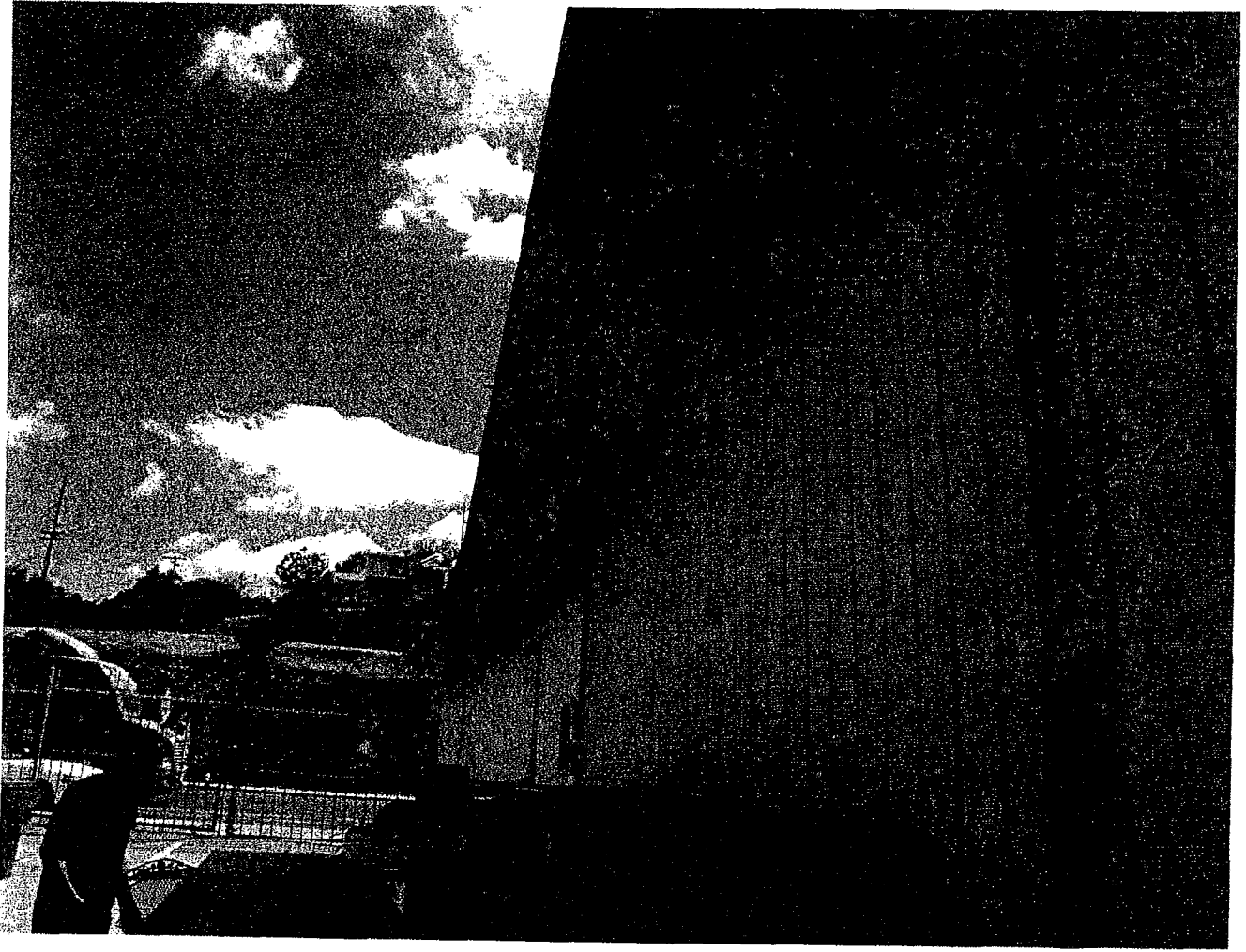
Signature:

Date:

10.31.2016











## HOW TO APPLY FOR A CONDITIONAL USE PERMIT

# Medical Marijuana Consumer Cooperative

CITY OF SAN DIEGO DEVELOPMENT SERVICES  
1222 FIRST AVENUE, MS 301 SAN DIEGO, CA 92101-4101

INFORMATION  
BULLETIN

170

JULY 2014

This Information Bulletin describes the application process for a Medical Marijuana Consumer Cooperative Conditional Use Permit.

### I. MEDICAL MARIJUANA CONSUMER CO-OPERATIVES

All Medical Marijuana Consumer Cooperatives (MMCC) are regulated by SDMC, Section 141.0614 and Chapter 4, Article 2, Division 15. This information bulletin provides general information, regulations and minimum submittal requirements to apply for a Process 3 Conditional Use Permit (CUP) for an MMCC. For general information please E-mail [dsdmedmarco@sandiego.gov](mailto:dsdmedmarco@sandiego.gov).

### II. MEDICAL MARIJUANA CONSUMER CO-OPERATIVE RESTRICTIONS

A. The total number of MMCCs is limited to four (4) per City Council District.

B. MMCCs are not allowed within 1,000 feet of the following: public park; church; child care center; playground; City library; minor-oriented facility; other Medical Marijuana Consumer Cooperatives; residential care facilities; or schools (as defined in Section 141.0614).

C. MMCCs are not allowed within 100 feet of a residential zone.

D. MMCCs are allowed only in the following zones: IBT; IL-3-1; IS-1-1; CC-2-1; CC-2-2; CC-2-3; CR-2-1; CO-2-1; CO-2-2; and within the following Planned Districts: Barrio Logan (Subdistrict D), Carmel Valley (EC & SP), Centre City (WM, I, T & CC), Mission Valley (CO, CV & CR-without residential), San Ysidro (Commercial Zones 1, 2 & 3 and I-1 Industrial Zones) and Southeastern San Diego (Commercial Zones 1, 2 & 3 and I-1 Industrial Zones).

### III. OPTIONS FOR SERVICE

MMCC CUP applications may be submitted by appointment by calling (619) 446-5300 or as a Walk-In Service at 1222 1st Avenue, 3rd floor, Check-In Counter.

### IV. SUBMITTAL REQUIREMENTS

The Development Services Department will not accept, formally review nor deem complete any MMCC CUP applications unless that application package satisfies all of the City's minimum project submittal requirements for Conditional Use Permits (see Project Submittal Manual, Sec-

### Documents Referenced in this Information Bulletin

- San Diego Municipal Code, (SDMC)
- Medical Marijuana Consumer Cooperatives (Chapter 4, Article 2, Division 15)
- Project Submittal Manual, Section 4
- Information Bulletin 503, Fee/Deposit Schedule For Development & Policy Approvals/Permits
- Information Bulletin 512, How to Obtain Public Noticing Information
- Information Bulletin 580, Potential Historical Resource Review
- Affidavit for Medical Marijuana Consumer Cooperatives for Conditional Use Permit (CUP), DS-190
- Ownership Disclosure Statement, DS-318
- Storm Water Requirements Applicability Checklist, DS-560
- General Application, DS-3032
- Deposit Account/Financially Responsible Party, DS-3242

tion 4). The Submittal Matrix and the Minimum Submittal Requirements Checklist identify the forms, documents, and plans that are required. The Submittal Matrix is an easy-to-use tool to help you quickly identify the type of items needed for submittal. The Submittal Requirements Checklist provides a description of the requirement and content of each form, document, and plan details needed. The checklist also provides the applicant with information references regarding the required fees and deposits.

All MMCC CUP applications will go through a three-step completeness review process to ensure that all of the required information is provided to review the project.

#### A. STEP ONE: INITIAL SCREENING

One copy of all items noted in the checklist below must be provided during this first initial screening step:

1. General Application (DS-3032).
2. Deposit Account/Financially Responsible Party Form (DS-3242).
3. Ownership Disclosure Statement (DS-318).
4. Proof of Ownership/Legal Lot Status (Grant Deed).
5. Storm Water Requirement Checklist (DS-560).
6. Photographic Survey photos and CD-R.

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

7. Site plan with development summary.
8. Floor plan.
9. Elevations if proposing exterior modifications.
10. Historic Resources Information (See Information Bulletin 580) if exterior alterations are proposed on a structure 45 years or older.
11. Fees (see Information Bulletin 503 & Section V of this bulletin).
12. In addition to the submittal requirements for CUP, the following information is required:
  - a. 1000-foot Radius Map.
    - i. Provide a one page Assessor's parcel map outlining a 1000-foot radius around the subject property. Include a spreadsheet identifying the use, address, assessor parcel number, and business name within the 1,000 foot radius.
    - ii. The map must also identify residential zones within 100-feet of the property.
  - b. Affidavit for Medical Marijuana Consumer Cooperatives for Conditional Use Permit (CUP) (DS-190).

Please note that all forms required above not completely filled out and/or signed will be rejected. Once staff has determined that the submittal application contains all of the required information listed above, the MMCC CUP application will be entered into the Development Services Department's Project Tracking System, assigned a project number and given a creation date. Your application will then go to Step Two, known as Submitted Completeness Review.

#### **B. STEP TWO: SUBMITTED COMPLETENESS REVIEW**

If your project application meets the minimum requirements described in Step One above, your project will then go through the Step Two comprehensive review called Submitted Completeness Review. Submitted Completeness Review can take up to 30 (calendar) days to complete.

The Public Notice Package will not be required as part of the Submitted Completeness Review, but will be collected at the time of Full Submittal. Upon completion of the Submitted Completeness Review, staff will notify the applicant via E-mail or by telephone whether the application is ready to be fully submitted or if additional information/clarification is required.

#### **C. STEP THREE: FULL SUBMITTAL**

When the project is ready for a Full Submittal, staff will provide the applicant with the number of document sets required, including the

request for the Public Notice Package. Once staff accepts the Full Submittal, the project will then be assigned to a project manager and routed to the required reviewers.

Once the project application has been determined by staff to meet all City, State and Federal rules, codes, policies and procedures, the project will be scheduled for a public hearing with the Hearing Officer. Once four (4) projects per each council district have obtained final approval from the City's decision-maker, all other applicants in that Council district will be notified that pursuant to the Municipal Code, no more applications can be approved.

#### **V. DEPOSIT/FEE**

The deposit and fees must be paid at the time of Initial Screening (Step One). See Information Bulletin 503 "Fee Schedule for Development & Policy Approvals/Permits."

The following deposit and fees will be charged at time of application:

Initial Deposit.....	\$8,000.00
General Plan Maintenance Fee.....	\$275.00
Mapping Fee.....	\$10.00
Close Out Fee.....	\$515.00

#### **VI. PUBLIC SAFETY PERMIT**

MMCCs must obtain a Public Safety Permit from the Development Services Department pursuant to Chapter 4, Article 2, Division 15 of the San Diego Municipal Code. Applications for this permit will be processed after approval of the Conditional Use Permit.



Use Categories/Subcategories  [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Zone	Zones															
	Designator																
	1st & 2nd	CN <sup>(1)</sup> -					CR-		CO-						CV-		CP-
	>>	1-					1-	2-	1-		2-		3-		1-	1-	
	3rd >>	1	2	3	4	5	1	1	1	2	1	2	1	2	1	2	1
4th >>																	
Body Painting Studio						L		L	L	-	-	-	-	-	L	-	
Massage Establishment						L		L	L	-	-	-	-	-	-	-	
Sexual Encounter Establishment						L		L	L	-	-	-	-	-	L	-	
Assembly and Entertainment Uses, Including Places of Religious Assembly						L <sup>(10)</sup>		L	L	L	L	L	L	L <sup>(10)</sup>	-	-	
Bed & Breakfast Establishments:																	
1-2 Guest Rooms						-		P	P	-	-	-	-	-	P	-	
3-5 Guest Rooms						-		P	P	-	-	-	-	-	P	-	
6+ Guest Rooms						-		P	P	-	-	-	-	-	P	-	
Boarding Kennels/Pet Day Care						L		L	L	N	N	-	-	-	N <sup>(10)</sup>	-	
Camping Parks						-		C	C	C	C	-	-	-	C	-	
Child Care Facilities:																	
Child Care Centers						L		L	-	L	L	L	L	L	L <sup>(10)</sup>	-	
Large Family Child Care Homes						L		L	-	L	L	L	L	L	L <sup>(10)</sup>	-	
Small Family Child Care Homes						L		L	-	L	L	L	L	L	L	-	
Eating and Drinking Establishments with a Drive-in or Drive-through Component		-	C	-	-	-		P		P	P	-	-	-	P	-	
Fairgrounds						-		C	C	-	-	-	-	-	C	-	
Golf Courses, Driving Ranges, and Pitch & Putt Courses						-		C	C	C	C	-	-	-	C	-	
Helicopter Landing Facilities						-		C	C	C	C	C	C	C	C <sup>(10)</sup>	-	
Massage Establishments, Specialized Practice						L		L	L	-	-	-	-	-	L <sup>(14)</sup>	-	
Medical Marijuana Consumer Cooperatives						-		-	C	-	-	-	-	-	-	-	
Mobile Food Trucks						L <sup>(15)</sup>		L <sup>(15)</sup>	L <sup>(15)</sup>	L <sup>(15)</sup>	L <sup>(15)</sup>	L <sup>(15)</sup>	L <sup>(15)</sup>	L <sup>(15)</sup>	L <sup>(15)</sup>	L <sup>(15)</sup>	
Nightclubs & Bars Over 5,000 Square Feet in Size						-		C	C	C	C	C	C	C	C	-	
Parking Facilities as a <i>Primary Use</i> :																	
Permanent Parking Facilities						-		P	P	C	C	-	-	-	C	P	
Temporary Parking Facilities						-		N	N	C	C	C	C	C	C	N	
Private Clubs, Lodges and Fraternal Organizations						P <sup>(10)</sup>		P	P	P	P	P	P	P	P <sup>(10)</sup>	-	
Privately Operated, Outdoor Recreation Facilities over 40,000 Square Feet in Size <sup>(9)</sup>						-		P	P	C	C	-	-	-	C	-	
Pushcarts:																	
Pushcarts on Private Property						L		L	L	L	L	L	L	L	L	-	
Pushcarts in <i>Public Right-of-Way</i>						N		N	N	N	N	N	N	N	N	-	

§131.0504 Purpose of the CO (Commercial--Office) Zones

- (a) The purpose of the CO zones is to provide areas for employment uses with limited, complementary retail uses and residential use as specified. The CO zones are intended to apply in large-scale activity centers or in specialized areas where a full range of commercial activities is not desirable.
- (b) The CO zones are differentiated based on the uses and development scale allowed as follows:
  - (1) The following zones allow residential *development*:
    - CO-1-1 is intended to accommodate a mix of office and residential uses with a neighborhood scale and orientation and permits a maximum *density* of 1 *dwelling unit* for each 1,000 square feet of *lot* area
    - CO-1-2 is intended to accommodate a mix of office and residential uses that serve as an employment center and permits a maximum *density* of 1 *dwelling unit* for each 1,500 square feet of *lot* area
  - (2) The following zones prohibit residential *development*:
    - CO-2-1 is intended to accommodate office uses with a neighborhood scale and orientation
    - CO-2-2 is intended to accommodate office uses that serve as an employment center
  - (3) The following zones allow residential *development* in a pedestrian oriented development:
    - CO-3-1 is intended to accommodate a mix of office and residential uses and permits a maximum *density* of 1 *dwelling unit* for each 800 square feet of *lot* area
    - CO-3-2 is intended to accommodate a mix of office and residential uses and permits a maximum *density* of 1 *dwelling unit* for each 600 square feet of *lot* area

(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

(Amended 7-10-2015 by O-20512 N.S.; effective 8-9-2015.)



October 21, 2016

City of San Diego  
Development Services  
1222 First Ave., MS-501  
San Diego, CA 92101  
(619) 446-5000

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## Medical Marijuana Information Bulletin No. 170

<http://www.sandiego.gov/development-services/industry/information/infobulletins/index.shtml>

**Public notices: applications, hearings, appeals (type MMCC in search box)**

<http://www.sandiego.gov/city-clerk/officialdocs/index.shtml>

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## Approved MMCCs

- **Council District 1**

10671 Roselle Street

- **Council District 2 (No longer accepting applications in this CD)**

3452 Hancock Street

4645 De Soto Street

3500 Estudillo Street

1028 Buenos Ave

- **Council District 3**

3703 Camino Del Rio South

3455 Camino Del Rio South

- **Council District 6 (No longer accepting applications in this CD)**

8888 Clairemont Mesa Blvd

7128 Miramar Rd

5125 Convoy St

8863 Balboa Ave

- Council District 8 (No longer accepting applications in this CD)

2335 Roll Drive  
658 E. San Ysdiro Blvd  
2405 Harbor Drive  
3385 Sunrise Street

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## Public Hearings

Continued- No date certain

7625 Carroll Rd – CD 6  
9212 Mira Este Court - CD 6

## Applications in process

2425 Camino del Rio S – CD7  
2835 Camino del Rio S – CD7

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## Applications in process per Council District

	In process	Approved
CD1	0	1
CD2	0	4
CD3	0	2
CD4	0	0
CD5	0	0
CD6	2	4
CD7	2	0
CD8	0	4
CD9	0	0
Total	4	15

---

## MMCC must be 1000 feet from:

- **Child care center**
- **Church** means an institution that people regularly attend to participate in or hold religious services, meetings, or other activities. This term does not carry a secular connotation and includes the buildings or other locations in which the religious services of any denomination are held.
- **Libraries** owned and operated by the City of San Diego
- **Minor oriented facility** means any after school program, teen center, club for boys and/or girls, children's theatre, children's museum, or other establishment where the primary use is devoted to people under the age of 18.
- **Other medical marijuana consumer cooperative**
- **Playground** means any outdoor premises or ground owned or operated by the City that contains any play or athletic equipment used or intended to be used by any persons less than eighteen (18) years old.
- **Public Park** means a publicly owned area that is designated as a park.
- **Residential Care facility** provides in-house treatment or rehabilitation programs for residents on a 24-hour basis. Residential care facilities include drug and alcohol rehabilitation and recovery facilities and residential and community care facilities as defined by the state or county. Housing for senior citizens, nursing homes, convalescent homes, work furlough and probationary residential facilities, and emergency shelters are not residential care facilities.
- **Schools** means any public or private institution of learning providing instruction in kindergarten or grades 1 to 12, inclusive, but does not include any private school which education is primarily conducted in private homes.

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## ➤ Helpful links

<http://www.sandiego.gov/development-services/zoning/zoninggridmap.shtml>

<http://www.sandiego.gov/development-services/opendsd/index.shtml>

<https://arcc.sdcounty.ca.gov/Pages/parcelmaps.aspx>

<http://apps.sandiego.gov/BusinessLookup/>

<http://www.sandiego.gov/treasurer/taxesfees/btax/nblactive.shtml>

October 21, 2016

<http://www.daftlogic.com/projects-google-maps-distance-calculator.htm>

## Approved Medical Marijuana Consumer Cooperatives (November 7, 2016)

PTS	Address	Business Name	CUP/SDP No.	CUP Approved	Contact
<b>Council District 1</b>					
390943	10671 Roselle Street	Torrey Holistics	1371299	10/29/2015	Tony Hall
<b>Council District 2</b>					
368344	3452 Hancock Street	Point Loma Patients CC	1377388	3/19/2015	Adam Knopf
368309	4645 De Soto Street	N/A	1292098	5/28/2015	Un Chong
368302	3500 Estudillo Street	Sustainable Therapeutics	1292799	12/17/2015	George Diaz
369290	1028 Buenos Ave	The Hollistic Café	1605038	4/7/2016	Will Senn
<b>Council District 3</b>					
378883	3703 Camino Del Rio South	The Healing Center	1330834/1420871	8/13/2015	Raymond Taylor
368346	3455 Camino Del Rio South	The Emerald Courtyard	1295099/1508276	8/25/2016	Sara Cadenas
<b>Council District 6</b>					
373481	8888 Clairemont Mesa Blvd	Zen SD	1310456	3/12/2015	Victoria Dupont
368343	7128 Miramar Rd	Mankind Cooperative	1296361	6/18/2015	James Schmachtenberger
369478	5125 Convoy St	Apothekare	1291580	6/25/2015	Rakesh Goyal
368347	8863 Balboa Ste E	N/A	1296130	7/9/2015	Will Senn
<b>Council District 8</b>					
368304	2335 Roll Drive	A Green Alternative	1298258	1/29/2015	David Blair
368312	658 E. San Ysidro Blvd	Southwestern Patient Group	1298246	3/12/2015	Wayne Alexander Scherer
381308	2405 Harbor Drive	Harbor MMCC	1337996	6/25/2015	Noel Shamoun
368337	3385 Sunrise Street	Urban Leaf	1298376/1319996	9/17/2015	Will Senn

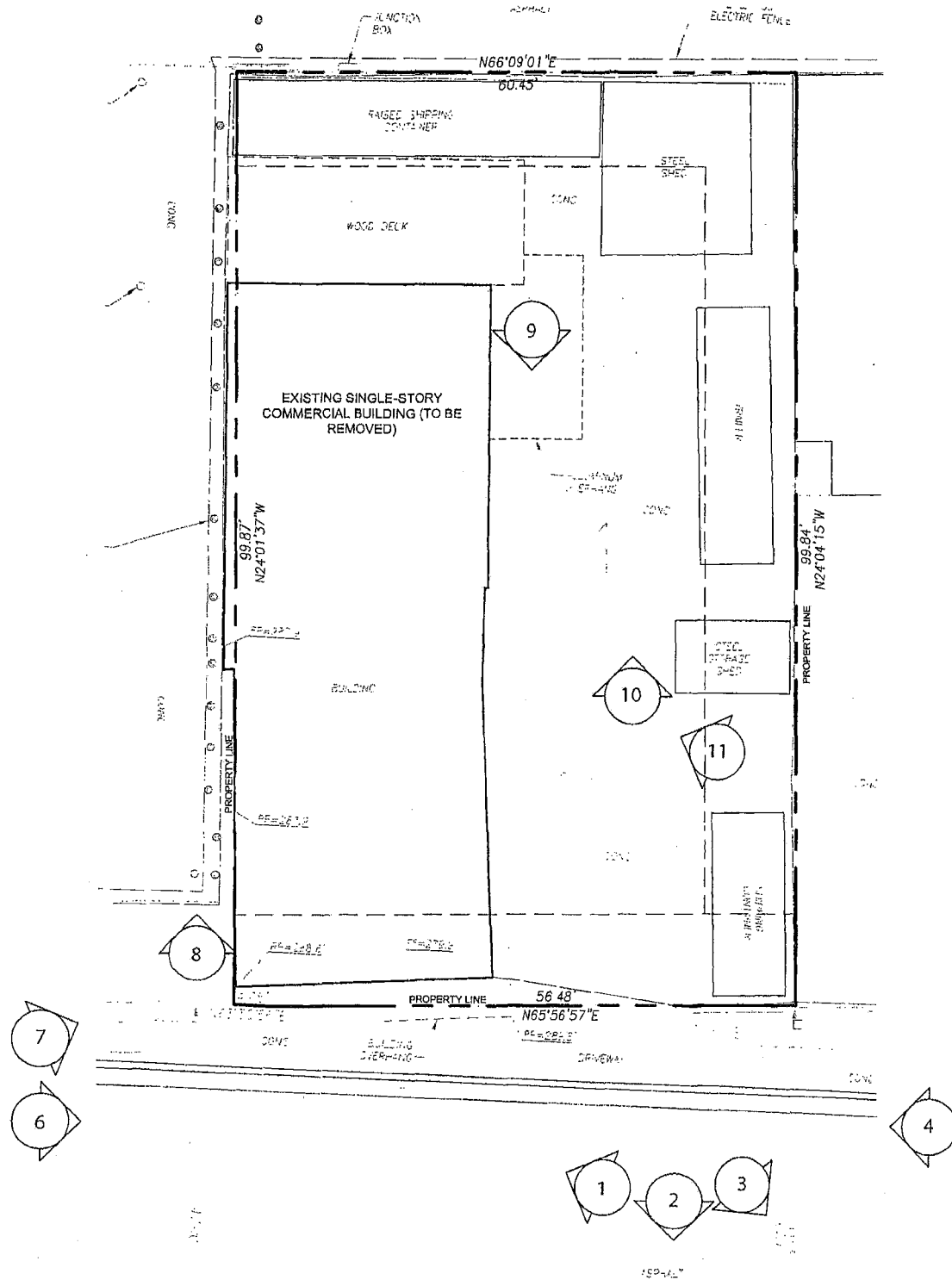


DESIGN | DEVELOPMENT

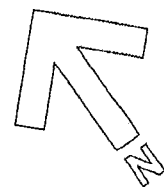
# PHOTOGRAPHIC SURVEY

6176 Federal Blvd. San Diego, CA. 92114

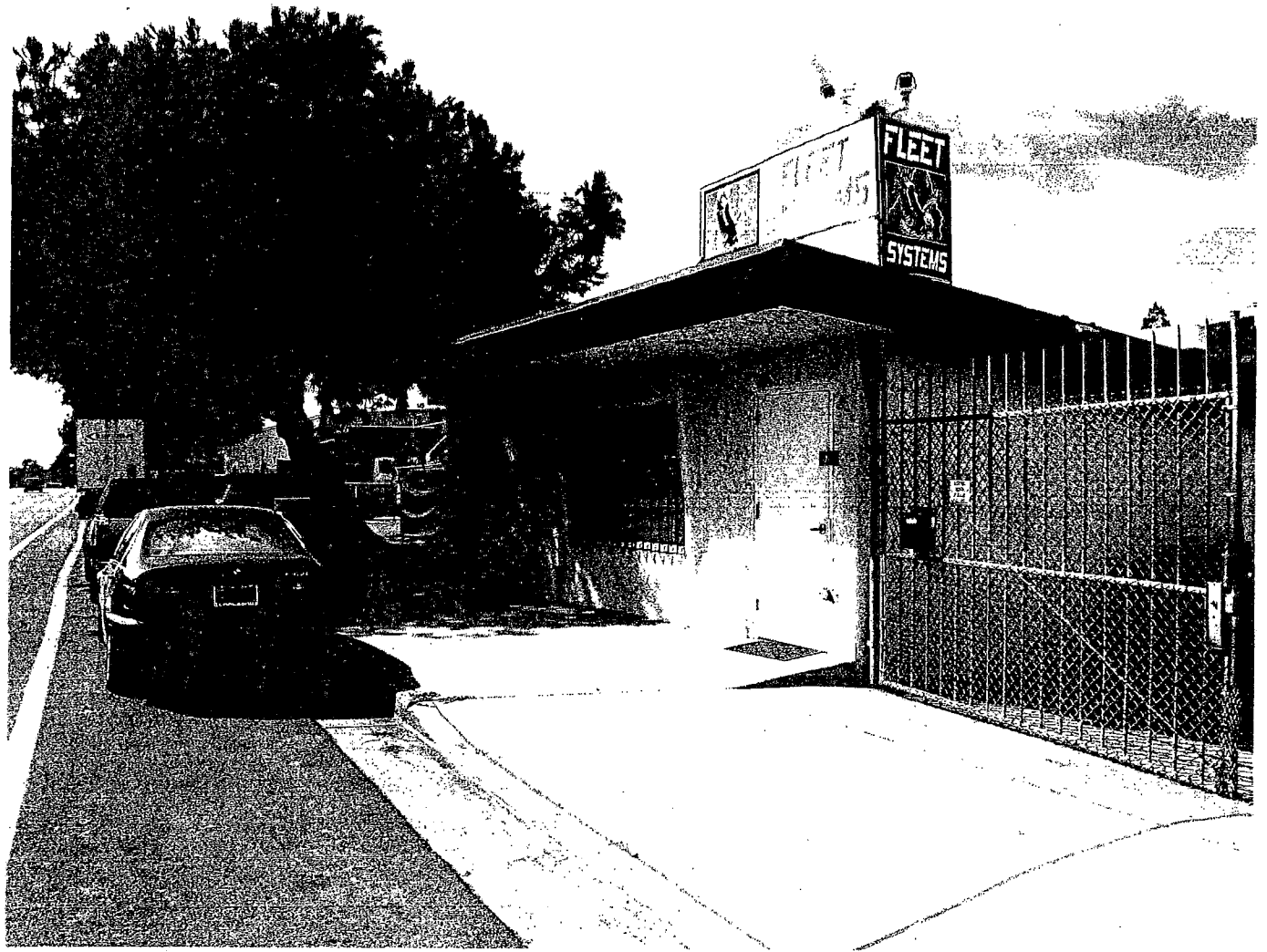


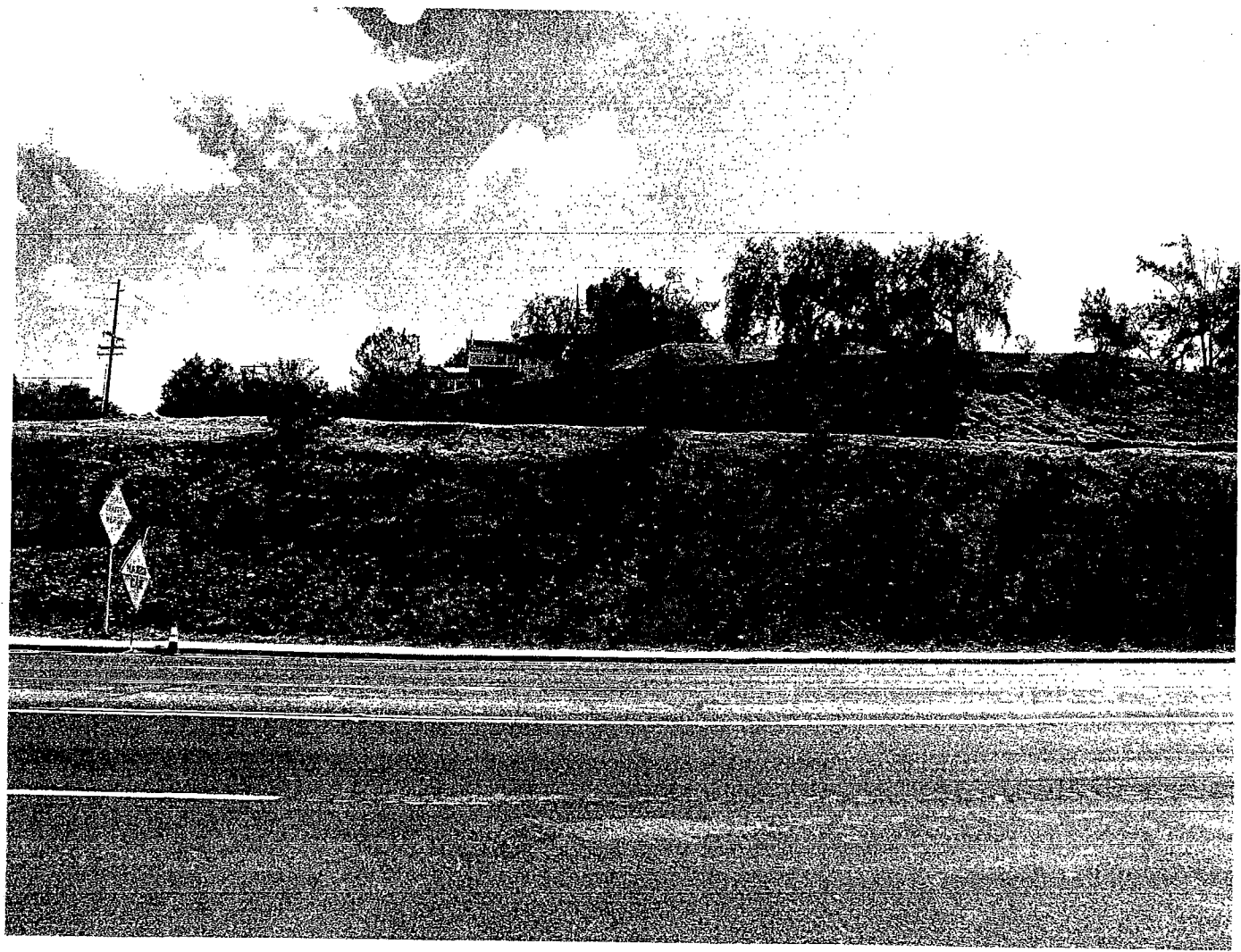


BOULEVARD



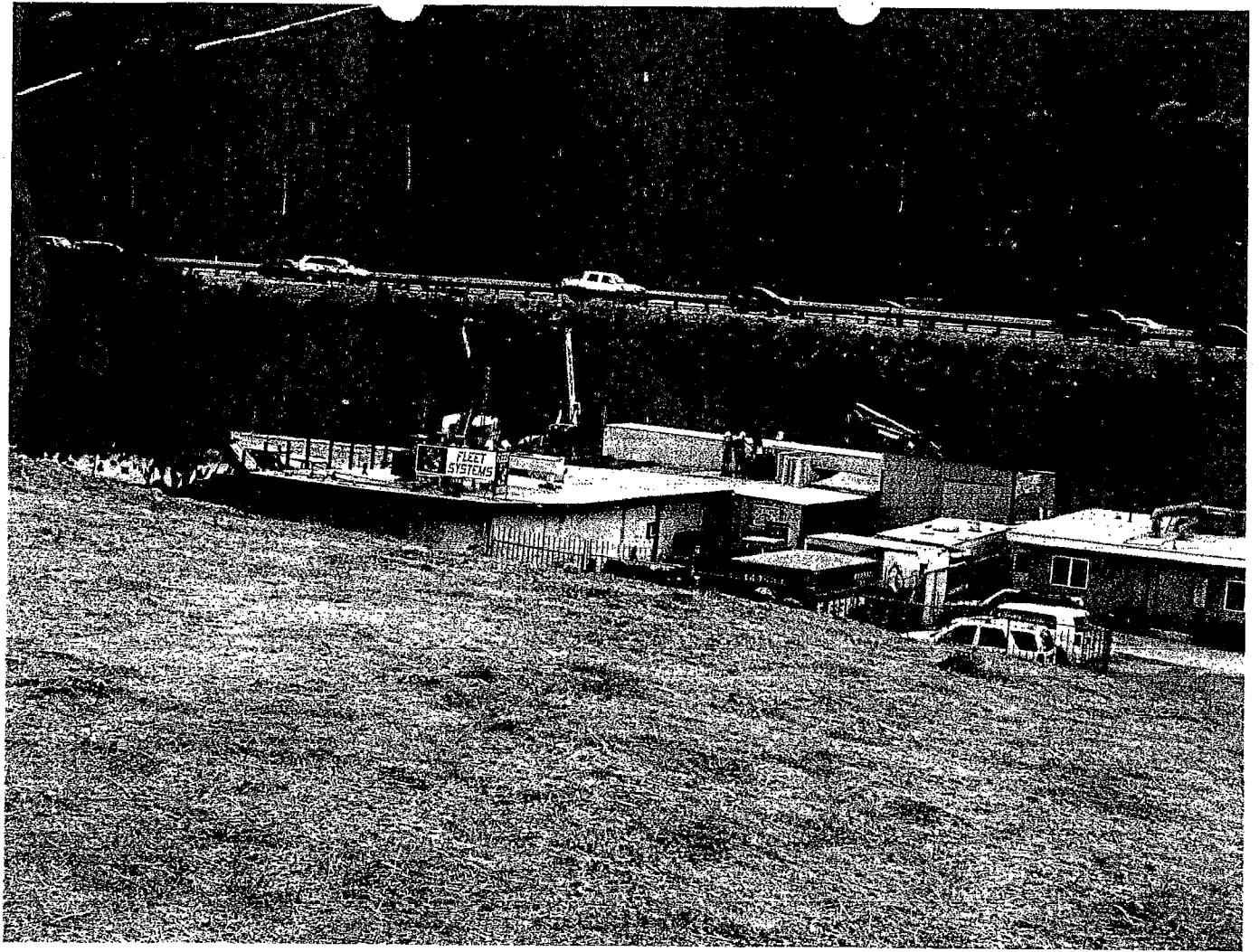
KEYPLAN



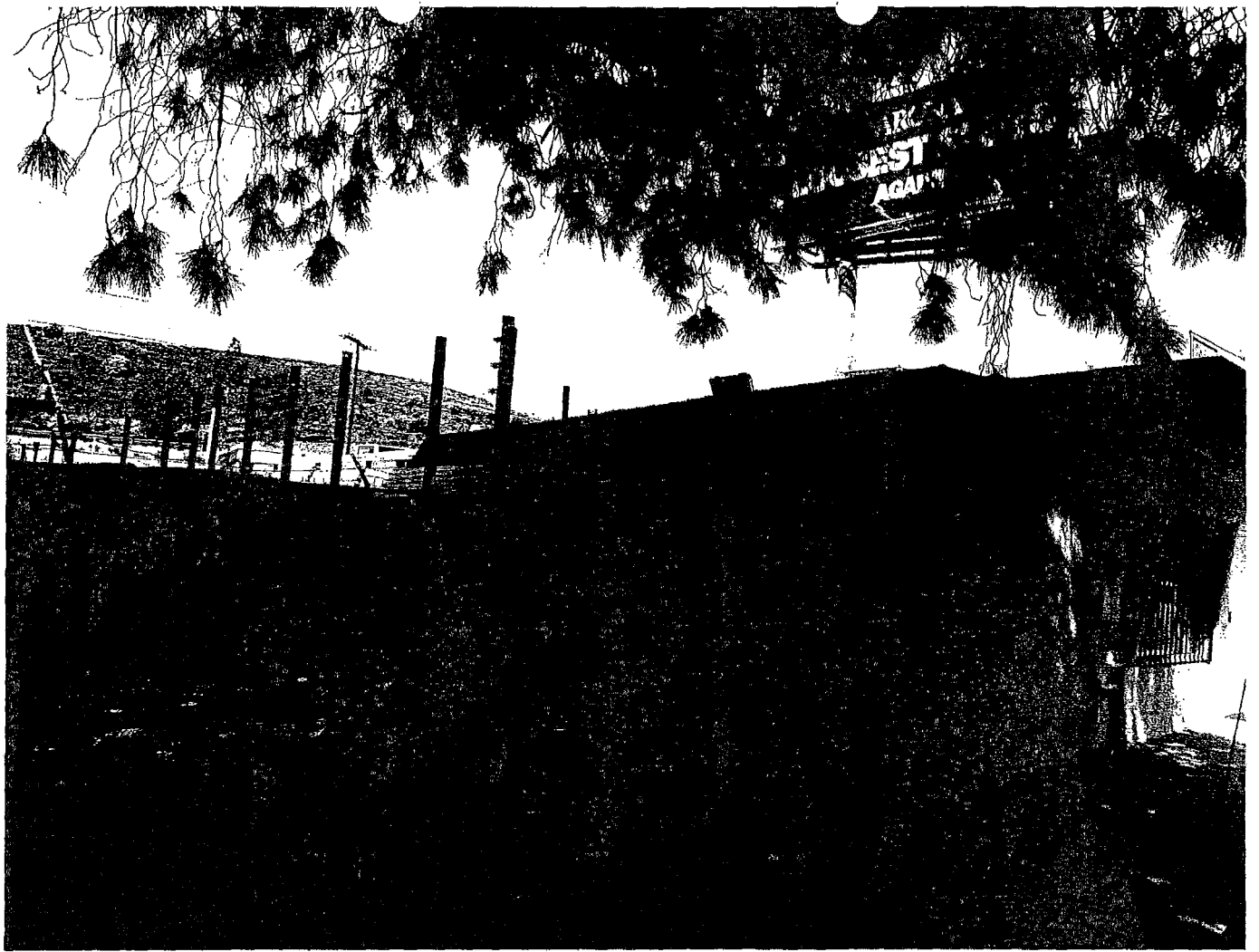




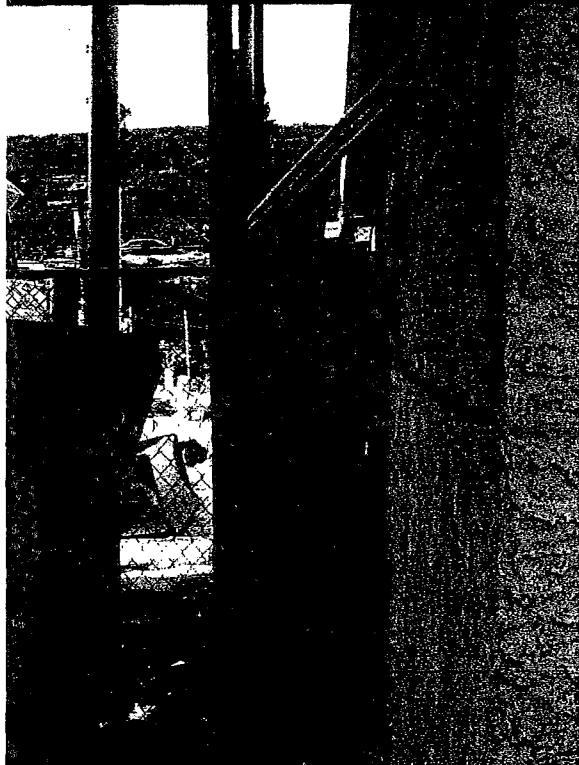








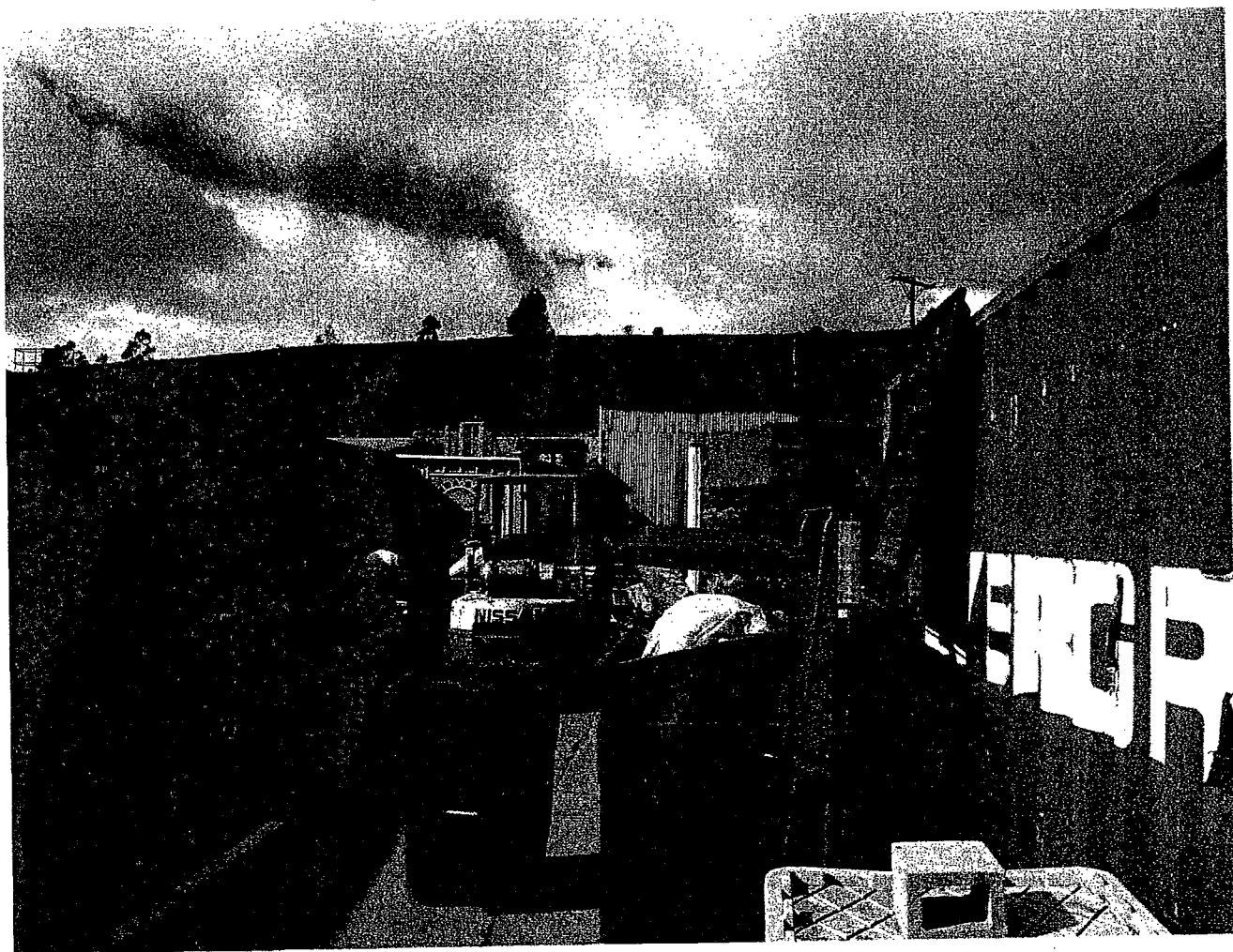


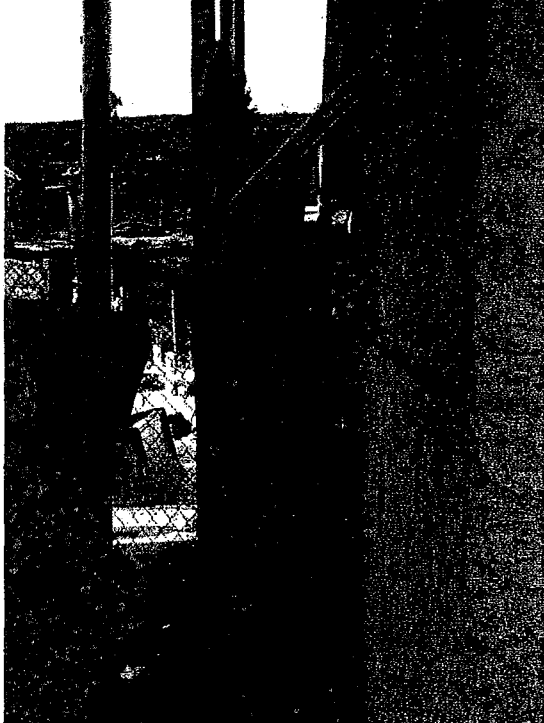














## **Exhibit 2**

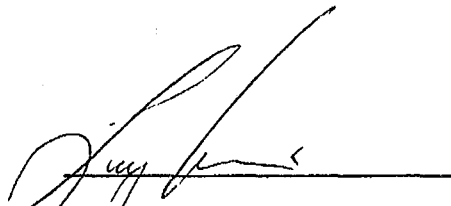


11/02/2016

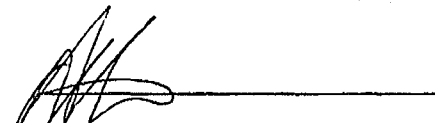
Agreement between Larry Geraci or assignee and Darryl Cotton:

Darryl Cotton has agreed to sell the property located at 6176 Federal Blvd, CA for a sum of \$800,000.00 to Larry Geraci or assignee on the approval of a Marijuana Dispensary. (CUP for a dispensary)

Ten Thousand dollars (cash) has been given in good faith earnest money to be applied to the sales price of \$800,000.00 and to remain in effect until license is approved. Darryl Cotton has agreed to not enter into any other contacts on this property.



Larry Geraci



Darryl Cotton

## ACKNOWLEDGMENT

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 November 2, 2016 before me, Jessica Newell Notary Public  
(insert name and title of the officer)

personally appeared Darryl Cotton and Larry Gerasi  
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.

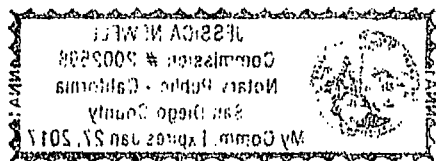
WITNESS my hand and official seal.

Signature

Jessica Newell

(Seal)





## **Exhibit 3**



Darryl Cotton &lt;indagrodarryl@gmail.com&gt;

---

**Agreement**

2 messages

---

Larry Geraci <Larry@tfcSD.net>  
To: Darryl Cotton <darryl@inda-gro.com>

Wed, Nov 2, 2016 at 3:11 PM

*Best Regards,*

*Larry E. Geraci, EA*

*Tax & Financial Center, Inc*  
*5402 Ruffin Rd, Ste 200*  
*San Diego, Ca 92123*

*Web: Larrygeraci.com*

***Bus: 858.576.1040***

***Fax: 858.630.3900***

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Circular 230 Disclaimer:

IRS regulations require us to advise you that, unless otherwise specifically noted, any federal tax advice in this communication (including any attachments, enclosures, or other accompanying materials) was not intended or written to be used, and it cannot be used, by any taxpayer for the purpose of avoiding penalties; furthermore, this communication was not intended or written to support the promotion or marketing of any of the transactions or matters it addresses. This email is considered a confidential communication and is intended for the person or firm identified above. If you have received this in error, please contact us at (858)576-1040 and return this to us or destroy it immediately. If you are in possession of this confidential information, and you are not the intended recipient, you are hereby notified that any unauthorized disclosure, copying, distribution or dissemination of the contents hereof is strictly prohibited. Please notify the sender of this facsimile immediately and arrange for the return or destruction of this facsimile and all attachments.

**Cotton & Geraci Contract.pdf**

71K

Larry Geraci <Larry@tfcsd.net>  
To: Darryl Cotton <darryl@inda-gro.com>

Wed, Nov 2, 2016 at 9:13 PM

No no problem at all

Sent from my iPhone

On Nov 2, 2016, at 6:55 PM, Darryl Cotton <darryl@inda-gro.com> wrote:

Hi Larry,

Thank you for meeting today. Since we executed the Purchase Agreement in your office for the sale price of the property I just noticed the 10% equity position in the dispensary was not language added into that document. I just want to make sure that we're not missing that language in any final agreement as it is a factored element in my decision to sell the property. I'll be fine if you would simply acknowledge that here in a reply.

Regards.

Darryl Cotton, President



darryl@inda-gro.com  
www.inda-gro.com  
Ph: 877.452.2244  
Cell: 619.954.4447  
Skype: dc.dalbercia

6176 Federal Blvd.  
San Diego, CA. 92114  
USA

NOTICE: The information contained in the above message is confidential information solely for the use of the intended recipient. If the reader of this message is not the intended recipient, the reader is notified that any use, dissemination, distribution or copying of this communication is strictly prohibited. If you have received this communication in error, please notify Inda-Gro immediately by telephone at 619.266.4004.

[Quoted text hidden]

## **Exhibit 4**

September 22, 2017

VIA U.S. AND ELECTRONIC MAIL

Ms. Firouzeh Tirandazi  
Development Project Manager II  
Development Services Department  
1222 First Avenue, MS 301  
San Diego, California 92101-4101  
ftirandazi@sandiego.gov

Re: 6176 Federal Boulevard - Project 520606 Conditional Use Permit

Dear Ms. Tirandazi:

We represent Darryl Cotton, the record owner of 6176 Federal Boulevard ("Property") that is the subject of the application ("Project 520606") to obtain a Conditional Use Permit ("CUP") to operate a Medical Marijuana Consumer Cooperative ("MMCC").

As set forth below, Rebecca Berry has no legal basis to be listed in any capacity on Project 520606. Therefore, we demand the City either: (1) remove Ms. Berry from Project 520606 and process the application for Mr. Cotton; or (2) commit to accepting Mr. Cotton's separate, parallel application for a CUP on the Property in his capacity as record owner.

1. Remove Ms. Berry From Project 520606

- a. Mr. Cotton is the record owner of the Property.<sup>1</sup>
- b. Ms. Berry submitted the General Application (Form DS-3032) for Project 520606 as "an other person having a legal right, interest, or entitlement to the use of the property" pursuant to Municipal Code section 112.0102. She further submitted the Ownership Disclosure Statement (DS-318) as "Tenant/Lessee."
- c. Ms. Berry is not currently, and never has been, a Tenant/Lessee of the Property nor does she have any other legal right, interest, or entitlement to the use of the Property.
- d. Until reviewing a recently obtained copy of the application via a Public Records Act Request, Mr. Cotton had no knowledge that the Ownership Disclosure Statement (DS-318) contained a statement that Ms. Berry claimed an interest in the Property as a Tenant/Lessee.
- e. Municipal Code section 126.0302 provides that the privileges and conditions of a CUP are a covenant that runs with the land and, in addition to binding the permittee, bind each successor in interest. Further, a variance for the use of property in a particular manner is not personal to the owner at the time of the grant, but is available to any subsequent owner, until it expires according to its terms or is effectively revoked, and this is true, even though the original owner did not act on it. (See *Cohn v. County Bd. of Sup'rs of Los Angeles County* (1955) 135 Cal.App.2d 180, 184.)

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<sup>1</sup> Record owner means the owner of real property as shown on the latest equalized property tax assessment rolls of the San Diego County Assessor (SDMC § 113.0103).



In sum, Ms. Berry cannot produce any evidence of a legal right, interest, or entitlement to the use of the Property confirming her interest in the Property. Therefore, she must be removed from Project 520606 and replaced by Mr. Cotton as record owner.

2. Accept Second Application

If the City nevertheless continues to recognize Ms. Berry as the Applicant for Project 520606 in her capacity as Tenant/Lessee, then we demand the City commit to accepting Mr. Cotton's separate, parallel application for a CUP on the Property in his capacity as record owner. We understand the City recently refused Mr. Cotton's request to process a separate, parallel CUP application on the Property. This refusal is not supported by any provision of the Municipal Code.

An application may be filed by any person that can demonstrate a legal right, interest, or entitlement to the use of the real property subject to the application. (SDMC § 112.0102.) Where there is a dispute over who has a right to the use of the property, the City must necessarily allow for multiple, separate applications from those parties to the dispute until the dispute has been resolved.

Indeed, the City's refusal to accept a separate, parallel CUP application directly conflicts with our own experience with Project 370687 and Project 421373, the second of which was submitted upon the City's advice and accepted for review while the first had already been approved by the Hearing Officer. In Project 370687, the property owner's authorized agent submitted a CUP application on behalf of the property owner. A dispute arose between the property owner and the authorized agent over who had the right to the CUP application. The property owner was forced to file a petition for writ of mandate against the City to replace the authorized agent with the property owner, and the property owner prevailed. (See *Engelbrechtsen v. City of San Diego* (2015) 37-2015-00017734-CU-WM-CTL.) While the lawsuit to determine who had the right over the CUP application was pending, the City allowed the property owner to submit his own CUP application for the same property in his capacity as property owner.

3. Conclusion

We demand the City either: (1) remove Ms. Berry from Project 520606 and process the application for Mr. Cotton; or (2) commit to accepting Mr. Cotton's separate, parallel application for a CUP on the Property in his capacity as record owner. We demand a response in writing by September 28, 2017. If we do not hear from you we will deem both of these requests to have been denied and will file a petition for writ of mandate with the Superior Court.

Very truly yours,



David S. Demian,  
Partner

DSD:dsd/3BU080502

## **Exhibit 5**

**From:** Tirandazi, Firouzeh <FTirandazi@sandiego.gov>  
**Sent:** Friday, September 29, 2017 4:23 PM  
**To:** Holly J. Glavinic  
**Cc:** David S. Demian; Abhay Schweitzer; becky@tfcSD.net; FitzGerald, PJ  
**Subject:** RE: 6176 Federal Boulevard - Project 620606 Conditional Use Permit

Good Afternoon Mr. Demian,

Development Services Department (DSD) is in receipt of your correspondence dated September 22, 2017. You may submit an application for a CUP for a Marijuana Outlet.

As you've acknowledged in your letter, DSD is currently processing an application, submitted by Ms. Rebecca Berry on March 13, 2017, for a Conditional Use Permit for a proposed Medical Marijuana Consumer Cooperative at 6176 Federal Boulevard. Ms. Berry and her consultant processing the application on her behalf, Mr. Abhay Schweitzer, are also copied on this email.

Please be advised that the City is only able to make a decision on one of these applications; the first project deemed ready for a decision by the Hearing Officer will be scheduled for a public hearing. Following any final decision on one of the CUP applications submitted for the above referenced address, the CUP application still in process would be obsolete and would need to be withdrawn.

Regards,

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

(619)446-5325  
sandiego.gov



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**From:** Holly J. Glavinic [mailto:hglavinic@ftblaw.com]  
**Sent:** Friday, September 22, 2017 11:27 AM  
**To:** Tirandazi, Firouzeh <FTirandazi@sandiego.gov>  
**Cc:** David S. Demian <ddemian@ftblaw.com>  
**Subject:** 6176 Federal Boulevard - Project 620606 Conditional Use Permit

Ms. Tirandazi,

Please see the attached letter of today's date sent on behalf of David Demian regarding the above-referenced Conditional Use Permit.

**Holly J. Glavinic** *Legal Secretary*

Finch, Thornton & Baird, LLP Attorneys At Law  
4747 Executive Drive, Suite 700 San Diego, CA 92121  
T 858.737.3100 F 858.737.3101 ftblaw.com

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